

# ADDENDUM 2.B

## CRAWFORD COUNTY

*This section provides an updated overview of the issues and opportunities related to housing within Crawford County as of 2023. It builds upon the findings of the previous study and takes into account changes and developments that have occurred in the housing market since the last study was conducted in 2019.*

To access details from the 2019 Regional Profile Section visit [regionalsoportunityinc.org/housing](https://regionalsoportunityinc.org/housing).



## Population Characteristics

**Historic Trends.** As was predicted in 2019, Crawford County experienced a population decline.

- It appears that a lack of housing opportunities for the small employment base and the inability to capitalize on regional employee housing needs are factors in the county's lost population.

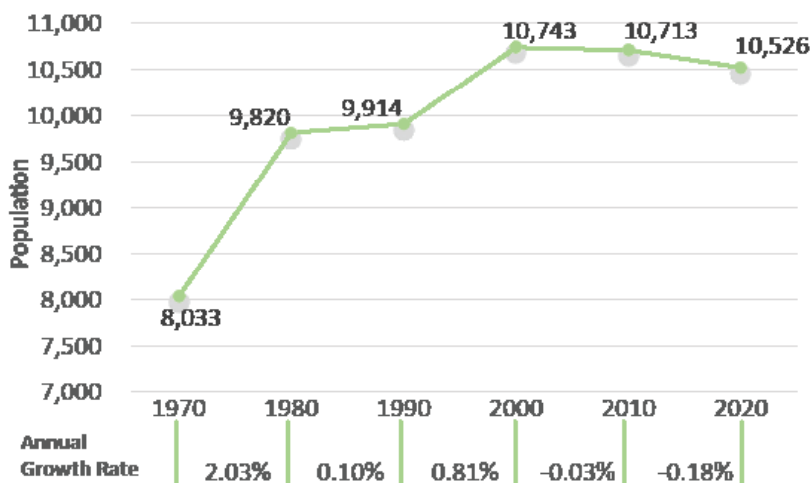
**Predicted vs Actual.** Overall, Crawford County experienced an out-migration of residents with 77 fewer residents than predicted.

- Out-migration occurred in the age cohorts of 20 to 24, and 15-19 years olds, the age groups leaving home for the first time.
- The loss of 25 to 34 year olds may indicate a lack of first-time homebuyer options. This group is also in family formation years which will impact the number of children in the coming years.
- The population over the age of 55 is increasing beyond what would have been predicted through natural aging of Baby Boomers, which could indicate more people choosing to retire in Crawford County.

**Future Growth.** Historic growth rates, current trends, and birth and death rates are the basis for three population projection scenarios (see Figure B.3).

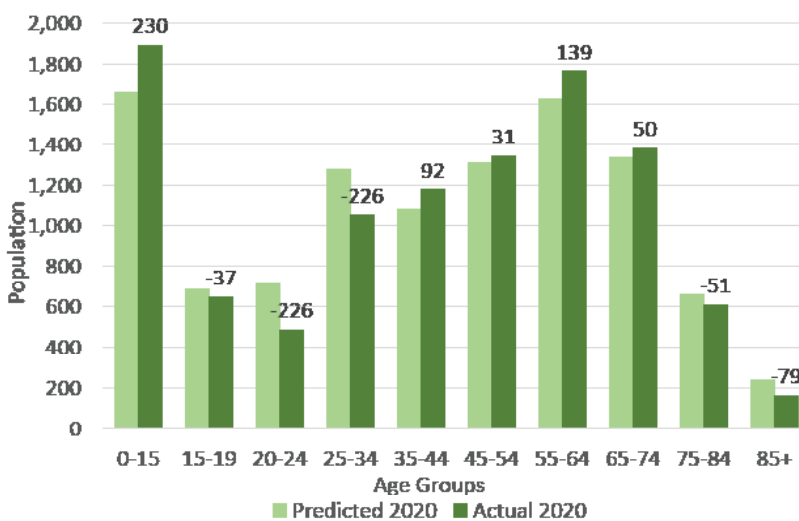
- The rates include natural growth, which assumes no migration in or out, and the historical growth rates that occurred between 1990 and 2010 (0.39%) and 1990 and 2020 (0.20%).

**FIGURE B.1: Historic Population Change**



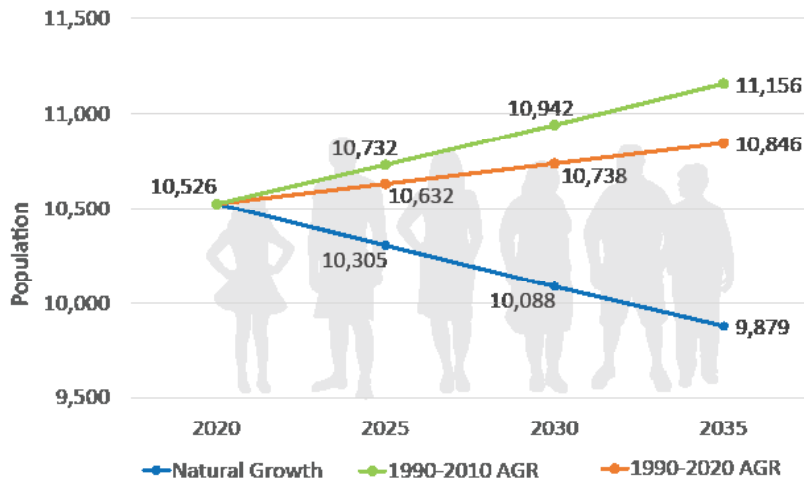
Source: 2020 US Census Bureau; RDG Planning & Design

**FIGURE B.2: 2020 Predicted vs Actual Population**



Source: 2020 US Census Bureau

**FIGURE B.3: Future Growth Rate Scenarios**



AGR - Average Growth Rate

Source: 2020 US Census Bureau; RDG Planning & Design

## Economic Characteristics

**Industry Breakdown.** Figure B.4 illustrates the employment by industry for Crawford County residents employed by industry, regardless if they are employed in the county. On the next page map B.1 illustrates the major employers in Crawford County.

- Manufacturing and Educational Services, Health Care and Social Assistance remain the largest industries.
- Crawford County continues to have a strong base of small employers with fewer than 100 employees.

**Commuting Patterns.** Figure B.5 illustrates where employees and residents are living and working.

- As most employers in Crawford County are small businesses, many residents find work outside the county.
- Approximately 35% of Crawford County residents commute to work outside the county. The top five areas receiving workers from Crawford: Harrison, Dubois, Floyd, Clark Counties and the State of Kentucky.

**Household Income.** Figure B.6 provides an overview of the county's estimated income.

- Crawford County continues to have one of the lowest household incomes in the region and the state.
- Households earning less than 80% of the area median income have a household hourly wage of \$16.33 or less. These households will likely not be able to afford market rate new construction options.

**FIGURE B.4: Employment By Industry**

Manufacturing 883   20.8%	Educational Services, Health Care, Social Assistance 699   16.4%	Retail Trade 539   12.7%	Construction 364   8.6%	Entertainment, Recreation, Arts, Accommodation, Food Services 353   8.3%
Transportation & Warehousing, Utilities 303   7.1%	Professional, Scientific, Management, Administration 248   5.8%	Public Administration 240   5.6%	Other Services, Except Public Administration 174   4.1%	Agriculture, Forestry, Fishing, Hunting, Mining 172   4.0%
Wholesale Trade 129   3.0%	Information 77   1.8%	Finance, Insurance, Real Estate, Rental & Leasing 73   1.7%	Civilian employed population 16 years and over 4,254	

Source: 2021 American Community Survey (5-Year Estimates)

\*Number represents the number of people employed within the industry, percentage represents share of all workers within the industry

**FIGURE B.5: 2021 Commuting Patterns**



Source: 2021 STATS Indiana

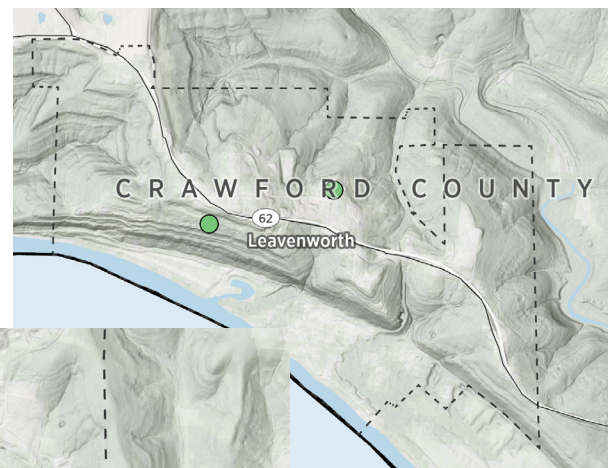
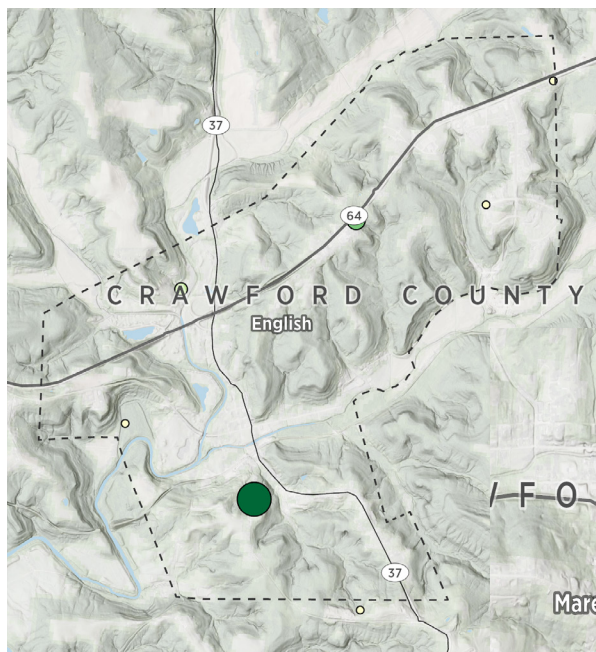
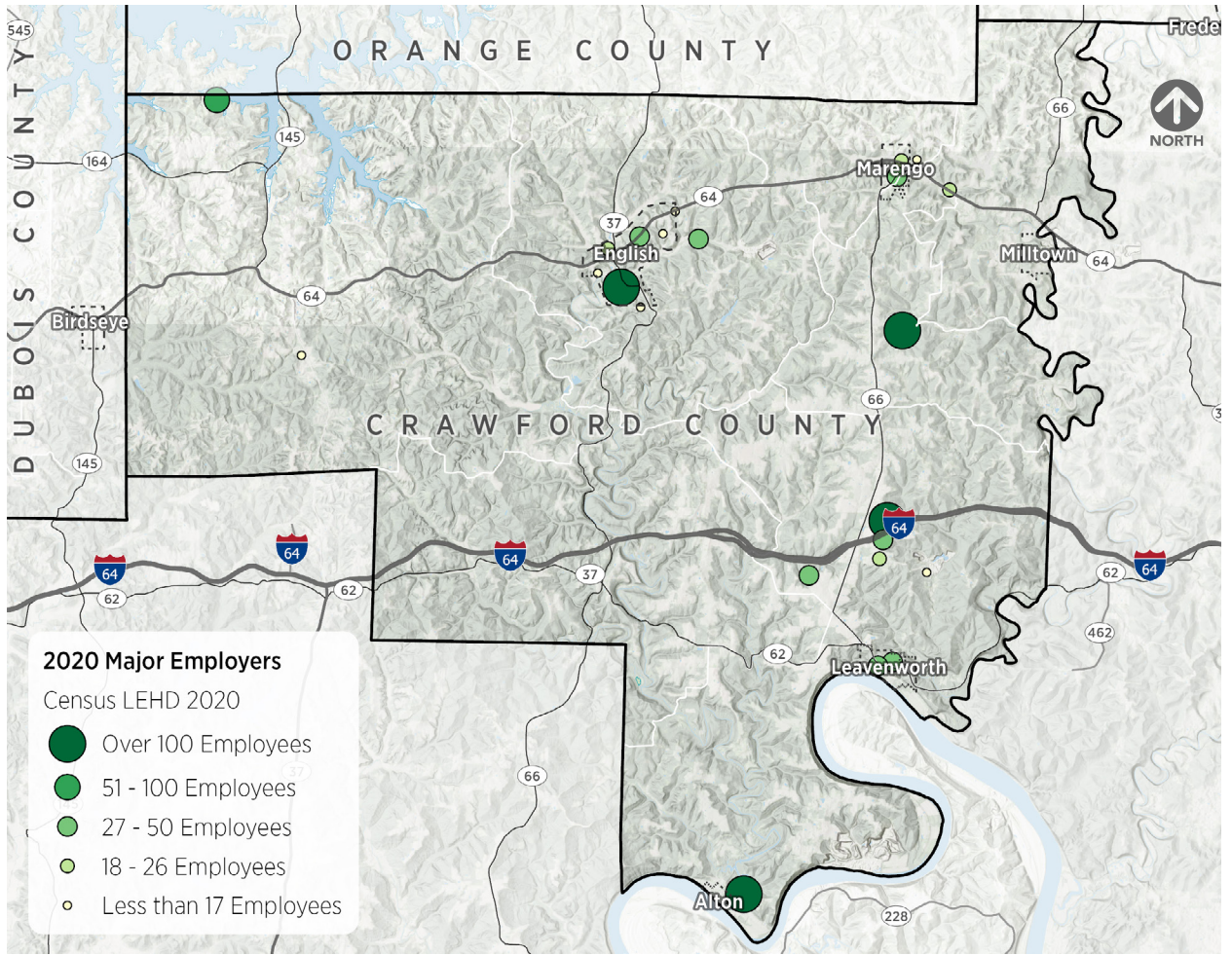
**FIGURE B.6: Household Income**



Source: 2021 American Community Survey (5-Year Estimates)



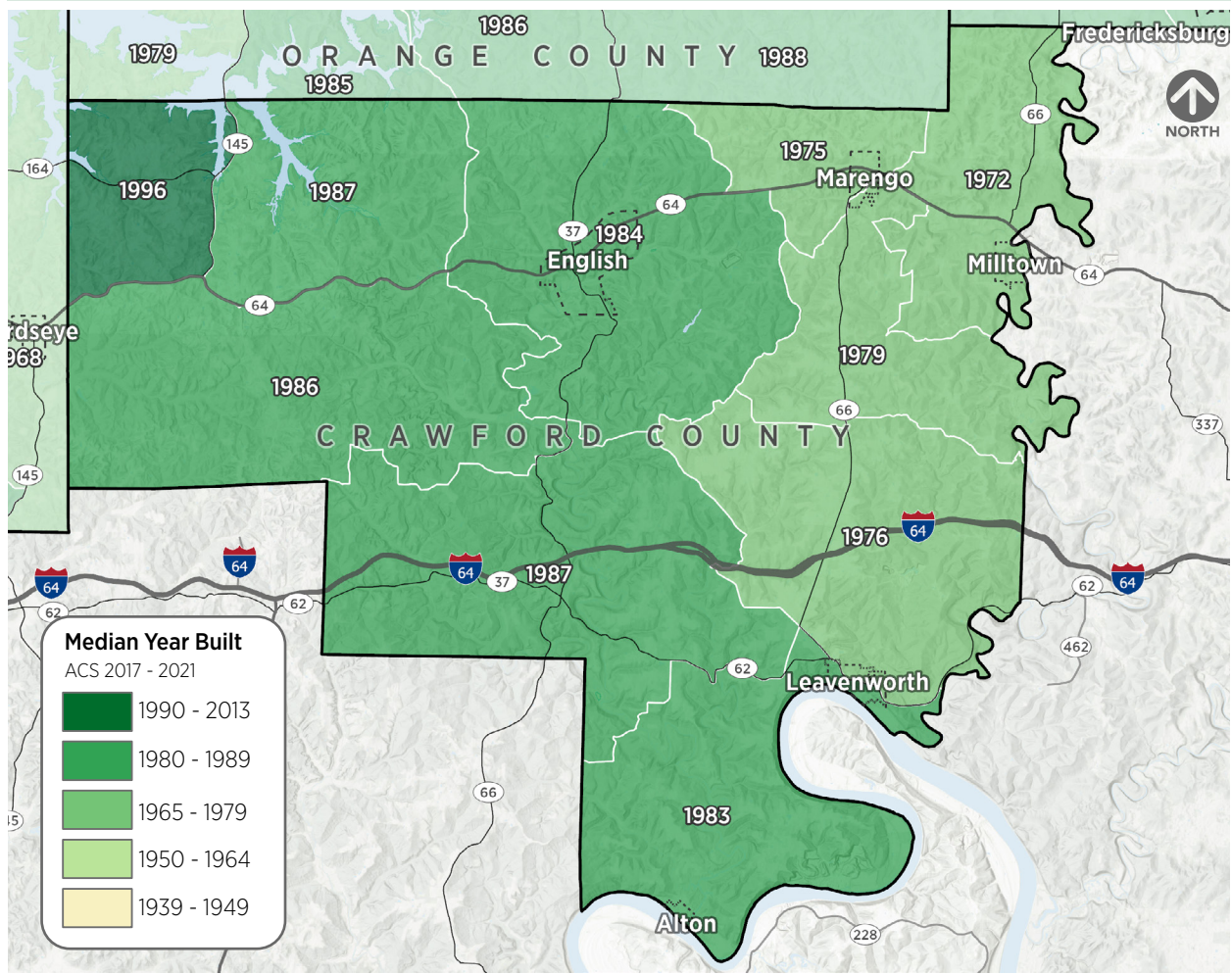
**Map B.1: Employers by Size (25 Largest Employers)**



Source: 2020 Census Longitudinal Employer-Household Dynamics (LEHD)



**Map B.2: Median Year Residential Structure Built**



Source: 2021 American Community Survey (5-Year Estimates)

## Housing Characteristics

### Housing Age and Building

**History.** Map B.2 shows the median year built for structures in Crawford County.

- Crawford County does not require building permits and therefore no data is available on historic building trends.
- Much of Crawford County's housing stock is at or nearing 40+ years old. This stock will need to be regularly maintained to ensure that a good stock of affordable housing remains on the market.

**Housing Occupancy.** Occupancy status has slightly changed from 2000 to 2020:

- The average household size in Crawford County is 2.54 people per household, an increase from 2.46 since the 2010 Census (See Map B.3).
- The county continues to have a very high owner-occupancy rate, likely indicating very few rental options for residents.
- The current vacancy rate is very high at 26.2%, which is attributed to seasonal and recreational units. When considering only those for sale or rent, the vacancy rate is only 2%.

**FIGURE B.7: Year Structure Built**

Year Built	% Housing Built
Built 2020 or later	0.50%
Built 2010 to 2019	4.84%
Built 2000 to 2009	12.08%
Built 1990 to 1999	24.93%
Built 1980 to 1989	14.29%
Built 1970 to 1979	15.80%
Built 1960 to 1969	5.80%
Built 1950 to 1959	3.81%
Built 1940 to 1949	2.85%
Built 1939 or earlier	15.11%
<b>Total</b>	<b>100.00%</b>

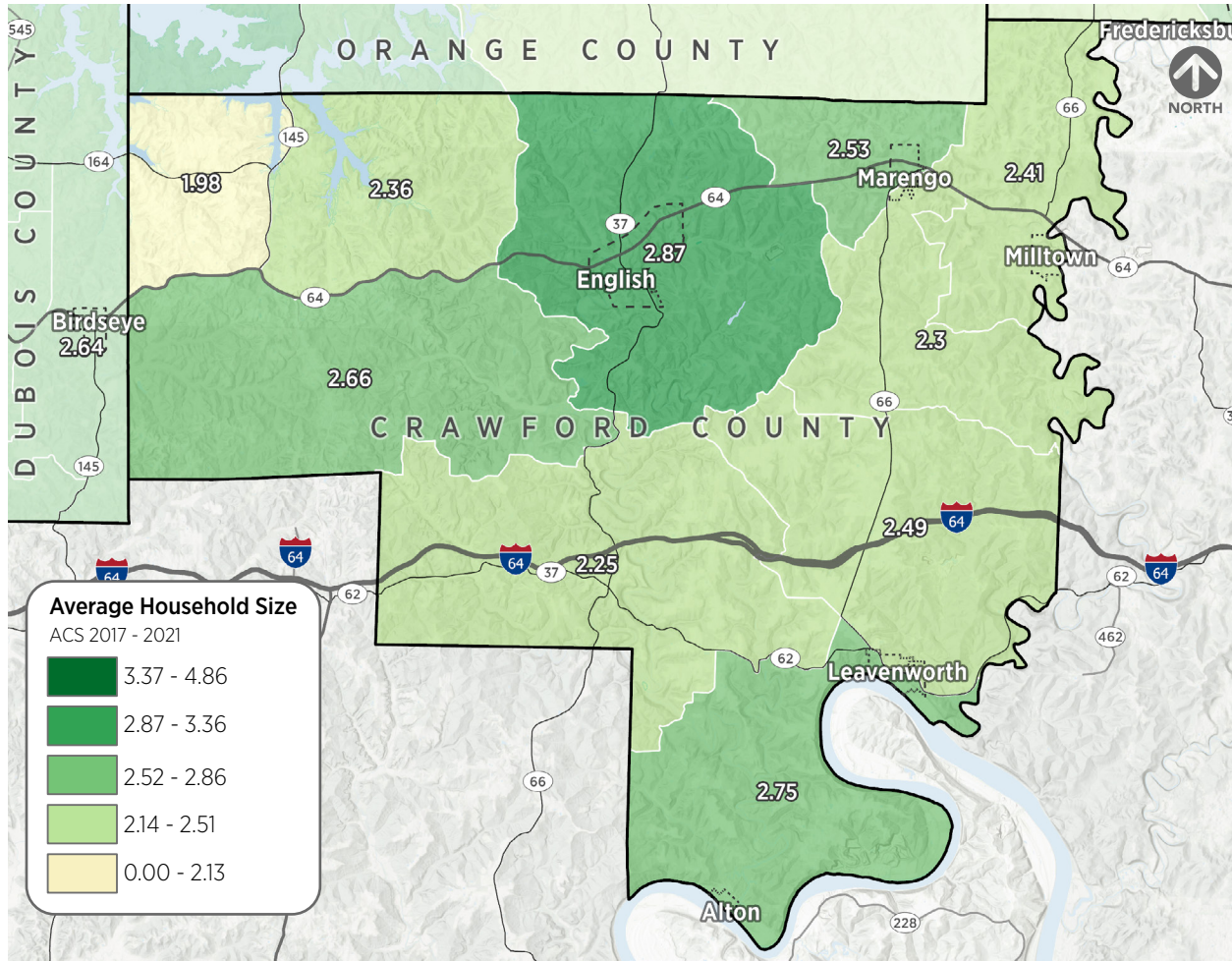
Source: 2021 American Community Survey (5-Year Estimates)

**FIGURE B.8: Occupancy Status**

Occupancy	2000		2020		Change 2000-2020
	Number	% of Occupied Units	Number	% of Occupied Units	
<b>Owner-Occupied</b>	3,467	82.9%	3,553	82.1%	86
<b>Renter-Occupied</b>	714	17.1%	777	17.9%	63
<b>Total Vacant</b>	957		1,541		584
<b>Vacancy rate</b>	18.6%		26.2%		
<b>Total Units</b>	5,138		5,871		

Source: US Census Bureau

**Map B.3: People Per Household**

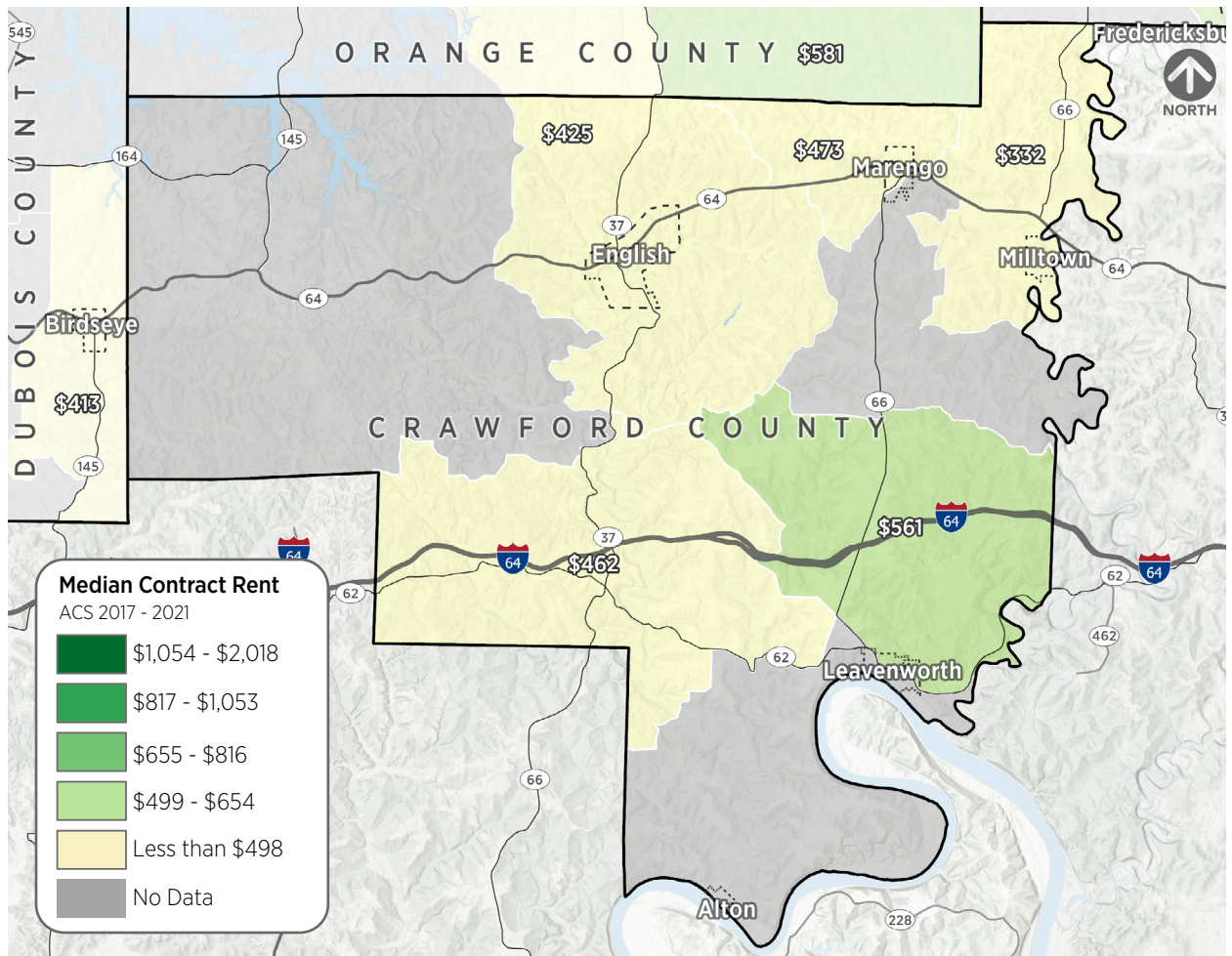


Source: 2021 American Community Survey (5-Year Estimates)

- Household size impacts the number of units needed to house a population. Some parts of Crawford County have a higher household size. As children age and form their own households, new housing units may need to be generated despite the overall population not increasing.



**Map B.4: Median Contract Rent by Census Tract**

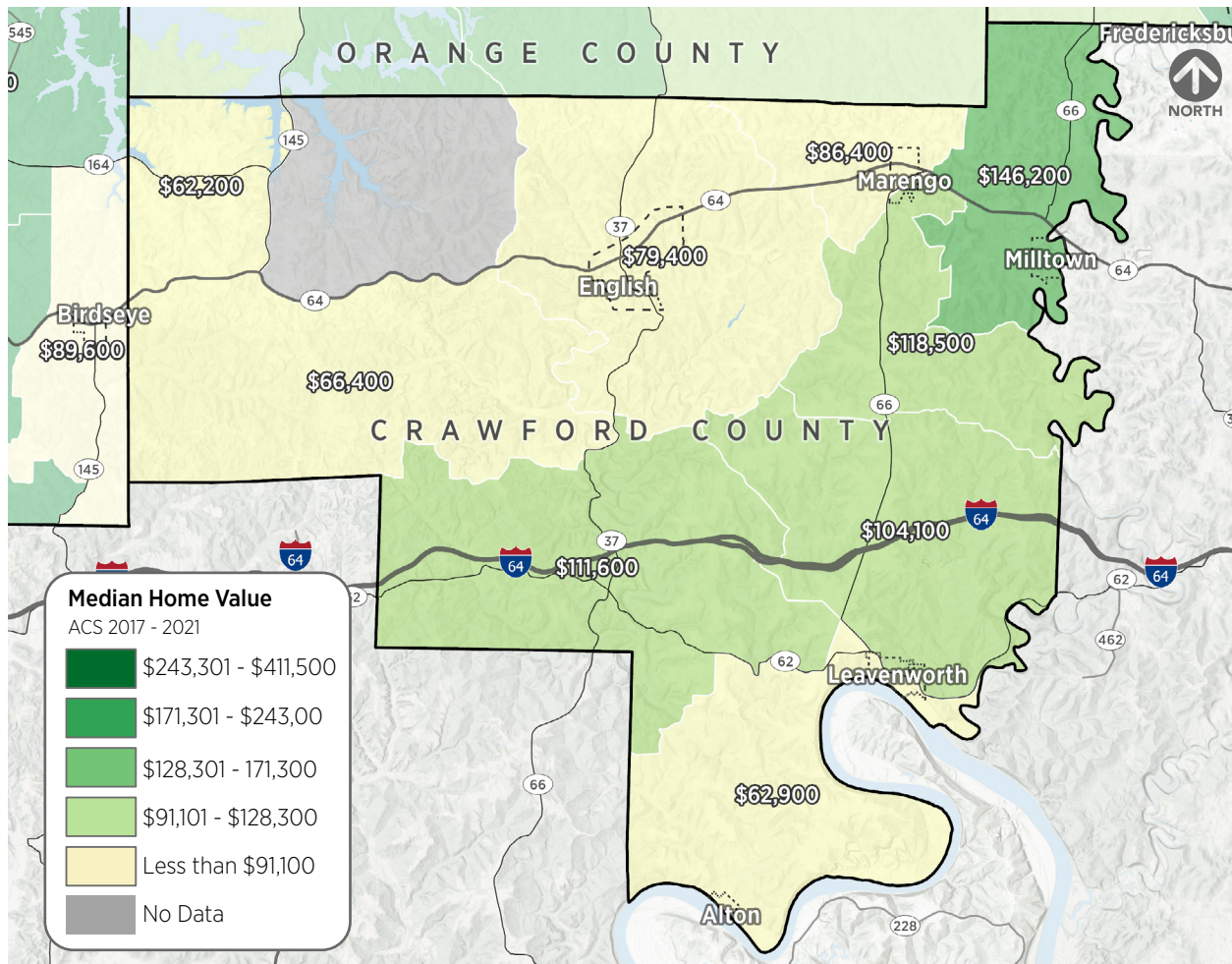


\* No Data results from a small sample size that may result in loss of confidentiality.  
 Source: 2021 American Community Survey (5-Year Estimates)

- Contract rent is defined by the Census as monthly rent not including furnishings, utilities, or services.
- In most areas of the county, the contract rent is well below what rents would be needed to support new construction. This can create financing issues for new projects and require gap financing until the market for higher price rental units can be proven.



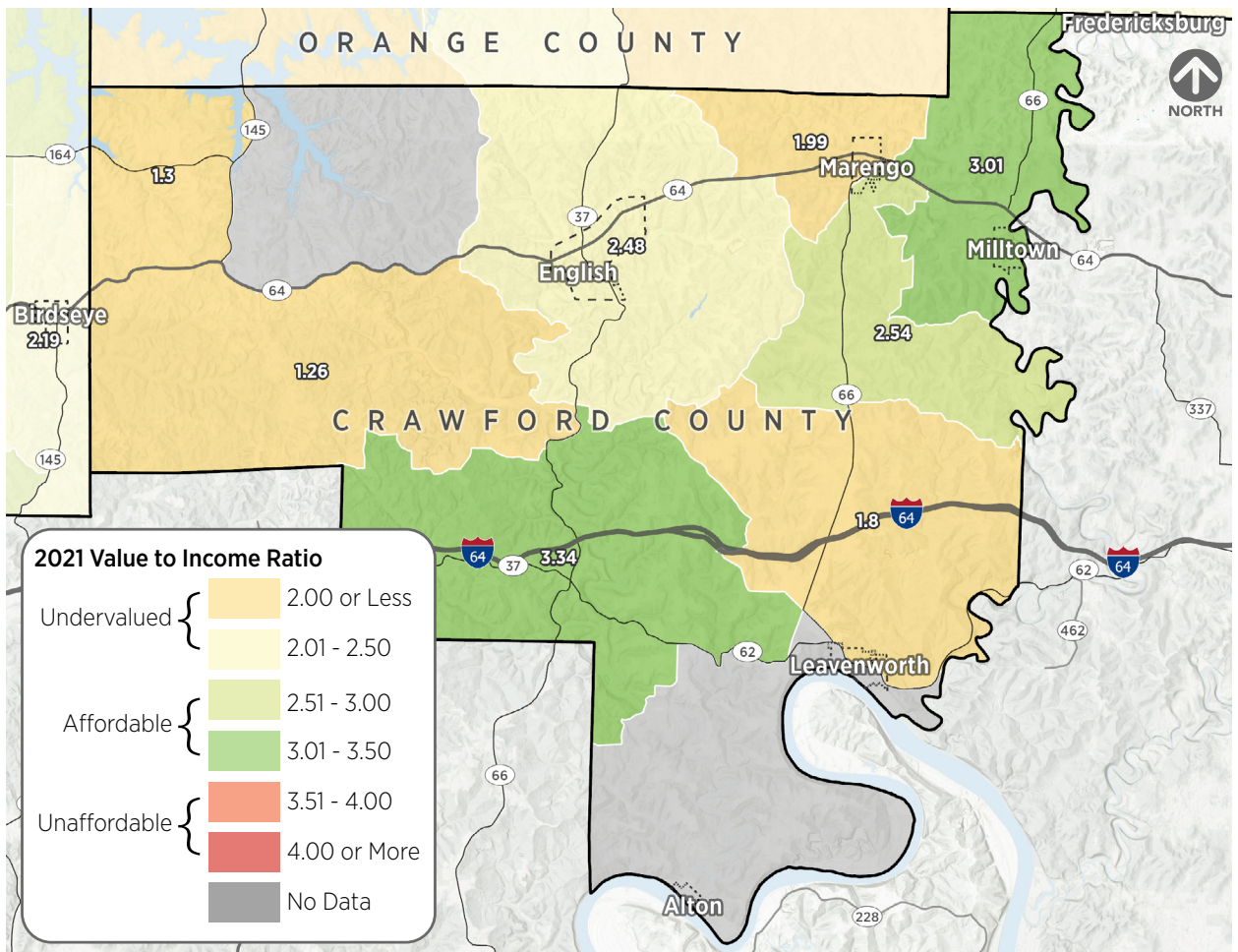
**Map B.5: Median Home Value by Census Tract**



Source: 2021 American Community Survey (5-Year Estimates)

- Median values in some areas of the county, including in English and parts of Leavenworth, are well below values for new construction. This may create issues with finding comparable appraisals, which can dampen new construction.

**Map B.6: Value to Income Ratio**



No Data results from a small sample size that may result in loss of confidentiality.  
 Source: 2021 American Community Survey (5-Year Estimates)

- As noted on the previous page, low values can impede new construction. Areas with value to income ratios below 2.0 create concerns with undervaluations stagnating the market.
- Areas over 3.0 may indicate issues with workers finding housing in a market with a large number of higher value homes.
- It should be noted that rural areas tend to have smaller sample sizes, which creates greater margins of error in data. Large amounts of state or federally owned land can make the sample sizes smaller too.

**Costs and Incomes.**

- The estimated number of rent burdened households has risen since the 2019 analysis by almost 5.0%.
- The county’s median contract rent remains the lowest in the region but incomes are also the lowest in the region.
  - » These households are unlikely able to afford new construction market rate housing. Assistance will be needed to produce housing affordable to these households.

**FIGURE B.9: Crawford County Housing Affordability**

Median Household Income	Median Contract Rent	% Paying More Than 30% in Gross Rent*	% Paying More Than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$42,465	\$468	54.94%	15.42%	\$95,600	2.25

\* Gross rent includes utilities. \*\*Owner costs include mortgage, mortgage interests, property taxes, and maintenance.  
 Source: 2021 American Community Survey (5-Year Estimates)

Figure B.10 compares the number of households in an income range with the estimated number of units that would be affordable to that household.

- A slight increase in income combined with generally stagnant rents and home values has resulted in an even greater shortage of housing for those in the higher income ranges. Items to note:
  - » Inflation in the housing market that has occurred in the last few months may not be reflected in this data but, based on earlier data points, low values and rents appear to remain an issue.
  - » Data appears to indicate that a large number of owner households are living in housing units well below their means.

**FIGURE B.10: Housing Affordability Analysis**

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
<b>\$0-24,999</b>	1,121	>\$60,000	1,055	\$0-499	454	1,509	388
<b>\$25,000-49,999</b>	1,219	\$60,000-124,999	1,109	\$500-999	191	1,300	81
<b>\$50,000-74,999</b>	857	\$125,000-199,999	641	\$1,000-1,499	106	747	-110
<b>\$75-99,999</b>	456	\$200,000-249,999	191	\$1,500-1,999	0	191	-265
<b>\$100-149,999</b>	372	\$250,000-399,999	361	\$2,000-2,999	0	361	-11
<b>\$150,000+</b>	161	\$400,000+	78	\$3000+	0	78	-83

\* HH = Households  
 Source: 2021 American Community Survey (5-Year Estimates)



**Home Sales.** The demand for housing has fluctuated over the past 10 years.

- In a small market like Crawford County, the number of listed homes can fluctuate more on an annual basis.
- Demand for housing appears to be high with the number of days on market dropping significantly in 2020 and 2021. This would indicate that homes are selling quickly.
- The small number of homes sold can also impact the median sale price from year to year more than in larger markets but Crawford County has some of the lowest sale prices in the region.

**FIGURE B.11: Home Sales, Crawford County**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change
<b>Listings</b>	153	170	187	157	167	116	134	118	106	106	119	-22%
<b>Median Days on Market</b>	49	70	81	50	39	47	35	40	37	8	17	-65%
<b>Median List Price</b>	76K	85K	80K	94K	85K	120K	120K	127K	117K	157K	186K	146%
<b>Median Sale Price</b>	69K	69K	71K	82K	80K	83K	110K	119K	115K	142K	167K	143%

Source: 2022 MLS

**Housing Demand Analysis.** The housing demand analysis builds on the population projections, housing trends, and previous analysis done for the 2019 study. The market could add over 430 housing units through 2035 to support a population of over 11,000. Figure B.12 shows the factors determining the forecast:

- Average people per household is expected to remain constant over the next decade. However, if adult children living with families create their own households, then a greater number of units will need to be generated.
- In Crawford County, vacancy rates are skewed due to the large number of seasonally vacant units. This housing demand model (Figure B.12) assumes a need to produce more vacant units that are available to new and permanent residents.
- Replacement need is the number of housing units demolished or converted to other uses. Obsolete homes in poor condition should be gradually replaced. This model assumes the loss of five units on an annual basis.

**FIGURE B.12: Housing Demand Summary**

	2020	2023-2030	2030-2035	Total
<b>Population at End of Period</b>	10,526	10,942	11,156	
<b>Household Population at End of Period</b>	10,465	10,879	11,091	
<b>Average People Per Household</b>	2.54	2.54	2.54	
<b>Household Demand at End of Period</b>	4,120	4,283	4,367	
<b>Projected Vacancy Rate</b>	2.0%	4.0%	5.2%	
<b>Unit Needs at End of Period</b>	4,202	4,459	4,607	
<b>Replacement Need (total lost units)</b>		40	25	65
<b>Cumulative Need During Period</b>		264	172	436
<b>Average Annual Construction</b>		33	34	34

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

**Housing Development Program.** Building on the housing demand model, the development program forecasts production targets for owner and renter occupied units based on the following assumptions:

- To address shortages in rental housing, 50% of new units should be in rental products.
- Based on current proportion of household income, an additional 180 units priced below \$250,000 will be needed. These will be generated in four potential ways:
  - » Production of ownership options that are not the traditional single-family detached, but include duplexes, townhomes, or other medium and higher density configurations that reduce per unit costs.
  - » Funding assistance that will offset lot development costs and smaller square footage homes.
  - » Rehabilitation of existing housing units.
  - » Construction of higher priced units that allow existing households to make the next step up.
- The 67 renter-occupied units needed with rents below \$500 a month will likely require programs that assist with construction of units specifically targeted to lower income and elderly households.
  - » It is important to note that 70% of the rental housing that is needed will support market rate construction.

**FIGURE B.13: Housing Development Program**

<b>Total Owner-Occupied</b>	<b>2023-2030</b>	<b>2030-2035</b>	<b>Total</b>
Affordable Low: <\$125k	52	34	86
Affordable Moderate: \$125-\$200k	37	24	61
Moderate Market: \$200-\$250k	20	13	33
Market: \$250-350k	16	10	26
High Market: Over \$350k	7	5	12
	} 132	} 86	} 218
<b>Total Renter-Occupied</b>	<b>2023-2030</b>	<b>2030-2035</b>	<b>Total</b>
Low: Less than \$500	41	26	67
Affordable: \$500-\$1,000	44	29	73
Market: \$1,000-\$1,500	31	20	51
High Market: \$1,500+	16	11	27
	} 132	} 86	} 218
<b>Total Need</b>	264	172	436

Source: RDG Planning & Design