INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR NOBLE COUNTY

MARCH 2022

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

ACKNOWLEDGEMENTS AND DATA SOURCES

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

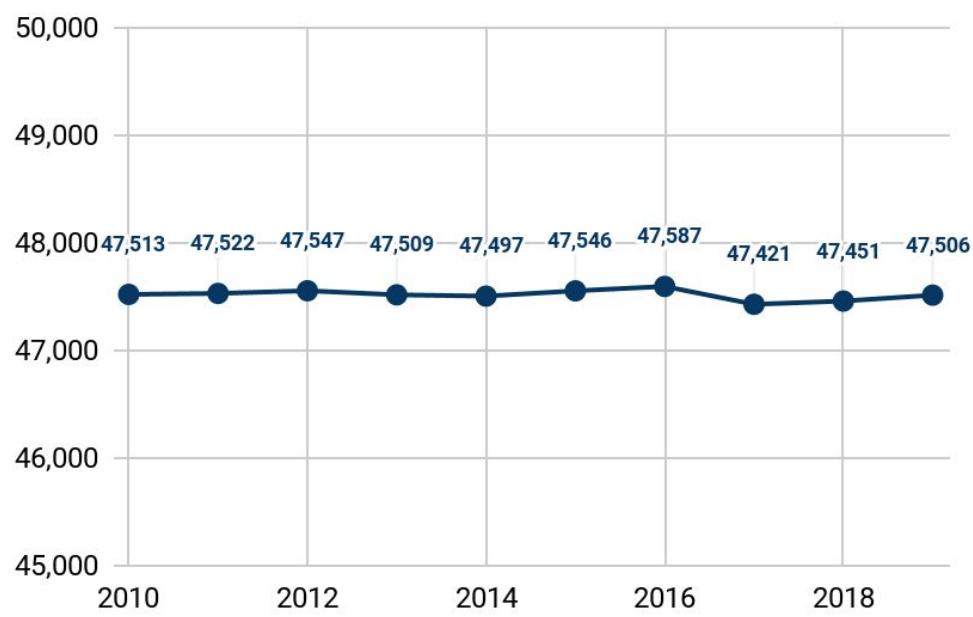This report utilizes the following **data sources**:

- 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.
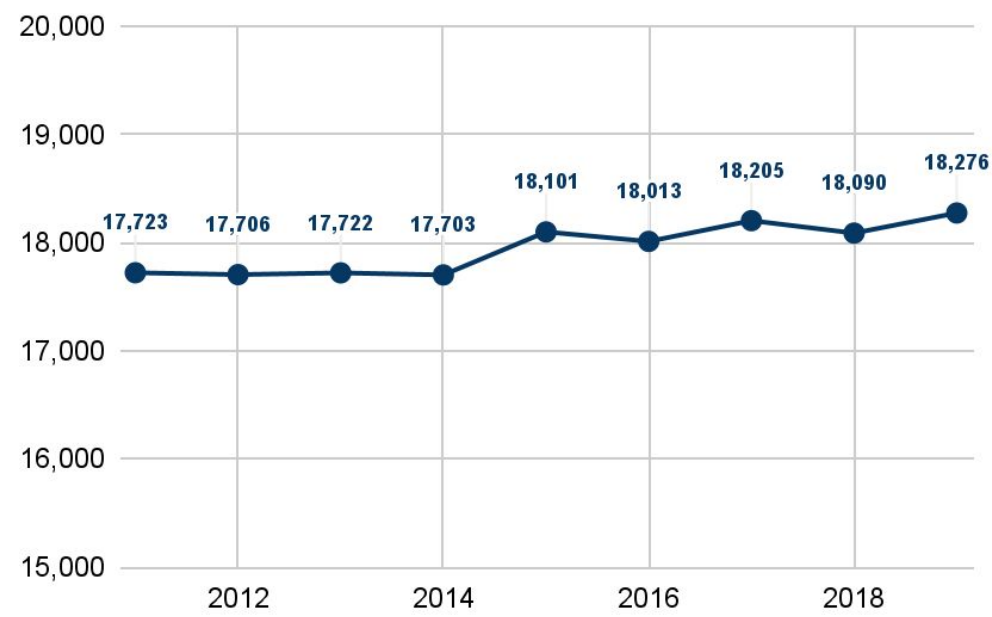
DEMOGRAPHIC TRENDS

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).
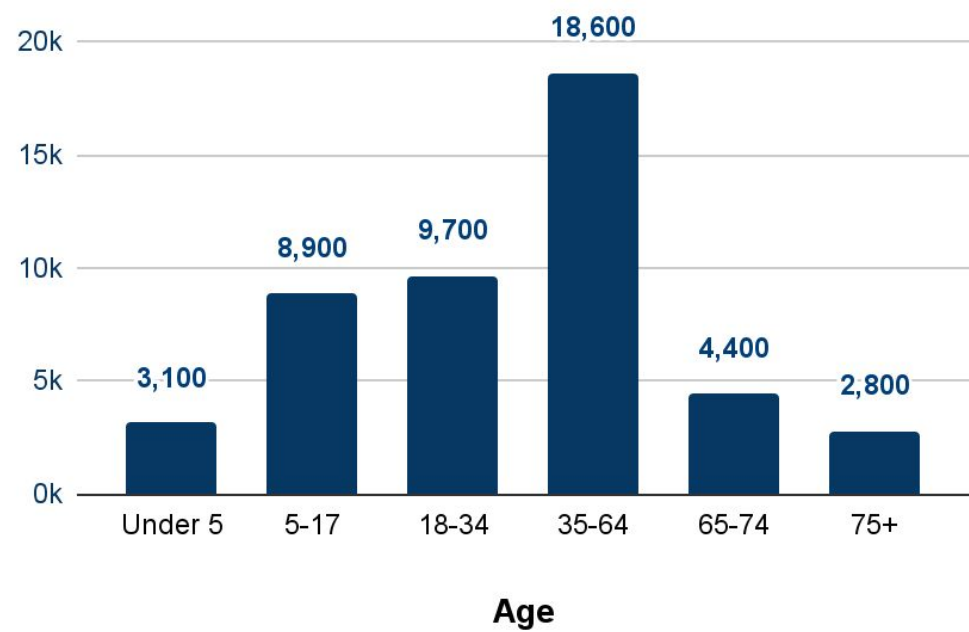
Resident Population
Noble County | 2010-2019

47,513 47,522 47,547 47,509 47,497 47,546 47,587 47,421 47,451 47,506

Households
Noble County | 2010-2019

17,723 17,706 17,722 17,703 18,101 18,013 18,205 18,090 18,276
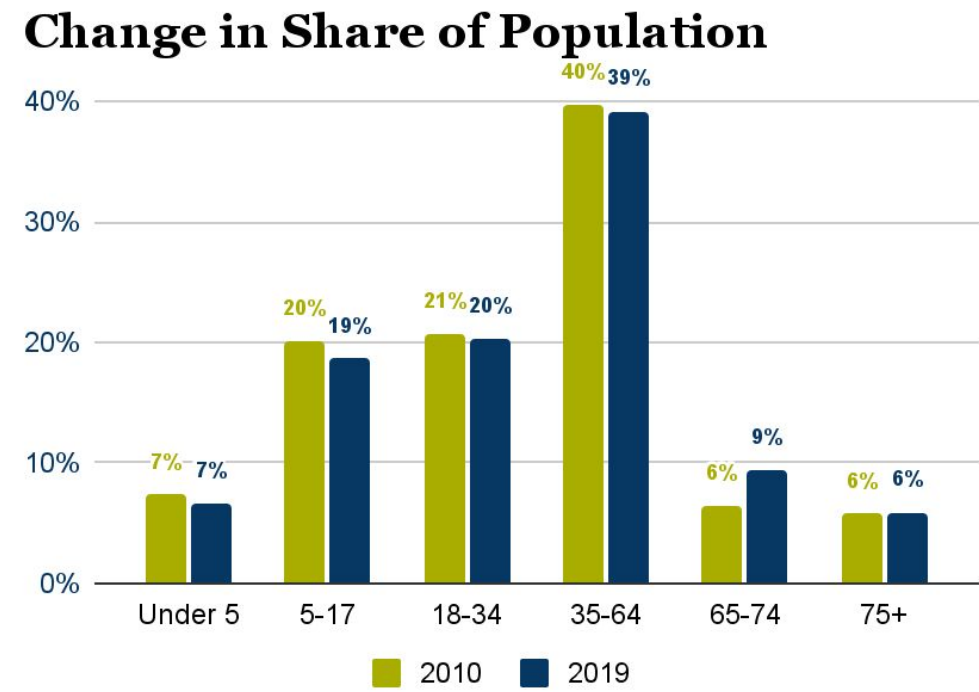
AGE | 7,200 of people in Noble County are age 65 or older, while 25% are younger than 18.

Population by Age
Noble County | 2019

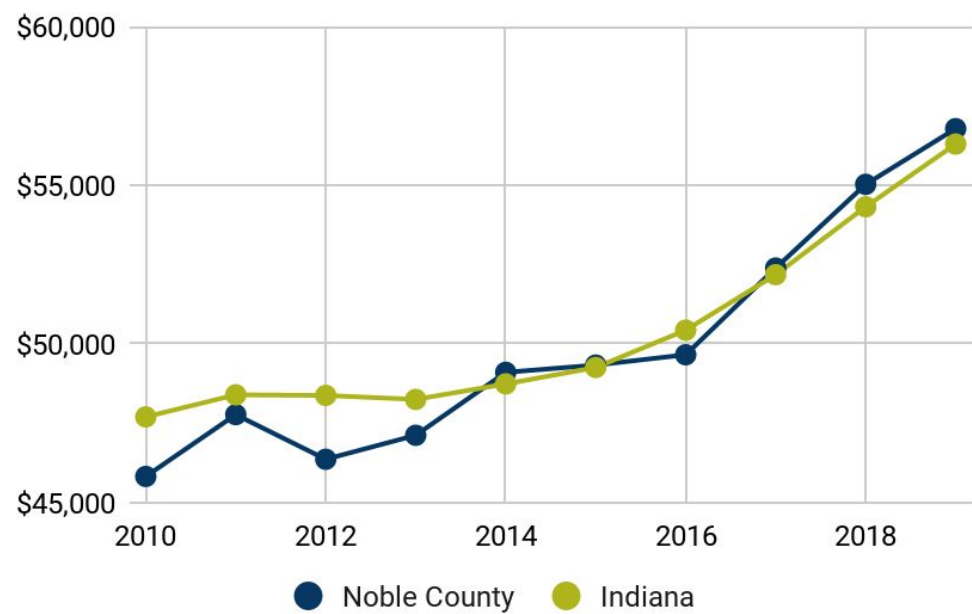**Source:** ACS 2019 5-year estimates

Change in Share of Population
Noble County | 2010, 2019
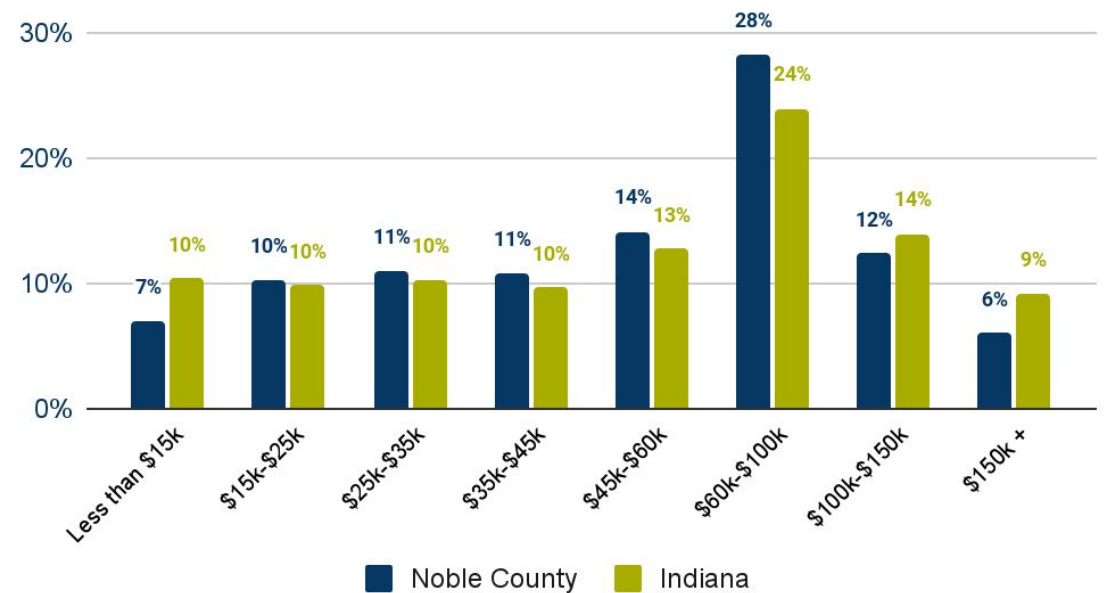

Source: ACS 2010-2019 1-year estimates

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

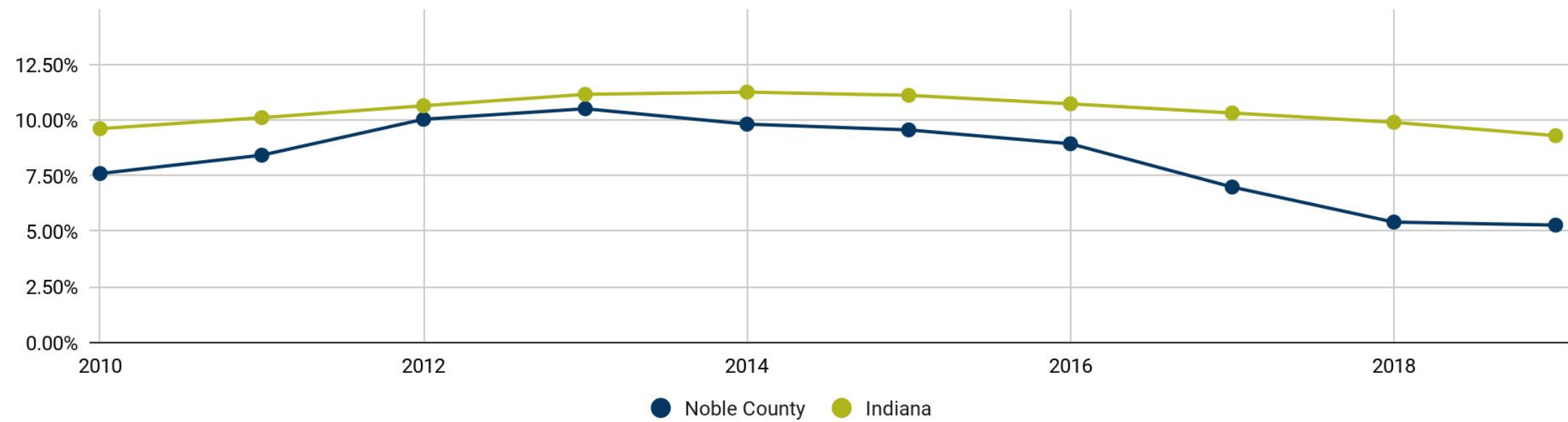**Source:** ACS 2010-2019 5-year estimates

Household Income Distribution
Noble County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE| 5.3% of families in Noble County live below the poverty line, down 2.32 points from 7.6% in 2010.
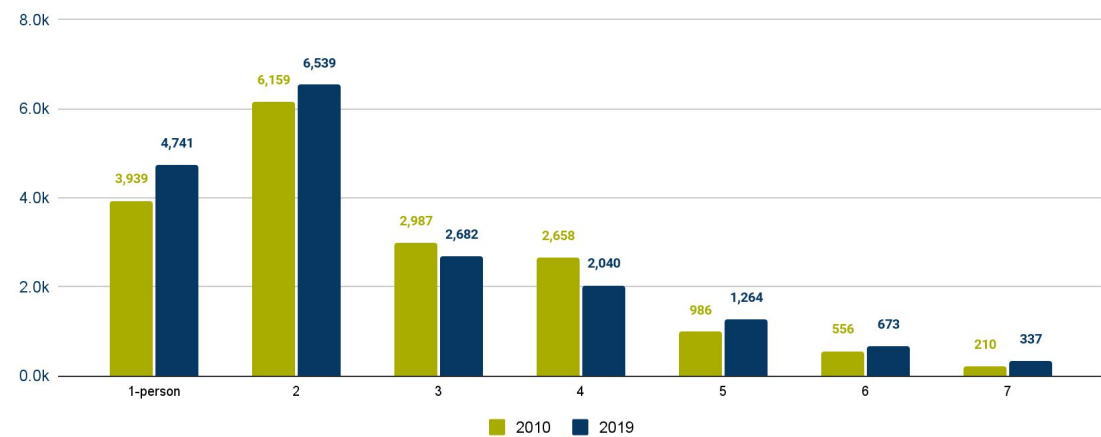
Family Poverty Rate
Noble County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

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

Household Size
Noble County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Household Size
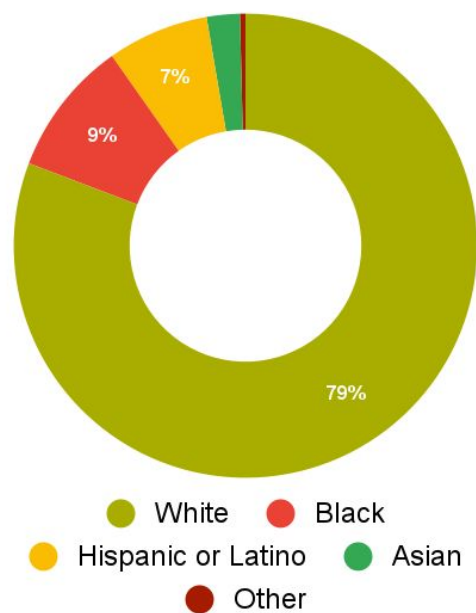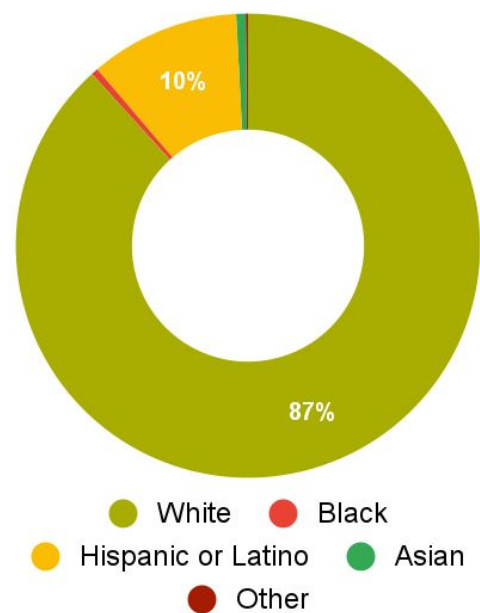**State of Indiana | 2010, 2019**

Source: ACS 2010-2019 5-year estimates

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

Racial/Ethnic Distribution
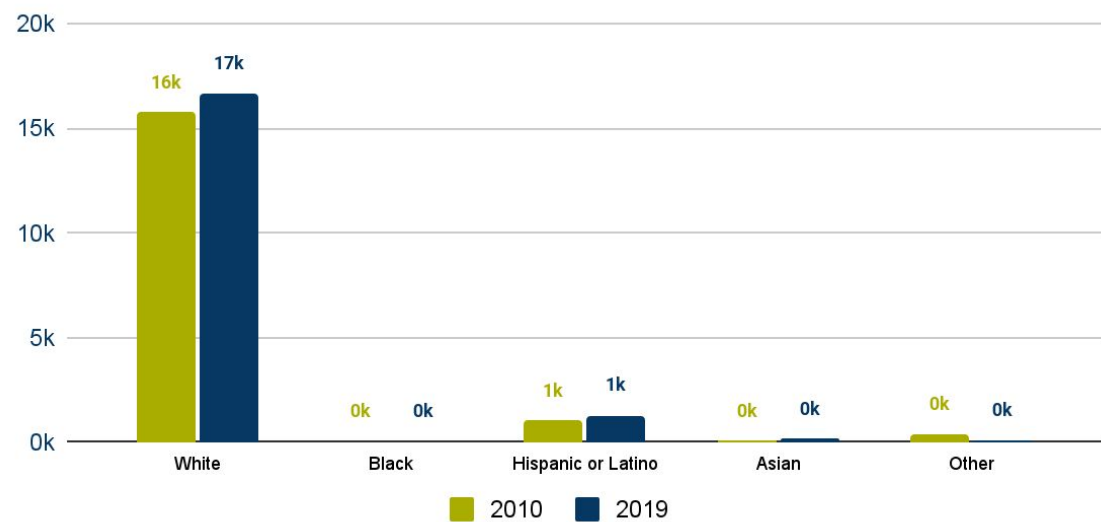
Noble County | 2019

Indiana | 2019

Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

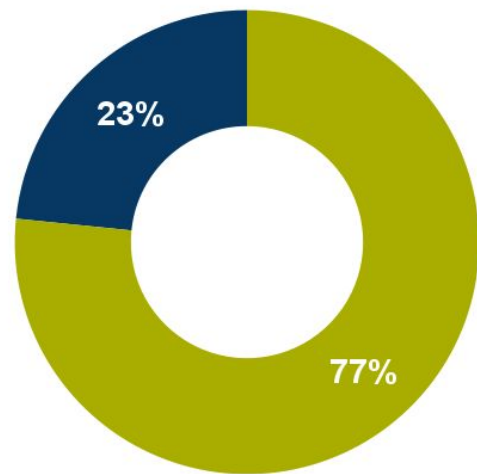**Noble County | 2010, 2019**

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 23% of households (4,274 households) in Noble County were renters, while 77% (14,002 households) were owners. The share of renters has decreased by 0.82 percentage points since 2010.

Housing Tenure

Noble County | 2019

Indiana | 2019

- Owner Occupied
- Renter Occupied

- Owner Occupied
- Renter Occupied

Total Households by Tenure

Noble County | 2010-2019

■ Owner Occupied ■ Renter Occupied
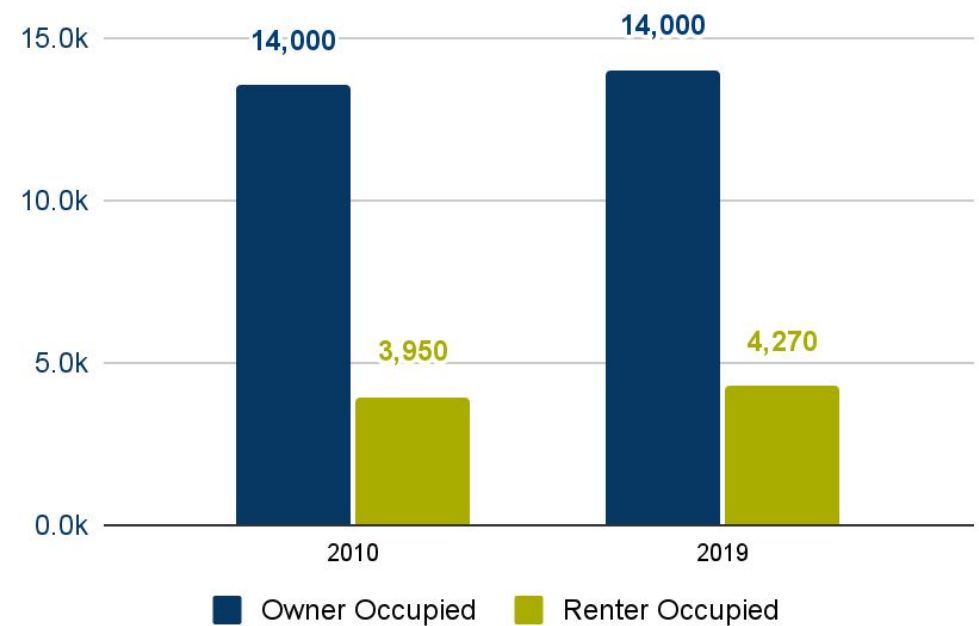
TENURE BY RACE | While the overall homeownership rate is 77%, homeownership is 78% among non-Hispanic White households, 0% for Black households, and 68% for Hispanic or Latino households.
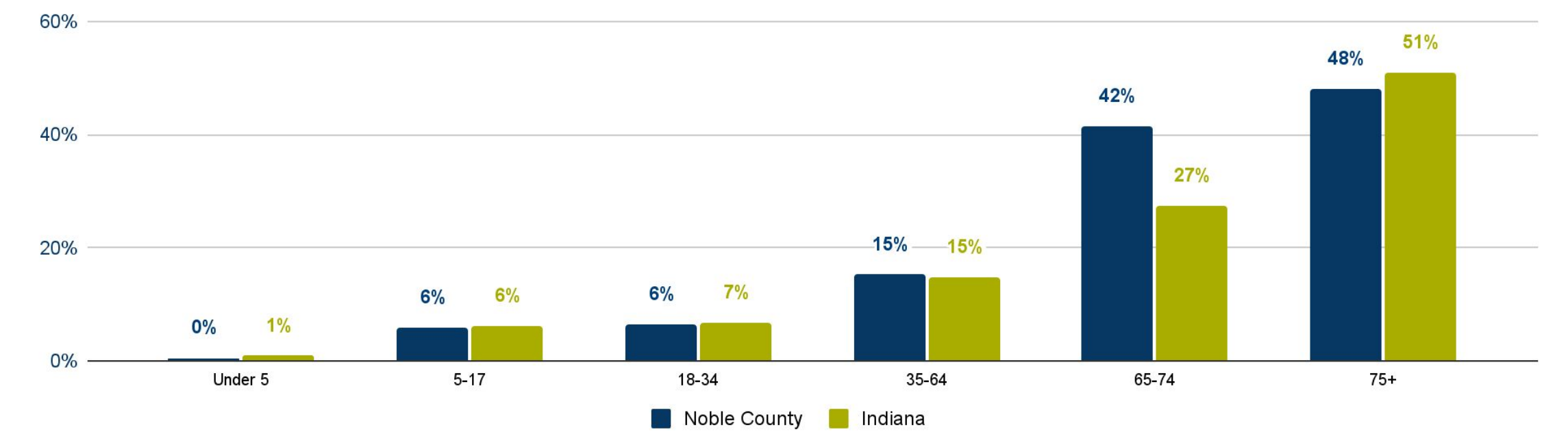
Homeownership by Race
Noble County | 2010, 2019
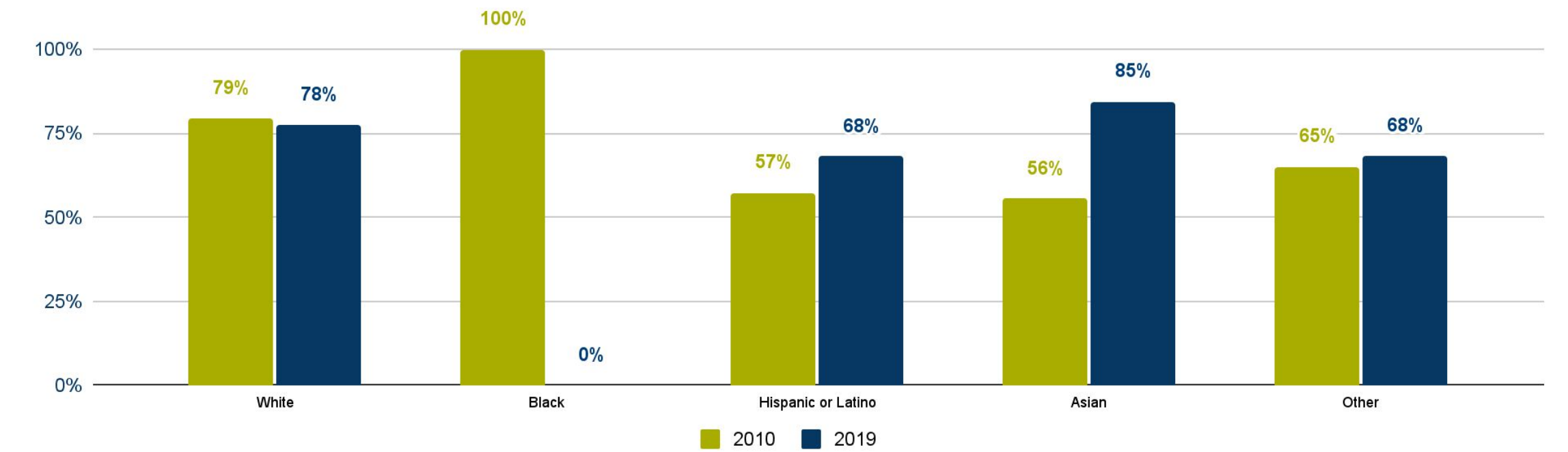
Source: ACS 2010-2019 5-year estimates

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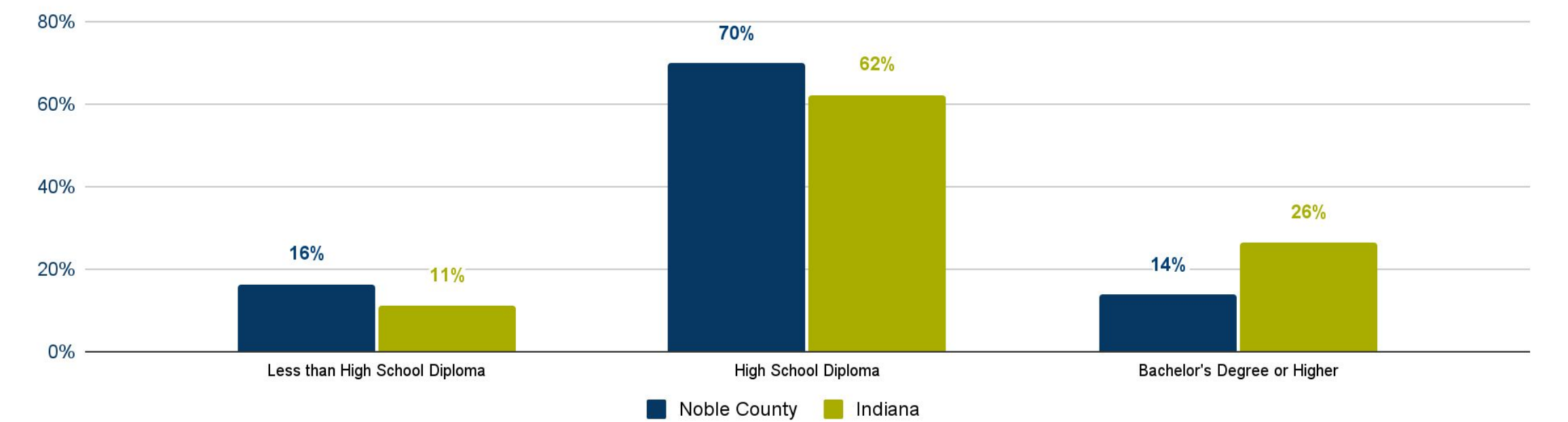
Share of the Population by Age with a Disability
Noble County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT| In Noble County, 70% of the population completed high school degree as their highest level of education, while 14% of the population has a Bachelor's degree or higher.

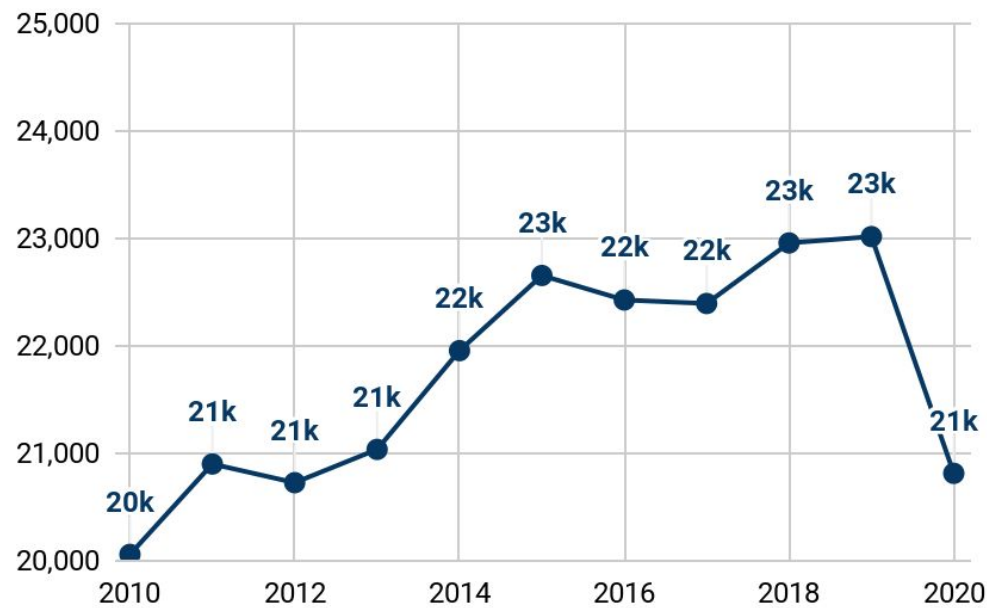## Educational Attainment
Noble County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates
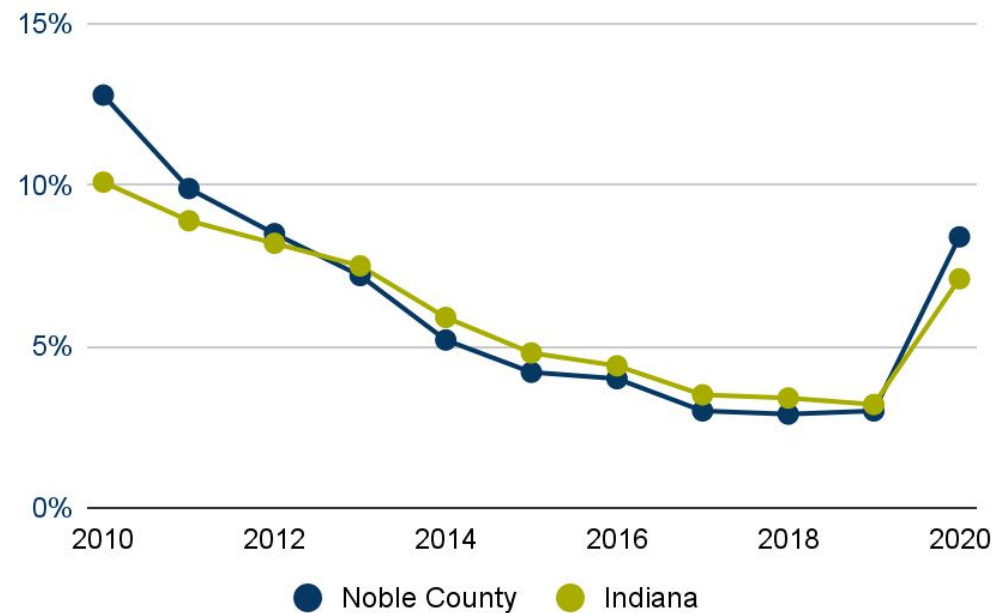
JOB / EMPLOYMENT TRENDS

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
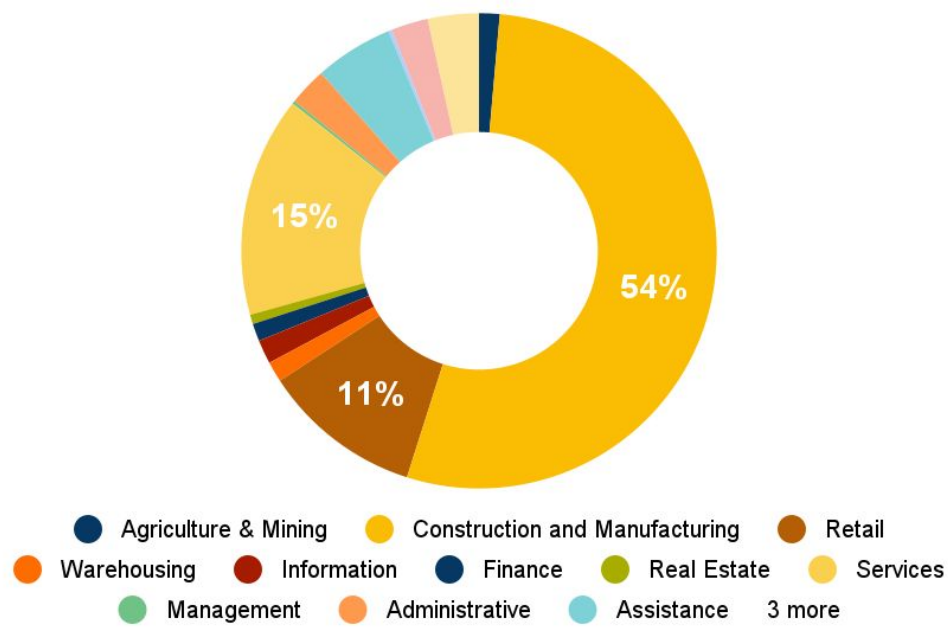**Noble County | 2010-2019**

Source: FRED Estimates

Unemployment Rate
Noble County, Indiana | 2010-2019

Source: FRED Estimates

EMPLOYMENT BY INDUSTRY | Manufacturing is the leading industry for jobs in Noble County, followed by Retail Trade (8%).

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

Chart values: 54%, 15%, 11%

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**
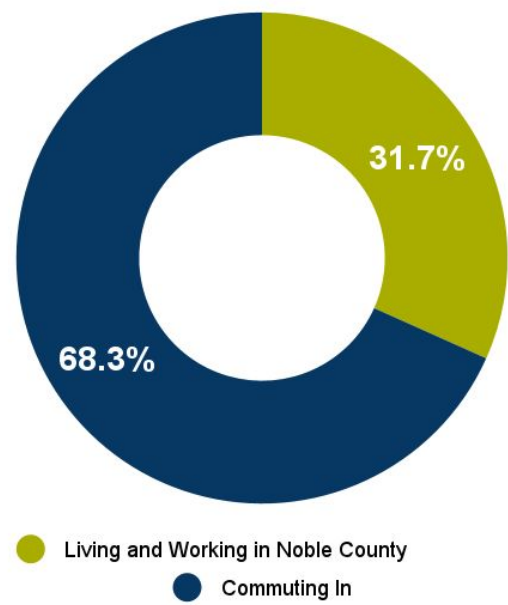5. **Professional and business services | $36,667**

Top 5 Employers

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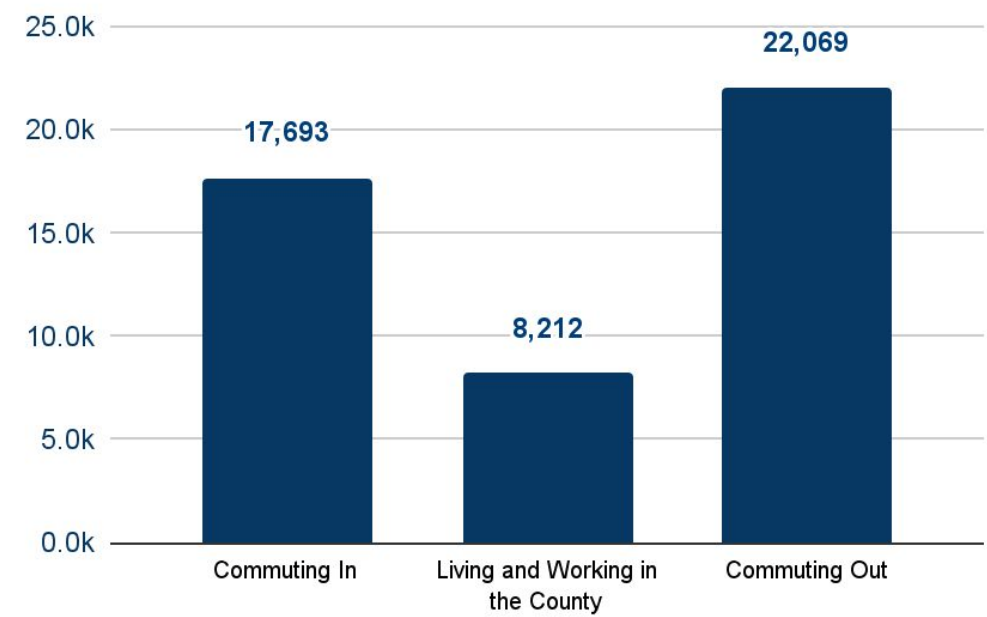5. **Busche Enterprise Div Inc (Albion)**

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

25.0k
20.0k
15.0k
10.0k
5.0k
0.0k

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

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

Job Growth and Housing Production

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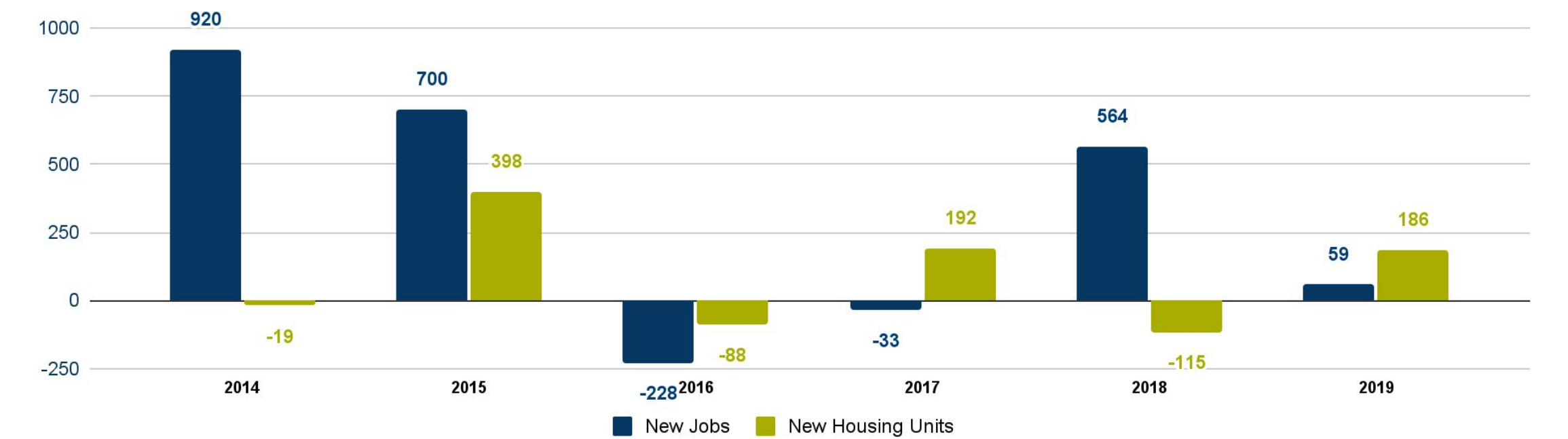
Housing Units Includes all existing units, single family and multifamily.
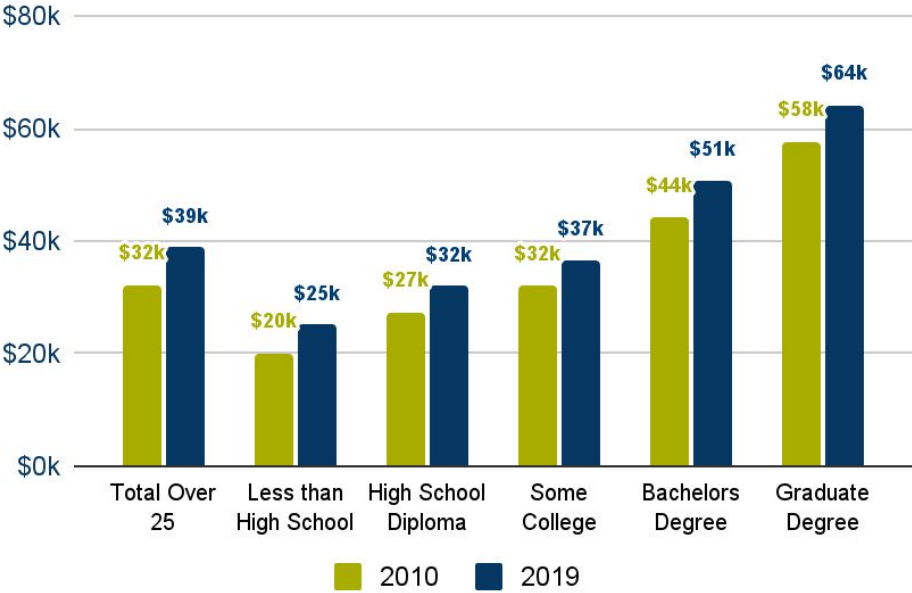**Source:** ACS 2010-2019 5-year estimates

INCOME GROWTH | Median earnings have increased 17% since 2010 for the total population and increased 17% for the population with a high school diploma or greater education.

Median Earnings by Educational Attainment
Noble County | 2010, 2019
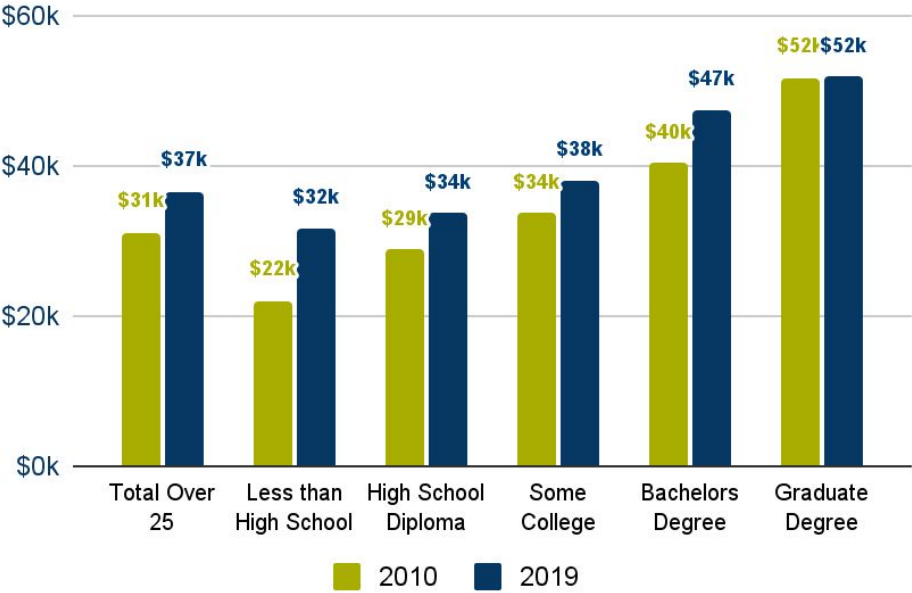
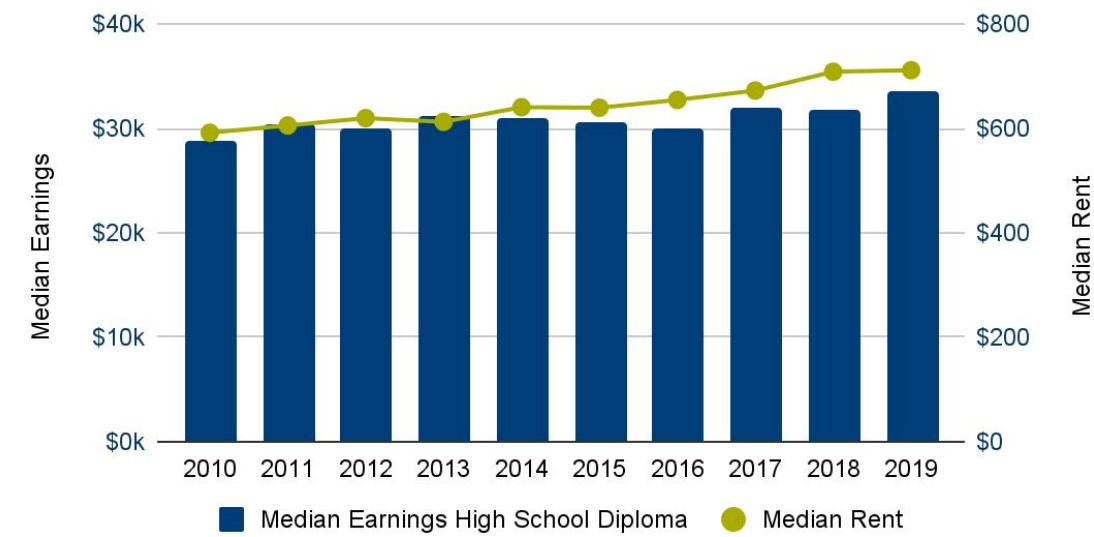**Source:** ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019

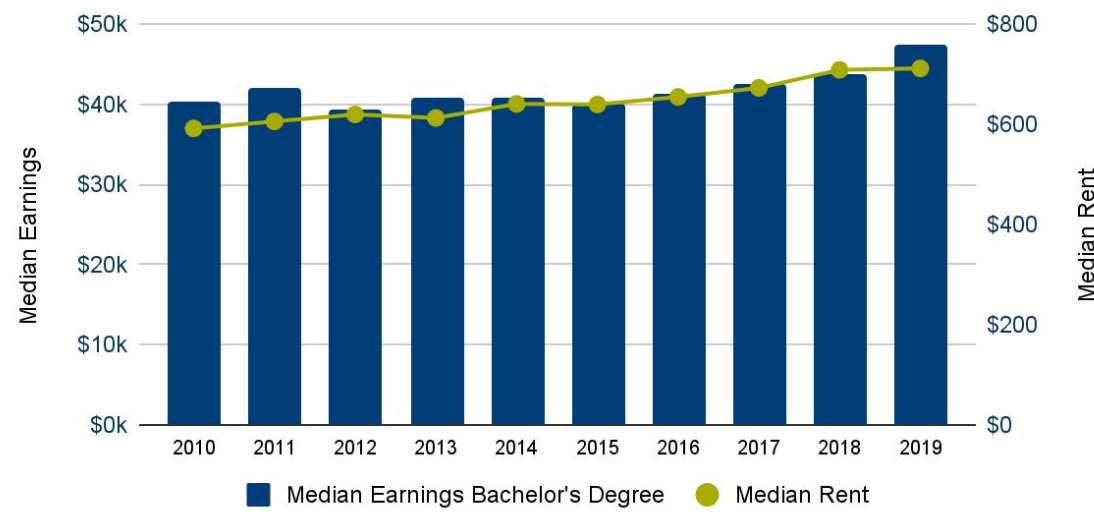**Source:** ACS 2010-2019 5-year estimates

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 $120, or 20% since 2010.

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

Source: ACS 2010-2019 5-year estimates

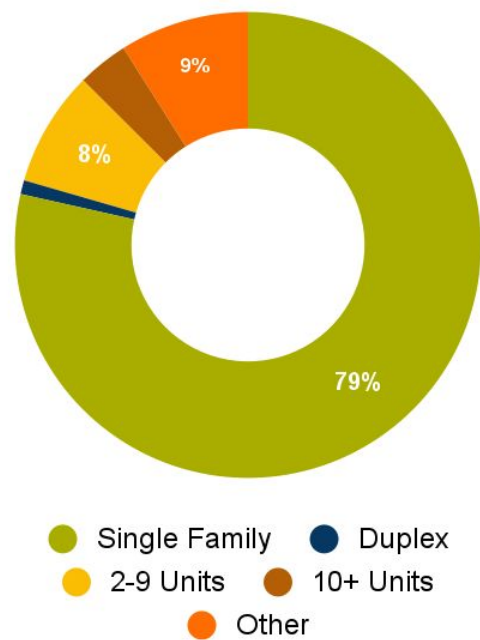## Income and Rent Growth, Bachelor's Degree
Noble County | 2010-2019

Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPE | 79% of homes in Noble County are single-family, while 21% are multifamily.
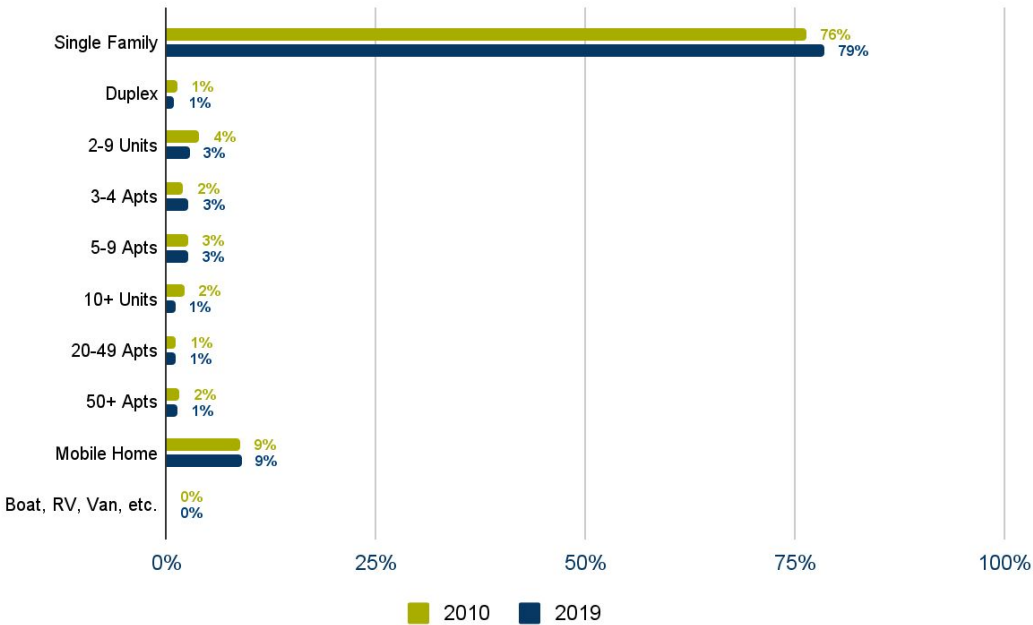
Housing Type

Noble County | 2019

- Single Family: 79%
- Duplex
- 2-9 Units: 8%
- 10+ Units: 9%

Legend:
- Single Family
- Duplex
- 2-9 Units
- 10+ Units
- Other

Indiana | 2019

- Single Family: 73%
- Duplex: 4%
- 2-9 Units: 11%
- 10+ Units: 8%
- Other: 5%

Legend:
- Single Family
- Duplex
- 2-9 Units
- 10+ Units
- Other

Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Type

Noble County | 2010-2019

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

Legend: 2010, 2019

Source: ACS 2010-2019 5-year estimates

HOUSING UNIT SIZE | Most homes in Noble County average 2.56 bedrooms, with 66% of units containing 3 bedrooms or more.
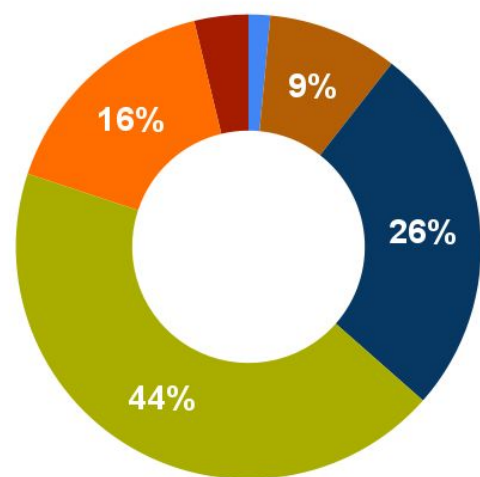
Housing Stock by Number of Bedrooms

Noble County | 2019

- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR
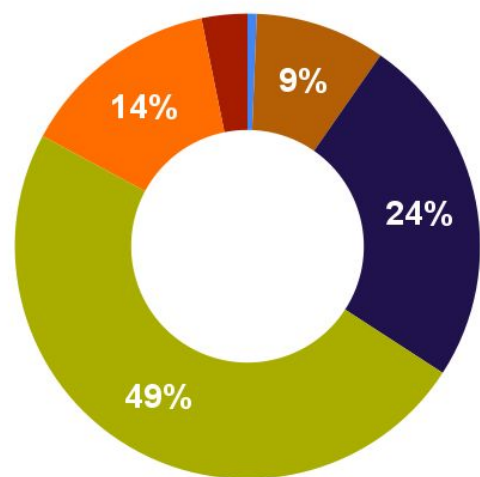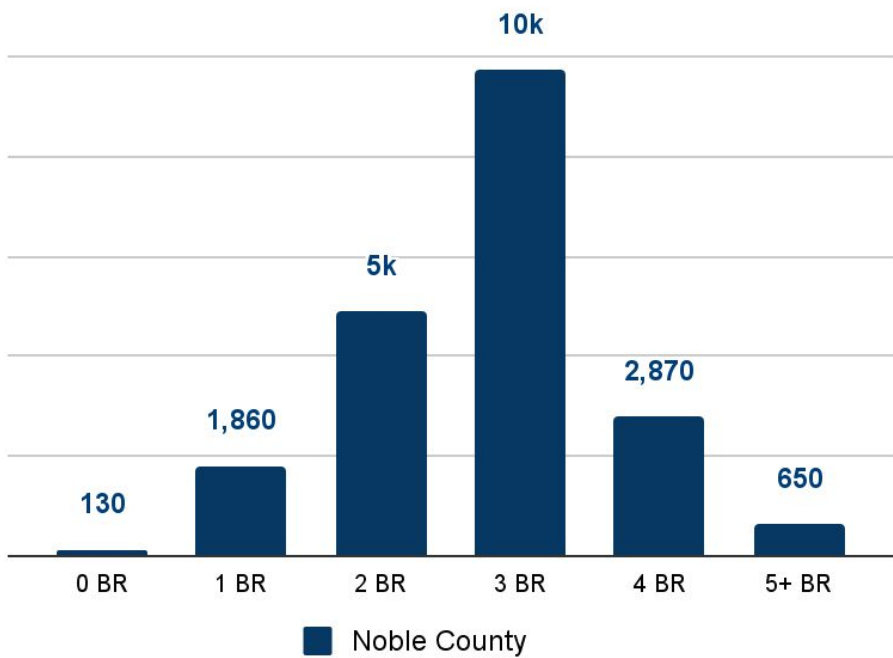
Indiana | 2019

- 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
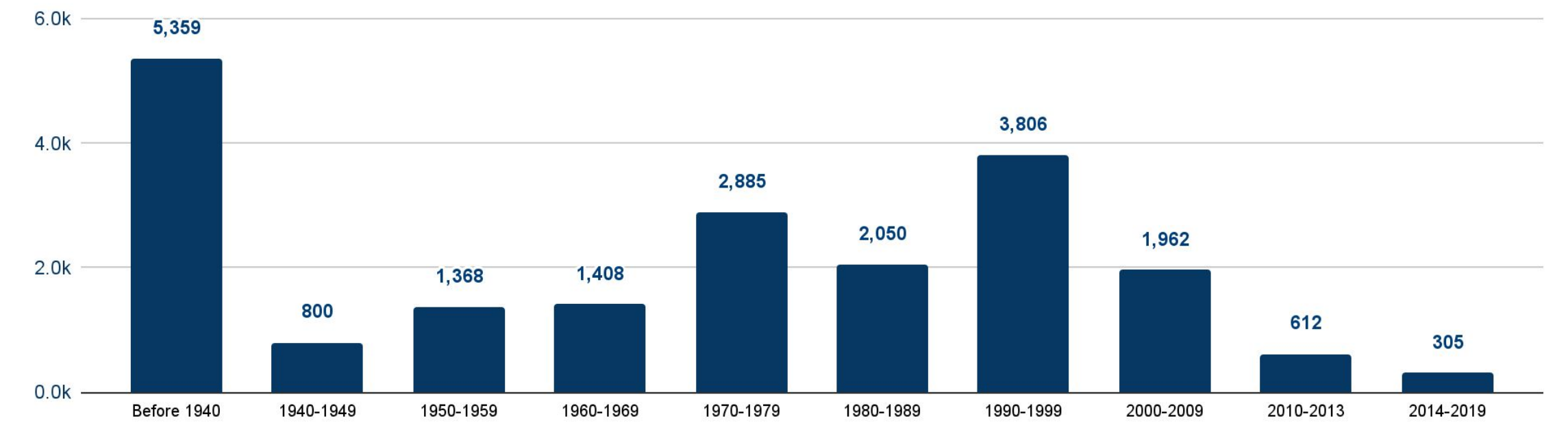
Share of Housing Stock by Bedroom

Noble County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 43% of homes were built before 1970, 43% were built between 1970 and 2000, and 14% were built after 2000.
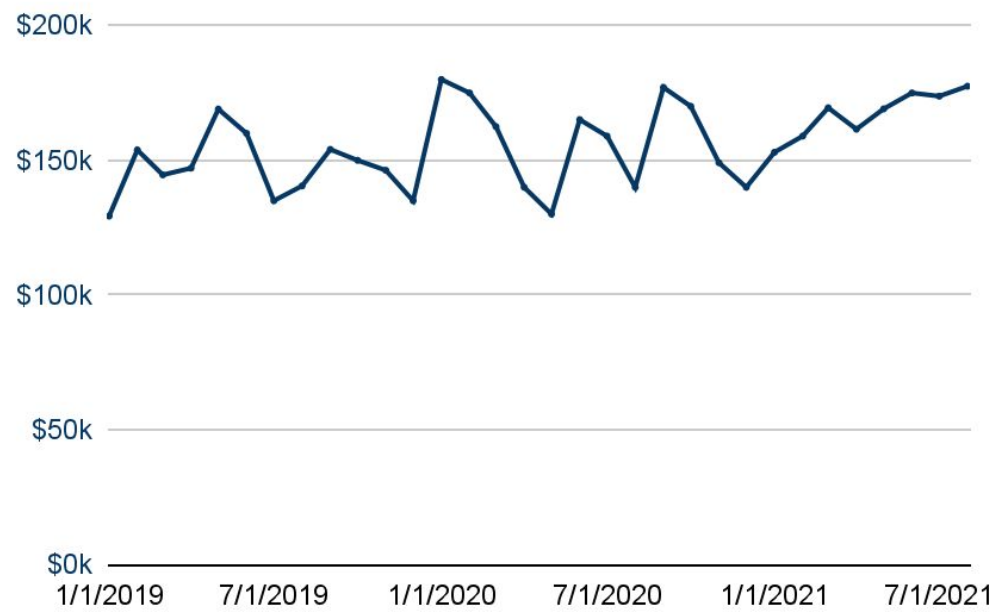
Homes by Year Built
Noble County | 2019

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.
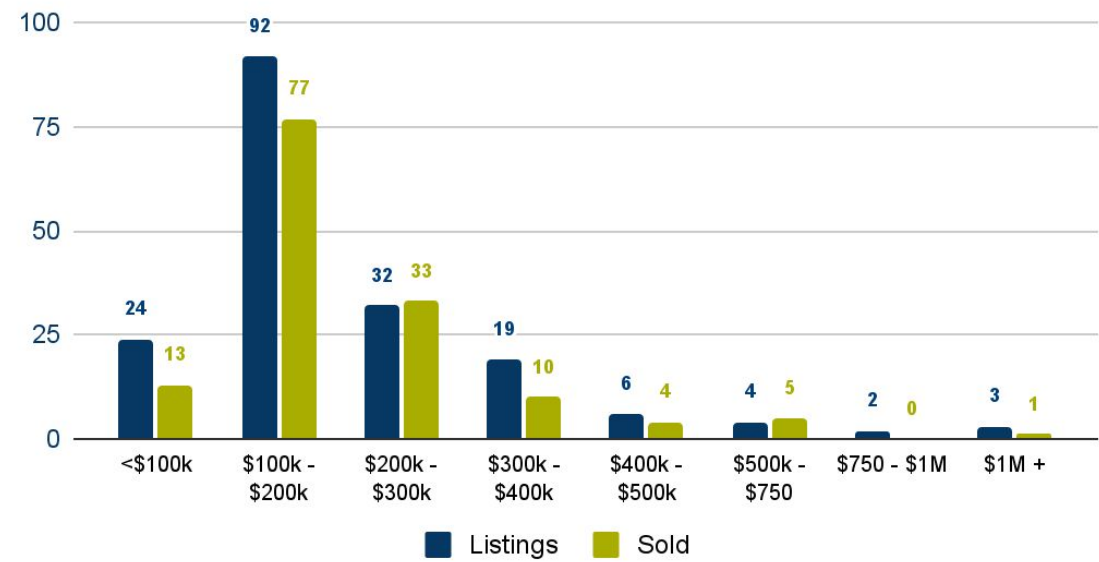
Median Listing Price
Noble County | 2019-2021

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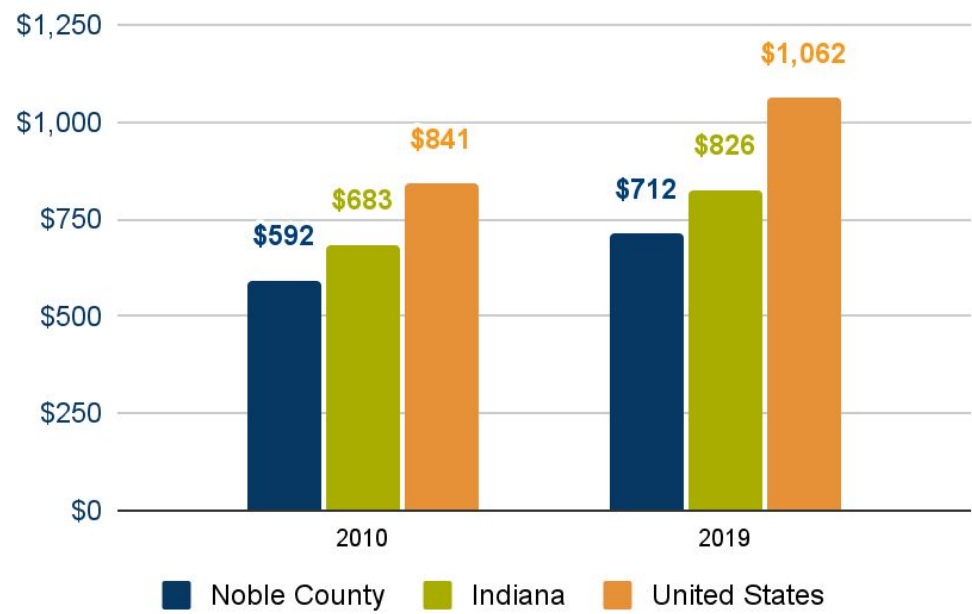**Noble County | 2021**

MEDIAN RENTS | Median rent has increased by 20% since 2010, with median rent at $712 in 2019.
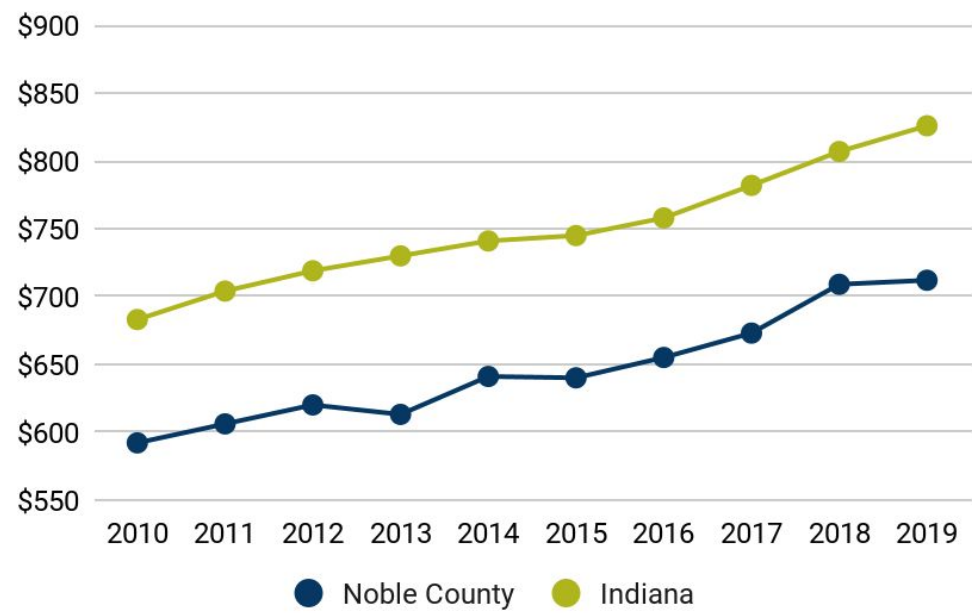
Median Rent
Noble County, Indiana, United States | 2010, 2019

Source: ACS 2010-2019 5-year estimates
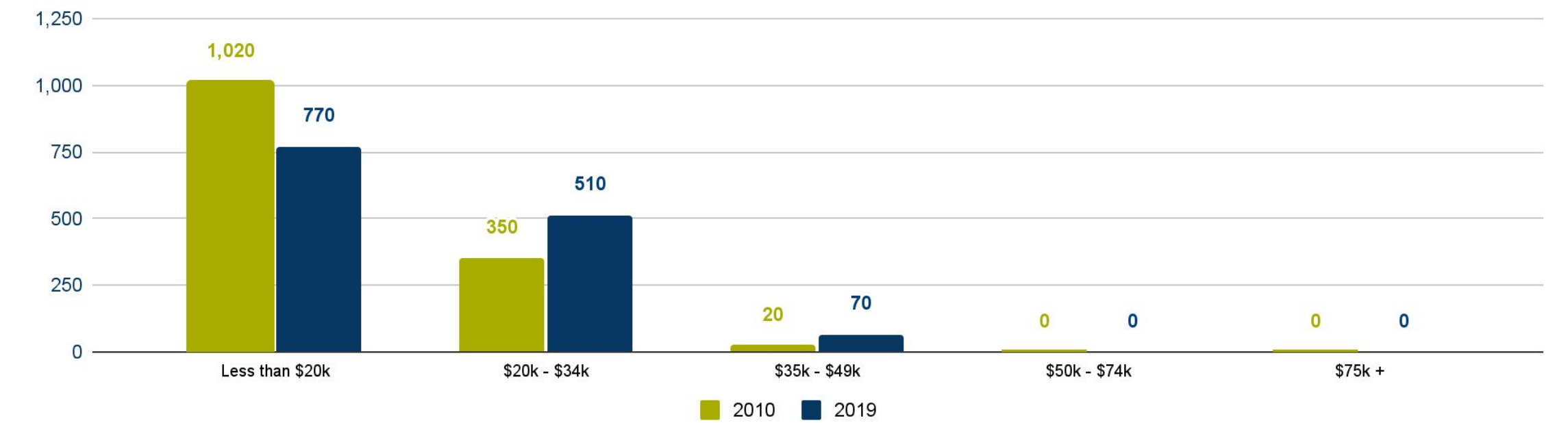
Median Rent Over Time
Noble County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

COST BURDEN| 35% of renter households in Noble County are housing cost burdened, down 11.10% points since 2010. 49% of households earning below $50,000 are housing cost burdened.

## Cost Burden Renter Households

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 rental homes available for households who earn less than $50,000 annually or units renting below $1,250 per month.

Cumulative Housing Gap

Noble County, Indiana | 2010-2019


Rent

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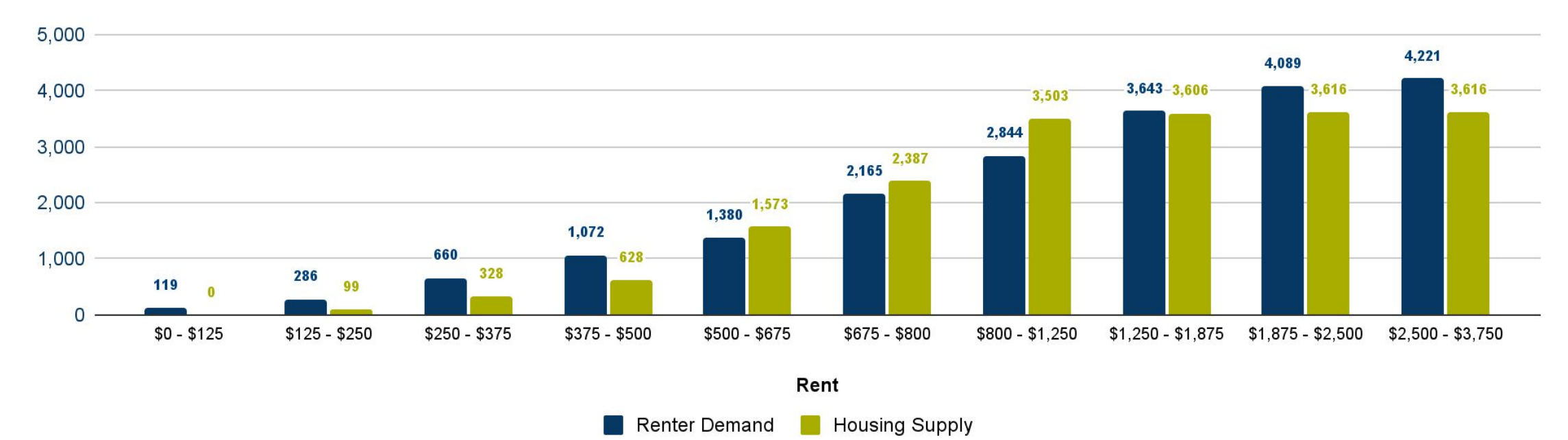
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

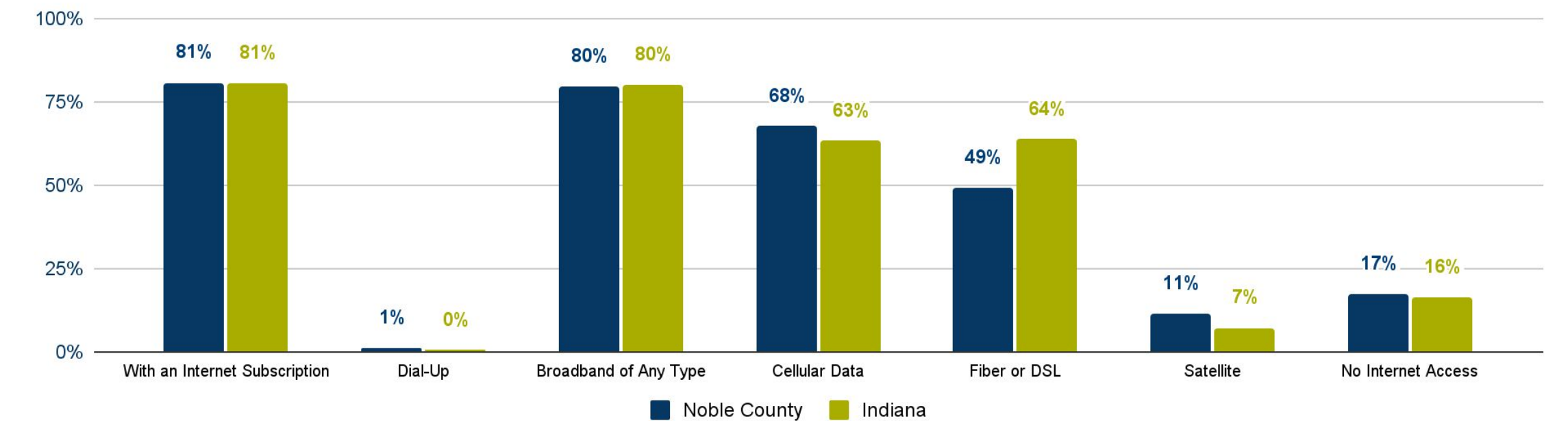## Affordable Housing Inventory
Noble County | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles
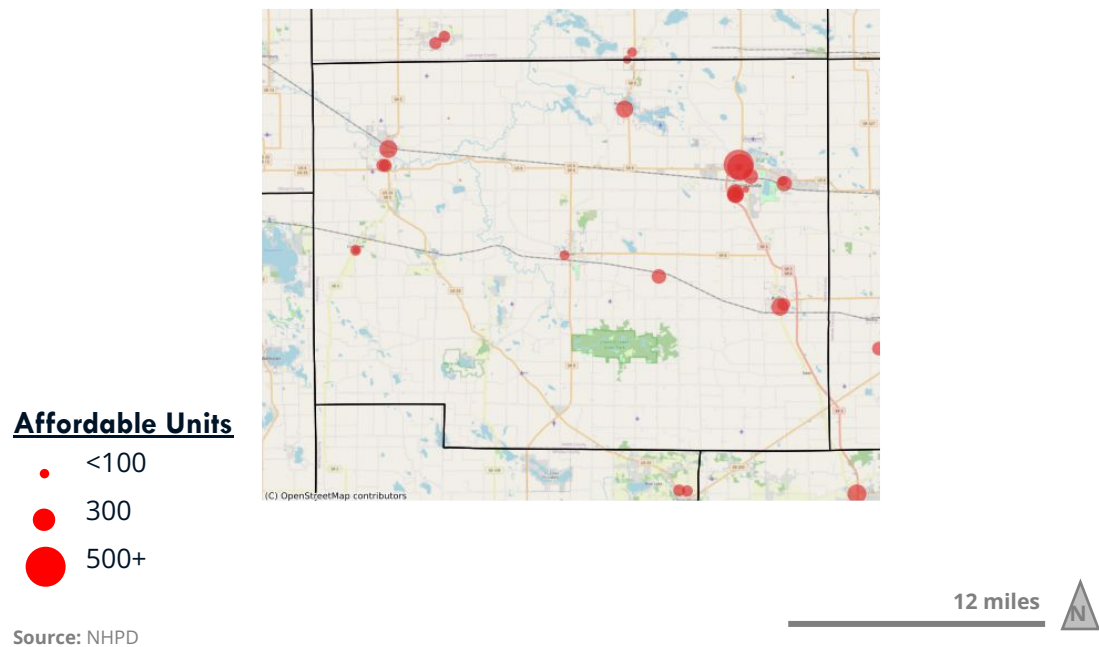
Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

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

Internet Access

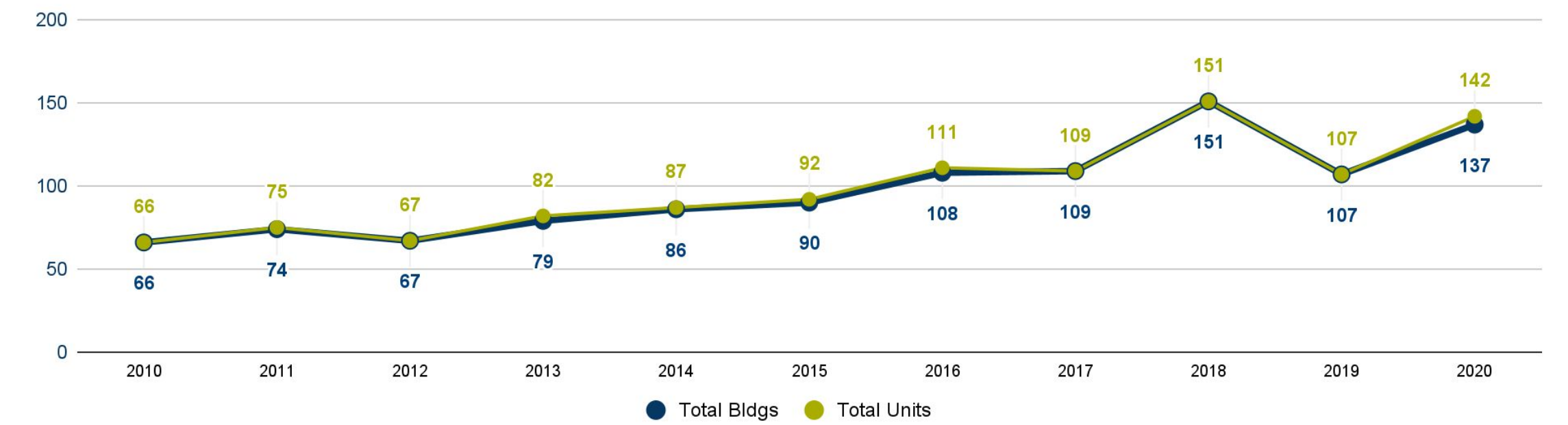**Noble County, Indiana | 2020**

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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

New Housing Structures Authorized by Building Permits

Noble 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

Lumber   Concrete

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