Indiana Housing Working Group

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Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR PARKE 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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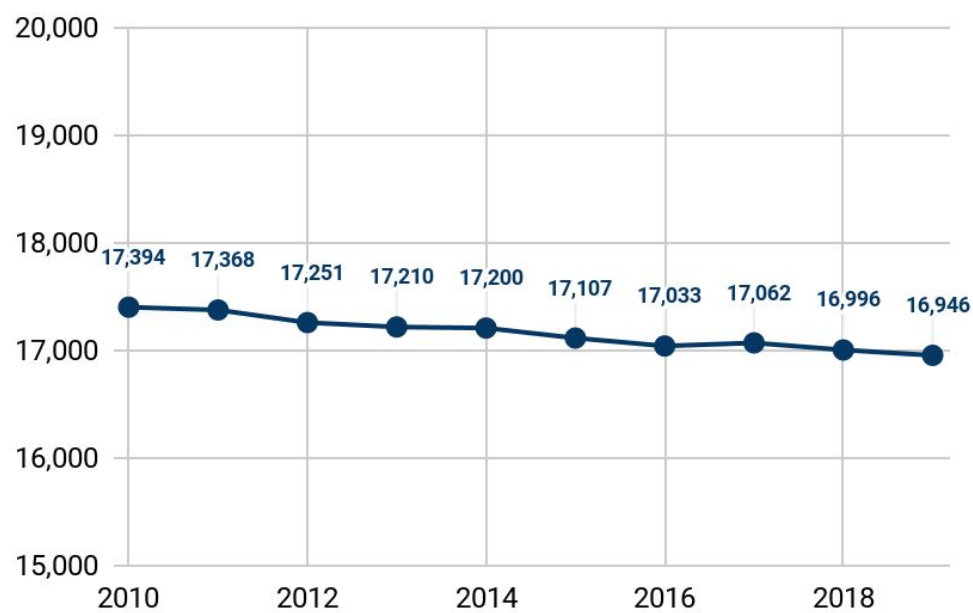This report utilizes the following **data sources**:

- 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.
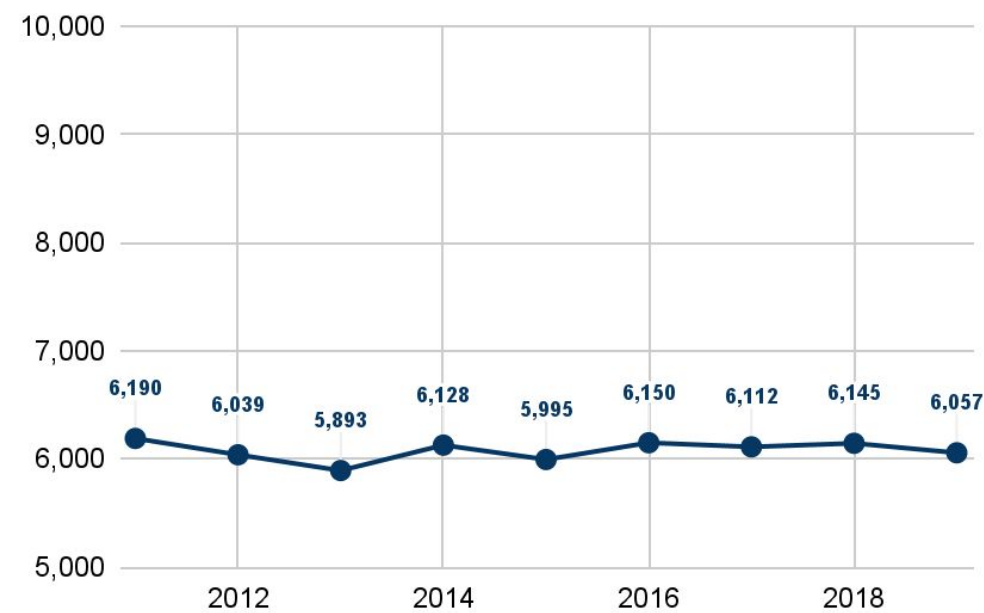
DEMOGRAPHIC TRENDS

POPULATION | Parke County's population has decreased by 2.58% (448 people) between 2010-2019. In the same time period, the total number of households decreased by 5.90% (380 households).

Resident Population
Parke County | 2010-2019

17,394 17,368 17,251 17,210 17,200 17,107 17,033 17,062 16,996 16,946

(Y-axis: 15,000 – 20,000; X-axis: 2010, 2012, 2014, 2016, 2018)

Households
Parke County | 2010-2019

6,190 6,039 5,893 6,128 5,995 6,150 6,112 6,145 6,057
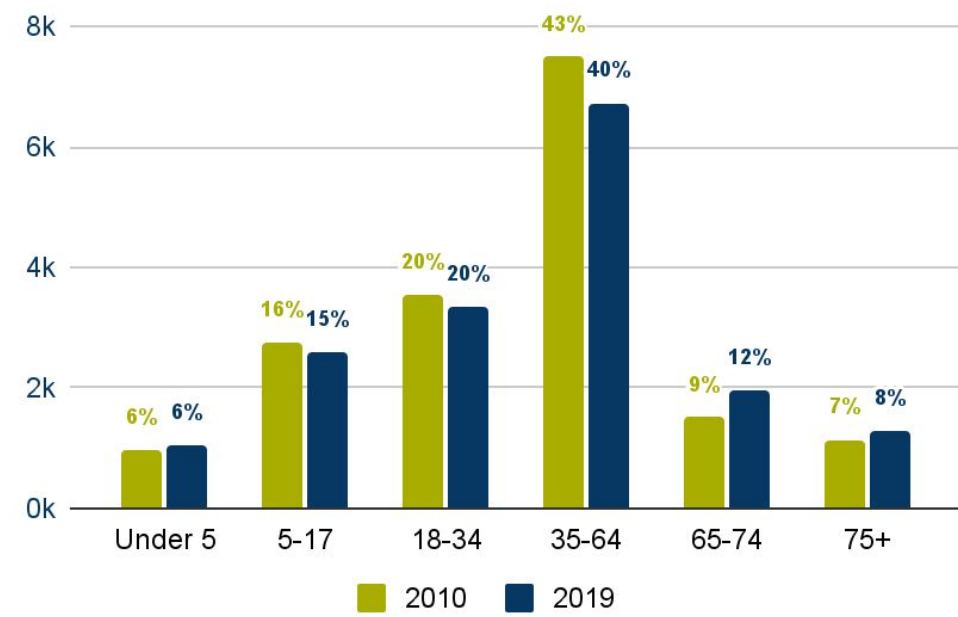
(Y-axis: 5,000 – 10,000; X-axis: 2012, 2014, 2016, 2018)

AGE| 19% of people in Parke County are above the age of 65, while 21% are below 18.

Population by Age
Parke County | 2019

Change in Share of Population
Parke County | 2010, 2019
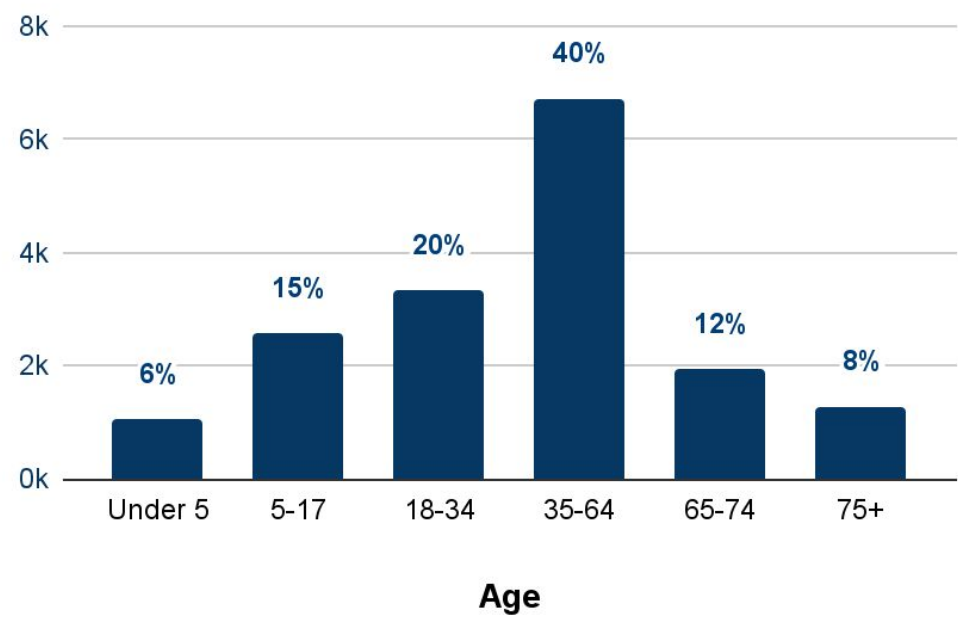
2010   2019

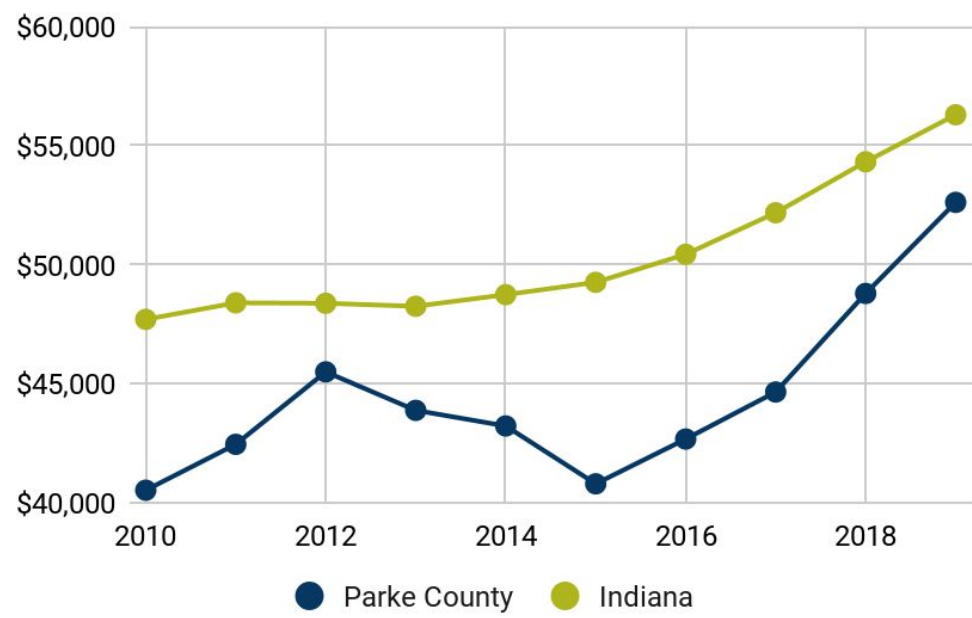Source: ACS 2019 5-year estimates

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Parke County had a median income of $52,618 in 2019, up 30% since 2010. 34% of households have incomes below $35,000, while 19% have incomes above $100,000.
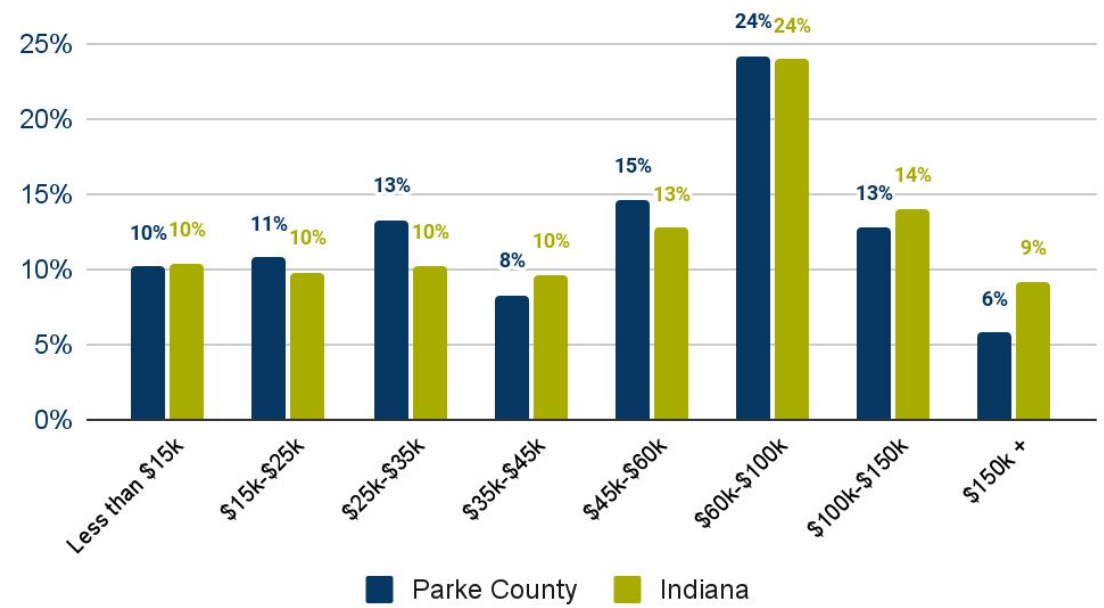
Median Income
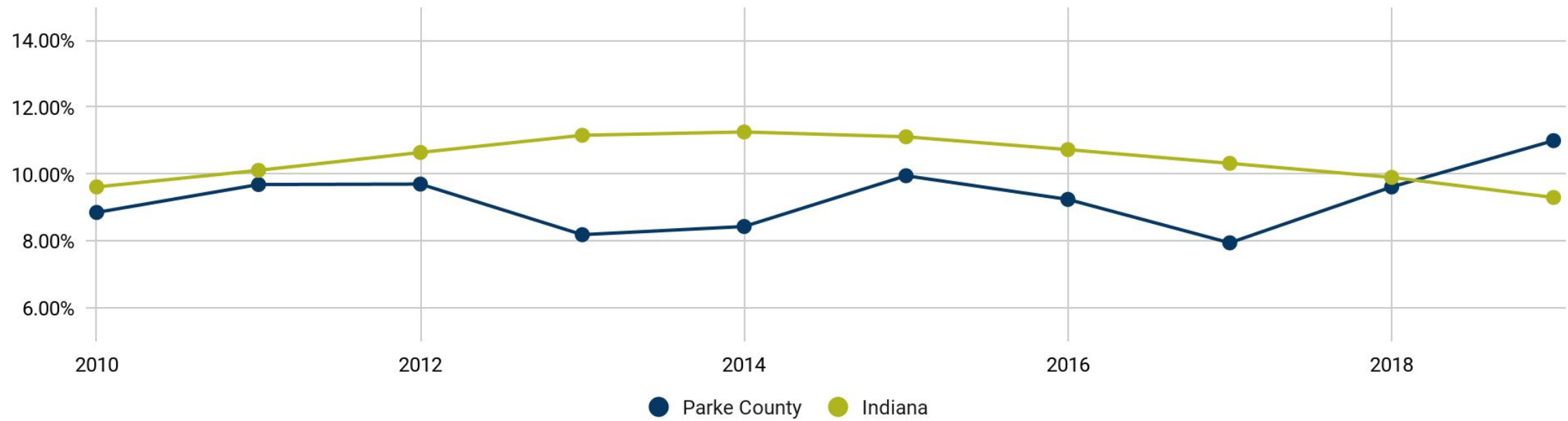**Parke County, State of Indiana | 2010-2019**

Household Income Distribution
Parke County, State of Indiana | 2019

FAMILY POVERTY RATE | 11.0% of families live in poverty conditions in Parke County, up 2.15 percentage points from 8.8% in 2010.

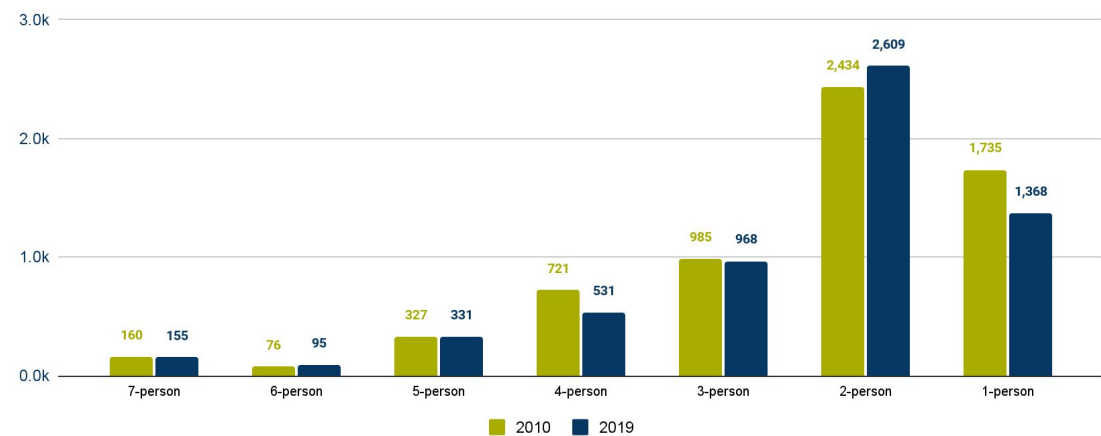## Family Poverty Rate
Parke County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.56 people, compared to 2.52 statewide. The Parke County average household has grown by 0.17 persons since 2010.

Household Size
Parke County | 2010, 2019

Household Size
State of Indiana | 2010, 2019
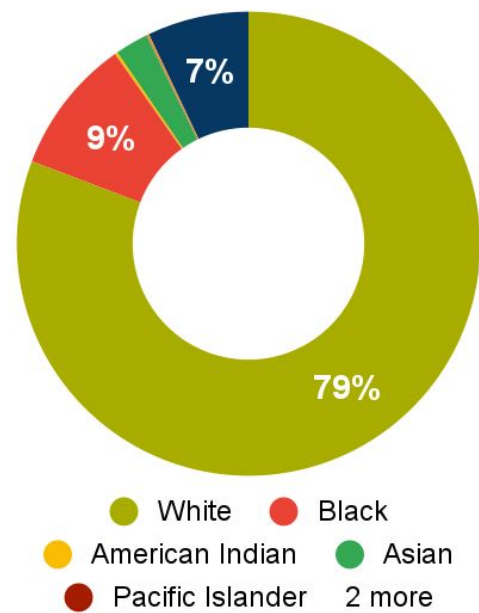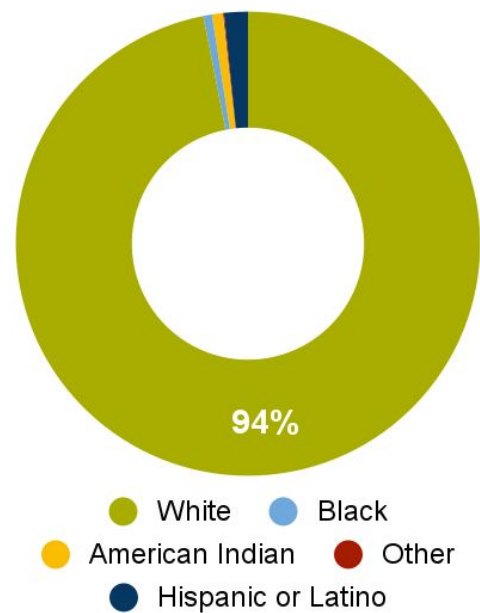

Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Parke County is 94% white, 1% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial/Ethnic Distribution
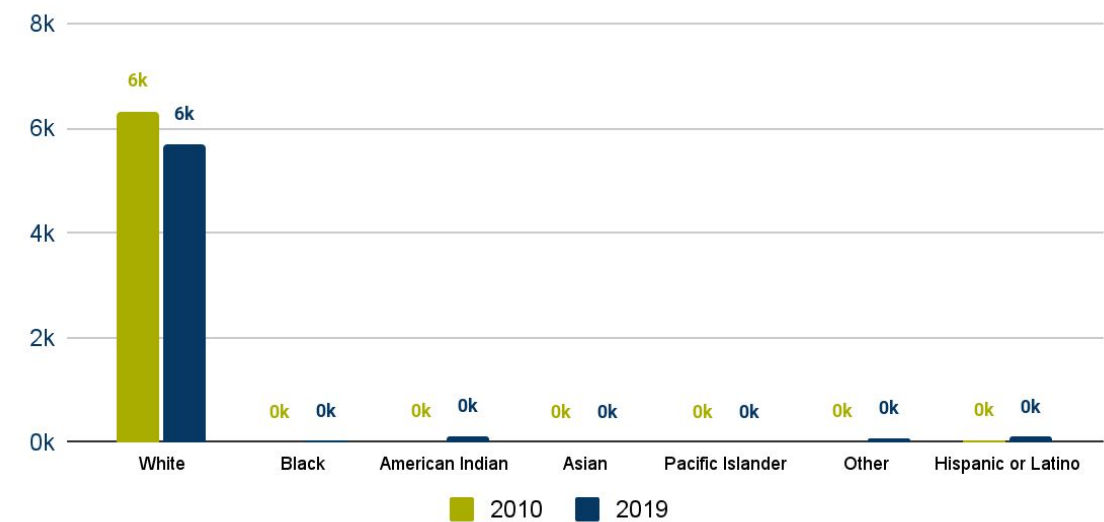
Parke County | 2019

Indiana | 2019

Parke County | 2019:
- 94% White
- Black
- American Indian
- Other
- Hispanic or Latino

Indiana | 2019:
- 79% White
- 9% Black
- 7% (Hispanic or Latino)
- White
- American Indian
- Asian
- Black
- Pacific Islander
- 2 more

Household Racial/Ethnic Distribution

Parke County | 2010, 2019

White: 2010 = 6k, 2019 = 6k
Black: 2010 = 0k, 2019 = 0k
American Indian: 2010 = 0k, 2019 = 0k
Asian: 2010 = 0k, 2019 = 0k
Pacific Islander: 2010 = 0k, 2019 = 0k
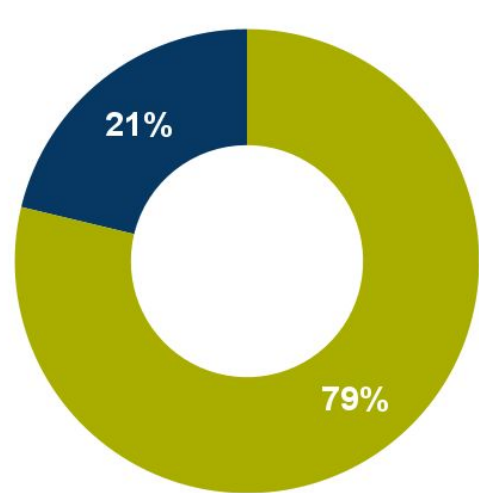Other: 2010 = 0k, 2019 = 0k
Hispanic or Latino: 2010 = 0k, 2019 = 0k

Legend: 2010, 2019

HOUSING TENURE | In 2019, 21% of households (1,287 households) in Parke County were renters, while 79% (4,770 households) were owner households. The share of renters has increased by 4% since 2010.
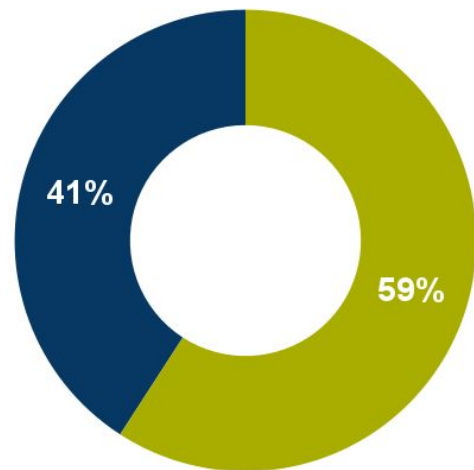
Housing Tenure

Parke County | 2019

Indiana | 2019

- Owner Occupied
- Renter Occupied

- Owner Occupied
- Renter Occupied

Total Households by Tenure

Parke County | 2010-2019

- Owner Occupied
- Renter Occupied
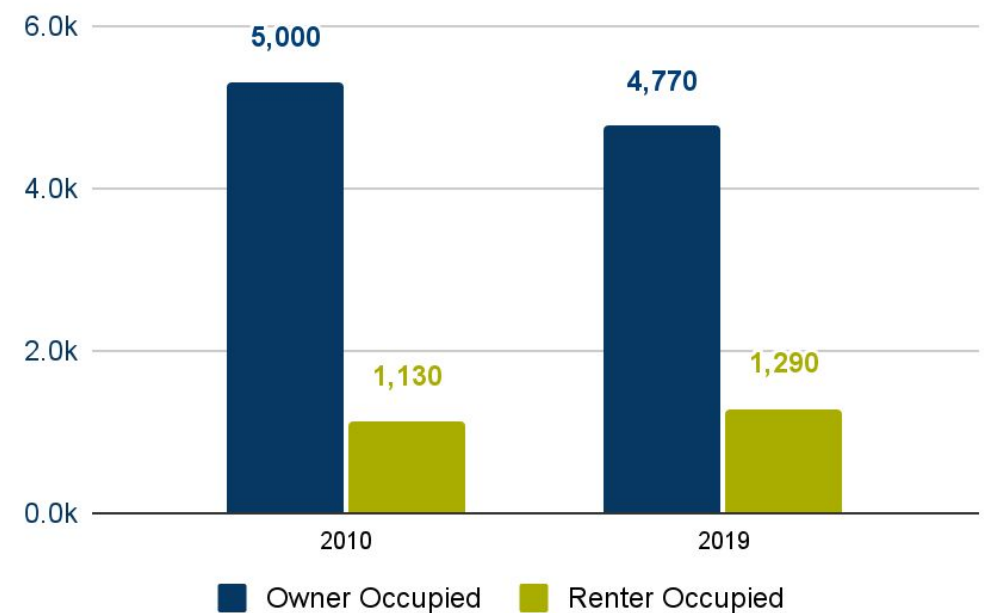
TENURE BY RACE| While the overall homeownership rate is 79%, homeownership is 80% among non-Hispanic White households, 100% for Black households, and 23% for Hispanic or Latino households.
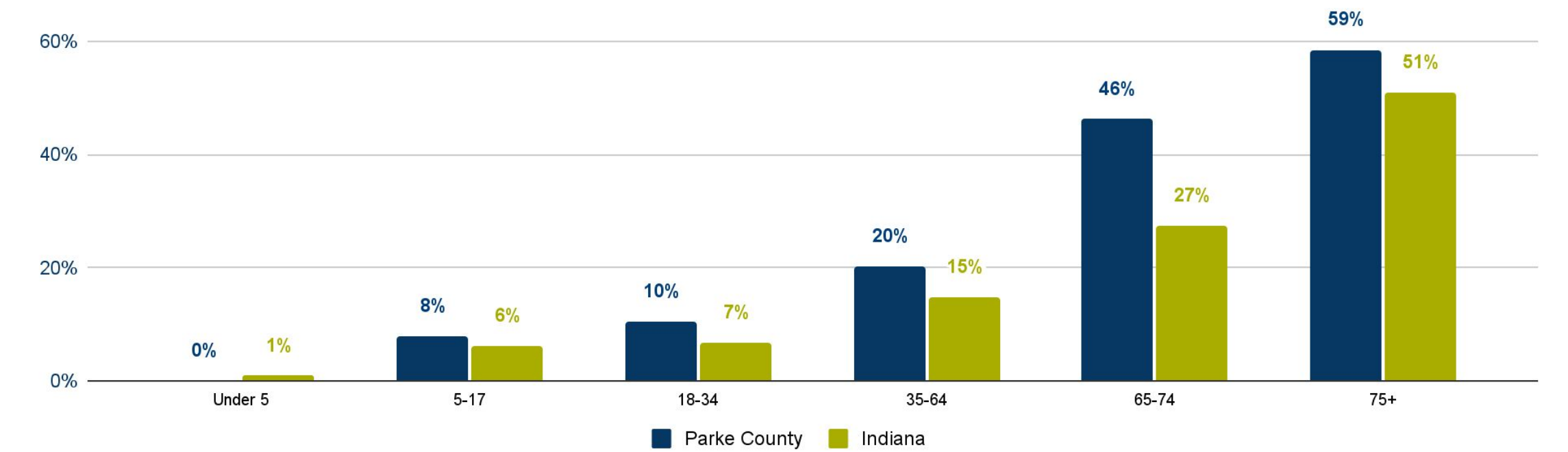
Homeownership by Race
Parke County | 2010, 2019
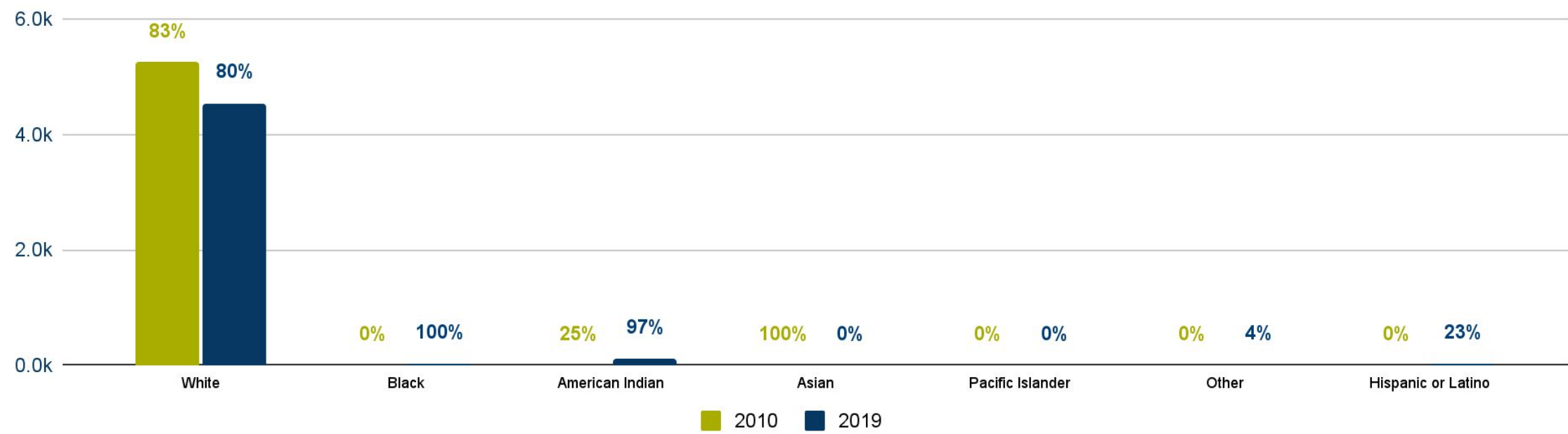
Source: ACS 2010-2019 5-year estimates

DISABILITY | 22% of people in Parke County live with a disability. For people above 65, the share increases to 51%.
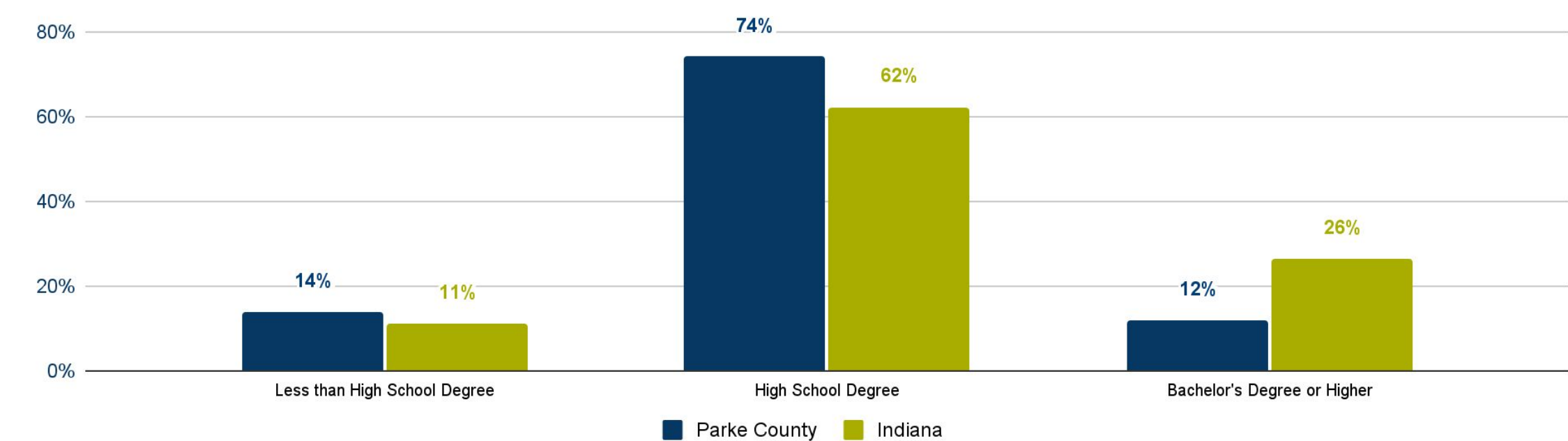
Share of the Population with a Disability by Age
Parke County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Parke County, 74% of the population has at least a high school degree and 12% of the population has at least a Bachelor's degree.

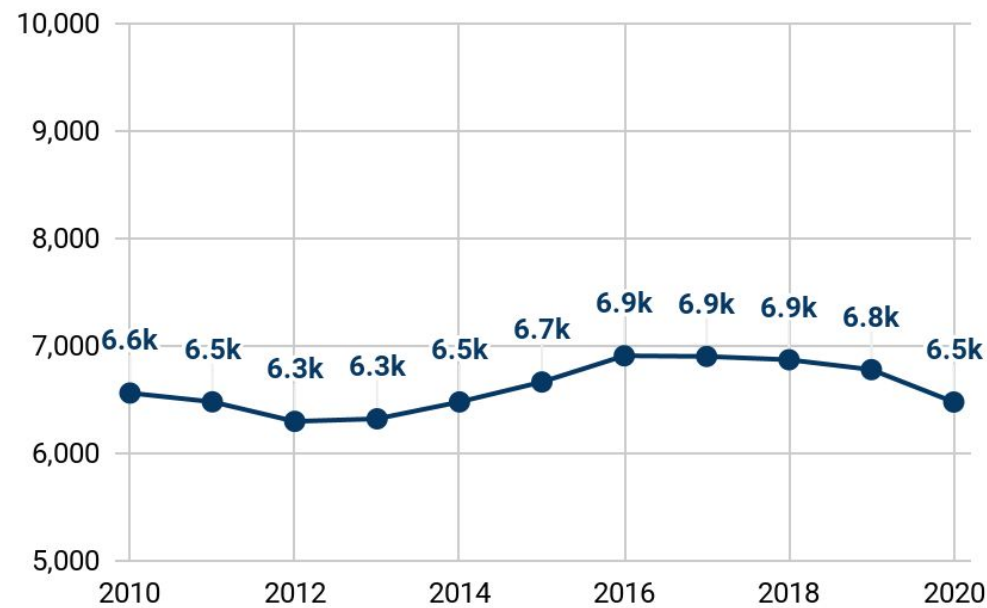## Educational Attainment
Parke County, Indiana | 2019

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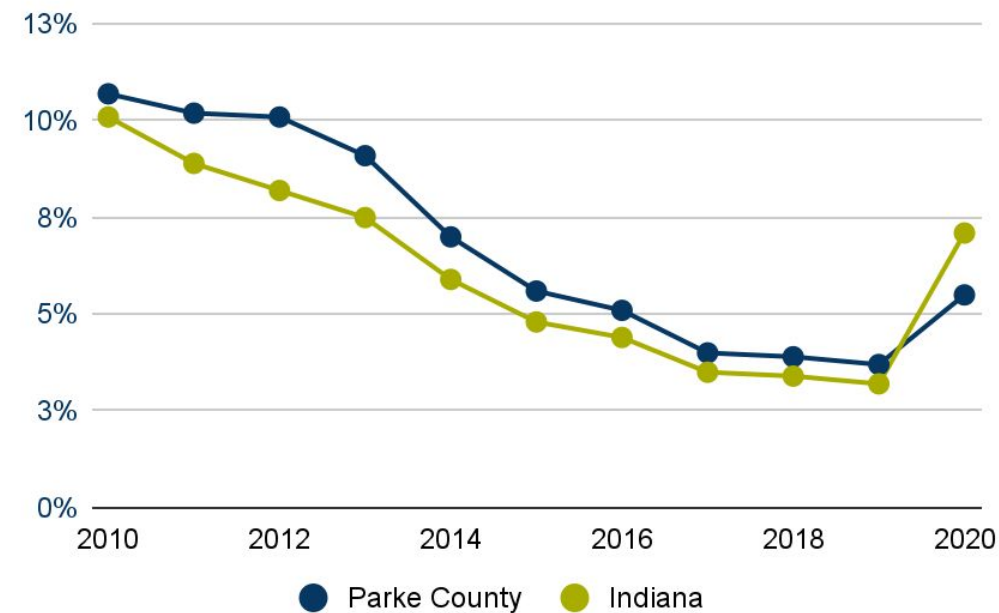
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 6,000 employed persons in Parke County, down by 1.28% since 2010. The unemployment rate in 2020 was 5.50%, up 1.80 points from 2019.

Total Employment
Parke County | 2010-2019

Unemployment Rate
Parke County, Indiana | 2010-2019

Parke County   Indiana

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Parke County, accounting for 17% of all jobs, followed by Public Adminisntration (17% of all jobs).

Total Jobs by All Industries

Parke County | 2018

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

Pie chart values: 19%, 15%, 26%, 5%, 17%
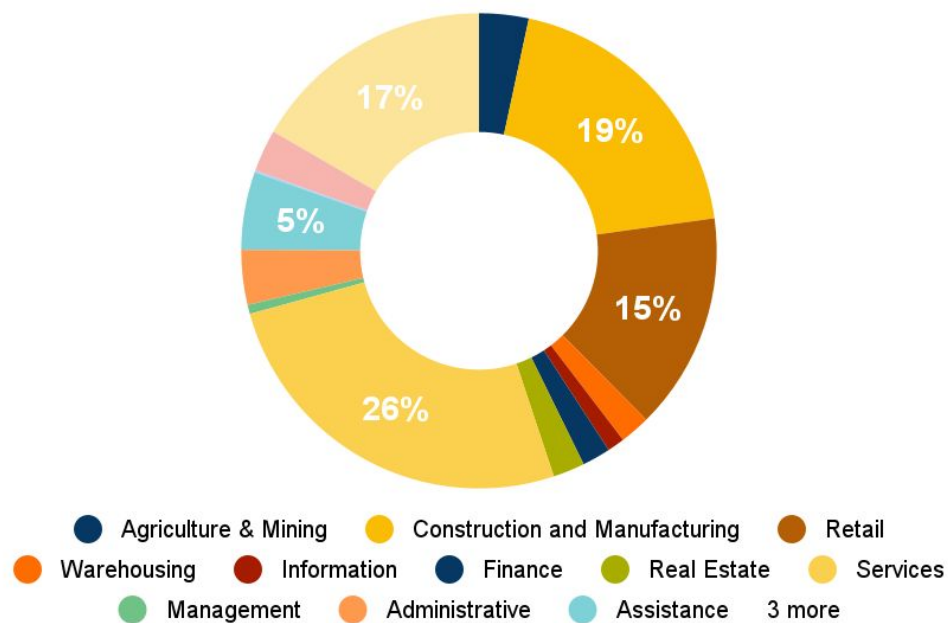
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Top 5 Industries and Median Annual Wages

1.   **Service-providing | $32,449**
2.   **Trade, transportation, and utilities | $33,884**
3.   **Goods-producing | $44,652**
4.   **Education and health services | $32,315**
5.   **Professional and business services | $36,543**
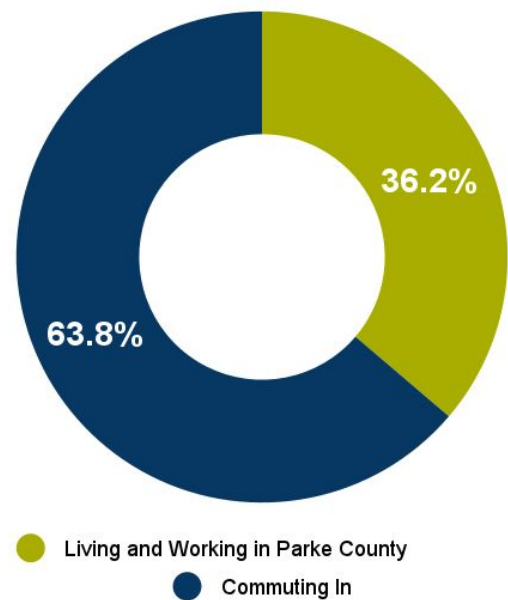
Source: BLS

Top 5 Employers

1.   **Formflex (Bloomingdale)**
2.   **Rockville Correctional Facilit (Rockville)**
3.   **Scott Pet Inc (Rockville)**
4.   **Futurex (Bloomingdale)**
5.   **Futurex (Marshall)**
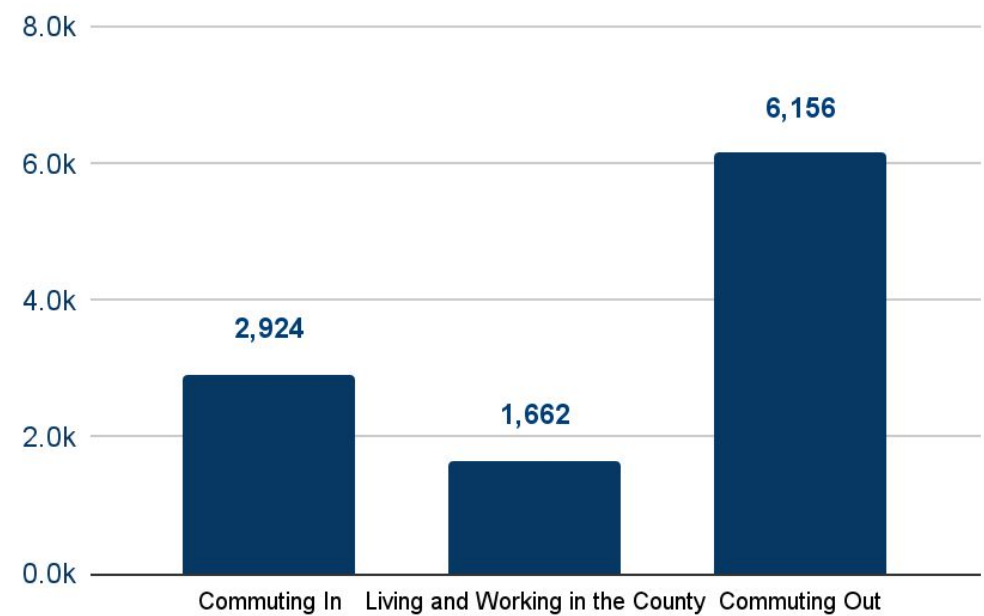
Source: BLS

COMMUTER INFLOW / OUTFLOW | 3,000 commuters come into Parke County for their jobs, while 6,000 employees travel outside of Parke County for their jobs.

Employment Inflow
Parke County | 2018

36.2%

63.8%

● Living and Working in Parke County
● Commuting In

Commuting Patterns
Parke County | 2018

8.0k

6.0k — 6,156

4.0k

2,924

2.0k — 1,662

0.0k

Commuting In   Living and Working in the County   Commuting Out

JOB GROWTH AND HOUSING PRODUCTION| Parke County has created 458 jobs between 2014-2019 and 164 housing units, or 36 units for every 100 jobs created.
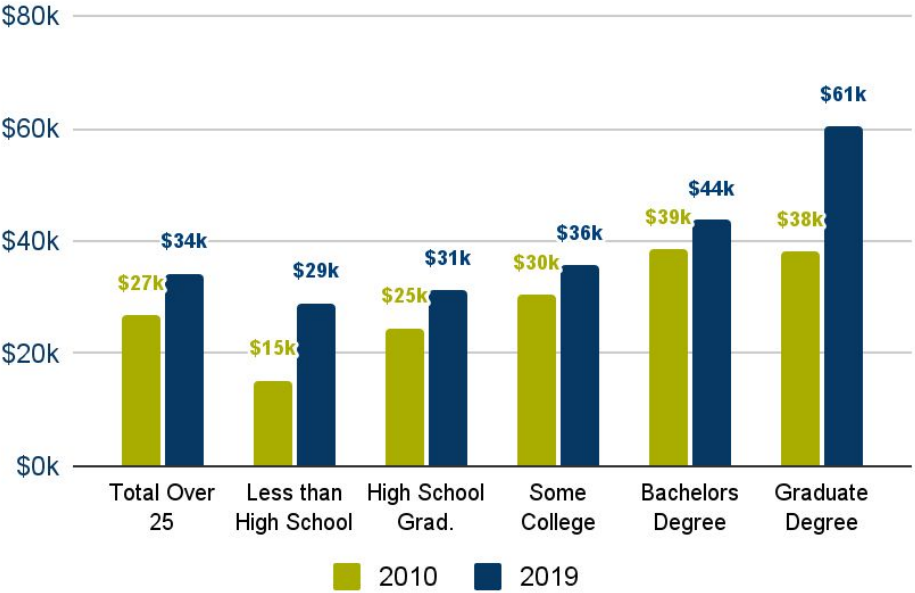
Job Growth and Housing Production

Parke County | Total Jobs, New Jobs

Legend: ■ New Jobs ■ New Housing Units

Data labels by year:
- 2014: New Jobs 157, New Housing Units 235
- 2015: New Jobs 186, New Housing Units -133
- 2016: New Jobs 244, New Housing Units 155
- 2017: New Jobs -6, New Housing Units -38
- 2018: New Jobs -31, New Housing Units 33
- 2019: New Jobs -92, New Housing Units -88
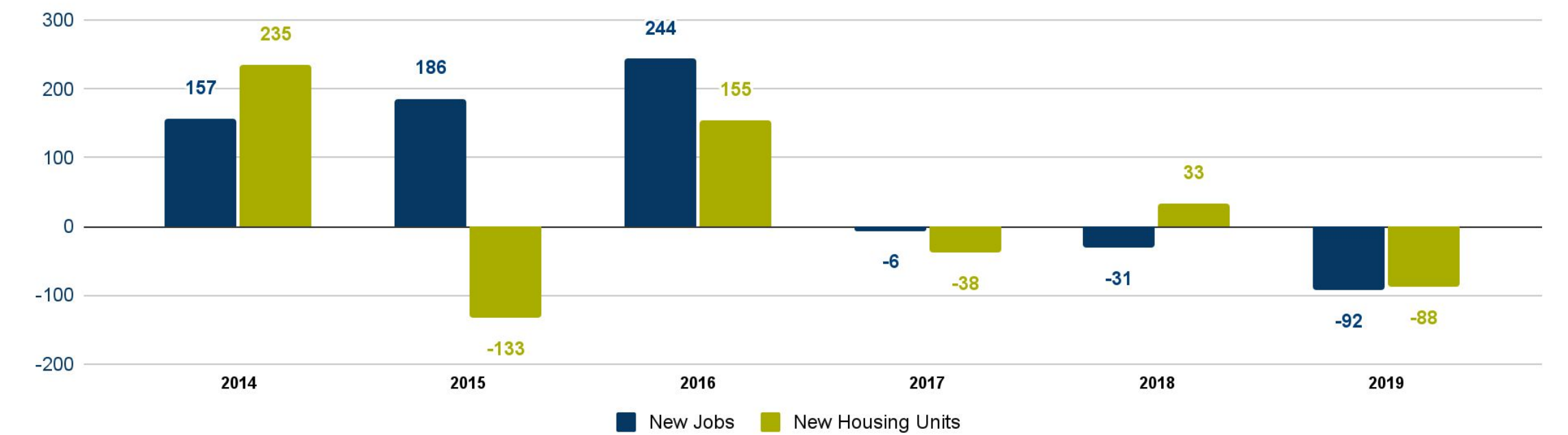
Housing Units Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Parke County | 2010, 2019

Median Earnings by Educational Attainment
Indiana | 2010, 2019

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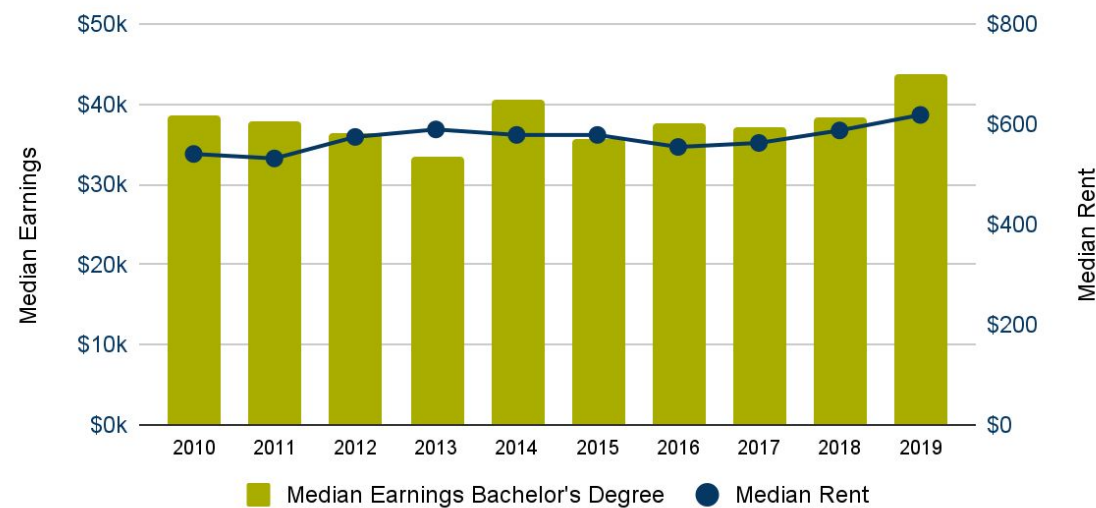
Source: ACS 2010-2019 5-year estimates

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 14.4%, or 14% since 2010.

Income and Rent Growth, High School Degree
Parke County | 2010-2019
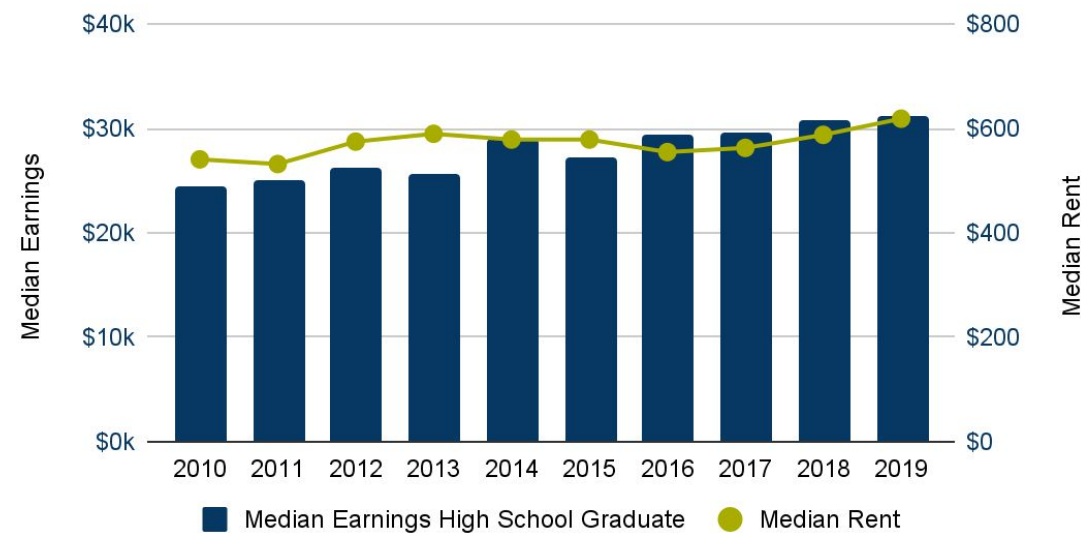
Source: ACS 2010-2019 5-year estimates

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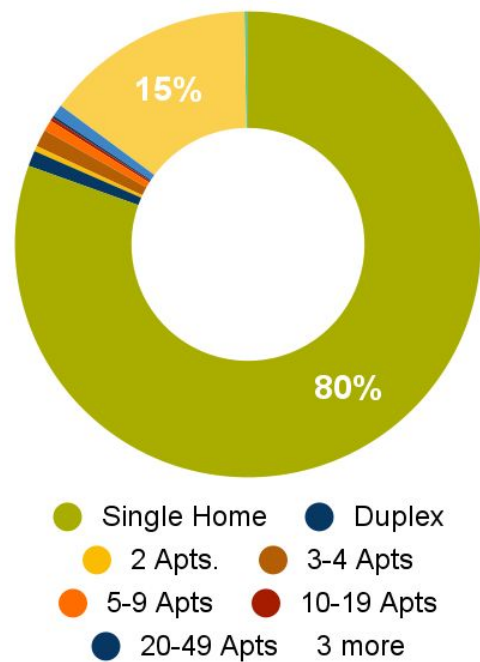**Parke County | 2010-2019**

Source: ACS 2010-2019 5-year estimates
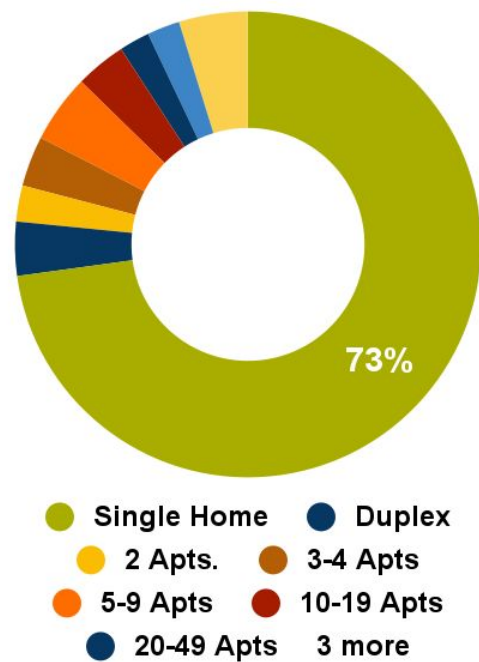
HOUSING TRENDS

HOUSING TYPOLOGY | 80% of homes in Parke County are single-family, while 5% are multifamily. Multifamily housing has increased by 26 homes since 2010.
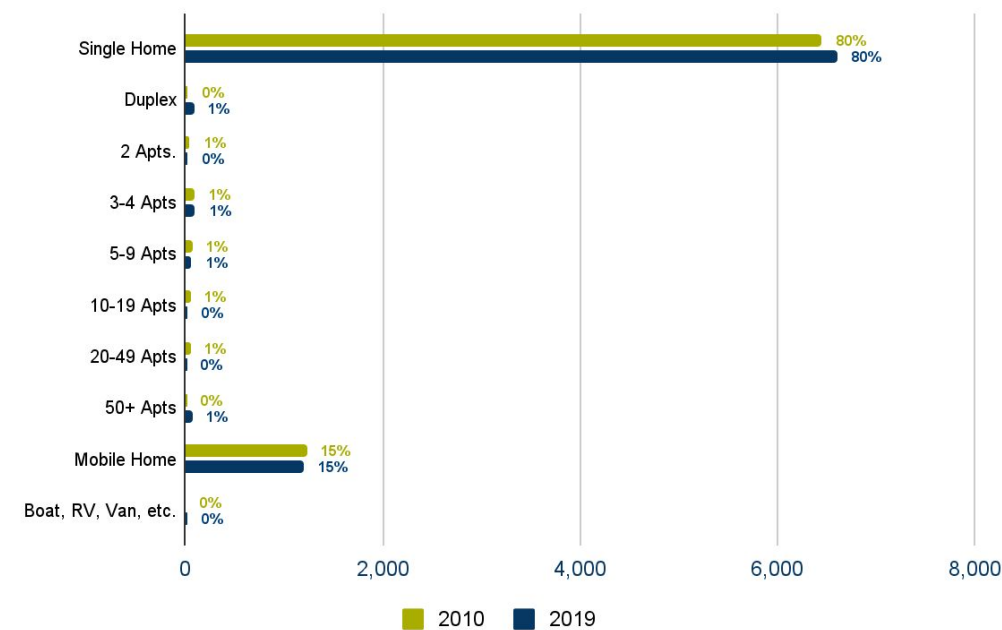
Housing Typology

Parke County | 2019

Indiana | 2019

- 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

Parke County | 2010-2019

Typology	2010	2019
Single Home	80%	80%
Duplex	0%	1%
2 Apts.	1%	0%
3-4 Apts	1%	1%
5-9 Apts	1%	1%
10-19 Apts	1%	0%
20-49 Apts	1%	0%
50+ Apts	0%	1%
Mobile Home	15%	15%
Boat, RV, Van, etc.	0%	0%

Housing Stock by Bedrooms

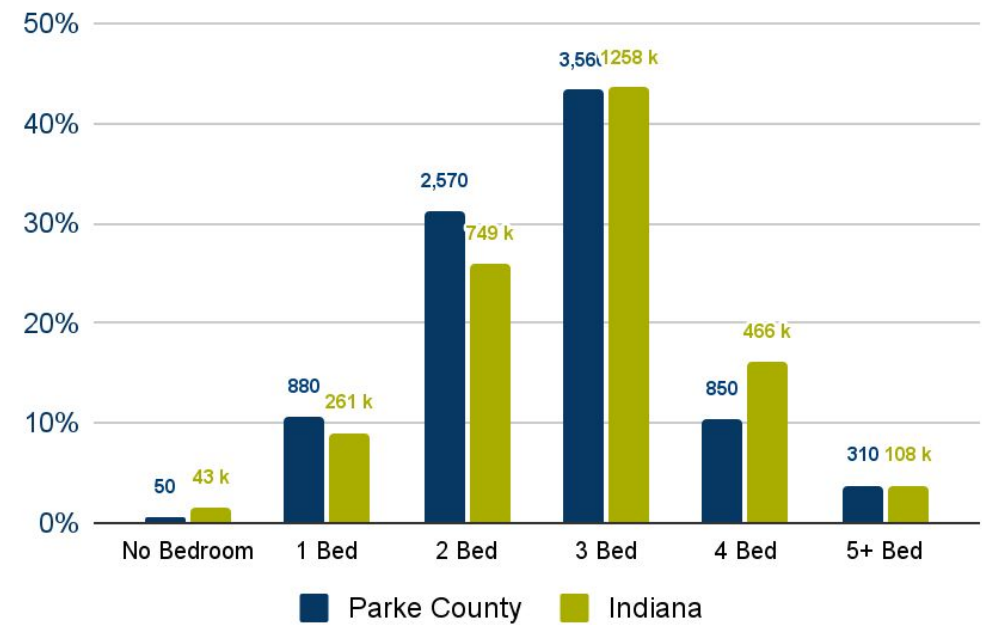**Parke County | 2019**
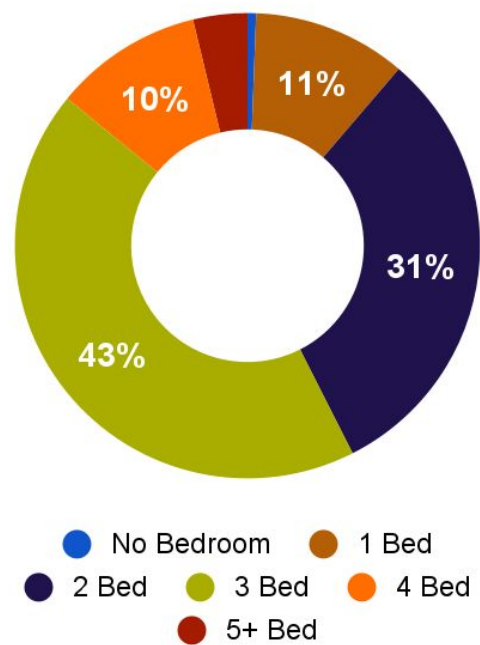
Indiana | 2019

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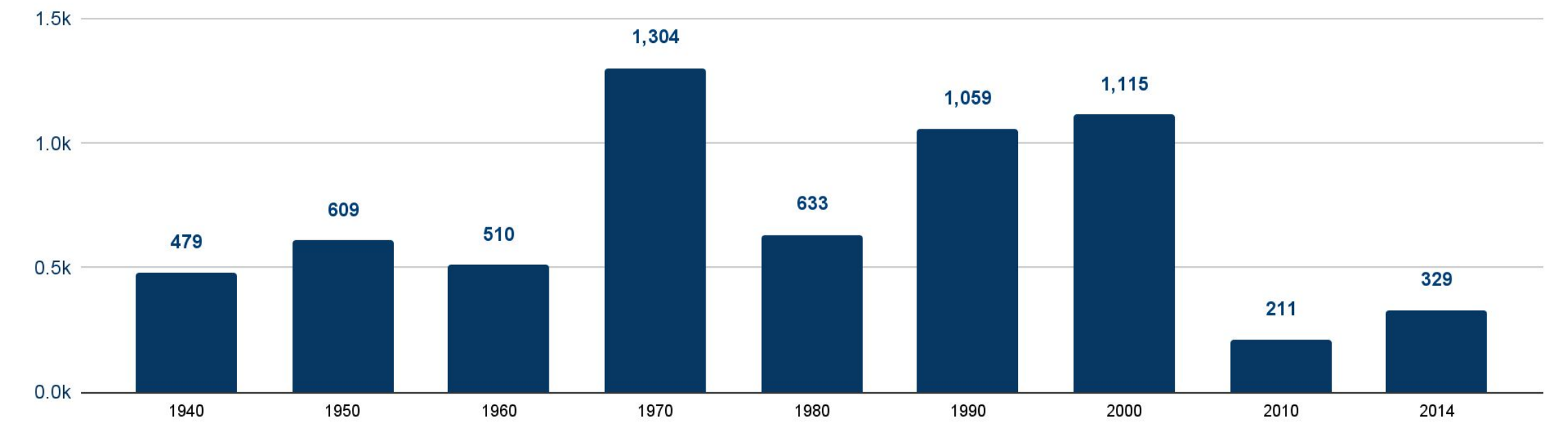
Share of Housing Stock by Bedroom

Parke County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates

HOUSING AGE| 80% of homes were built before 1990, with a plurality of homes built before 1940.
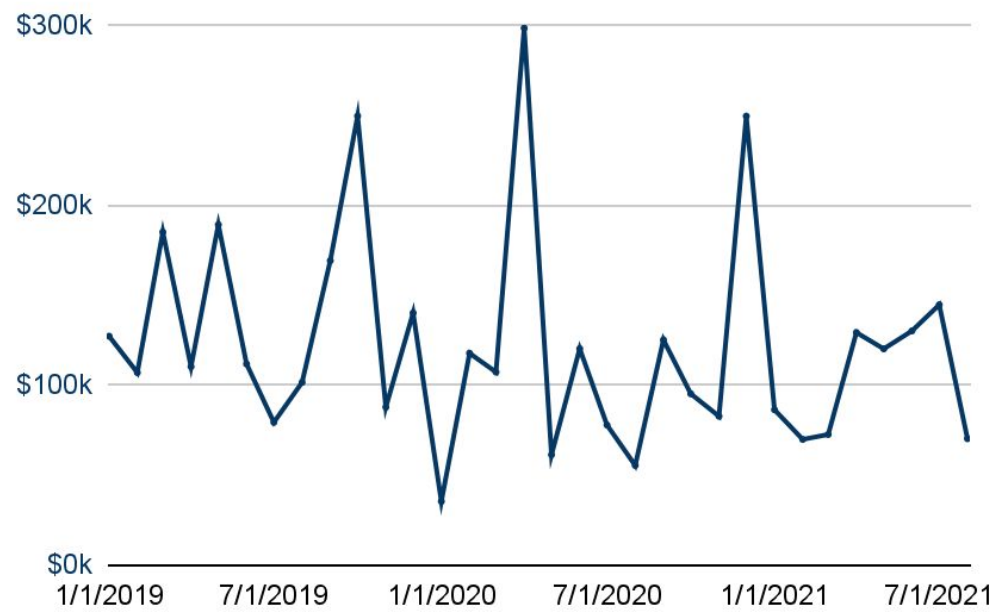
Homes by Year Built
Parke County | 2019

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

MEDIAN LISTING PRICE| Homes in Parke County have a median listing price of $69,900. Home prices have decreased by 45% since 2019.
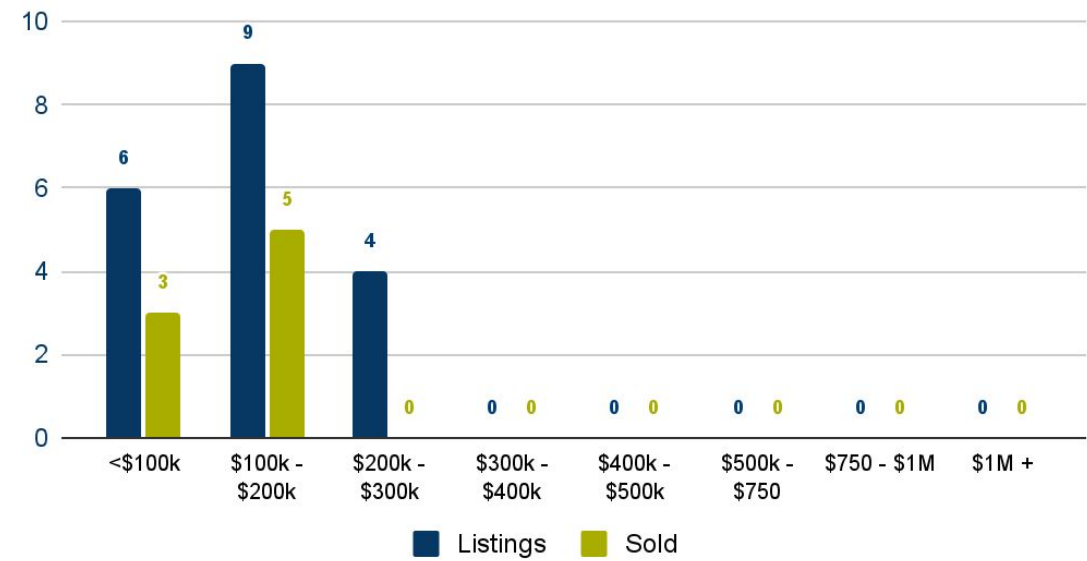
Median Listing Price
Parke County | 2019-2021

Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.
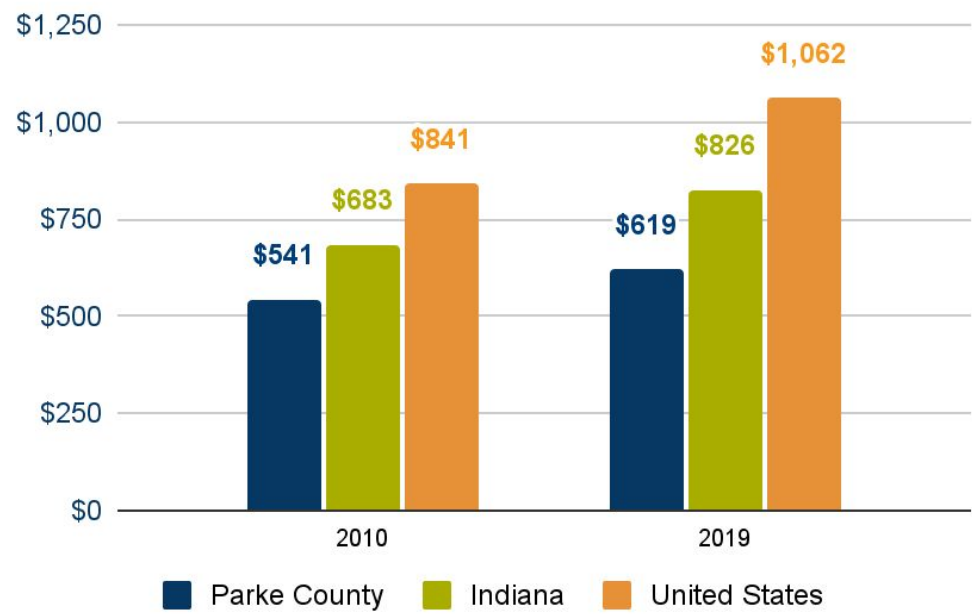
Listings and Sales (last 24 months)
Parke County | 2021

Source: ACS 2010-2019 5-year estimates
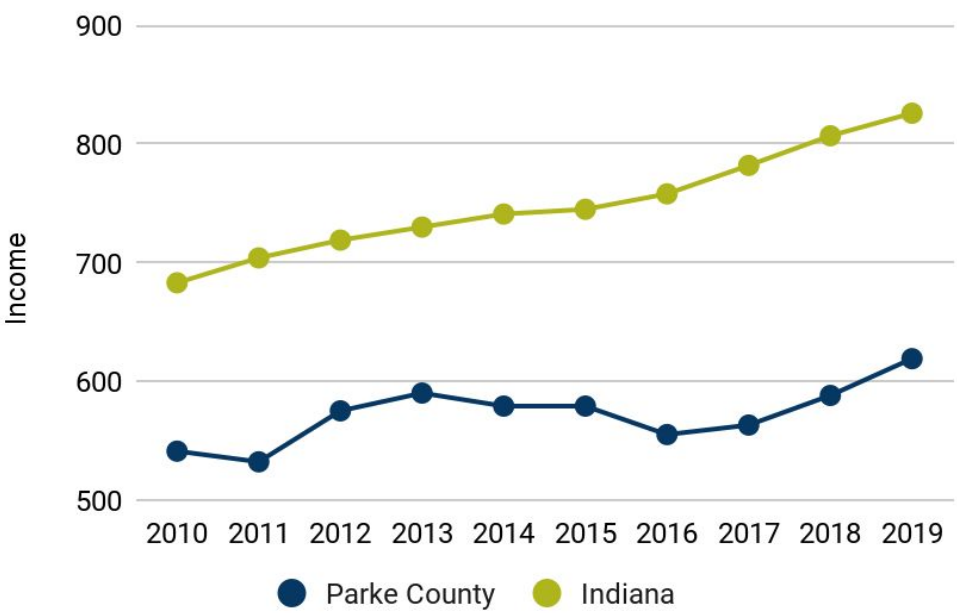
Median Rent
Parke County, Indiana | 2010, 2019

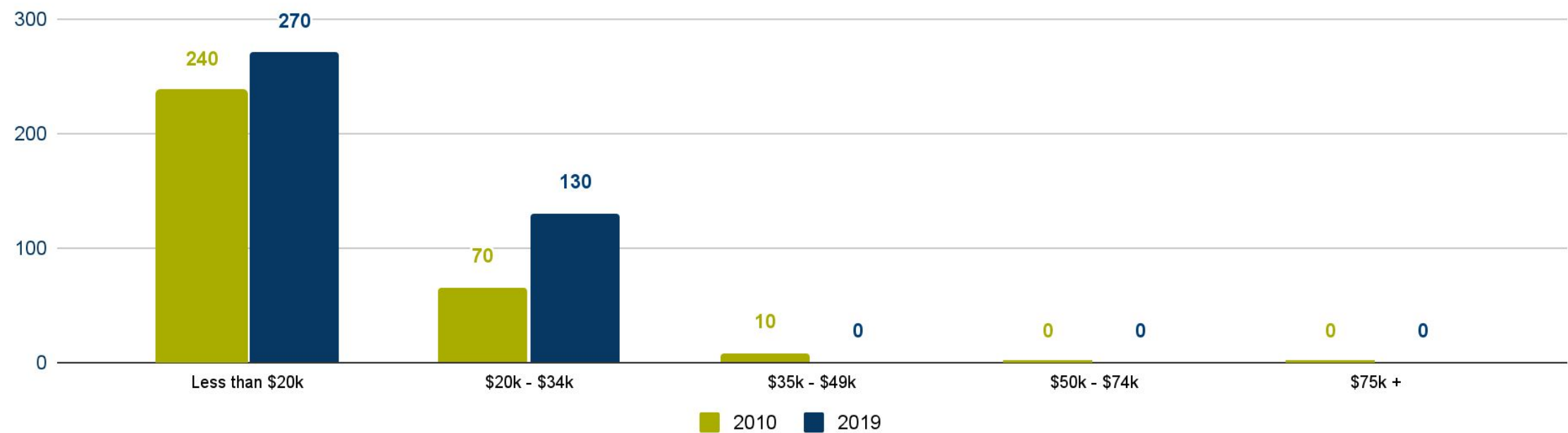Source: ACS 2010-2019 5-year estimates

Median Rent Over Time
Parke County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

COST BURDEN | 37% of renter households are housing cost burdened in Parke County, up 3% since 2010. 42% of households earning below $50,000 are housing cost burdened.

**Renter Housing Cost Burden**

Parke 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

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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
Parke County, Indiana | 2010-2019


Rent

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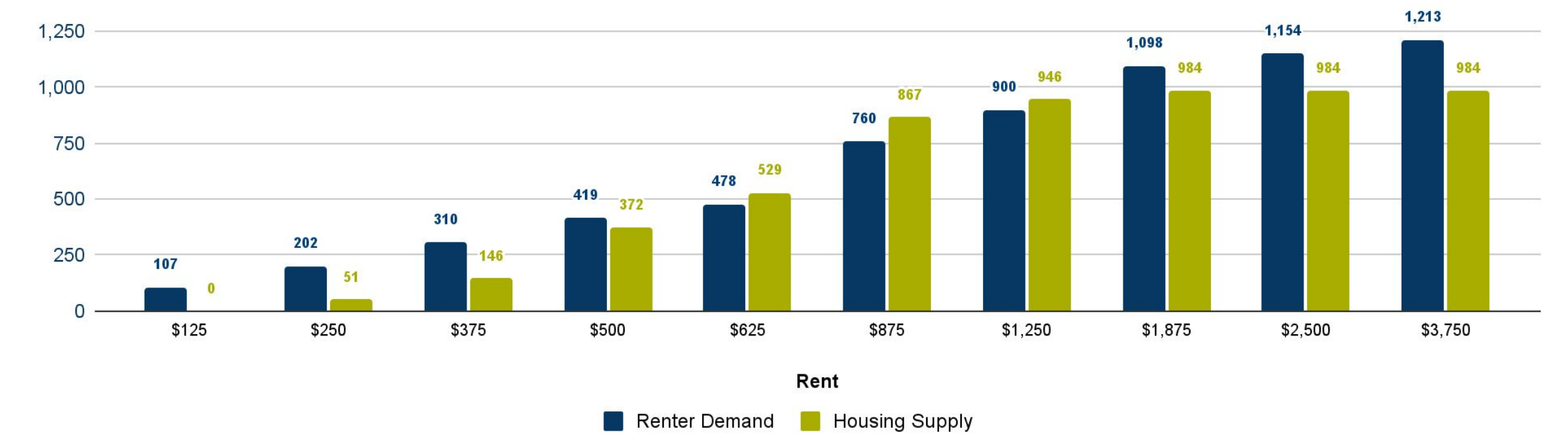
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

AFFORDABLE HOUSING| The maps below show the spatial distribution of affordable housing units throughout the state of Indiana and in Parke County.
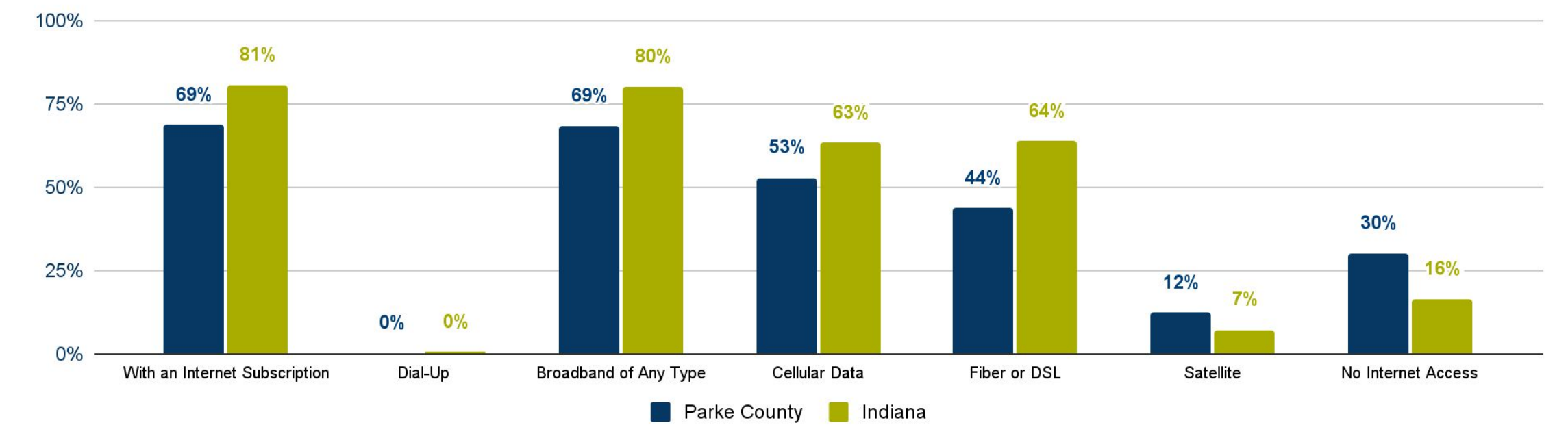
Affordable Housing Inventory

Parke County | 2020

Affordable Units
• <100
● 300
● 500+

Source: NHPD

12 miles
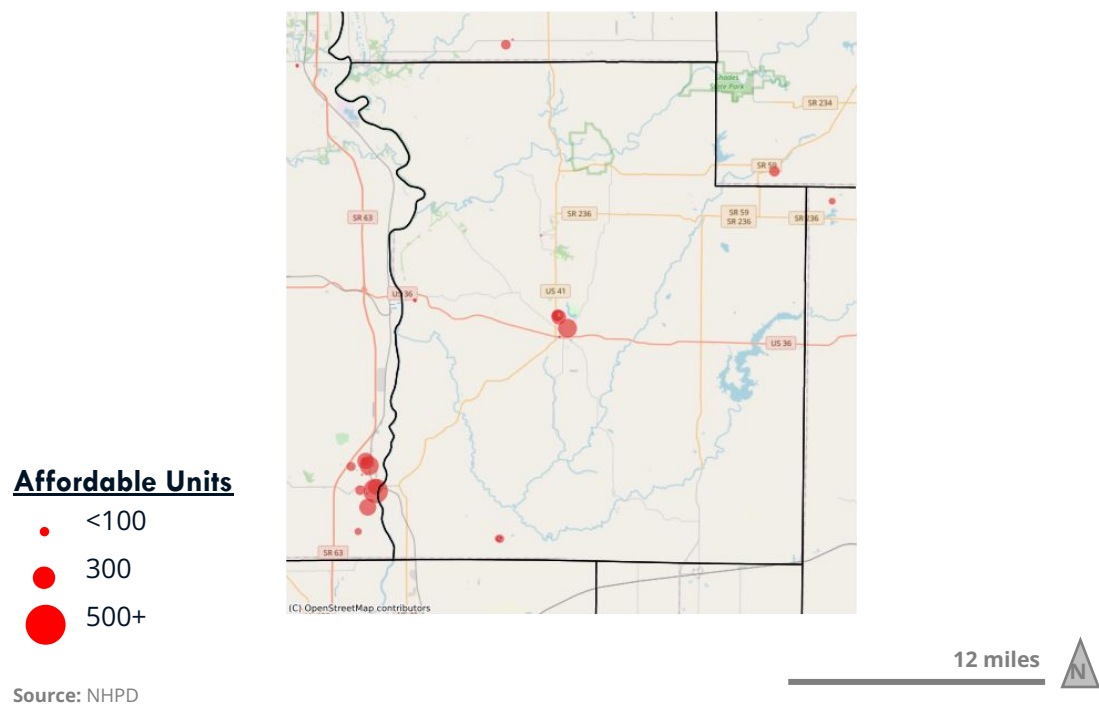
Affordable Housing Inventory

State of Indiana | 2020

Affordable Units
• <100
● 300
● 500+

Source: NHPD

60 miles

HOUSING AMENITIES | 69% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
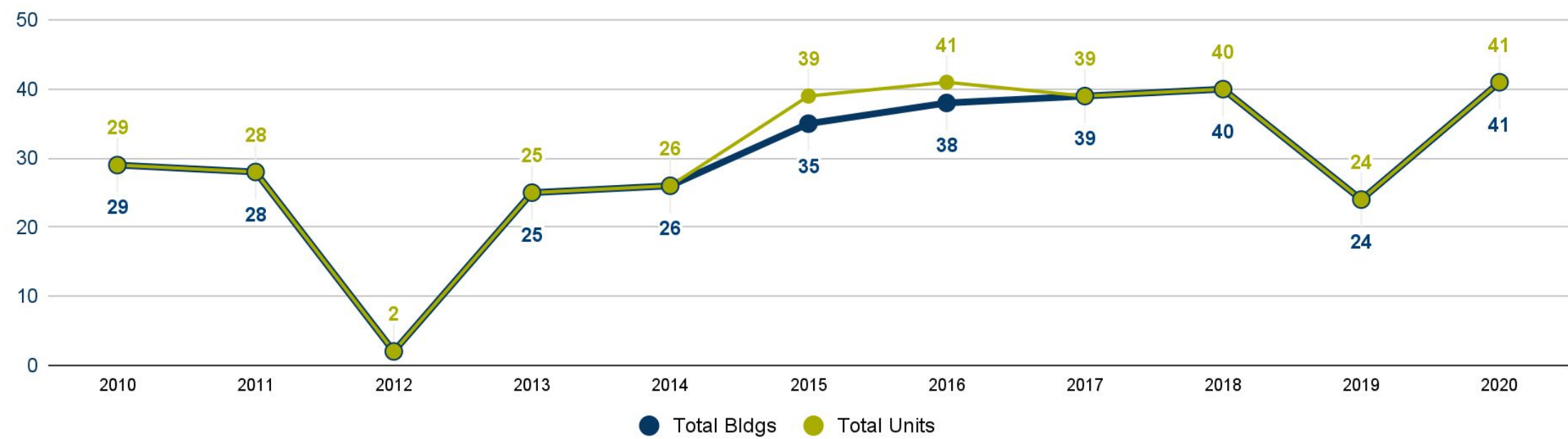**Parke County | 2020**

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 41 new housing starts in 2020 in Parke County, with 327 total building permits authorized since 2010.

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

● Total Bldgs ● Total Units
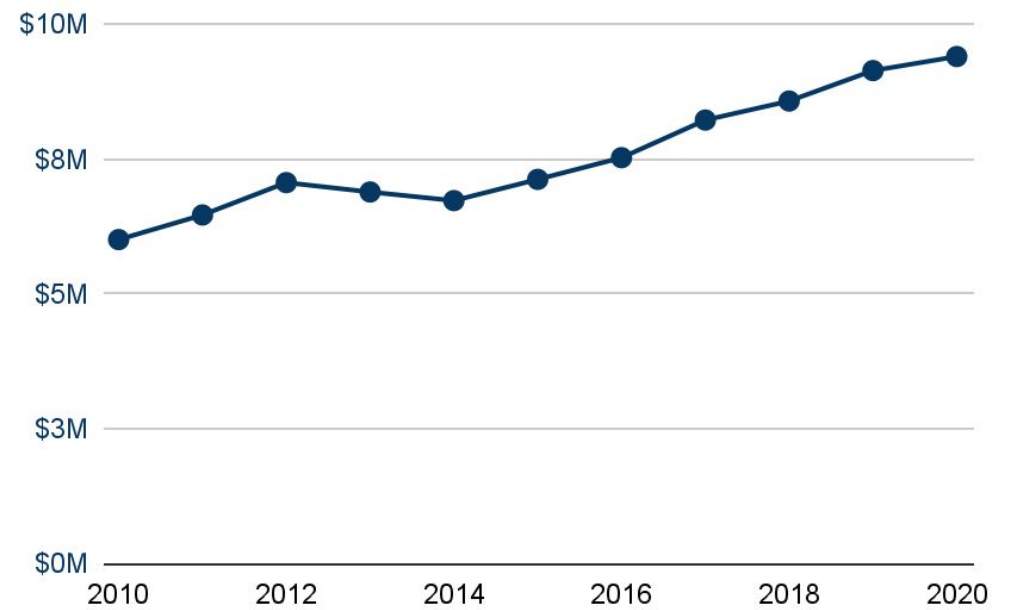
Source: St. Louis Fed.

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

Legend: ● Lumber ● Concrete ● Metal

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