



# State of the State: Housing Perspectives from the field

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# State of the State: Housing Perspectives from the field

This report is prepared by Sagamore Institute

For additional information, please contact Dr. JoAnna M. Brown, Senior Research Fellow, Super Cities - Sagamore Institute at [joannab@sagamoreinstitute.org](mailto:joannab@sagamoreinstitute.org).

2902 N. Meridian Street The Levey Mansion Indianapolis, IN 46206  
Report available at [www.sagamoreinstitute.org/supercities](http://www.sagamoreinstitute.org/supercities)

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# What is the state of Indiana post-Great Recession?

# Research Methodology



**DEMOGRAPHIC DRIVERS –  
SOCIO ECONOMIC**



**HOMEOWNERSHIP**



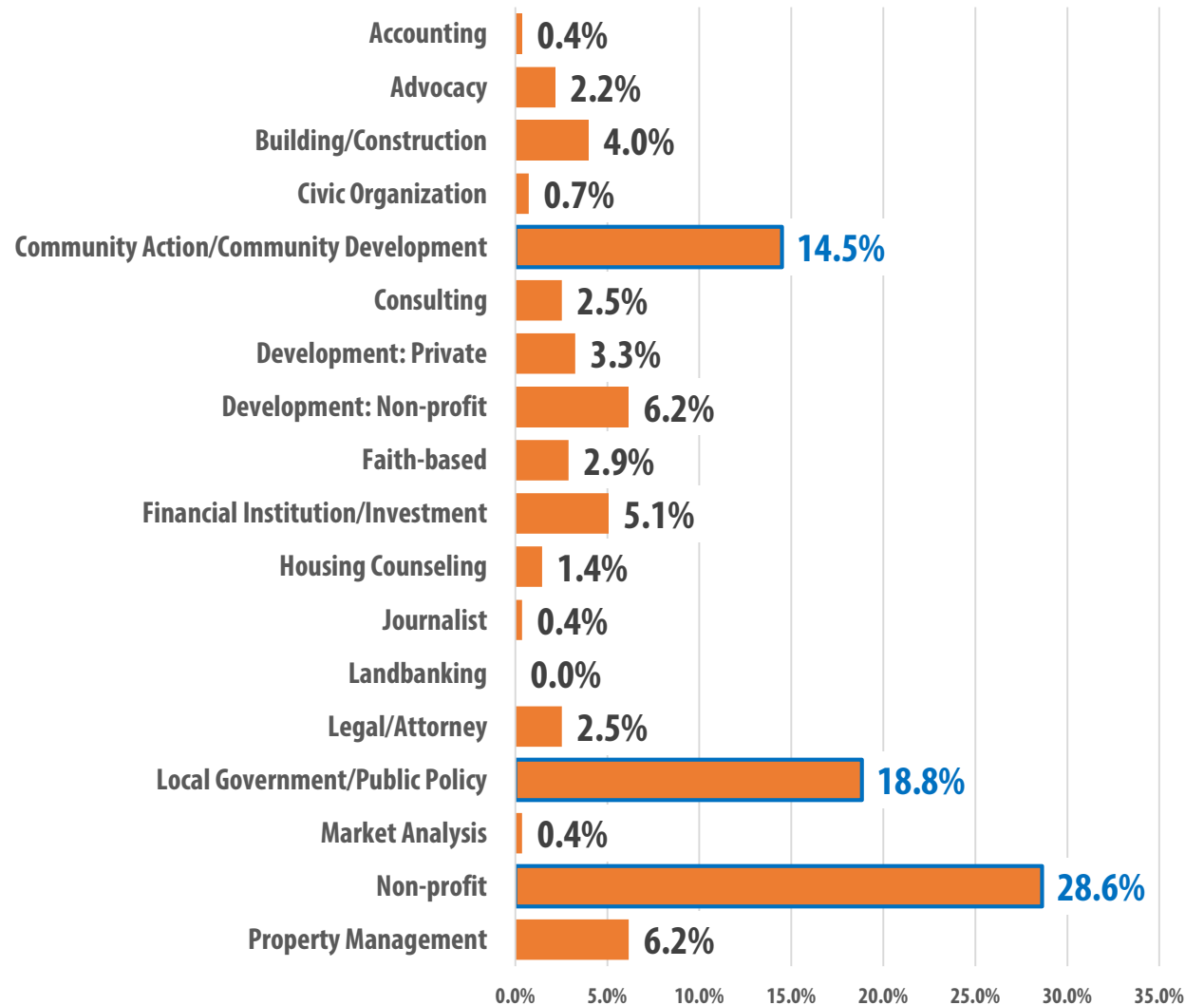
**RENTAL HOUSING**



**HOUSING STABILITY AND  
SUPPORTS**

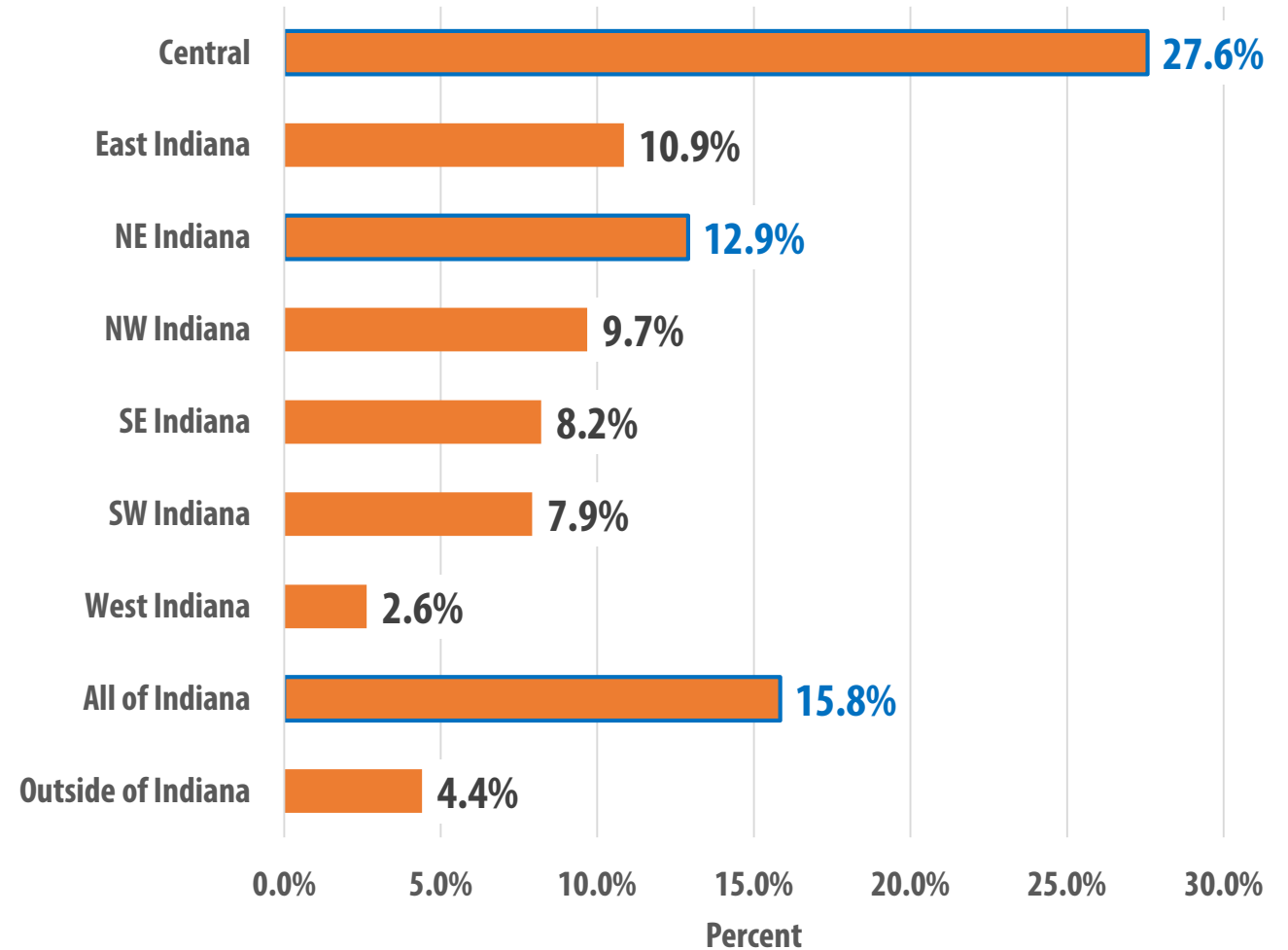
# Research Methodology

## Study Participants



# Research Methodology

## Study Participants





## **CURRENT PERSPECTIVES**

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**Homebuyers and renters face a lack of affordable inventory and an extremely competitive market.**

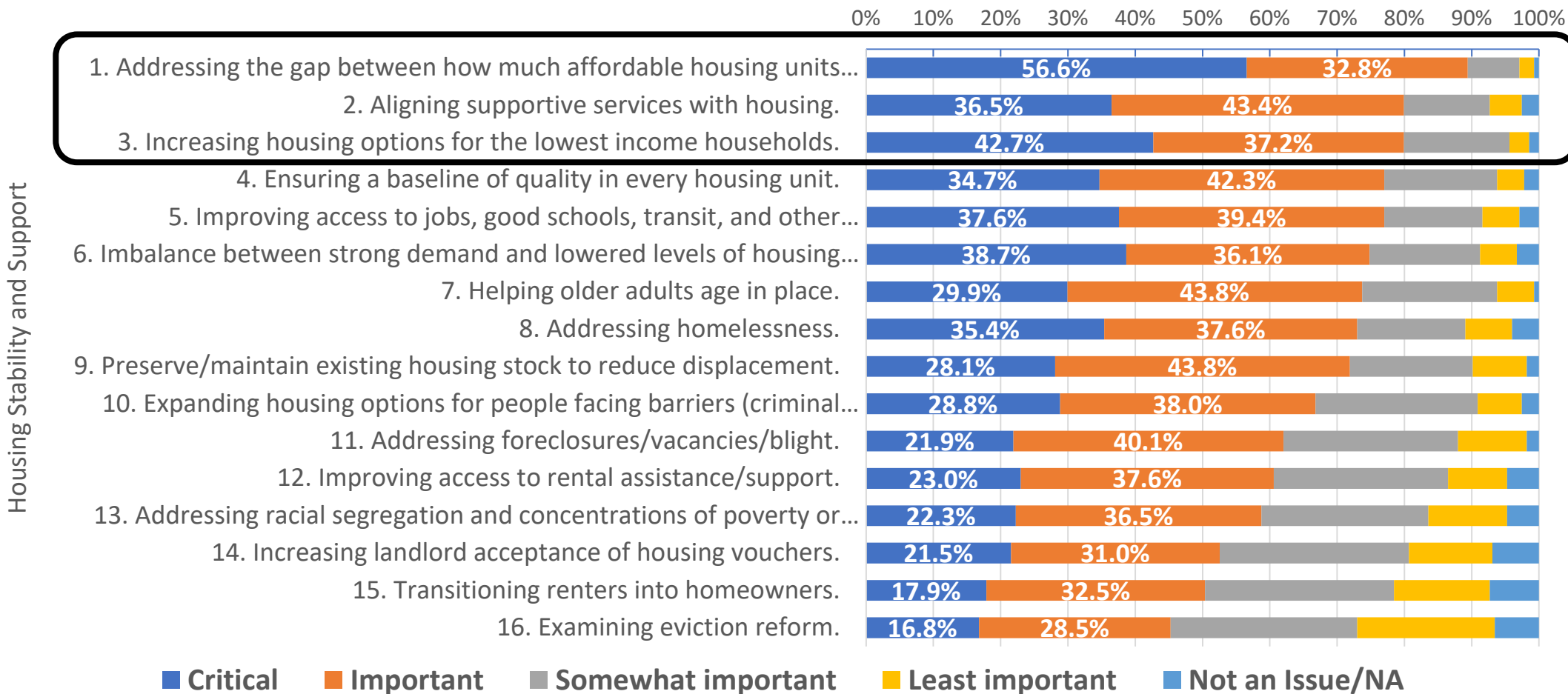
- **High price of construction =lack of affordability/availability**
- **Shortage of low-rent stock**
- **Mismatch between affordable housing and desirable housing**

**Views from housing  
professionals and  
advocates working in  
the field.**

# Housing Perspectives: Housing Stability and Support- Survey Outcomes - Statewide

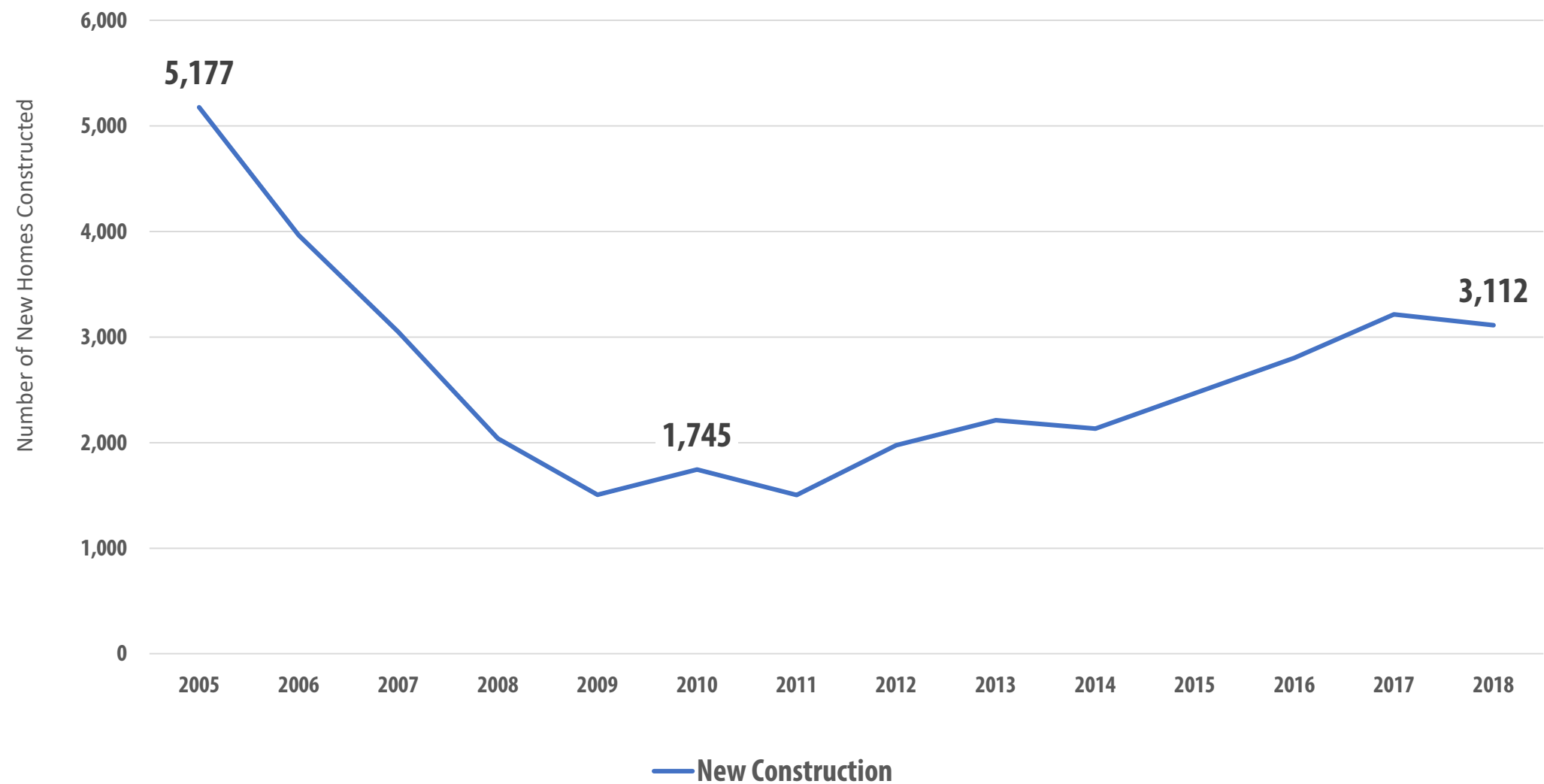
Top key issues identified as critical/important by housing professionals and advocates:

- 1. Addressing the gap between how much affordable housing units are needed vs. existing housing units. (89.4%)
- 2. Aligning supportive services with housing. (79.9%)
- 3. Increasing housing options for the lowest income households. (79.9%)





# New Construction of Single-Family Homes (Year Built = Year Closed): Statewide Trends

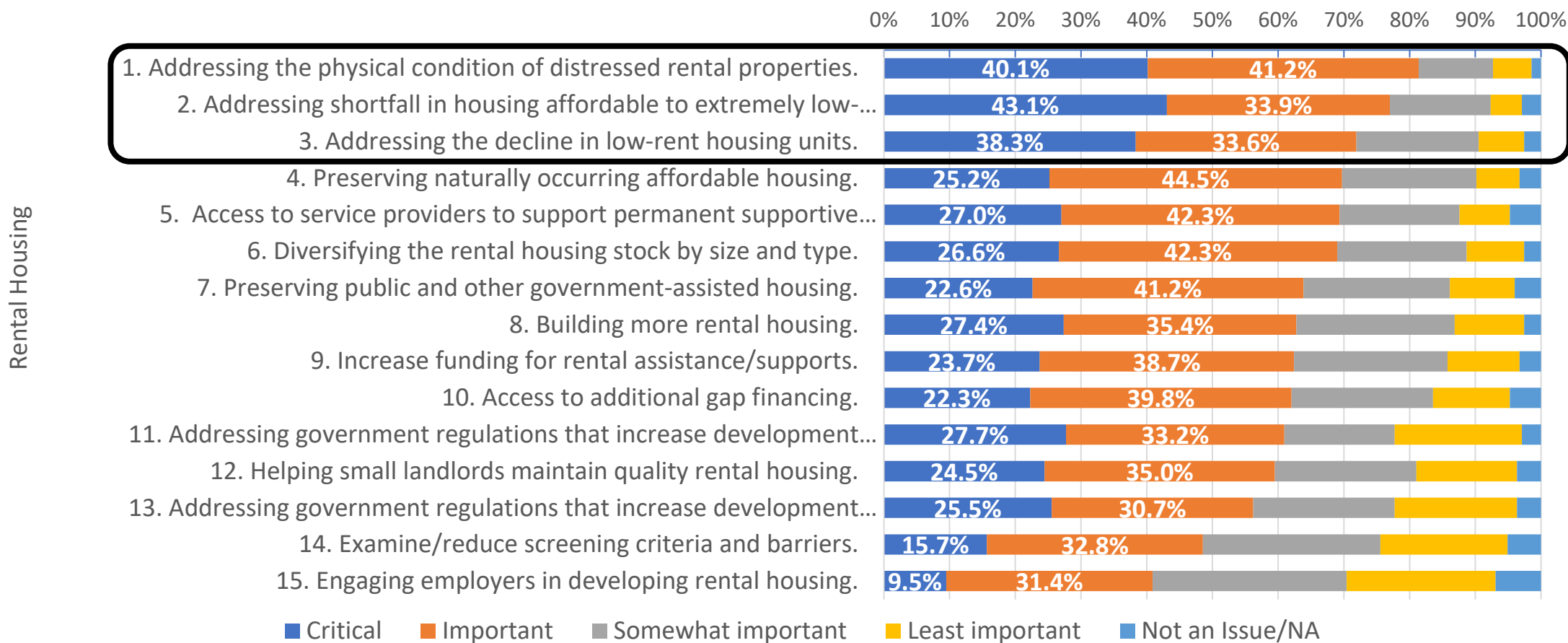


Source: Indiana Business Research Center - Indiana University Purdue University- Indianapolis, StatsIndiana, 2019.

## Housing Perspectives: Rental Housing - Survey Outcomes Statewide

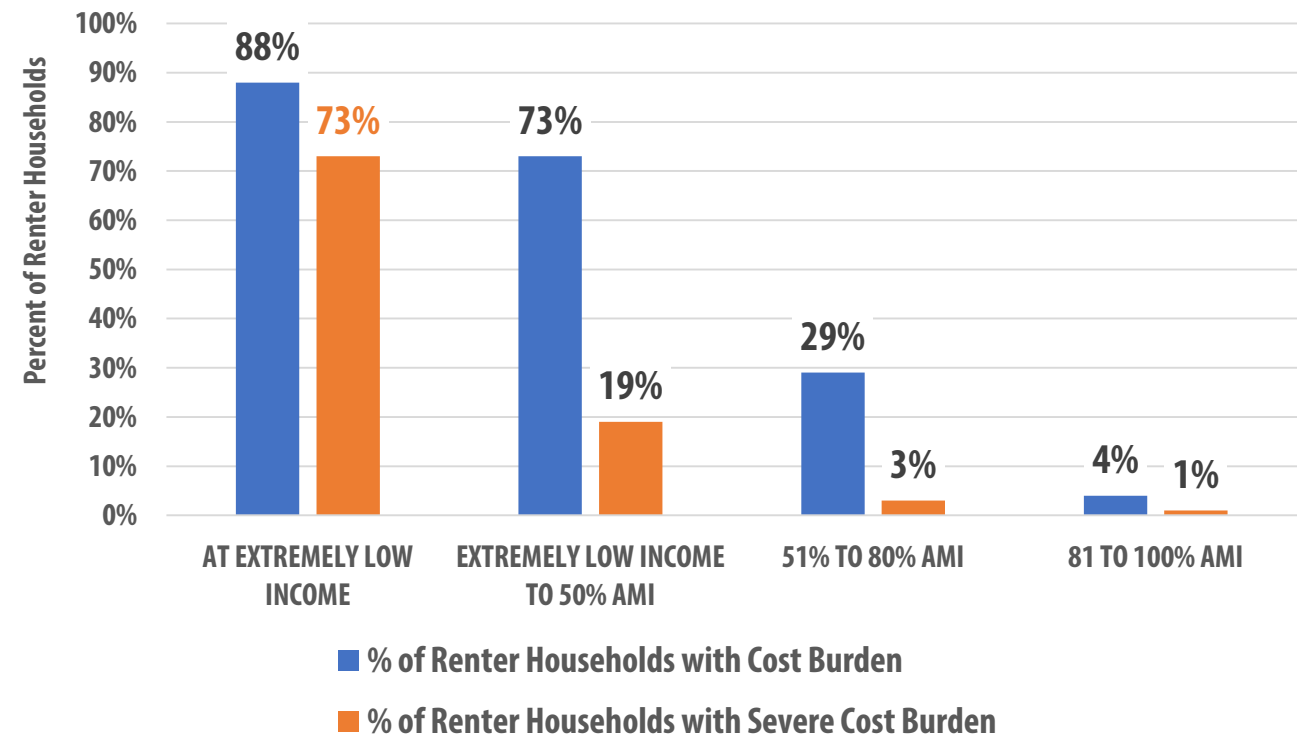
Top key issues identified as critical/important by housing professionals and advocates:

1. Addressing the physical condition of distressed rental properties. (81.3%)
2. Addressing shortfall in housing affordable to extremely low-income renter households. (77.0%)
3. Addressing the decline in low-rent housing units. (71.9%)



Source: Sagamore Institute, Housing Perspectives Survey Outcomes Statewide (N=274)

## Cost-burdened Renter Households by Incomes



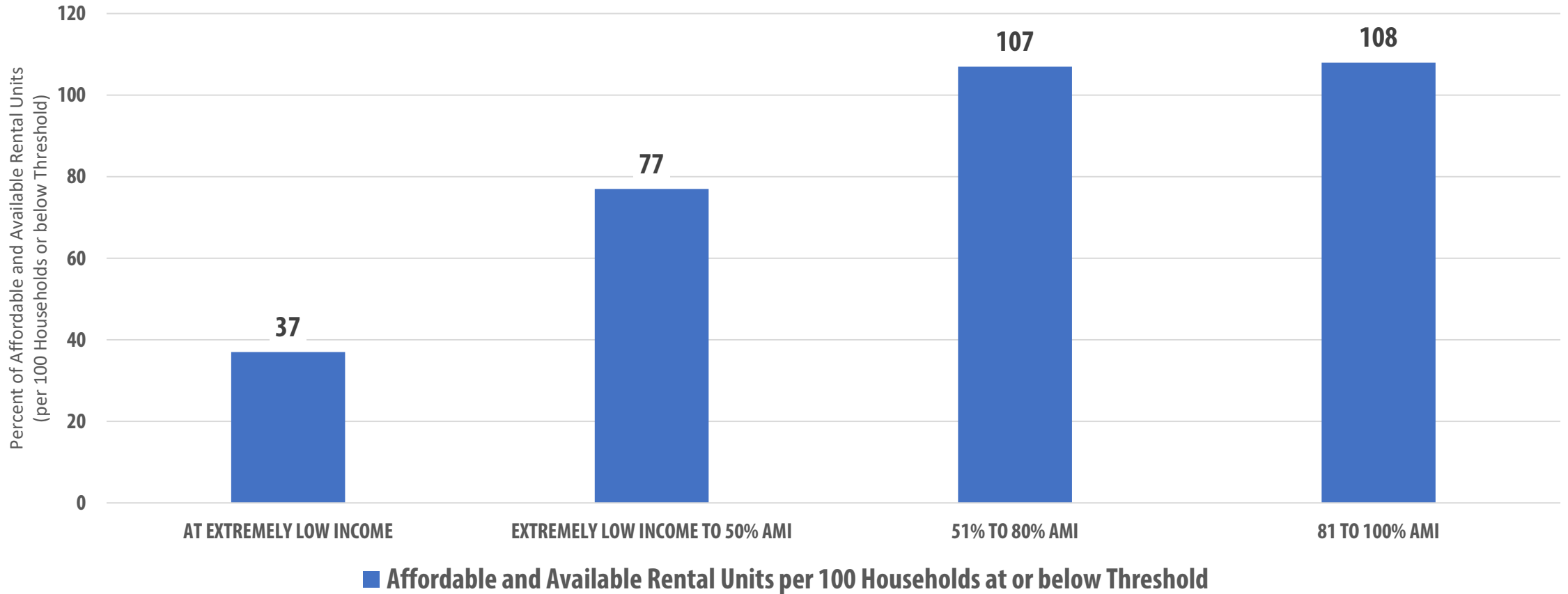
Source: National Low-Income Housing Coalition, 2019.

## Work Hours/Week at Minimum Wage



Source: National Low-Income Housing Coalition, 2019.

## Affordable and Available Rental Units per 100 Households at or below Threshold



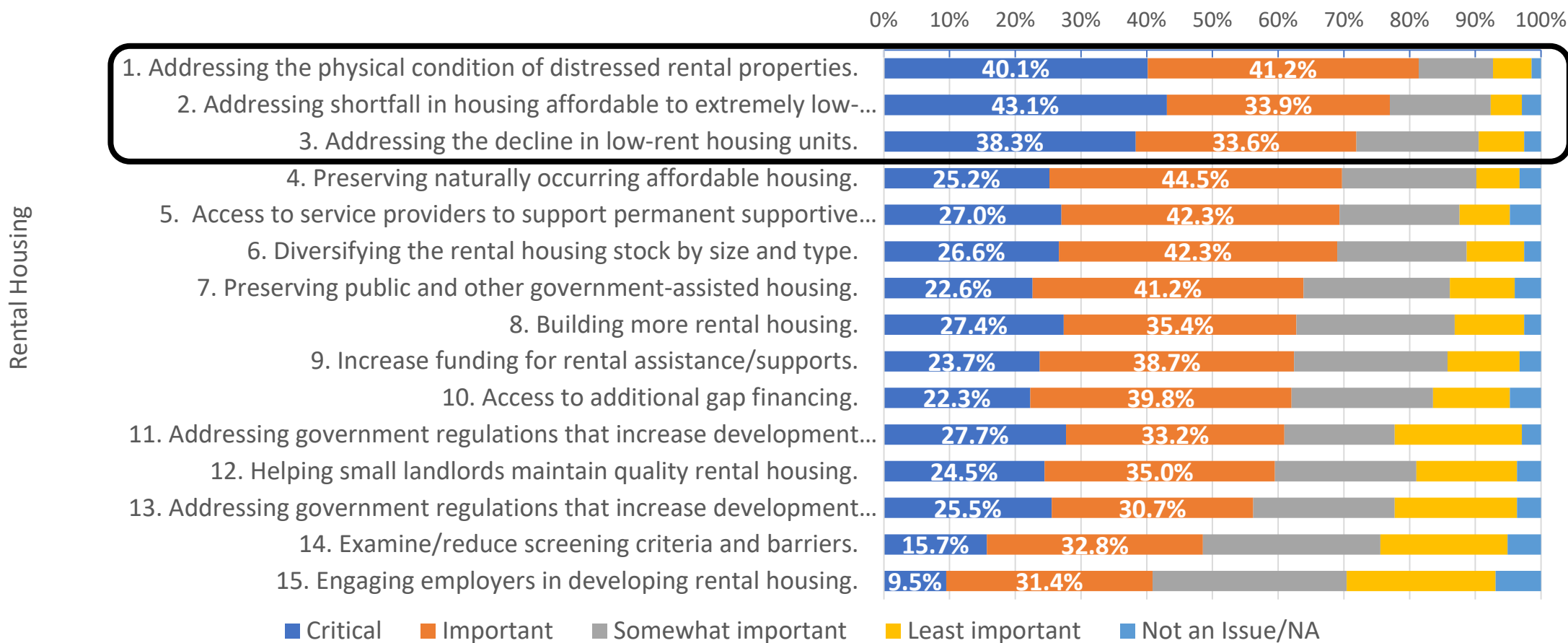
Source: National Low-Income Housing Coalition, 2019.



## Housing Perspectives: Rental Housing - Survey Outcomes Statewide

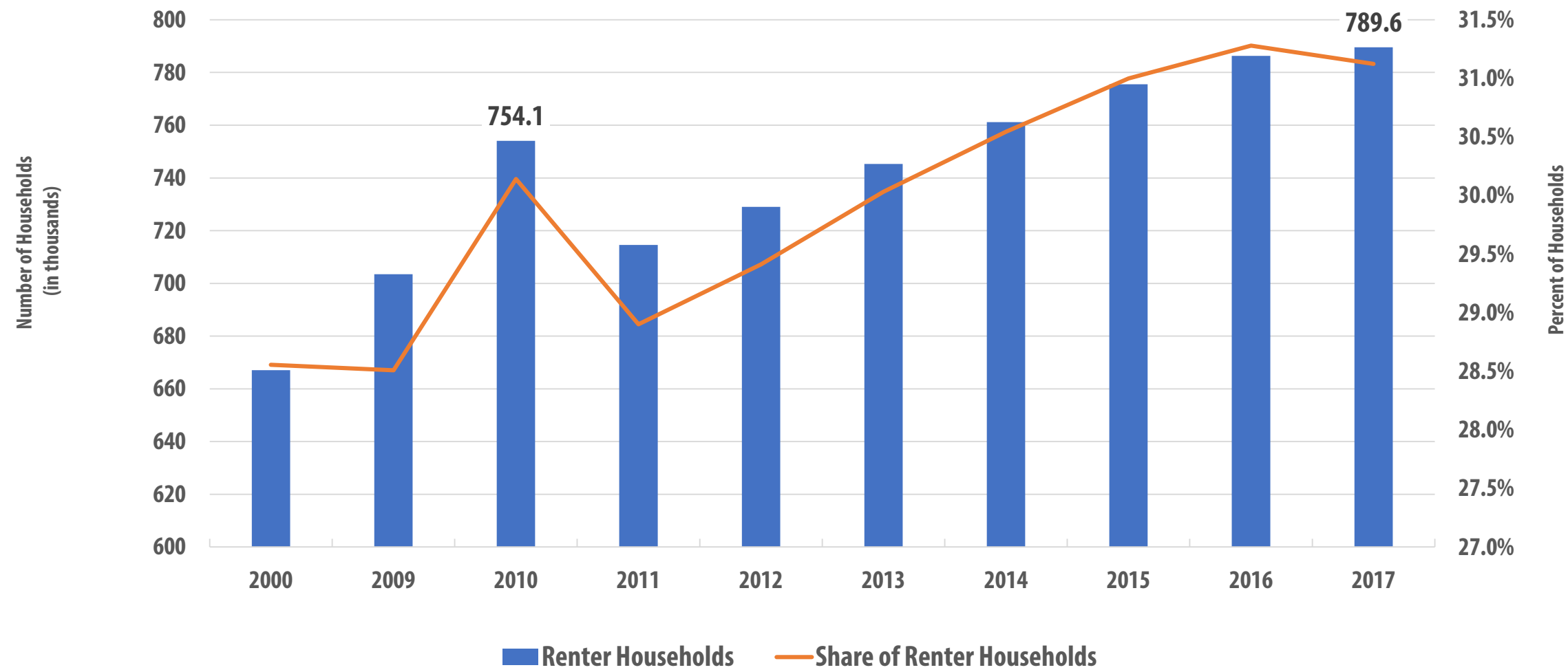
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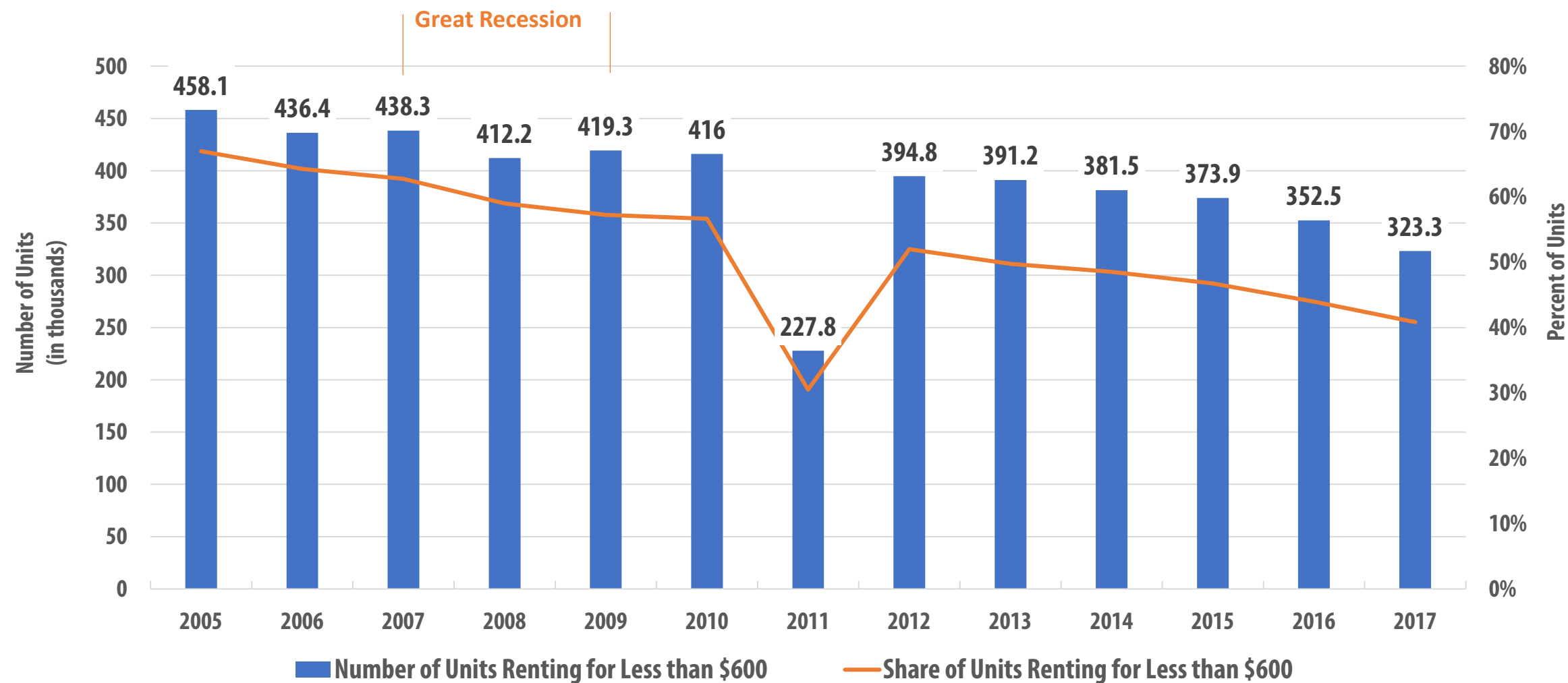
Source: Sagamore Institute, Housing Perspectives Survey Outcomes Statewide (N=274)

# Number and Share of Renter Households



Source: U.S. Census Bureau of ACS 3-year estimates and Indiana Business Research Center - Indiana University Purdue University- Indianapolis, StatsIndiana, 2019.

# Low-Rent Housing Stock – Statewide Trends, 2005 to 2017

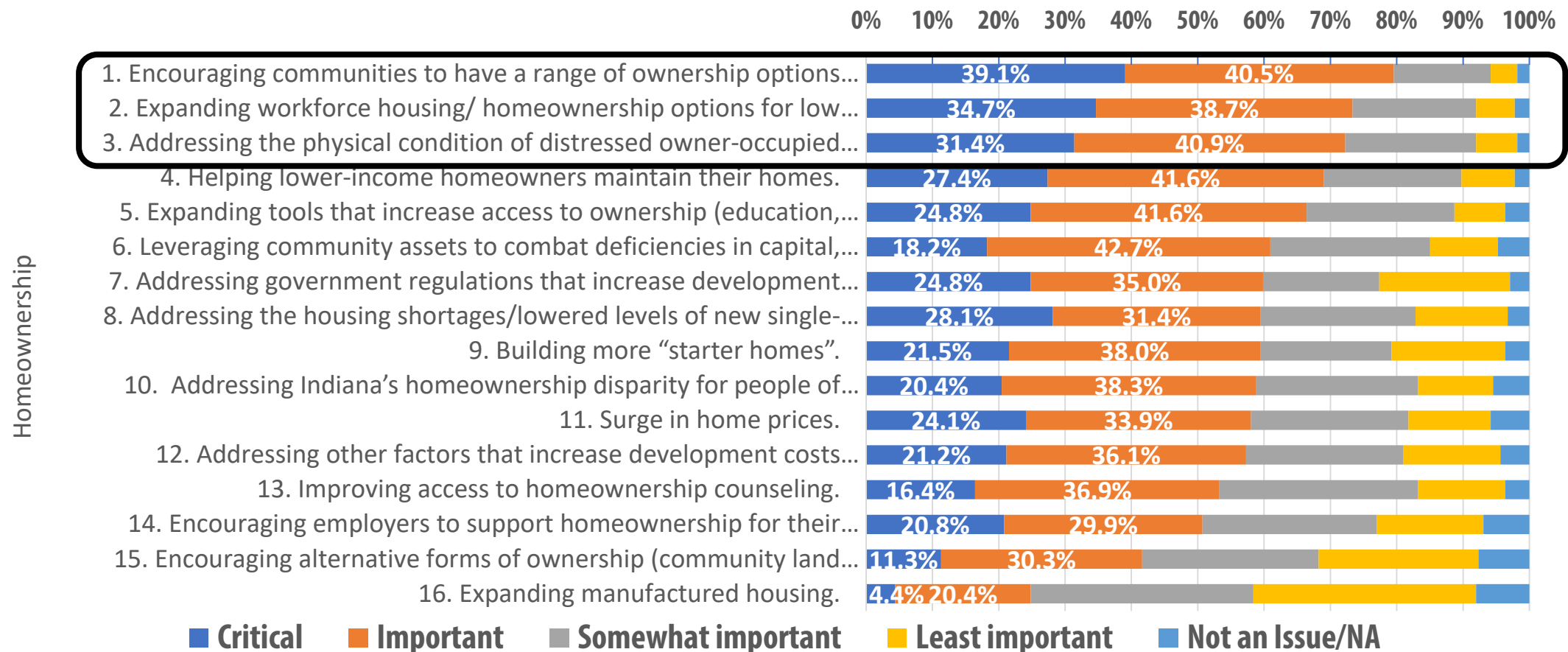


Source: U.S. Census ACS, 2005 to 2017.

## Housing Perspectives: Homeownership - Survey Outcomes Statewide

Top key issues identified as critical/important by housing professionals and advocates:

1. Encouraging communities to have a range of ownership options (affordability and building type). (79.6%)
2. Expanding workforce housing/ homeownership options for low to middle-income families/households. (73.4%)
3. Addressing the physical condition of distressed owner-occupied properties. (72.3%)





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