



Prosperity

INDIANA

2023 POLICY AGENDA

Increasing Housing Affordability and Financial Resiliency for Stronger Hoosier Families and Communities

Prosperity Indiana's members report that ongoing economic disruptions continue to have unequal effects on Hoosiers, their communities, and the organizations who serve them. PI's 2023 Policy Agenda focuses on federal, state, and administrative opportunities to increase housing affordability and financial resiliency, and to build stronger, more equitable Indiana communities.

For 2023, PI members prioritize policies that deliver short- and long-term solutions for Indiana's ongoing housing affordability and stability crisis; strengthen the infrastructure of resources for the state's community economic development sector; and build wealth while limiting factors that strip wealth from Hoosier families and communities.

Across all issue areas, PI members have indicated their priority for policies that advance equity and equitable community and economic development. This includes advocating for policies that permanently improve the lives of Hoosiers long neglected by public policy. PI members want to inform policymakers about the effects that their decisions have on Indiana's disinvested communities and to advocate for the organizations who serve those communities in order to produce more equitable outcomes for the state.

For 2023, Prosperity Indiana's members identified urgent and emerging priorities to advance an equitable recovery that reaches all Hoosiers and their communities. In addition to the urgent policy priorities, Prosperity Indiana's 2023 Policy Agenda includes opportunities to promote the long-term advancement of affordable housing, community development resources, and consumer protections in Indiana at the federal, state, and administrative levels.

Urgent and Emerging Policy Priorities



Prevent evictions and housing instability through standing up permanent emergency rental assistance and strengthening tenant protections.



Counter economic disruptions and increase wealth-building and decrease wealth-stripping for individuals and the community as a whole.



Regulate problem properties, including vacant and abandoned buildings, and enforce health and safety in rental housing in order to provide a path to home ownership.



Eliminate disparities and advance equitable solutions for Diversity, Equity, Inclusion, and Justice, that impact a person's ability to have safe, stable housing, build wealth, and build strong communities, including access to contraception and maternal care.

Affordable Housing



STATE POLICY PRIORITIES

- Increase housing affordability and stability by countering the preemption of local options to improve landlord-tenant outcomes, enforce habitability standards, regulate problem properties, and increase the affordability and availability of housing stock.
- Strengthen renter protections, such as establishing rent withholding rights for tenants to address serious habitability violations, to address key issues that have helped fuel the eviction crisis in Indiana.
- Strengthen landlord incentives to help maintain and increase the supply of affordable rental units.
- Improve housing affordability for the 30% of Hoosiers who rent their homes by increasing the amount of the state Renter's Deduction and other credits for the most vulnerable Hoosiers.



FEDERAL POLICY PRIORITIES

- Increase the supply of housing by fully funding affordable housing investments in the federal budget, and through federal tax credits and gap financing.
- Advance the priorities of the National Low Income Housing Coalition's 'HoUSed' campaign, including: bridging the gap between incomes and housing costs by expanding rental assistance to every eligible household; expanding and preserving the supply of rental homes affordable and accessible to people with the lowest incomes; creating a national housing stabilization fund; and strengthening and enforcing renter protections.
- Work to end housing discrimination and promote inclusive communities, including by expanding fair housing resources and protecting the U.S. Department of Housing and Urban Development's Affirmatively Furthering Fair Housing rule.



ADMINISTRATIVE POLICY PRIORITIES

- Strengthen and support the administration of robust housing stability programs, including permanent emergency rental assistance programs and housing stability services to address the long-term needs of low-income and disinvested communities.
- Provide feedback on state and federal administrative plans and program affecting affordable housing, including the statewide Consolidated Plan and Annual Action Plans, and Qualified Allocation Plan.
- Mobilize support for robust administration of state programs, including the Indiana Affordable Housing and Community Development Fund to provide financing for affordable housing and CED projects and the Indiana Housing Trust Fund allocation plans to benefit extremely low-income renters and disinvested communities to the greatest extent possible.

Community Development Resources



STATE POLICY PRIORITIES

- Increase the scope and availability of new state tax credit resources to expand affordable housing for low-income households during the budget cycle and make it easier for community economic development organizations, including smaller and nonprofit entities, to qualify and participate.
- Facilitate the ability of local communities to fund and administer land banking efforts and address the burdens of blight and abandoned property.
- Make it easier for community economic development organizations to administer state tax credit resources, including Individual Development Accounts and Neighborhood Assistance Program credits, by increasing state budget resources and reducing administrative barriers to participation.



FEDERAL POLICY PRIORITIES

- Ensure robust federal funding for community development programs (homeless assistance housing counseling, housing choice vouchers, rural development, etc.).
- Mitigate losses in Low Income Housing Tax Credit production due to tax reform and better facilitate development in challenging markets.
- Create a refundable tax credit for cost-burdened renters who pay more than 30 percent of their annual gross income on rent and utilities.



ADMINISTRATIVE POLICY PRIORITIES

- Provide a united voice for the concerns of PI members through administrative comments and reform the commenting process to increase efficiency and effective use of feedback.
- Advocate for resources necessary to stand up and center community economic development organizations in the administration of permanent Emergency Rental Assistance programs and housing stability services.
- Urge agencies to reduce the administrative burdens placed on local service providers needed to deliver services to underserved and BIPOC communities .Provide a united voice for the concerns of PI members through administrative comments and reform the commenting process to increase efficiency and effective use of feedback.

Asset-Building & Consumer Protections



STATE POLICY PRIORITIES

- Establish a max 36 percent rate cap for payday loans and oppose predatory products that disproportionately affect low-wealth individuals or families.
- Institute state policy safeguards against "wealth-stripping" factors, such as predatory rent-to-own contracts and increased rates and fees for small dollar loans, and increasing "wealth-building" factors with increased lender data transparency and reporting requirements.
- Protect families from the health and social effects of medical debt, including strengthening consumer protections, expanding state enrollment methods for Medicaid, and/or requiring hospitals to adopt robust Financial Assistance Policies.



FEDERAL POLICY PRIORITIES

- Institute a federal cap on payday loans at 36 percent APR, for example through the Veterans and Consumers Fair Credit Act.
- Eliminate child and family poverty through fully funding federal tax credits, including the Child Tax Credit.
- Fully fund proven asset-development programs, including reinstating the federal Assets for Independence (AFI) program behind many Individual Development Accounts (IDAs).



ADMINISTRATIVE POLICY PRIORITIES

- Prioritize participation in state and federal administrative advocacy regarding equitable access to financial wealth building and asset development opportunities for low-income and disinvested populations and communities of color.
- Promote robust federal consumer protection rules and regulations, including through the Consumer Financial Protection Bureau's consumer education, rules, enforcement, and compliance.
- Participate in state and federal consumer protection and asset development related comments and regulatory feedback through how-to webinars, state and national sign-on letter efforts, and by collating PI member responses into association-wide comments.