Indiana Housing Working Group

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR NOBLE 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

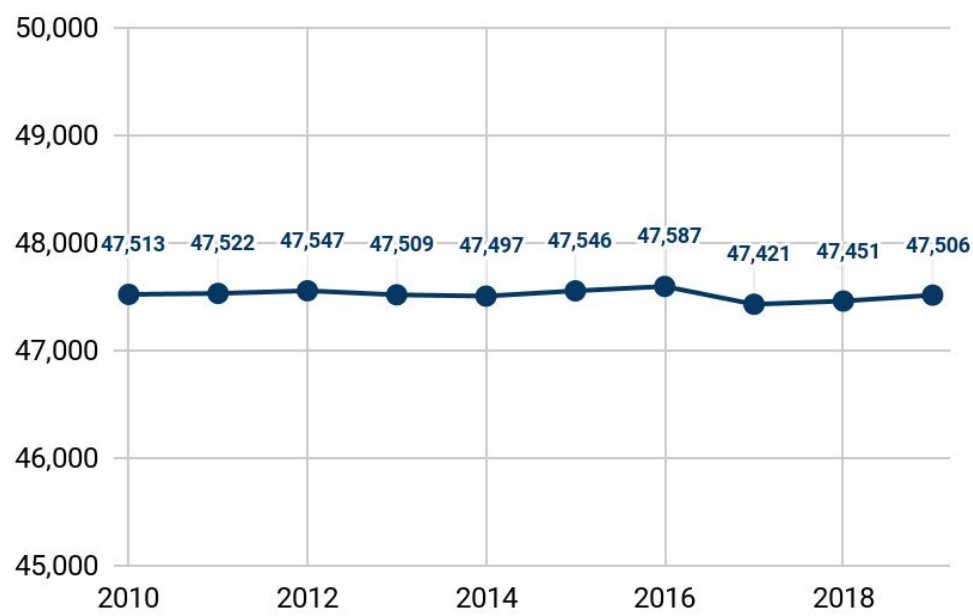Data in this report are updated as frequently as data sources are updated.
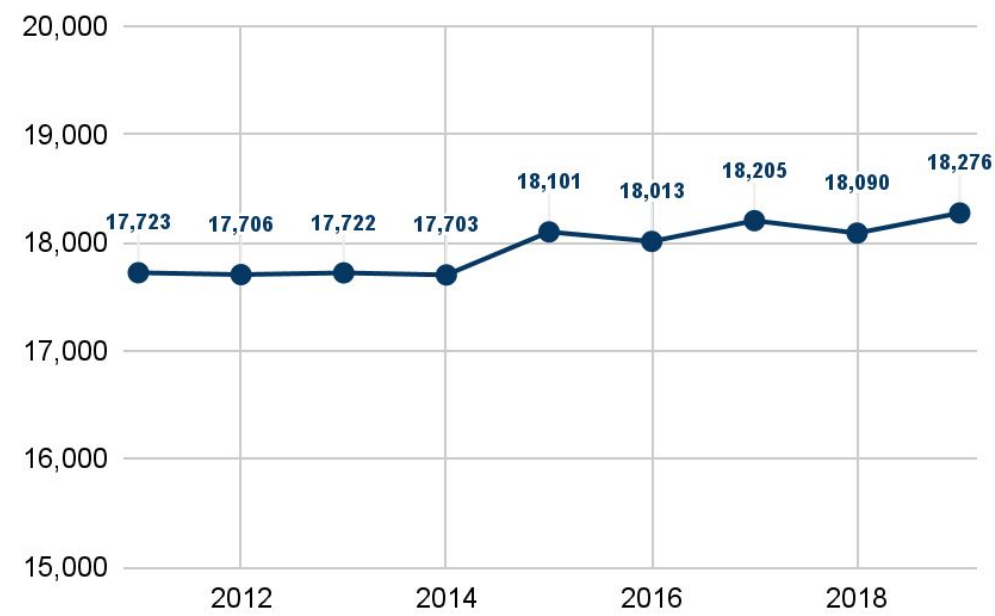
DEMOGRAPHIC TRENDS

POPULATION | Noble County's population has decreased by 0.01% (7 people) between 2010-2019. In the same time period, the total number of households increased by 4.45% (778 households).

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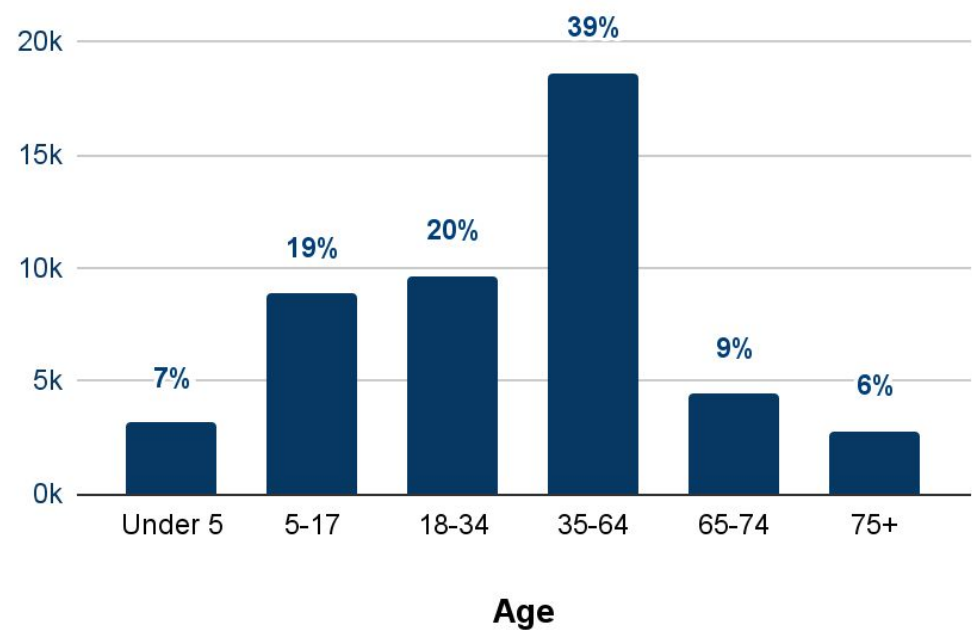**Noble County | 2010-2019**

Source: FRED, U.S. Census Bureau

Households
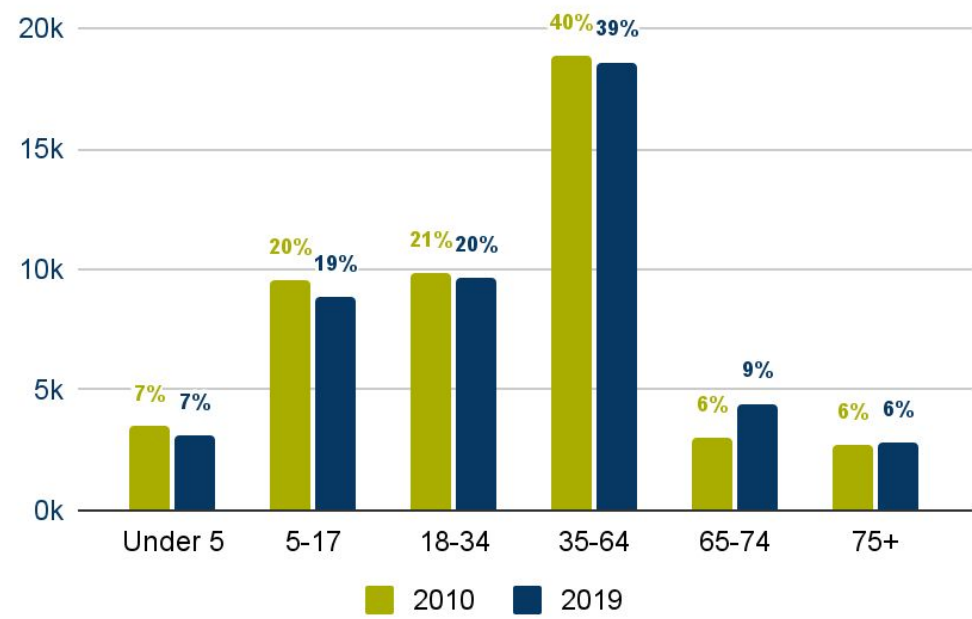**Noble County | 2010-2019**

Source: FRED, U.S. Census Bureau

AGE | 15% of people in Noble County are above the age of 65, while 25% are below 18.

Population by Age
Noble County | 2019

Source: ACS 2019 5-year estimates

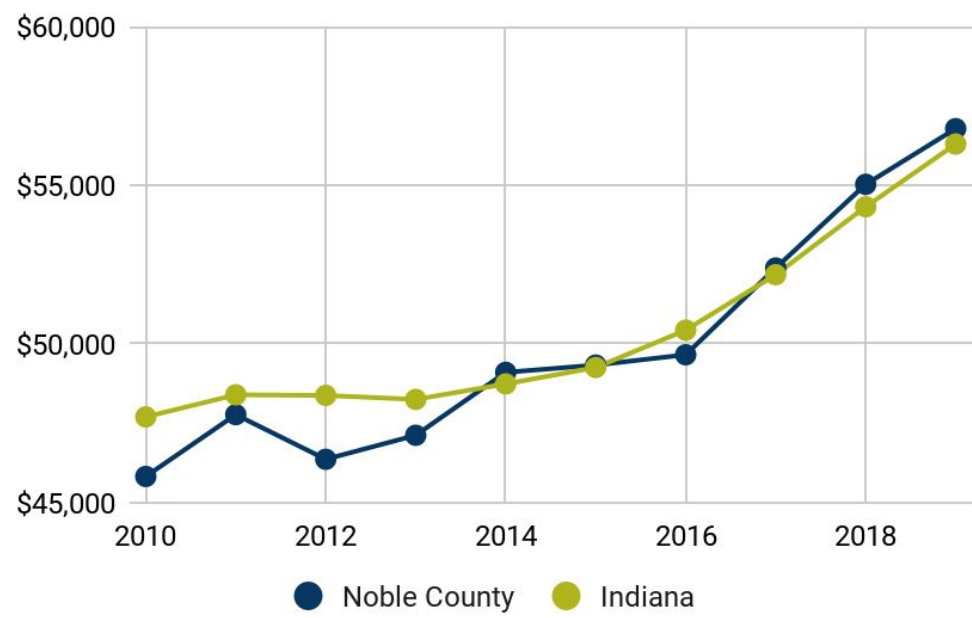## Change in Share of Population
Noble County | 2010, 2019

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Noble County had a median income of $56,789 in 2019, up 24% since 2010. 28% of households have incomes below $35,000, while 18% have incomes above $100,000.
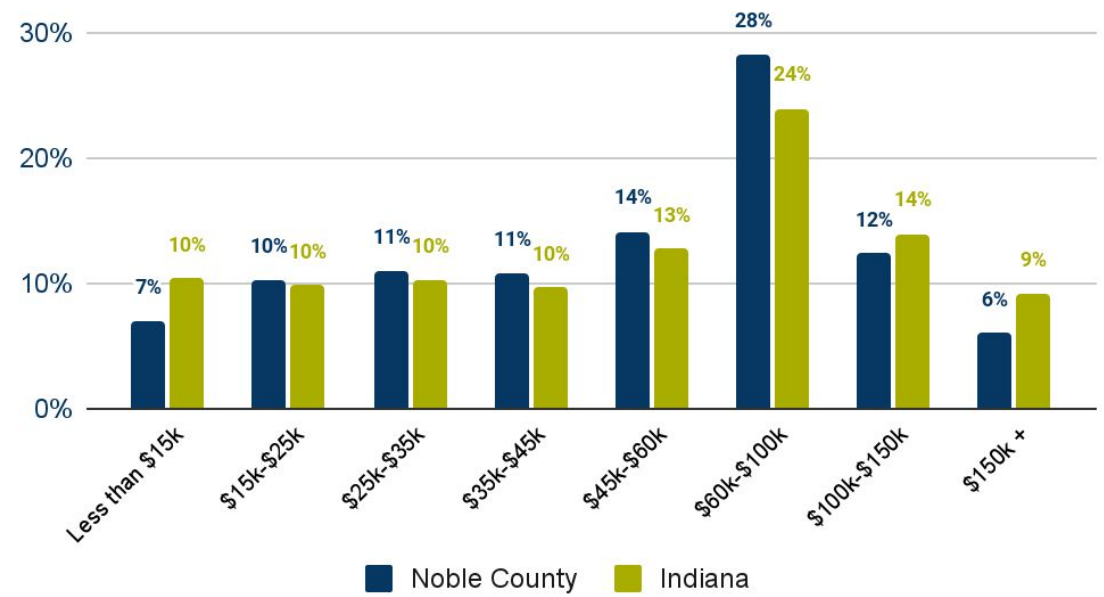
Median Income
Noble County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

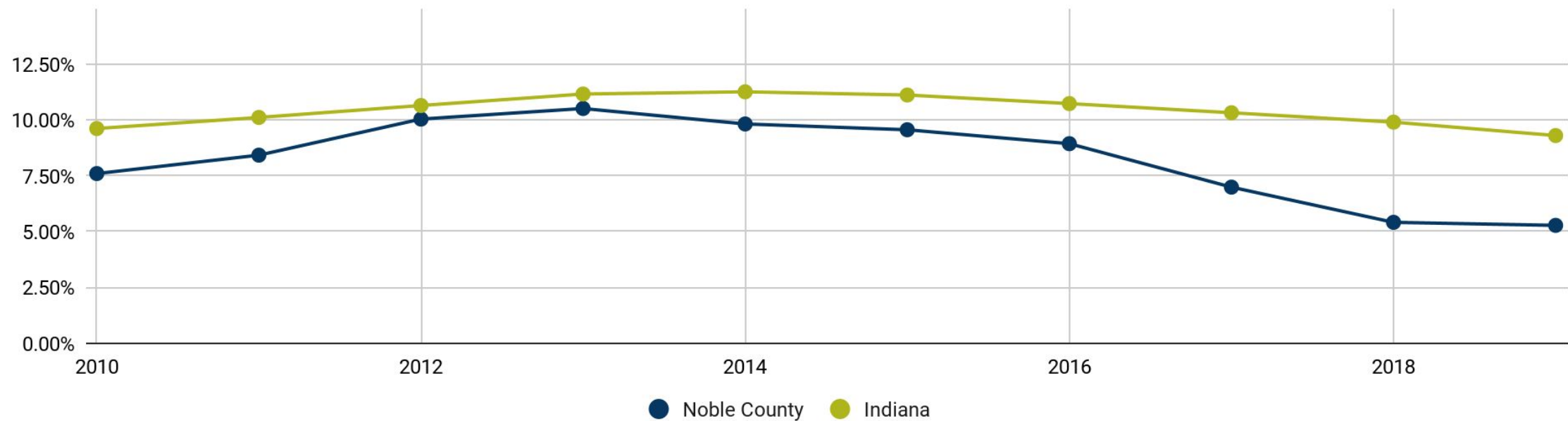## Household Income Distribution
Noble County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 5.3% of families live in poverty conditions in Noble County, down 2.32 percentage points from 7.6% in 2010.
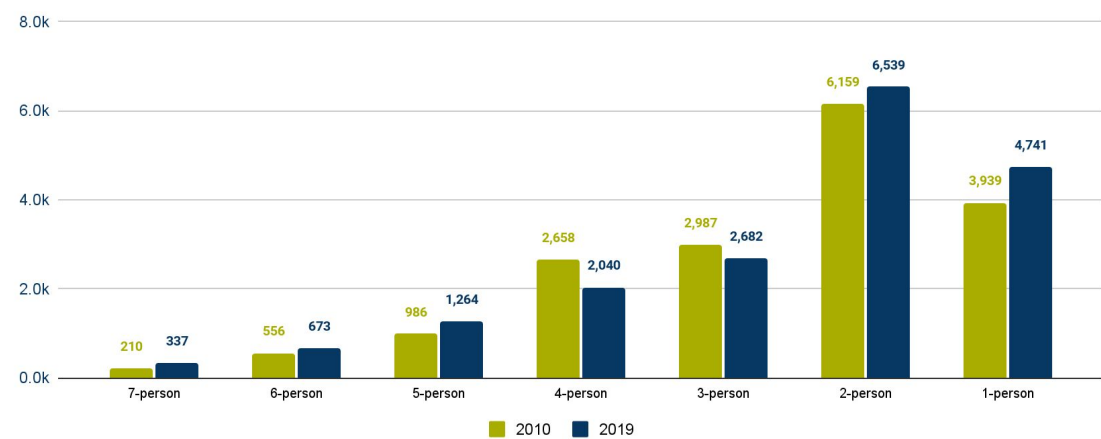
Family Poverty Rate

Noble County, State of Indiana | 2010-2019

Legend: ● Noble County   ● Indiana
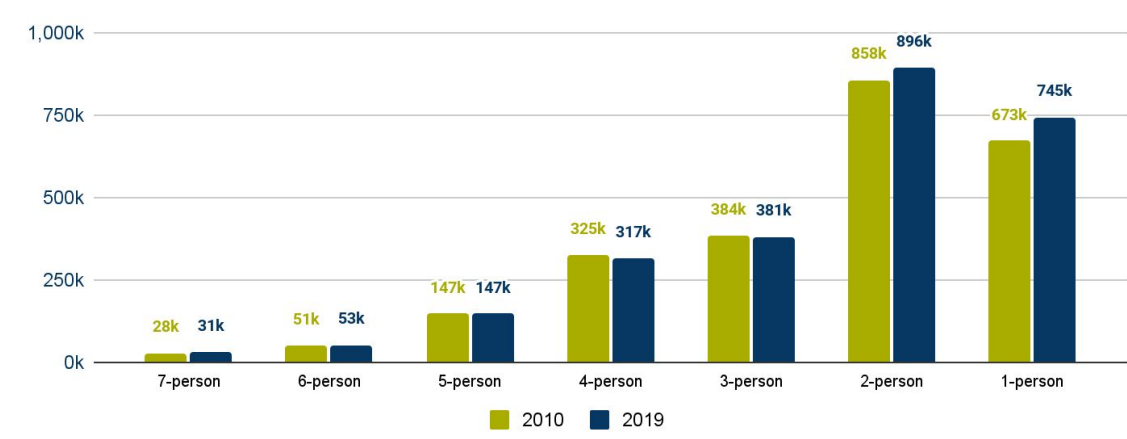
Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.56 people, compared to 2.52 statewide. The Noble County average household has shrunk by 0.11 persons since 2010.

Household Size
Noble County | 2010, 2019

	7-person	6-person	5-person	4-person	3-person	2-person	1-person
2010	210	556	986	2,658	2,987	6,159	3,939
2019	337	673	1,264	2,040	2,682	6,539	4,741

Legend: 2010, 2019

Household Size
State of Indiana | 2010, 2019

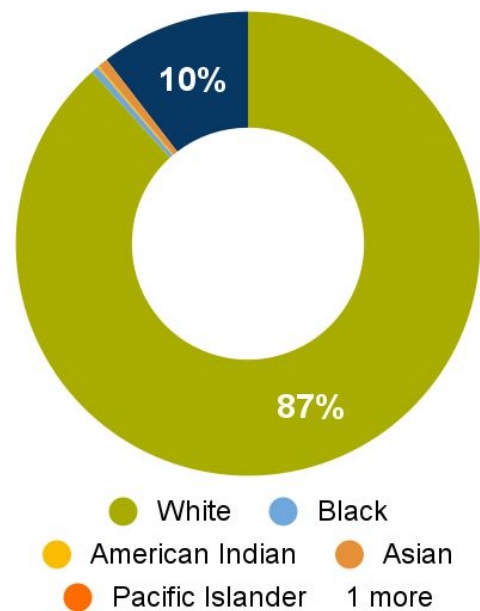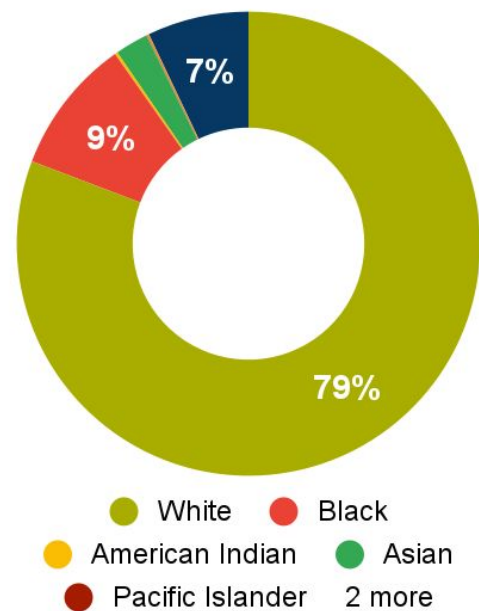|	7-person	6-person	5-person	4-person	3-person	2-person	1-person
2010	28k	51k	147k	325k	384k	858k	673k
2019	31k	53k	147k	317k	381k	896k	745k

Legend: 2010, 2019

RACIAL COMPOSITION| The current racial distribution of households in Noble County is 87% white, 0% Black, 10% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution
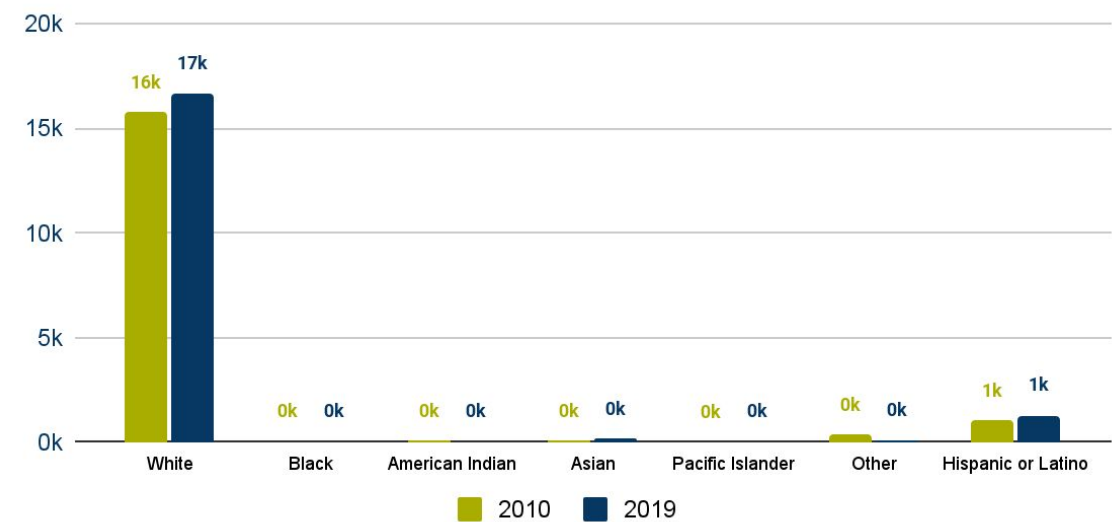
Noble County | 2019

Indiana | 2019

Noble County | 2019:
- White 87%
- Black 10%
- Legend: White, Black, American Indian, Asian, Pacific Islander, 1 more

Indiana | 2019:
- White 79%
- Black 9%
- 7%
- Legend: White, Black, American Indian, Asian, Pacific Islander, 2 more

Household Racial/Ethnic Distribution

Noble County | 2010, 2019

White: 16k (2010), 17k (2019)
Black: 0k, 0k
American Indian: 0k, 0k
Asian: 0k, 0k
Pacific Islander: 0k, 0k
Other: 0k, 0k
Hispanic or Latino: 1k, 1k

Legend: 2010, 2019

HOUSING TENURE | In 2019, 23% of households (4,274 households) in Noble County were renters, while 77% (14,002 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Noble County | 2019
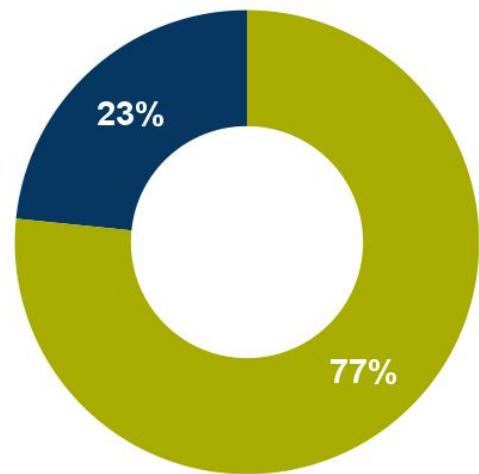
Indiana | 2019

23%

77%

● Owner Occupied
● Renter Occupied

41%

59%

● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

Total Households by Tenure

Noble County | 2010-2019

	2010	2019
Owner Occupied	14,000	14,000
Renter Occupied	3,950	4,270

■ Owner Occupied   ■ Renter Occupied
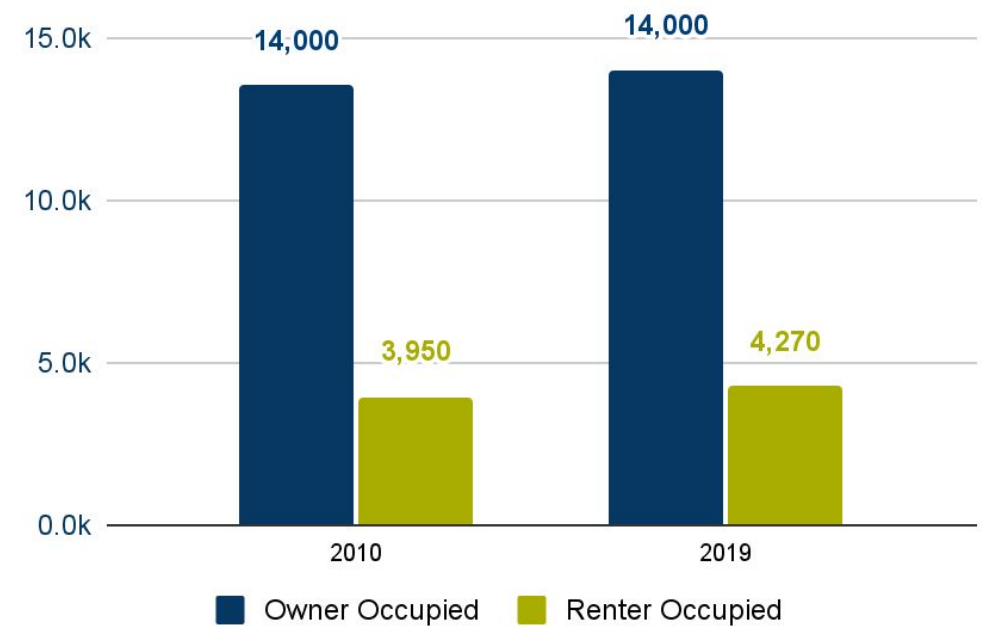
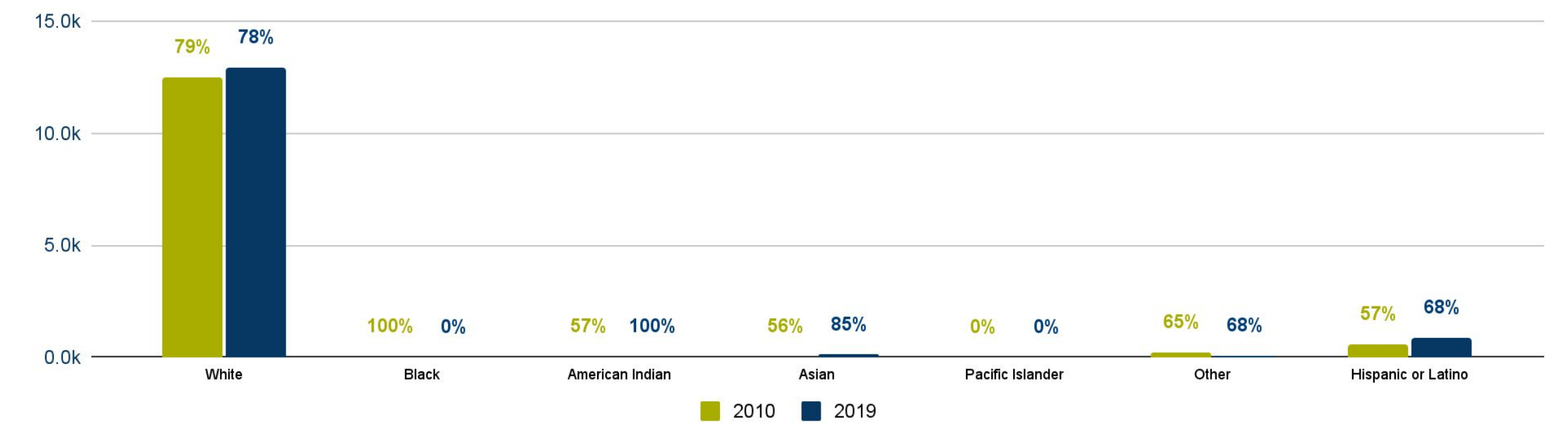**Source:** ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 77%, homeownership is 78% among non-Hispanic White households, 0% for Black households, and 68% for Hispanic or Latino households.
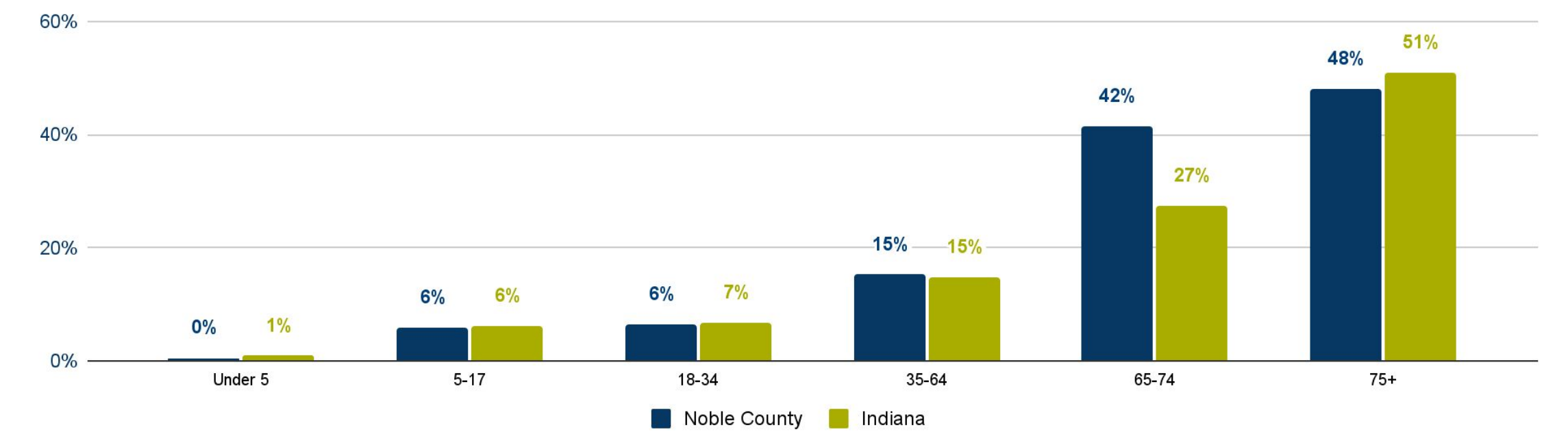
Homeownership by Race
Noble County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Noble County live with a disability. For people above 65, the share increases to 44%.
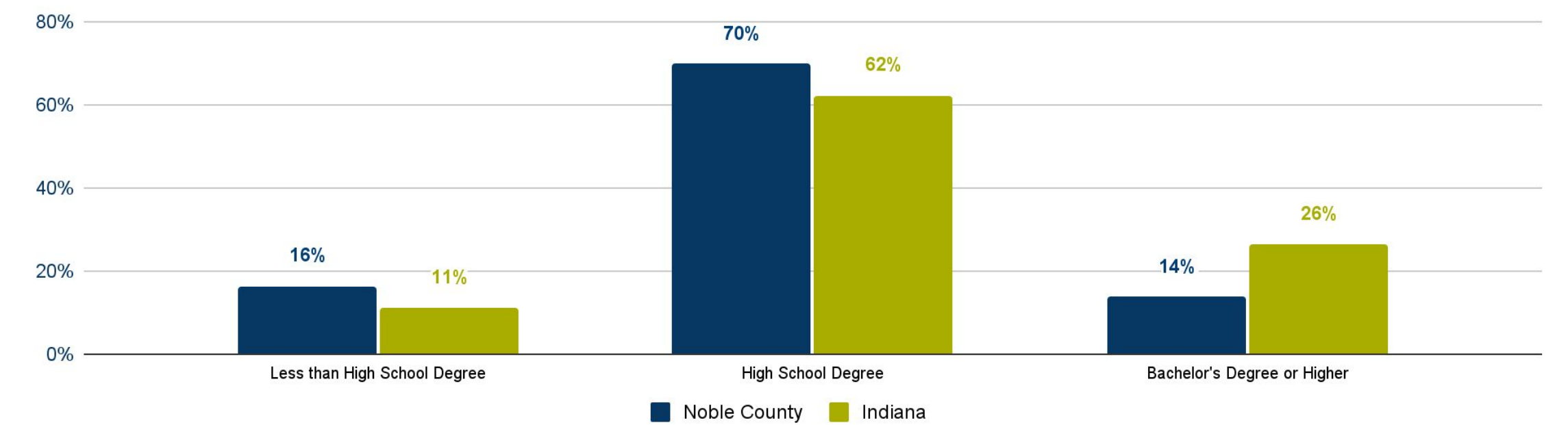
Share of the Population with a Disability by Age
Noble County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Noble County, 70% of the population has at least a high school degree and 14% of the population has at least a Bachelor's degree.

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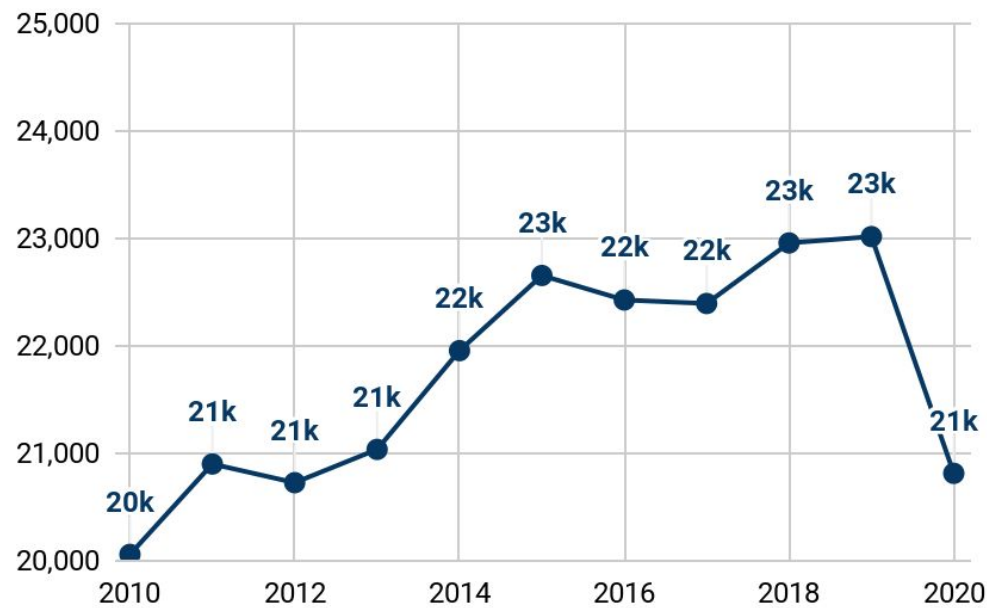**Noble County, Indiana | 2019**

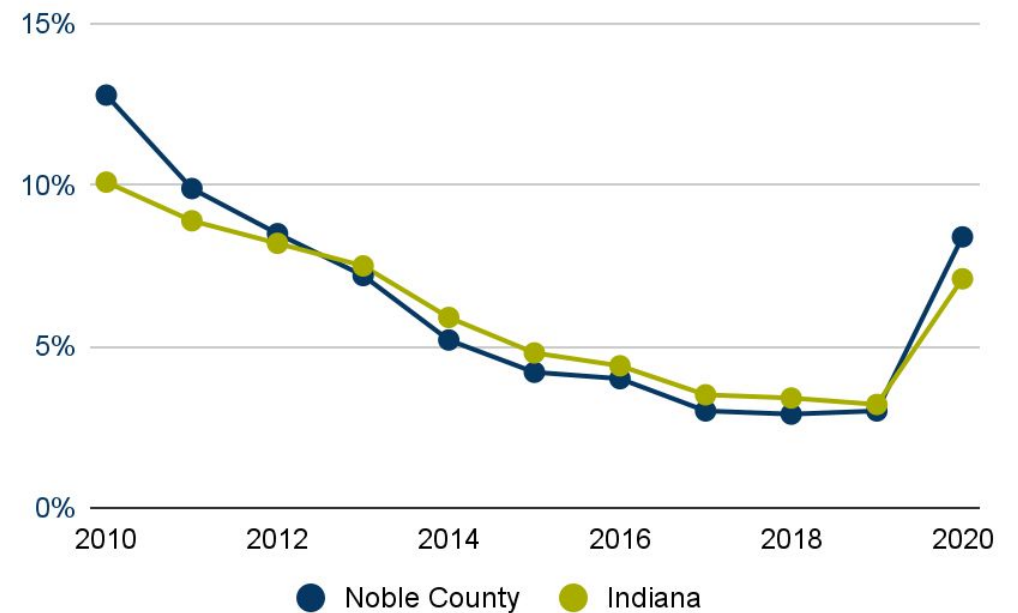Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 21,000 employed persons in Noble County, up by 3.77% since 2010. The unemployment rate in 2020 was 8.40%, up 5.40 points from 2019.

Total Employment
Noble County | 2010-2019

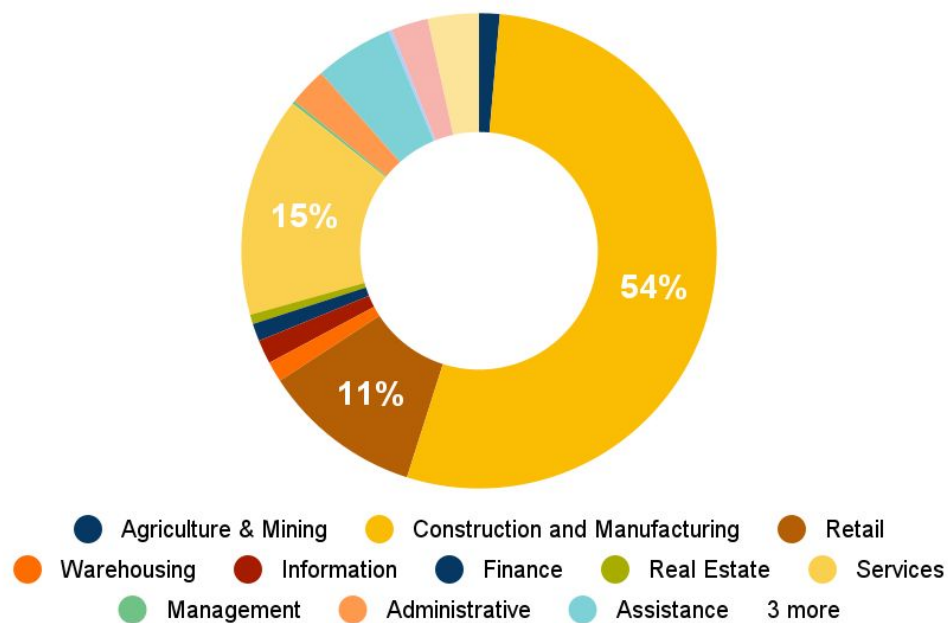Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Noble County, Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Noble County, accounting for 50% of all jobs, followed by Retail Trade (8% of all jobs).

Total Jobs by All Industries

Noble County | 2018

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Management
- Administrative
- Assistance   3 more

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

Top 5 Industries and Median Annual Wages

1. **Service-providing | $34,807**
2. **Goods-producing | $50,095**
3. **Trade, transportation, and utilities | $37,319**
4. **Manufacturing | $50,302**
5. **Professional and business services | $36,667**
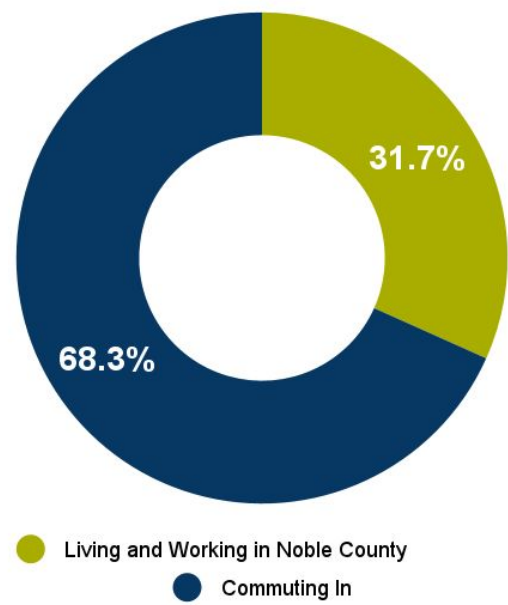
Source: BLS

Top 5 Employers

1. **Dexter Axle (Albion)**
2. **Ti Fluid Systems (Ligonier)**
3. **Kraft Foods (Kendallville)**
4. **Guardian Industries (Ligonier)**
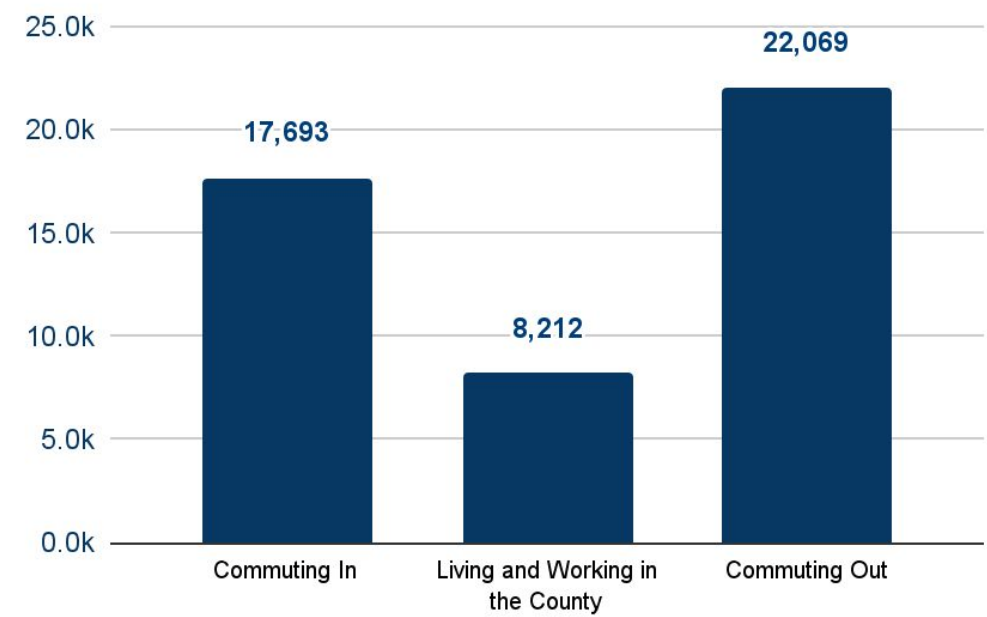5. **Busche Enterprise Div Inc (Albion)**

Source: BLS

COMMUTER INFLOW / OUTFLOW | 18,000 commuters come into Noble County for their jobs, while 22,000 employees travel outside of Noble County for their jobs.

Employment Inflow
Noble County | 2018

- 31.7%
- 68.3%

Living and Working in Noble County
Commuting In

Commuting Patterns
Noble County | 2018

	Value
Commuting In	17,693
Living and Working in the County	8,212
Commuting Out	22,069

JOB GROWTH AND HOUSING PRODUCTION | Noble County has created 1,982 jobs between 2014-2019 and 554 housing units, or 28 units for every 100 jobs created.

Job Growth and Housing Production

Noble County | Total Jobs, New Jobs

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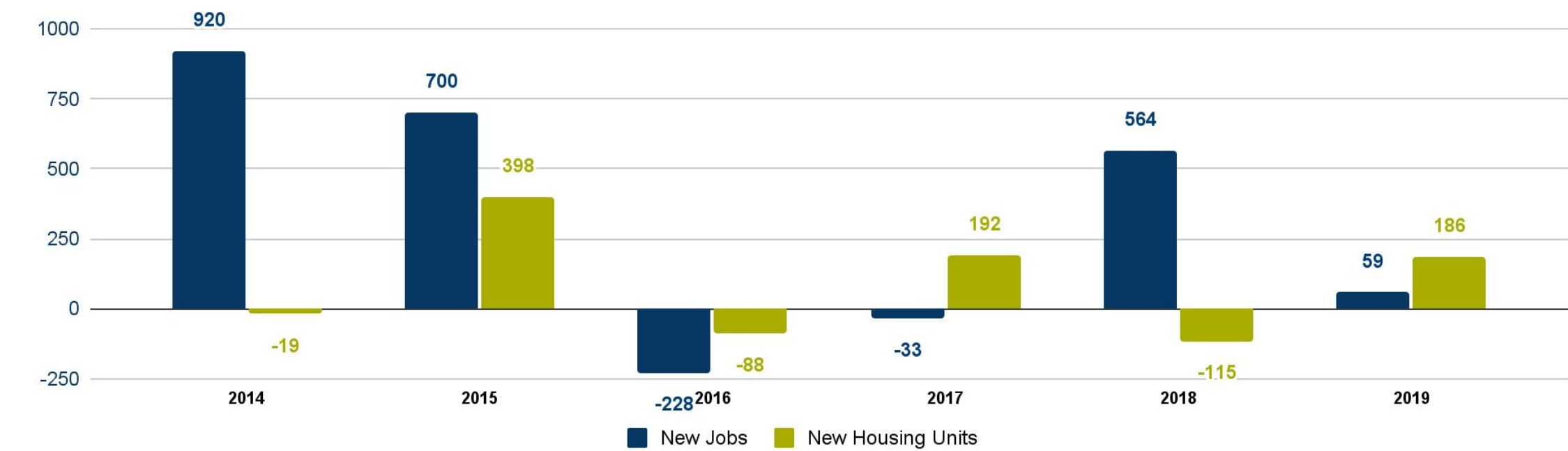
Housing Units Includes all existing units, single family and multifamily.
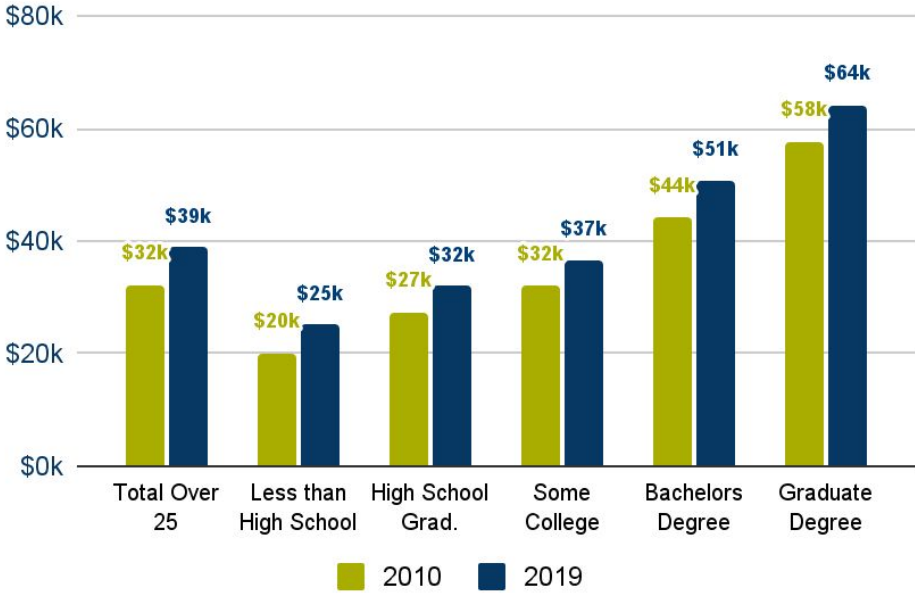**Source:** ACS 2010-2019 5-year estimates

JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 17% since 2010 for the total population and increased 17% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Noble County | 2010, 2019
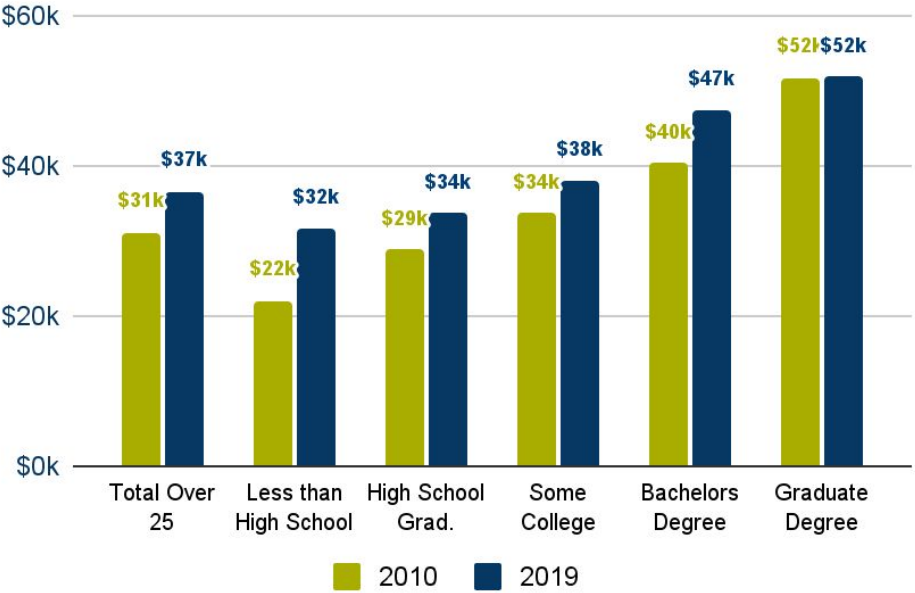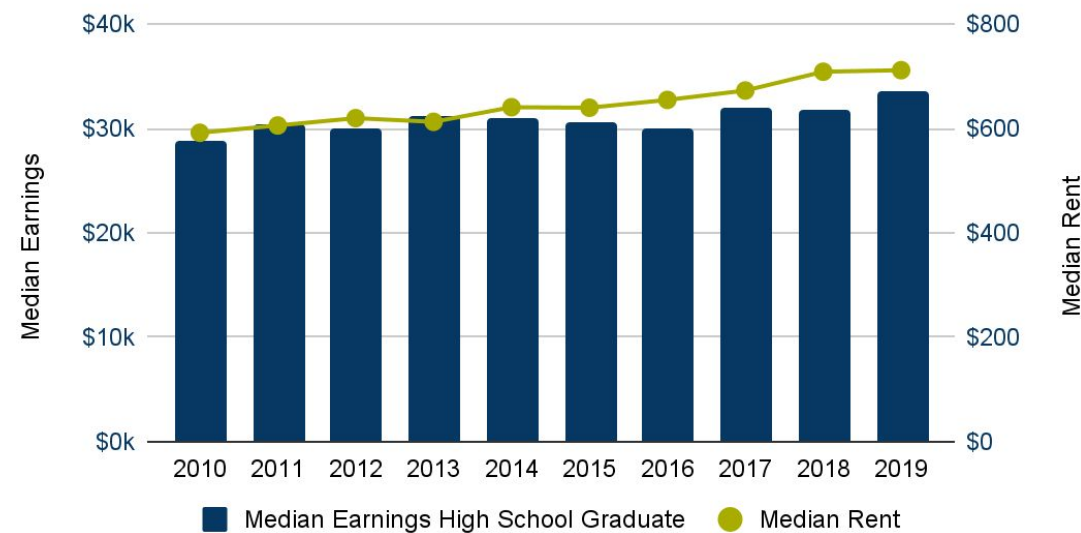

Source: ACS 2010-2019 5-year estimates

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 20.3%, or 20% since 2010.

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

Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, BS Degree
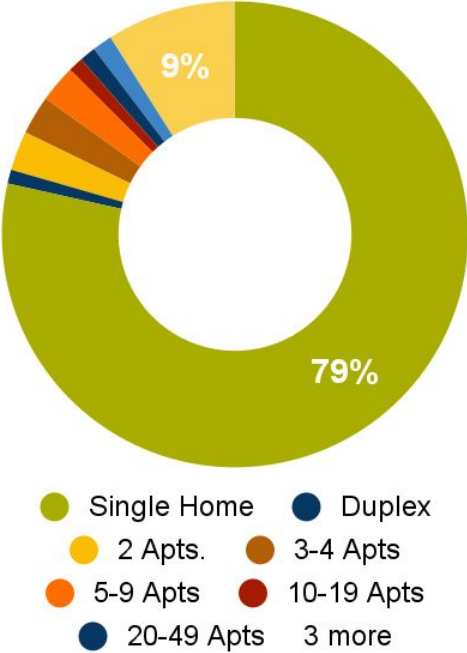**Noble County | 2010-2019**
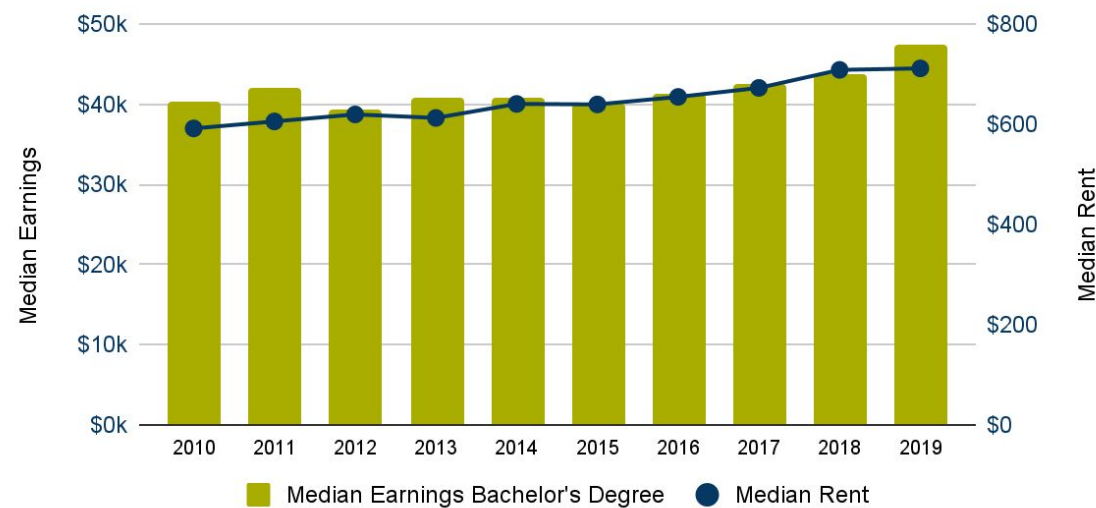
Source: ACS 2010-2019 5-year estimates
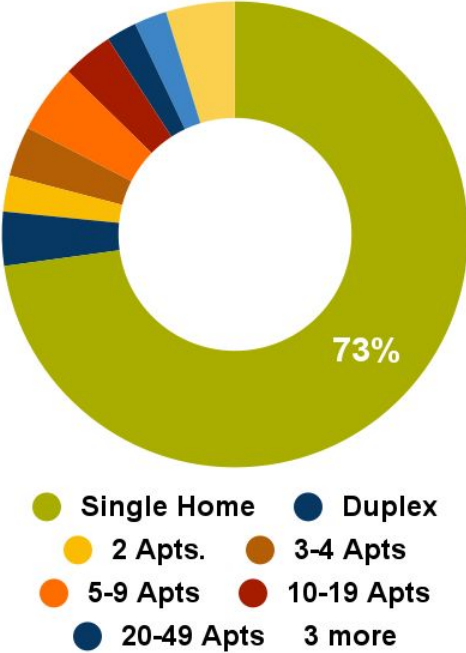
HOUSING TRENDS

HOUSING TYPOLOGY | 79% of homes in Noble County are single-family, while 13% are multifamily. Multifamily housing has decreased by 404 homes since 2010.
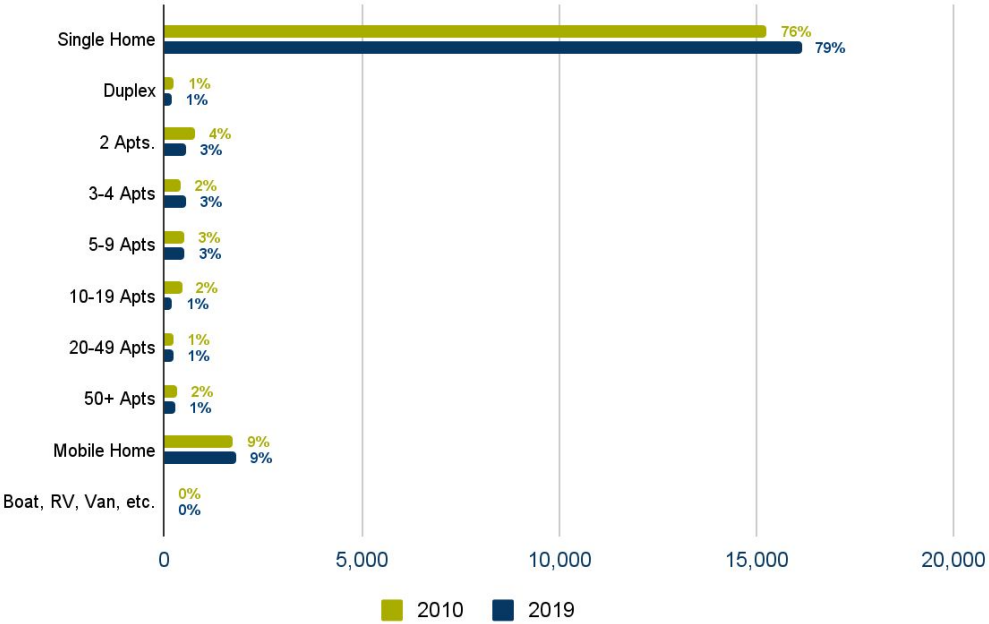
Housing Typology

Noble County | 2019

Indiana | 2019

Legend: Single Home, Duplex, 2 Apts., 3-4 Apts, 5-9 Apts, 10-19 Apts, 20-49 Apts, 3 more

Share of Units by Housing Typology

Noble County | 2010-2019

Typology	2010	2019
Single Home	76%	79%
Duplex	1%	1%
2 Apts.	4%	3%
3-4 Apts	2%	3%
5-9 Apts	3%	3%
10-19 Apts	2%	1%
20-49 Apts	1%	1%
50+ Apts	2%	1%
Mobile Home	9%	9%
Boat, RV, Van, etc.	0%	0%

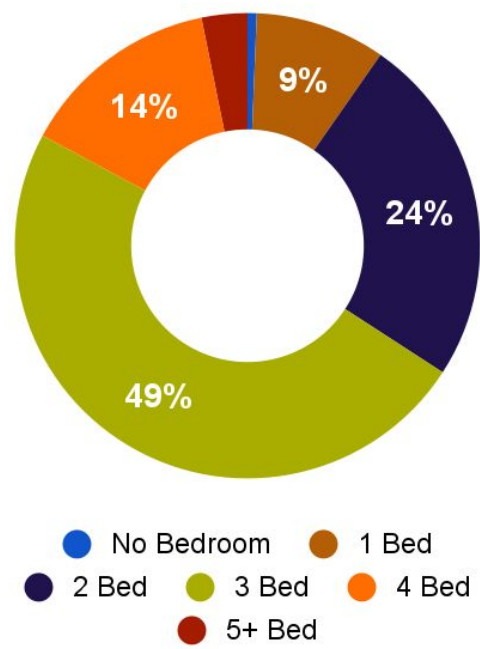**Source:** ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Noble County contain 2.56 bedrooms, with 66% of units containing 3 bedrooms or more.
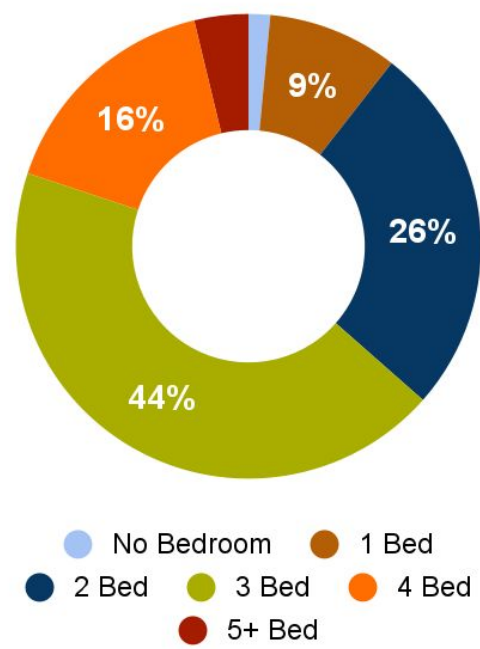
Housing Stock by Bedrooms
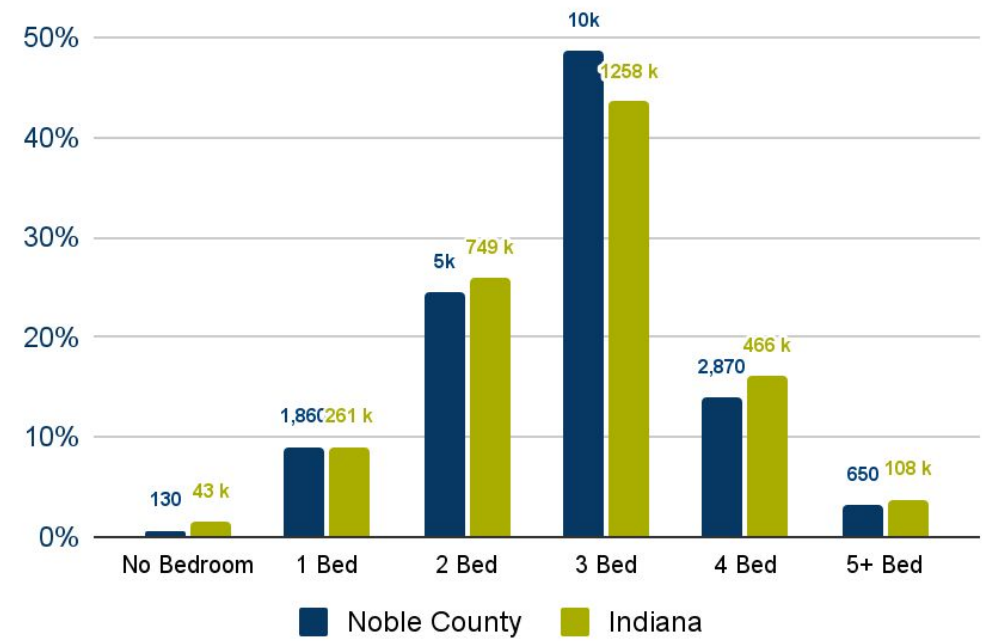
Noble County | 2019

Indiana | 2019

Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates
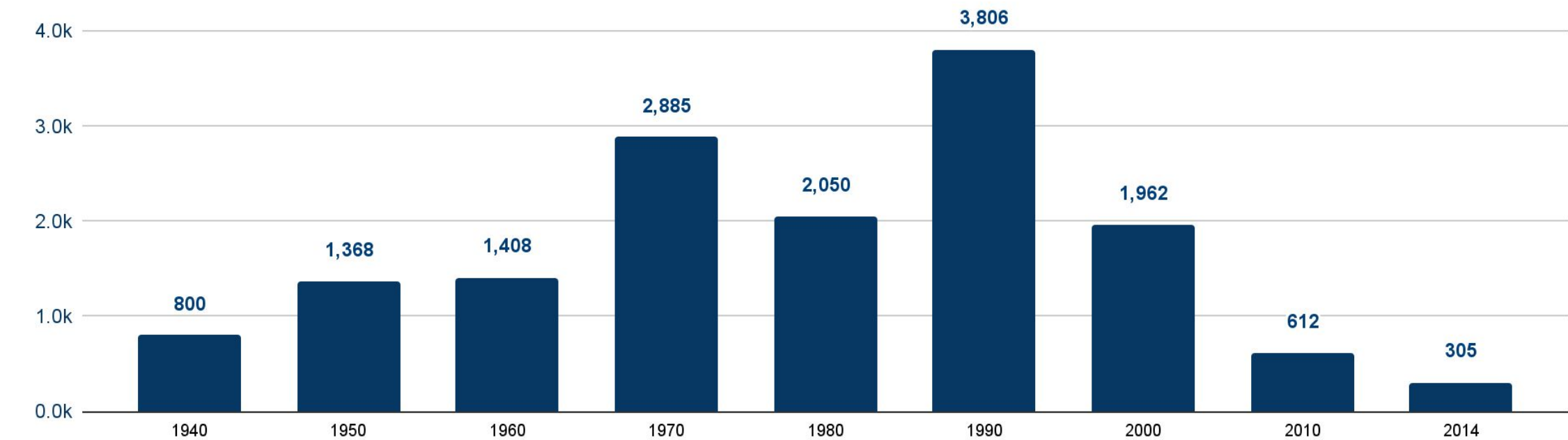
Share of Housing Stock by Bedroom

Noble County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 86% of homes were built before 1990, with a plurality of homes built before 1940.

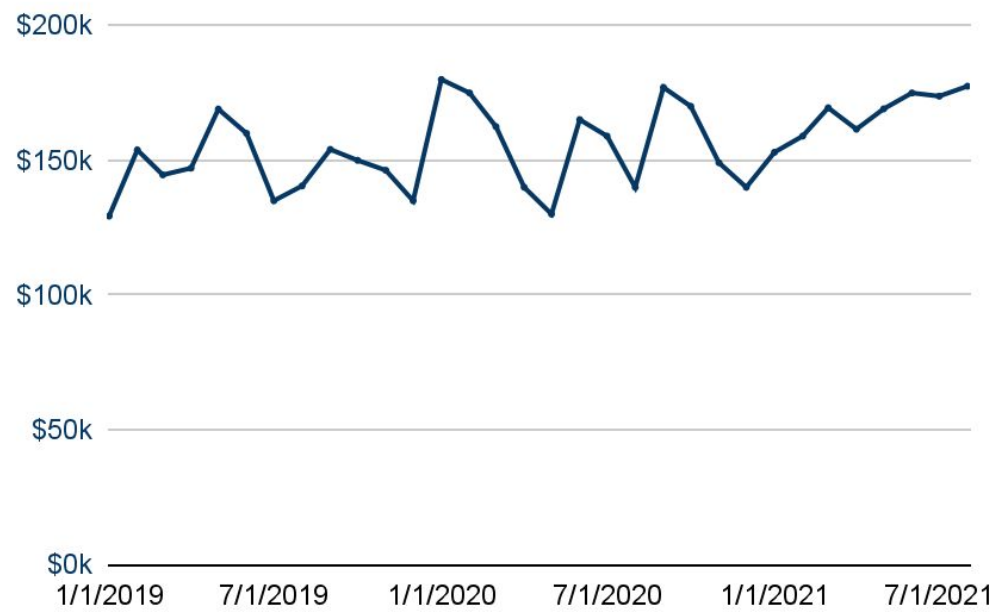**Homes by Year Built**
Noble County | 2019

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

MEDIAN LISTING PRICE| Homes in Noble County have a median listing price of $177,400. Home prices have increased by 37% since 2019.
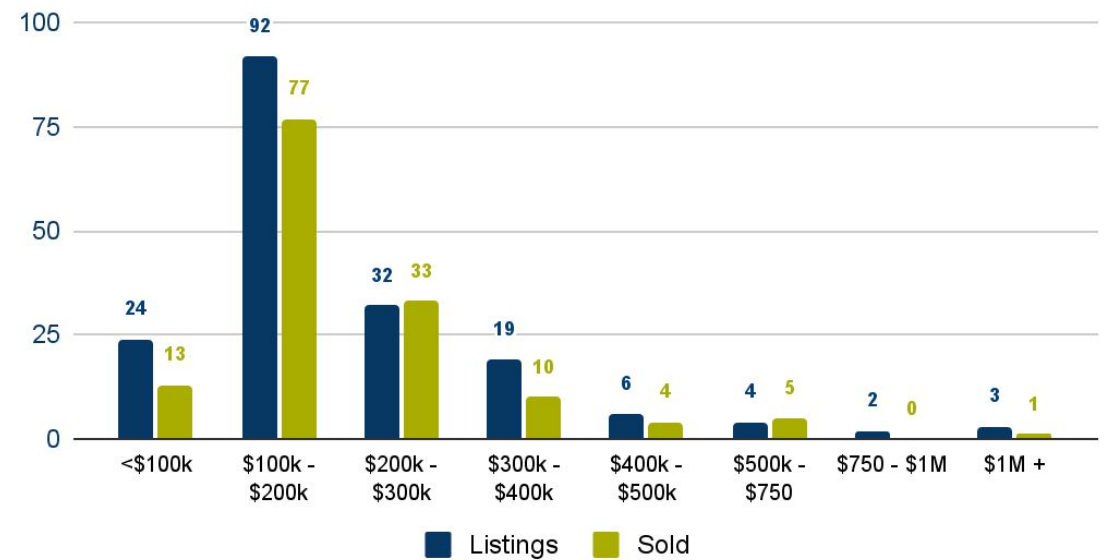
Median Listing Price
Noble County | 2019-2021

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

Legend: ■ Listings ■ Sold

MEDIAN RENTS | Median rents have increased by 20% since 2010, with average rents at $712 in 2019.
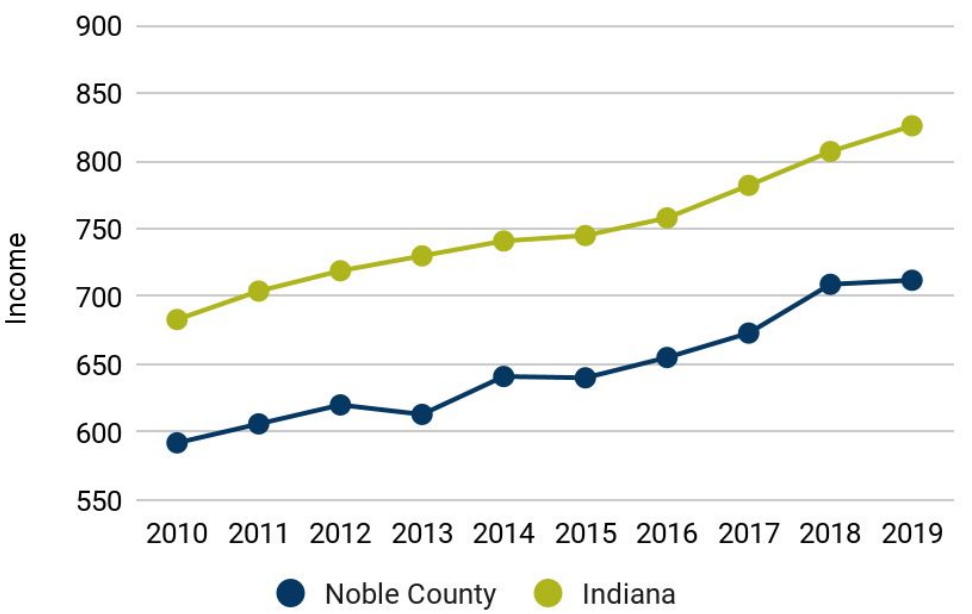
Median Rent
Noble County, Indiana | 2010, 2019
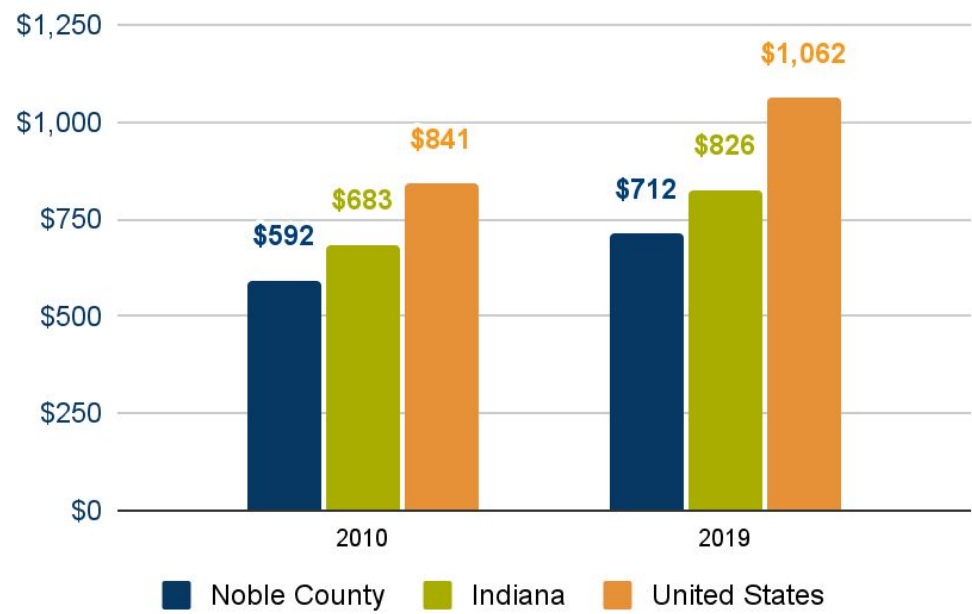
Source: ACS 2010-2019 5-year estimates
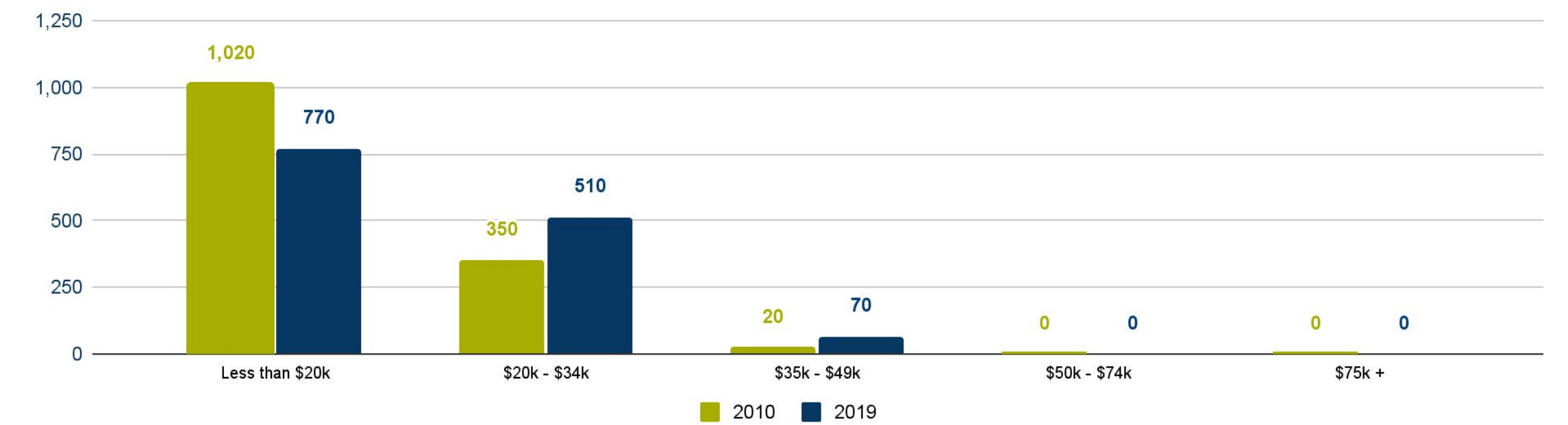
Median Rent Over Time
Noble County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

COST BURDEN| 35% of renter households are housing cost burdened in Noble County, down -11% since 2010. 49% of households earning below $50,000 are housing cost burdened.
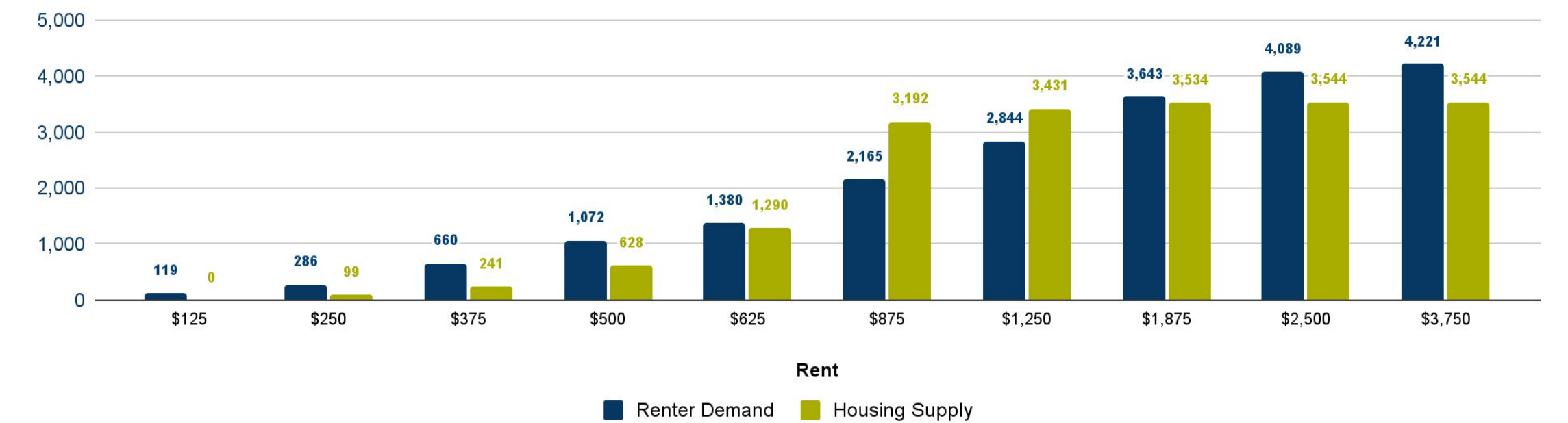
Renter Housing Cost Burden

Noble 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

Noble County, Indiana | 2010-2019

Legend: ■ Renter Demand ■ Housing Supply

X-axis (Rent): $125, $250, $375, $500, $625, $875, $1,250, $1,875, $2,500, $3,750

Rent	Renter Demand	Housing Supply
$125	119	0
$250	286	99
$375	660	241
$500	1,072	628
$625	1,380	1,290
$875	2,165	3,192
$1,250	2,844	3,431
$1,875	3,643	3,534
$2,500	4,089	3,544
$3,750	4,221	3,544

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 Noble County.
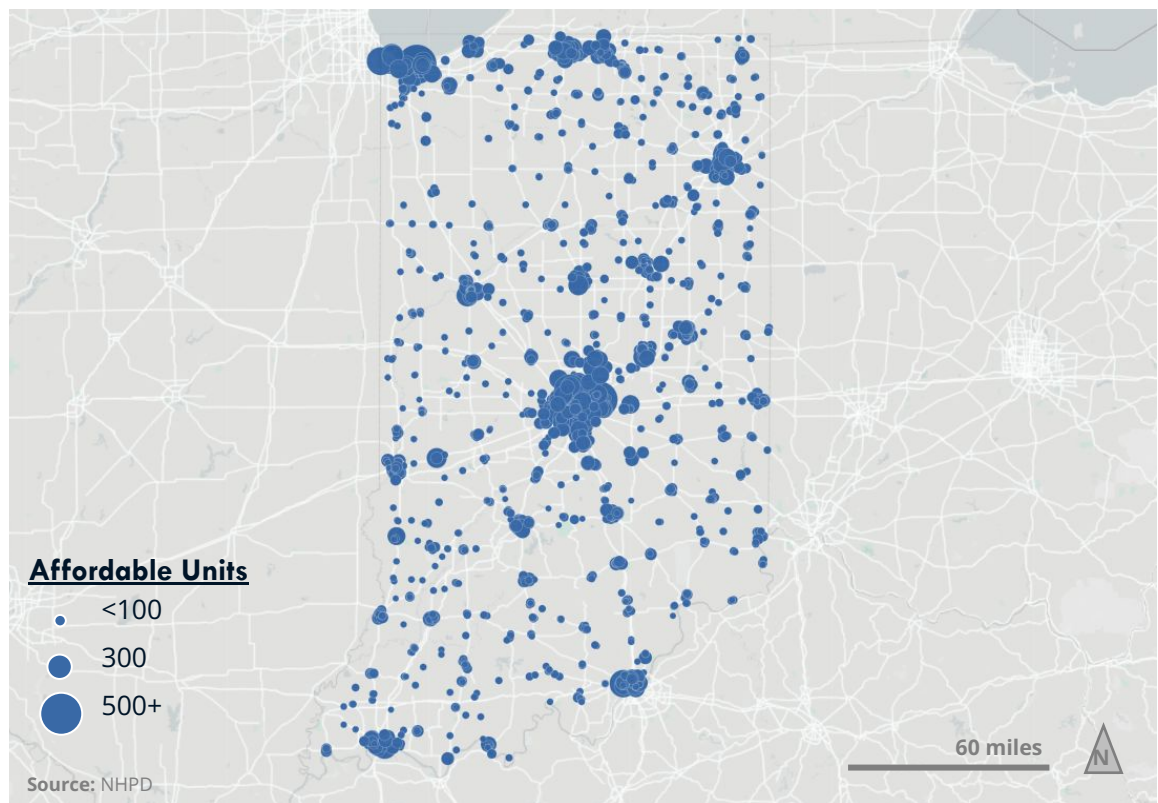
Affordable Housing Inventory
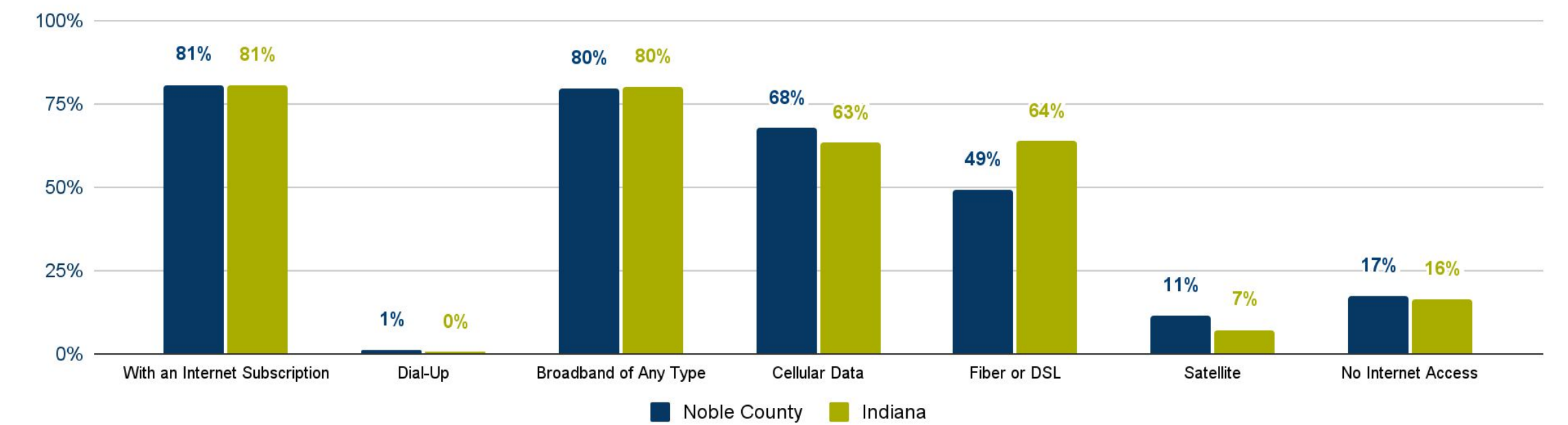**Noble County | 2020**

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles

Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

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

Broadband Access

Noble County | 2020

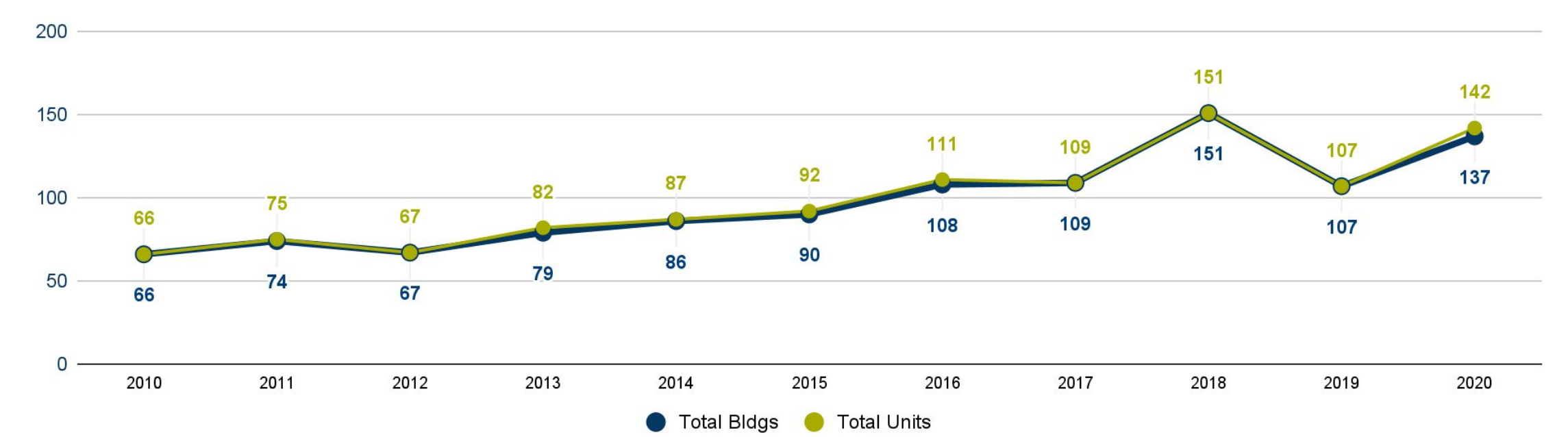Legend: Noble County, Indiana

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 137 new housing starts in 2020 in Noble County, with 1,074 total building permits authorized since 2010.

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

Total Bldgs   Total Units

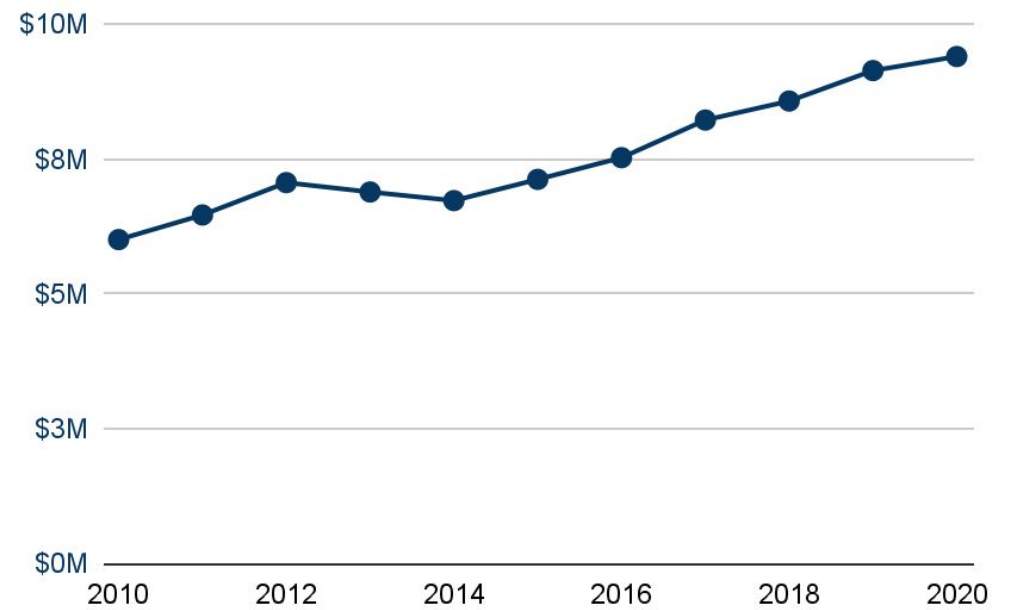# CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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