



INDIANA HOUSING  
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

## HOUSING NEEDS ASSESSMENT FOR BLACKFORD COUNTY

**MARCH 2022**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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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.

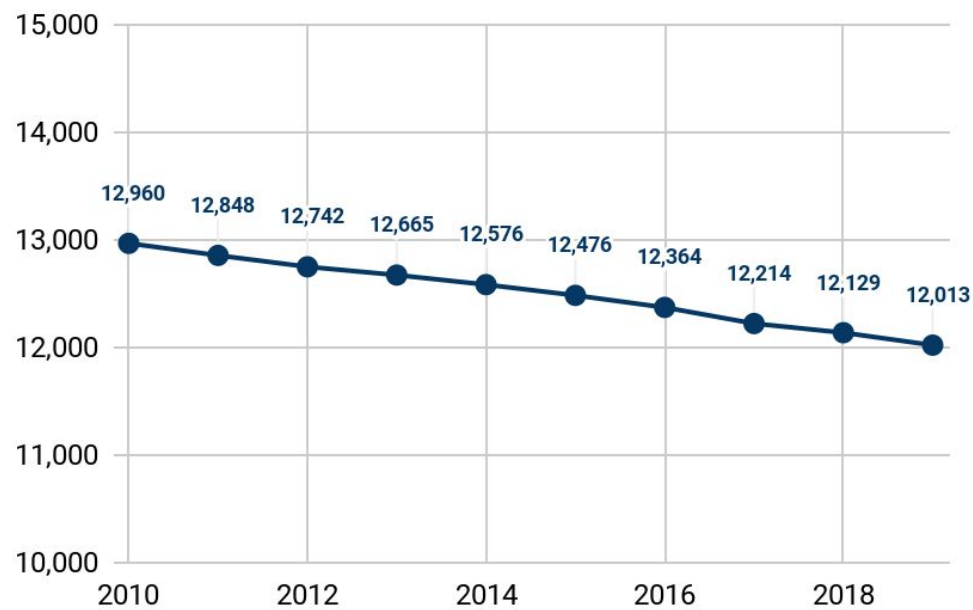
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# DEMOGRAPHIC TRENDS

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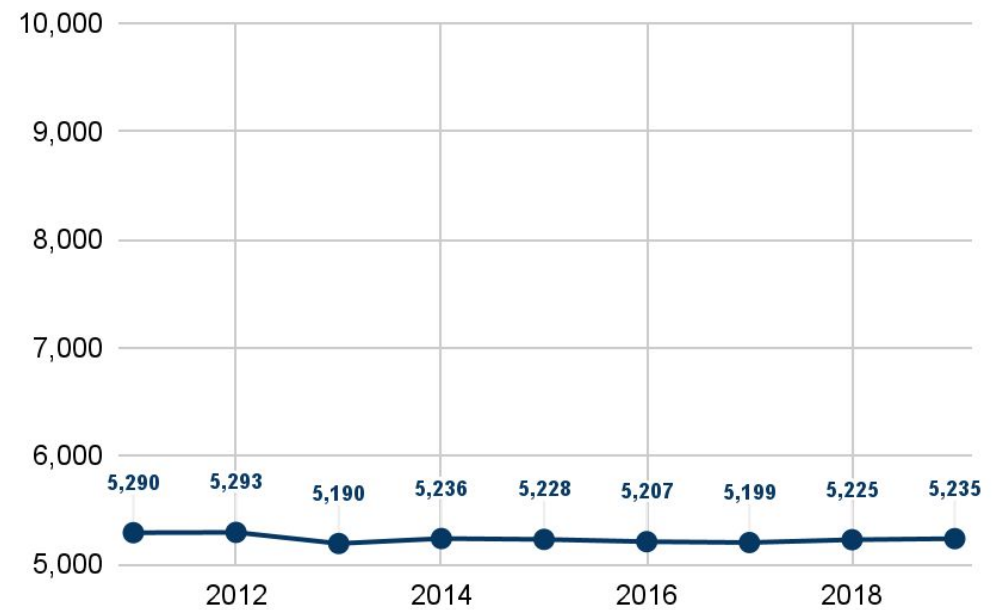
**POPULATION** | Blackford County's population has decreased by 7.31% (947 people) between 2010-2019. In the same time period, the total number of households decreased by 2.86% (154 households).

**Resident Population**  
Blackford County | 2010-2019



Source: FRED, U.S. Census Bureau

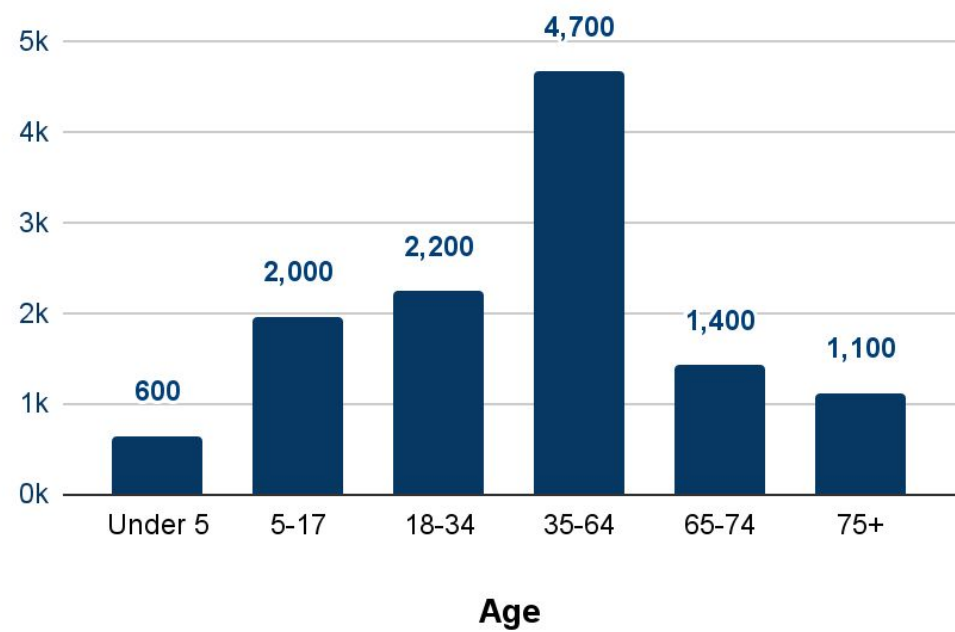
**Households**  
Blackford County | 2010-2019



Source: FRED, U.S. Census Bureau

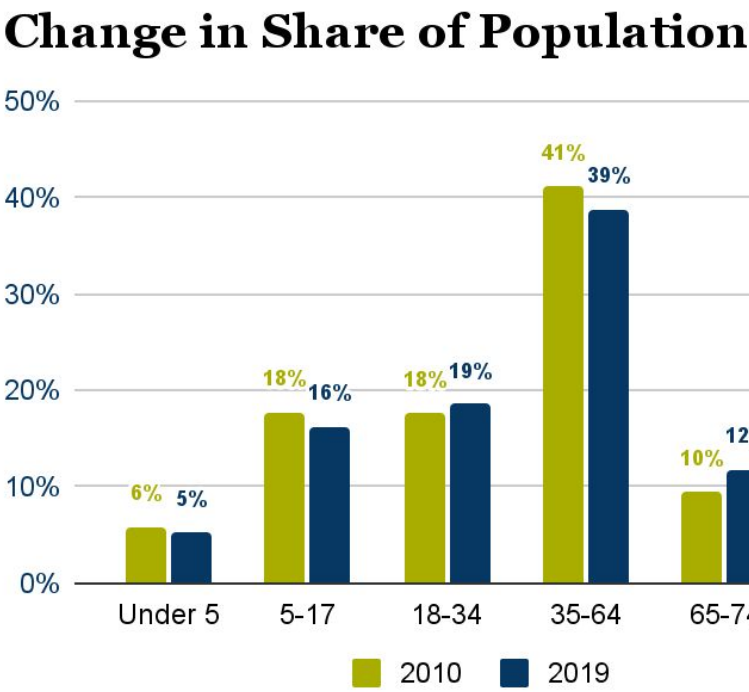
**AGE** | 2,500 of people in Blackford County are age 65 or older, while 22% are younger than 18.

**Population by Age**  
Blackford County | 2019



Source: ACS 2019 5-year estimates

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

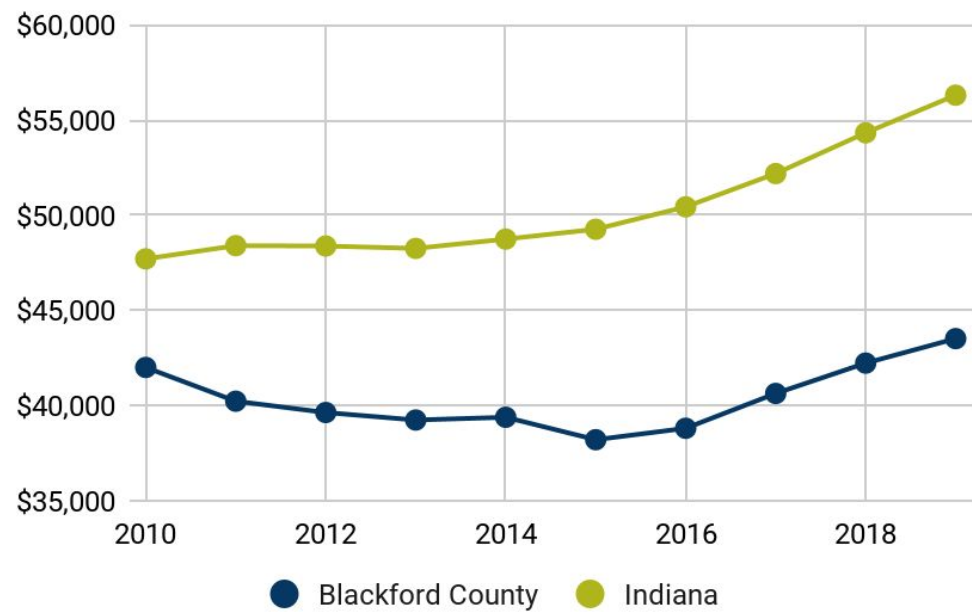


Source: ACS 2010-2019 1-year estimates

**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**

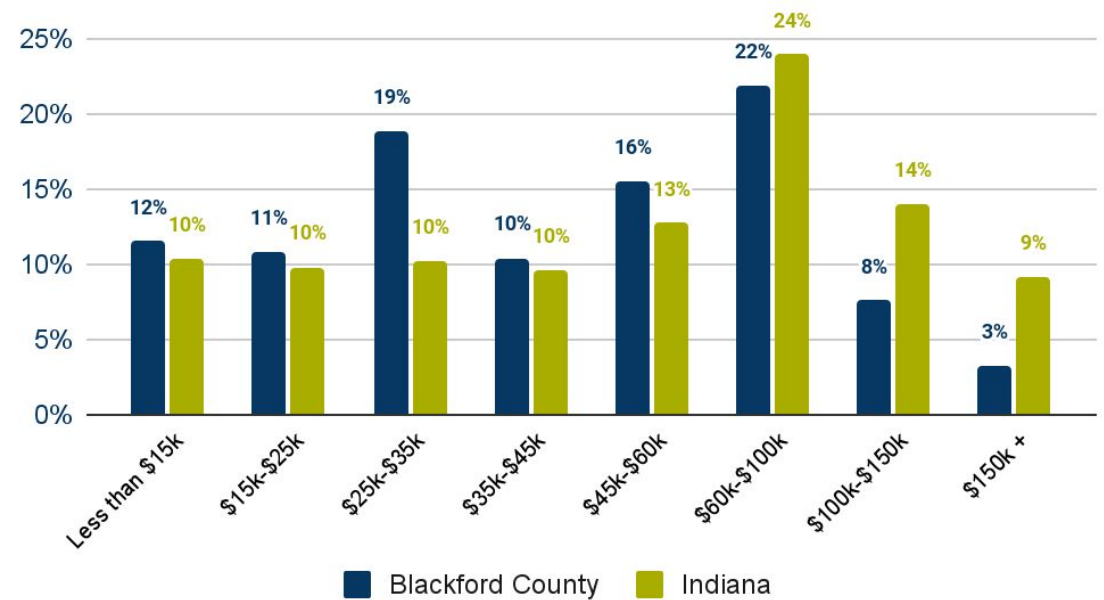
Blackford County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

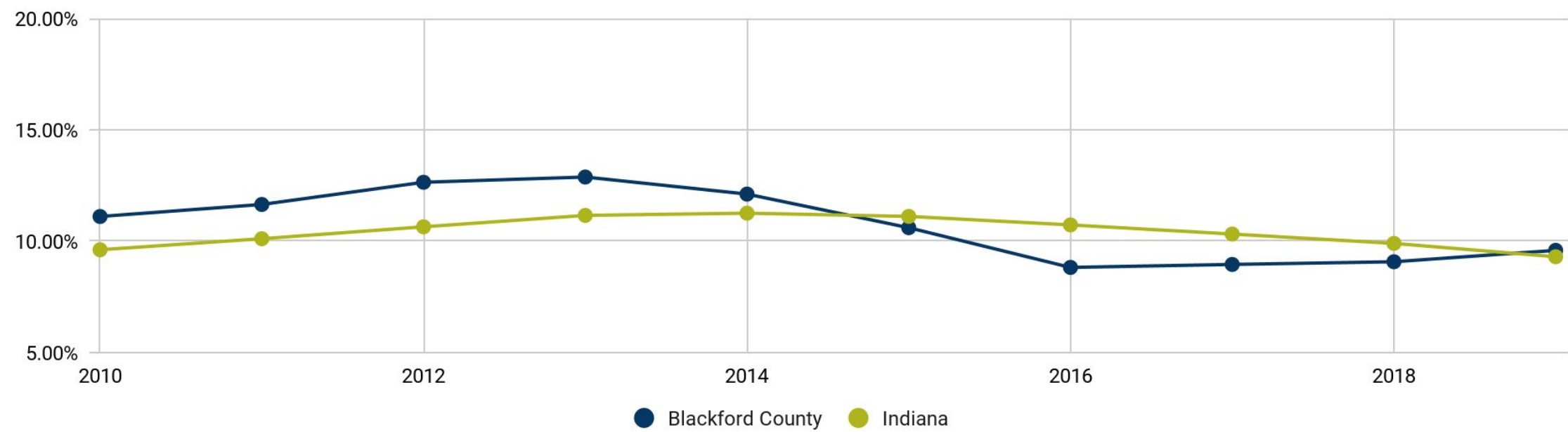
Blackford County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 9.6% of families in Blackford County live below the poverty line, down 1.52 points from 11.1% in 2010.

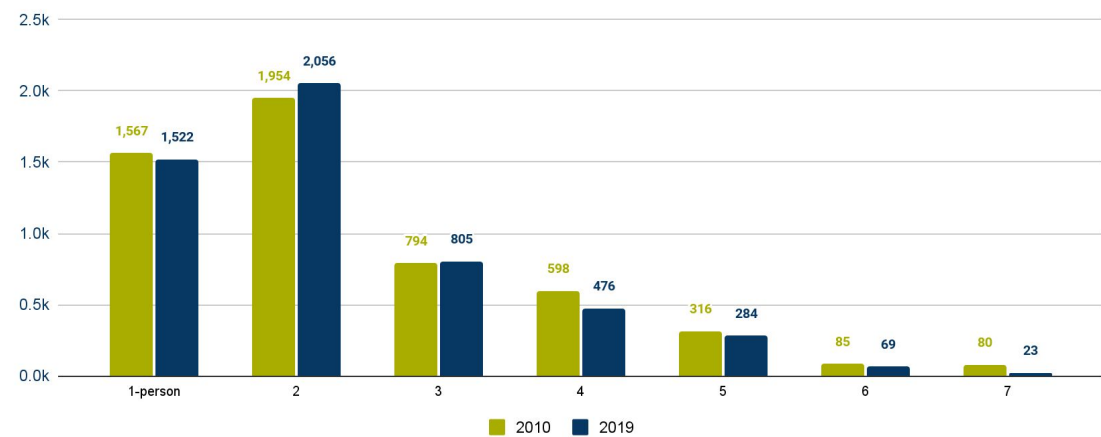
**Family Poverty Rate**  
Blackford County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**HOUSEHOLD SIZE |** The average household size is 2.26 people, compared to the statewide average of 2.52. 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

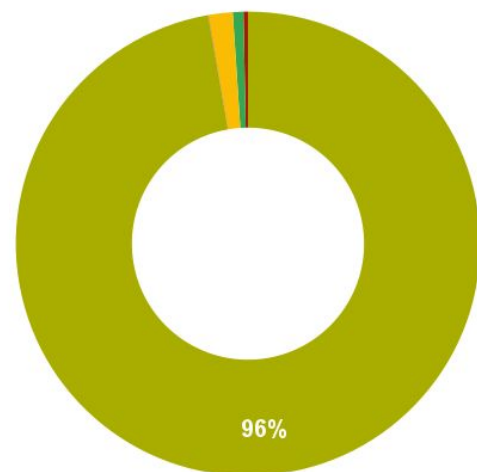


**RACIAL COMPOSITION |** The current racial distribution of households in Blackford County is 96% White, 0% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

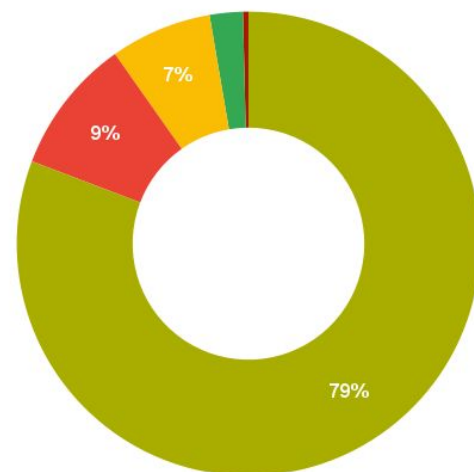
**Racial/Ethnic Distribution**

Blackford County | 2019

Indiana | 2019



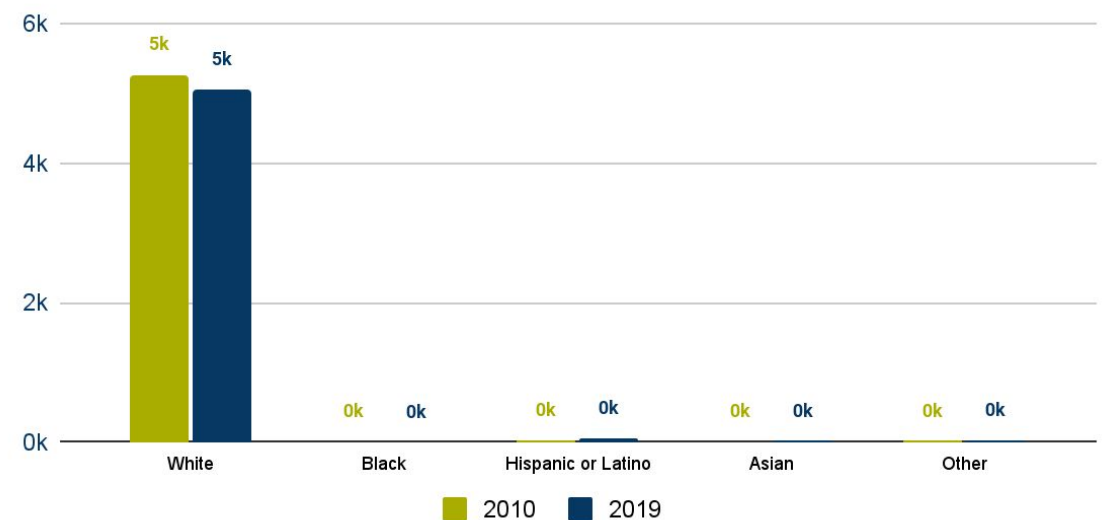
● White ● Black  
● Hispanic or Latino ● Asian  
● Other



● White ● Black  
● Hispanic or Latino ● Asian  
● Other

**Household Racial/Ethnic Distribution**

Blackford County | 2010, 2019

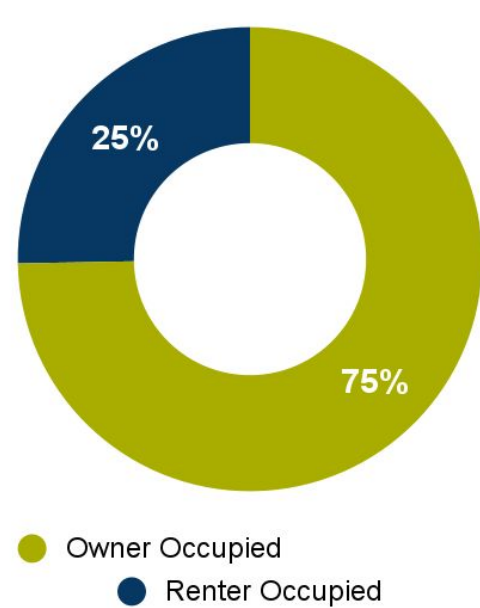


Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

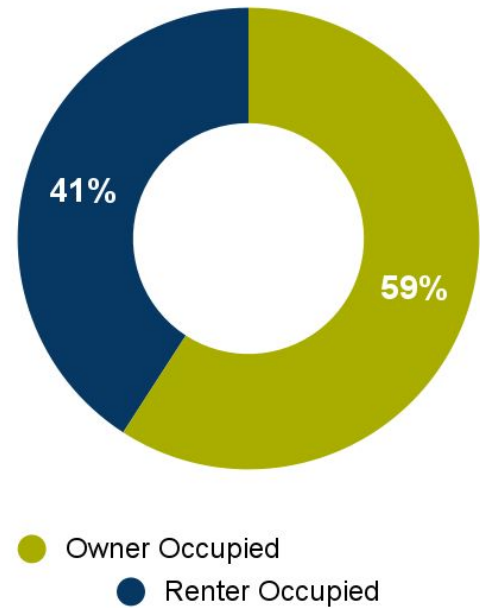
**HOUSING TENURE** | In 2019, 25% of households (1,324 households) in Blackford County were renters, while 75% (3,911 households) were owners. The share of renters has decreased by 3.38 percentage points since 2010.

**Housing Tenure**  
Blackford County | 2019

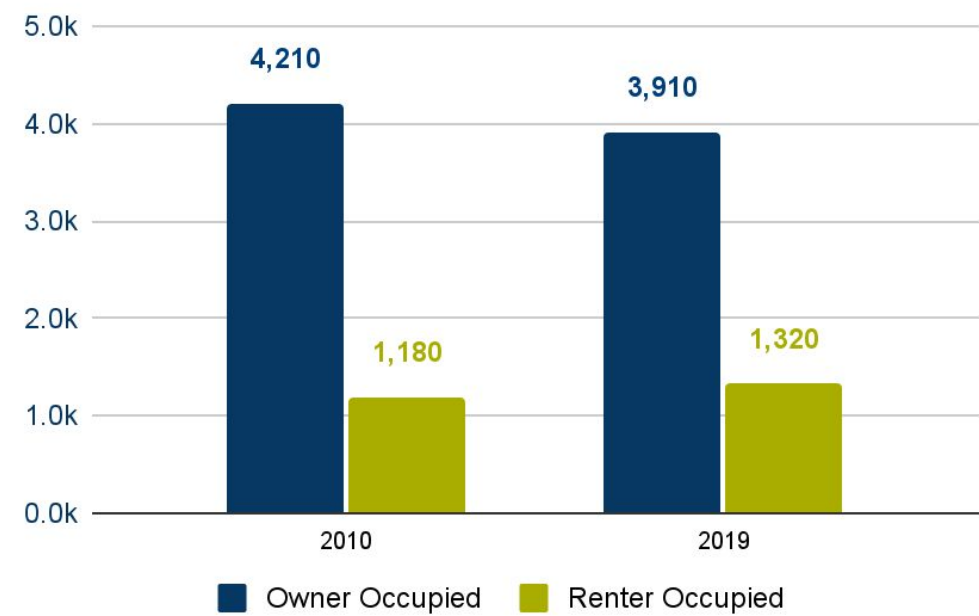


Source: ACS 2019 5-year estimates

Indiana | 2019



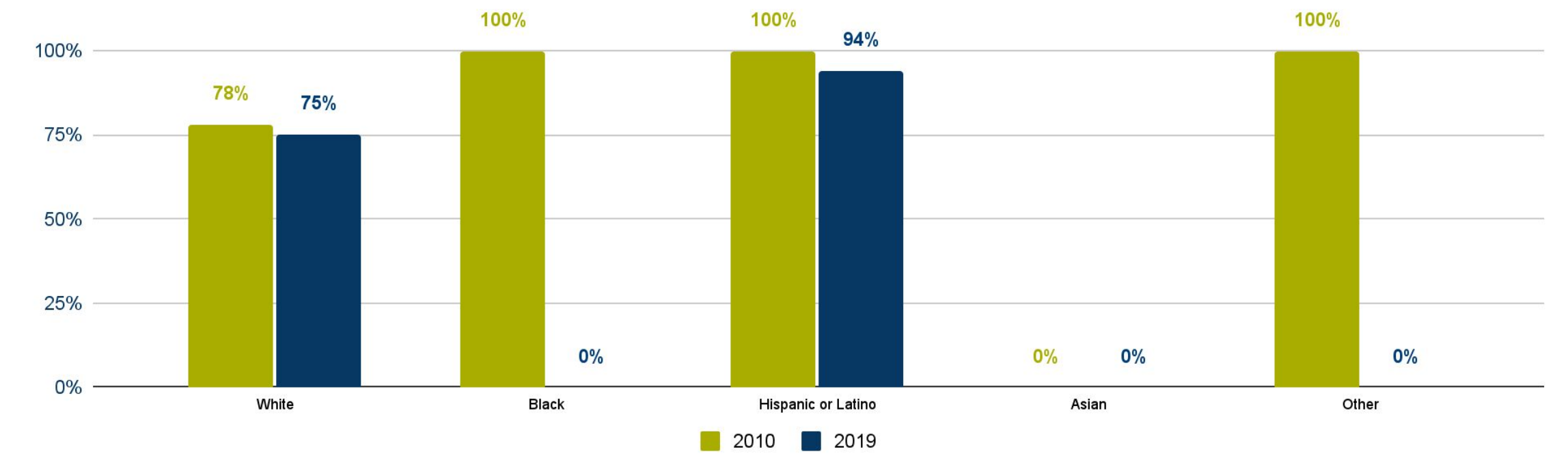
**Total Households by Tenure**  
Blackford County | 2010-2019



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.

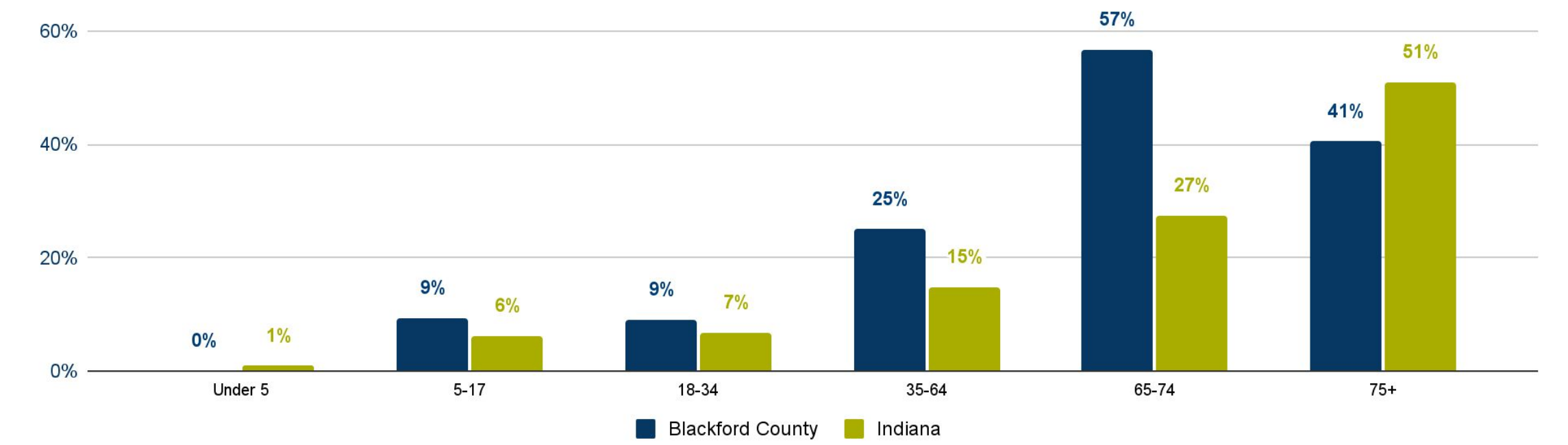
**Homeownership by Race**  
**Blackford County | 2010, 2019**



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 23% of people in Blackford County live with a disability. For people 65 and older, the figure increases to 50%.

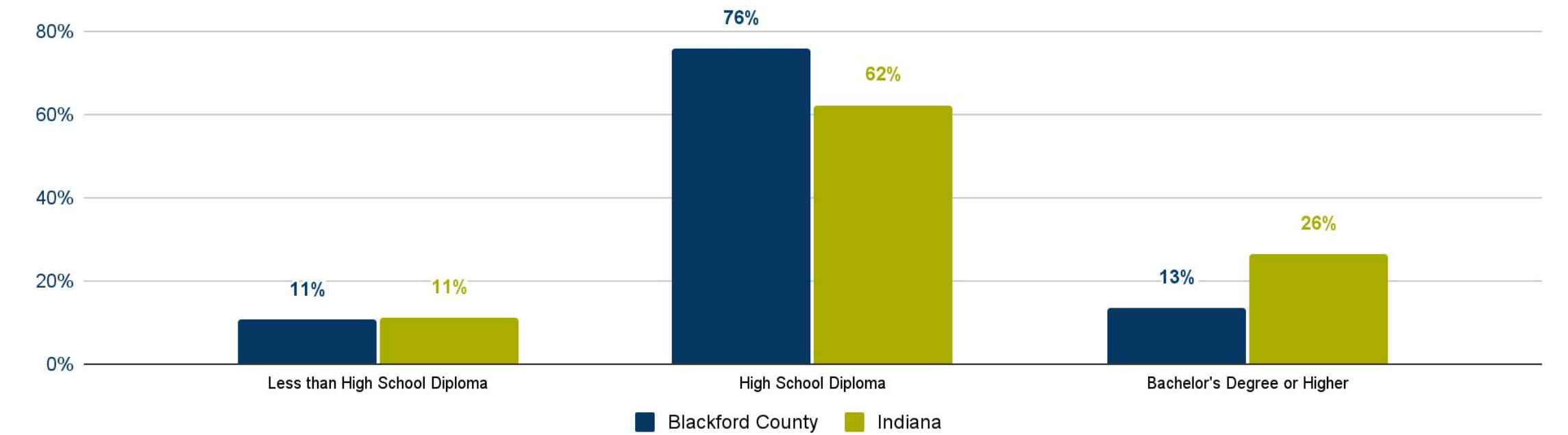
**Share of the Population by Age with a Disability**  
Blackford County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Blackford County, 76% of the population completed high school degree as their highest level of education, while 13% of the population has a Bachelor's degree or higher.

**Educational Attainment**  
Blackford County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

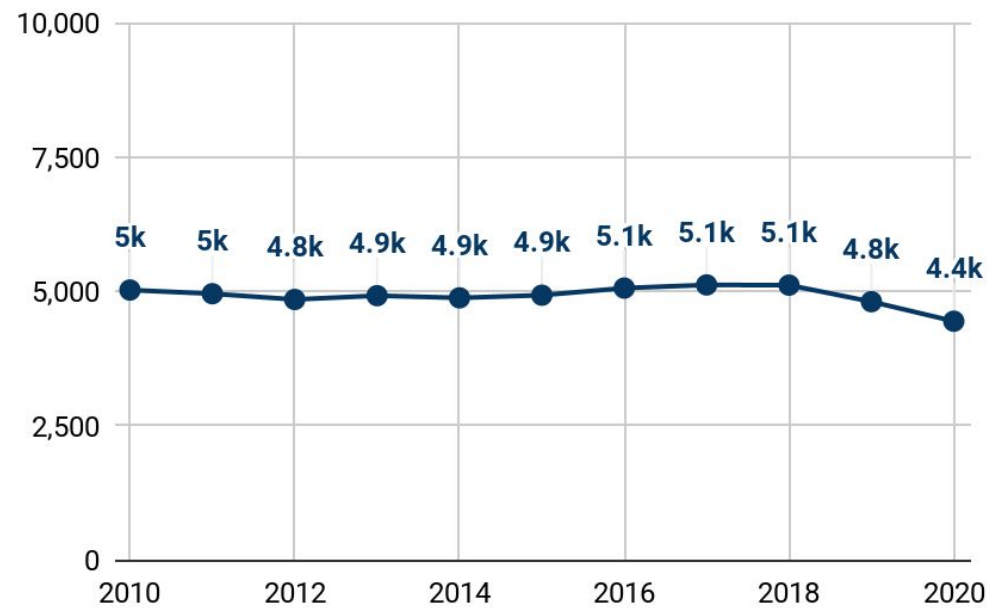
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# **JOB / EMPLOYMENT TRENDS**

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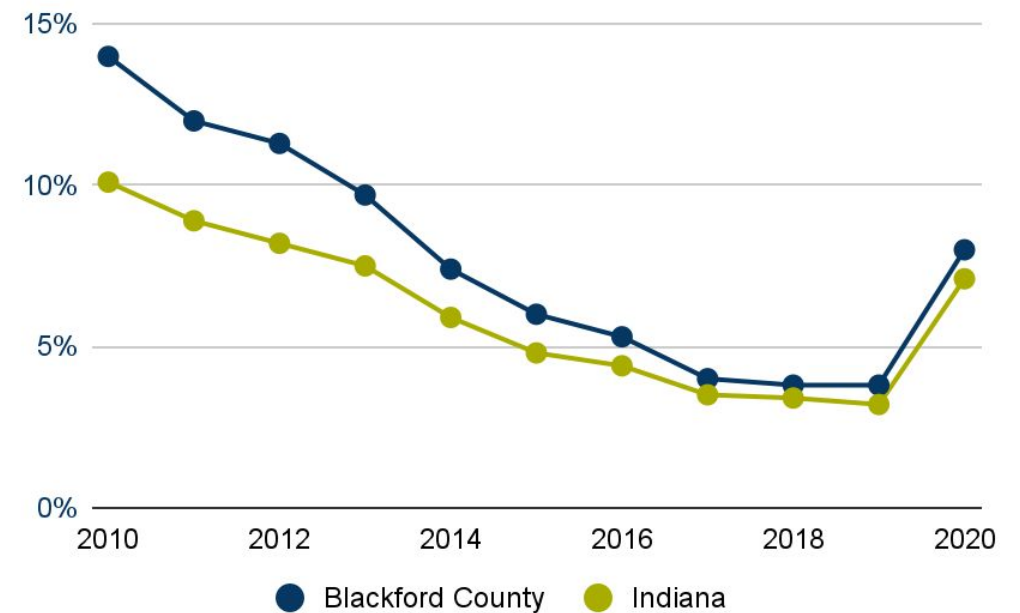
**EMPLOYMENT BASE |** There are currently 4,000 employed persons in Blackford County, down by 11.57% since 2010. The unemployment rate in 2020 was 8.00%, up 4.20 points from 2019.

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



Source: FRED Estimates

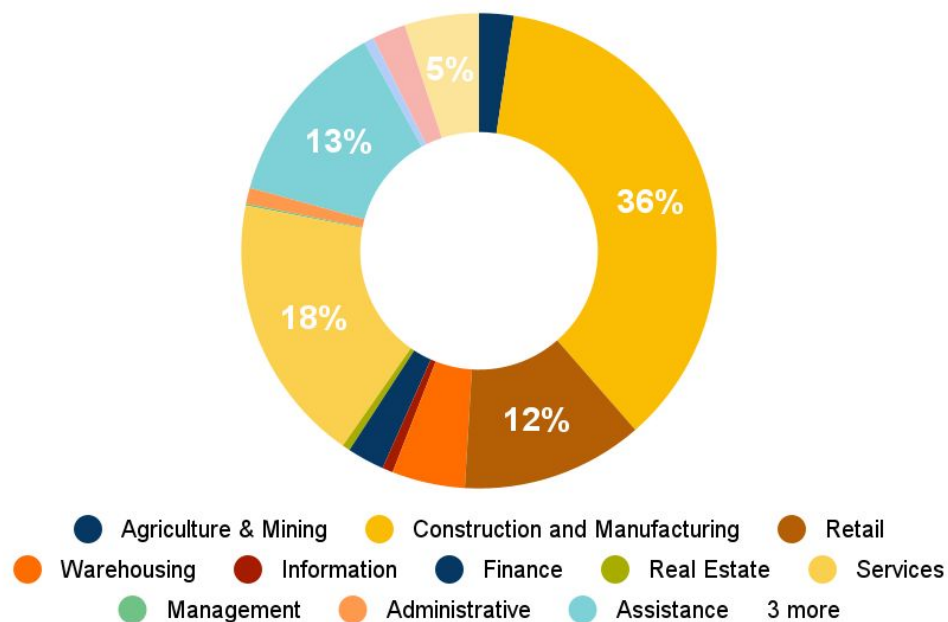
**Unemployment Rate**  
Blackford County, Indiana | 2010-2019



Source: FRED Estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing is the leading industry for jobs in Blackford County, followed by Health Care and Social Assistance (13%).

**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**

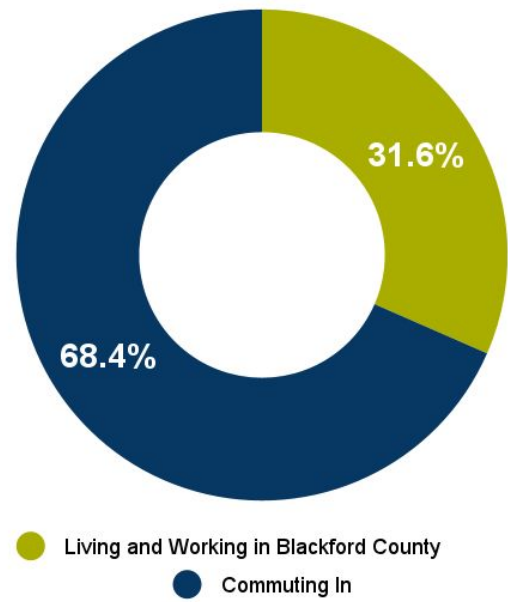
- 1. 3m Co (Hartford City)
- 2. Brc Rubber Group (Hartford City)
- 3. 5 Star Commercial Roofing (Hartford City)
- 4. Stanley Engineered Fastening (Montpelier)
- 5. Iu Health Blackford Hospital (Hartford City)

Source: BLS



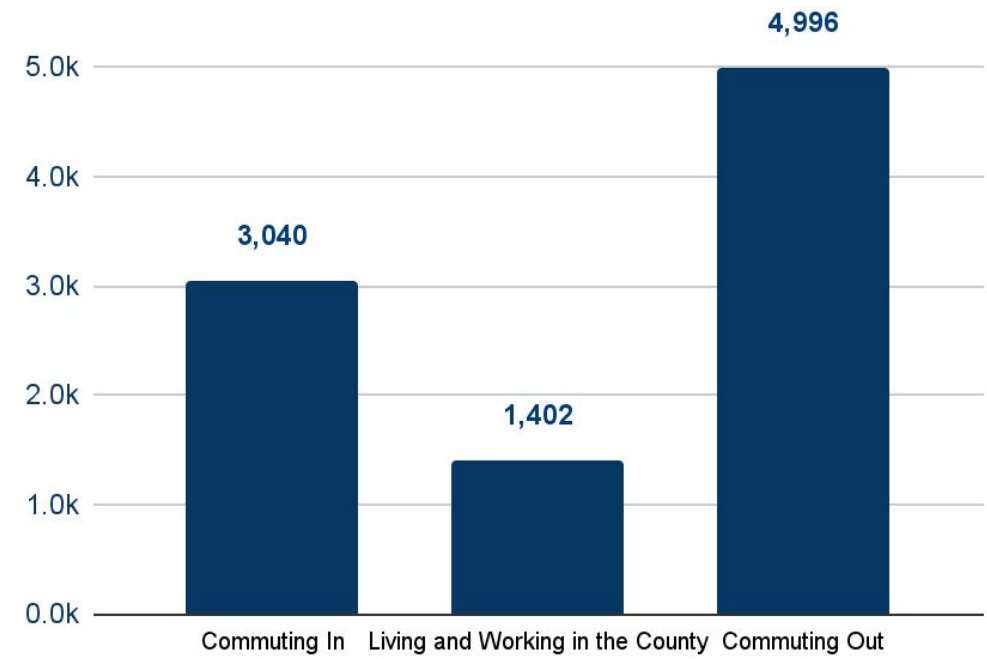
**COMMUTER INFLOW / OUTFLOW** | 3,000 commuters come into Blackford County for their jobs, while 5,000 employees travel out of Blackford County for their jobs.

**Employment Inflow**  
Blackford County | 2018



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

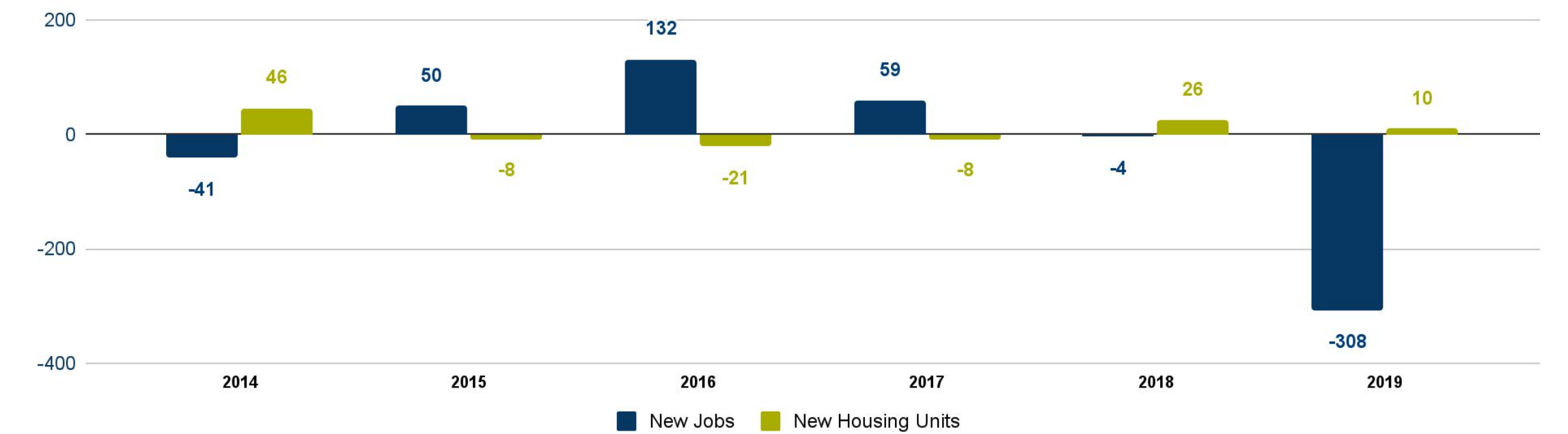
**Commuting Patterns**  
Blackford County | 2018



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

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

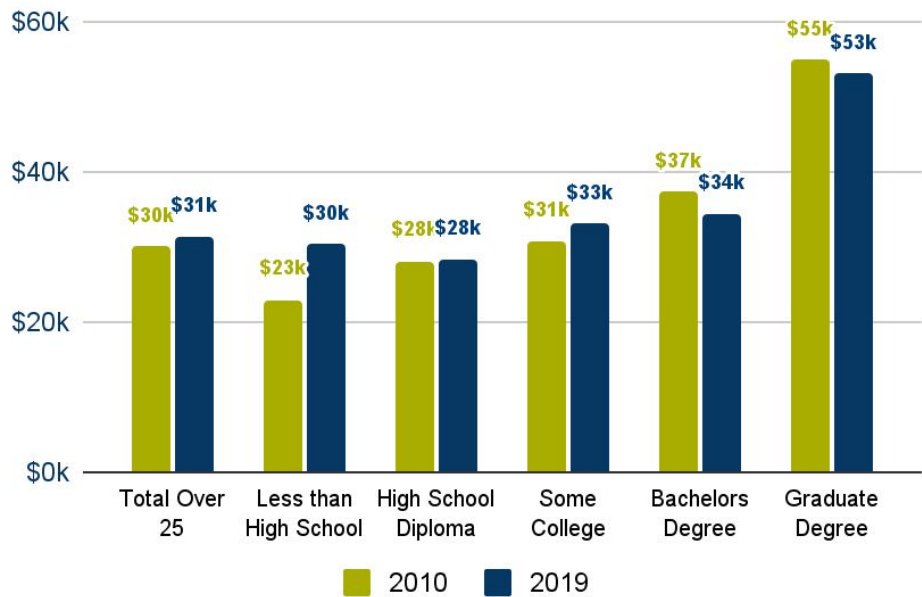
**Job Growth and Housing Production**  
Blackford County | New Jobs, New Housing Units



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

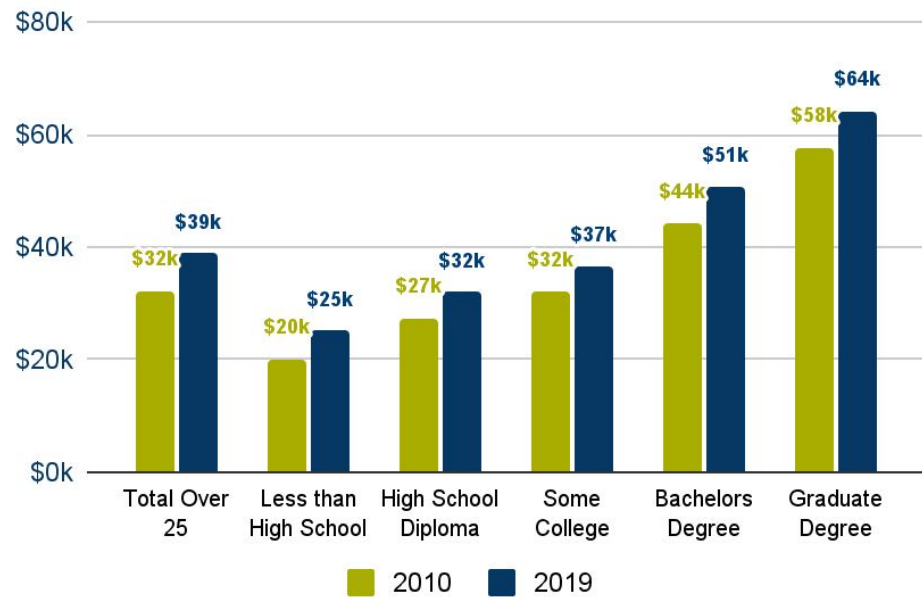
**INCOME GROWTH |** Median earnings have increased 5% since 2010 for the total population and increased 1% for the population with a high school diploma or greater education.

**Median Earnings by Educational Attainment**  
Blackford County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

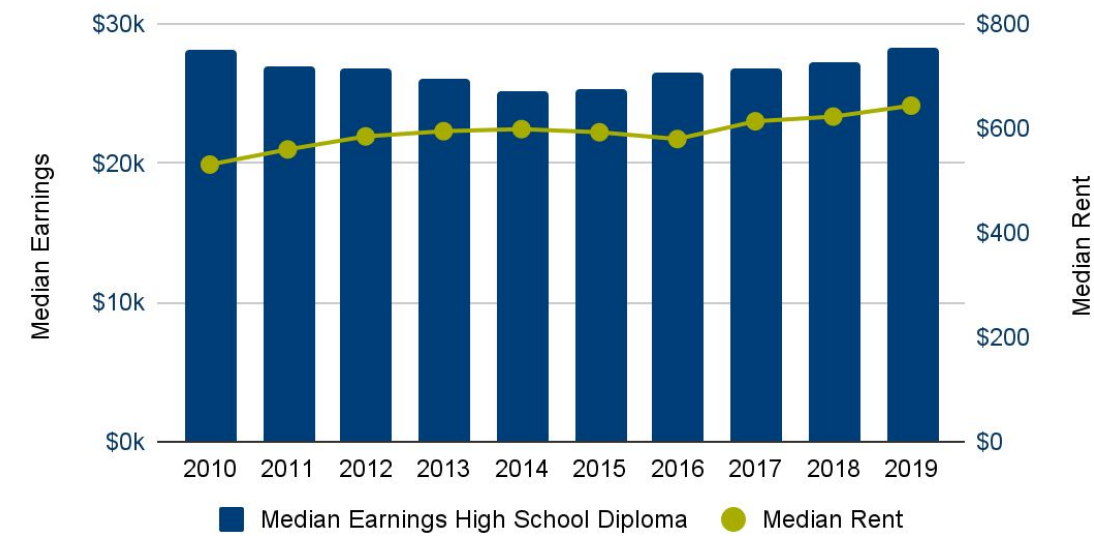
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

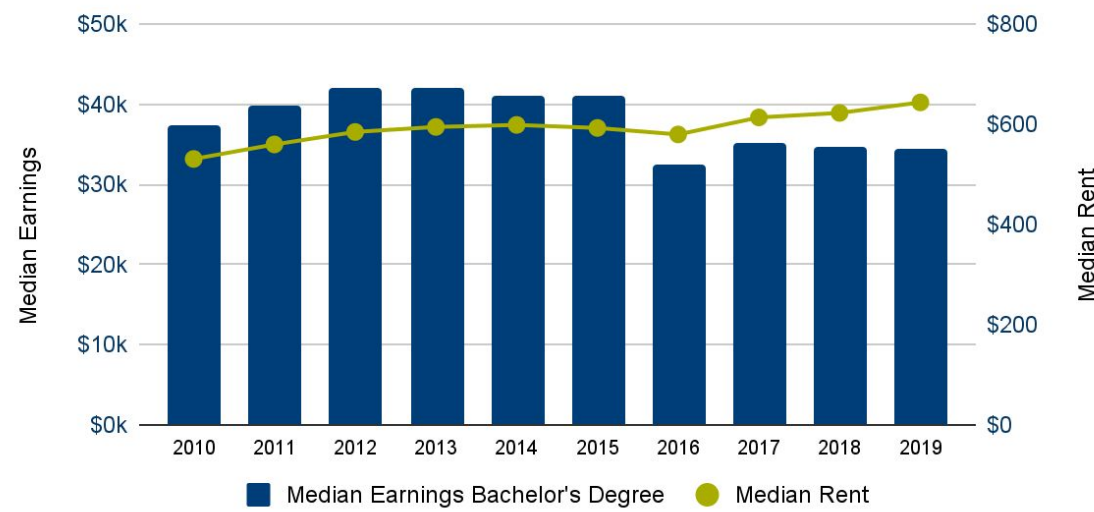
**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$113, or 21% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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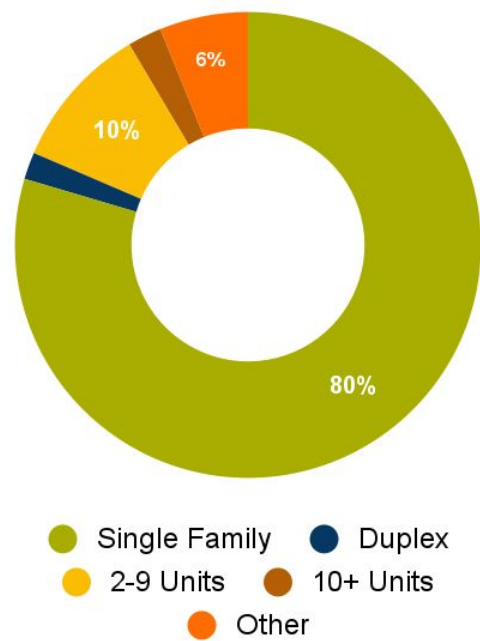
# HOUSING TRENDS

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**HOUSING TYPE |** 80% of homes in Blackford County are single-family, while 20% are multifamily.

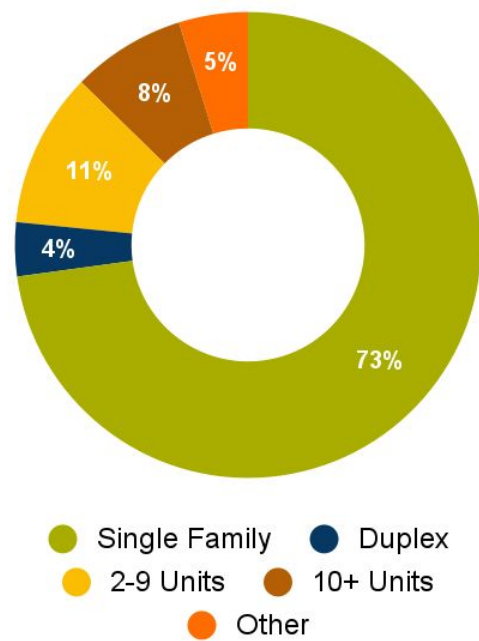
**Housing Type**

Blackford County | 2019



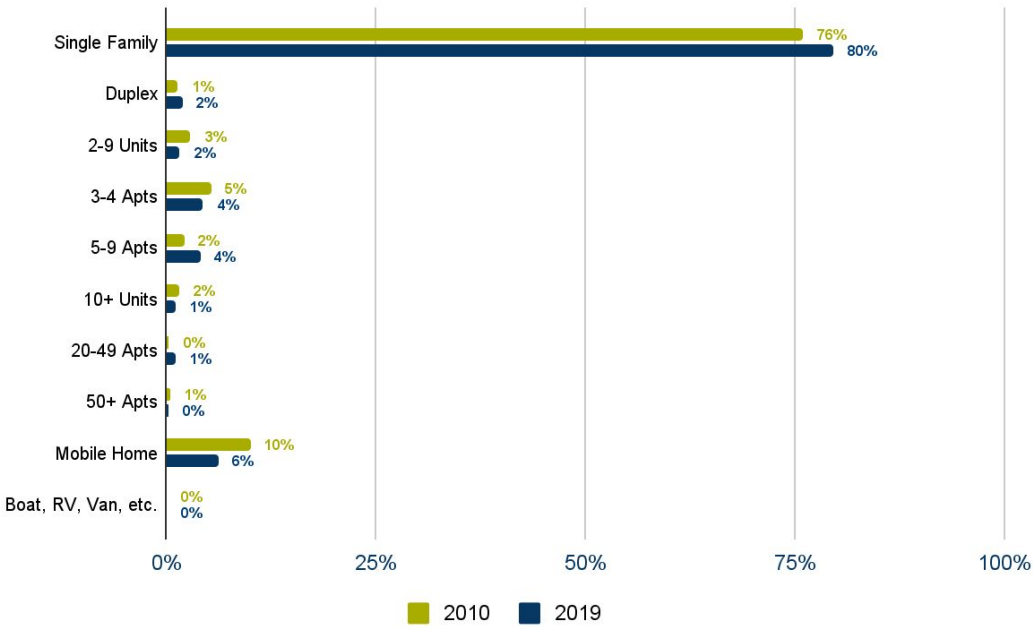
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Type**

Blackford County | 2010-2019



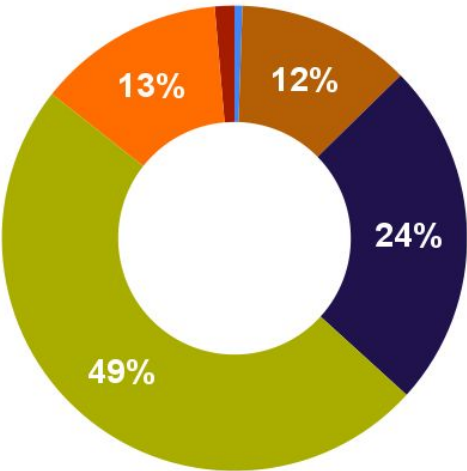
Source: ACS 2010-2019 5-year estimates

**HOUSING UNIT SIZE |** Most homes in Blackford County average 2.26 bedrooms, with 63% of units containing 3 bedrooms or more.

**Housing Stock by Number of Bedrooms**

Blackford County | 2019

Indiana | 2019



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

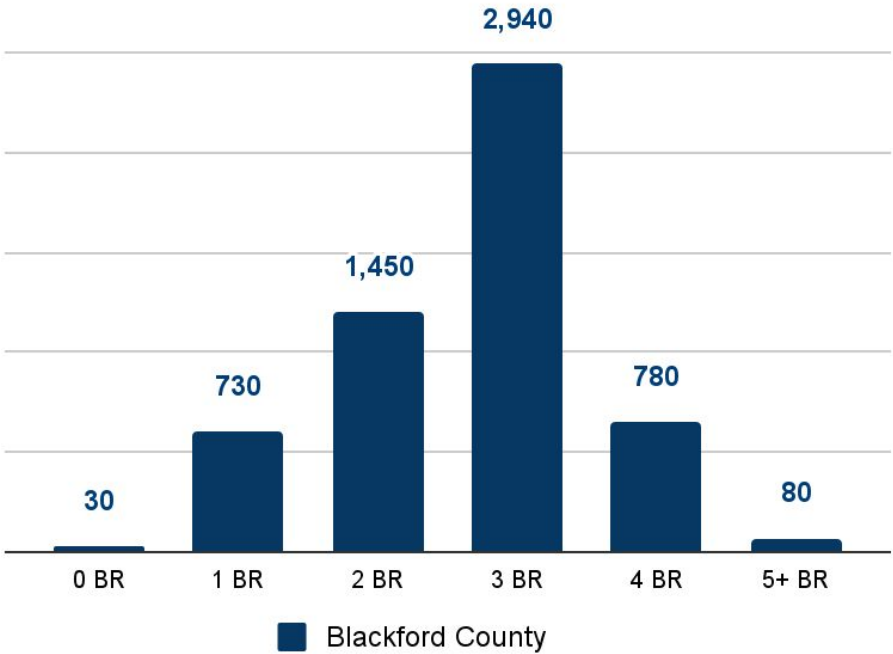


0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

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

**Share of Housing Stock by Bedroom**

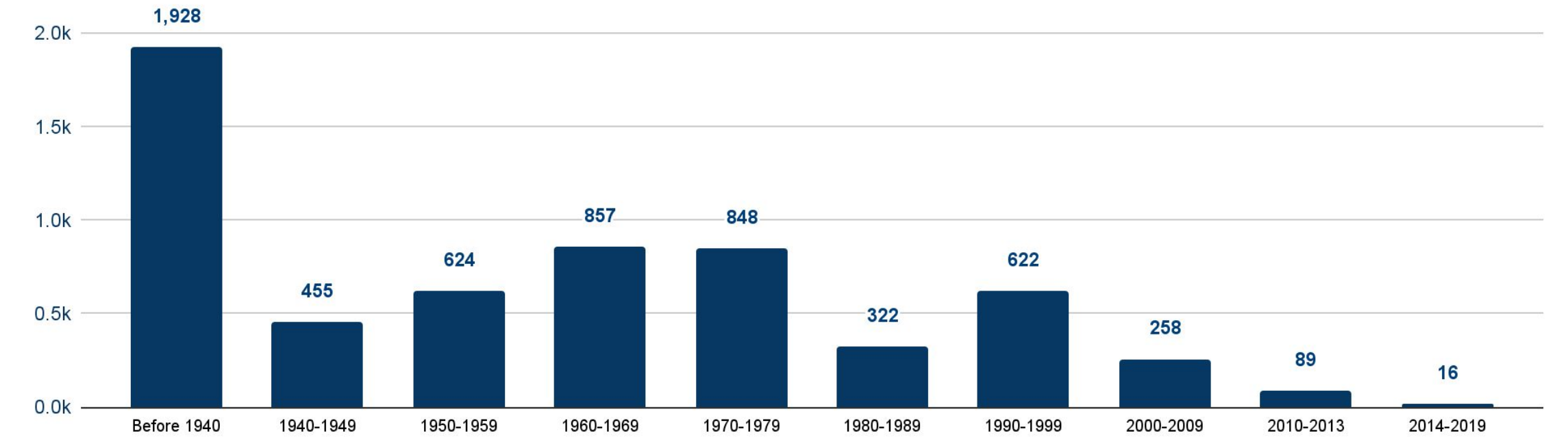
Blackford County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**AGE OF HOUSING |** 64% of homes were built before 1970, 30% were built between 1970 and 2000, and 6% were built after 2000.

**Homes by Year Built**  
**Blackford County | 2019**

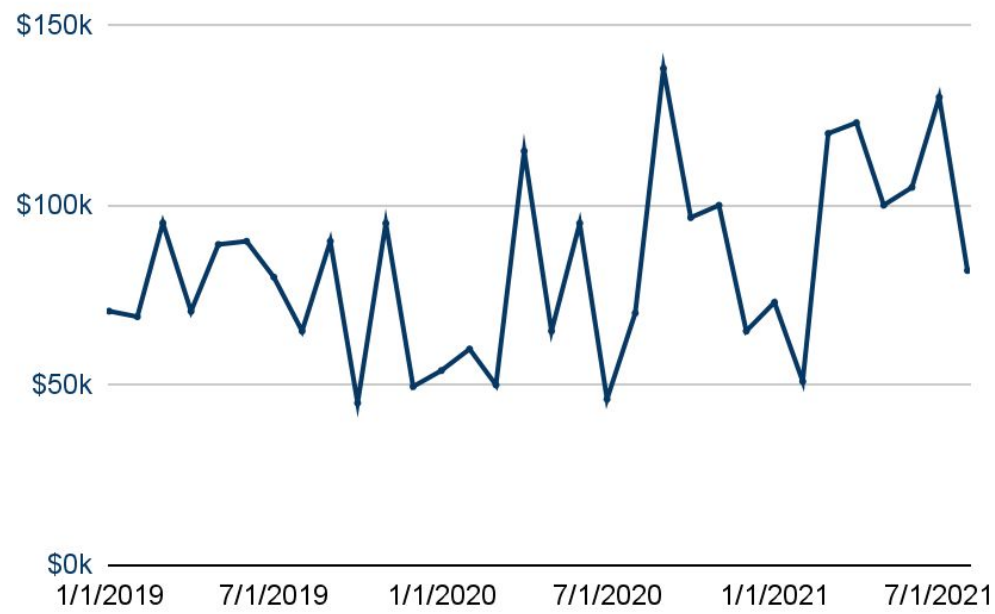


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



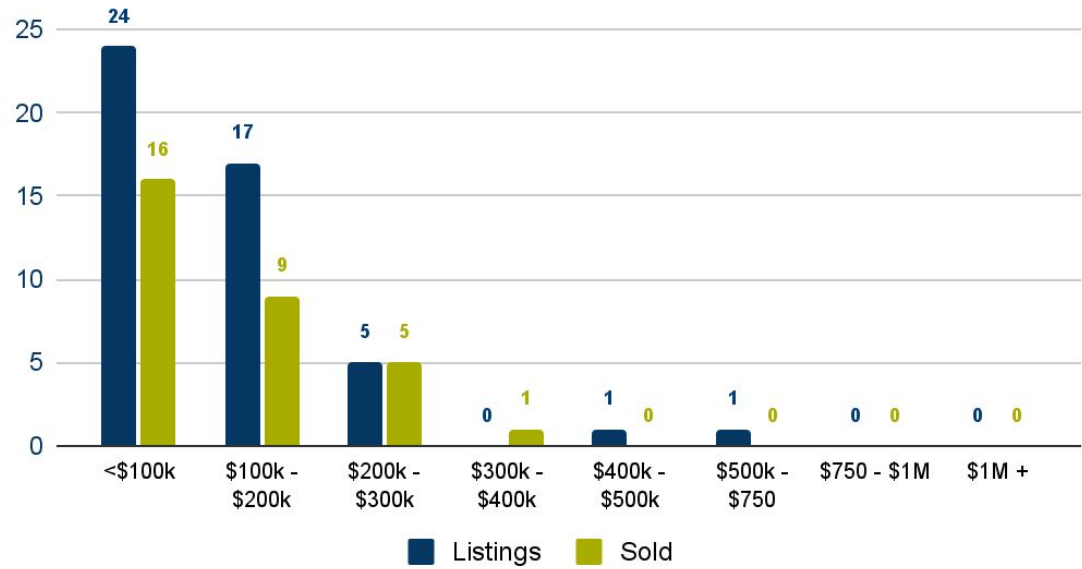
**MEDIAN LISTING PRICE |** Homes in Blackford County have a median listing price of \$81,750. Home prices have increased by 16% since 2019.

**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

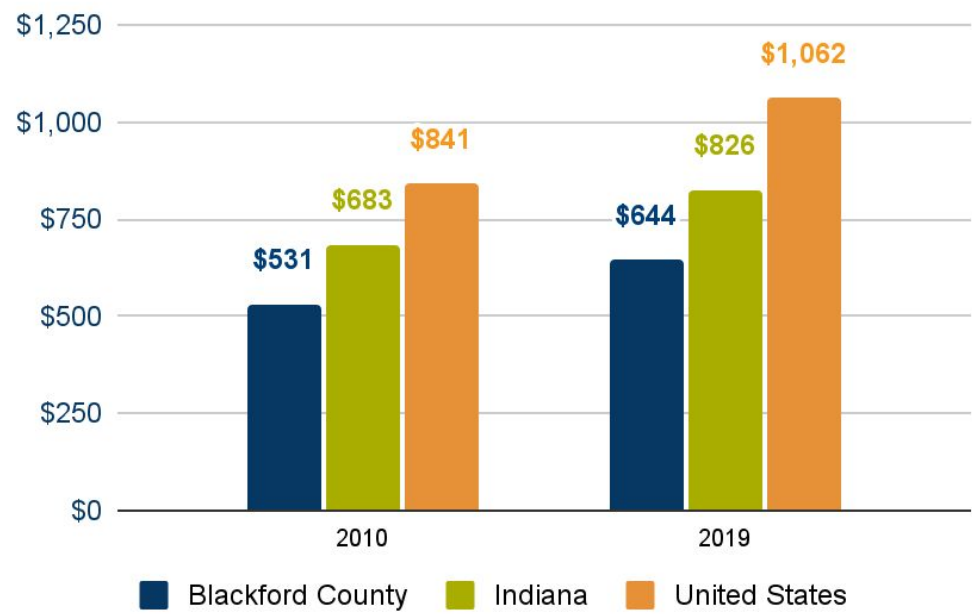


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rent has increased by 21% since 2010, with median rent at \$644 in 2019.

**Median Rent**

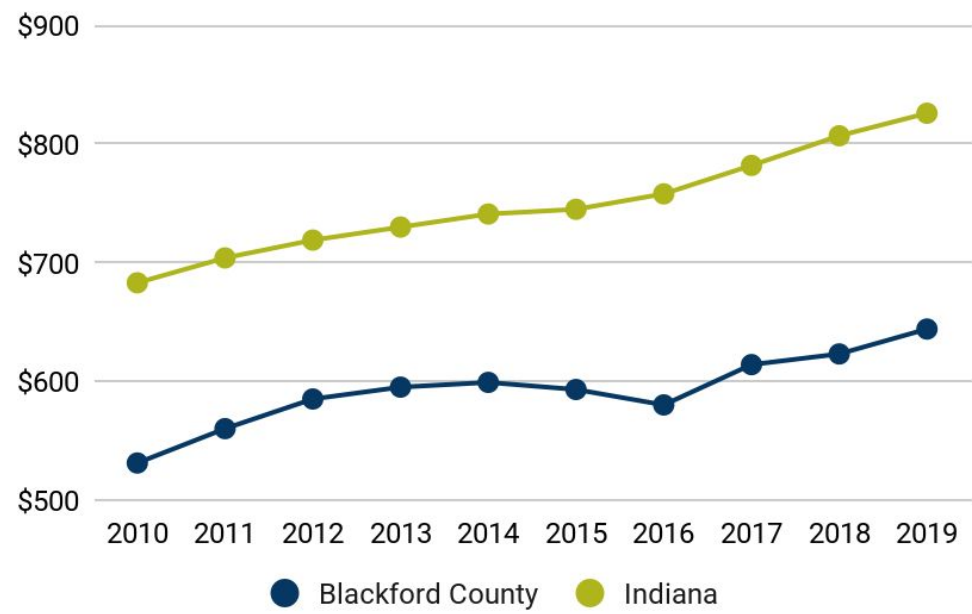
Blackford County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

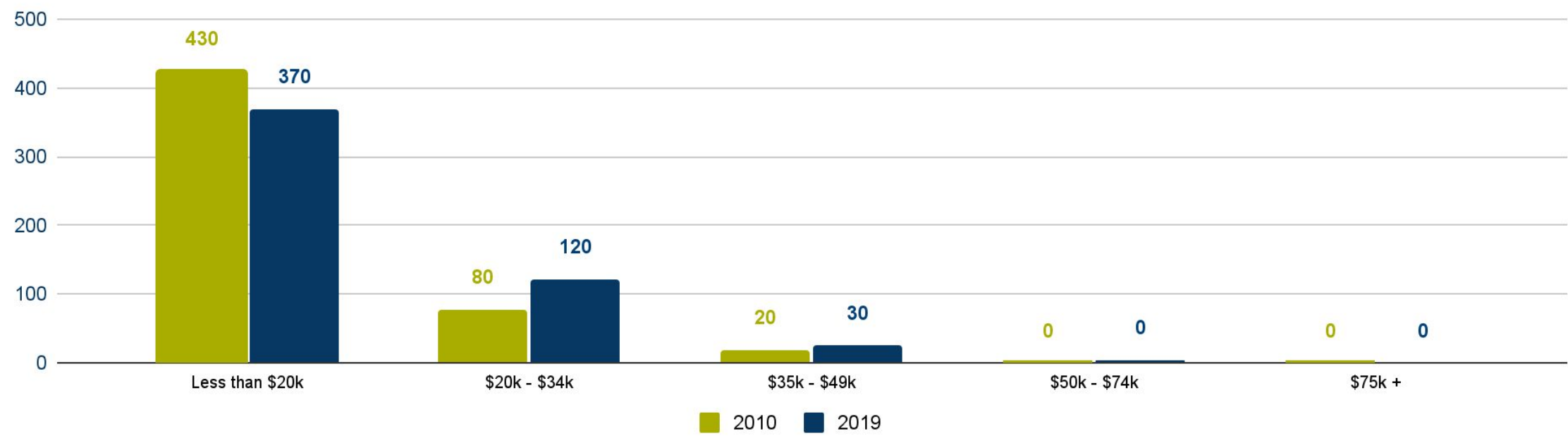
Blackford County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 46% of renter households in Blackford County are housing cost burdened, down 1.96% points since 2010. 53% of households earning below \$50,000 are housing cost burdened.

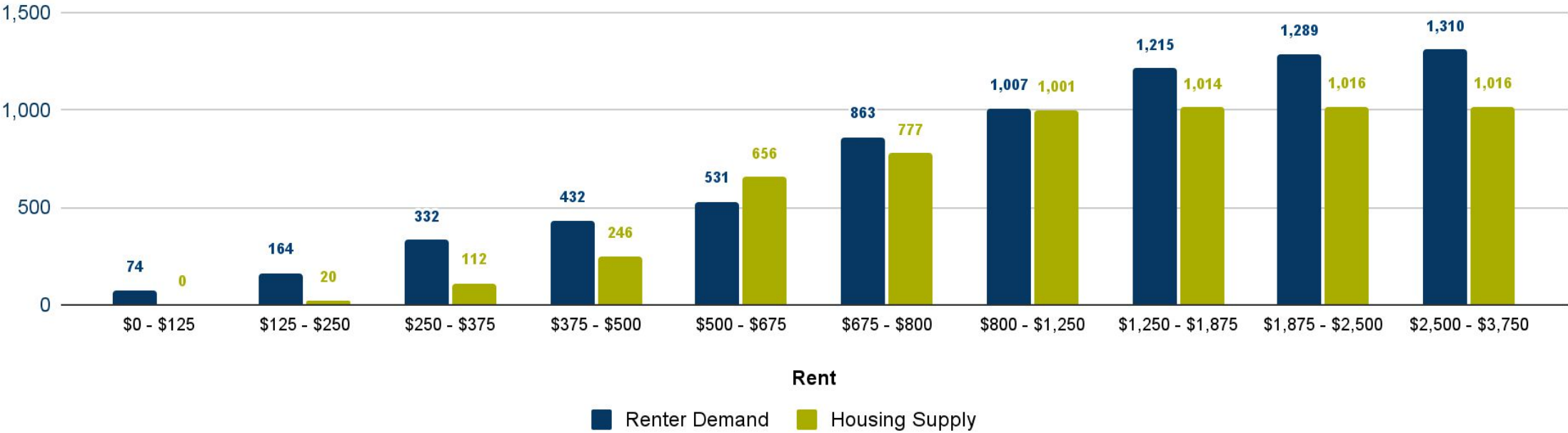
**Cost Burden Renter Households**  
**Blackford County, Indiana | 2010 - 2019**



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 1,000 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**  
**Blackford County, Indiana | 2010-2019**

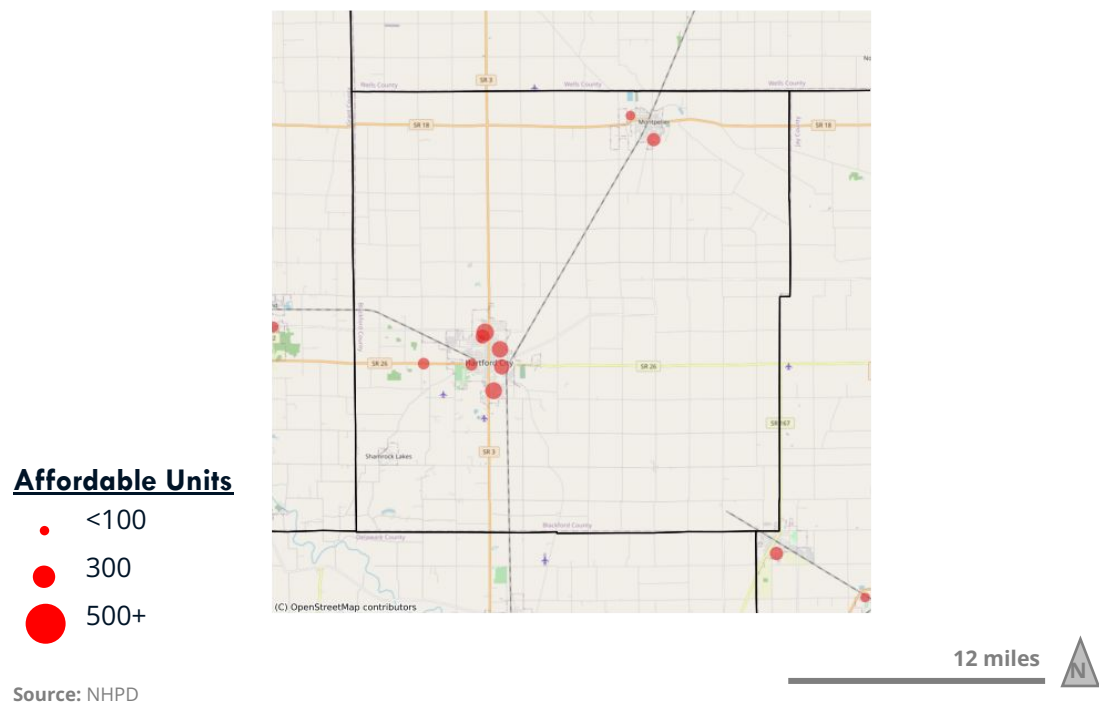


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

## Affordable Housing Inventory

Blackford County | 2020



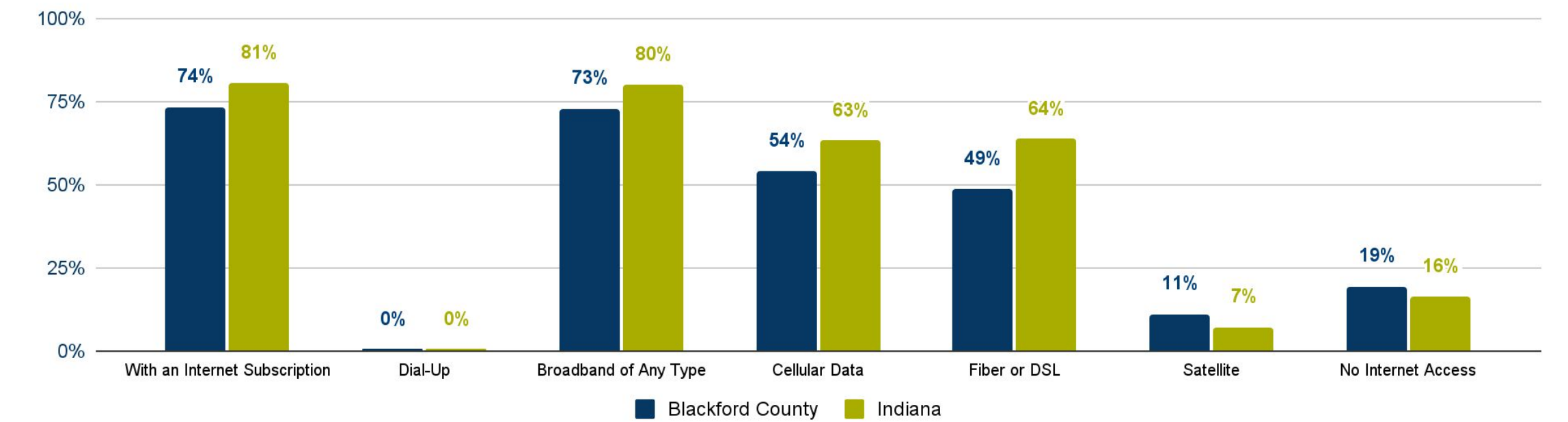
## Affordable Housing Inventory

State of Indiana | 2020



**INTERNET ACCESS | 74% of housing units have access to internet compared to 81% state-wide.**

**Internet Access**  
**Blackford County, Indiana | 2020**



Source: ACS 2010-2019 5-year estimates

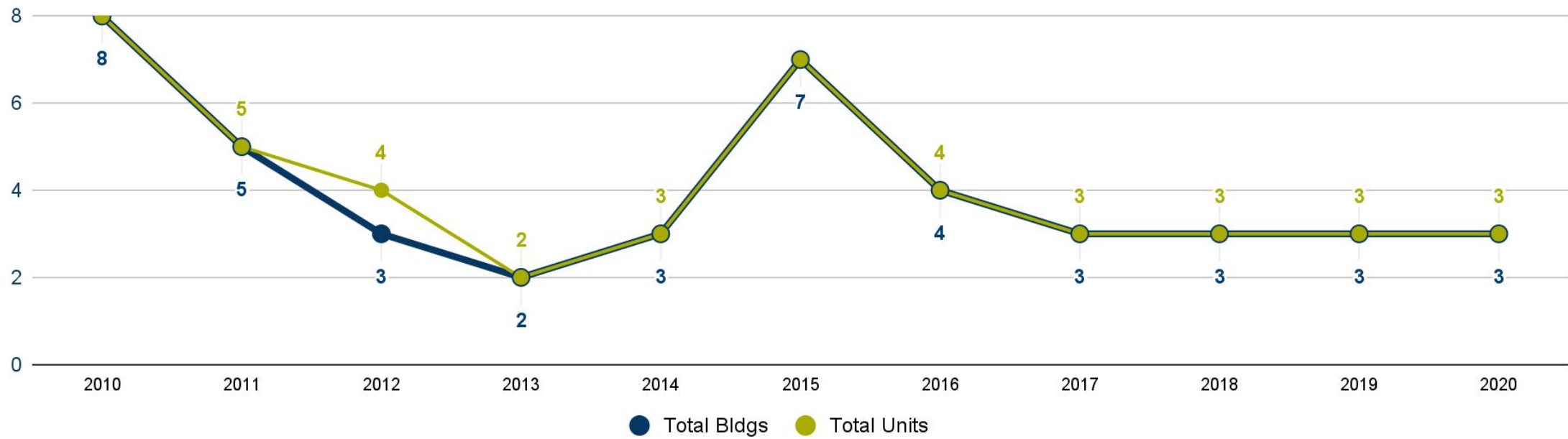
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# HOUSING CONSTRUCTION

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

**New Housing Structures Authorized by Building Permits**  
**Blackford 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



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