

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR SWITZERLAND COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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

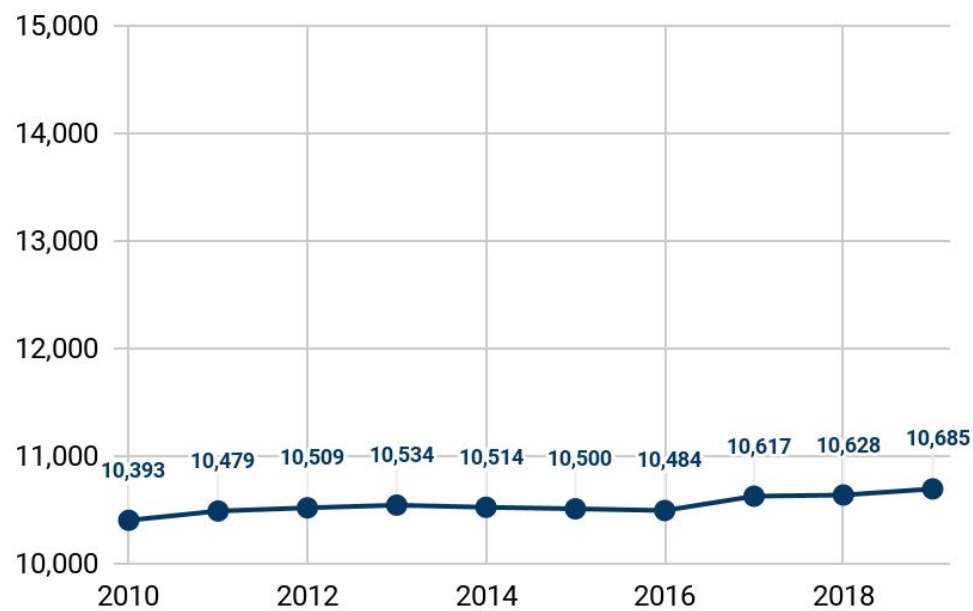
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.

DEMOGRAPHIC TRENDS

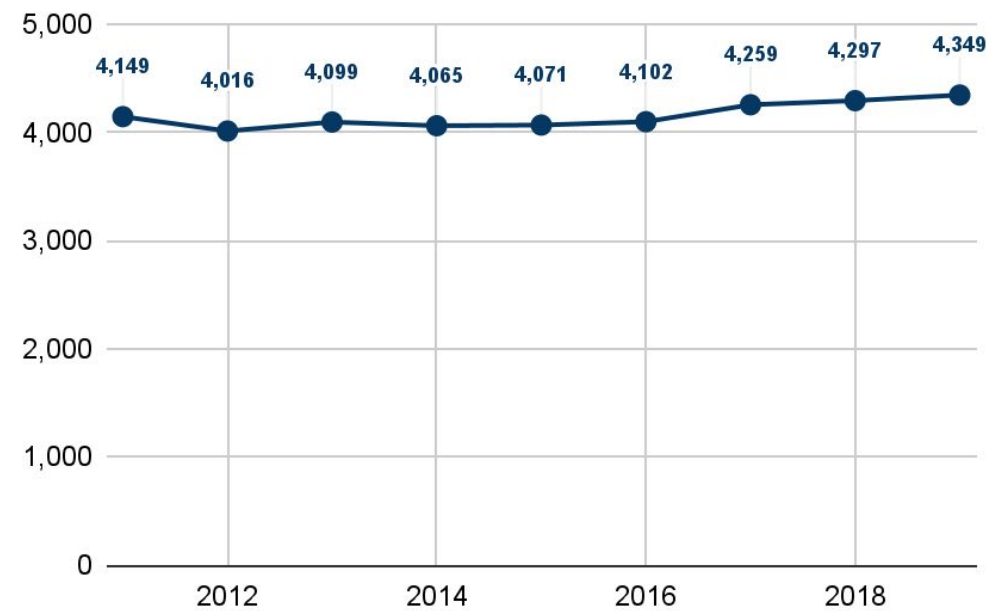
POPULATION | Switzerland County's population has increased by 2.81% (292 people) between 2010-2019. In the same time period, the total number of households increased by 7.12% (289 households).

Resident Population
Switzerland County | 2010-2019



Source: FRED, U.S. Census Bureau

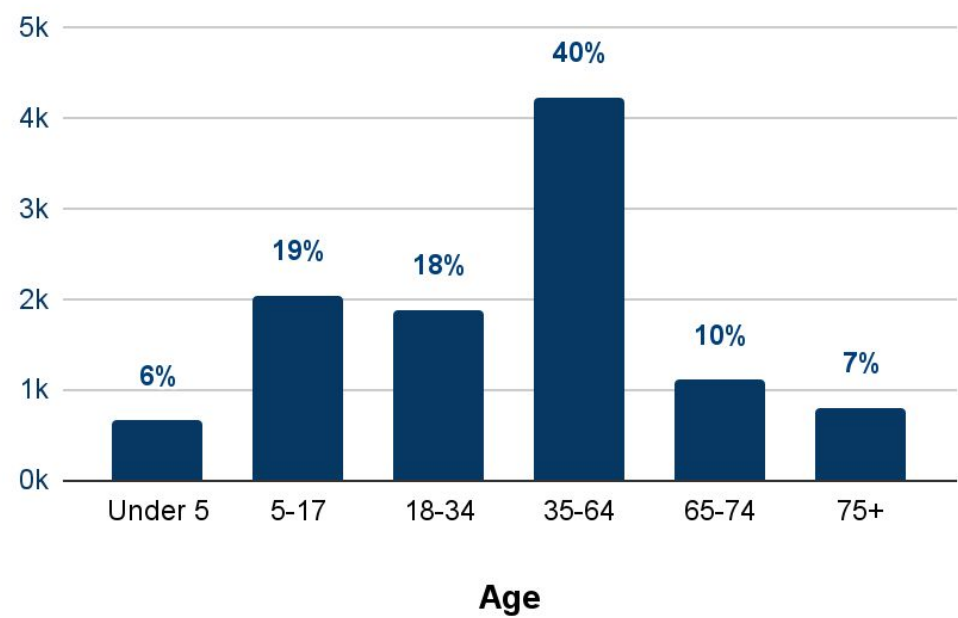
Households
Switzerland County | 2010-2019



Source: FRED, U.S. Census Bureau

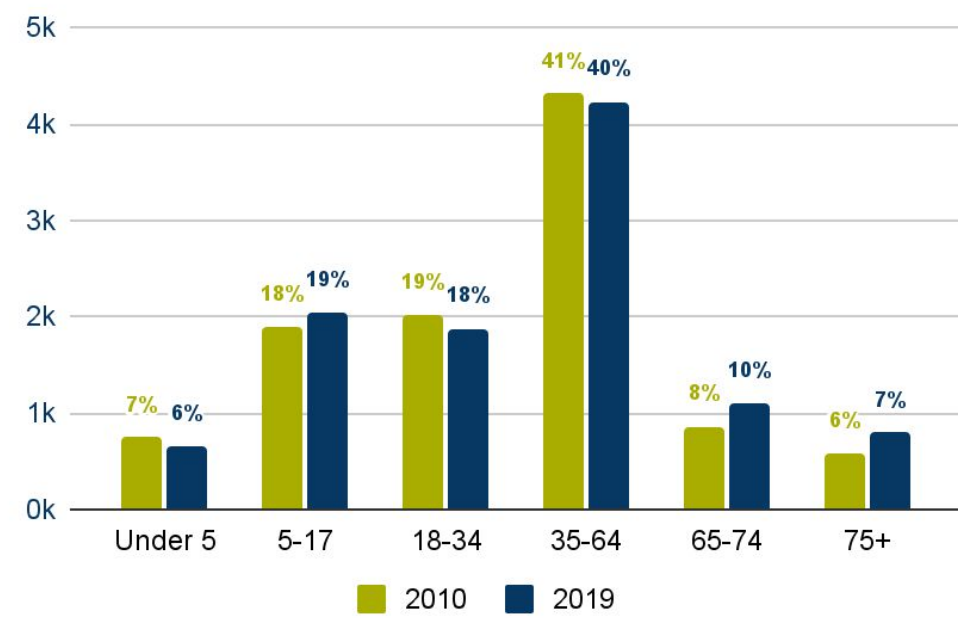
AGE | 18% of people in Switzerland County are above the age of 65, while 25% are below 18.

Population by Age
Switzerland County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Switzerland County | 2010, 2019

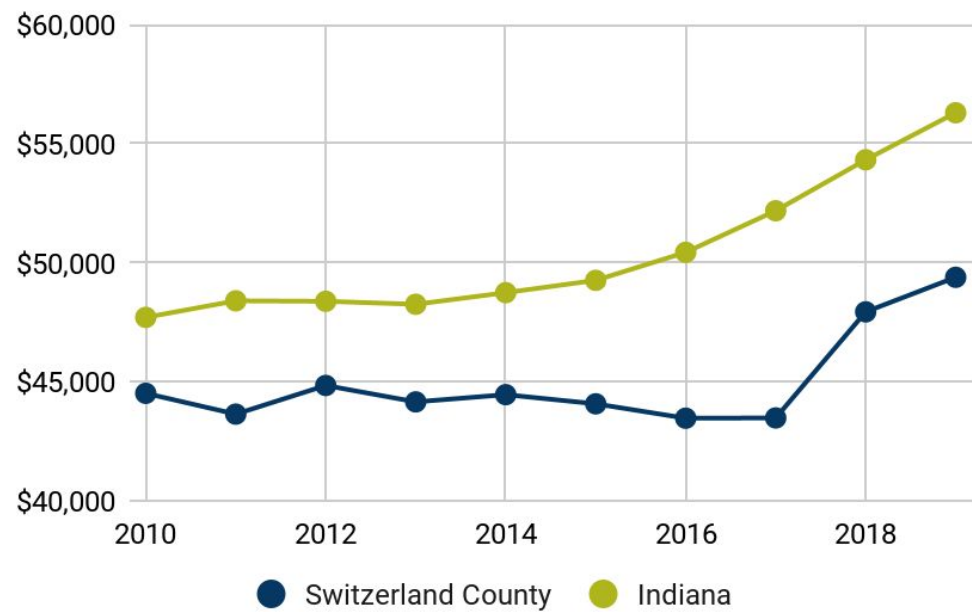


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Switzerland County had a median income of \$49,383 in 2019, up 11% since 2010. 34% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

Median Income

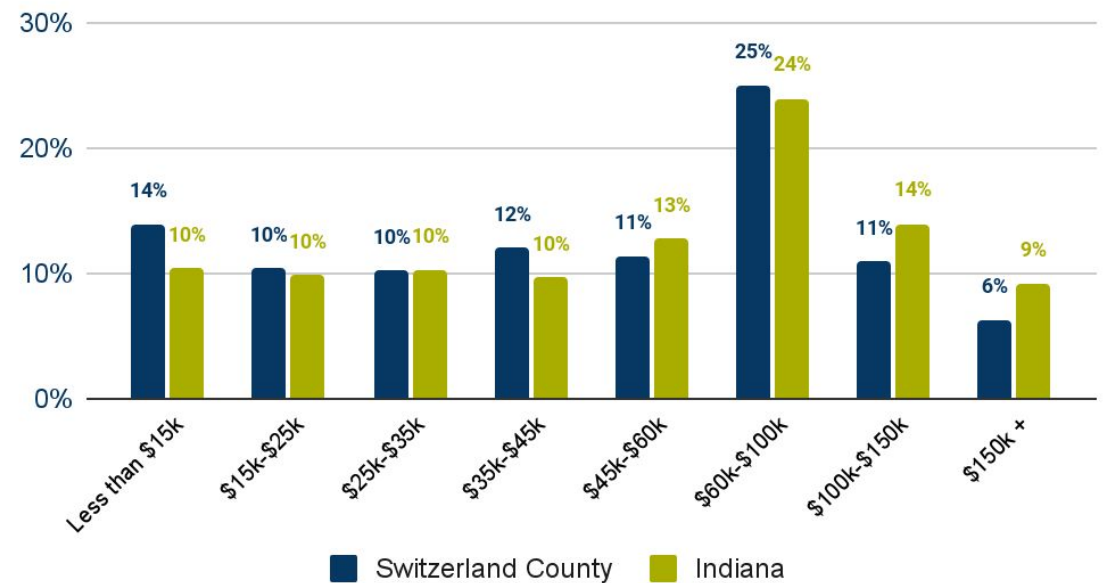
Switzerland County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

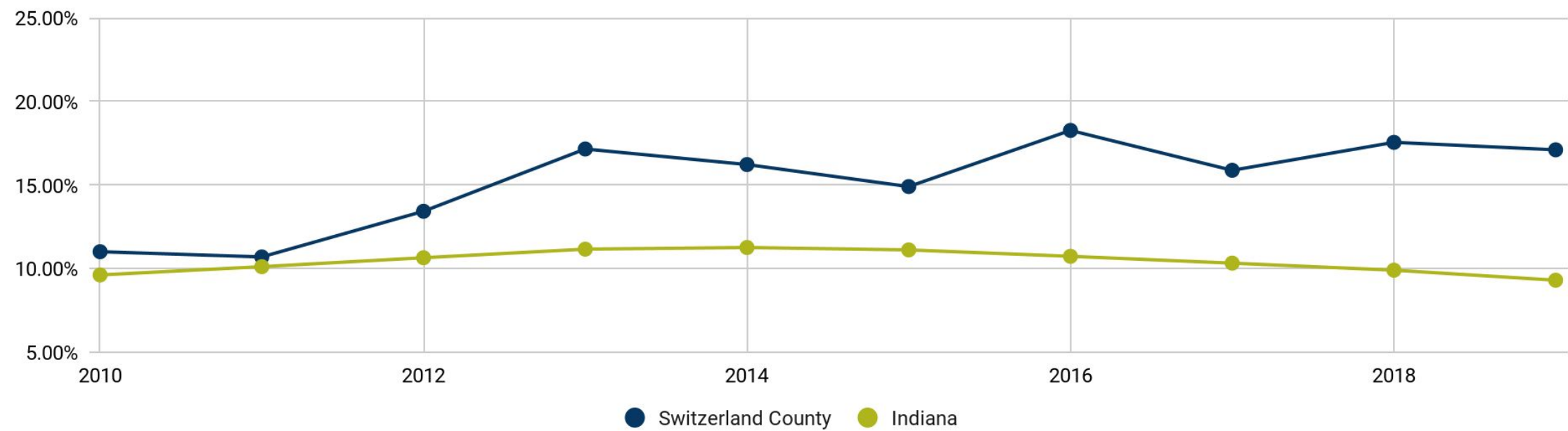
Switzerland County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 17.1% of families live in poverty conditions in Switzerland County, up 6.10 percentage points from 11.0% in 2010.

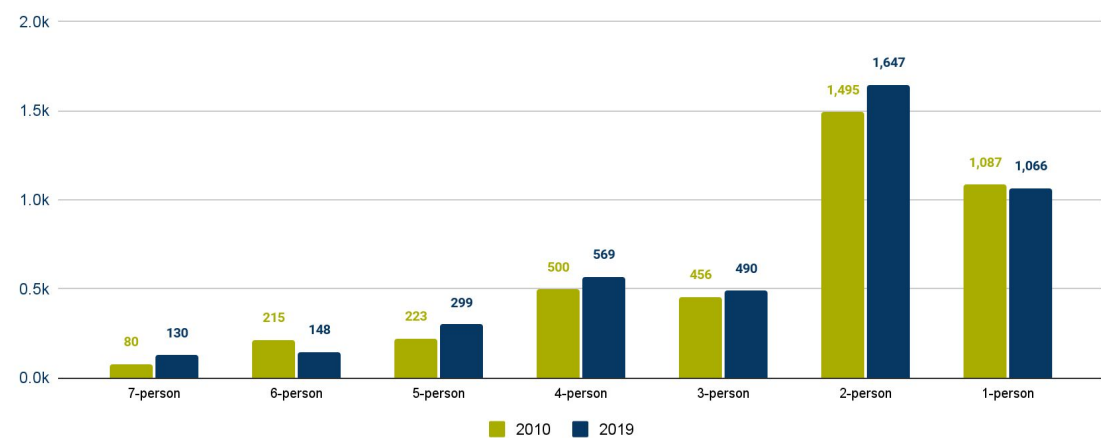
Family Poverty Rate
Switzerland County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

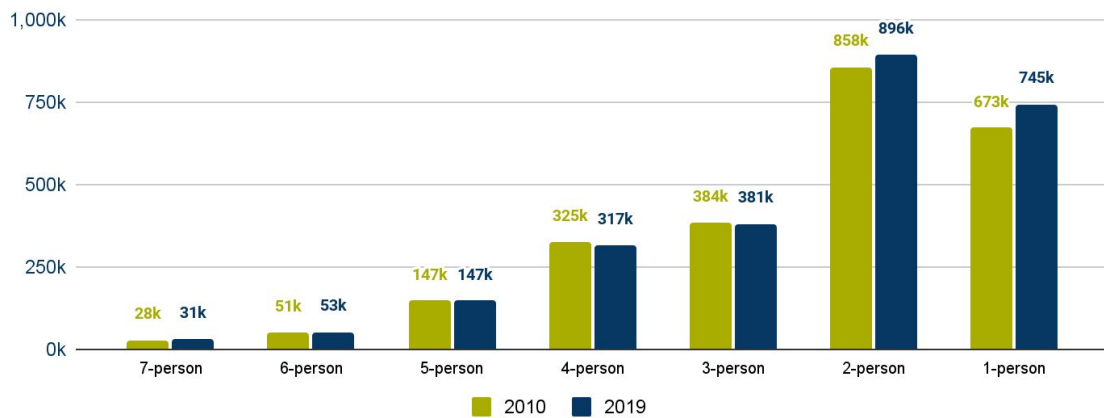
HOUSEHOLD SIZE | The average household size is 2.43 people, compared to 2.52 statewide. The Switzerland County average household has shrunk by 0.10 persons since 2010.

Household Size
Switzerland County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

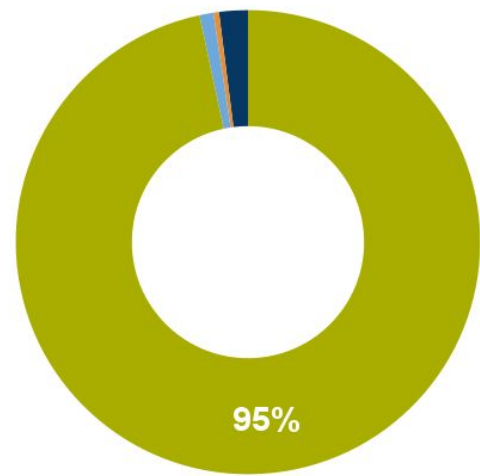


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Switzerland County is 95% white, 1% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial/Ethnic Distribution

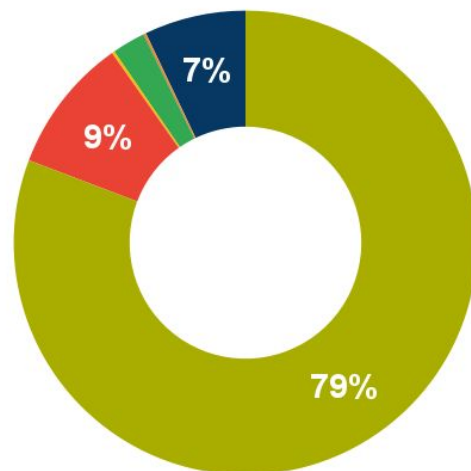
Switzerland County | 2019



● White ● Black ● Asian
● Hispanic or Latino

Source: ACS 2010-2019 5-year estimates

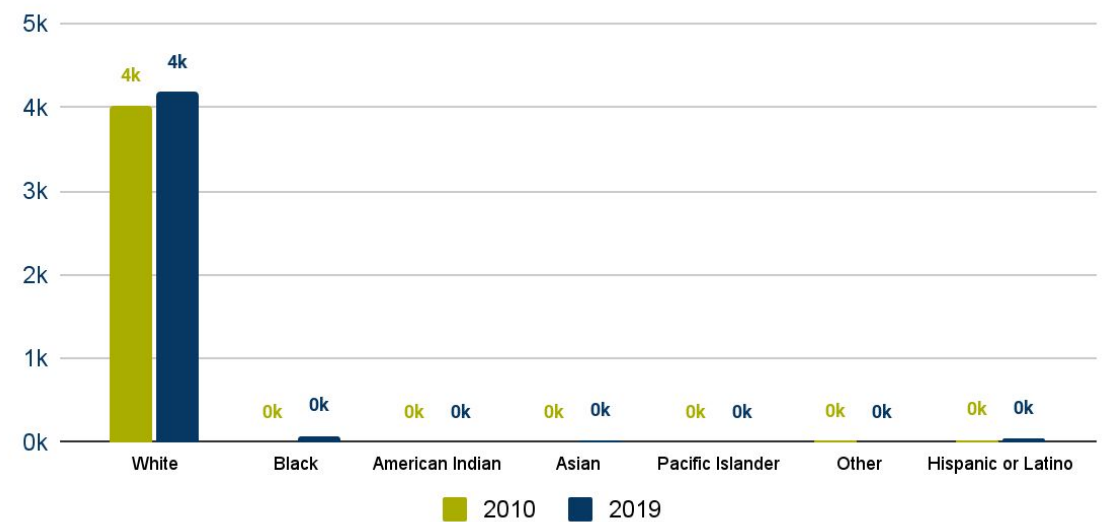
Indiana | 2019



● White ● Black
● American Indian ● Asian
● Pacific Islander 2 more

Household Racial/Ethnic Distribution

Switzerland County | 2010, 2019

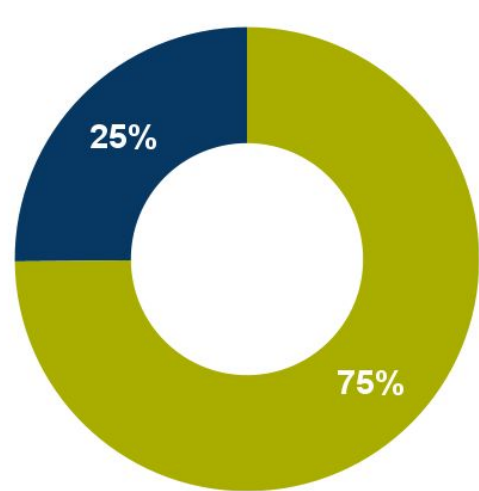


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 25% of households (1,094 households) in Switzerland County were renters, while 75% (3,255 households) were owner households. The share of renters has increased by 6% since 2010.

Housing Tenure

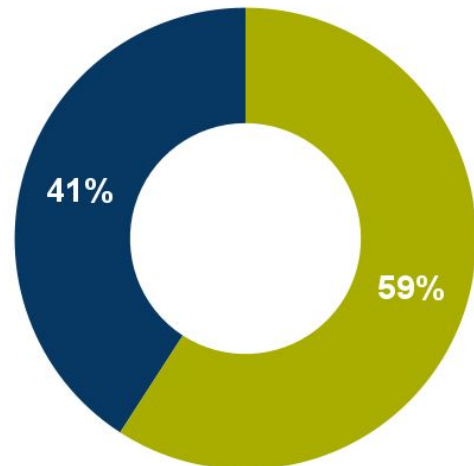
Switzerland County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

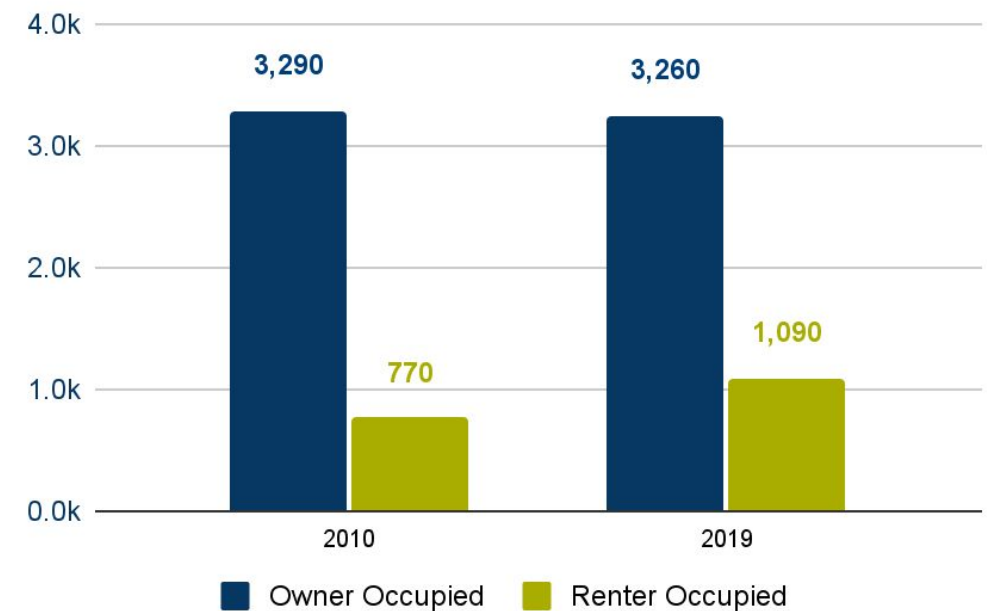
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

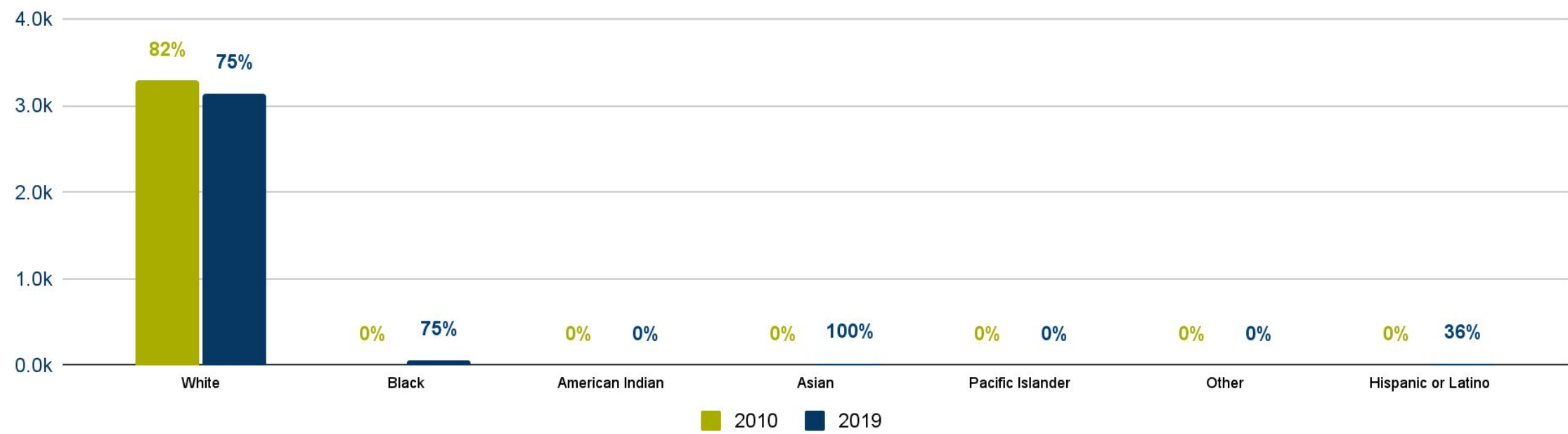
Switzerland County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 75% among non-Hispanic White households, 75% for Black households, and 36% for Hispanic or Latino households.

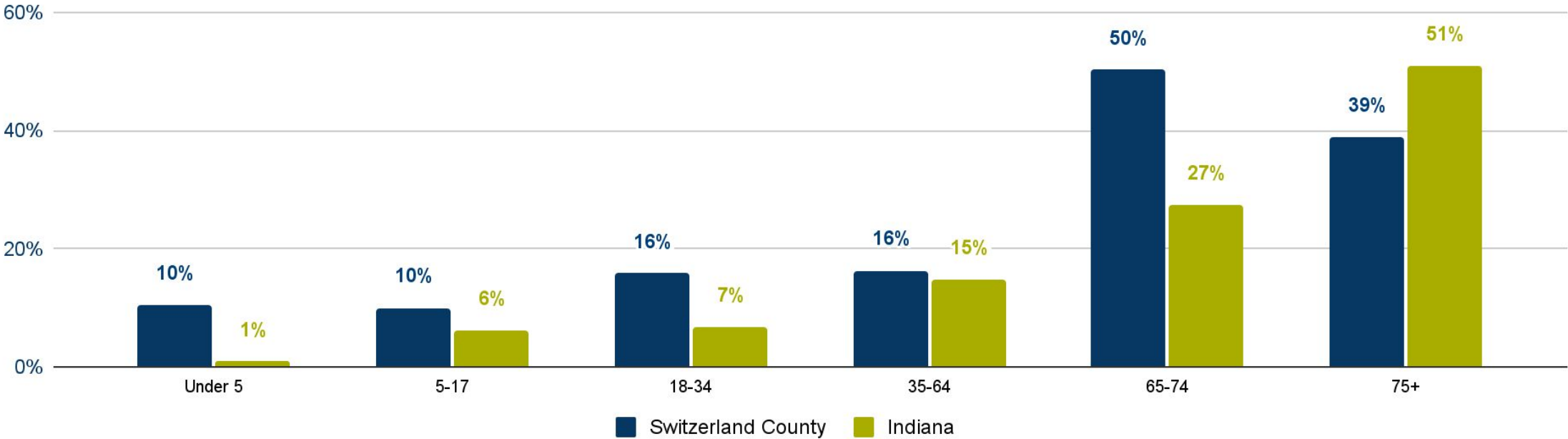
Homeownership by Race
Switzerland County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 20% of people in Switzerland County live with a disability. For people above 65, the share increases to 46%.

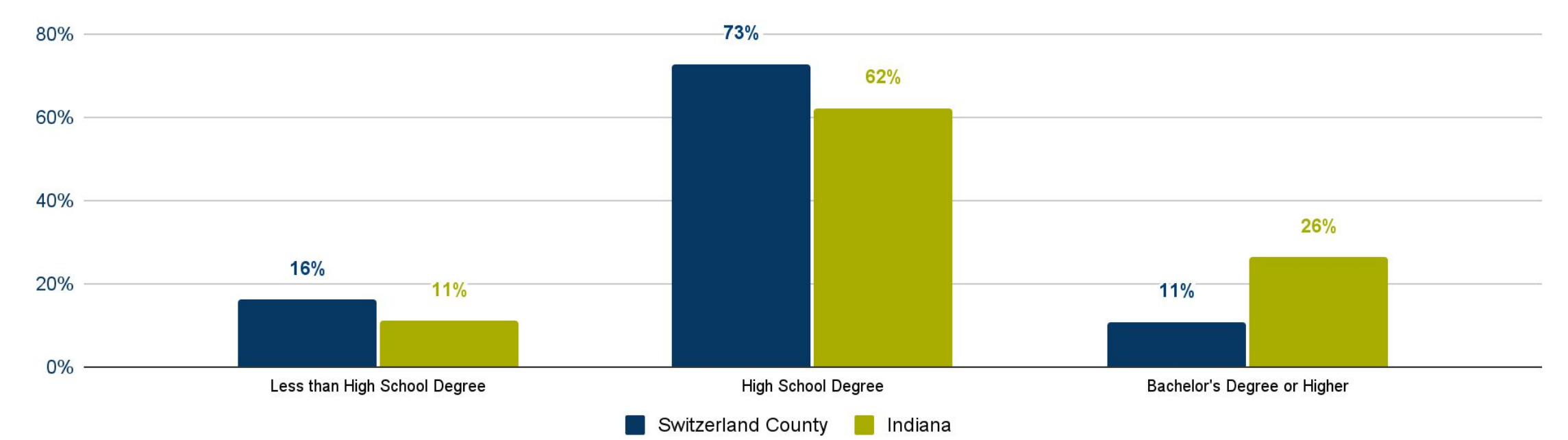
Share of the Population with a Disability by Age
Switzerland County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Switzerland County, 73% of the population has at least a high school degree and 11% of the population has at least a Bachelor's degree.

Educational Attainment
Switzerland County, Indiana | 2019

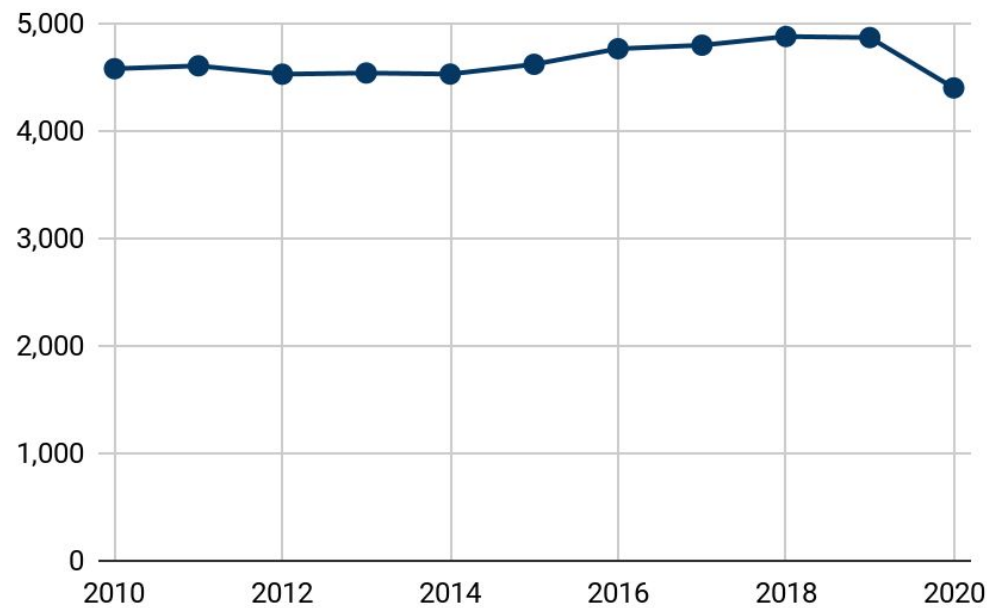


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

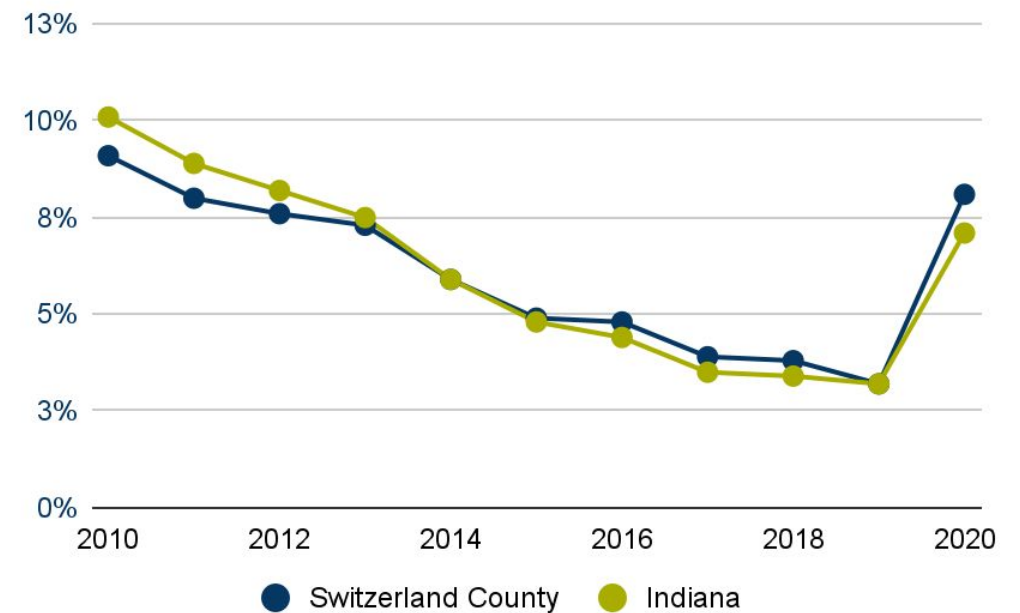
EMPLOYMENT BASE | There are currently 4,000 employed persons in Switzerland County, down by 3.91% since 2010. The unemployment rate in 2020 was 8.10%, up 4.90 points from 2019.

Total Employment
Switzerland County | 2010-2019



Source: ACS 2010-2019 5-year estimates

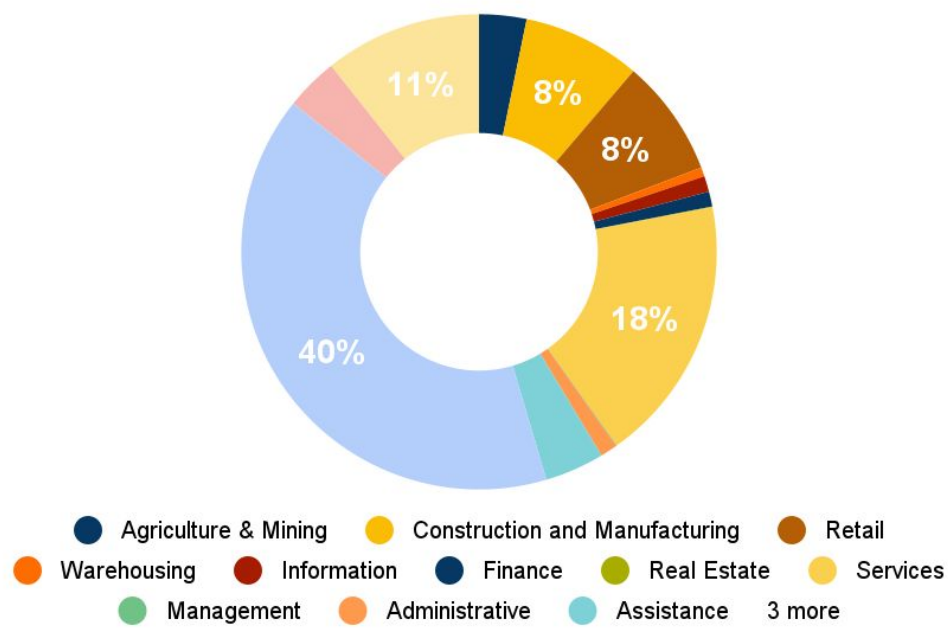
Unemployment Rate
Switzerland County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Arts, Entertainment, and Recreation accounts for the plurality of jobs in Switzerland County, accounting for 40% of all jobs, followed by Educational Services (12% of all jobs).

Total Jobs by All Industries
Switzerland County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$33,445
- 2. Trade, transportation, and utilities | \$29,145
- 3. Goods-producing | \$40,619
- 4. Leisure and hospitality | \$33,387
- 5. Professional and business services | \$44,637

Source: BLS

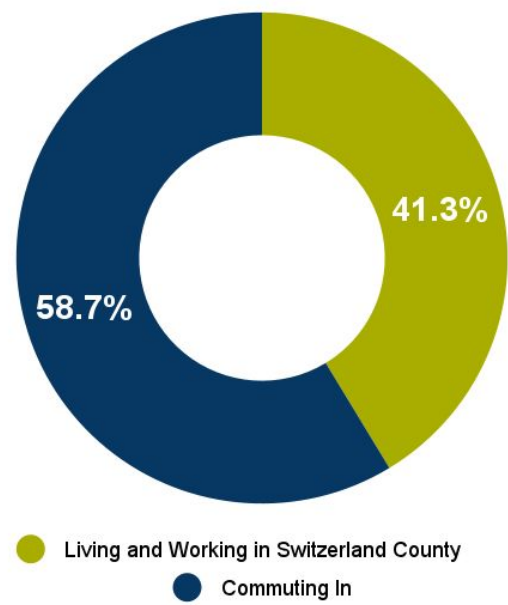
Top 5 Employers

- 1. Belterra Casino Resort & Spa (Florence)
- 2. Switzerland County Sch Corp Fd (Vevay)
- 3. Swiss Villa Nursing & Rehab (Vevay)
- 4. Switzerland County High School (Vevay)
- 5. Jefferson-craig Elementary (Vevay)

Source: BLS

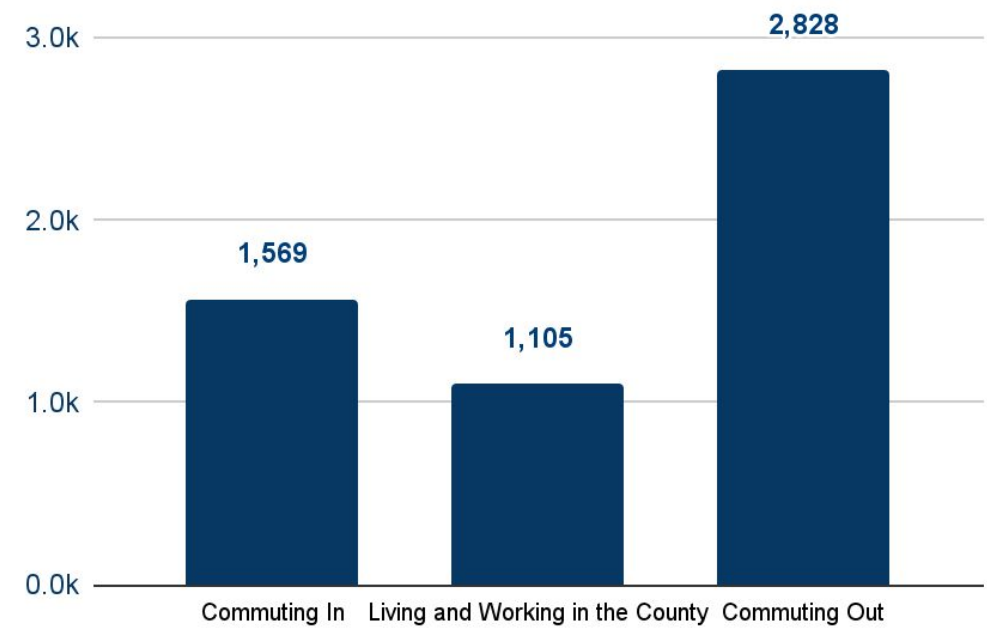
COMMUTER INFLOW / OUTFLOW | 2,000 commuters come into Switzerland County for their jobs, while 3,000 employees travel outside of Switzerland County for their jobs.

Employment Inflow
Switzerland County | 2018



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

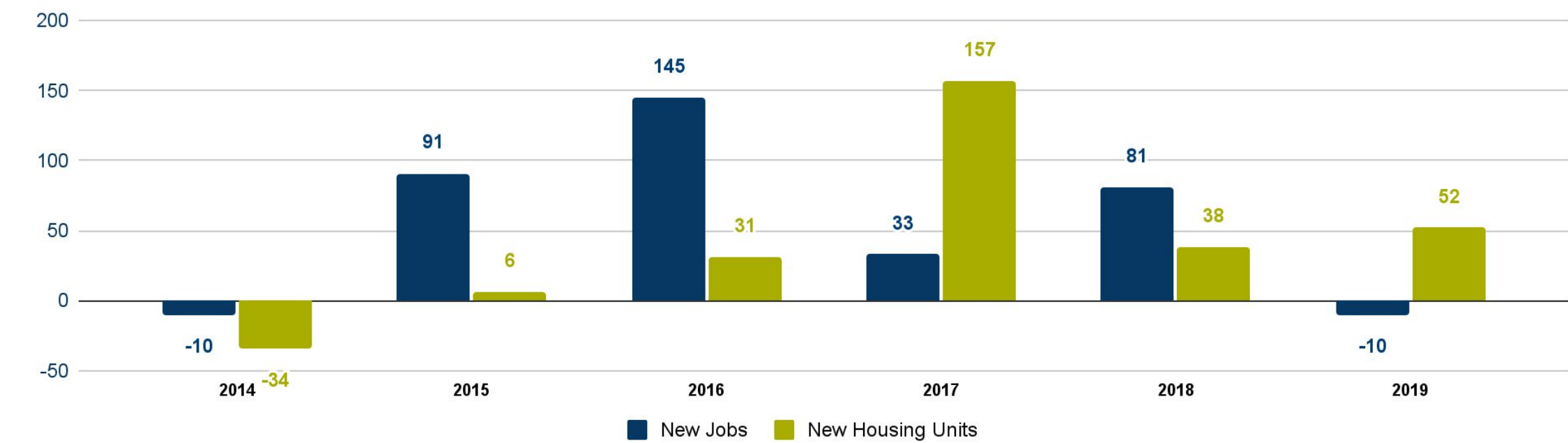
Commuting Patterns
Switzerland County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Switzerland County has created 330 jobs between 2014-2019 and 250 housing units, or 76 units for every 100 jobs created.

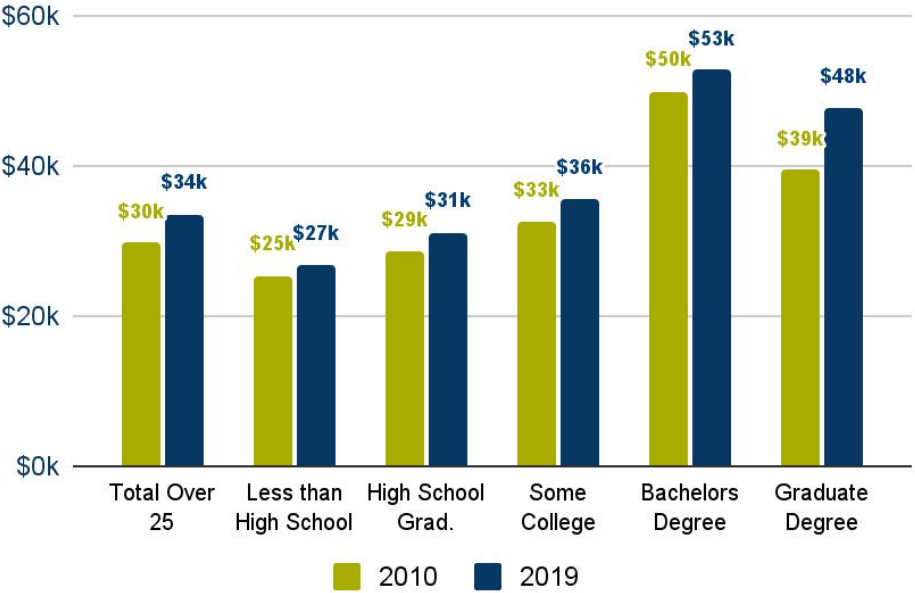
Job Growth and Housing Production
Switzerland County | Total Jobs, New Jobs



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

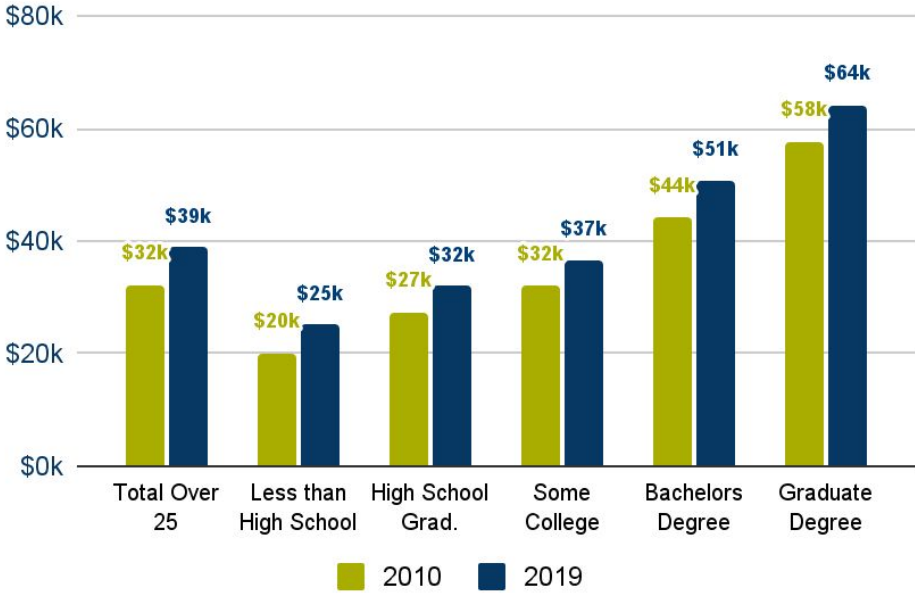
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 13% since 2010 for the total population and increased 9% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Switzerland County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

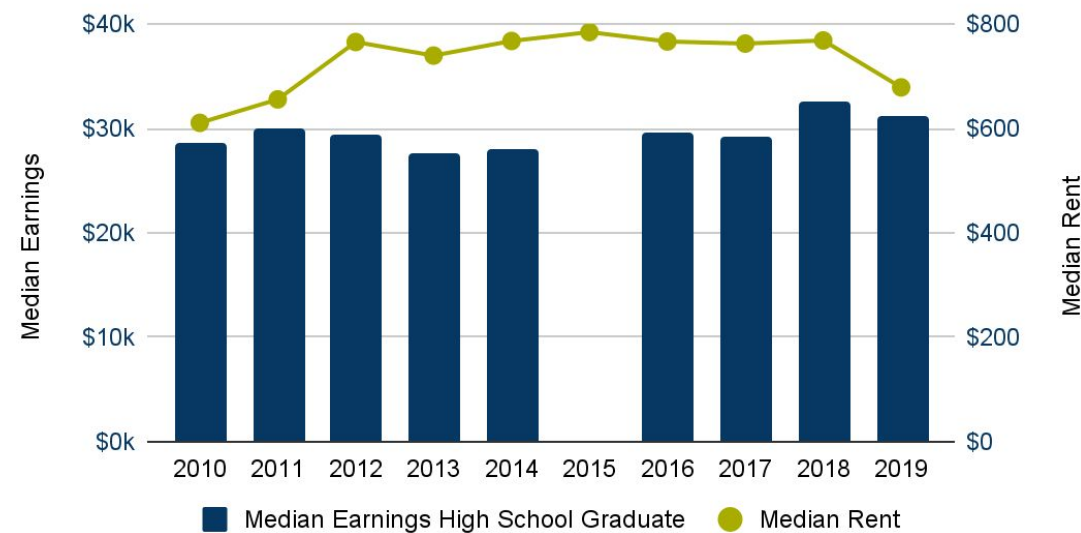
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

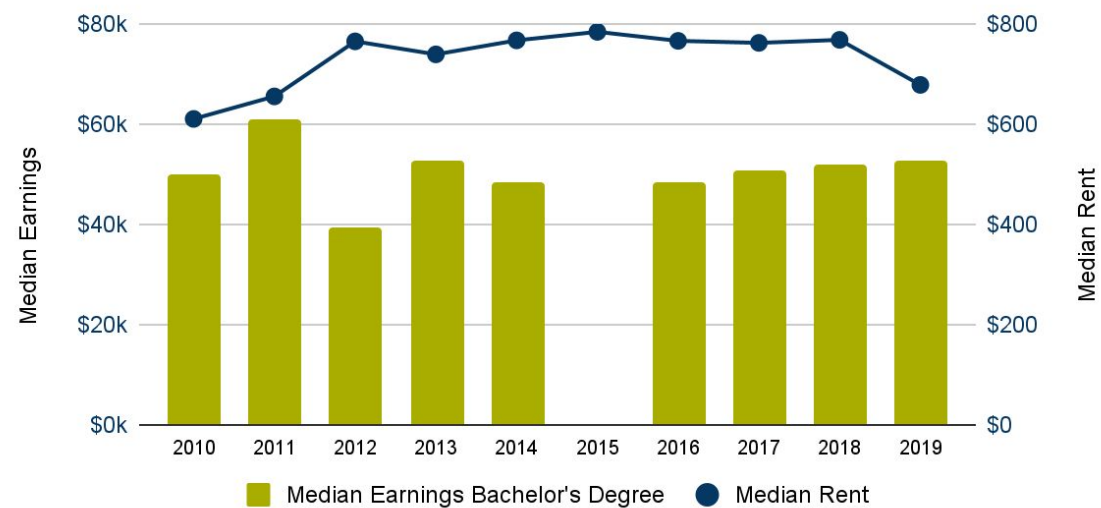
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 11.1%, or 11% since 2010.

Income and Rent Growth, High School Degree
Switzerland County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, BS Degree
Switzerland County | 2010-2019



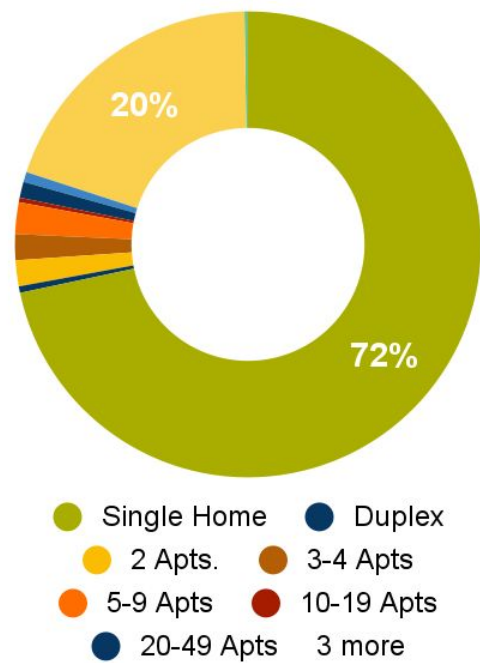
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 72% of homes in Switzerland County are single-family, while 8% are multifamily. Multifamily housing has increased by 60 homes since 2010.

Housing Typology

Switzerland County | 2019



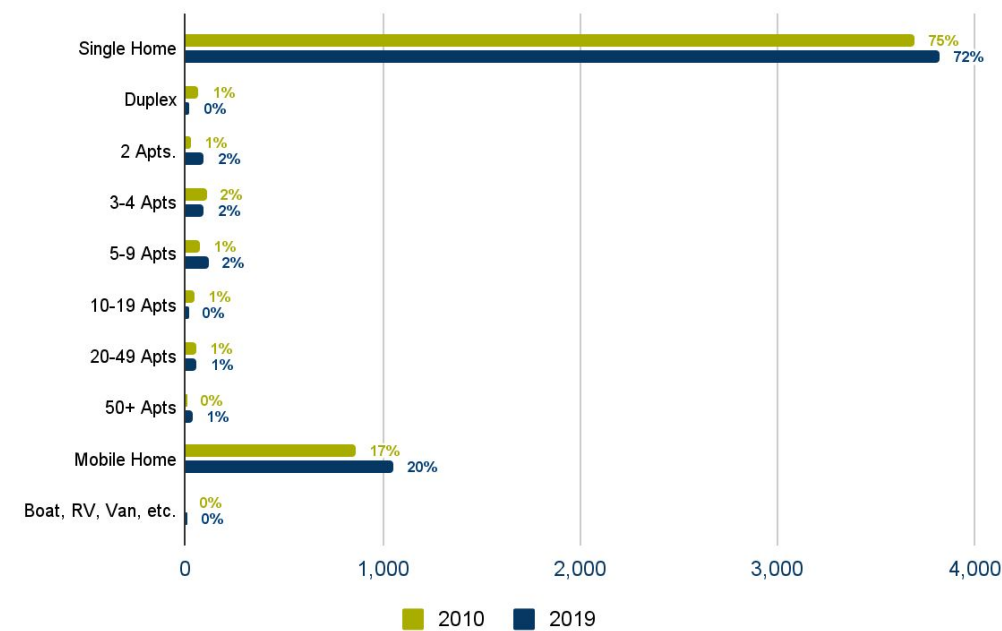
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Switzerland County | 2010-2019



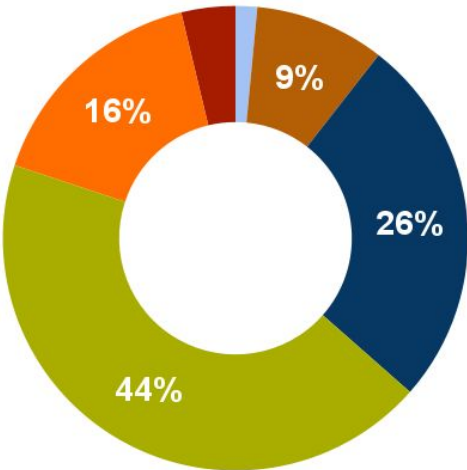
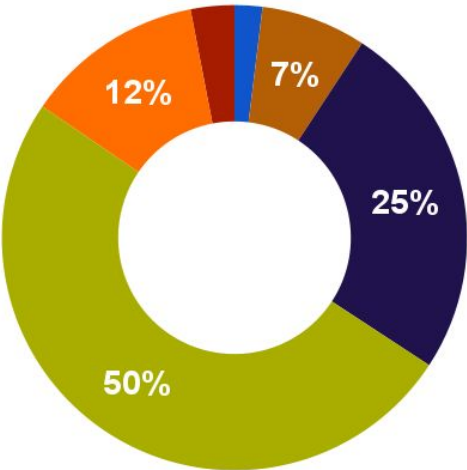
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Switzerland County contain 2.43 bedrooms, with 66% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Switzerland County | 2019

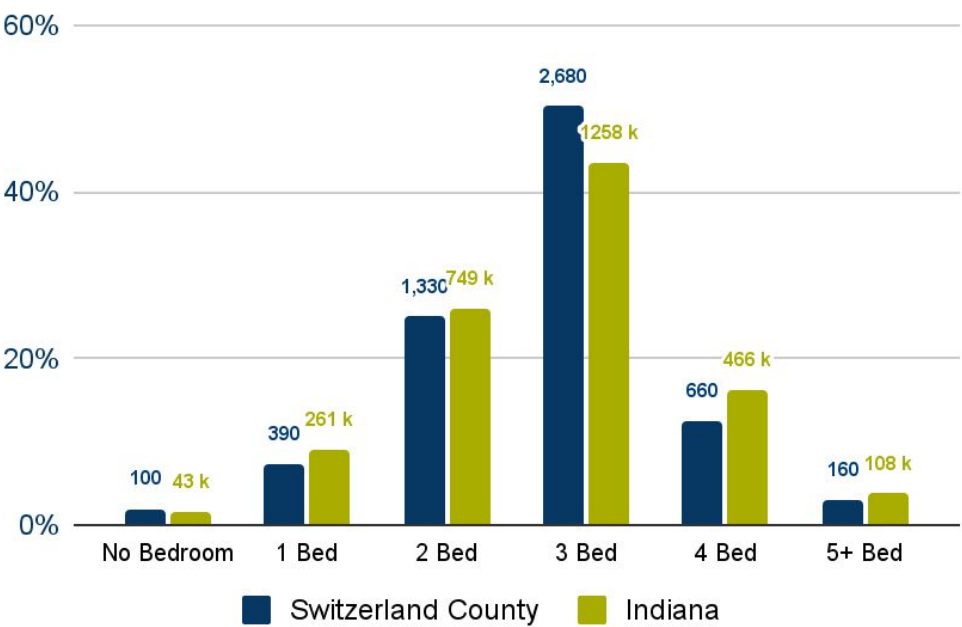
Indiana | 2019



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

Share of Housing Stock by Bedroom

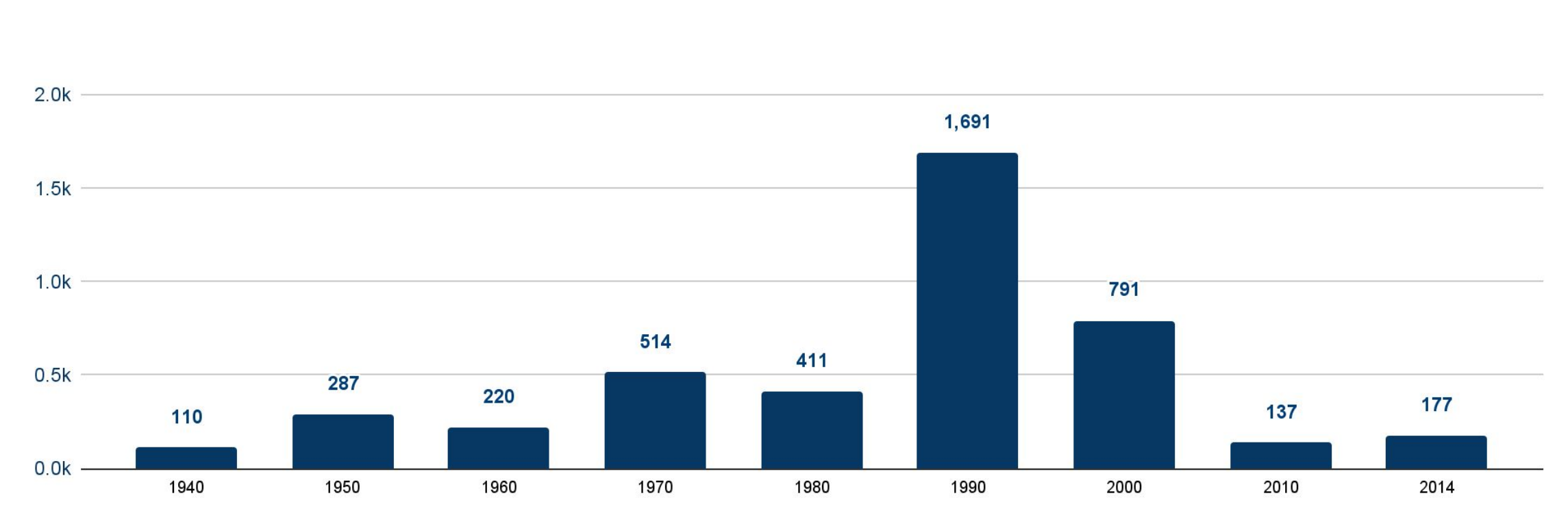
Switzerland County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 79% of homes were built before 1990, with a plurality of homes built in 1990.

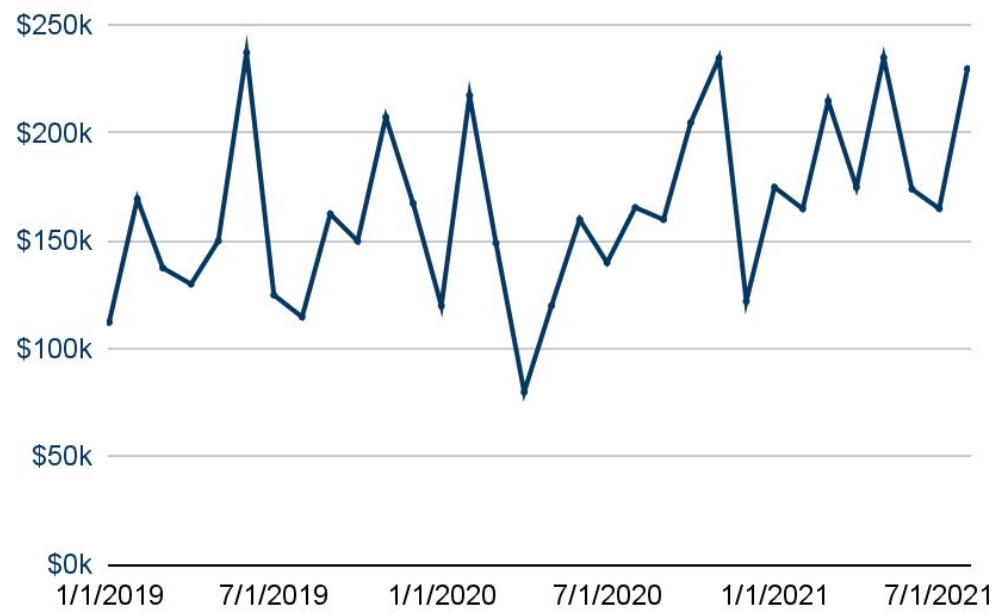
Homes by Year Built
Switzerland County | 2019



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

MEDIAN LISTING PRICE | Homes in Switzerland County have a median listing price of \$229,900. Home prices have increased by 105% since 2019.

Median Listing Price
Switzerland County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

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

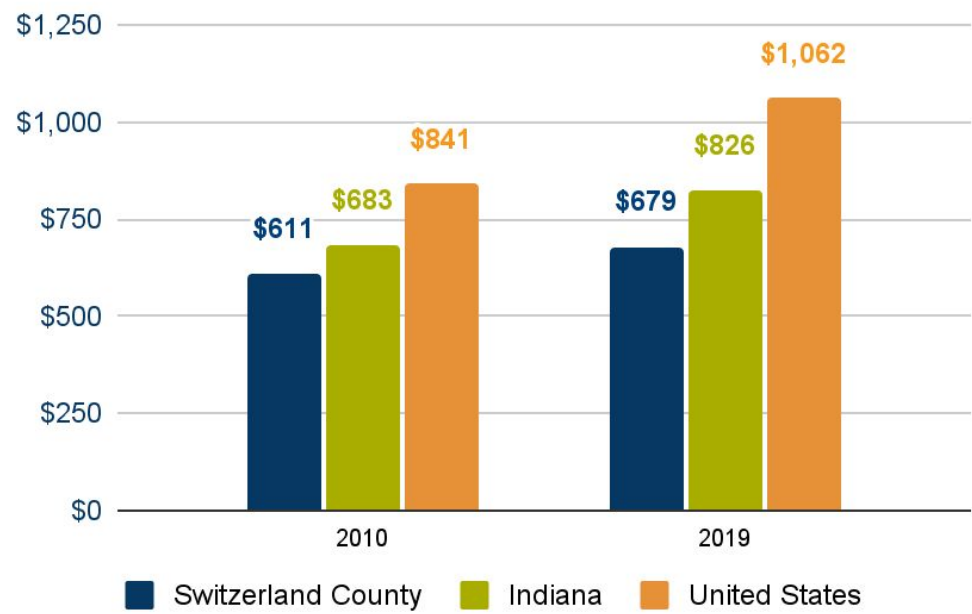


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 11% since 2010, with average rents at \$679 in 2019.

Median Rent

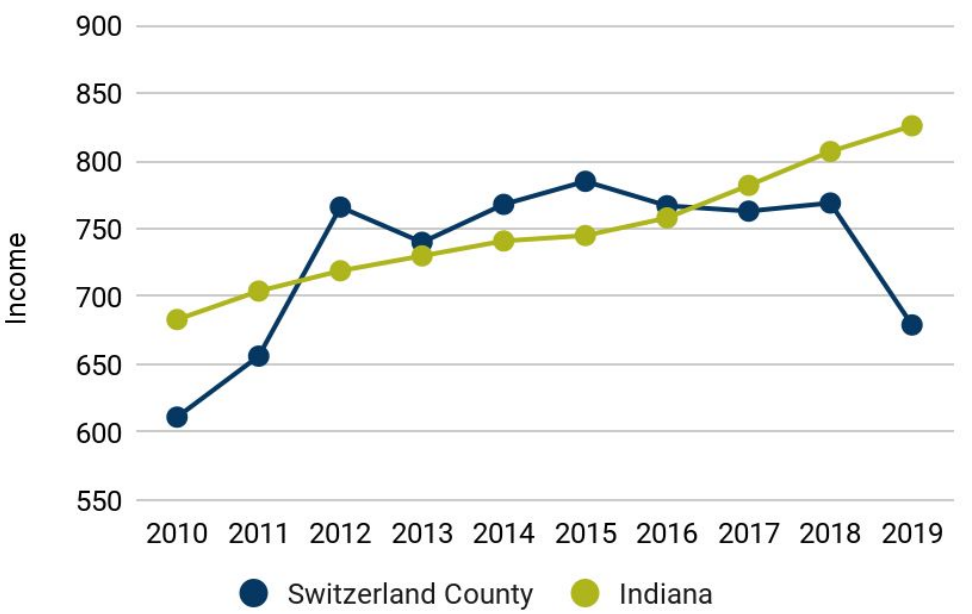
Switzerland County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

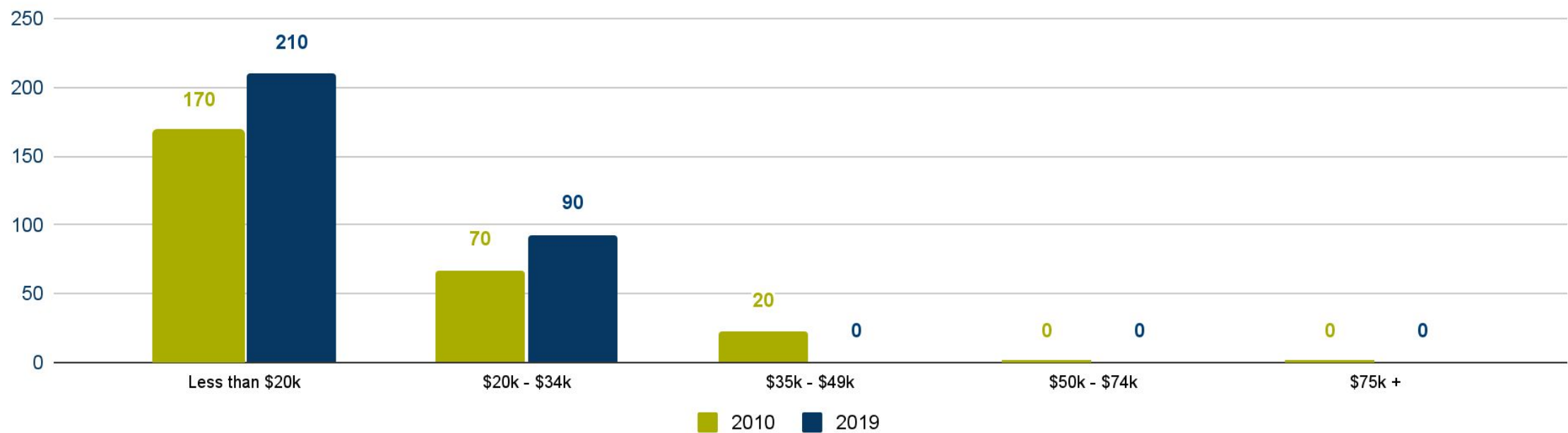
Switzerland County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 32% of renter households are housing cost burdened in Switzerland County, down -15% since 2010. 52% of households earning below \$50,000 are housing cost burdened.

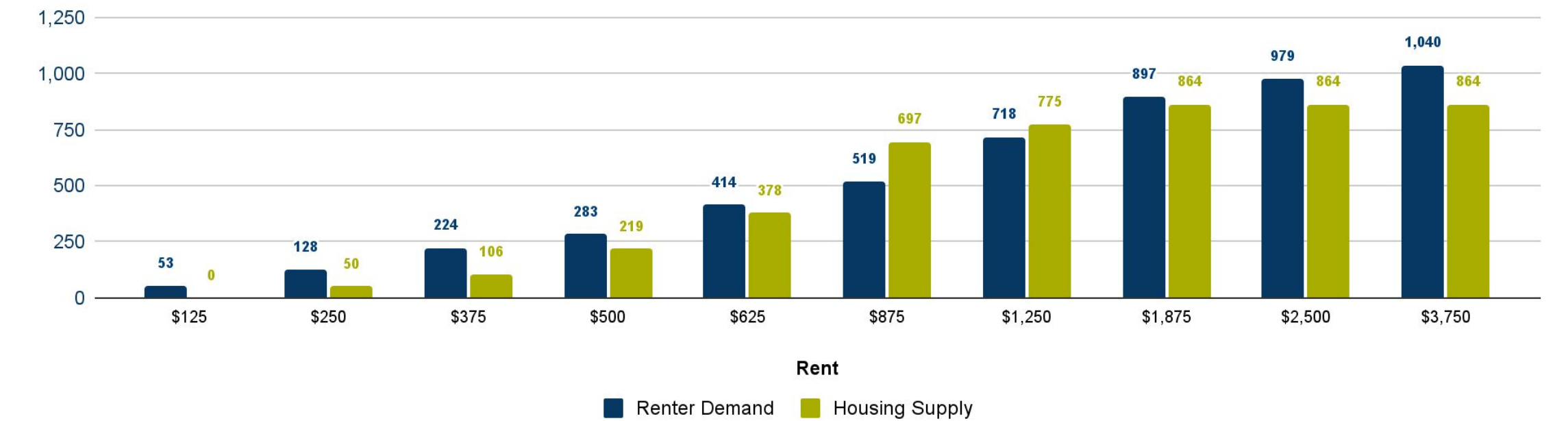
Renter Housing Cost Burden
Switzerland County, Indiana | 2010 - 2019



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 the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Switzerland County, Indiana | 2010-2019

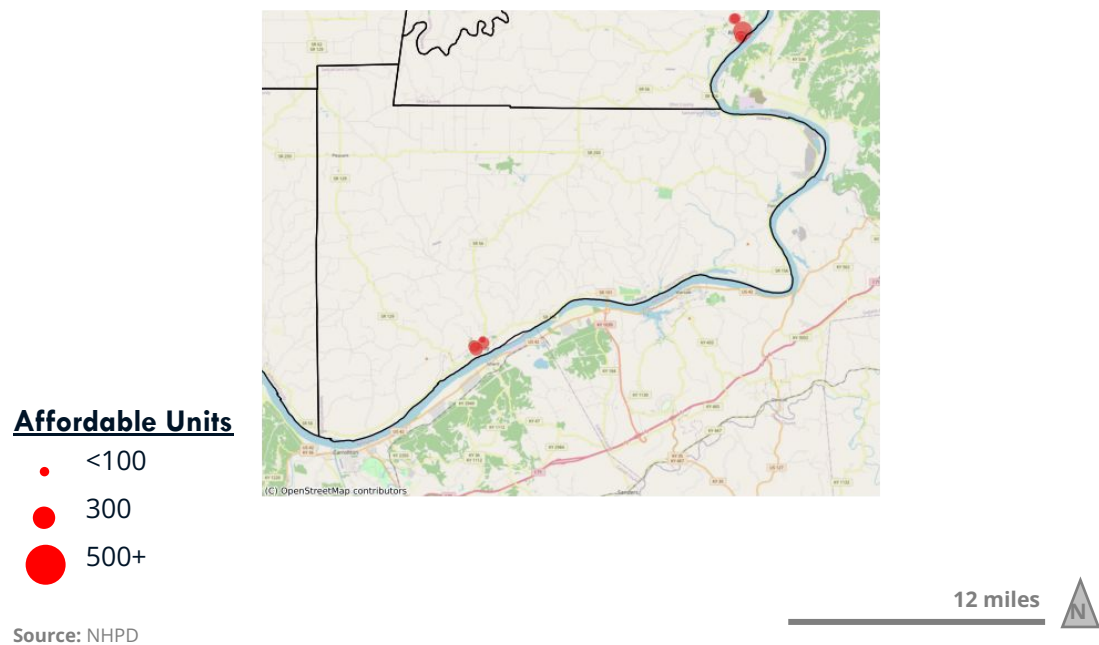


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

AFFORDABLE HOUSING | The maps below show the spatial distribution of affordable housing units throughout the state of Indiana and in Switzerland County.

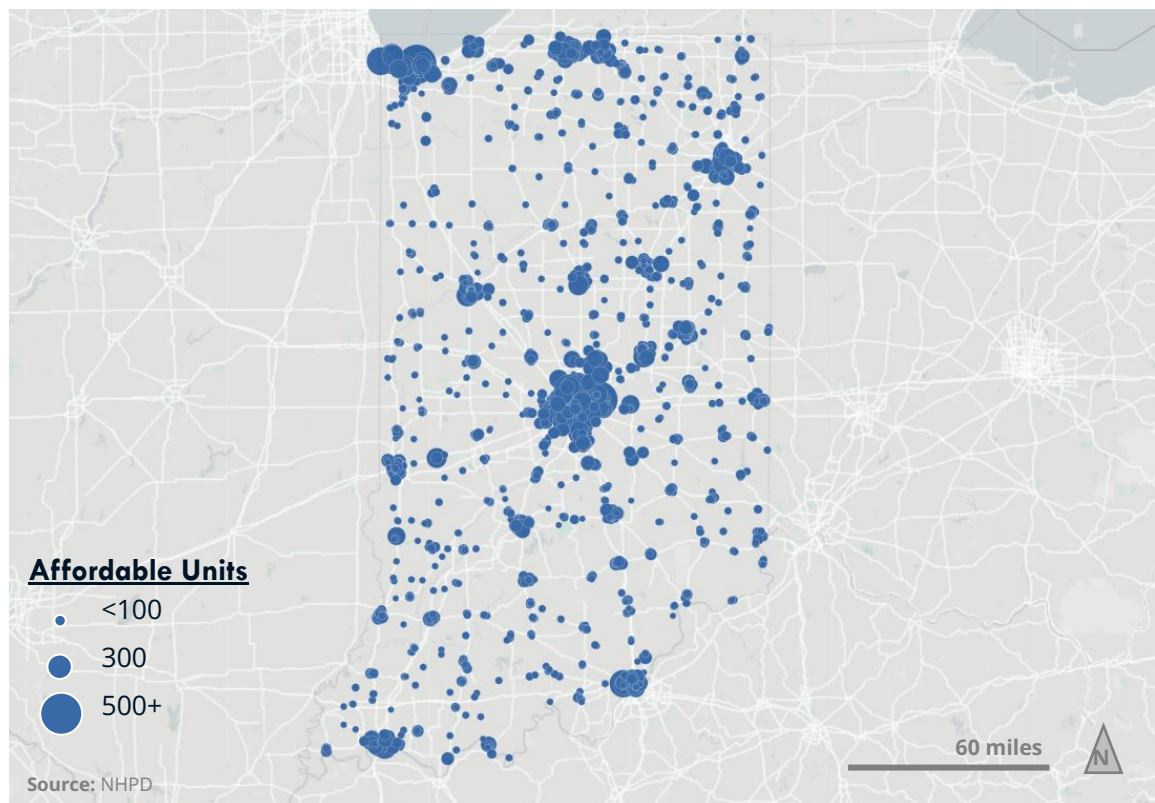
Affordable Housing Inventory

Switzerland County | 2020



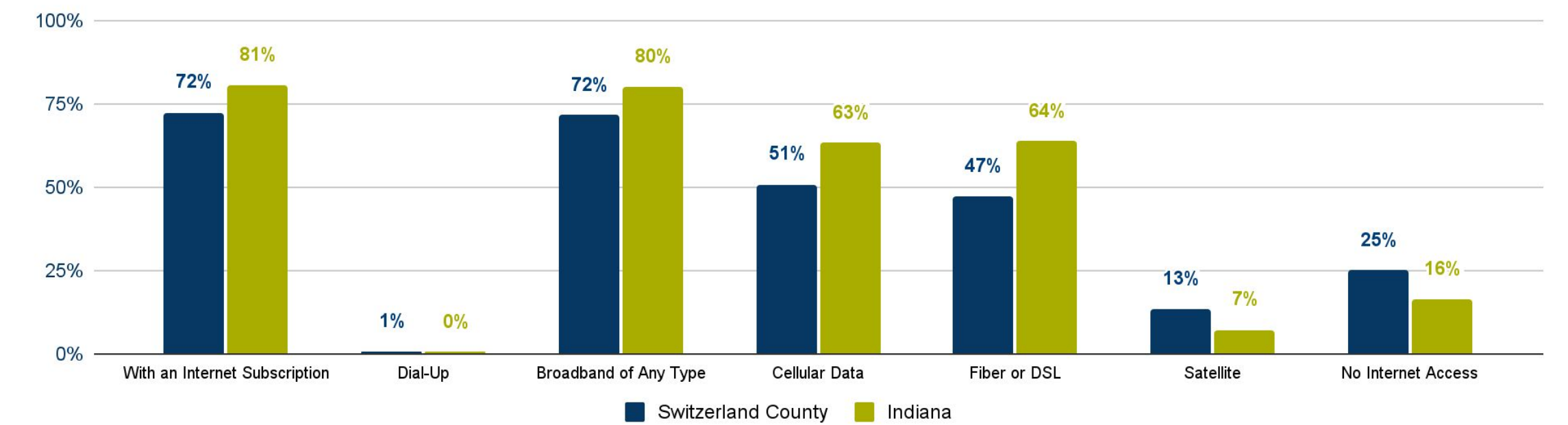
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 72% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Switzerland County | 2020

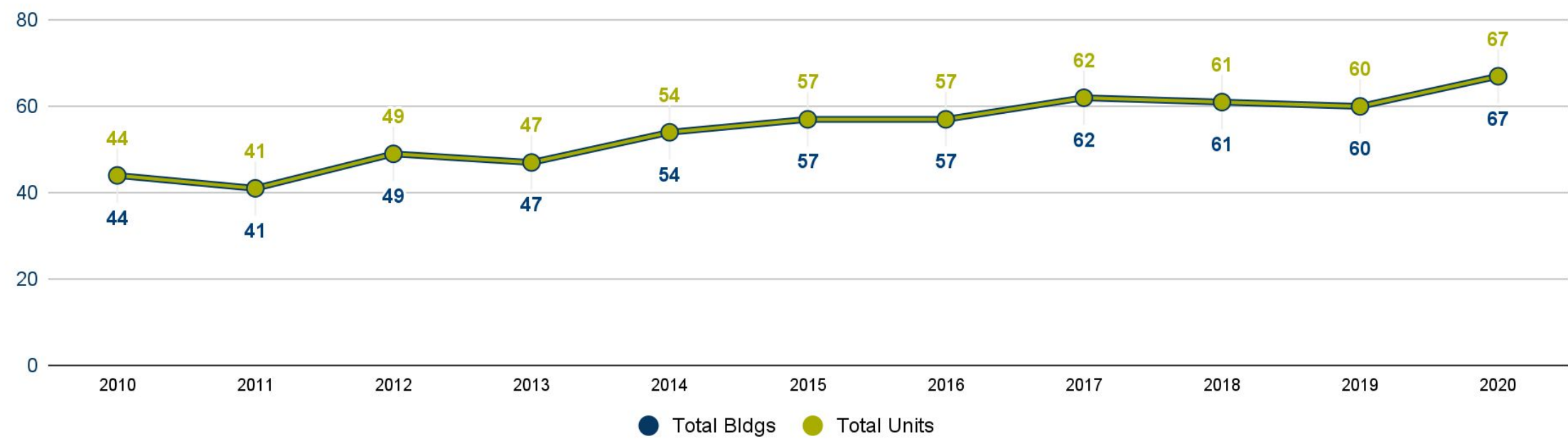


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 67 new housing starts in 2020 in Switzerland County, with 599 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Switzerland County | 2017-2020



Source: St. Louis Fed.

CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2021



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

Gross Construction Wages
Indiana | 2010-2020



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