



Hancock County Comprehensive Plan Community Visioning Workshop 2021

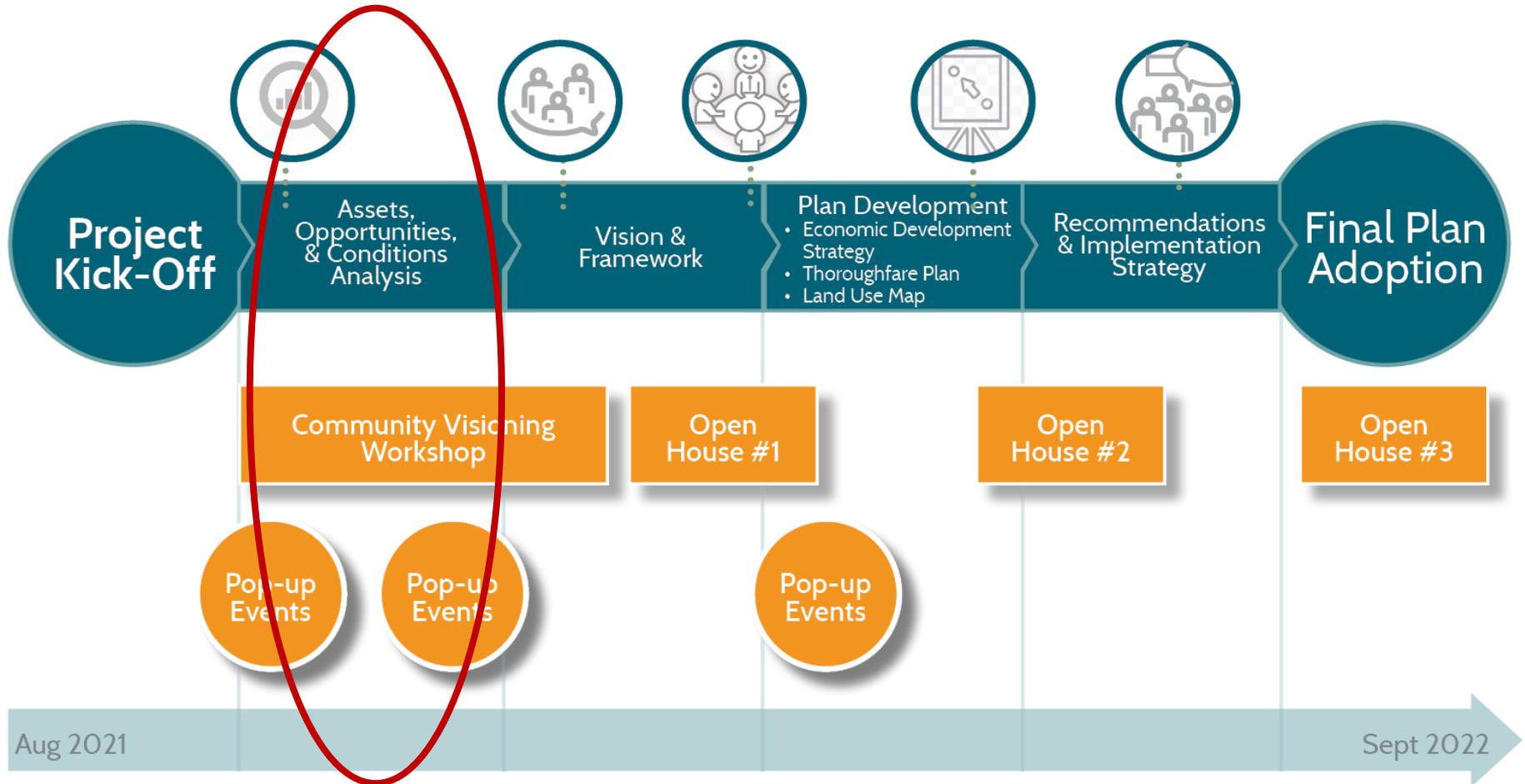
WELCOME

Why now?

- **County Commission with Plan Commission and Steering Committee are Undertaking this Planning Process – Needing Public Input**
- **Growing Community with Rural Roots**
- **Shifting Economies**
- **Identifying Hancock County's Regional Economic Development Opportunities**
- **Progressive & Multi-modal Transportation System**
- **Significant Development Pressures throughout County**
- **Cultivating Small Town Assets**
- **Vision for the Future**

Where are we in the process?

HANCOCK COUNTY, IN COMPREHENSIVE PLAN PLANNING PROCESS



PURPOSE OF TODAY'S WORKSHOP

- **Share preliminary information regarding the state of the County**
- **Hear from YOU on your vision for the future of Hancock County and begin identifying areas of opportunity and concern**

How will today's input be used?

- **Along with the input we've already collected, today's input will help frame a unified future-oriented countywide Vision and**
- **A Framework that will serve as the overarching goals for the Comprehensive Plan elements**

What is a Comprehensive Plan?

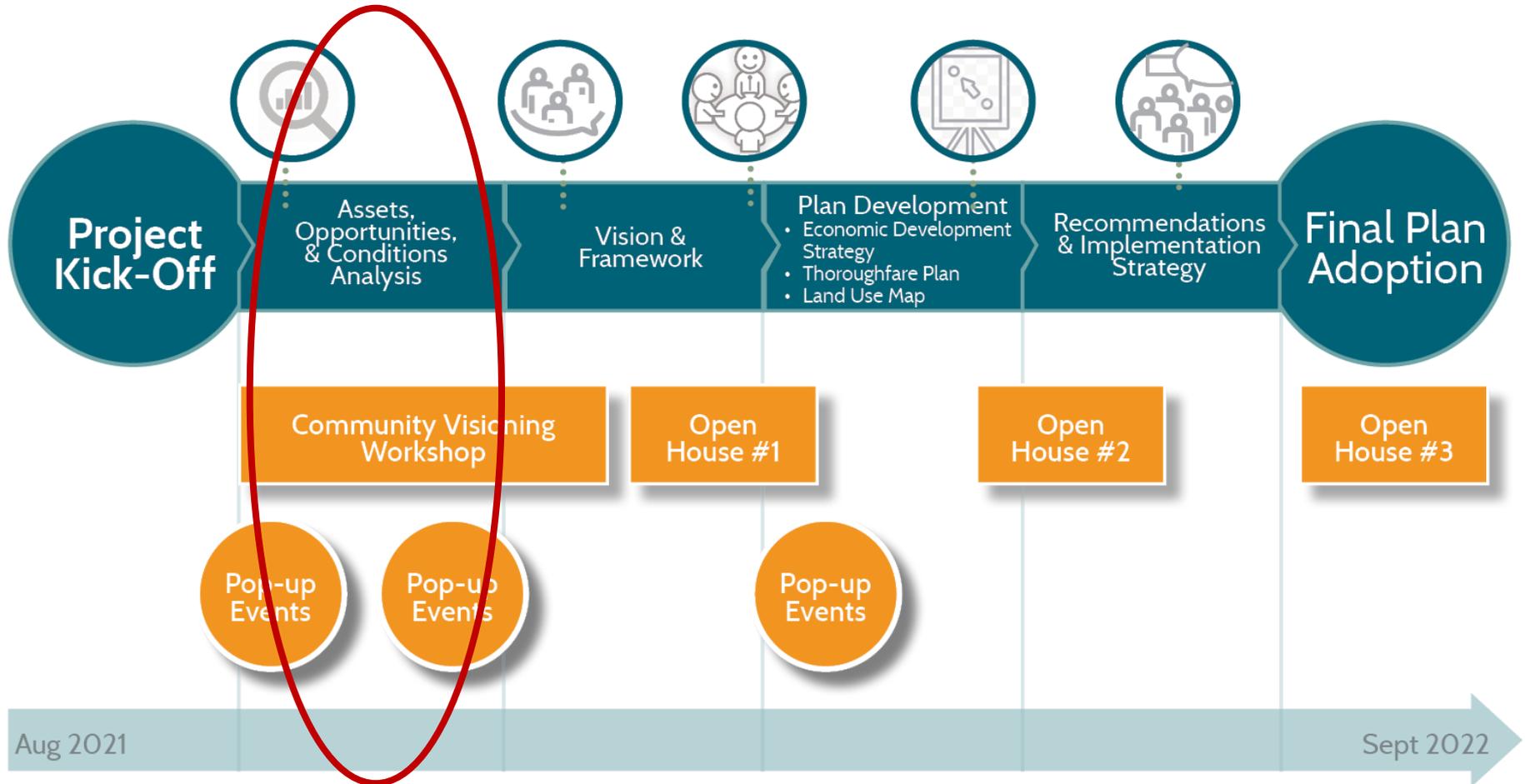
- Comprehensive planning is the process that helps communities discern their **goals and aspirations for how their community develops** from a variety of different aspects such as housing, land use, transportation, parks, recreation, and infrastructure.
- Policy document that serves as the **backbone of local government planning**, and which informs a broad spectrum of **policy tools ranging from development regulations to public facilities**.

A comprehensive plan can...

- Lead to **consistent decision making** on land development issues.
- **Local officials, residents, and developers can refer to the Plan** in making **day-to-day decisions**.
- **Manage growth** so that it does not occur in a haphazard pattern.
- **Help the County spend money wisely and grow effectively** so that service costs do not result in a heavy tax burden on property owners.
- Help **preserve** the rural aspects, character, and natural resources of Hancock County.
- **Provide a sound basis** to update land use regulations, such as the zoning ordinance.

Where are we in the process?

HANCOCK COUNTY, IN COMPREHENSIVE PLAN PLANNING PROCESS



What have we done so far?

Build Awareness

- Project Website
- Post cards
- Booth at Riley Festival
- Booth at Pumpkins & Peddlers
- Met with over 75+ Stakeholders
- Toured County communities and held drop by & Chat with a Planner conversations



Held targeted, element specific stakeholder groups discussions:

- Civic & Non-profit
- Tourism & Chambers of Commerce & Main Street
- Public Safety Providers
- Schools & Education
- Elected Officials
- City, Towns Planners & Managers
- HEDC
- Commercial/Industrial Developers
- Housing Developers
- Indy Partnership
- IEDC
- Indianapolis MPO

STATE OF THE COUNTY

Who lives in Hancock County?

79,840

2020 Hancock County
Population
+44% since 2000

89%

WHITE
Not Hispanic

11%

NON-WHITE
Hispanic

40.5 2019
Median
Age

2010 Median Age — **39 years**

\$74,072 2019
Median HH
Income

2010 Median HH Income — **\$61K**

Hancock County Housing Snapshot

32,125

Total housing units
in 2020

57%

2019 housing stock
built after 1980

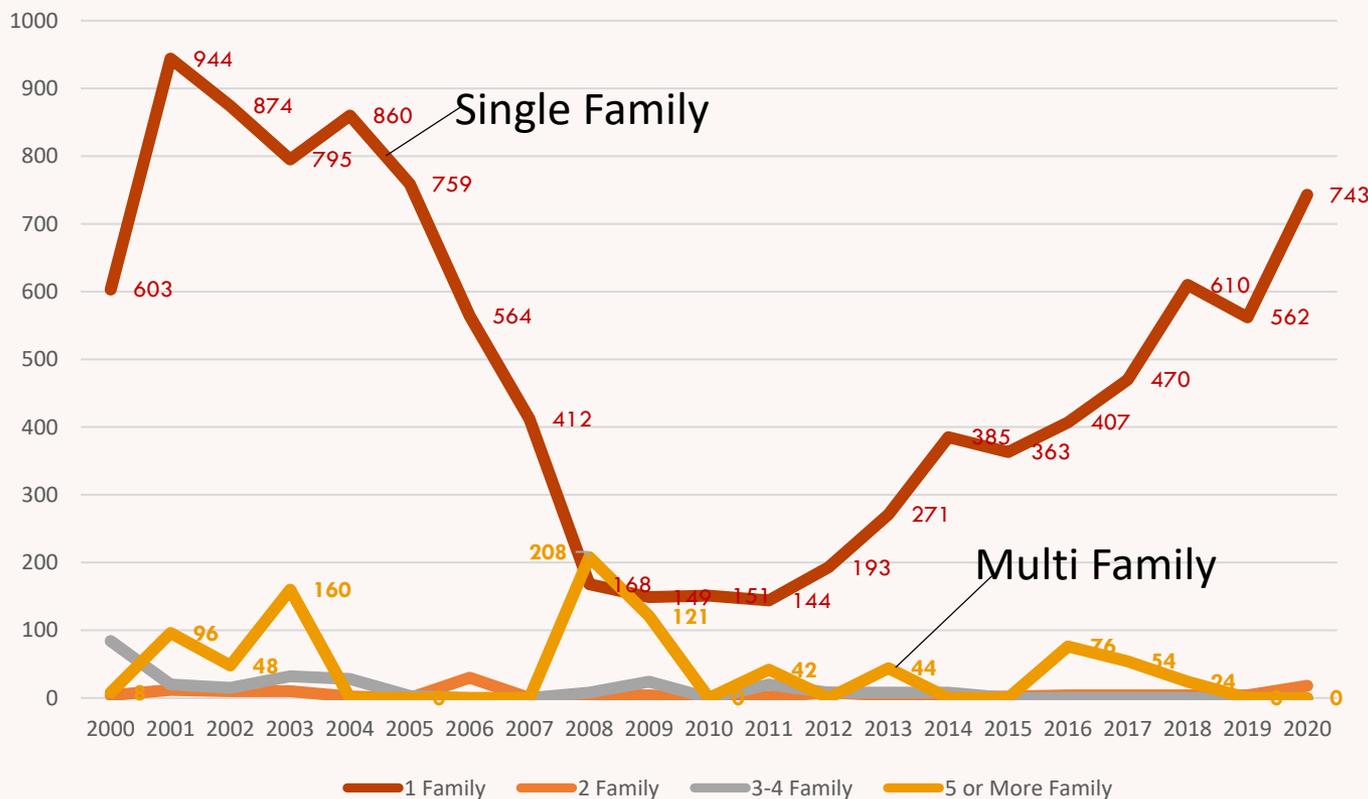
78%

owner-occupied

4%

vacant

Hancock County Residential Building Permits by Unit Type



+11,594

Residential Building Permits
Approved since 2000

90%

single-family
homes

72%

building permits for 5+
multifamily before 2010

Source: STATS Indiana, using U.S. Census Bureau data



How does growth compare in the incorporated vs unincorporated areas of the County?

**% OF POPULATION LIVING IN
UNINCORPORATED AREAS OF THE COUNTY**

46% → 41%
2010 2020

**% OF POPULATION LIVING IN
INCORPORATED AREAS OF THE COUNTY**

54% → 59%
2010 2020

SINCE 2010 ...

**UNINCORPORATED AREAS
GREW BY 971 OR**

+ 3%

**INCORPORATED CITY & TOWNS
GREW BY 8,867 OR**

+ 23%

SINCE 2012 ...

+ 38% **COUNTYWIDE
ASSESSED PROPERTY
VALUE***

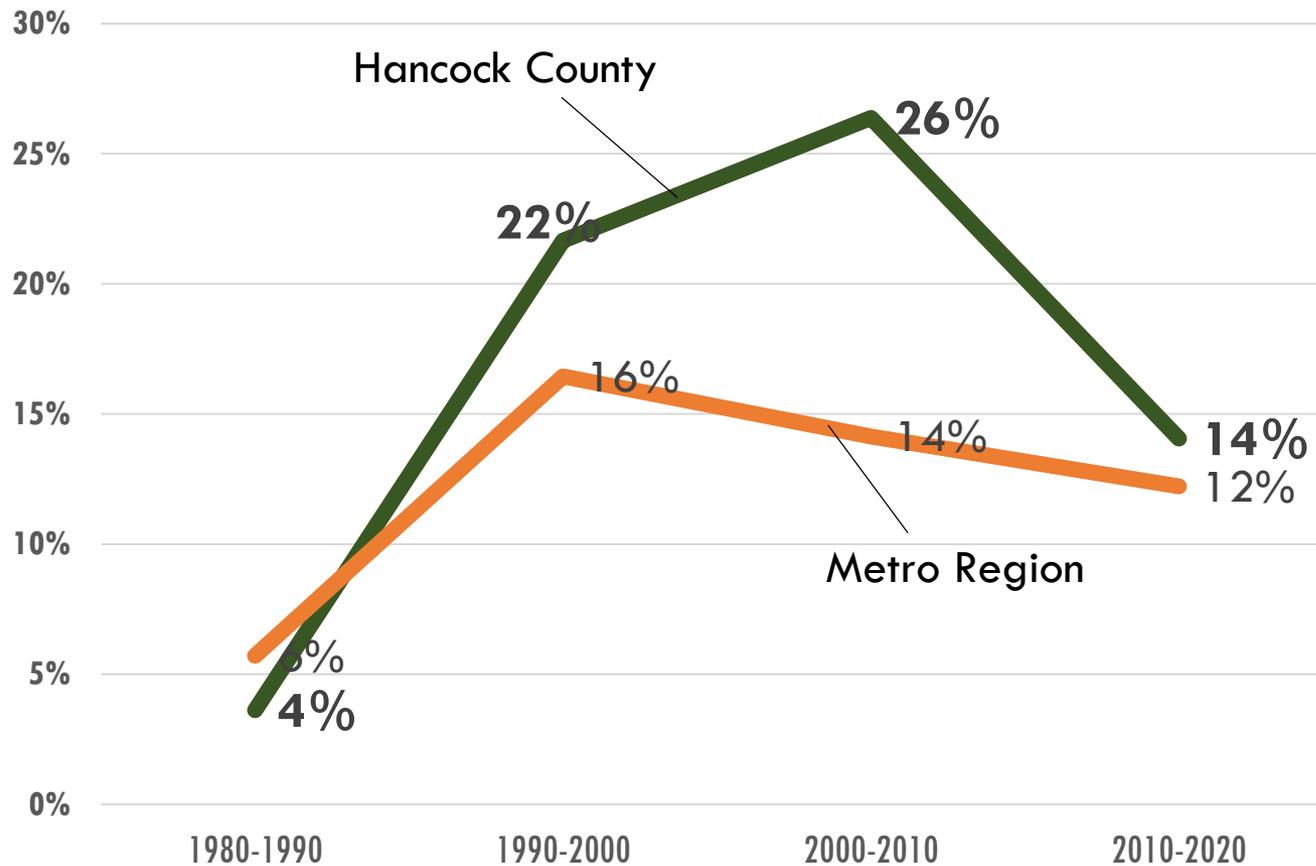
+ 59 **INCORPORATED
ASSESSED PROPERTY
VALUE***

Source: 2020 Decennial Census; Indiana Gateway

*Certified Net Assessed Value = assessed value of property minus any deductions, exemptions, and TIF impact

HOW DO WE
COMPARE TO
THE REGION?

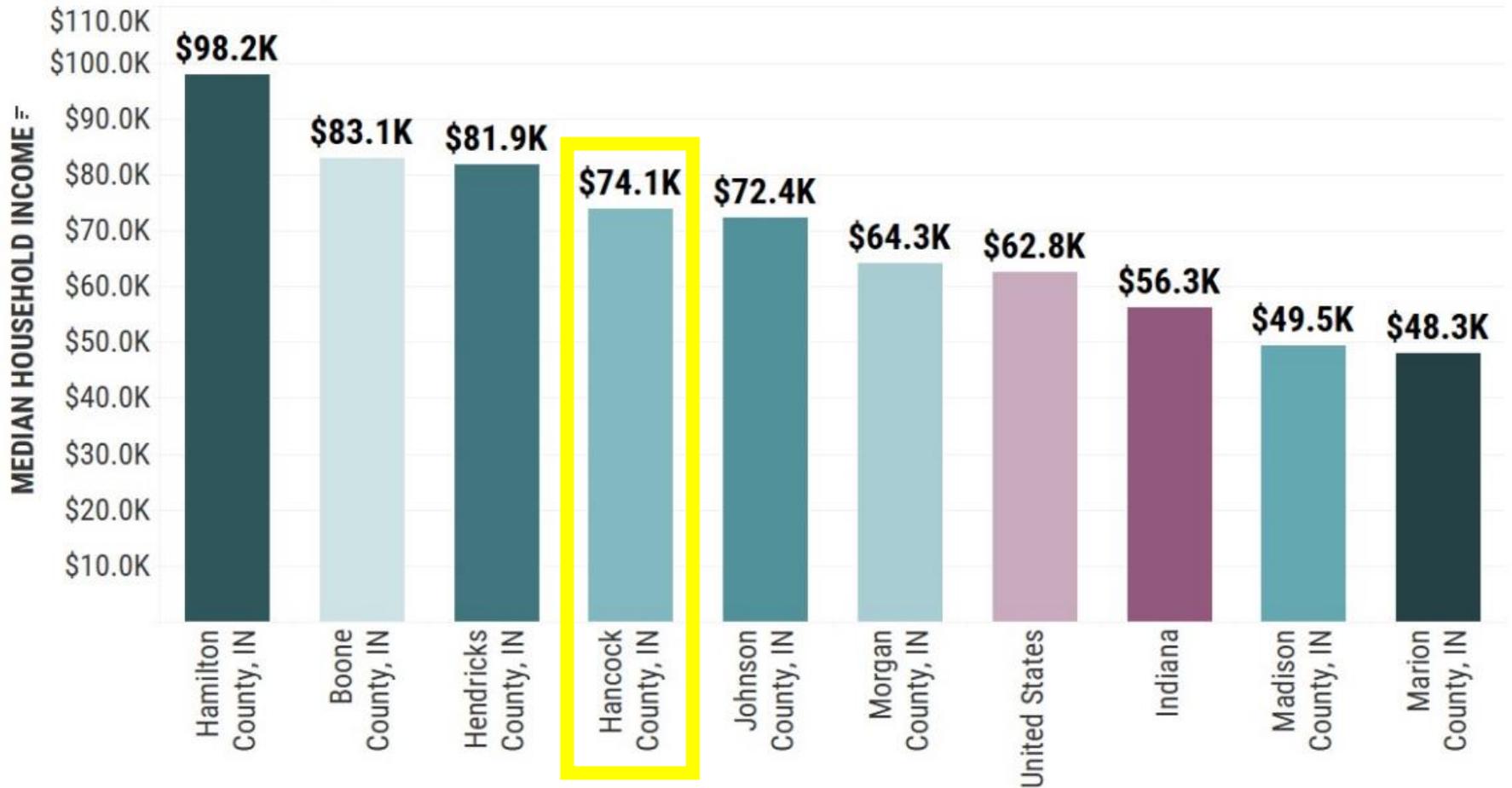
Metro Region Population Growth by Decade



Growth Since 2000

Hamilton County	90%
Hendricks County	68%
Boone County	54%
HANCOCK COUNTY	44%
Johnson County	40%
Marion County	14%
Morgan County	8%
Shelby County	4%
Madison County	-2%
Metro Region	28%

Median HH Income, 2019



Source: American Community Survey, 2019 5-year sample; TIP Strategies, Inc.

MEDIAN HOUSING VALUE & RENT, 2019



Source: American Community Survey, 2019 5-year sample; TIP Strategies, Inc.

INITIAL ECONOMIC DATA

Local Employment Dynamics, 2019

24,925

JOBS in Hancock County

66%

NON-COUNTY RESIDENTS
(16,442)

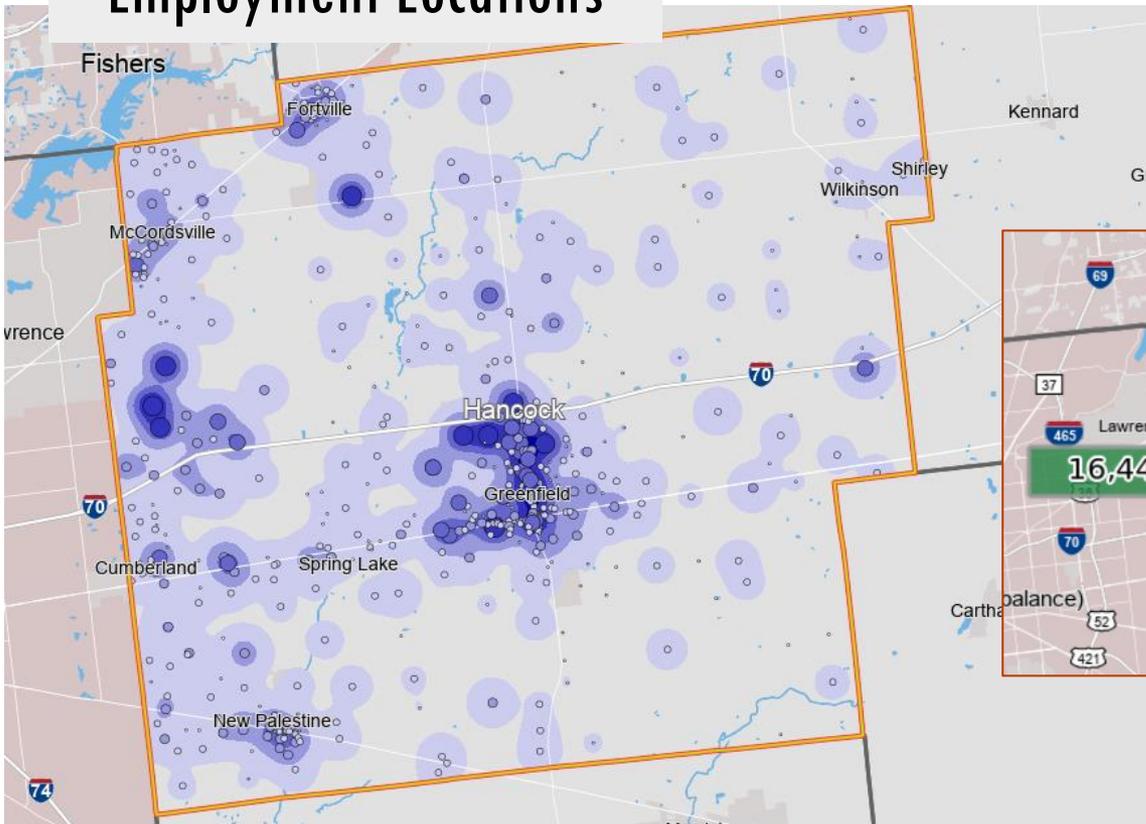
34%

COUNTY RESIDENTS
(8,483)

+7,609

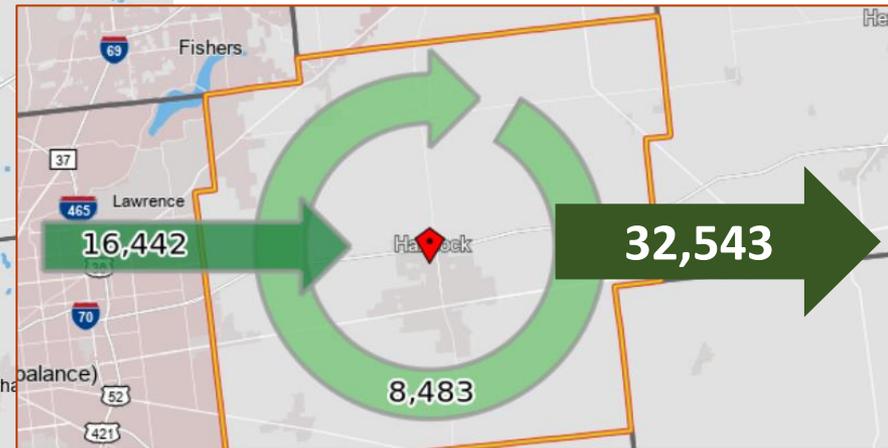
JOBS ADDED 2002-2019

Employment Locations



79%

County's workforce works in
other Counties



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Hancock County Industry Trends, 2019

Of the **24,925 jobs** in the County, **6 industries** make up **68%** of the total

Top Six Industries

INDUSTRY SECTOR	JOB COUNT	CTY SHARE	IN SHARE
Manufacturing	4,960	20%	18%
Health Care and Social Assistance	3,158	13%	15%
Retail Trade	2,592	10%	10%
Accommodation and Food Services	2,247	9%	9%
Educational Services	2,080	8%	9%
Administration & Support, Waste Management and Remediation	1,897	8%	6%

Where workers live:

County	Share
Hancock County, IN	34%
Marion County, IN	21%
Hamilton County, IN	7%
Madison County, IN	6%
Shelby County, IN	3%
Henry County, IN	3%
Johnson County, IN	2%
Rush County, IN	2%
Wayne County, IN	2%
Hendricks County, IN	1%
All Other Locations	19%

Hancock County Workforce, 2019

41,026 Resident Labor force

Top 10 Occupations of Residents

INDUSTRY SECTOR	JOB COUNT	SHARE
Health Care and Social Assistance	6,442	16%
Manufacturing	4,862	12%
Retail Trade	4,188	10%
Accommodation and Food Services	3,359	8%
Educational Services	3,315	8%
Administration & Support, Waste Management and Remediation	2,822	7%
Construction	2,616	6%
Professional, Scientific, and Technical Services	2,411	6%
Wholesale Trade	1,911	5%
Transportation and Warehousing	1,807	4%

Where are County residents going to work?

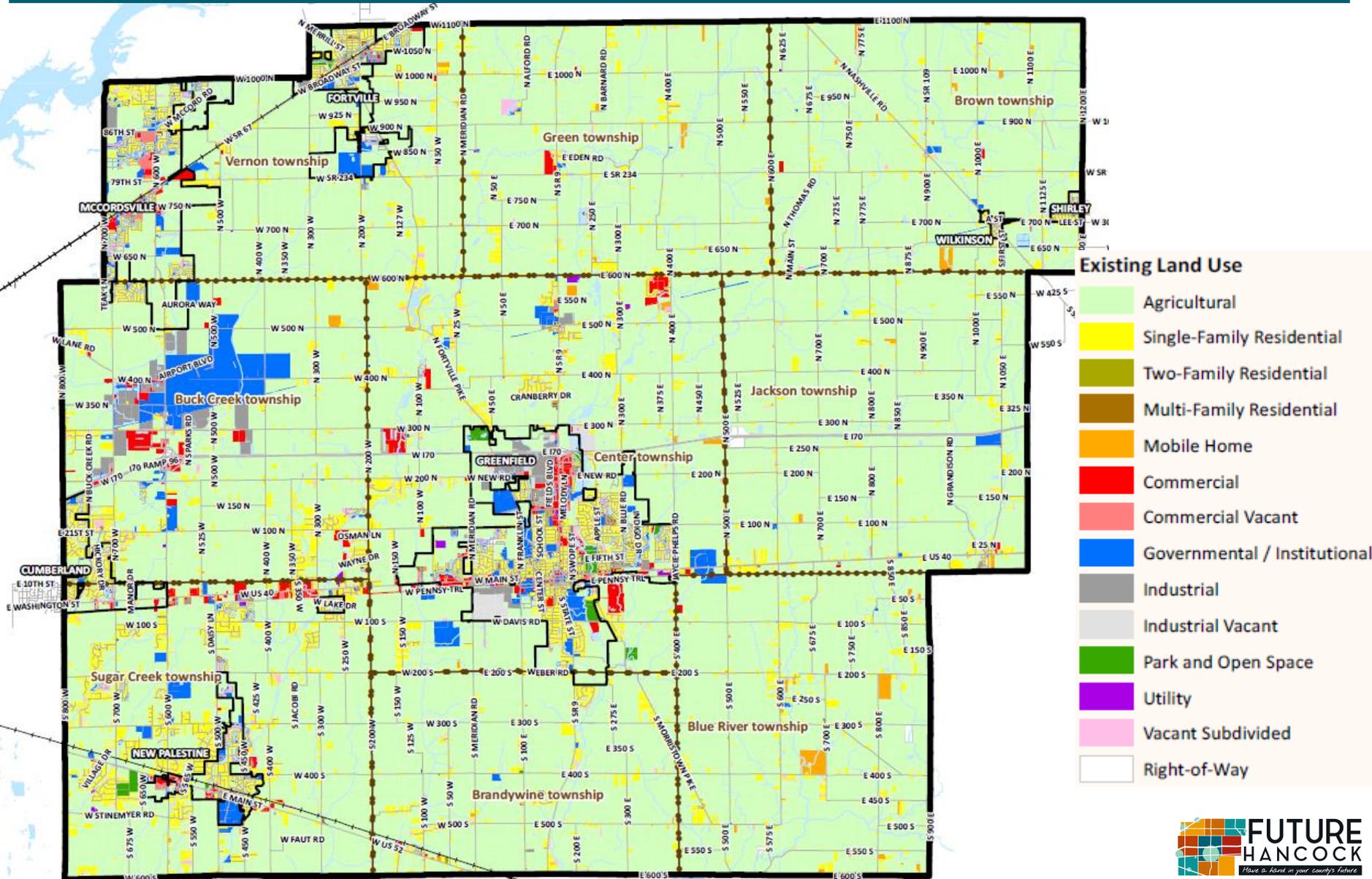
COUNTY	COUNT	SHARE
Marion County	17,699	44%
Hancock County	8,295	21%
Hamilton County	4,225	10%
Madison County	991	3%
Johnson County	944	2%
Shelby County	804	2%
Hendricks County	742	2%
Henry County	476	1%
Bartholomew County	437	1%
Allen County	367	1%
All Other Locations	5,032	13%

How Jobs in County Compare to Workforce, 2019

	Industry Sectors	Jobs in the County	Resident Occupation	Import/Export
1	Health Care and Social Assistance	3,158	6,442	-3,284
2	Manufacturing	4,960	4,862	98
3	Retail Trade	2,592	4,188	-1,596
4	Accommodation and Food Services	2,247	3,359	-1,112
5	Educational Services	2,080	3,315	-1,235
6	Administration & Support, Waste Management and Remediation	1,897	2,822	-925
7	Construction	1,709	2,616	-907
8	Professional, Scientific, and Technical Services	1,231	2,411	-1,180
9	Wholesale Trade	1,227	1,911	-684
10	Transportation and Warehousing	1,103	1,807	-704

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

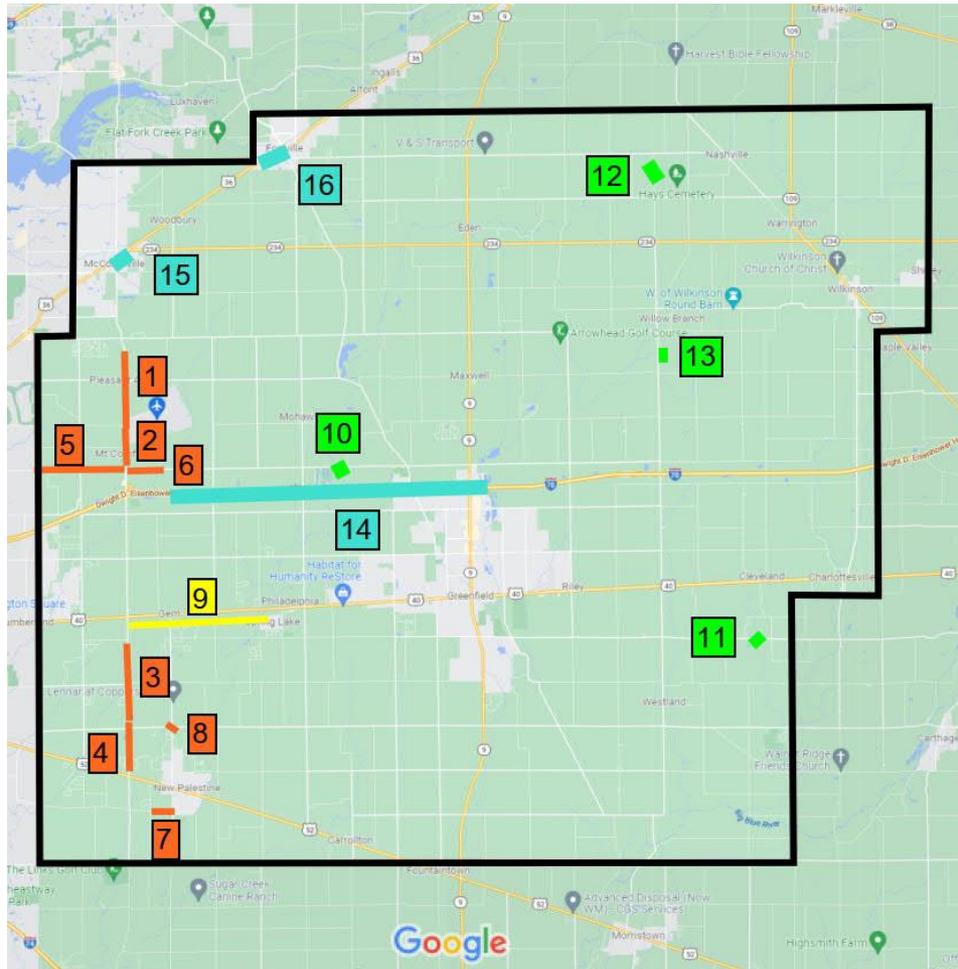
Land Use Snapshot



Land Use Mix

LAND USE TYPE	TOTAL COUNTY ACREAGE	SHARE	UNINCORPORATED ACREAGE	SHARE
Agricultural	155,204	79%	148,612	84%
Single-Family Residential	18,912	10%	14,335	8%
Right-of-Way	6,468	3%	4,591	3%
Governmental / Institutional	5,553	3%	3,589	2%
Commercial	2,400	1%	1,408	1%
Industrial	1,732	1%	1,002	1%
Other	6,092	3%	3,992	2%

Planned Road Improvements



Orange box = County Sponsored Road Projects

Yellow box = County Sponsored Trail Project

Green box = County Sponsored Bridge Replacements

Cyan box = INDOT Sponsored Prospects

Number	Projects Through 2026
1	600W from 400N to 550N Widening
2	600W from 300N to 400N Widening
3	600W From Broken Arrow to 300S Widening
4	600W from BR 145 to CSX Widening
5	300N from 600W to 700W Widening
6	300N From 600W to 500W Widening
7	Steinmeyer Road Extension
8	Roundabout at Gem and 300S
9	Penny Trail Extension
10	Bridge 62 Replacement
11	Bridge 95 Replacement
12	Bridge 18 Replacement
13	Bridge 36 Replacement
14	I-70 Added Travel Lanes
15	US 36 Intersection Improvement
16	US 36 Road Reconstruction

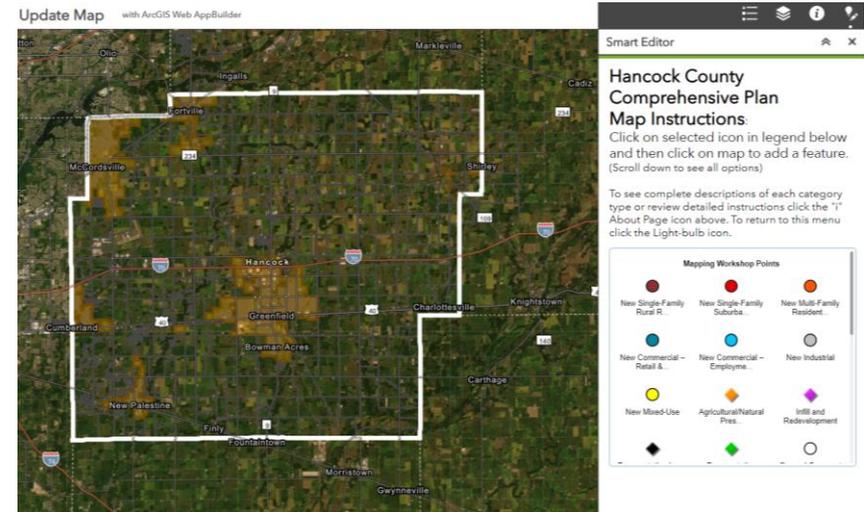
A Few Takeaways...

- Hancock County has been **steadily growing** above the regional growth
- **Towns are growing faster** than the unincorporated areas of the County
- Growing **disconnect between jobs available and workforce available**
- Lag in **infrastructure improvements**
- Still maintain **higher home values and income**
- Tax base **not very diverse**
- **80%** of the land is still in **agricultural** production

What's Next?

- Based on what you just reviewed regarding the state of the County and your own experience, **complete the Survey and Mapping Exercise.**

- **Visit Future Hancock's Project Website for Additional Input Opportunities:**
<https://futurehancock.com/>



THANK YOU FOR
PARTICIPATING!