Evictions in Indiana

State and federal policy solutions to solve local housing stability challenges

Strengthening our communities.
Indiana's cross-sector community economic development network

One strong voice

92 Indiana counties

Industries
Banks, developers, housing authorities, social justice advocates, nonprofit organizations, community development groups, associations, government agencies, and more.

200 Member Organizations
with 900 participating individuals

Our Network

Nonprofit Organizations
Public Organizations
Private Organizations
Individuals

Nonprofit (62%)
Private (18%)
Public (16%)
Individuals (4%)
**REAP Prosperity**

**Resources** — Technical assistance, funding, best practices, trainings, data sharing, marketing, webinars

**Engagement** — Networking, summit, regional meetings, newsletter, Facebook group, directory

**Advocacy** — Full time lobbyists, action alerts, state house day, legislation tracker

**Programs** — Indiana Assets & Opportunity Network, Community Loan Center, Hoosier Housing Needs Coalition, Housing4Hoosiers, Opportunity Investment Consortium, Opportunity Starts At Home, Outcomes Platform

**Mission:** Prosperity Indiana builds a better future for our communities by providing advocacy, leveraging resources, and engaging an empowered network of members to create inclusive opportunities that build assets and improve lives.
Indiana’s Pre-Existing Affordable Housing Crisis

• Indiana has a shortage of 126,952 affordable & available units for Hoosiers under 30% of area median income (‘Extremely Low Income’).

• Only 37 affordable & available units for every 100 ELI households (2nd-lowest rate in Midwest).

• 72% of ELI Hoosiers spend 50%+ of income on housing (2nd-highest rate in Midwest).

Source: ‘The Gap 2021’, National Low Income Housing Coalition
2021 INDIANA HOUSING PROFILE

Across Indiana, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Todd Young and Mike Braun

**KEY FACTS**

- **202,171 OR 26%**
  - Renter Households that are extremely low income

- **$25,750**
  - Maximum income of 4-person extremely low income households (state level)

- **-126,952**
  - Shortage of rental homes affordable and available for extremely low income renters

- **$33,940**
  - Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

- **72%**
  - Percent of extremely low income renter households with severe cost burden

**EXTREMELY LOW INCOME RENTER HOUSEHOLDS**

- In Labor Force: 3%
- Disabled: 5%
- Senior: 10%
- School: 23%
- Single-adult caregiver: 22%
- Other: 37%

**AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS**

- At 100% of AMI: 107
- At 80% of AMI: 107
- At 50% of AMI: 81
- At ELI: 37

**HOUSING COST BURDEN BY INCOME GROUP**

- Extremely Low Income: 87.7%
- Very Low Income: 71.5%
- Low Income: 71.2%
- Moderate Income: 18.5%
- High Income: 26.4%
- Very High Income: 5.7%

Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLHIC calculations of 2019 ACS PUMS.

Updated: 03/16/2021
1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 WWW.NLIHC.ORG
Affordable Housing is Out of Reach in Indiana

• A Hoosier renter needs to earn $16.57/hr to afford a 2BR rental home without spending more than 30% of their income on housing cost, up from $16.32 in 2020.

• However, the mean renter wage is only $14.58

• A renter working at minimum wage must work 91 hours for a 2BR and 74 hours for 1BR

Source: ‘Out of Reach 2021: Indiana’, National Low Income Housing Coalition
In Indiana, the Fair Market Rent (FMR) for a two-bedroom apartment is $862. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn $2,873 monthly or $34,474 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$16.57 per hour

STATE HOUSING WAGE

FACTS ABOUT INDIANA:

<table>
<thead>
<tr>
<th>STATE FACTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Wage</td>
<td>$7.25</td>
</tr>
<tr>
<td>Average Renter Wage</td>
<td>$14.58</td>
</tr>
<tr>
<td>2-Bedroom Housing Wage</td>
<td>$16.57</td>
</tr>
<tr>
<td>Number of Renter Households</td>
<td>794,237</td>
</tr>
<tr>
<td>Percent Renters</td>
<td>31%</td>
</tr>
</tbody>
</table>

MOST EXPENSIVE AREAS

<table>
<thead>
<tr>
<th>AREAS</th>
<th>HOUSING WAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indianapolis-Carmel HMFA</td>
<td>$18.19</td>
</tr>
<tr>
<td>Bloomington HMFA</td>
<td>$17.83</td>
</tr>
<tr>
<td>Gary HMFA</td>
<td>$17.75</td>
</tr>
<tr>
<td>Clerk County</td>
<td>$17.65</td>
</tr>
<tr>
<td>Floyd County</td>
<td>$17.65</td>
</tr>
</tbody>
</table>

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WWW.NLHIC.ORG/OOR

NLA = Metropolitan Statistical Area; HMFA = HUD Metro MSA Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.
Housing Wage for 2BR FMR

Source: ‘Out of Reach 2021: Indiana’, National Low Income Housing Coalition
Hoosier Renter Wages Below Midwest Neighbors

2018: -$0.45
2019: -$0.37
2020: -$0.51
2021: -$0.77
<table>
<thead>
<tr>
<th>County</th>
<th>All Income Levels</th>
<th>Extremely Low Income (ELI)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Renter</td>
<td>Households (#)</td>
</tr>
<tr>
<td>Boone</td>
<td>5,860</td>
<td>1,045</td>
</tr>
<tr>
<td>Hamilton</td>
<td>25,100</td>
<td>3,055</td>
</tr>
<tr>
<td>Hancock</td>
<td>6,220</td>
<td>1,090</td>
</tr>
<tr>
<td>Hendricks</td>
<td>12,175</td>
<td>1,605</td>
</tr>
<tr>
<td>Johnson</td>
<td>15,895</td>
<td>2,805</td>
</tr>
<tr>
<td>Marion</td>
<td>168,780</td>
<td>50,095</td>
</tr>
<tr>
<td>Morgan</td>
<td>6,040</td>
<td>1,375</td>
</tr>
<tr>
<td>Putnam</td>
<td>3,470</td>
<td>525</td>
</tr>
<tr>
<td>Shelby</td>
<td>4,680</td>
<td>1,020</td>
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</table>

Source: ‘The Gap 2021’, National Low Income Housing Coalition
How the pandemic has affected Indiana’s communities:

Indiana United Way COVID-19 Impact Survey
HOUSEHOLD CONCERNS DURING THE PANDEMIC

Respondents were asked to select which of the following concerns their households were facing during the pandemic. Most respondents (67%), regardless of income or location, said that contracting COVID-19 was a top concern, followed closely by concerns about paying housing expenses like rent/mortgage and utilities (61%).

Q. What are your household’s concerns during the COVID-19 pandemic? Select all that apply

- Contracting COVID-19: 67%
- Paying Housing Expenses: 61%
- Mental Health Issues: 53%
- Having Enough Food: 47%
- Paying Off Debts: 43%
- Reduction of Hours/Wages: 40%
- Loss of Jobs: 38%
- Child Care/Education: 37%
- Non-COVID-19 Medical Issues: 34%
- Other: 7%

Respondents below the ALICE Threshold were significantly more likely than respondents above the ALICE Threshold to say that they were concerned about paying housing costs (71% vs. 33%), providing enough food for the household (56% vs. 21%), mental health issues like depression or anxiety (55% vs. 50%), paying off debts (47% vs. 32%), reduction of hours/wages (44% vs. 30%), child care/education (42% vs. 25%), and loss of jobs (41% vs. 29%). Respondents above the ALICE Threshold were significantly more likely to be concerned about household members contracting COVID-19 (73% vs. 65%).
Almost half of respondents (45%) said that someone in their household was looking for work (a new job or more hours) at the time the survey was conducted. These respondents were asked a follow-up question regarding barriers to finding work. The top 10 barriers faced by job seekers are included below.

Q. What barriers are members of your household facing in looking for work, if any?

Select all that apply

- Trouble Finding a Job: 50%
- Can't Find Job That Pays Enough: 47%
- Afraid of Catching COVID-19: 36%
- Caring for Child/Children: 35%
- Existing Health Issues: 23%
- Transportation Issues: 17%
- Do Not Have Needed Credentials: 16%
- Worried About Losing Current Benefits: 16%
- Internet Access/Computer Issues: 8%
- Caring for a Person With Special Needs: 7%

Among those looking for work, respondents below the ALICE Threshold were significantly more likely than respondents above the ALICE Threshold to say caring for a child/children (40% vs. 15%), concerns about contracting COVID-19 (37% vs. 31%), transportation issues (19% vs. 8%), internet access or computer issues (9% vs. 6%), or caring for a person with special needs (7% vs. 3%) limited household members’ ability to find work.
Q. What are your household's concerns during the COVID-19 pandemic? Select all that apply.

Note: Significantly higher responses are marked by an asterisk. Asian and Native American/Hawaiian responses are not included in this analysis due to the relatively small size of these groups and higher margins of error.
A Year in Review: Housing Instability Trends for Hoosier Families and Counties Most Affected by COVID-19

Indiana Institute for Working Families, Indiana Youth Institute, Prosperity Indiana
Eviction Filings since 3-15-2020

Source: Eviction Lab Eviction Tracking System, Data as of July 24, 2021

(Exacerbating a pre-existing evictions crisis in the state)
Eviction Filings since 3-15-2020

Source: Eviction Lab Eviction Tracking System, Data as of July 24, 2021
<table>
<thead>
<tr>
<th>County</th>
<th>Eviction Rate per 100 Renter Households since 3-15-2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boone</td>
<td>3.69</td>
</tr>
<tr>
<td>Hamilton</td>
<td>3.70</td>
</tr>
<tr>
<td>Hancock</td>
<td>2.43</td>
</tr>
<tr>
<td>Hendricks</td>
<td>4.48</td>
</tr>
<tr>
<td>Johnson</td>
<td>6.66</td>
</tr>
<tr>
<td>Marion</td>
<td>10.61</td>
</tr>
<tr>
<td>Morgan</td>
<td>7.17</td>
</tr>
<tr>
<td>Putnam</td>
<td>2.40</td>
</tr>
<tr>
<td>Shelby</td>
<td>7.14</td>
</tr>
</tbody>
</table>

[Pre-pandemic eviction rates: Indiana = 4.07%; U.S. average = 2.34%]

Source: Eviction Lab Eviction Tracking System, Data as of July 24, 2021
Adults with Low Confidence in Ability to Make Next Month’s Payment for Owner-Occupied Housing Units (April 2020 - March 2021)

- Overall: 12.1%
- Black: 26.7%
- Hispanic or Latino: 25.7%
- Two or More Races: 17.9%
- Asian: 17.6%
- With Children: 14.8%
- Female: 13.1%
- Male: 11.0%
- White: 10.2%
- Without Children: 9.8%

Adults with Low Confidence in Ability to Make Next Month’s Payment for Renter-Occupied Housing Units (April 2020 - March 2021)

- Overall: 31.8%
- Hispanic or Latino: 48.8%
- Black: 42.6%
- With Children: 42.1%
- Female: 34.4%
- Two or More Races: 32.1%
- Asian: 29.8%
- Male: 28.7%
- White: 27.4%
- Without Children: 24.2%

Source: U.S. Census Bureau, Household Pulse Survey, Indiana, April 23, 2020 – March 29, 2021
Stabilizing Renters is Key to Equitable Recovery

Source: nationalequityatlas.org, based on June 23-July 5 Census Household Pulse

<table>
<thead>
<tr>
<th></th>
<th>Indiana</th>
<th>Marion County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households behind on rent</td>
<td>105,000</td>
<td>23,619</td>
</tr>
<tr>
<td>Estimated total rent debt</td>
<td>$260,000,000</td>
<td>$63,984,035</td>
</tr>
<tr>
<td>Est'd rent debt per household</td>
<td>$2,500</td>
<td>$2,709</td>
</tr>
</tbody>
</table>
Indiana Annual Eviction and Unemployment Rates

Sources: evictionlab.org (Evictions), Hoosiers by the Numbers (Unemployment)
<table>
<thead>
<tr>
<th>County</th>
<th>Households Assisted</th>
<th>Households behind on rent</th>
<th>HH Assisted/Behind on Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boone</td>
<td>69</td>
<td>790</td>
<td>8.73%</td>
</tr>
<tr>
<td>Hamilton*</td>
<td>917*</td>
<td>3,761</td>
<td>24.38%*</td>
</tr>
<tr>
<td>Hancock</td>
<td>97</td>
<td>791</td>
<td>2.58%</td>
</tr>
<tr>
<td>Hancock</td>
<td>329</td>
<td>1,842</td>
<td>17.86%</td>
</tr>
<tr>
<td>Johnson</td>
<td>354</td>
<td>2,132</td>
<td>16.60%</td>
</tr>
<tr>
<td>Marion*</td>
<td>4,678*</td>
<td>23,619</td>
<td>19.81%*</td>
</tr>
<tr>
<td>Morgan</td>
<td>92</td>
<td>777</td>
<td>11.84%</td>
</tr>
<tr>
<td>Putnam</td>
<td>31</td>
<td>518</td>
<td>5.98%</td>
</tr>
<tr>
<td>Shelby</td>
<td>98</td>
<td>624</td>
<td>15.71%</td>
</tr>
<tr>
<td><strong>IERA TOTAL</strong></td>
<td><strong>8,211</strong></td>
<td><strong>105,000</strong></td>
<td><strong>7.82%</strong></td>
</tr>
</tbody>
</table>

Potential Federal Policy Solutions
from NLIHC’s HoUSed campaign

• Bridge the gap between incomes and housing costs by expanding rental assistance to every eligible household.

• Expand and preserve the supply of rental homes affordable and accessible to people with the lowest incomes.

• Provide emergency rental assistance to households in crisis by creating a national housing stabilization fund.

• Strengthen and enforce renter protections.
Potential State & Local Policy Solutions
from the Hoosier Housing Needs Coalition

• State & local: Ensure all seven Emergency Rental Assistance programs are **visible, accessible, and preventive** so funds reach the landlords & tenants who need them most.

• State: establish a Housing Stability Task Force & Dashboard for a coordinated COVID housing response with landlord, tenant, and community input, and track outcomes (2021’s **HB 1530**)

• State: allow for expungement of COVID-19 evictions and provide ability for tenants to access & correct tenant screening record errors (2021’s **HB 1219**)

Strengthening our communities.
Prosperity Indiana’s Coalitions

Hoosier Housing Needs Coalition

OPPORTUNITY STARTS AT HOME
Jessica Love
Executive Director
jlove@prosperityindiana.org

Thank you!