INDIANA HOUSING
DASHBOARD

INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR CLAY COUNTY

MARCH 2022

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

ACKNOWLEDGEMENTS AND DATA SOURCES

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

This report utilizes the following **data sources**:

- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- U.S Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

Data in this report will be updated as frequently as data sources are updated.
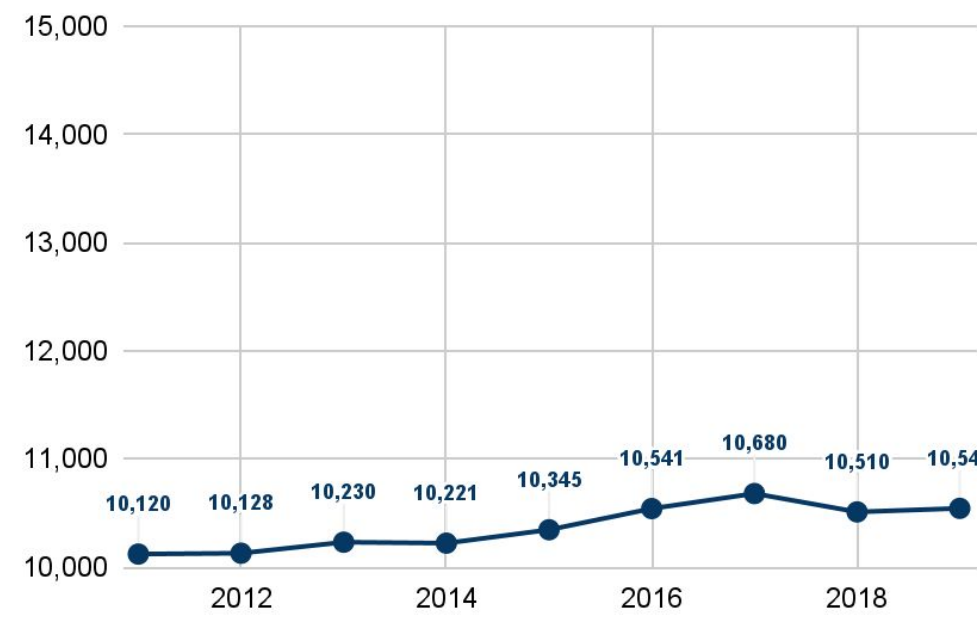
DEMOGRAPHIC TRENDS

POPULATION | Clay County's population has decreased by 2.78% (749 people) between 2010-2019. In the same time period, the total number of households increased by 2.74% (281 households).

Resident Population
Clay County | 2010-2019
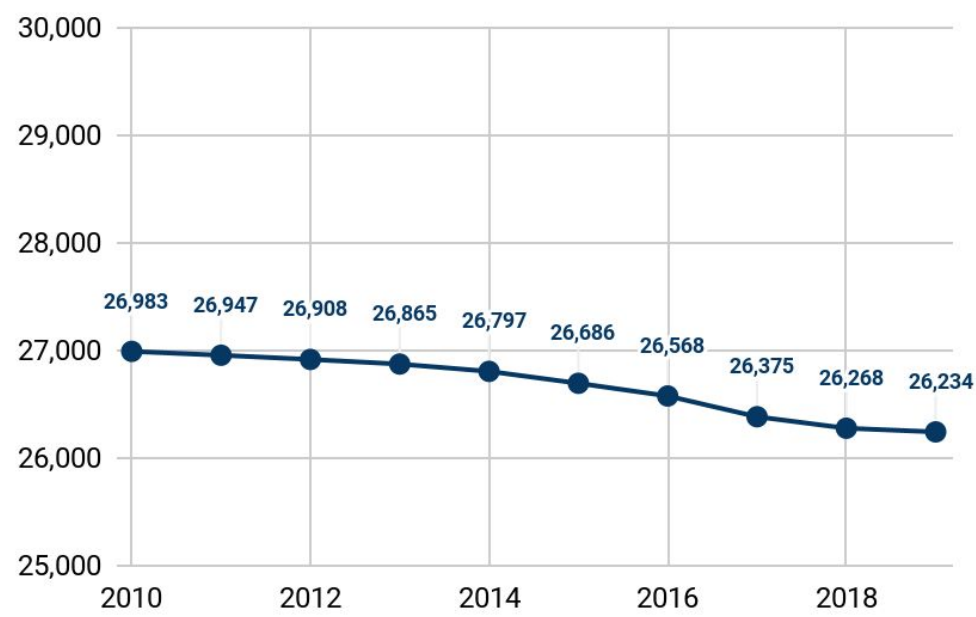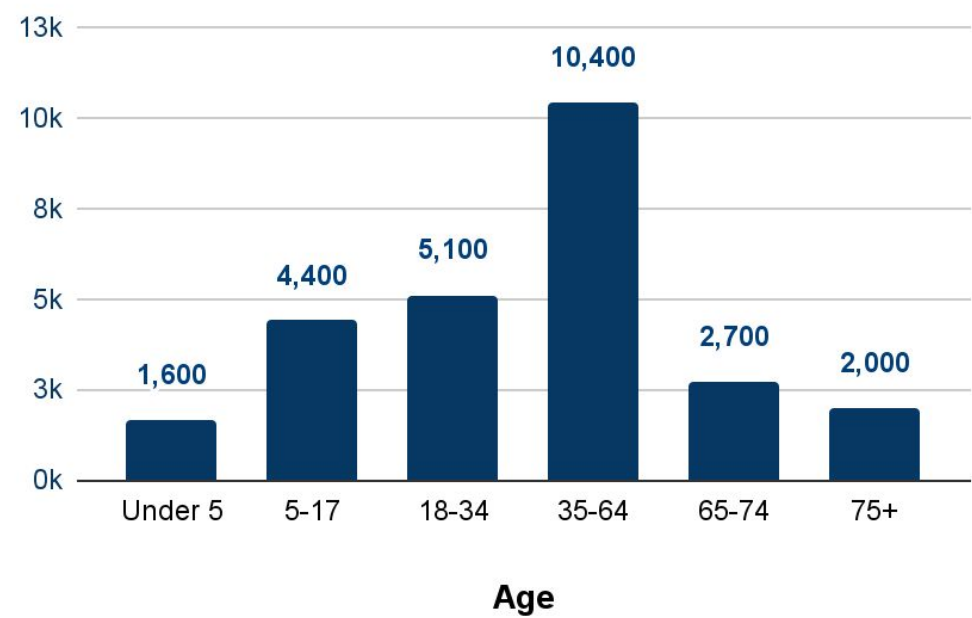

Source: FRED, U.S. Census Bureau

Households
Clay County | 2010-2019

Source: FRED, U.S. Census Bureau

AGE| 4,700 of people in Clay County are age 65 or older, while 23% are younger than 18.
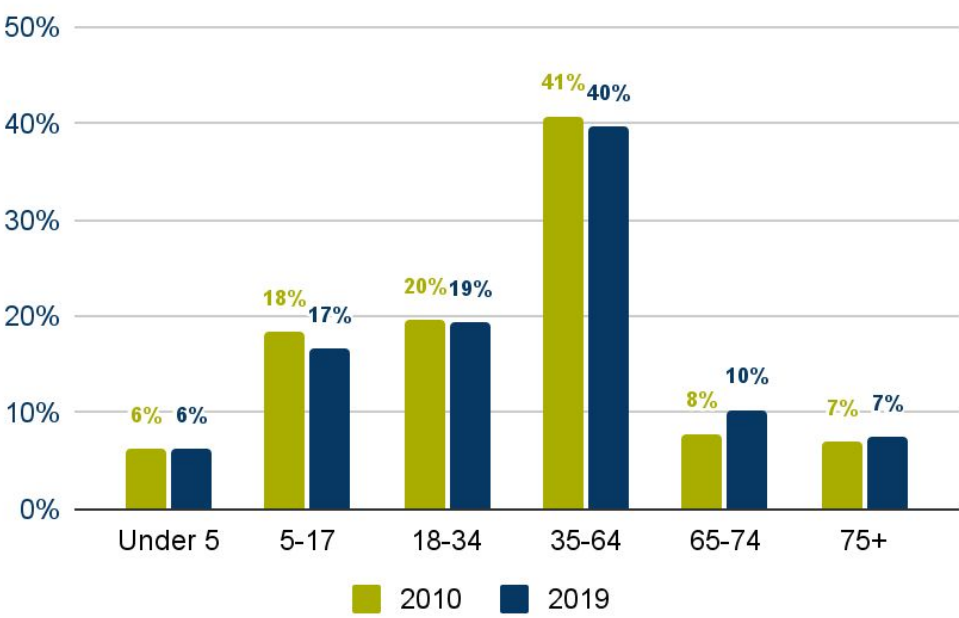
Population by Age
Clay County | 2019

Source: ACS 2019 5-year estimates

Change in Share of Population
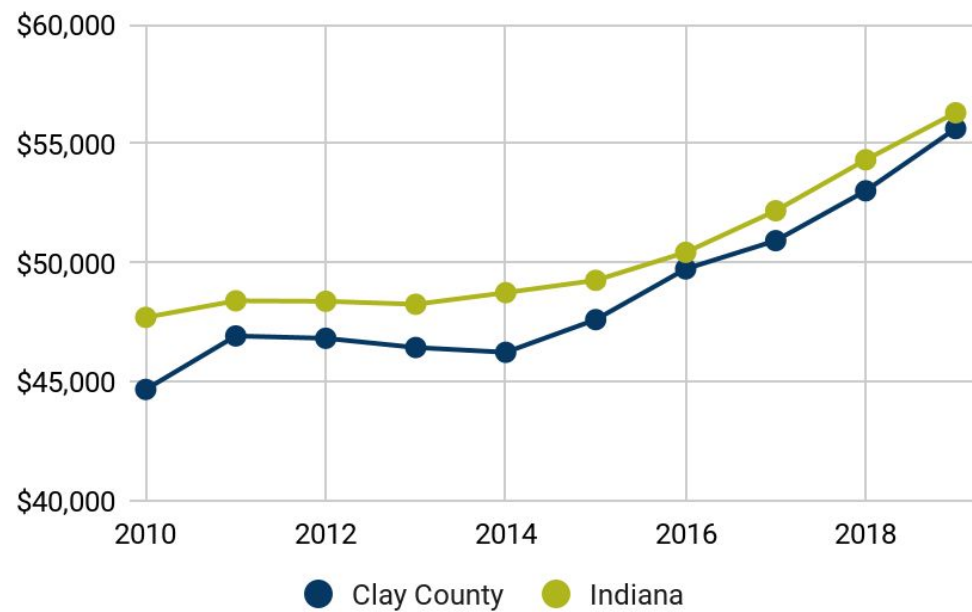**Clay County | 2010, 2019**

Change in Share of Population
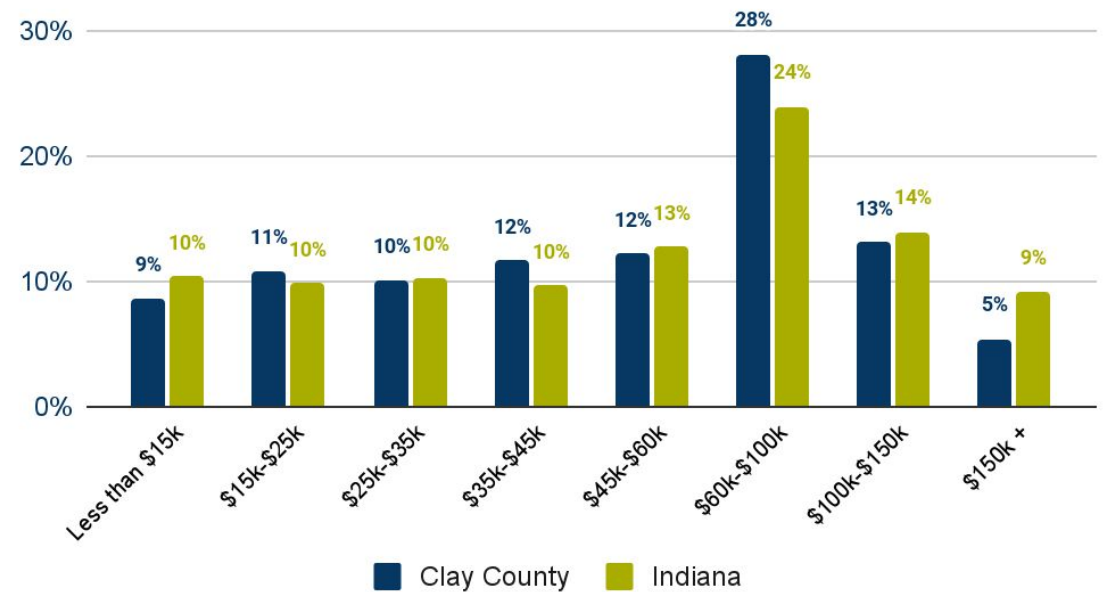

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Clay County had a median income of $55,637 in 2019, up 25% since 2010. 29% of households have incomes below $35,000, while 19% have incomes above $100,000.

Median Income
Clay County, State of Indiana | 2010-2019
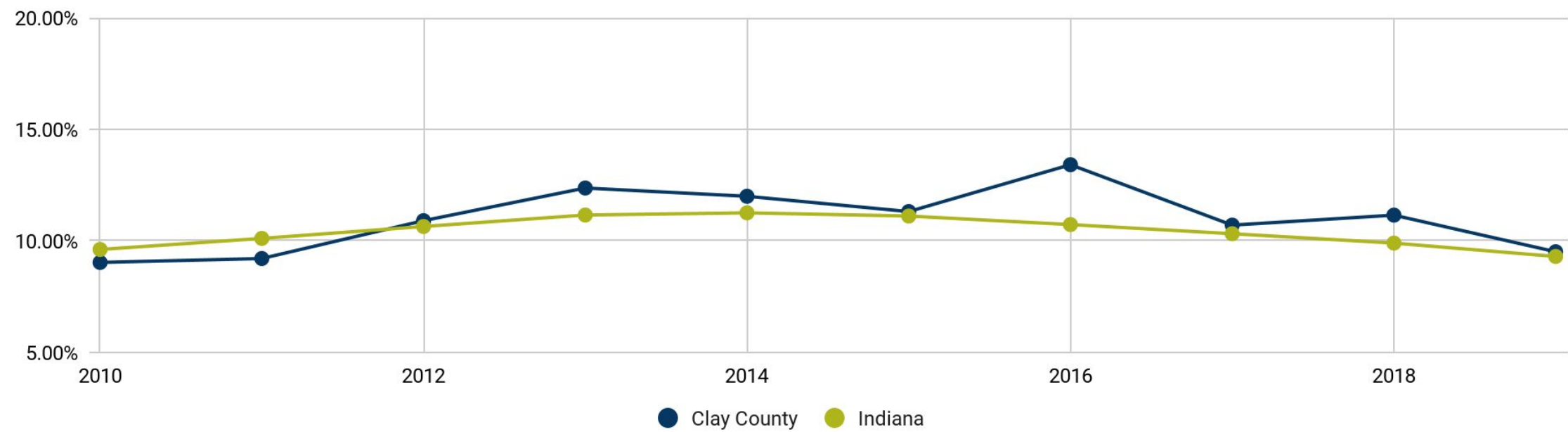

Source: ACS 2010-2019 5-year estimates

Household Income Distribution
Clay County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.5% of families in Clay County live below the poverty line, up 0.48 points from 9.0% in 2010.
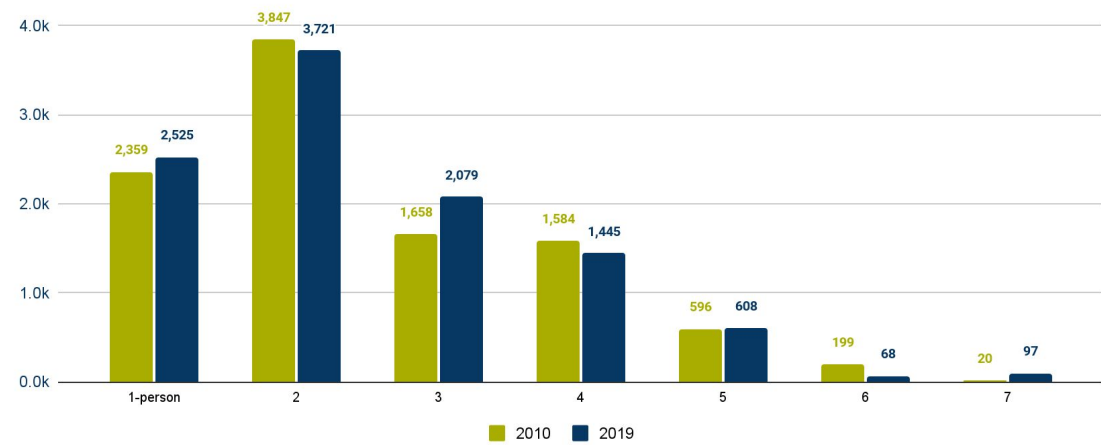
Family Poverty Rate

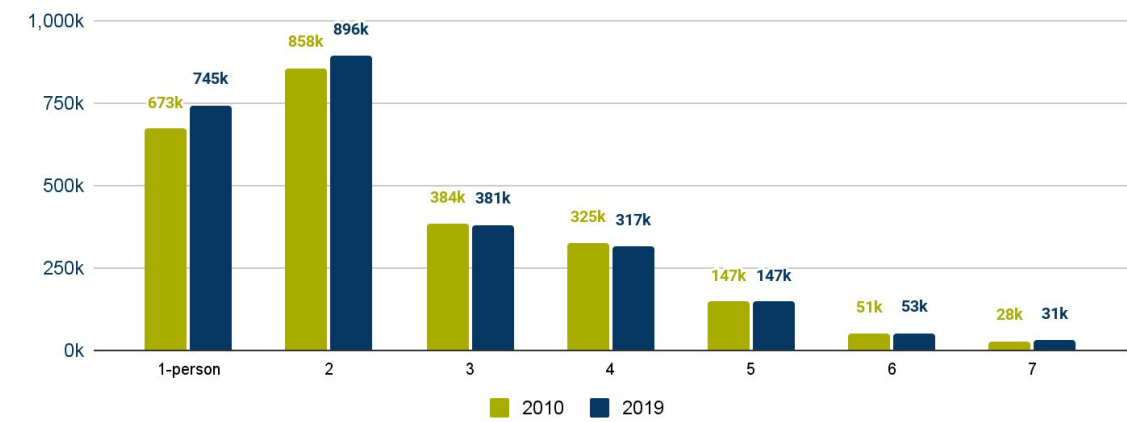**Clay County, State of Indiana | 2010-2019**

HOUSEHOLD SIZE | The average household size is 2.44 people, compared to the statewide average of 2.52. The Clay County average household has shrunk by 0.16 persons since 2010.

Household Size
Clay County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

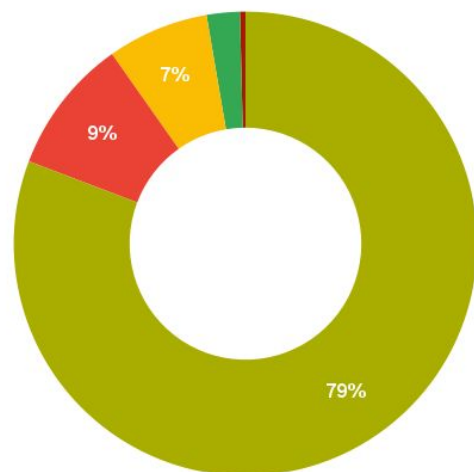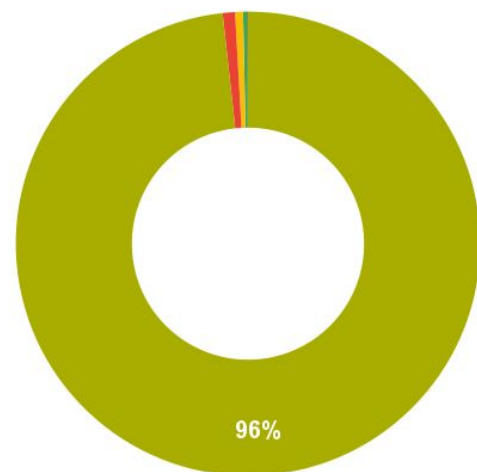## Household Size
State of Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Clay County is 96% White, 1% Black, 1% Hispanic/Latino, 0% Asian, and 0% other.

Racial/Ethnic Distribution

Clay County | 2019

Indiana | 2019

Legend: White, Black, Hispanic or Latino, Asian, Other

Source: ACS 2010-2019 5-year estimates

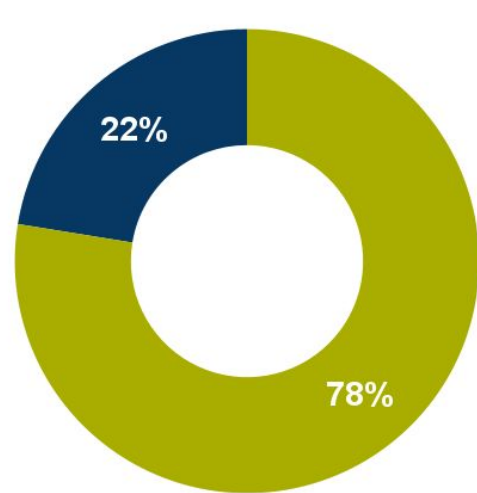## Household Racial/Ethnic Distribution

Clay County | 2010, 2019

Legend: 2010, 2019
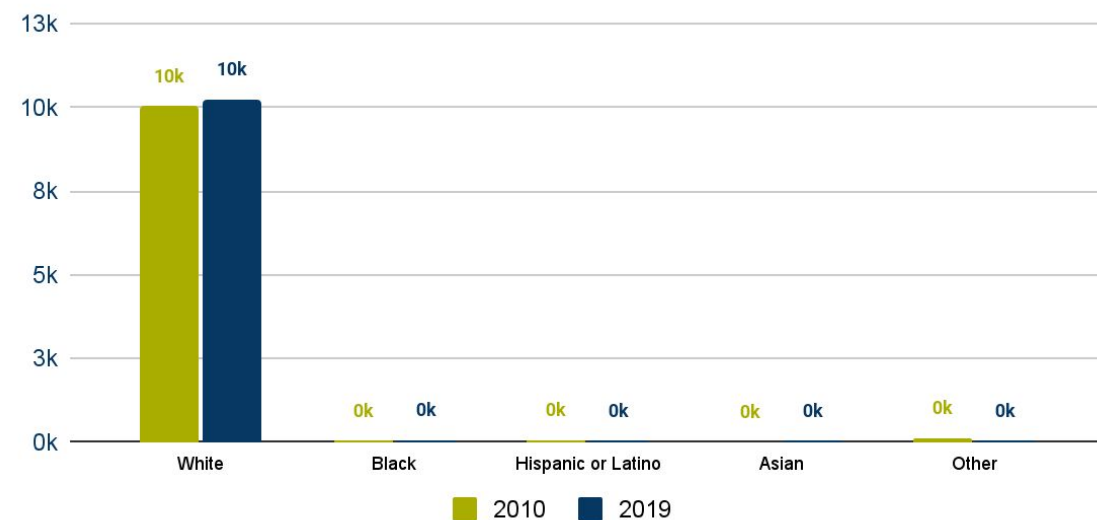
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 22% of households (2,366 households) in Clay County were renters, while 78% (8,177 households) were owners. The share of renters has decreased by 1.59 percentage points since 2010.

Housing Tenure

Clay County | 2019

Indiana | 2019

Clay County | 2019:
- 22% Renter Occupied
- 78% Owner Occupied

Indiana | 2019:
- 41% Renter Occupied
- 59% Owner Occupied

Legend:
- Owner Occupied
- Renter Occupied

Total Households by Tenure

Clay County | 2010-2019

Year	Owner Occupied	Renter Occupied
2010	8,000	2,140
2019	8,000	2,370

Legend:
- Owner Occupied
- Renter Occupied
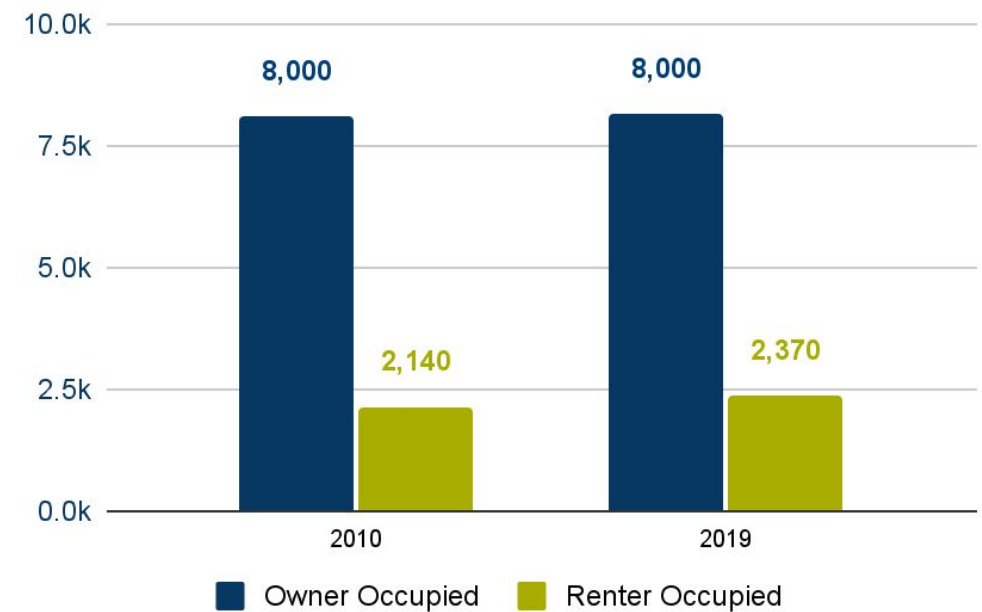
TENURE BY RACE | While the overall homeownership rate is 78%, homeownership is 77% among non-Hispanic White households, 33% for Black households, and 100% for Hispanic or Latino households.

Homeownership by Race

Clay County | 2010, 2019
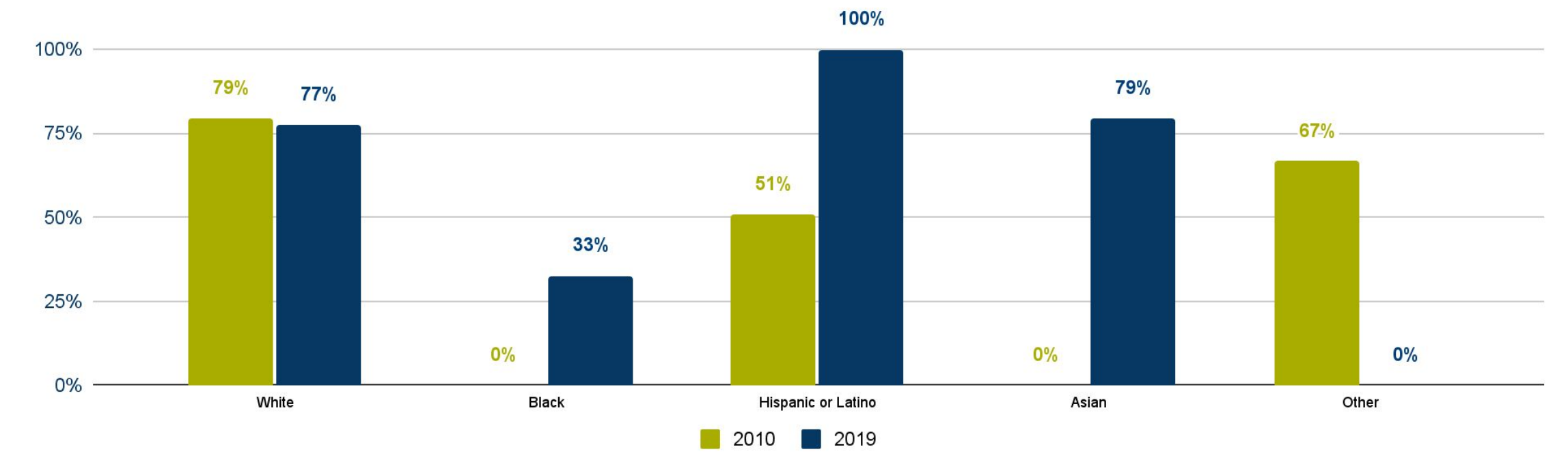
Source: ACS 2010-2019 5-year estimates

DISABILITY | 20% of people in Clay County live with a disability. For people 65 and older, the figure increases to 52%.

Share of the Population by Age with a Disability
Clay County, Indiana | 2010, 2019

	Under 5	5-17	18-34	35-64	65-74	75+
Clay County	3%	8%	11%	18%	50%	55%
Indiana	1%	6%	7%	15%	27%	51%

■ Clay County   ■ Indiana
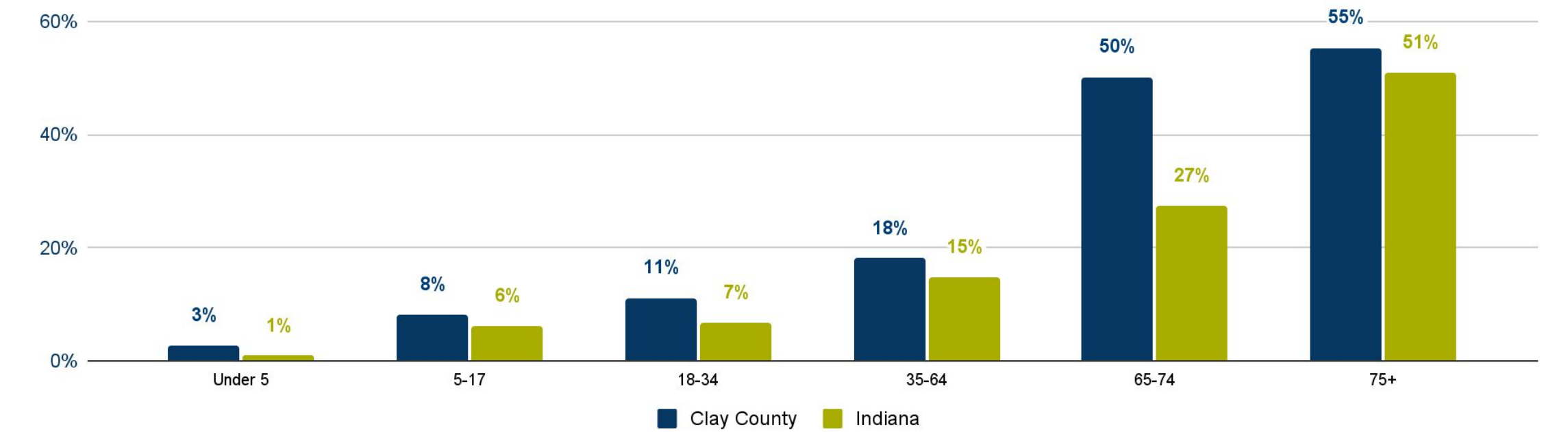
Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT| In Clay County, 74% of the population completed high school degree as their highest level of education, while 17% of the population has a Bachelor's degree or higher.

Educational Attainment
Clay County, Indiana | 2019
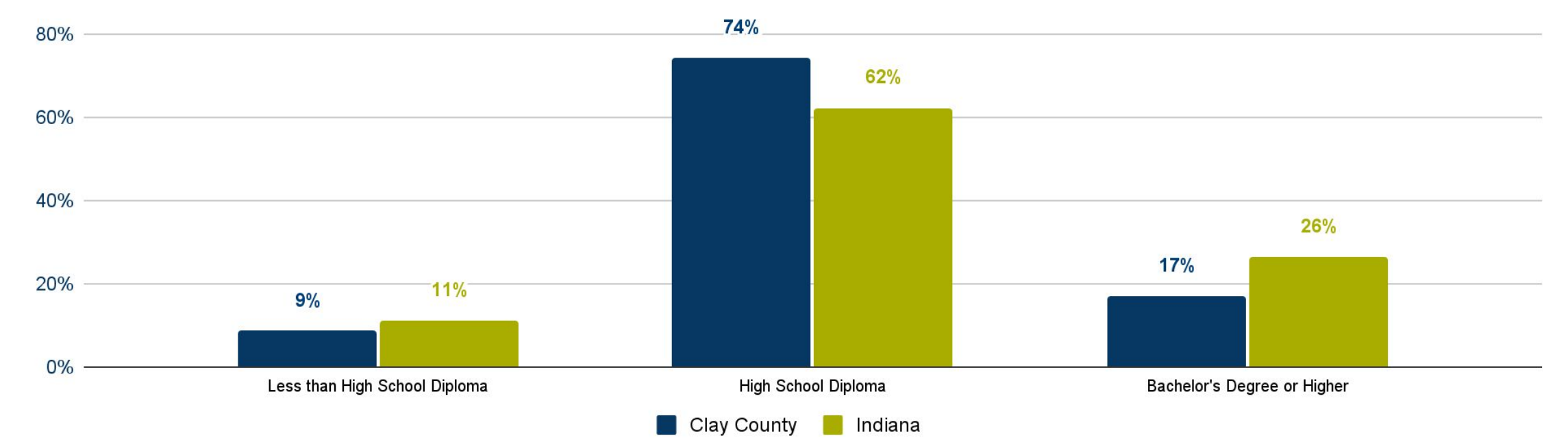
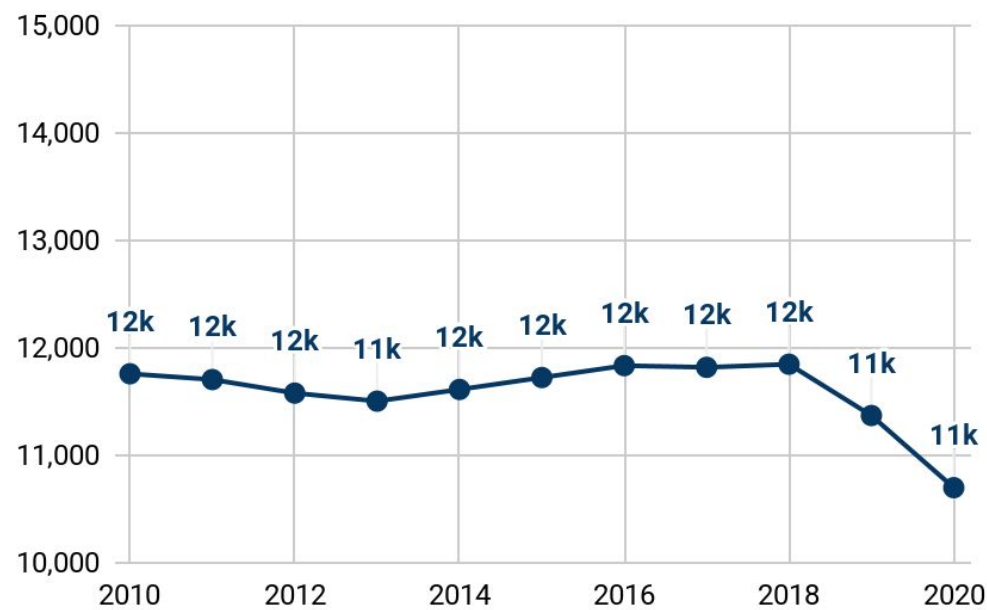Source: ACS 2010-2019 5-year estimates
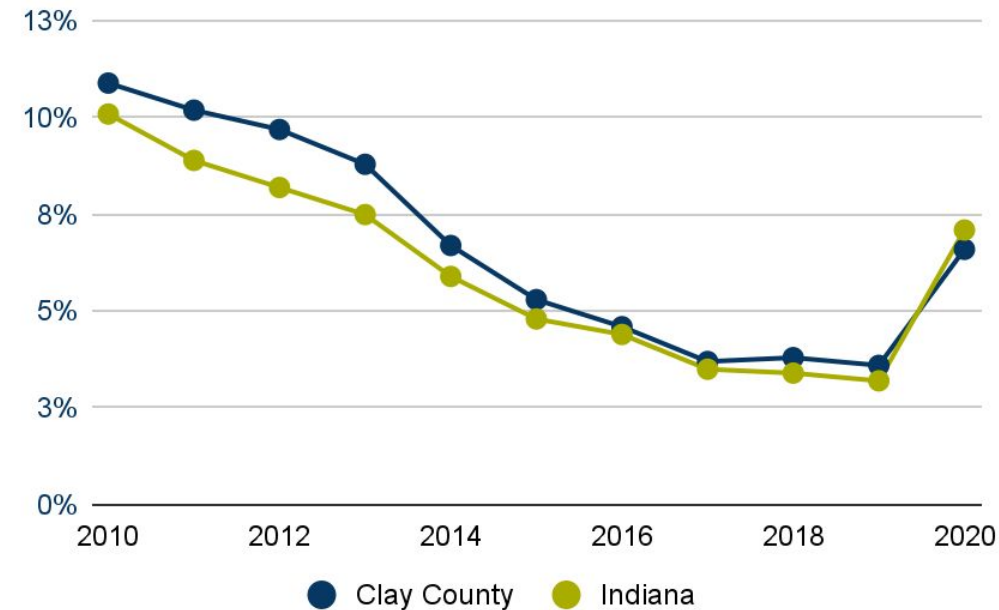
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 11,000 employed persons in Clay County, down by 9.03% since 2010. The unemployment rate in 2020 was 6.60%, up 3.00 points from 2019.

Total Employment
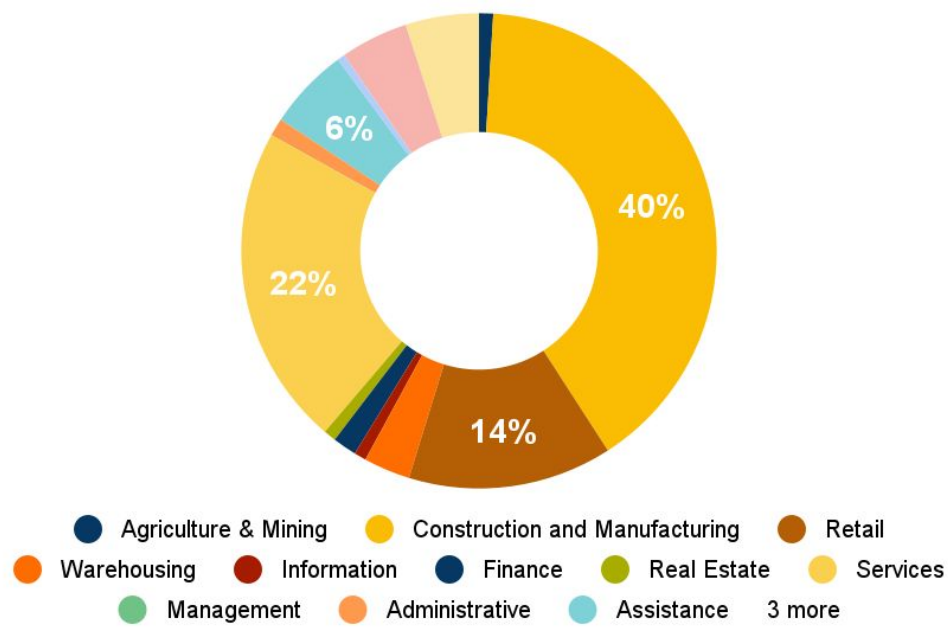**Clay County | 2010-2019**

Source: FRED Estimates

Unemployment Rate
Clay County, Indiana | 2010-2019

Source: FRED Estimates

EMPLOYMENT BY INDUSTRY | Manufacturing is the leading industry for jobs in Clay County, followed by Retail Trade (12%).

Total Jobs by All Industries

Clay County | 2018

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Management
- Administrative
- Assistance   3 more

Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Top 5 Industries and Median Annual Wages

1. **Service-providing | $30,398**
2. **Trade, transportation, and utilities | $31,526**
3. **Goods-producing | $45,412**
4. **Construction | $36,192**
5. **Professional and business services | $45,528**

Source: BLS

## Top 5 Employers

1. **Great Dane Trailers (Brazil)**
2. **Process Development-fbrctns (Brazil)**
3. **St Vincent Clay Hospital (Brazil)**
4. **Morris Manufacturing & Sales (Brazil)**
5. **Walmart (Brazil)**

Source: BLS

COMMUTER INFLOW / OUTFLOW | 8,000 commuters come into Clay County for their jobs, while 10,000 employees travel out of Clay County for their jobs.

Employment Inflow
Clay County | 2018

31.0%

69.0%

● Living and Working in Clay County
● Commuting In
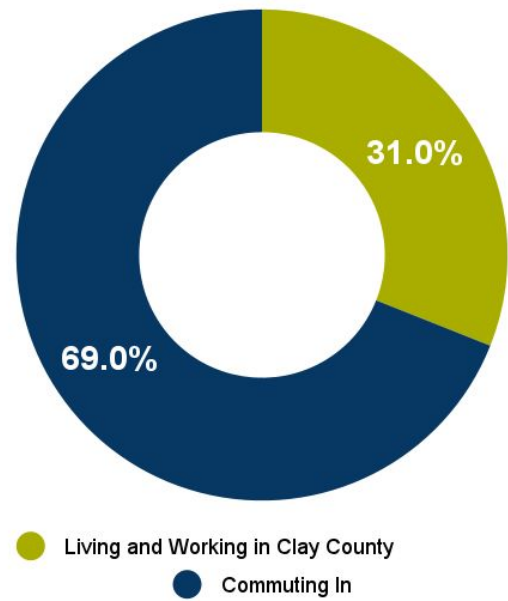
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Commuting Patterns
Clay County | 2018

	9,978
7,504	
	3,375

| Commuting In | Living and Working in the County | Commuting Out |
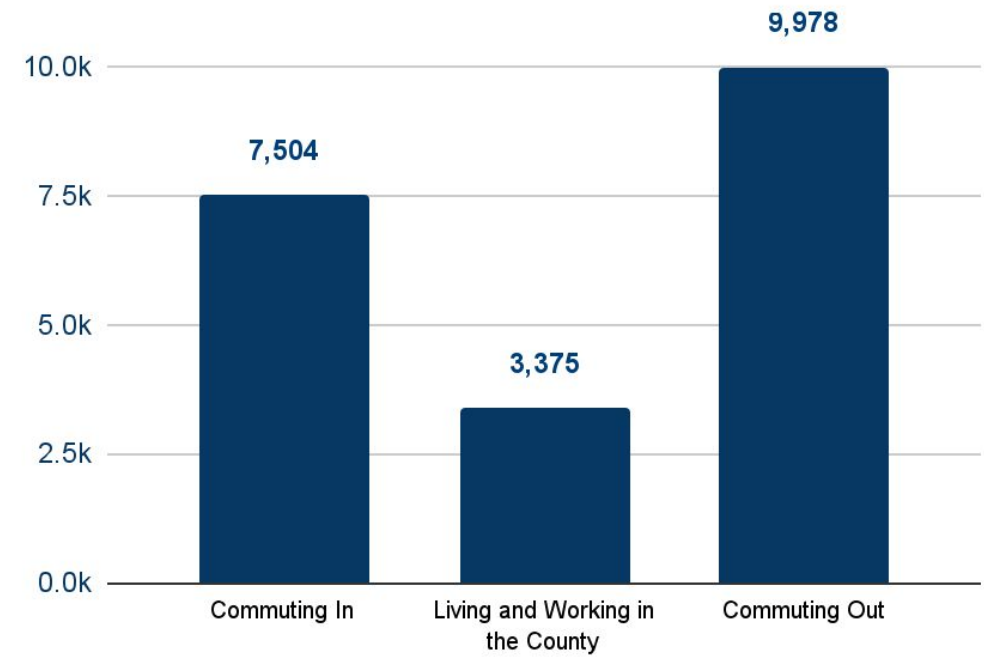
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

JOB GROWTH AND HOUSING PRODUCTION | Clay County has created -134 jobs and 313 housing units between 2014 and 2019, or -234 housing units for every 100 jobs created.

Job Growth and Housing Production

Clay County | New Jobs, New Housing Units
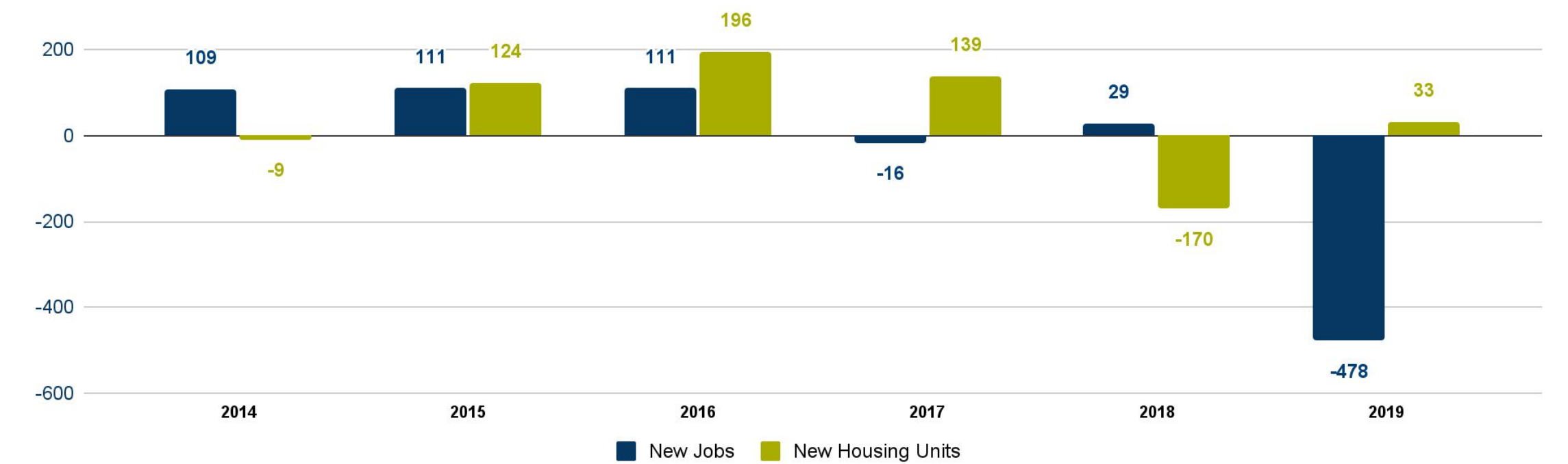
Housing Units Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

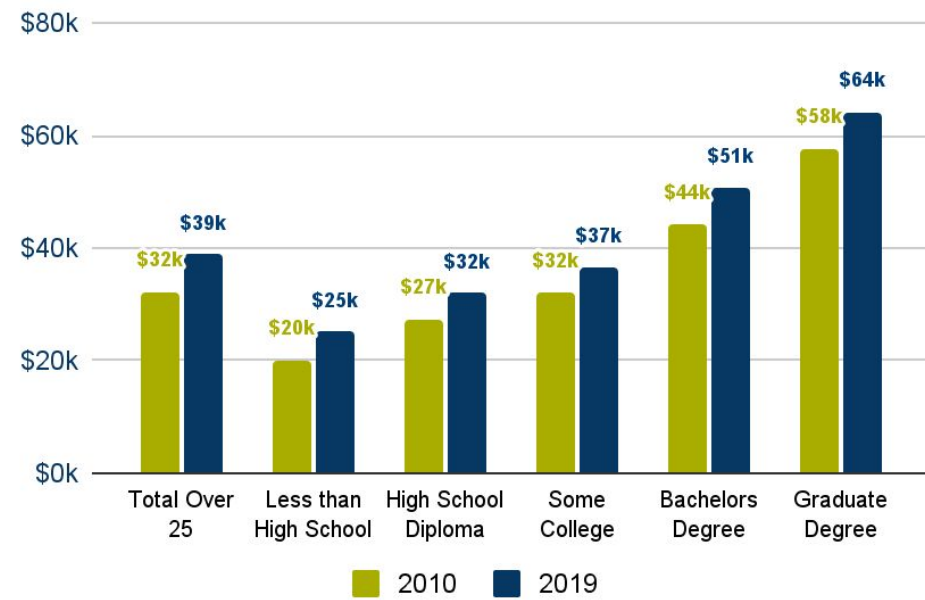# INCOME GROWTH | Median earnings have increased 19% since 2010 for the total population and increased 24% for the population with a high school diploma or greater education.

Median Earnings by Educational Attainment
Clay County | 2010, 2019
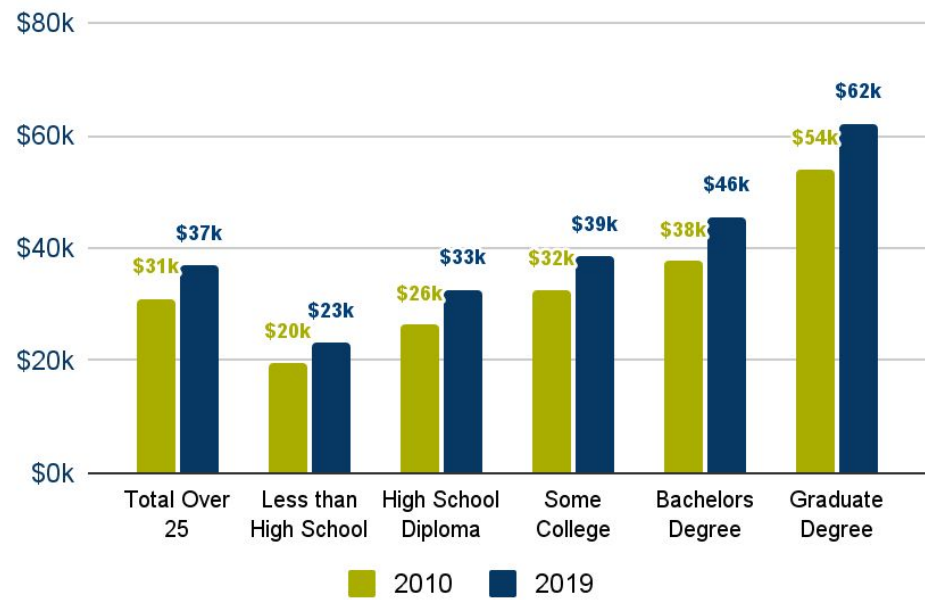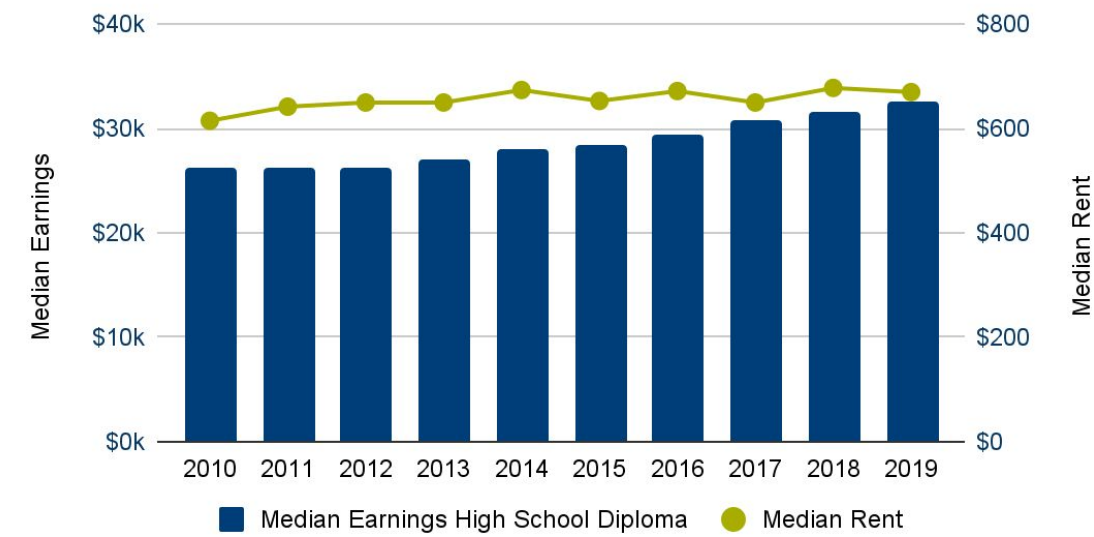

Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019

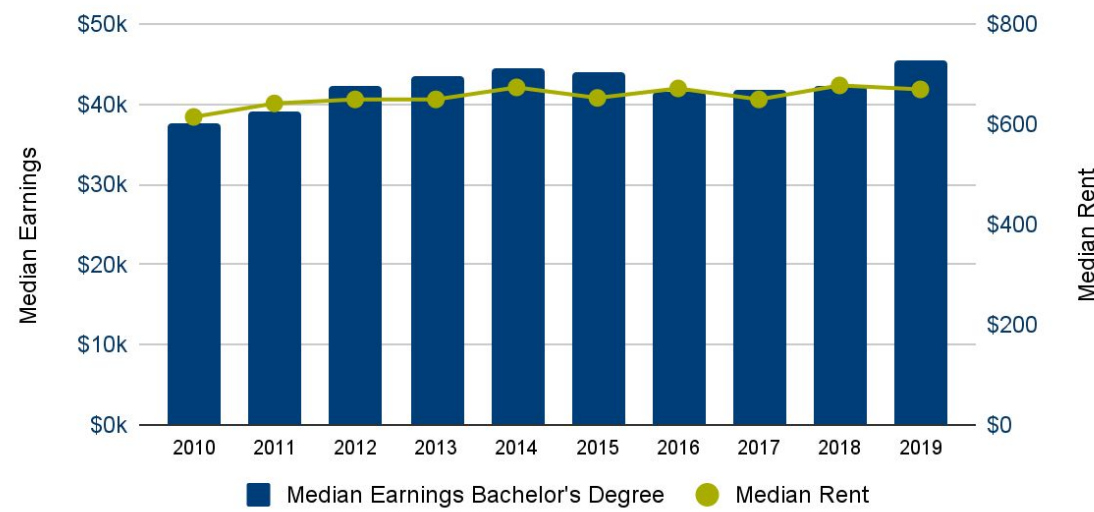Source: ACS 2010-2019 5-year estimates

INCOME GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have increased by $4,500, or 17% since 2010 for high school graduates, and increased $6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased $55, or 9% since 2010.

Income and Rent Growth, High School Diploma
Clay County | 2010-2019

Legend: Median Earnings High School Diploma · Median Rent

Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, Bachelor's Degree
Clay County | 2010-2019

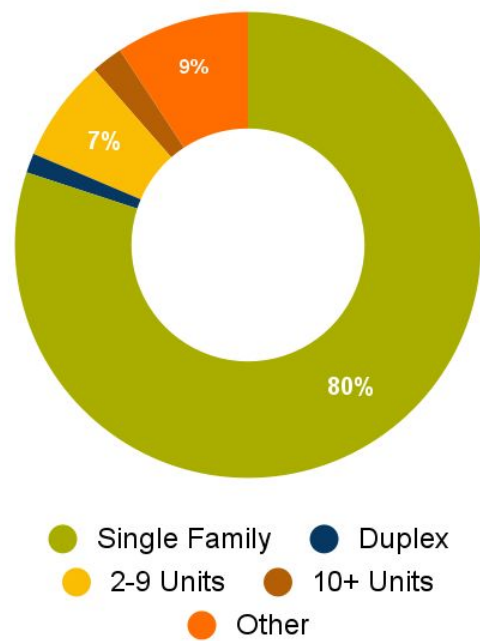
Legend: Median Earnings Bachelor's Degree · Median Rent

Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

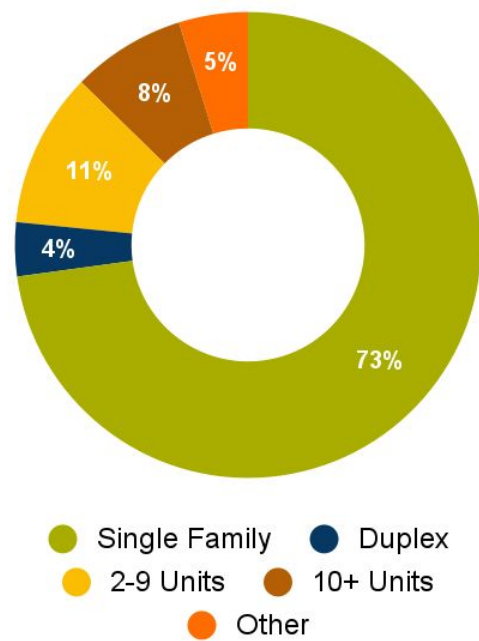# HOUSING TYPE | 80% of homes in Clay County are single-family, while 20% are multifamily.
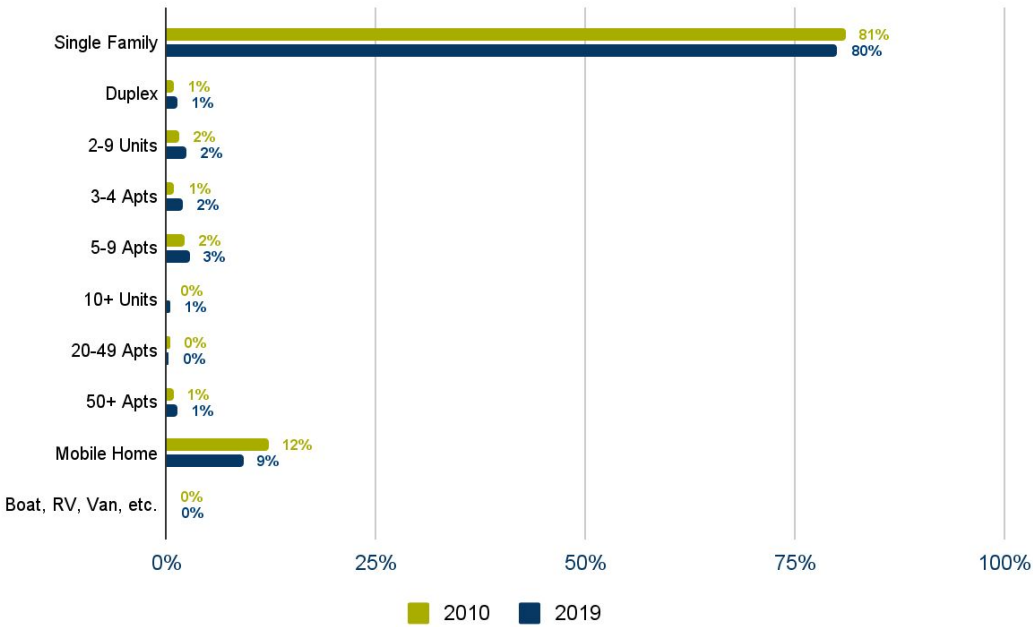
Housing Type

Clay County | 2019

- Single Family: 80%
- Duplex
- 2-9 Units: 7%
- 10+ Units
- Other: 9%

Legend:
- Single Family
- Duplex
- 2-9 Units
- 10+ Units
- Other

Indiana | 2019

- Single Family: 73%
- Duplex: 4%
- 2-9 Units: 11%
- 10+ Units: 8%
- Other: 5%

Legend:
- Single Family
- Duplex
- 2-9 Units
- 10+ Units
- Other

Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Type

Clay County | 2010-2019

| Housing Type	2010	2019
Single Family	81%	80%
Duplex	1%	1%
2-9 Units	2%	2%
3-4 Apts	1%	2%
5-9 Apts	2%	3%
10+ Units	0%	1%
20-49 Apts	0%	0%
50+ Apts	1%	1%
Mobile Home	12%	9%
Boat, RV, Van, etc.	0%	0%

Legend: 2010 / 2019

Source: ACS 2010-2019 5-year estimates

HOUSING UNIT SIZE | Most homes in Clay County average 2.44 bedrooms, with 56% of units containing 3 bedrooms or more.
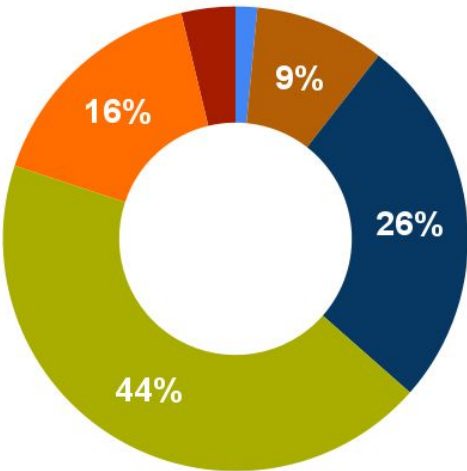
Housing Stock by Number of Bedrooms

Clay County | 2019

7%
35%
42%
10%

- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR

Indiana | 2019

9%
26%
44%
16%
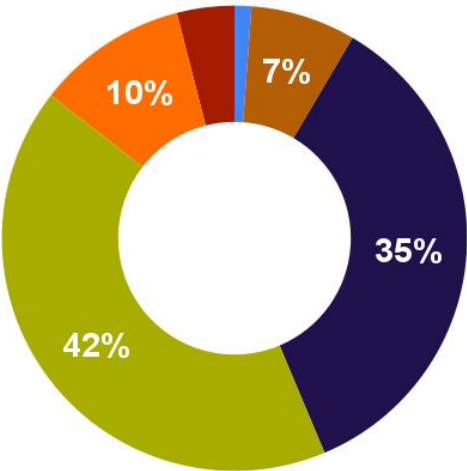
- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR
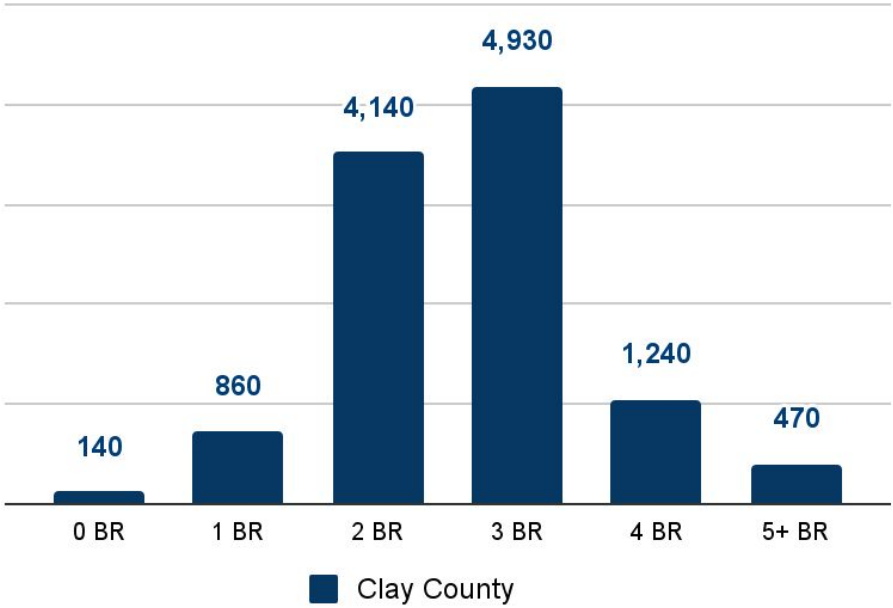
Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

Clay County, Indiana | 2019

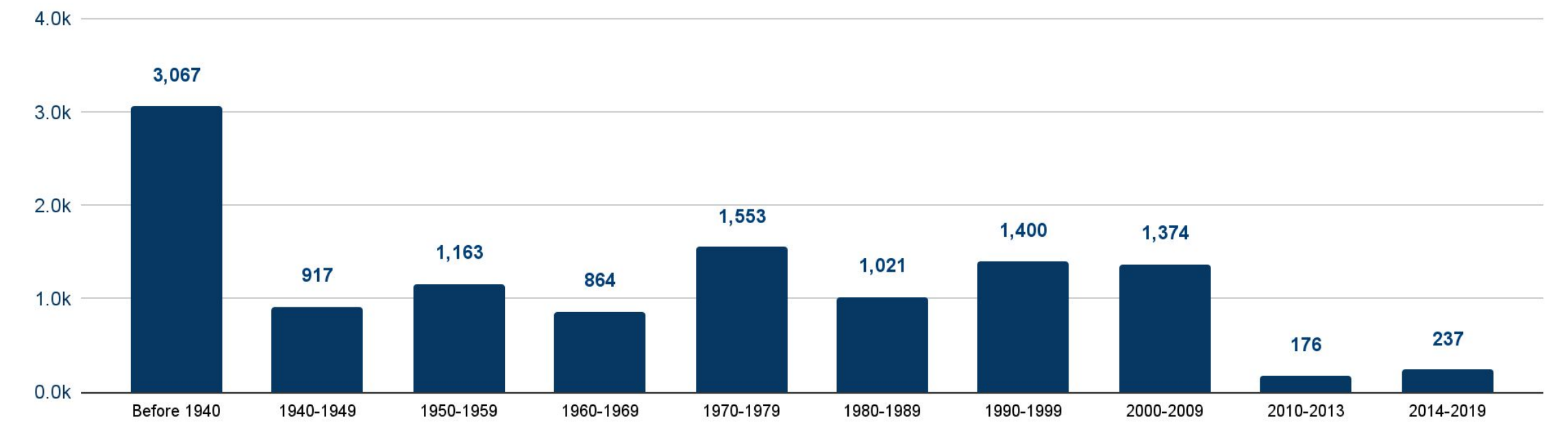| Bedroom	Count
0 BR	140
1 BR	860
2 BR	4,140
3 BR	4,930
4 BR	1,240
5+ BR	470

■ Clay County

Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 51% of homes were built before 1970, 34% were built between 1970 and 2000, and 15% were built after 2000.
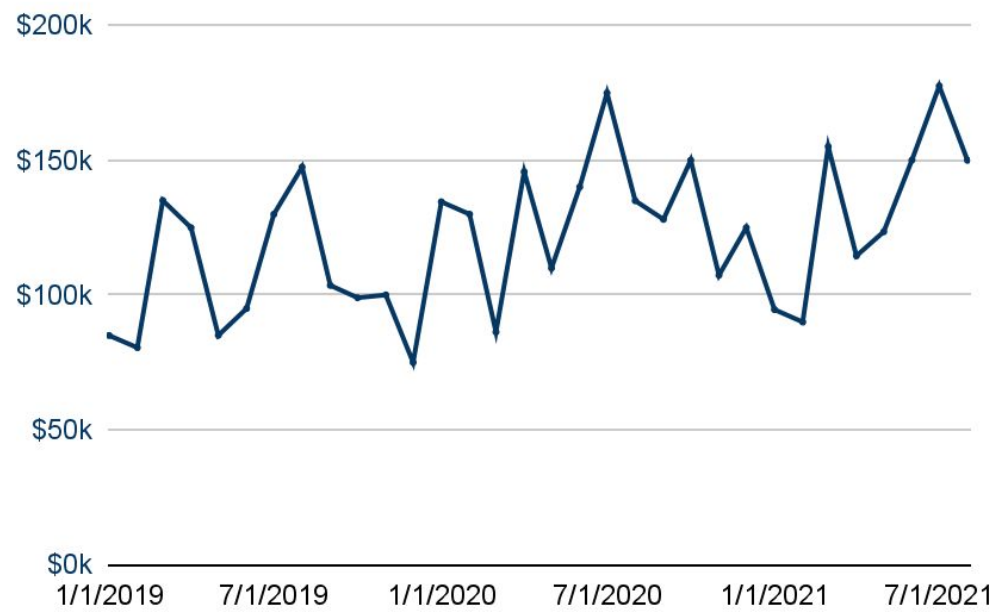
Homes by Year Built
Clay County | 2019

Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Clay County have a median listing price of $149,900. Home prices have increased by 77% since 2019.
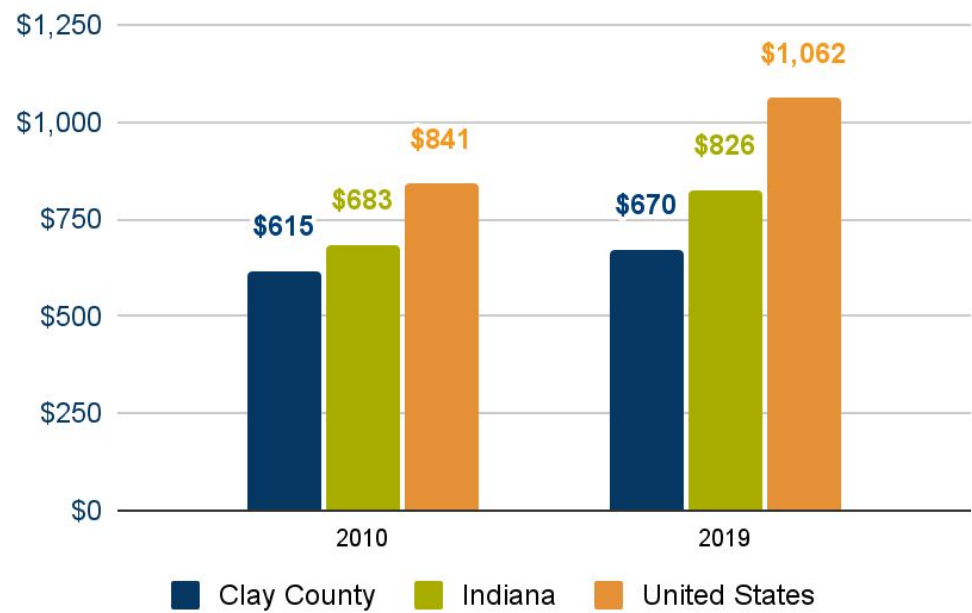
Median Listing Price
Clay County | 2019-2021

Listings and Sales (last 24 months)
Clay County | 2021

MEDIAN RENTS | Median rent has increased by 9% since 2010, with median rent at $670 in 2019.

Median Rent
Clay County, Indiana, United States | 2010, 2019

2010: Clay County $615, Indiana $683, United States $841
2019: Clay County $670, Indiana $826, United States $1,062

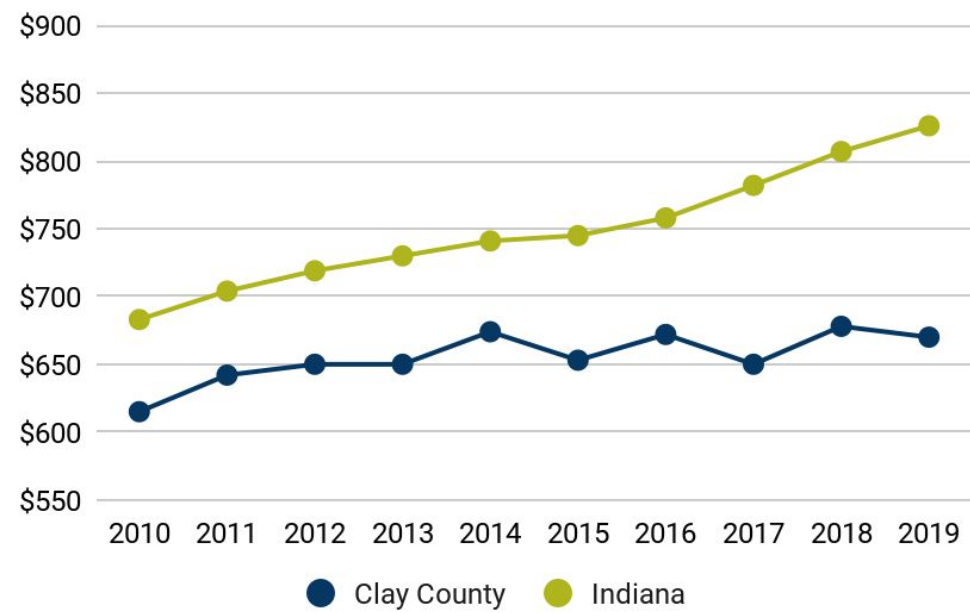Legend: Clay County, Indiana, United States

Source: ACS 2010-2019 5-year estimates

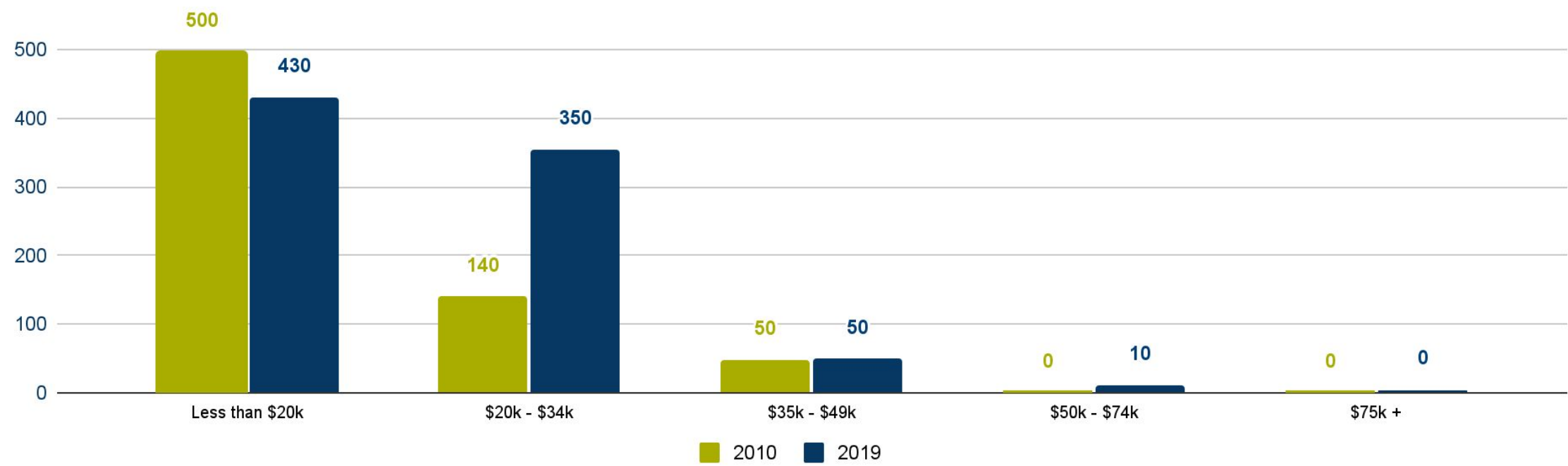## Median Rent Over Time
Clay County, Indiana | 2010 - 2019

Legend: Clay County, Indiana

Source: ACS 2010-2019 5-year estimates

COST BURDEN | 39% of renter households in Clay County are housing cost burdened, down 4.60% points since 2010. 49% of households earning below $50,000 are housing cost burdened.
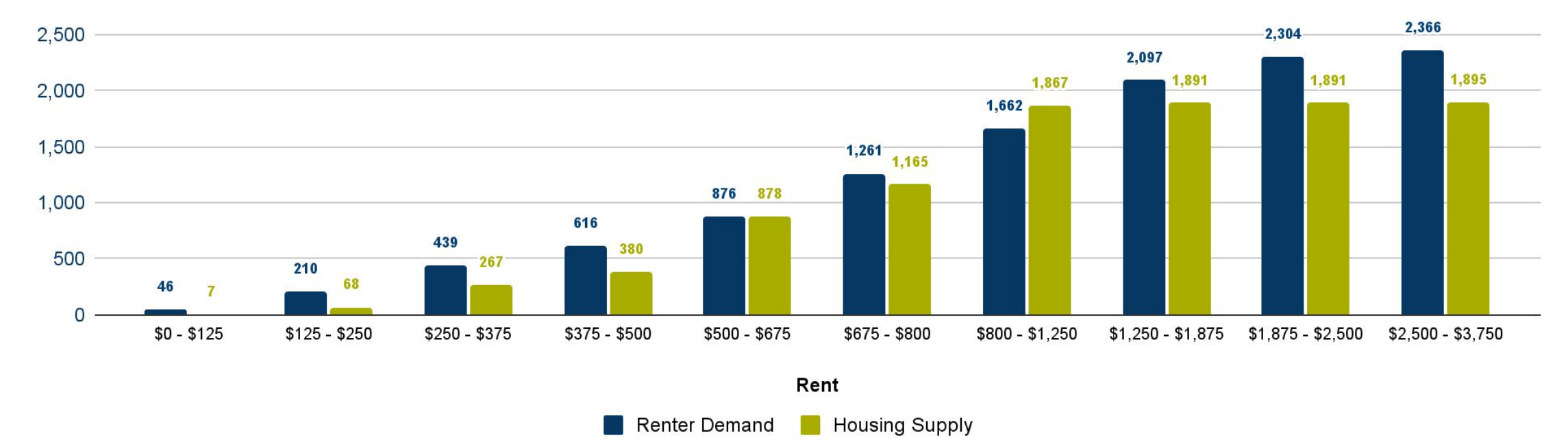
Cost Burden Renter Households
Clay County, Indiana | 2010 - 2019

Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 0 unit gap in rental homes available for households who earn less than $50,000 annually or units renting below $1,250 per month.

Cumulative Housing Gap
Clay County, Indiana | 2010-2019

Renter Demand **Housing Supply**

Rent	$0 - $125	$125 - $250	$250 - $375	$375 - $500	$500 - $675	$675 - $800	$800 - $1,250	$1,250 - $1,875	$1,875 - $2,500	$2,500 - $3,750
Renter Demand	46	210	439	616	876	1,261	1,662	2,097	2,304	2,366
Housing Supply	7	68	267	380	878	1,165	1,867	1,891	1,891	1,895

Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

AFFORDABLE HOUSING| The maps below show the geographic distribution of affordable housing units throughout the state of Indiana and in Clay County.
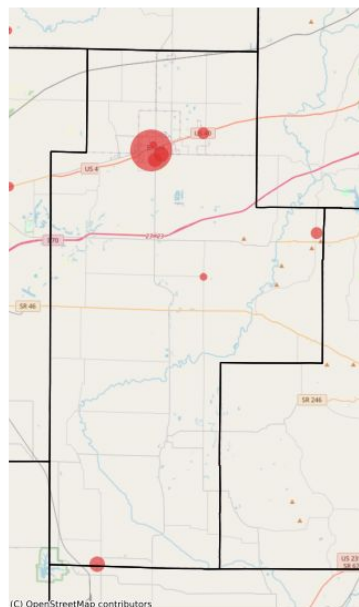
Affordable Housing Inventory
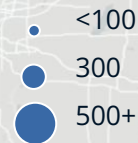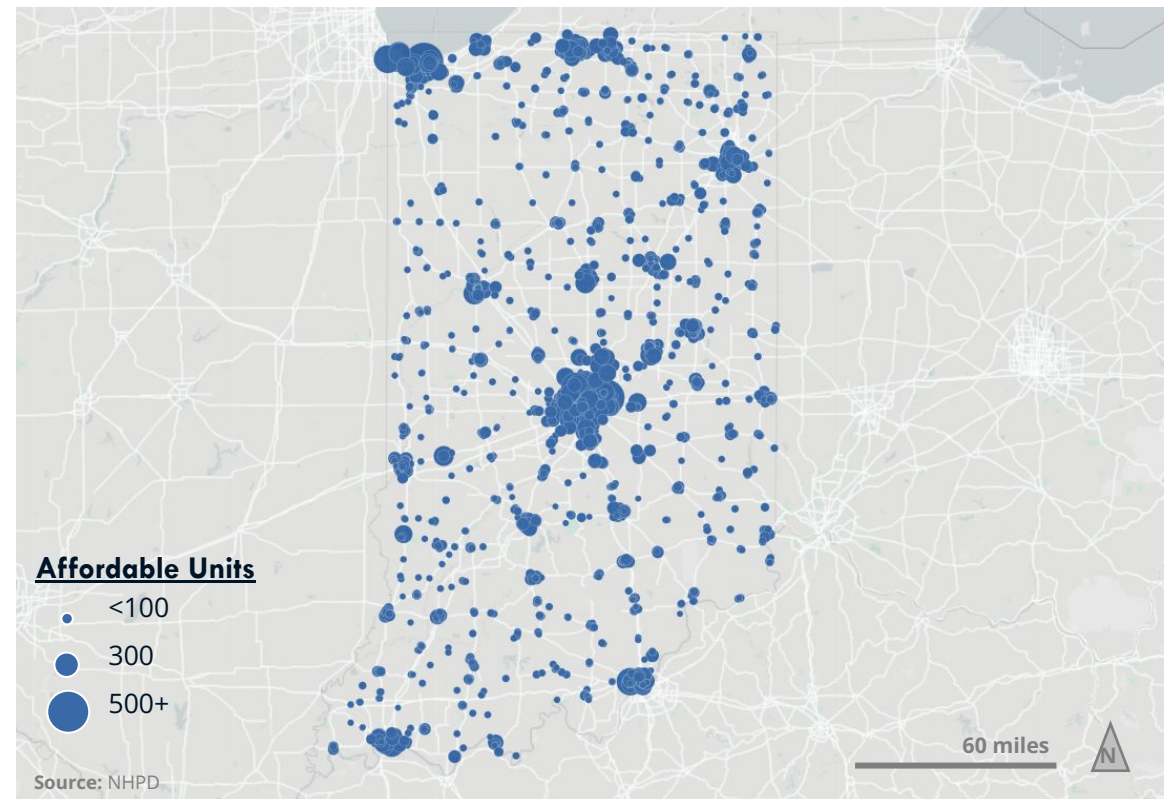**Clay County | 2020**

Affordable Units
- <100
- 300
- 500+

12 miles

Source: NHPD

Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
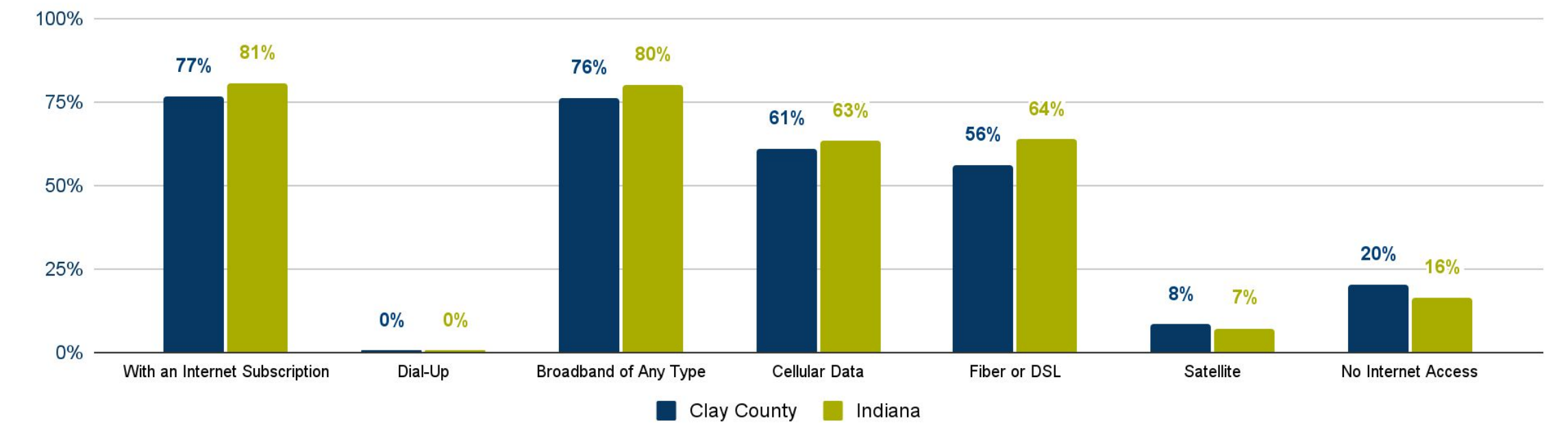- <100
- 300
- 500+

60 miles

Source: NHPD

INTERNET ACCESS | 77% of housing units have access to internet compared to 81% state-wide.

Internet Access

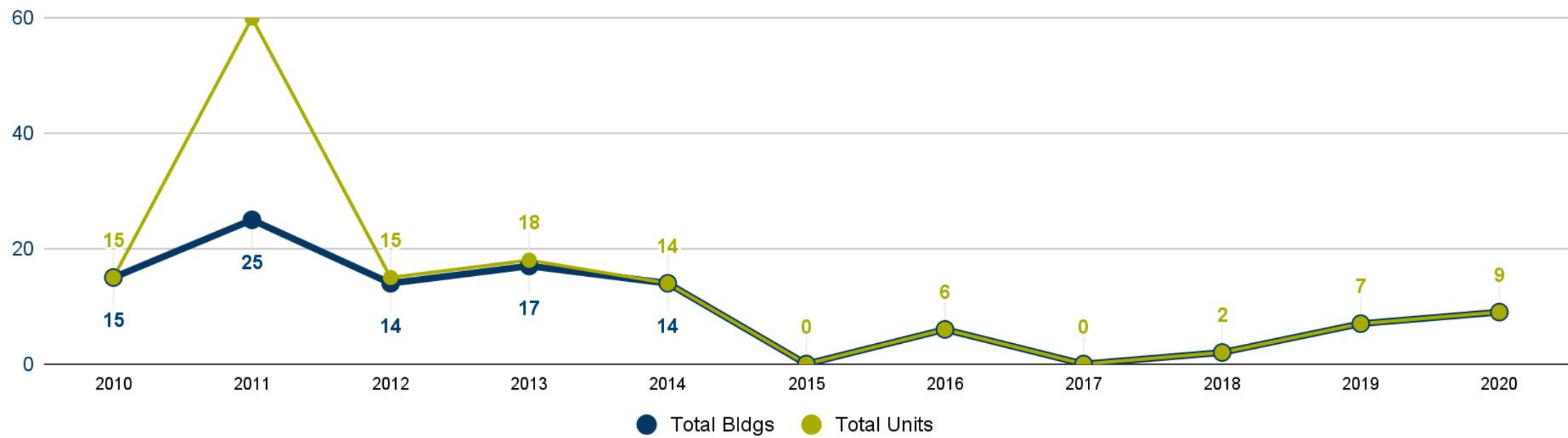**Clay County, Indiana | 2020**

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 9 new housing starts in 2020 in Clay County, part of the total of 109 building permits authorized since 2010.

New Housing Structures Authorized by Building Permits

Clay County | 2010-2020

Source: St. Louis Fed.

CONSTRUCTION INPUTS | Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2020

Lumber ● Concrete ●

Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics