



CHAPTER 2: RESEARCH AND ANALYSIS



O'Bannon Woods State Park

Introduction

Physical data and community input form the basis for decision-making in the planning process. The information compiled and analyzed in this chapter begins to answer two fundamental planning questions with respect to the future of Harrison County.

“Where are we now?” and “Where are we going?”

The majority of data analyzed within this chapter was collected by the United States Census Bureau, Bureau of Labor and Statistics, and the Indiana Business Research Center (IBRC) at the Indiana University Kelley School of Business. For all analysis of Harrison County, the most current information available was used. Unfortunately, many annual estimates are not provided by the Census Bureau and other data collection agencies. In such cases, Census 2000 data was used in addition to more current annual estimates provided. Also for analysis purposes, three similar counties were used for comparison purposes: Dearborn County, Indiana; Defiance County, Ohio; Barren County, Kentucky; and the State of Indiana.

Harrison County population:

2006 – 36,992

2027 – 47,000*

**estimated*

Demographic and Economic Profile

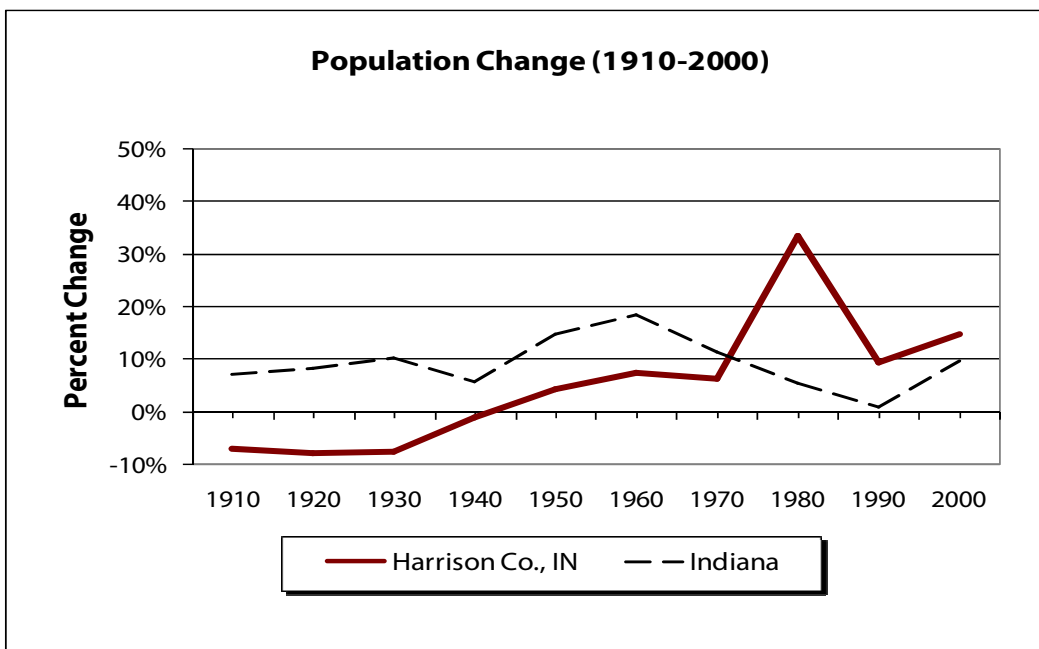
Growth Trends

The estimated 2006 population of Harrison County was 36,992, which represents a 7.2 percent increase from the Census 2000 count of 34,511. Over the period of 1990 to 2000, the population of Harrison County increased by nearly 15 percent, or from 29,800 to 34,325 persons. This growth outpaced the State of Indiana which experienced a 9.7 percent growth rate over the same period.



Historically, Harrison County has seen a steady growth rate which began with the post-war development of the 1940s and 1950s. During the 1970s, Harrison County saw its most significant influx of population, experiencing a 34 percent increase in residents as shown in Figure 2-1. The 2030 population estimates provided by the Indiana Business Research Center show a future population of 41,584. Conservative estimates conducted by HNTB show that if Harrison County experiences similar growth to that of the fifteen year period from 1990 to 2005, the counties projected population is projected to reach nearly 47,000 people by 2027.

Figure 2-1: Population Change



Sources: Indiana Business Research Center at Indiana University's Kelley School of Business; U.S. Census Bureau Census of Population and Housing

Population Characteristics

Key population characteristics include:

- The population of Harrison County is **growing** at a rate greater than that of the rest of the state creating increased demand for new housing and county services.
- More than one third of the population is over 45 years of age. This indicates a future need for additional services and facilities to accommodate older citizens.
- The Hispanic population continues to **rise** in Harrison County indicating the need for more diverse housing, economic, and educational opportunities.

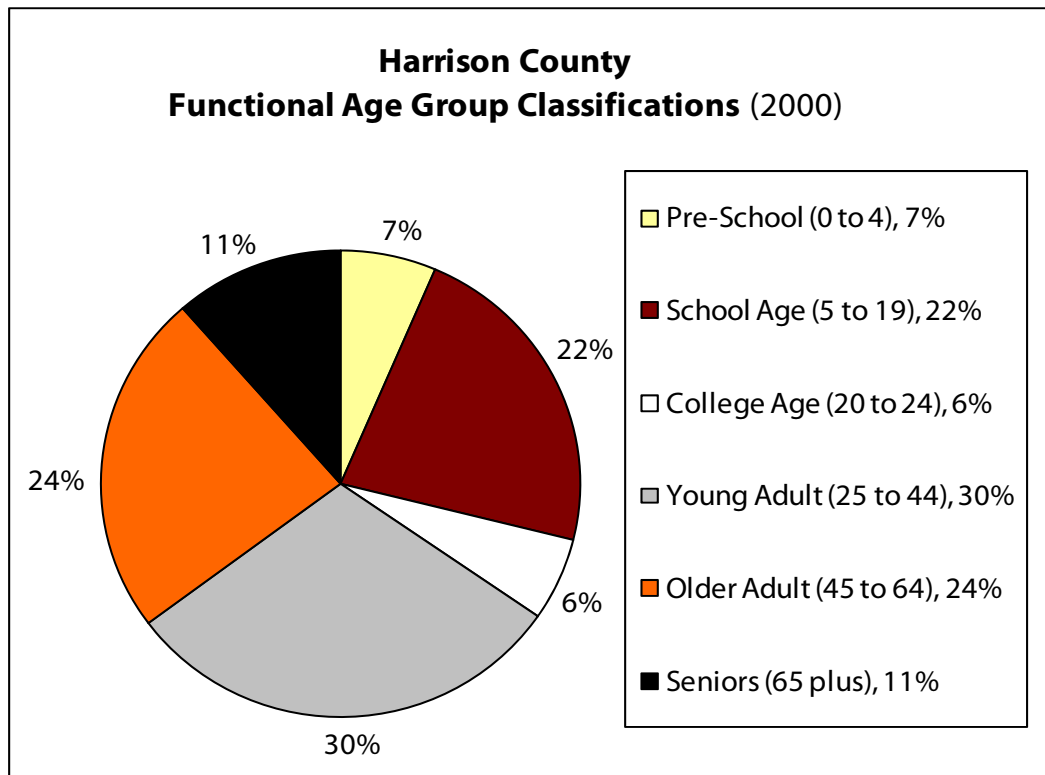


- Educational attainment is on the **rise** in Harrison County but continues to fall short of the state average.

Population

The distribution of Harrison County’s population very closely reassembles that of the State of Indiana. Young adults (25-44 years of age) represent the largest portion of Harrison County’s residents with 31 percent of the total population. This is slightly larger than the state average of 27 percent. Other significant portions of the population in Harrison County are seniors and those approaching retirement age. Harrison County’s older adult population, 45 – 64 years of age, represent 24 percent of the population, while those aged 65 and older represent 11 percent. These are reflective of the state’s trend as well, with older adults in the state represent 25 percent of the population while seniors account for 12 percent of the total.

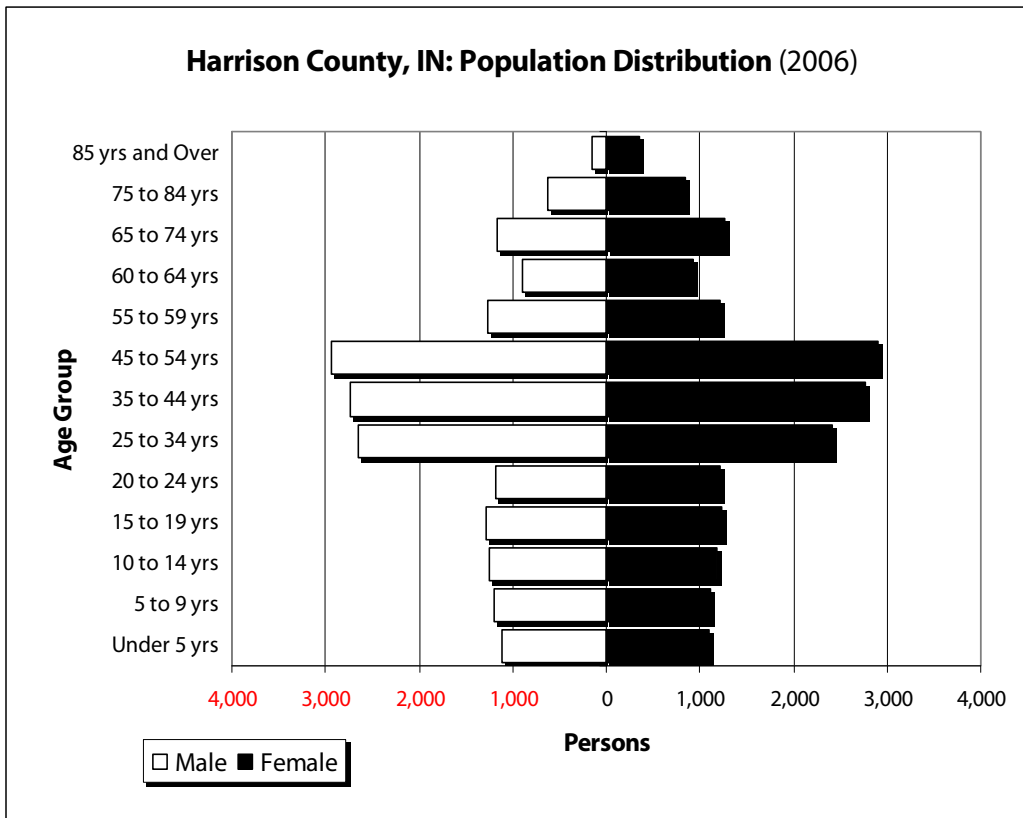
Figure 2-2: Functional Age Classification



Source: U.S. Census Bureau Census of Population and Housing 2000



Figure 2-3: Population Distribution



Source: U.S. Census Bureau Census American Community Survey 2006

Race

Harrison County is predominately White with approximately 98 percent of the current population of Caucasian decent. This is significantly higher than the state average of nearly 80 percent of White or Caucasian origin. Like most counties in Indiana and across the nation, the Hispanic population in Harrison County is also on the rise. Between 1990 and 2000, the Hispanic population of Harrison County increased by 163 percent and, based on annual estimates, the Hispanic population was projected to increase by 309 percent between 1990 and 2006. Over the same period, Indiana saw a 177 percent increase in the Hispanic population and from 1990 to 2006 saw a 205 percent increase. With the growth in the Hispanic population expected to continue over the twenty year planning horizon, impacts can be expected in educational, language, and housing opportunities/services.



Educational Attainment

Educational attainment and post high school education in Harrison County is on the rise. Between 1990 and 2000, Harrison County residents older than 25 who have acquired a Bachelor’s or Associate’s degree increased from 9.2 to 14.5 percent. Residents with graduate degrees or higher also increased from 3.8 to 4.4 percent. In addition, the percent of the population who had not received a high school diploma or GED equivalent decreased significantly from 28.9 percent to 19.7 percent. This shows that the population is generally seeking higher education.

While these figures are encouraging, Harrison County still falls short of the rest of Indiana with regard to educational attainment. When compared to Indiana’s population, the number of residents who had acquired a Bachelor’s or Associate’s degree in Harrison County was 3.5 percent below the state average. Those earning a graduate degree or higher was also below the state average with 4.4 percent, compared to Indiana’s 7.2 percent. Table 2-1 further illustrates the educational attainment of Harrison County and the State of Indiana.

Table 2-1: Educational Attainment

Educational Attainment: Harrison County (1990 and 2000)					
Educational Attainment	1990	Percent of Pop. 25 +	2000	Percent of Pop. 25+	Indiana (2000)
Total Population (25 plus)	18,829	100.0%	22,457	100.0%	
Less than 9th Grade	2,407	12.8%	1,485	6.6%	5.3%
9th to 12th Grade, No Diploma	3,030	16.1%	2,944	13.1%	12.6%
High School Graduate (incl. equivalency)	8,220	43.7%	9,215	41.0%	37.2%
Some College, No Degree	2,704	14.4%	4,571	20.4%	19.7%
Associate Degree	891	4.7%	1,306	5.8%	5.8%
Bachelors Degree	854	4.5%	1,945	8.7%	12.2%
Graduate or Professional Degree	723	3.8%	991	4.4%	7.2%
Source: Indiana Business Research Center, Indiana University Kelly School of Business. www.stats.indiana.edu					



Housing

Key housing characteristics include:

- Given current population projections and the average household size of Harrison County, it is anticipated that **approximately 3,600 new households** will be needed over the next twenty years.
- The percentage of owner-occupied homes in Harrison County are approximately 13 percent higher than the state average. While the figures indicate a **strong home ownership rate**, they may also indicate a **deficiency with regard to housing alternatives** for seniors and young professionals.
- Since 2000, building permits in Harrison County have declined and of the 1,300 permits issued, **only ten were for the construction of multi-family homes.**

Households

The population of households in Harrison County has increased by approximately 15 percent from 1990 to 2000. These figures are similar to the comparison counties of Dearborn and Barren which saw 19 and 12 percent increases over the same period respectively. The State of Indiana has experienced a ten percent decrease in the population of households over this period. In addition, the average household size also decreased by about six percent from 1990 to 2000. This is a slightly higher drop than seen in comparison counties and the state.

As noted above, from 1990 to 2000 the average household size in Harrison County decreased from 2.79 to 2.63 persons per household, while over the same period, the number of housing units has increased by about 30 percent. While it is understood that the population of Harrison County is growing, a decrease in household size seen simultaneously with an increase in housing units also indicates a characteristic of urban sprawl.

Over the next twenty years the population of Harrison County is projected to increase by approximately 9,500 people. Given the current average household size of 2.63 persons per household, this equates to approximately 3,600 new households built in Harrison County. If Harrison County wishes to continue to preserve its natural resources and remain an agricultural county, consideration and planning are needed to determine where this development will occur.

***Harrison
County may
be home to
3,600
additional
households by
2027.***

Housing Value

In 1990, almost 94 percent of all housing units in Harrison County were valued less than \$100,000. This significantly changed over the next decade as only 55 percent of housing



units were valued under \$100,000 in 2000. With inflation, the median housing value increased from about \$81,000 in 1990 to about \$114,000 in 2000 (a 41 percent increase). These increases were also seen in Barren County (a 37 percent increase) and Indiana (a 34 percent increase,) however, Dearborn County home values increased much greater than Harrison County.

The age of the housing units in Harrison County is fairly new. Approximately 27 percent of all housing units were built from 1990 to 1999; in addition, about 63 percent of all units were built from 1970 to 1999. This is well above Dearborn, Defiance, and Barren Counties which average 57, 41, and 56 percent respectively. Homes built between 1970 and 1999 in the State of Indiana were approximately 45 percent.

Home ownership in Harrison County is higher than the state.

Housing Tenure

Approximately 84 percent of the housing units in Harrison County were owner-occupied in 2000 (see Figure 2-4). This is nearly 13 percent higher than the state average and represents the strong home ownership rate currently seen in Harrison County. Among the comparison counties, Harrison County has the highest percent of owner-occupied homes. Dearborn County, IN was the most similar county with regard to home ownership, boasting approximately 78 percent of homes listed as owner-occupied. The percent of vacant units (six percent) in Harrison County also was better than the state average (eight percent).

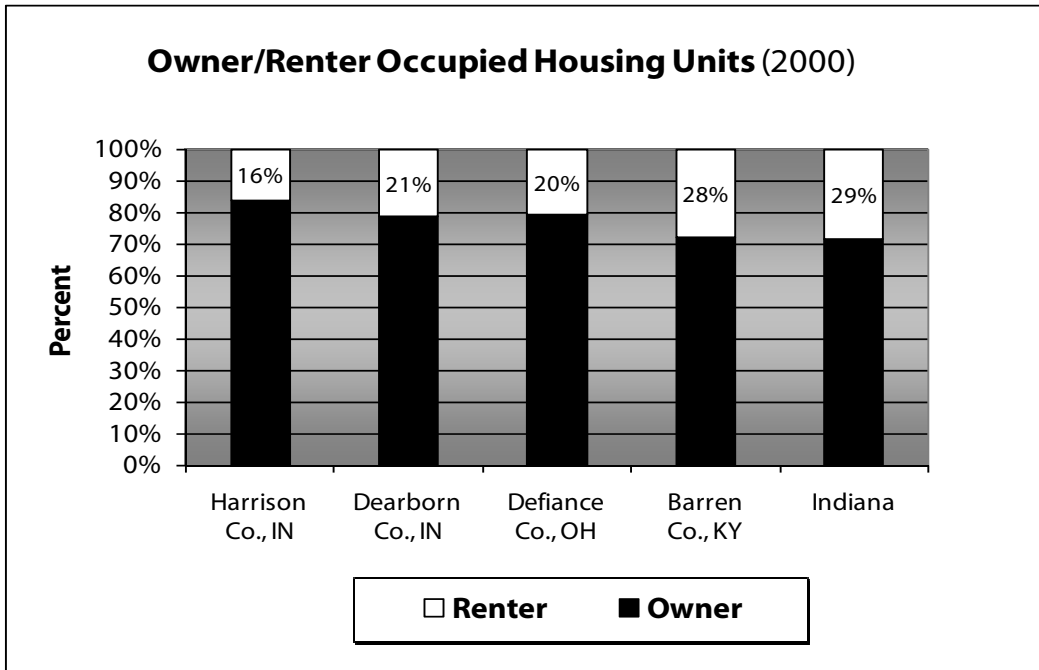
While these figures indicate a large portion of Harrison County citizens live in homes owned and maintained by residents, the large gap which exists between the state and similar counties indicates that Harrison County may be lacking in housing alternatives. Harrison County's percent of renter-occupied homes is 13 percent below the state average. As Harrison County's population ages and if the county seeks to attract a more diverse age and family base, various housing alternatives, including renter-occupied, should be encouraged.



Harrison County cul-de-sac



Figure 2-4: Housing Units



Source: United States Census Bureau Census of Population and Housing 2000

Building Permits

Since 2000, when compared to the period from 1990 to 2000, Harrison County has seen a decline in the total number of building permits issued for new homes. From 2000 to 2007, building permits for new homes averaged 292 per year. Primarily, these permits were for single-family homes.

From 1997 to 1999, 33 permits were issued for construction of duplex/multi-family housing. However, from 2000 to 2007, of the 2,048 residential building permits issued, only 38 permits were issued for the construction of duplex/multi-family housing (211 units). The remaining permits were issued for single-family homes. These statistics, along with the changing needs of Harrison County's aging population and a predominately owner-occupied housing stock, may indicate a need for additional housing choices.



Employment and Income

Key employment and income characteristics are:

- Retail is the **largest** industry (12.9 percent) providing employment within Harrison County.
- The farming industry represents a significant portion (7.3 percent) of employment within the county, yet **accounts for less than one percent** (0.5 percent) of the earnings.
- The government sector provides the **largest** percent of income for Harrison County residents.
- Harrison County is **below the state average** (28 percent) with regard to income earned from the manufacturing sector.
- The unemployment rate in Harrison County has historically followed that of the state and reached its **15 year high at 6.2 percent in 2005**.
- Harrison County's median household income is **above** the state average
- Nearly **38 percent** of the county's labor force commutes outside Harrison County for work.

Employment by Industry

Employment characteristics of Harrison County resemble that of many rural Indiana counties. However, employment data is much less diverse than the rest of the state. The largest employment industry in Harrison County, according to 2005 NAICS data provided by the Indiana Business Research Center (IBRC) at Indiana University's Kelley School of Business, is the retail trade which accounted for approximately 13 percent of all employment; the second largest employment sector is the government which represented nearly 12 percent. Other important industries in Harrison County based on employment figures include manufacturing and farming.

The farming industry of Harrison County represents a significant portion of employment. According to 2005 data, approximately 7 percent of employment in Harrison County was found within the farming industry. This is significantly greater than Indiana which averages only 2 percent of employment in farming. These figures are also greater when compared to other Indiana counties. Dearborn County, for example, saw only 3 percent of its employment within the farming industry.

The manufacturing industry within Harrison County represented approximately 12 percent of all employment in 2005. According to the employment data provided



(undisclosed) this represented the third largest industry within the county. When compared to the rest of Indiana, however, this was below the state average (16 percent.) Generally, manufacturing jobs are highly desirable in Indiana counties, as they offer good paying jobs to individuals of various skills and education levels. As a result, economic development officials often attempt to lure these industries by providing incentives for manufacturing facilities to locate in their county.

The reasons for the emphasis vary, but an increase in manufacturing jobs is generally associated with increased investment and improved quality of life for the entire county. More importantly, however, successful economic development strategies usually focus on maintaining economic diversity and promoting all forms of economic investment, not just the manufacturing industry.

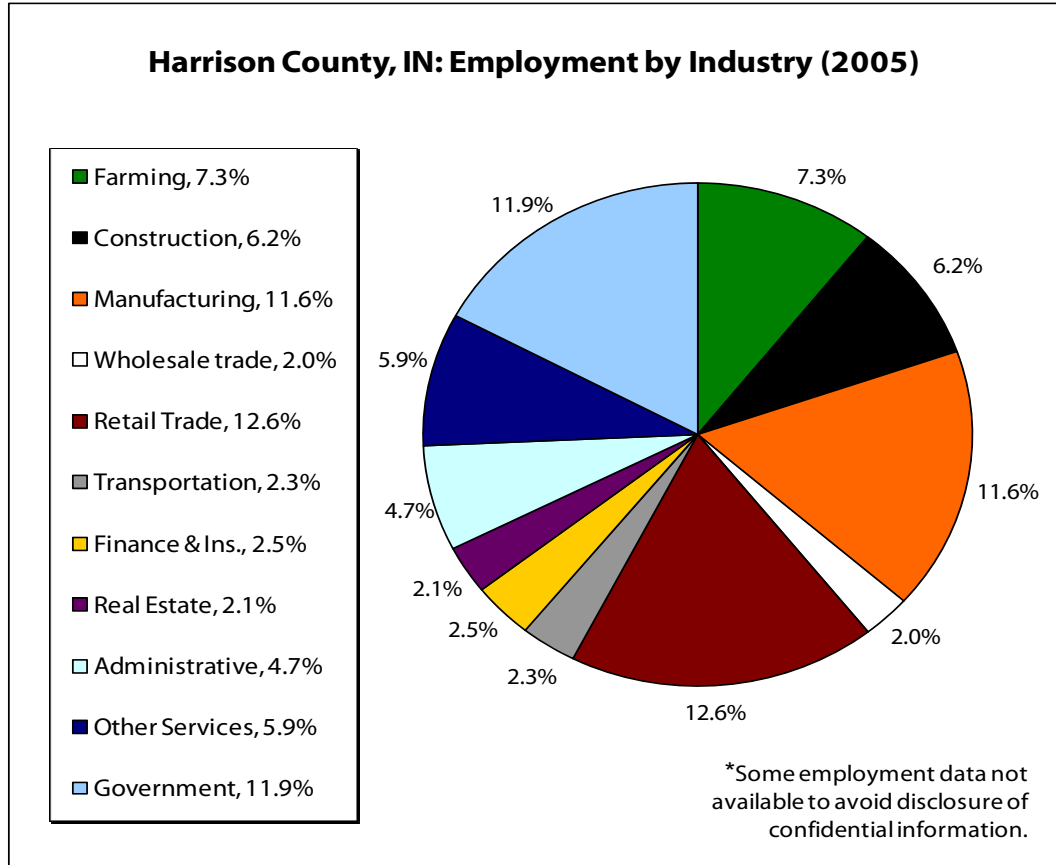
Unfortunately, not all employment data is provided each year by the IBRC in order to maintain the confidentiality of certain employers. Thus, employment figures analyzed and provided in Figure 2-5 represent only 71.6 percent of all employment within Harrison County. Key employment industries not represented include the Accommodation and Food Services and Arts, Entertainment and Recreation industries. As home to Horseshoe Hotel and Casino and other tourist attractions, this represents a significant portion of Harrison County employment data not provided. However, some perspective can be gained in looking at Dearborn County which also holds an Ohio River casino. Data provided for the Accommodation and Recreation industries represented a total of 18 percent of employment in the county. In addition “Other Services” accounted for 7 percent of employment data in Dearborn County.



Harrison County mining industry



Figure 2-5: Employment by Industry



Source: Indiana Business Research Center, Indiana University Kelly School of Business; Bureau of Economic Analysis Data. www.stats.indiana.edu

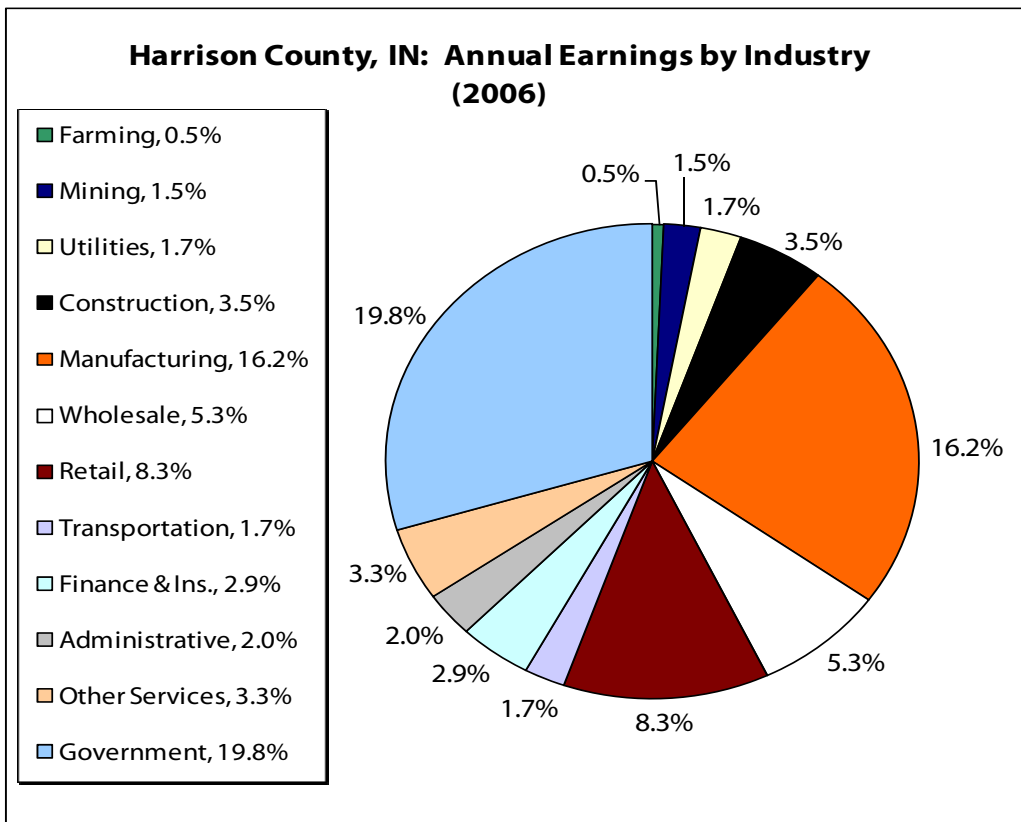
Harrison County is below the state average with regard to employment and income earned from the manufacturing sector.



Earnings by Industry

While the farming industry represented more than 7 percent of 2005 employment in Harrison County, income earned from farming employees totaled less than one (0.5) percent of total earnings within the county. The employment sector yielding the largest percent of earnings was government at nearly 20 percent, followed by manufacturing which yielded just over 16 percent. The largest employment sector providing employment to Harrison County residents, retail, yielded less than nine percent of the county's total income. As before, Harrison County is below the state average (27 percent) with regard to income earned from the manufacturing sector.

Figure 2-6: Earnings by Industry



Source: Indiana Business Research Center, Indiana University Kelly School of Business
www.stats.indiana.edu

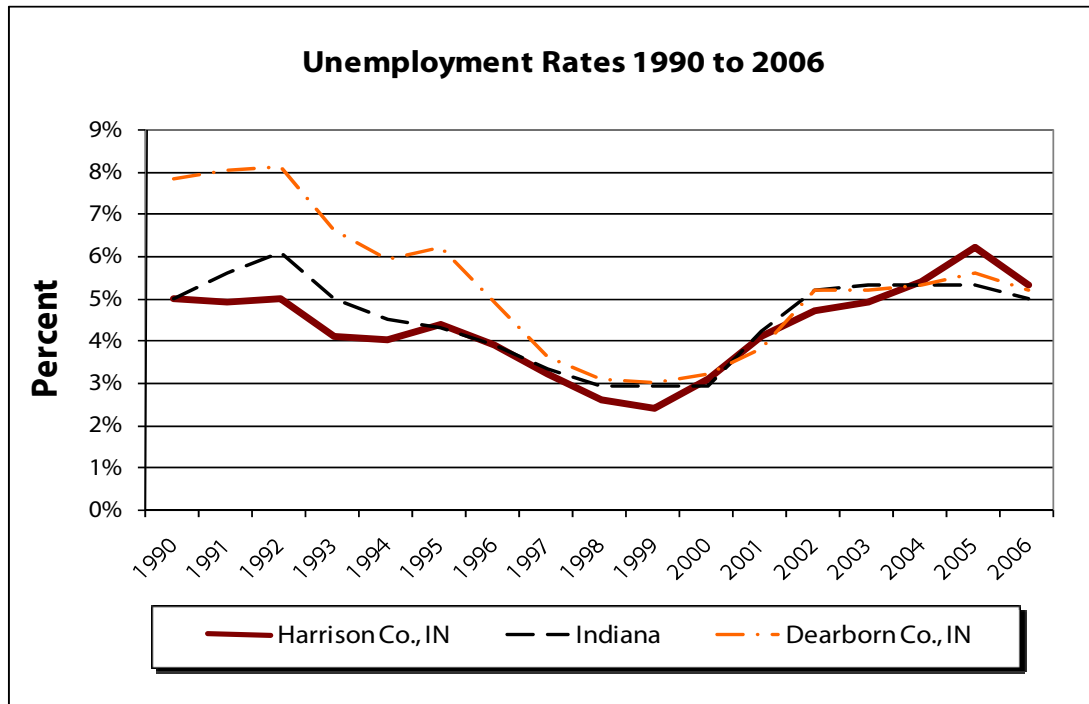
Unemployment

Harrison County's unemployment rate dipped to about 2.4 percent in the late 1990s, but beginning in 1999 the rate has steadily increased to reach its 15 year high of 6.2 percent in 2005. As of 2006, the unemployment rate was 5.3 percent which was slightly higher than



that of the state (5.0 percent). Historically, the unemployment rate has followed that of the state.

Figure 2-7: Unemployment Rate



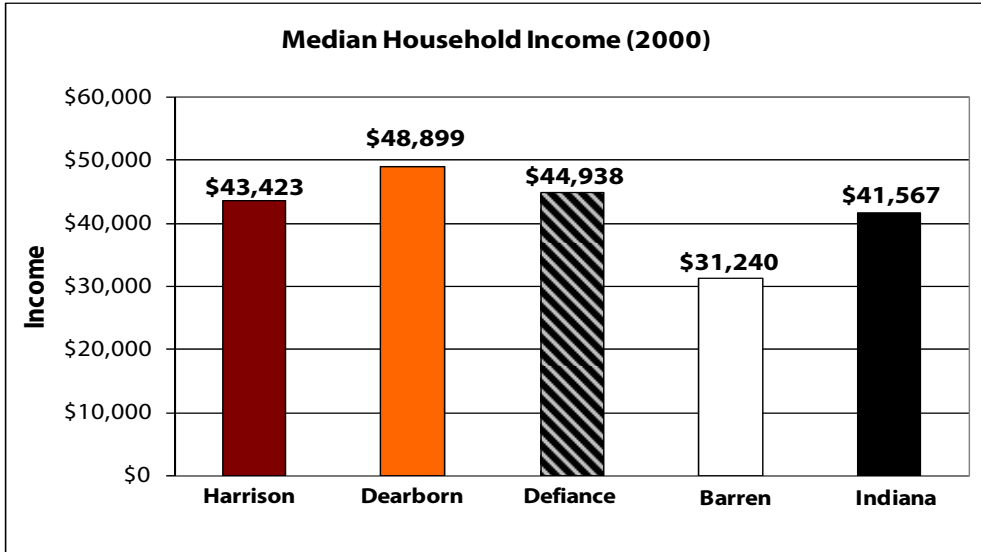
Source: Indiana Business Research Center, Indiana University Kelly School of Business
www.stats.indiana.edu

Income

The median household income of Harrison County was \$43,423 in 2000 (based on 1999 earnings). Though below that of Dearborn and Defiance County, Harrison County held higher income level than Barren County and the State of Indiana. Figure 2-8 illustrates the median household income of three comparison counties as well as the State of Indiana.



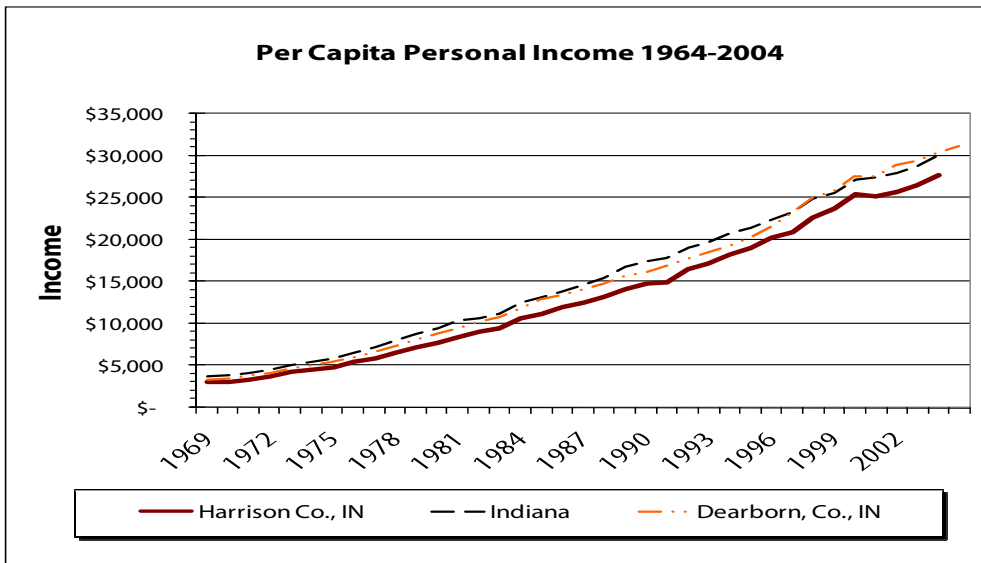
Figure 2-8: Household Income



Source: United States Census Bureau Census of Population and Housing 2000

Per capita income is another measure of wealth for a community. Although steadily increasing, the per capita income of Harrison County is slightly less than that of Dearborn County and Indiana. Harrison County's per capita income in 2005 was \$27,744 while Dearborn's is \$31,122 and Indiana's totaled \$31,173. Figure 2-9 illustrates the historic growth of per capita income from 1964 through 2005.

Figure 2-9: Per Capita Income



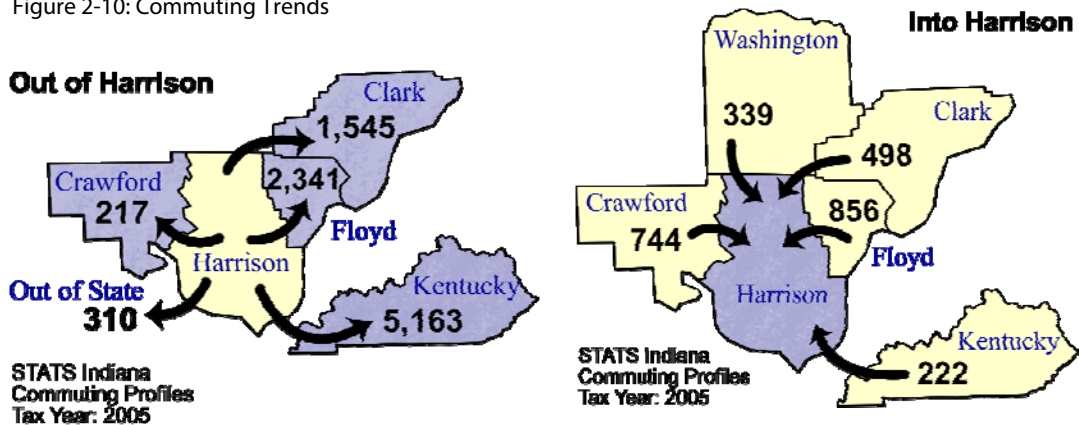
Source: Indiana Business Research Center, Indiana University Kelly School of Business. www.stats.indiana.edu



Commuting

According to annual Indiana tax returns, the IBRC figures that approximately 15 percent of Harrison County's labor force commutes into the county for work. The largest portion of these commuters travel from Floyd County followed by Crawford County. Conversely, approximately 38 percent of the county's labor force commutes to counties immediately surrounding Harrison County for work, with the largest portion commuting into Kentucky and the Louisville Metro Area. Figure 2-10 depicts the commuting patterns of Harrison County and surrounding counties.

Figure 2-10: Commuting Trends



Nearly 38 percent of the county's labor force commutes outside Harrison County for work.



Agriculture

Beginning with the early settlement of Harrison County, farming and agricultural land has been a valuable natural resource and an instrumental factor in shaping the heritage and culture of the county. According the 2002 Census of Agriculture, Harrison County has a total of 1,176 farms representing 160,251 acres, or 51.6 percent of total land area. The average value of farms (including land and buildings) in Harrison County was approximately \$2,568 per acre, with an average of 136 acres per farm. The market value of agricultural products sold in Harrison County was \$42,430,000 or \$36,080 per farm.

In comparison to the State of Indiana, Harrison County has less land devoted for agricultural purposes. Approximately 66 percent of land in Indiana is used for farming or agricultural products, as compared to 52 percent in Harrison County. The average size of farms (136 acres) is also significantly less the state average (250 acres). The average value of farms in Harrison County (\$2,568) is extremely close to the average value to that of the State (\$2,567), though the market value of products produced by farms in Harrison County (\$36,080) was well behind the state average (\$79,328). Table 2-2 compares agricultural land use and farming in Harrison County with Indiana and similar Midwestern counties.

Table 2-2: Agriculture Land Use

Agricultural Land Use (2002)					
Description	Harrison Co., IN	Dearborn Co., IN	Defiance Co., OH	Barren Co., KY	Indiana
Total land area (acres)	310,541	195,334	263,142	314,221	22,954,817
Land in farms (acres)	160,251	74,042	208,994	240,440	15,058,670
Percent	51.6%	37.9%	79.4%	76.5%	65.6%
Number of farms	1,176	676	982	2,021	60,296
Average size of farms	136	110	213	119	250
Average value (land, buildings) per acre	\$2,568	\$3,242	\$2,069	\$1,609	\$2,567
Market value of products sold (\$,000)	\$42,430	\$6,891	\$43,203	\$62,794	\$4,783,158
Average market value of products sold per farm	\$36,080	\$10,193	\$43,995	\$31,071	\$79,328
Planted cropland (acres)	108,231	41,053	182,593	166,328	12,909,002
Harvested cropland (acres)	81,872	27,444	163,332	96,144	11,937,370
Source: U.S. Department of Agriculture, Year 2002 Census of Agriculture					
Source: STATS Indiana, Census Bureau					



Figure 2-11 illustrates the historical land use of farms in Harrison County over the twentieth century. The figure indicates that in 1900, Harrison County farms totaled 291,587 acres or approximately 94 percent of total land. Over the period from 1900 to 2000, the total acreage of Harrison County land devoted to agricultural had decreased nearly 45 percent, amounting to 160,251 acres in 2000. Though the amount of land in farms has significantly decreased over the last 100 years, the amount of harvested land has remained relatively constant. This indicates that only a portion of farmland in Harrison County was used as cropland over the century, and much of the land which was called “farmland” in 1900, is now used for other purposes. As the amount of land in farms approaches that which is harvested cropland, the risk that Harrison County will lose its agricultural production capabilities to other forms of development increases.



Over 160,000 acres of Harrison County land is devoted to agriculture (2002)

Figure 2-12 illustrates the existing land uses in Harrison County; as shown, the majority of the county is still agricultural in nature with many residential uses along the major roadways.



Figure 2-11: Land Use History

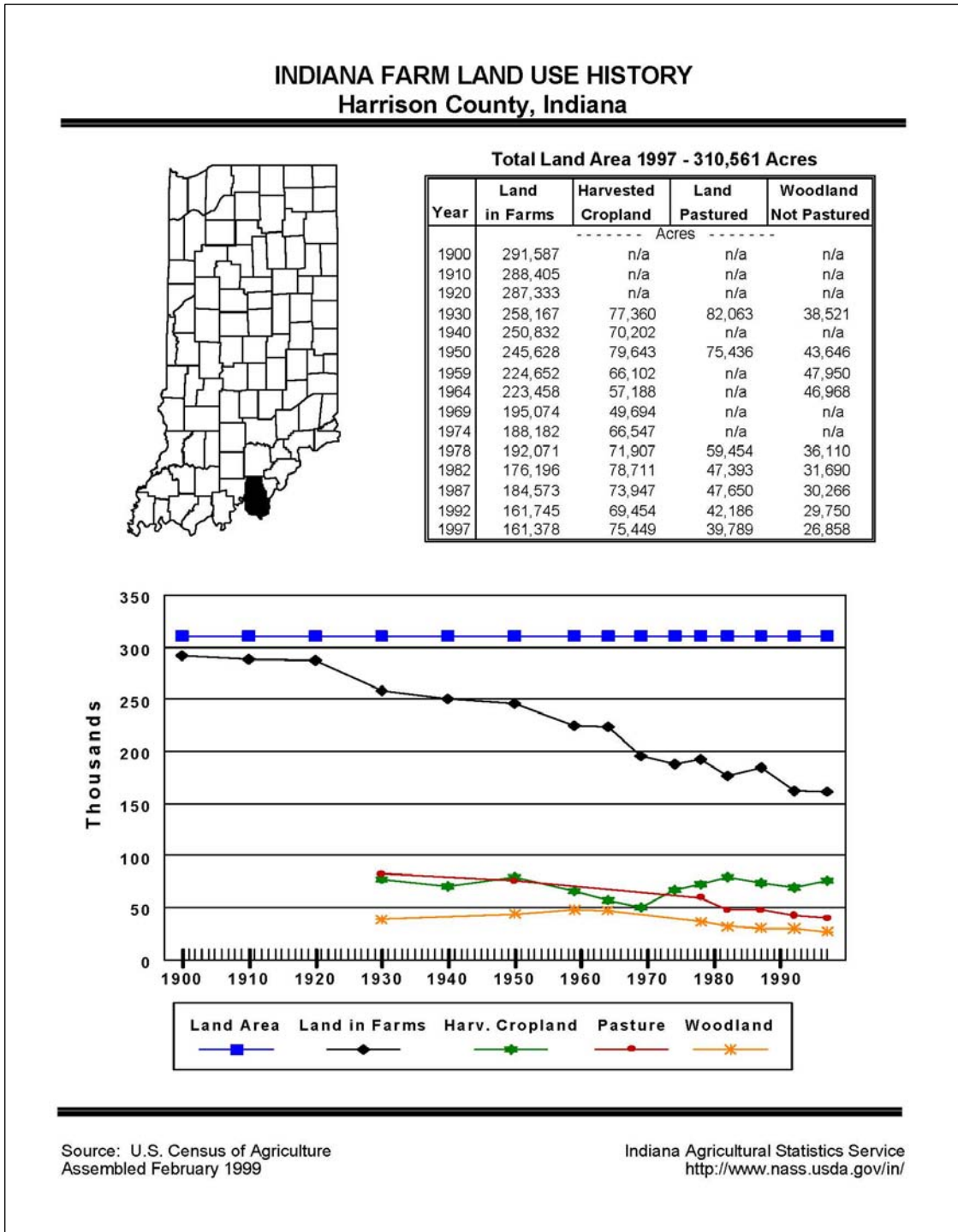




FIGURE 2-12
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