

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR BLACKFORD 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**:

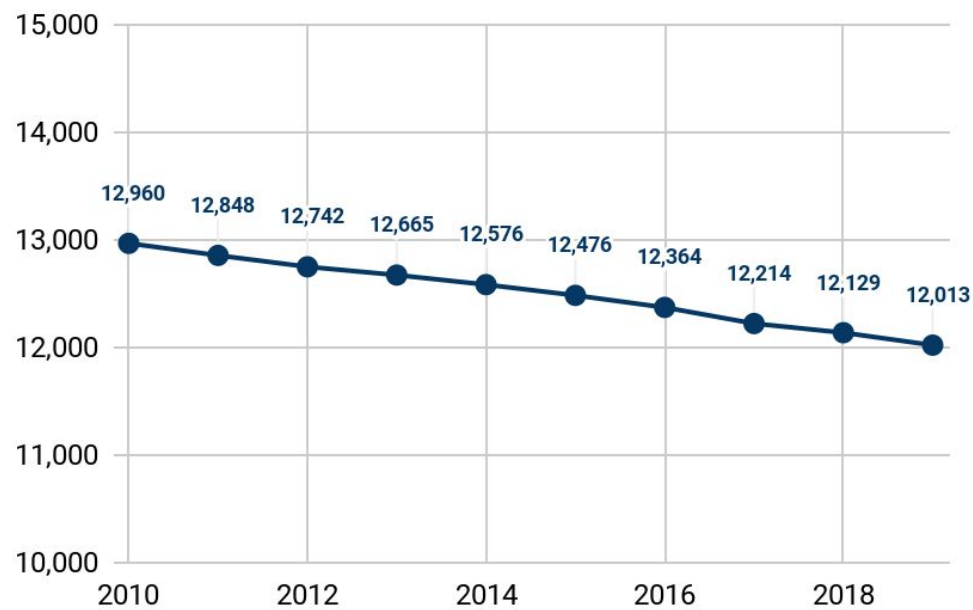
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

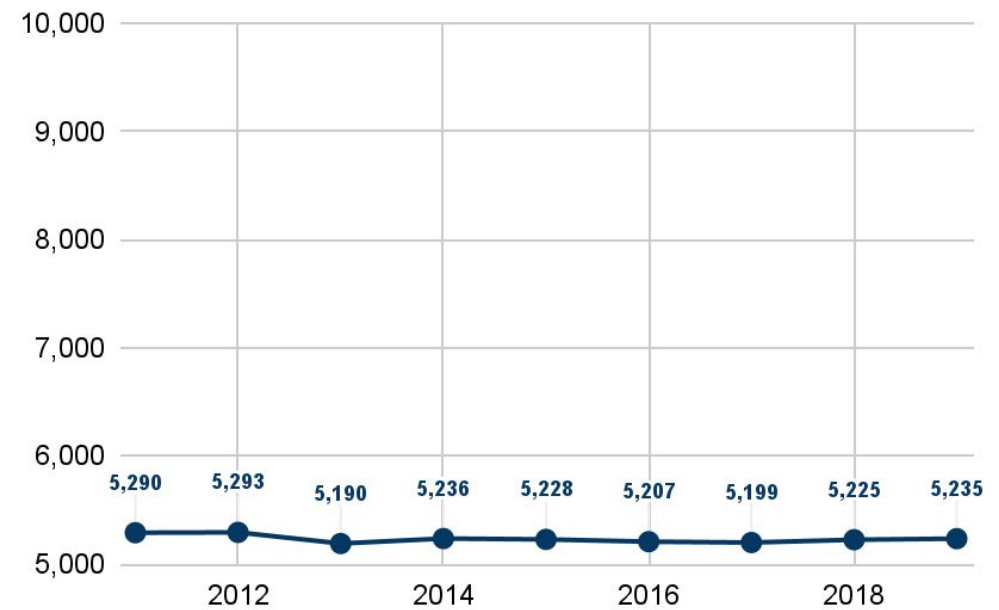
POPULATION | Blackford County's population has decreased by 7.31% (947 people) between 2010-2019. In the same time period, the total number of households decreased by 2.86% (154 households).

Resident Population
Blackford County | 2010-2019



Source: FRED, U.S. Census Bureau

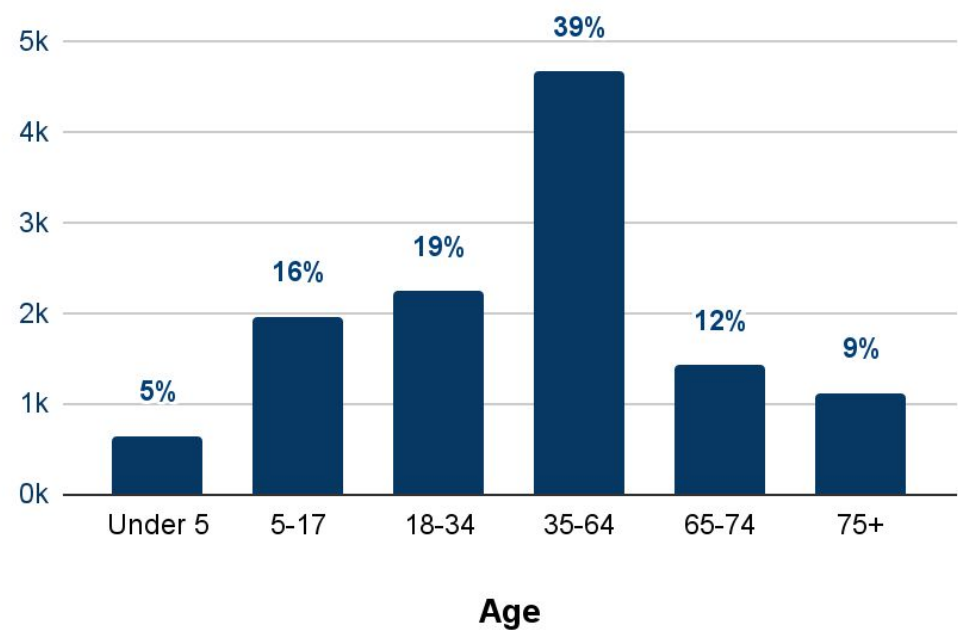
Households
Blackford County | 2010-2019



Source: FRED, U.S. Census Bureau

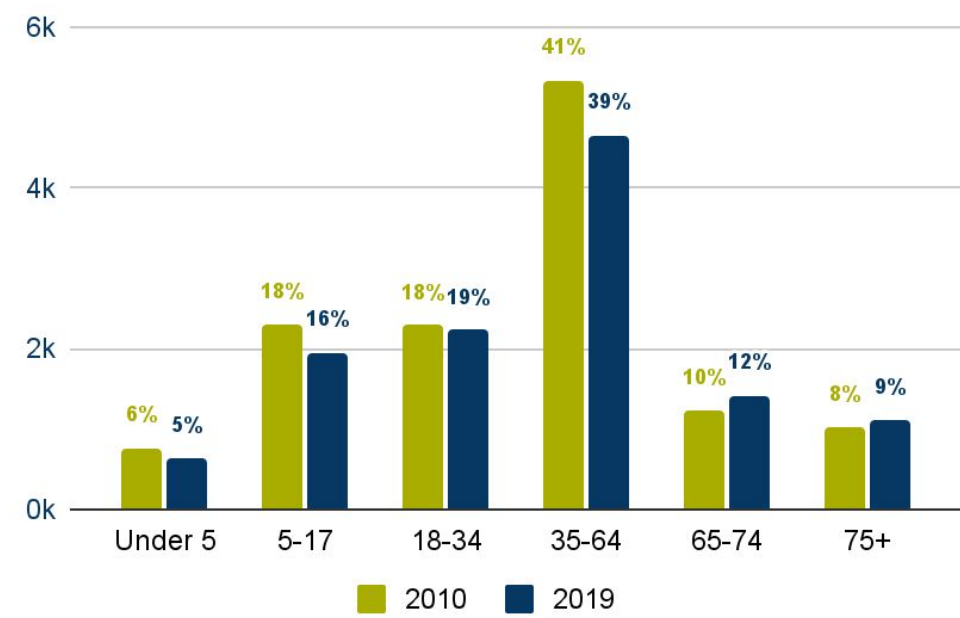
AGE | 21% of people in Blackford County are above the age of 65, while 22% are below 18.

Population by Age
Blackford County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Blackford County | 2010, 2019

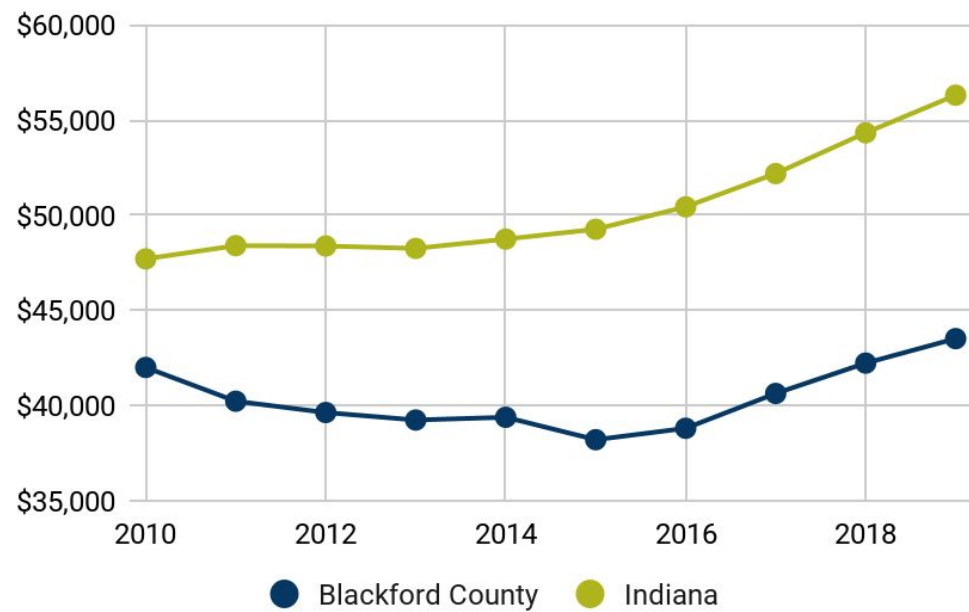


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Blackford County had a median income of \$43,505 in 2019, up 4% since 2010. 41% of households have incomes below \$35,000, while 11% have incomes above \$100,000.

Median Income

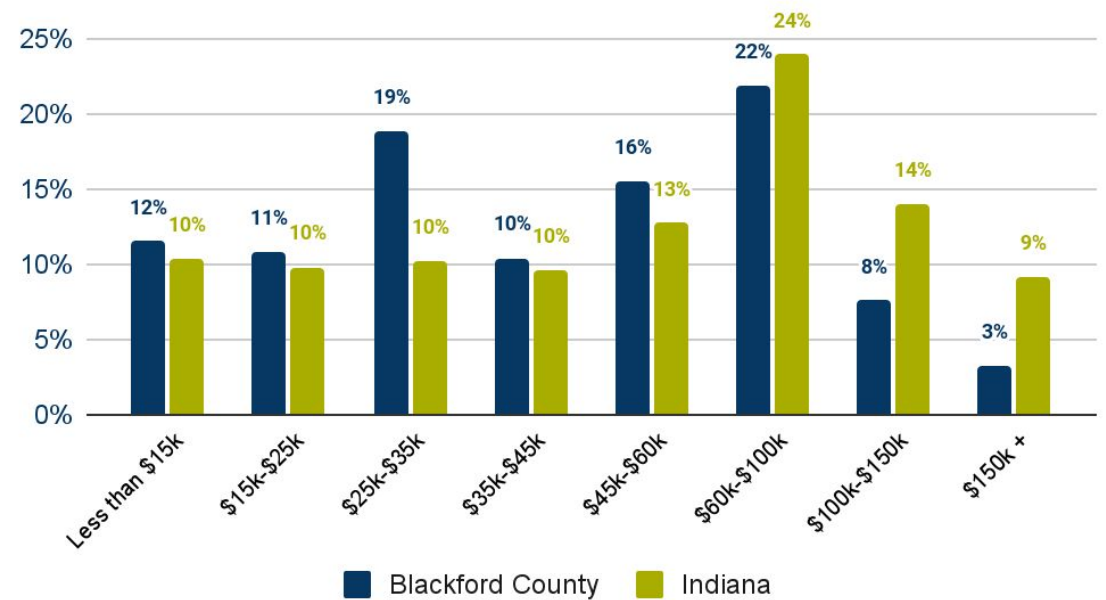
Blackford County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

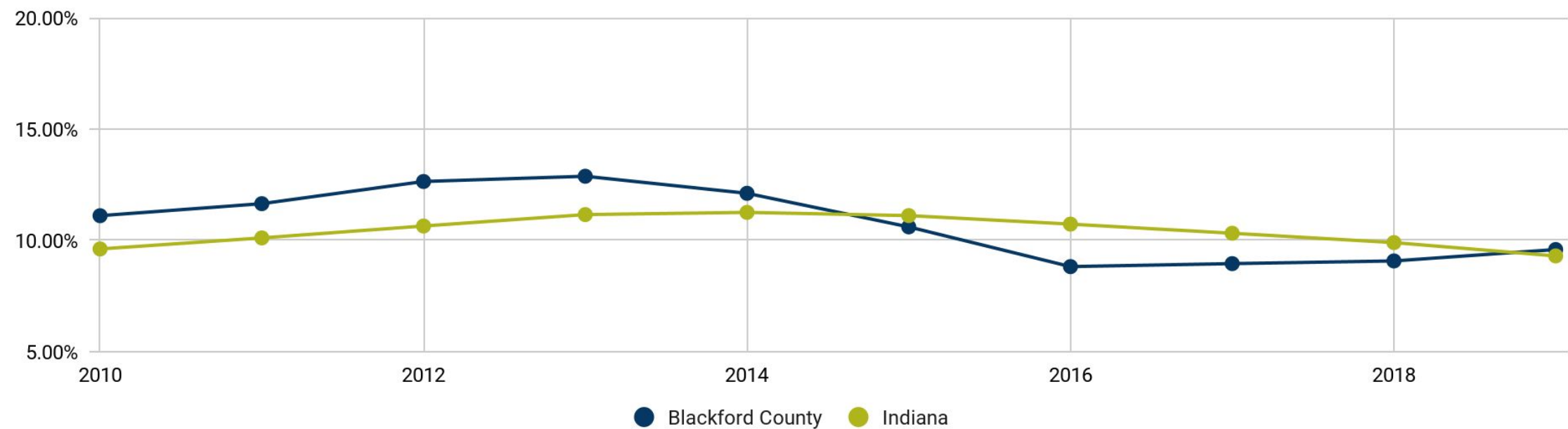
Blackford County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.6% of families live in poverty conditions in Blackford County, down 1.52 percentage points from 11.1% in 2010.

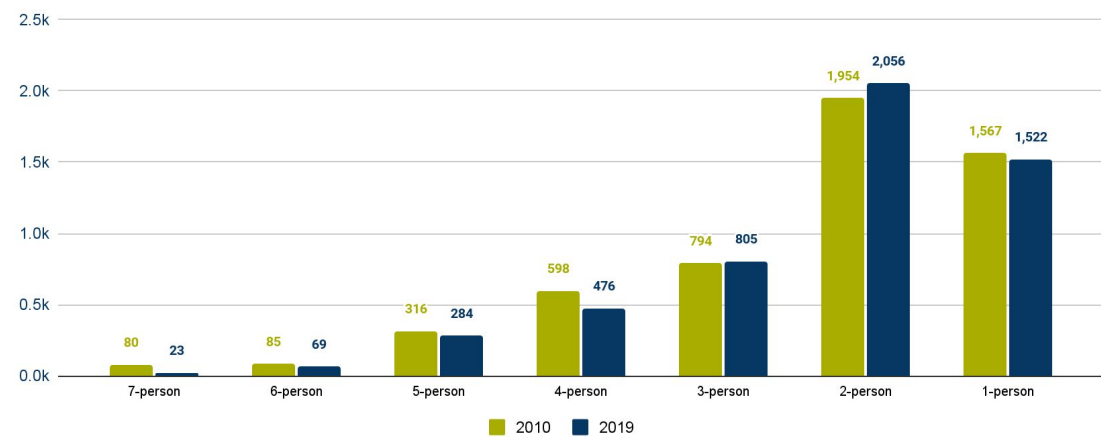
Family Poverty Rate
Blackford County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

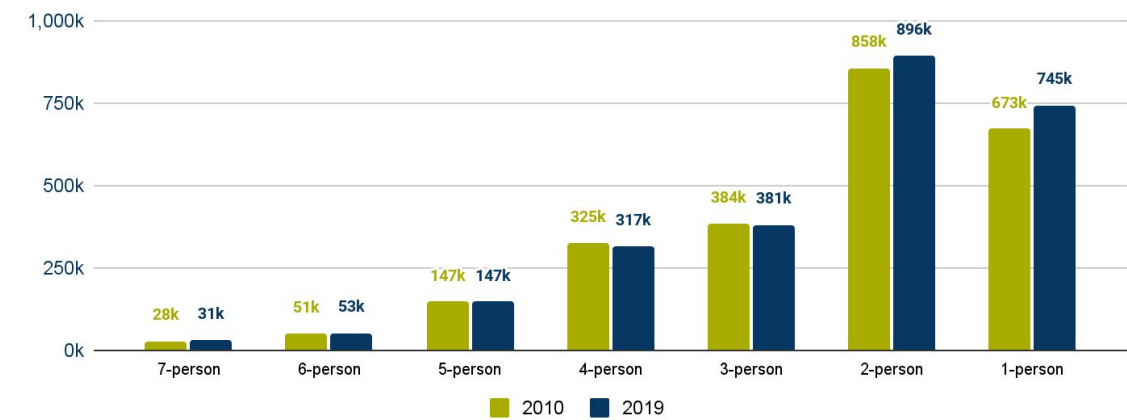
HOUSEHOLD SIZE | The average household size is 2.26 people, compared to 2.52 statewide. The Blackford County average household has shrunk by 0.14 persons since 2010.

Household Size
Blackford County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



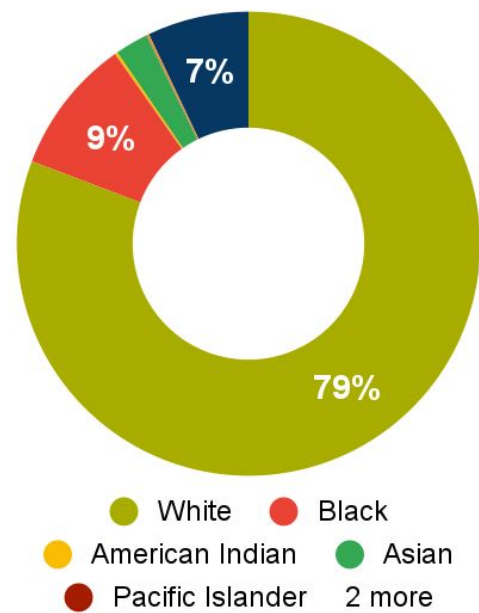
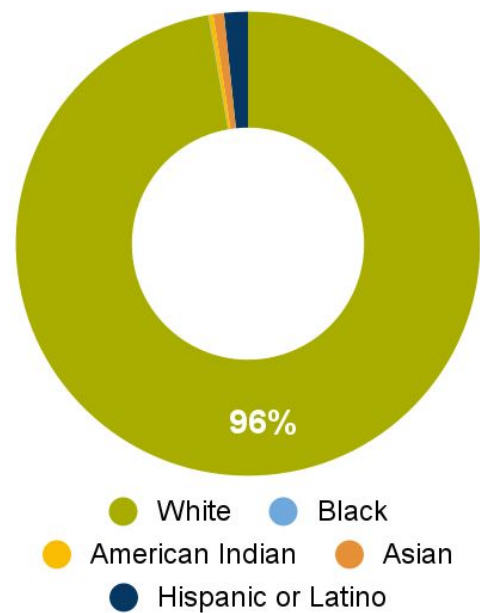
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Blackford County is 96% white, 0% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

Blackford County | 2019

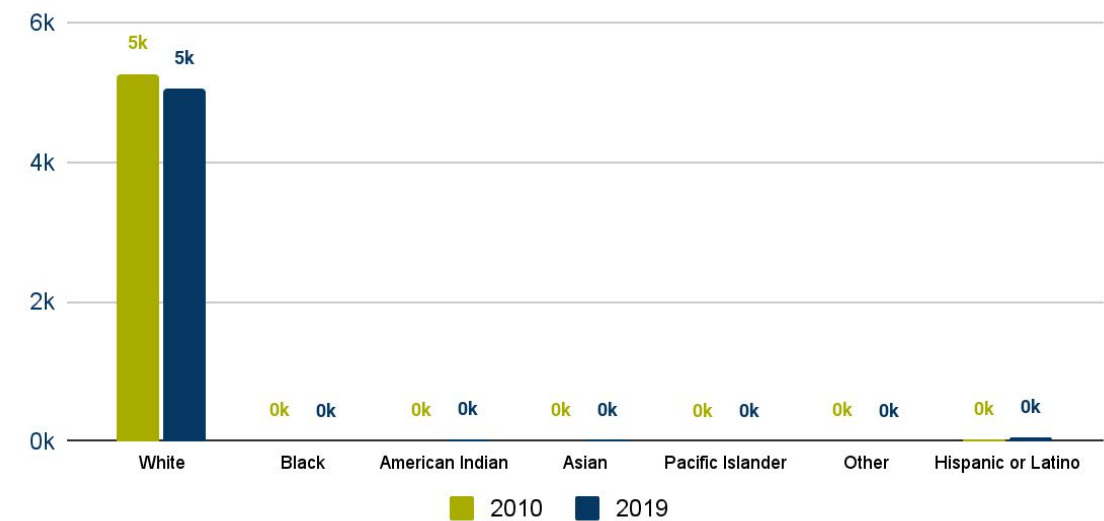
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Blackford County | 2010, 2019

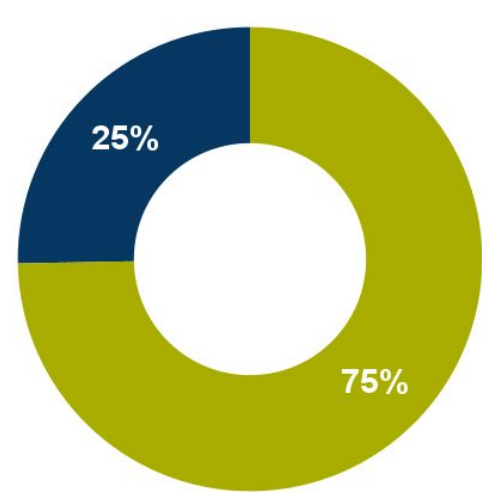


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 25% of households (1,324 households) in Blackford County were renters, while 75% (3,911 households) were owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

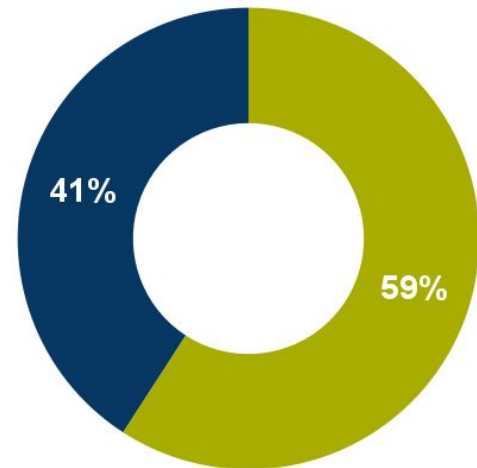
Blackford County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

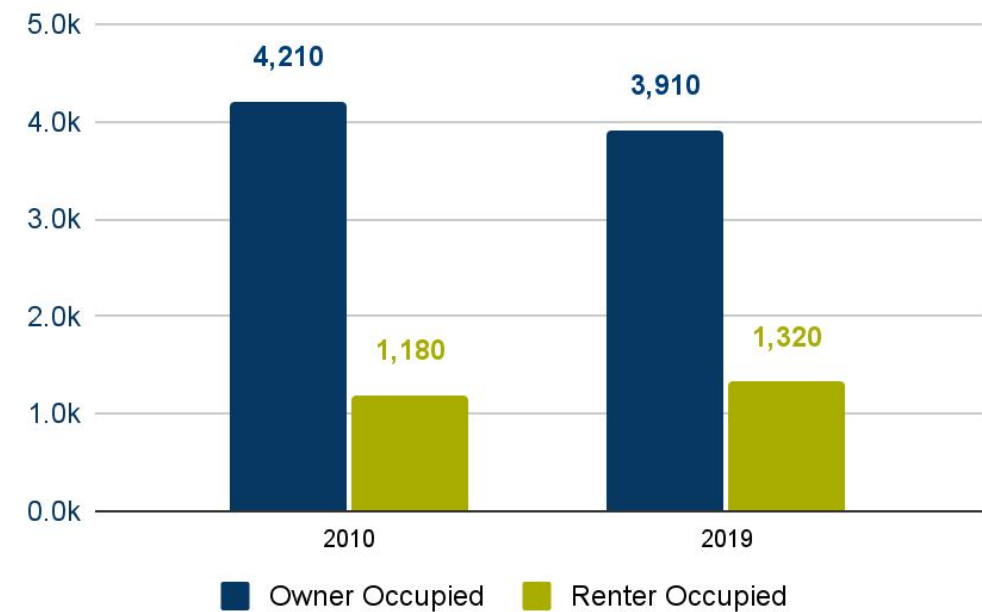
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

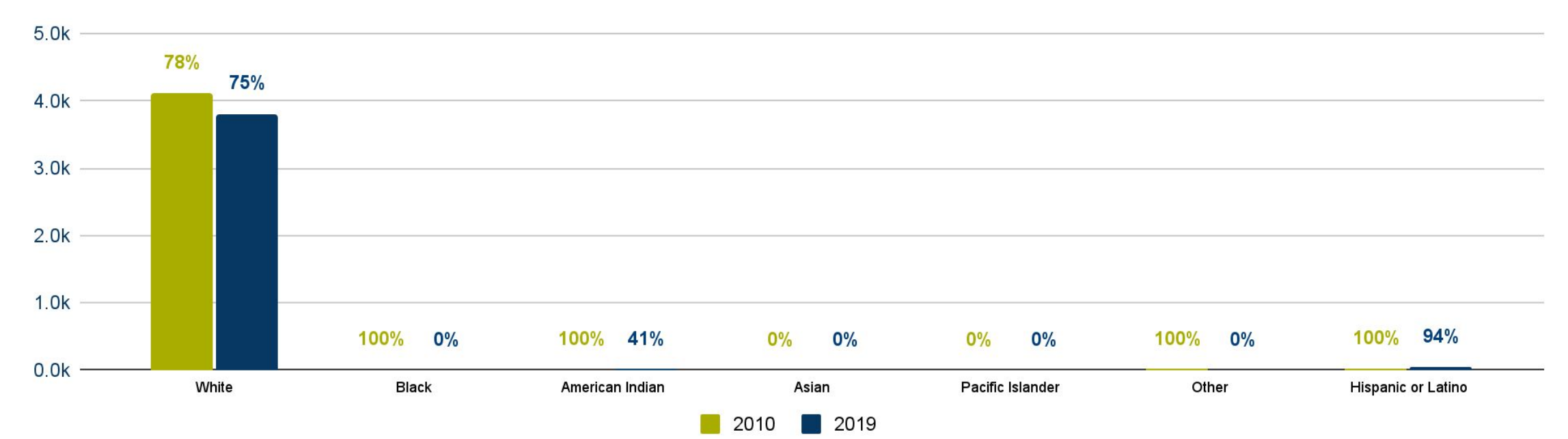
Blackford County | 2010-2019



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, 0% for Black households, and 94% for Hispanic or Latino households.

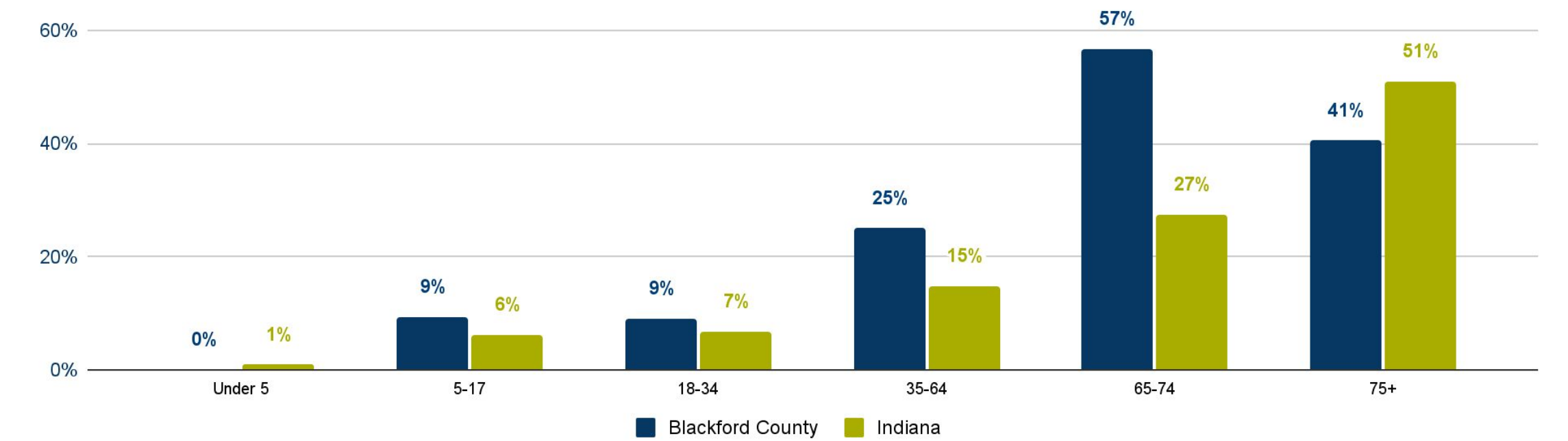
Homeownership by Race
Blackford County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 23% of people in Blackford County live with a disability. For people above 65, the share increases to 50%.

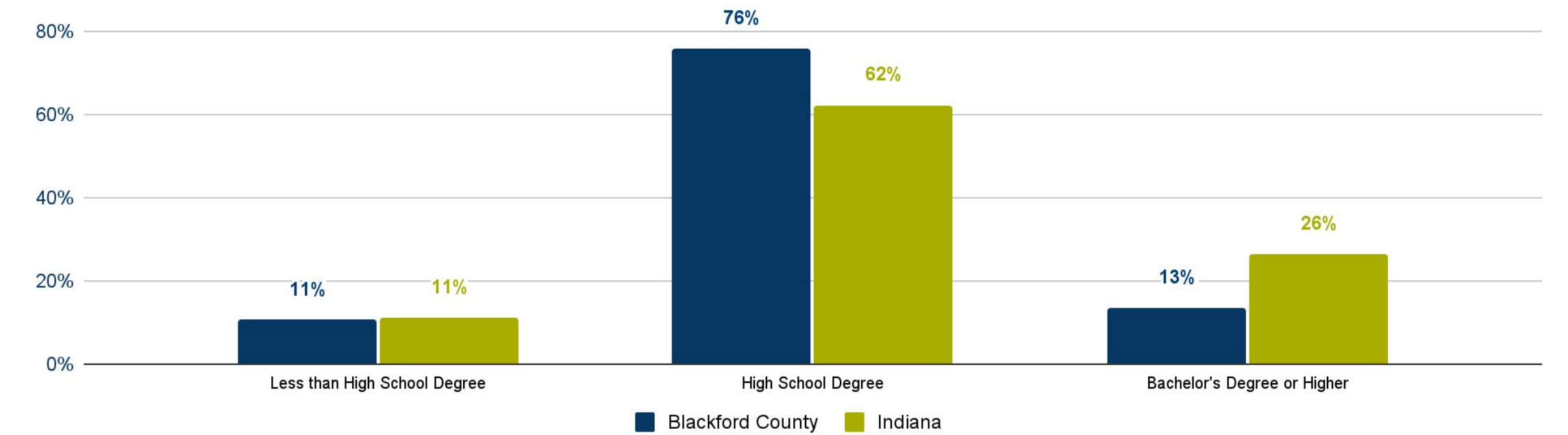
Share of the Population with a Disability by Age
Blackford County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Blackford County, 76% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

Educational Attainment
Blackford County, Indiana | 2019

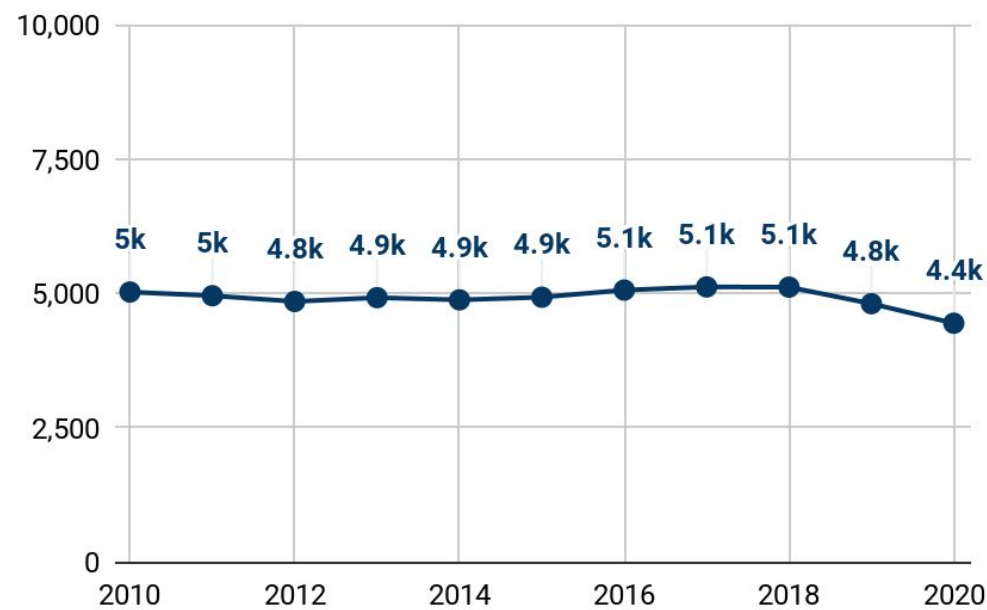


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

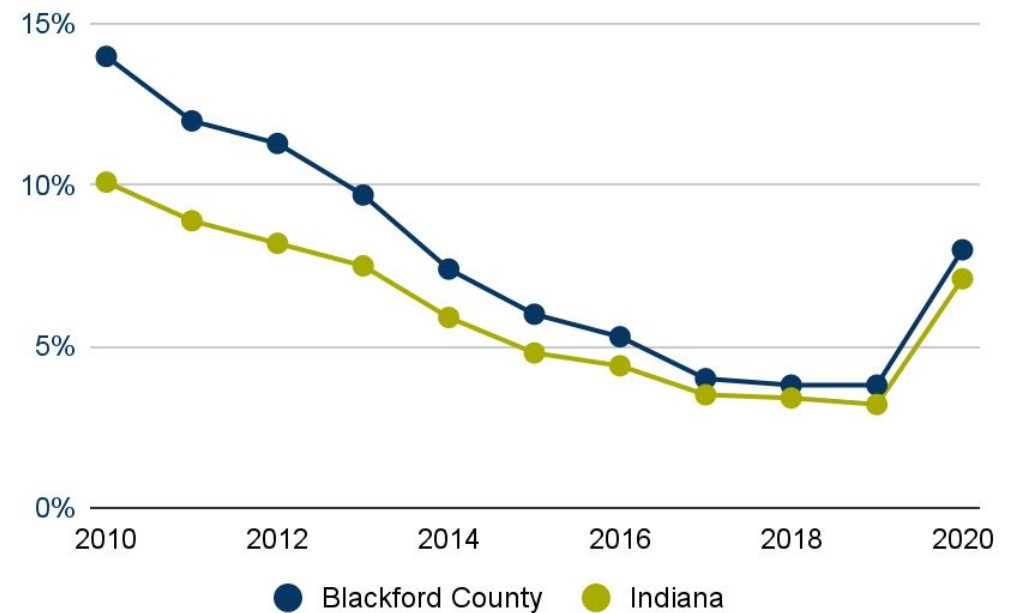
EMPLOYMENT BASE | There are currently 4,000 employed persons in Blackford County, down by 11.57% since 2010. The unemployment rate in 2020 was 8.00%, up 4.20 points from 2019.

Total Employment
Blackford County | 2010-2019



Source: ACS 2010-2019 5-year estimates

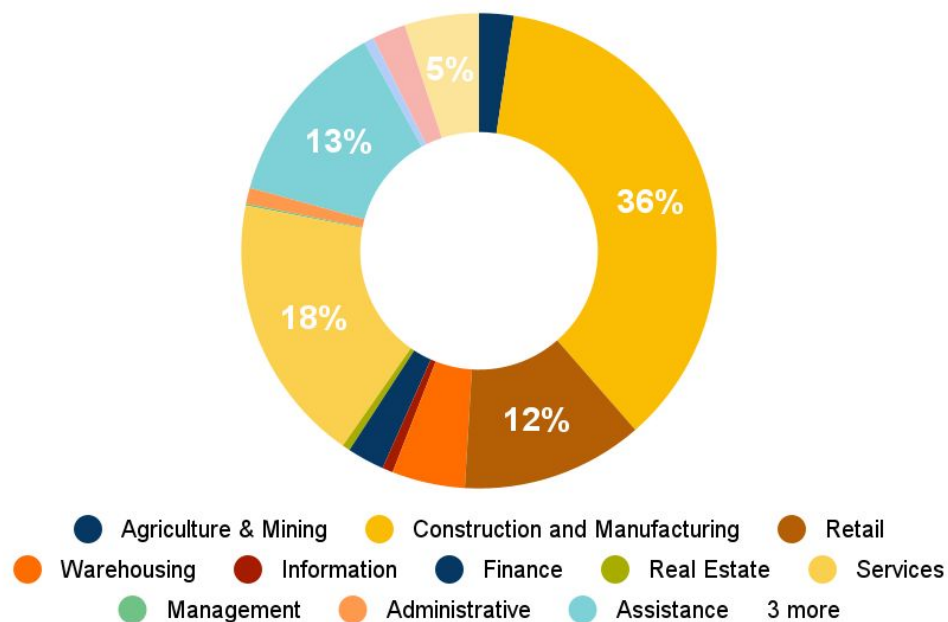
Unemployment Rate
Blackford County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Blackford County, accounting for 29% of all jobs, followed by Health Care and Social Assistance (13% of all jobs).

Total Jobs by All Industries
Blackford County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$32,243**
2. Trade, transportation, and utilities | **\$34,772**
3. Goods-producing | **\$52,133**
4. Manufacturing | **\$53,417**
5. Financial activities | **\$43,708**

Source: BLS

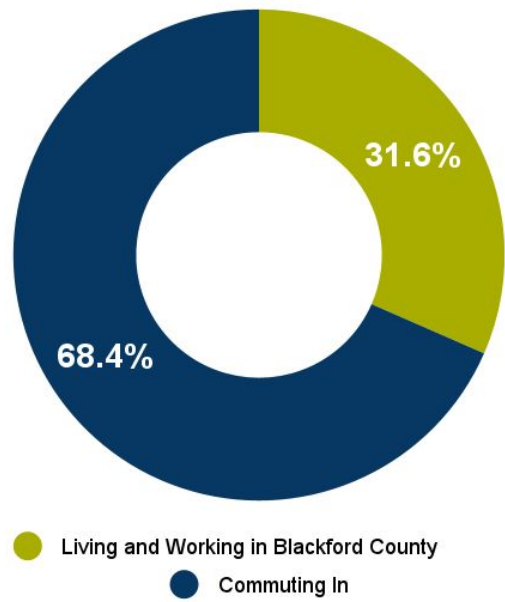
Top 5 Employers

1. 3m Co (Hartford City)
2. Brc Rubber Group (Hartford City)
3. 5 Star Commercial Roofing (Hartford City)
4. Stanley Engineered Fastening (Montpelier)
5. Iu Health Blackford Hospital (Hartford City)

Source: BLS

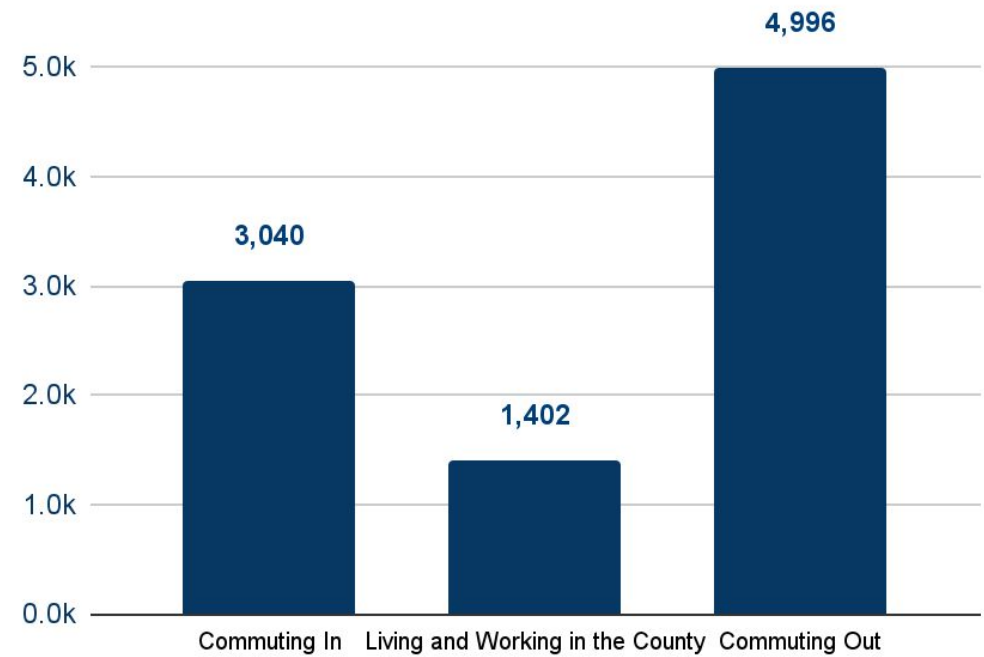
COMMUTER INFLOW / OUTFLOW | 3,000 commuters come into Blackford County for their jobs, while 5,000 employees travel outside of Blackford County for their jobs.

Employment Inflow
Blackford County | 2018



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

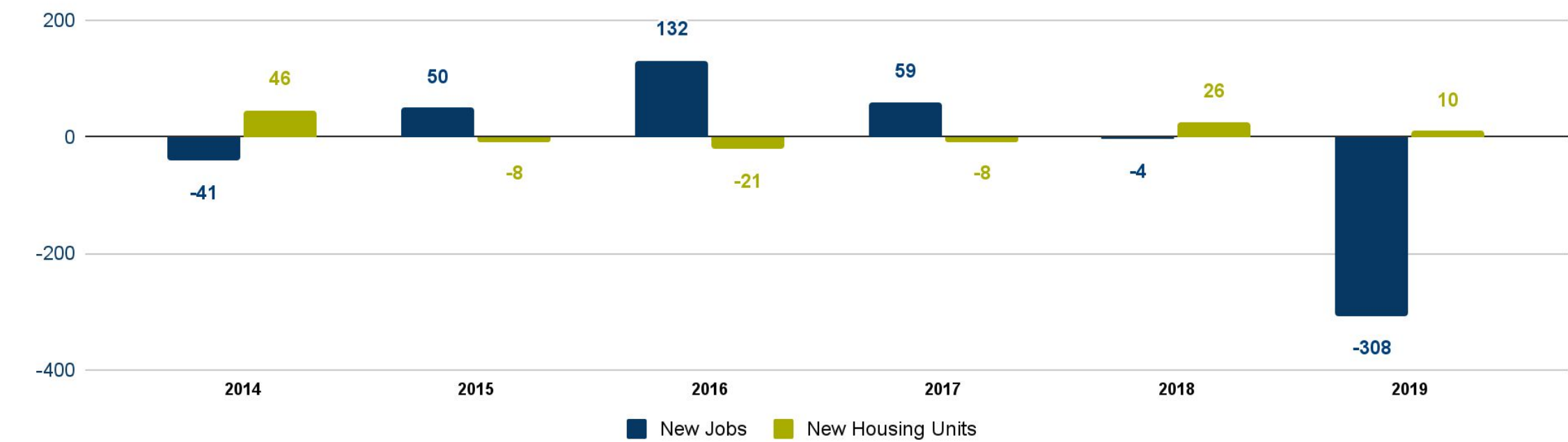
Commuting Patterns
Blackford County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Blackford County has created -112 jobs between 2014-2019 and 45 housing units, or -40 units for every 100 jobs created.

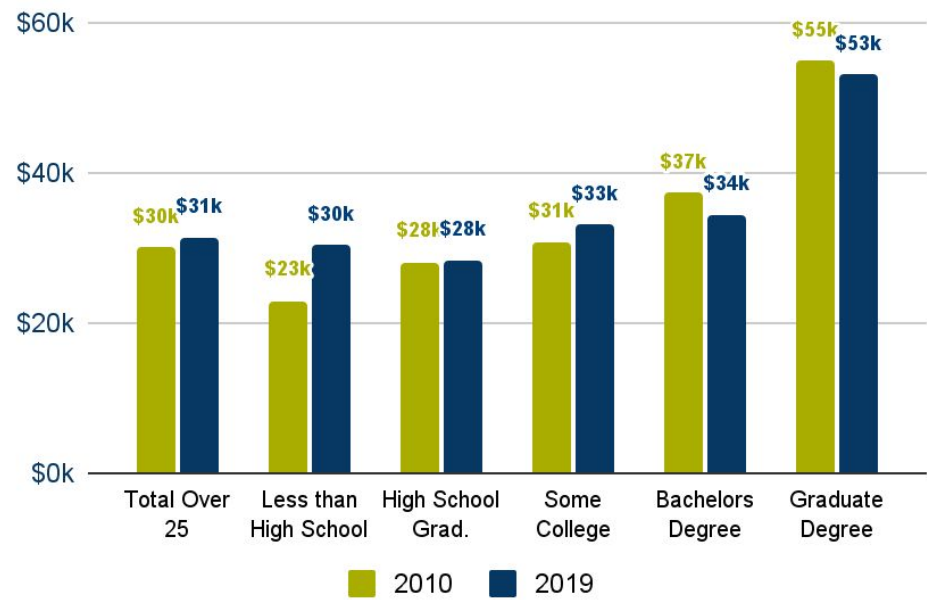
Job Growth and Housing Production
Blackford County | Total Jobs, New Jobs



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

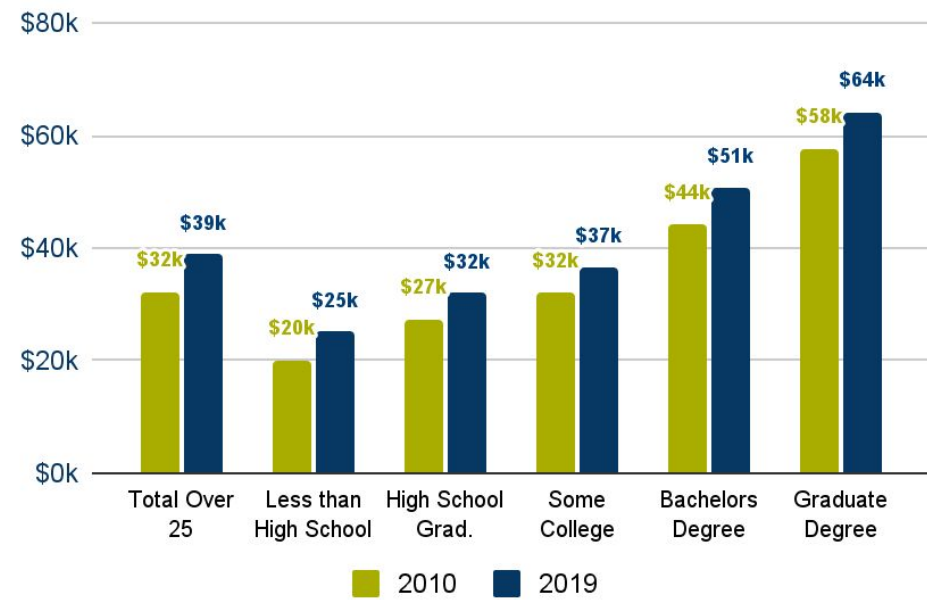
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 5% since 2010 for the total population and increased 1% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Blackford County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

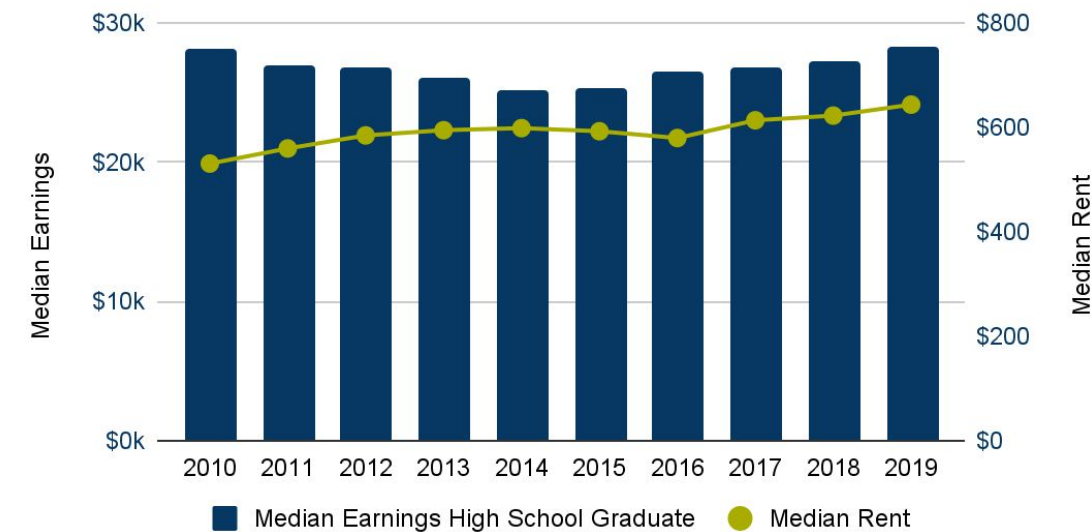
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

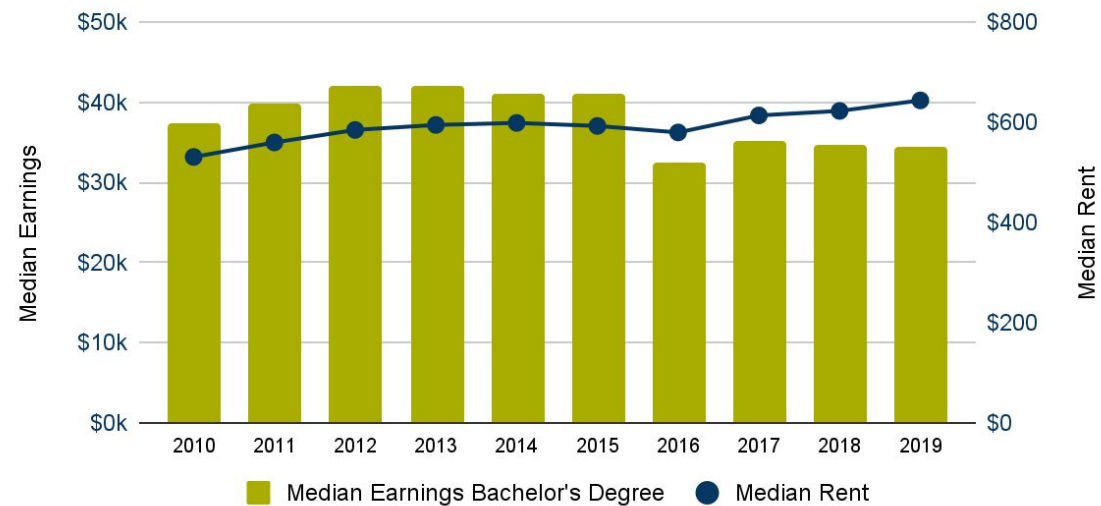
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 21.3%, or 21% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



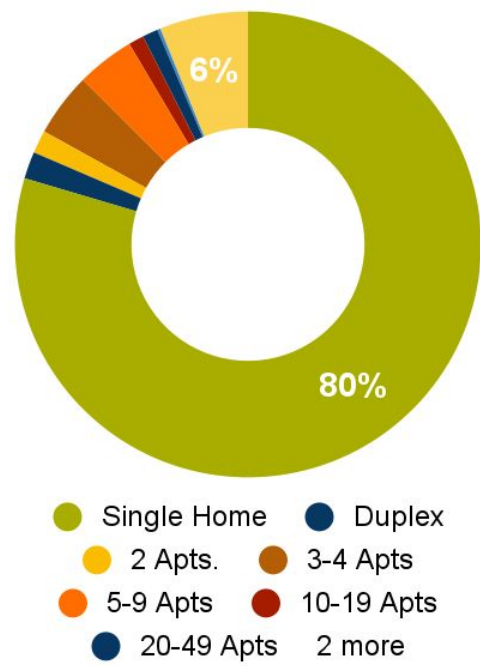
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

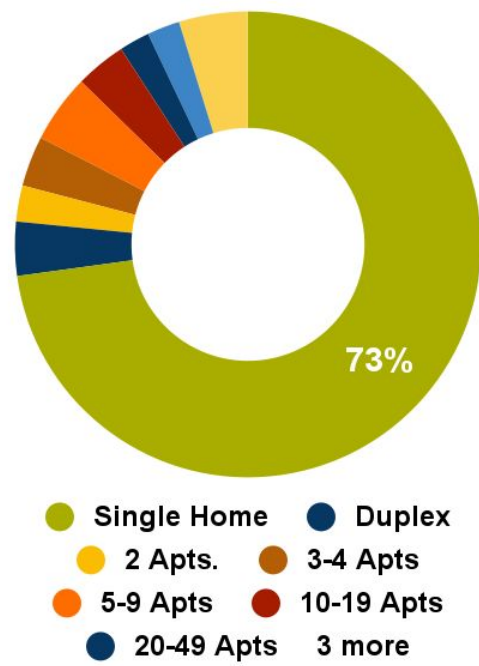
HOUSING TYPOLOGY | 80% of homes in Blackford County are single-family, while 14% are multifamily. Multifamily housing has increased by 4 homes since 2010.

Housing Typology

Blackford County | 2019



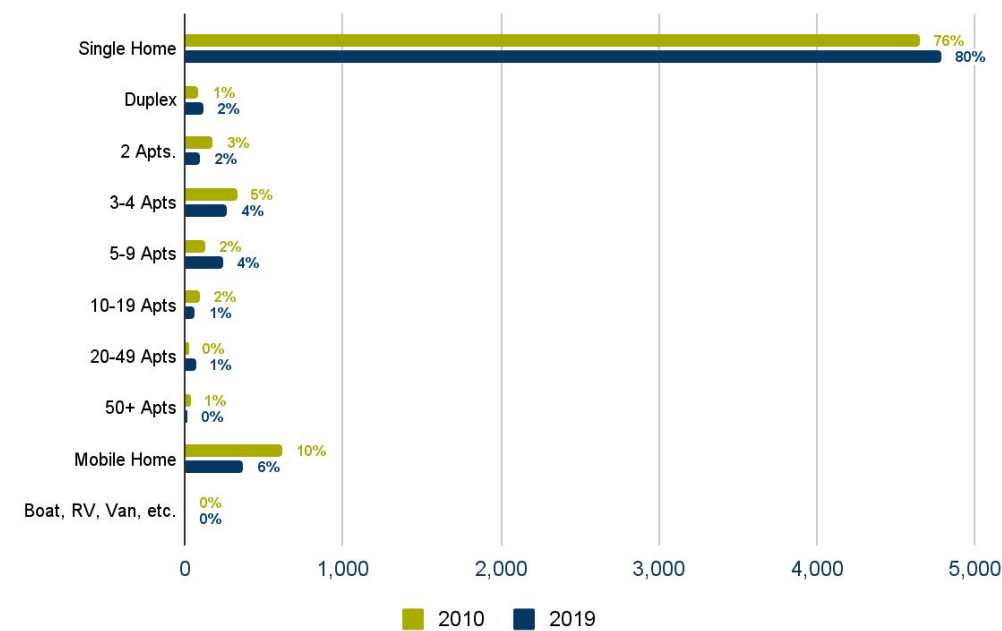
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Blackford County | 2010-2019



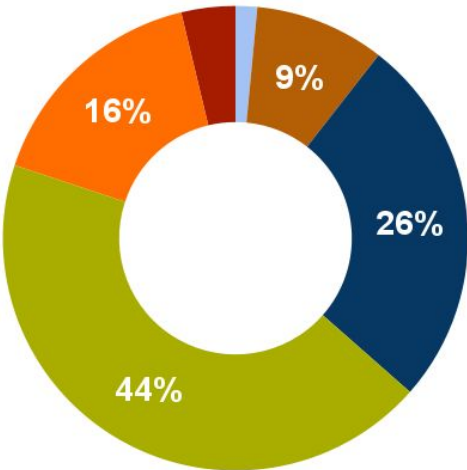
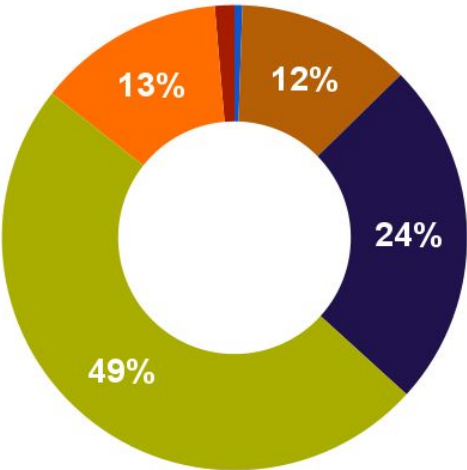
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Blackford County contain 2.26 bedrooms, with 63% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Blackford County | 2019

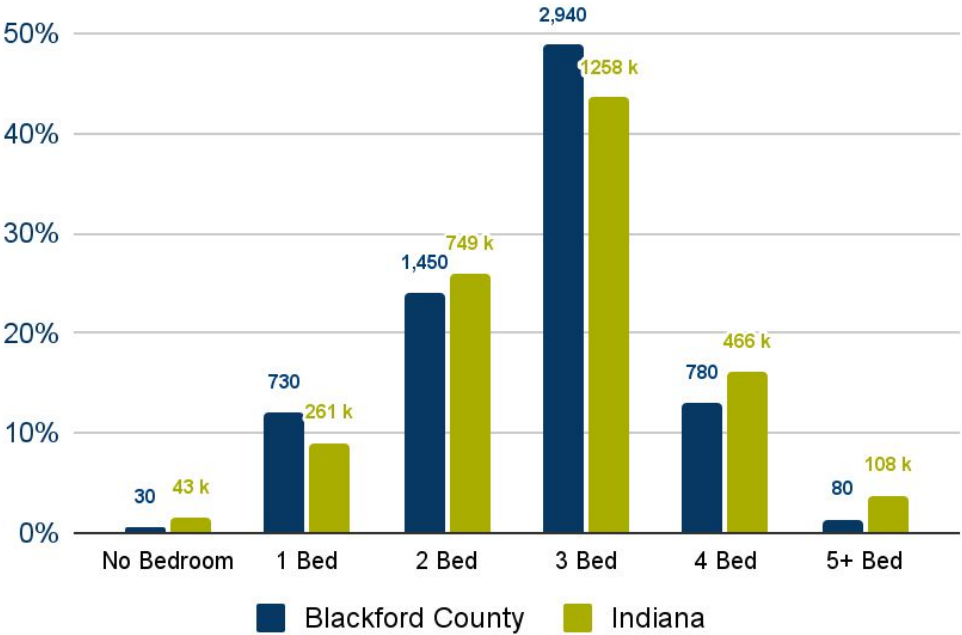
Indiana | 2019



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

Share of Housing Stock by Bedroom

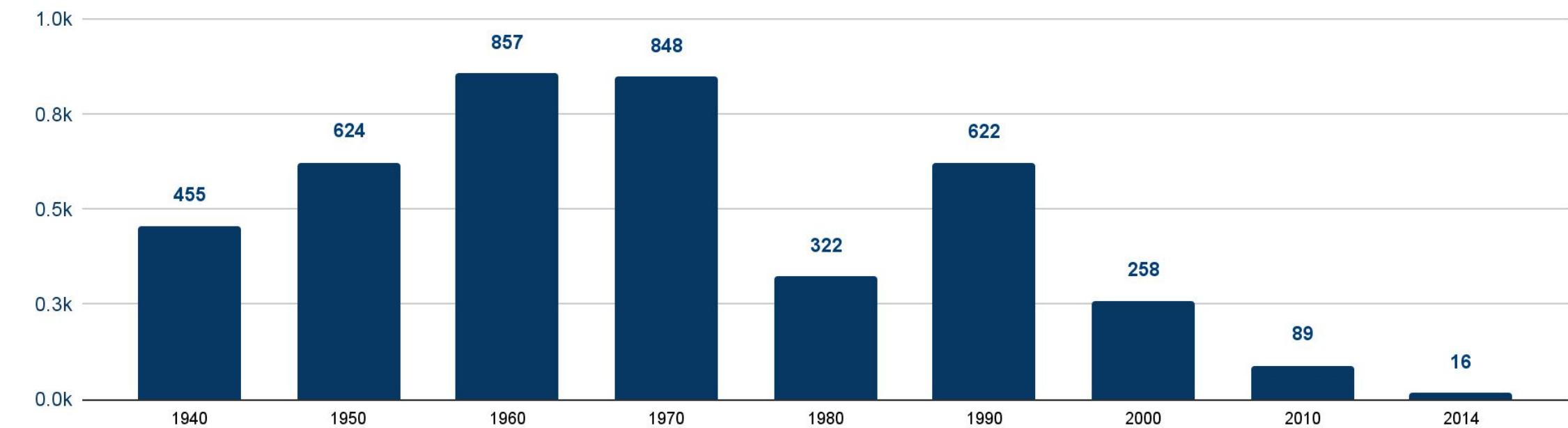
Blackford County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 94% of homes were built before 1990, with a plurality of homes built before 1940.

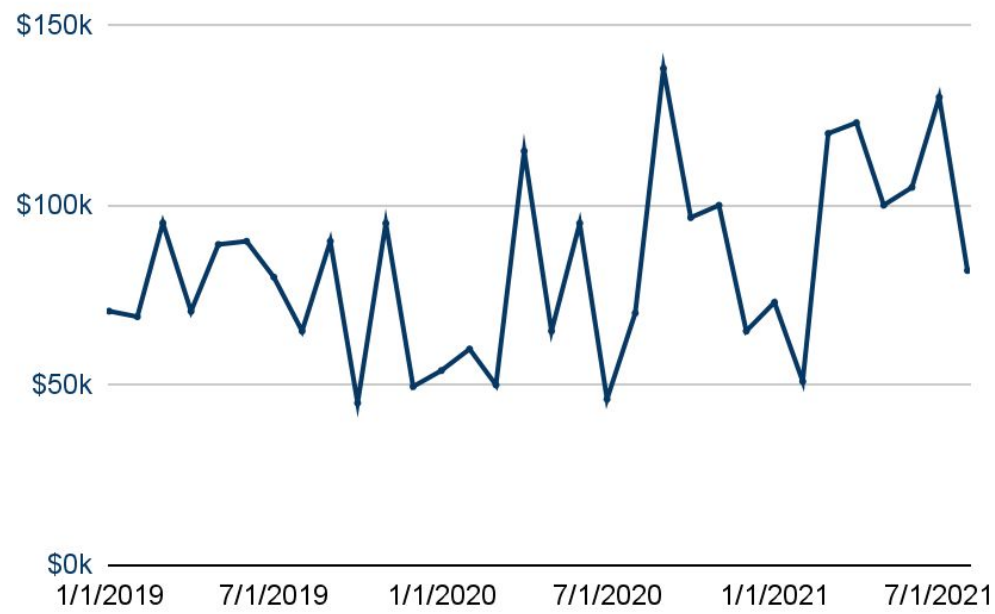
Homes by Year Built
Blackford County | 2019



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

MEDIAN LISTING PRICE | Homes in Blackford County have a median listing price of \$81,750. Home prices have increased by 16% since 2019.

Median Listing Price
Blackford 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)
Blackford County | 2021

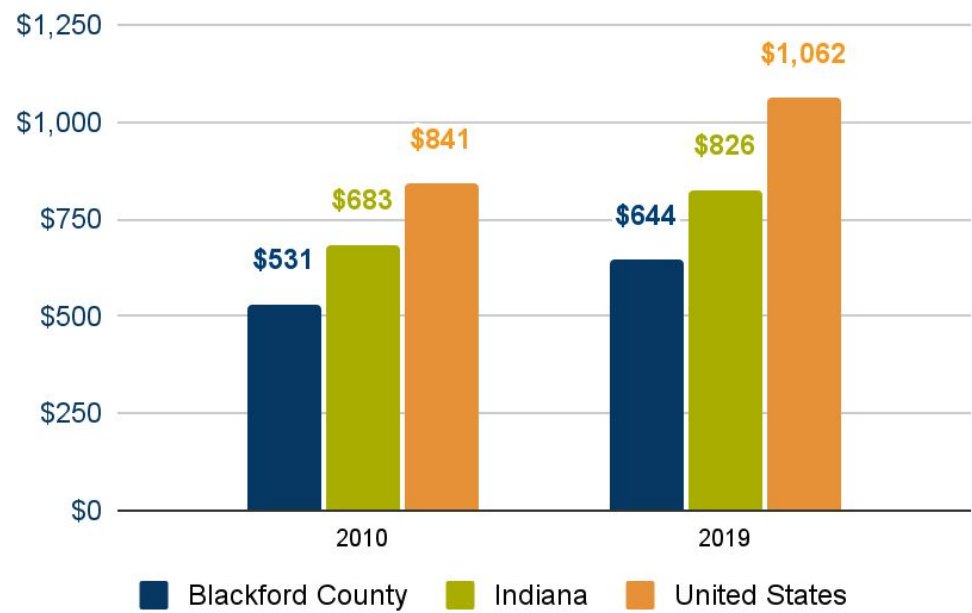


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 21% since 2010, with average rents at \$644 in 2019.

Median Rent

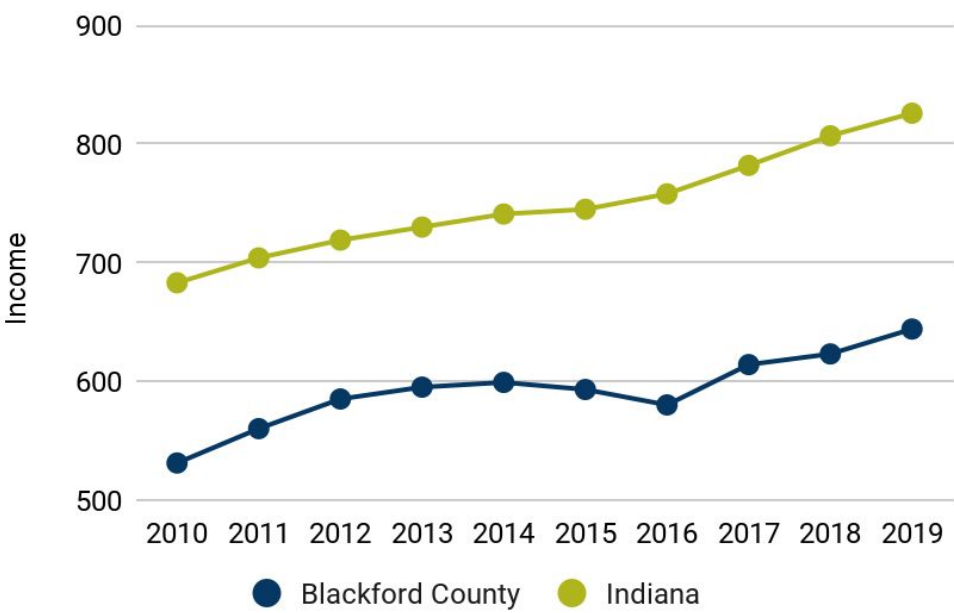
Blackford County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

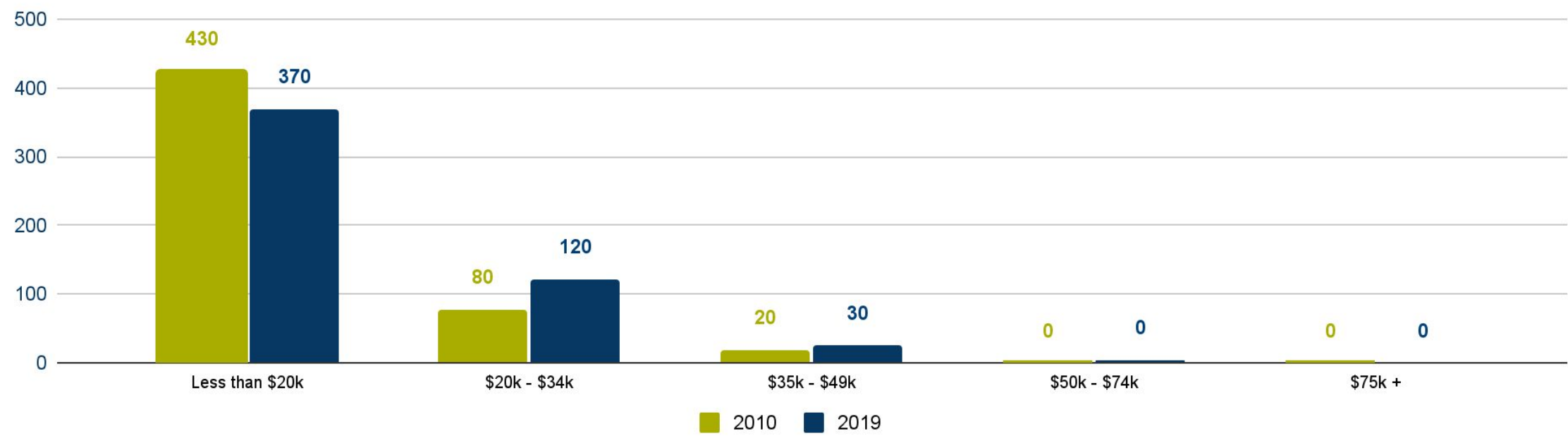
Blackford County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 46% of renter households are housing cost burdened in Blackford County, down -2% since 2010. 53% of households earning below \$50,000 are housing cost burdened.

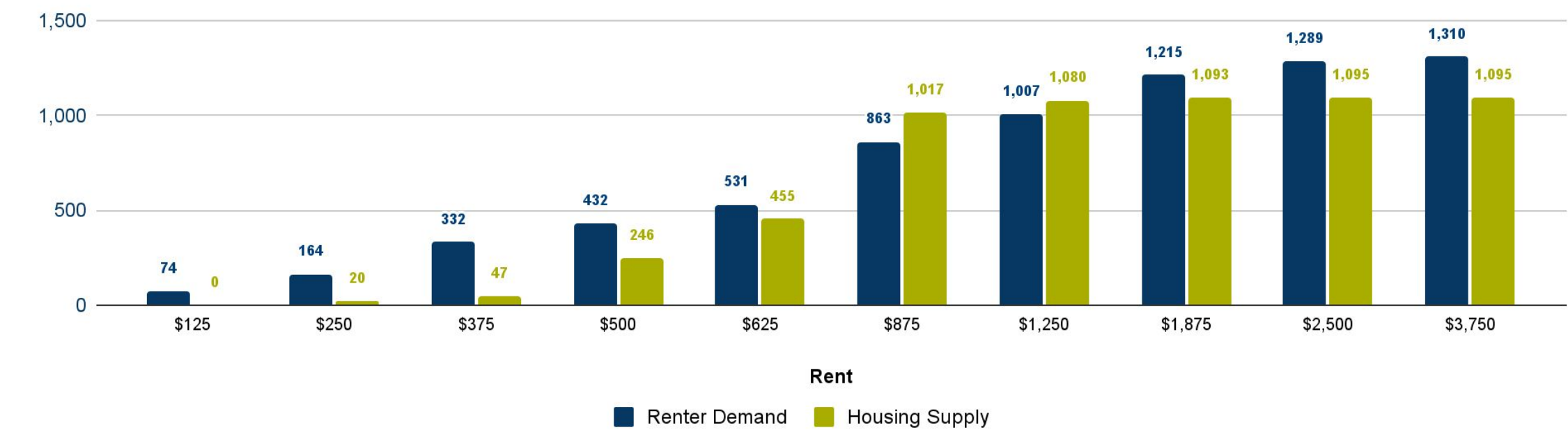
Renter Housing Cost Burden
Blackford County, Indiana | 2010 - 2019



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 1000 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
Blackford 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 Blackford County.

Affordable Housing Inventory

Blackford County | 2020



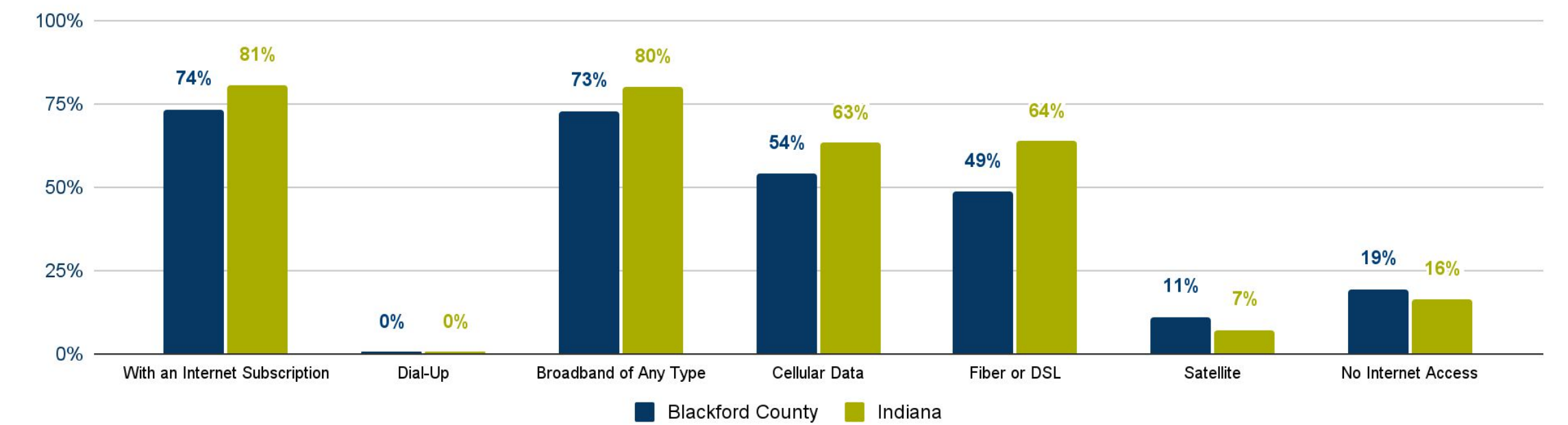
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 73% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Blackford County | 2020

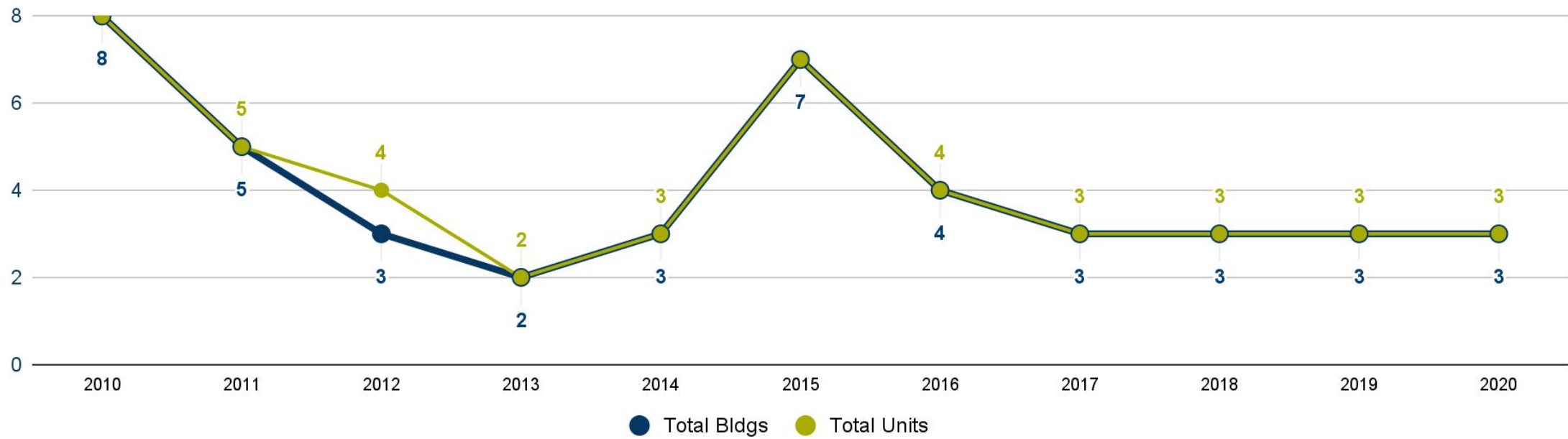


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 3 new housing starts in 2020 in Blackford County, with 44 total building permits authorized since 2010.

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



Source: St. Louis Fed.

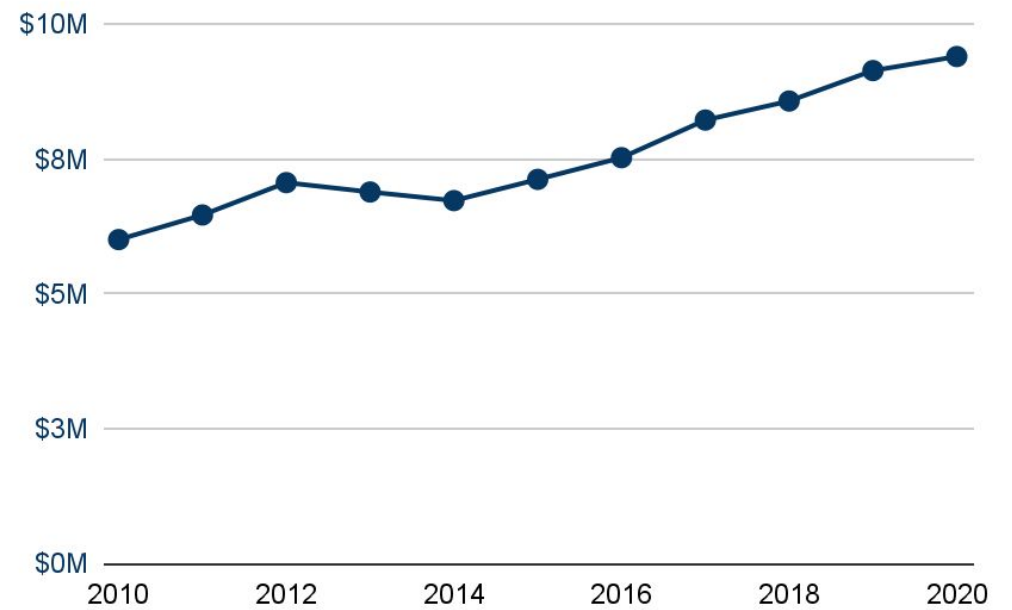
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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