

# Market Trends in Indiana – Select Metro Areas

*14<sup>th</sup> Annual Indiana Affordable  
Housing Conference*

*September 15, 2004*

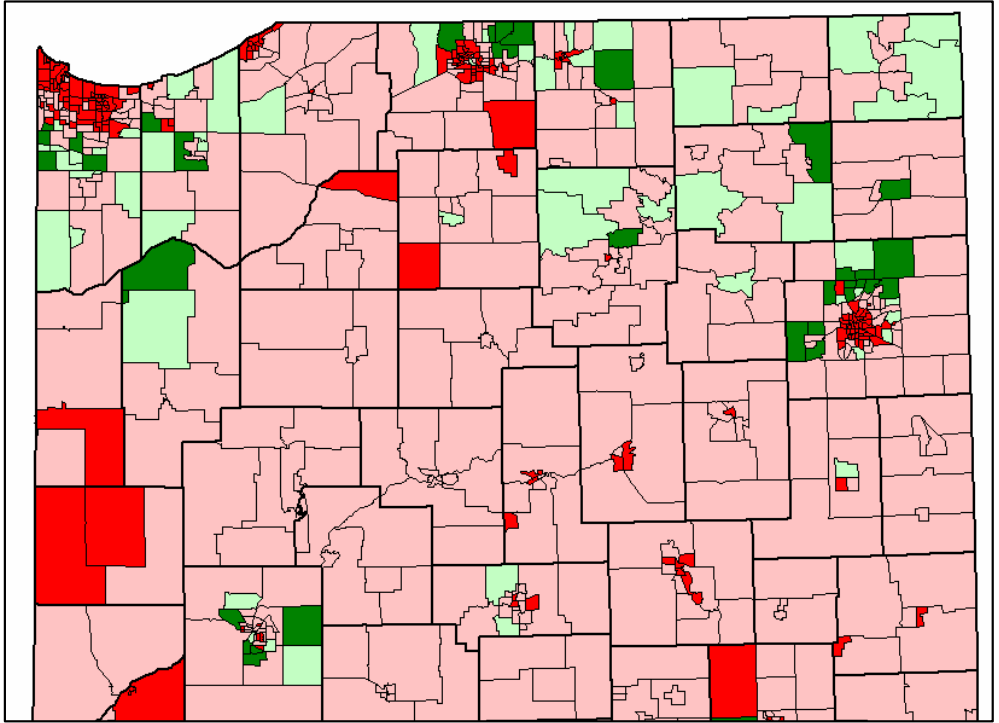
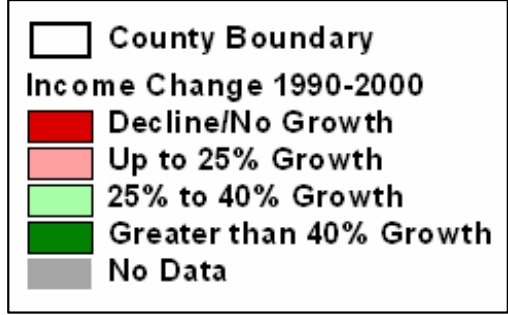
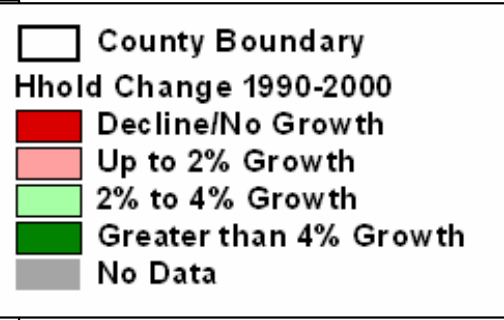
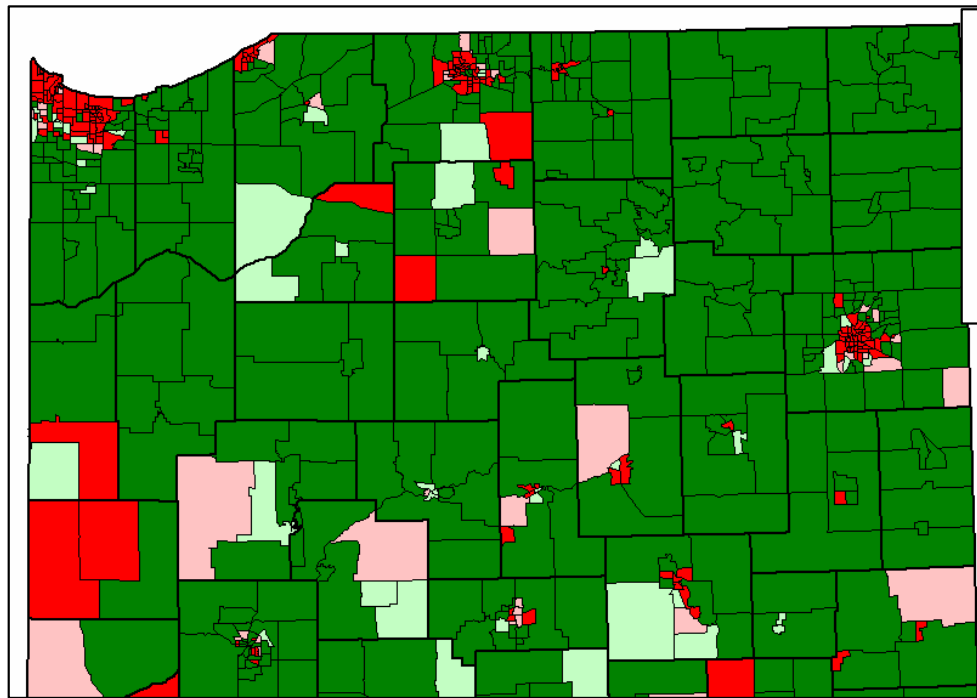


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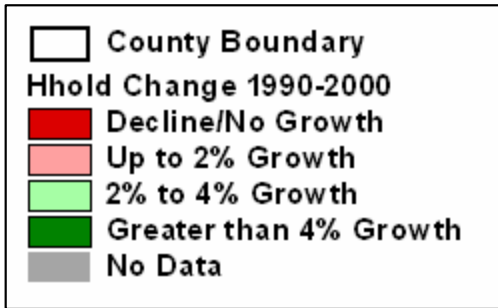
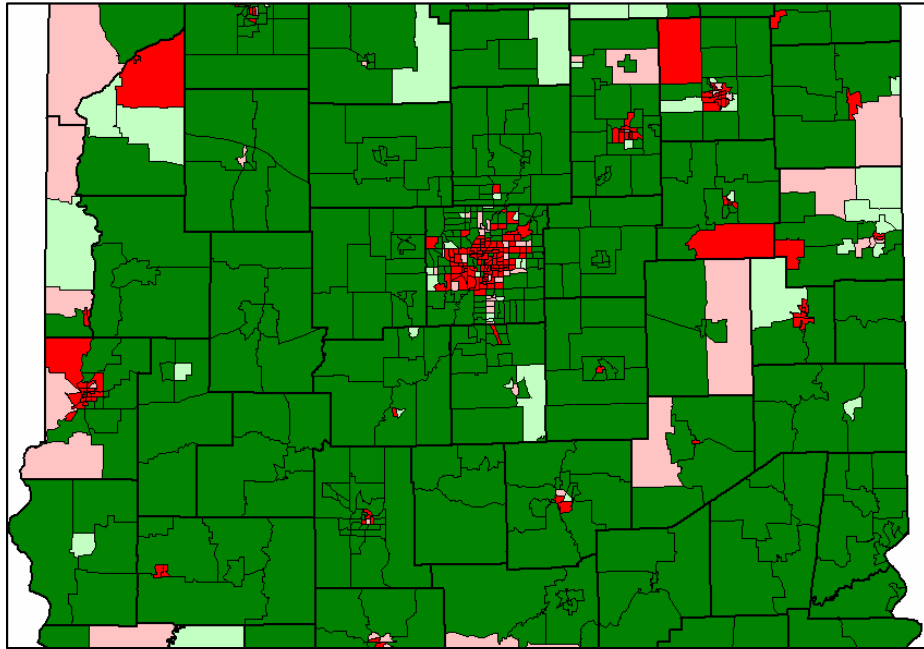
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*Kelly Murdock, Managing Partner  
Jennifer Lathom, Director of Geographic Information*



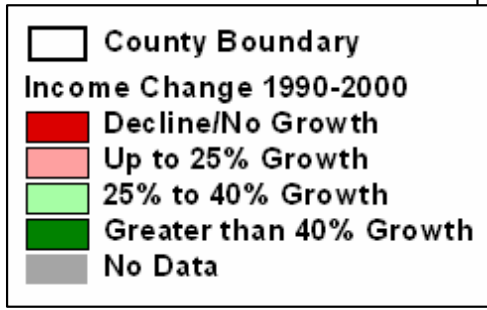
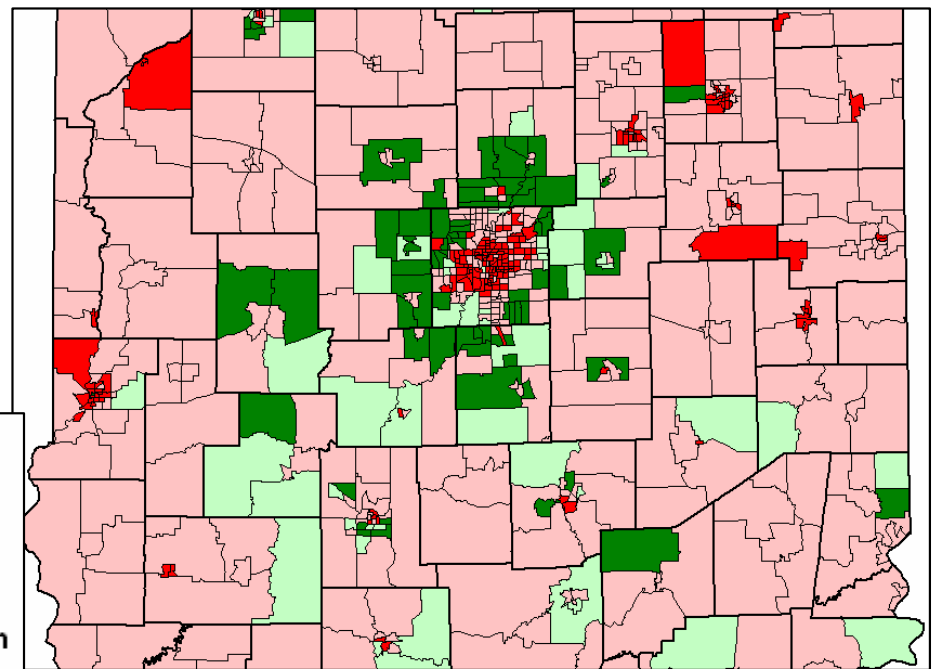
**Northern Indiana** – Most declines within Chicagoland and the central sections of other larger metro areas

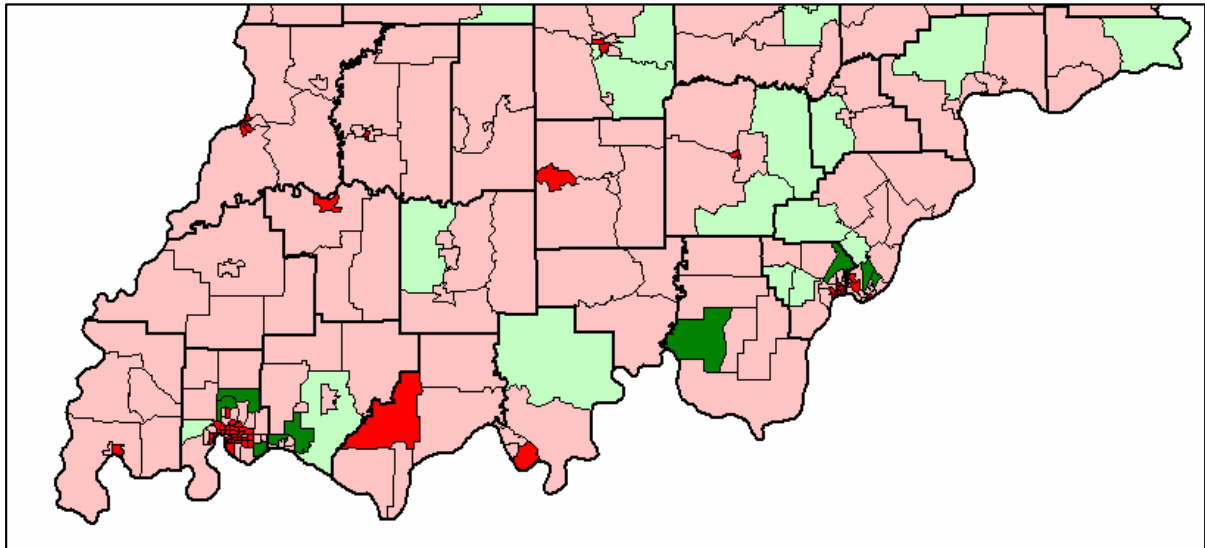
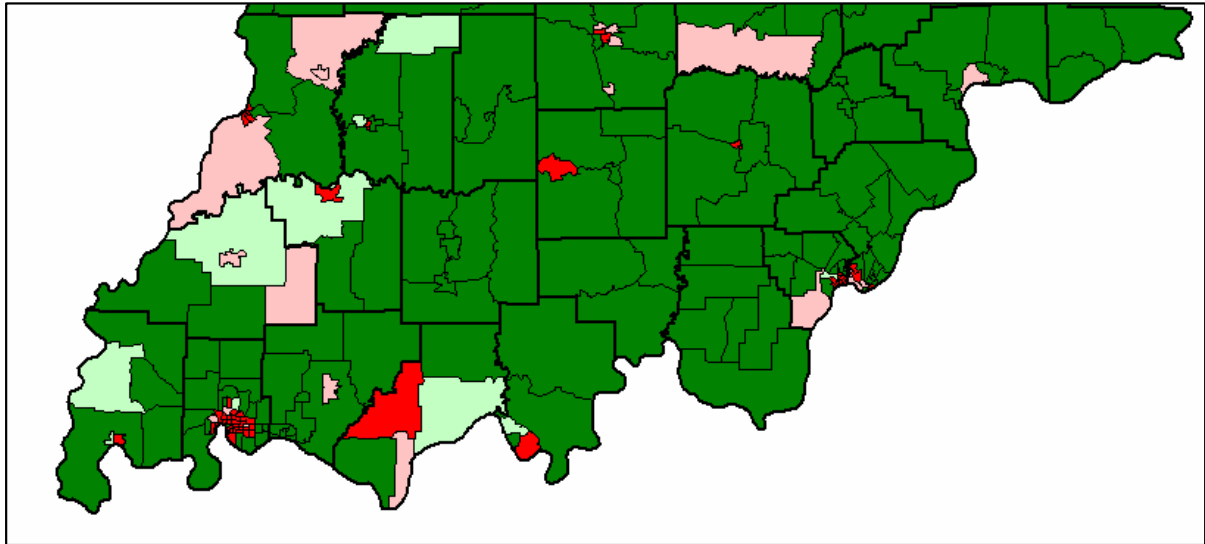
- Stronger areas – some of the smaller cities:  
 Logansport  
 NE Indiana  
 Lafayette



**Central Indiana** – strong growth encircles Indianapolis, along with sections near Cincinnati area (Dearborn County), and Owen/Clay Counties. Urban Indianapolis lags notably within many neighborhoods.

- Strongest characteristics found in:  
 Suburban Indianapolis  
 Bloomington  
 Greencastle

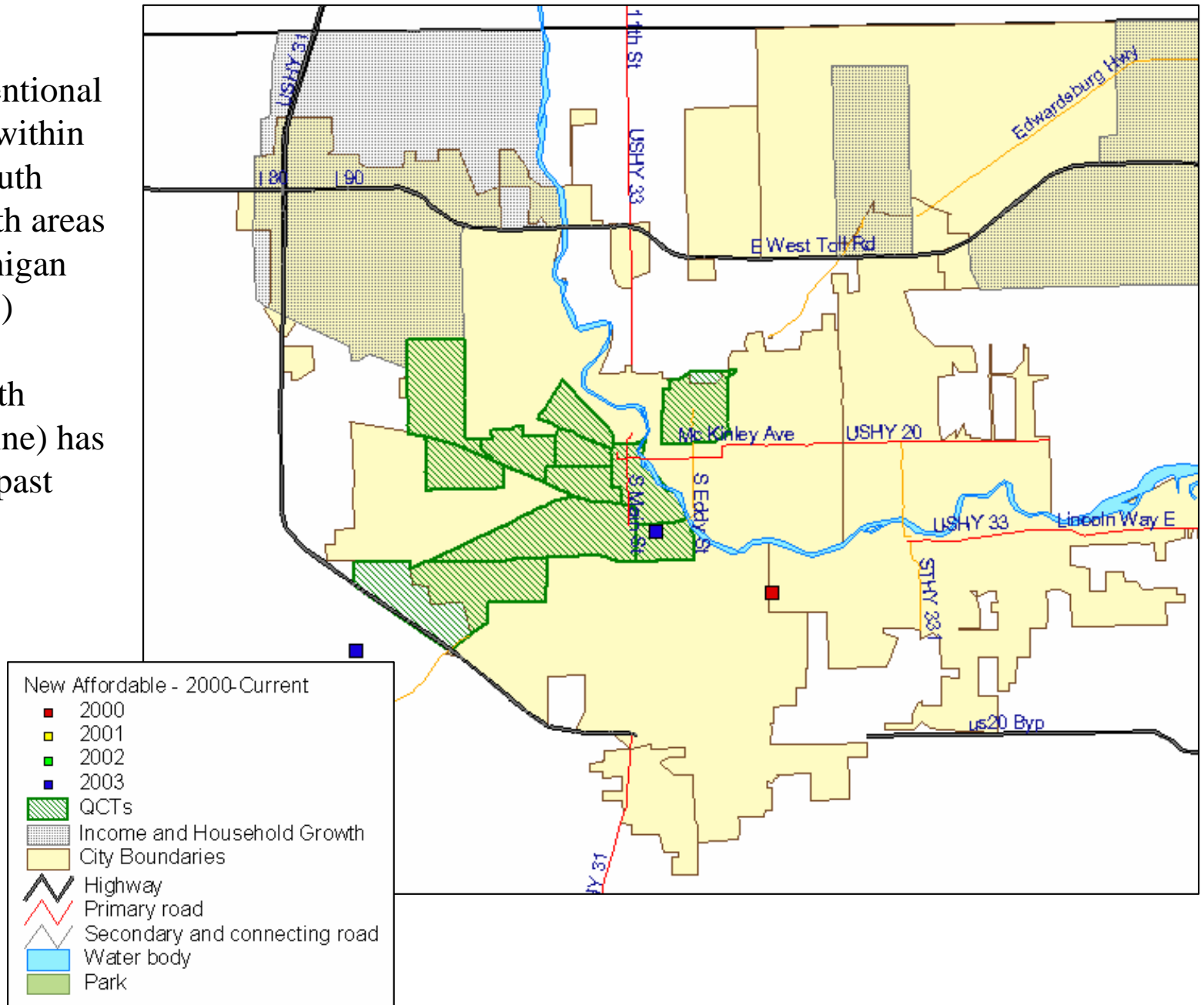




**Southern Indiana** – most notable growth areas specific to New Albany/Clarksville area (Louisville) & suburban Evansville.

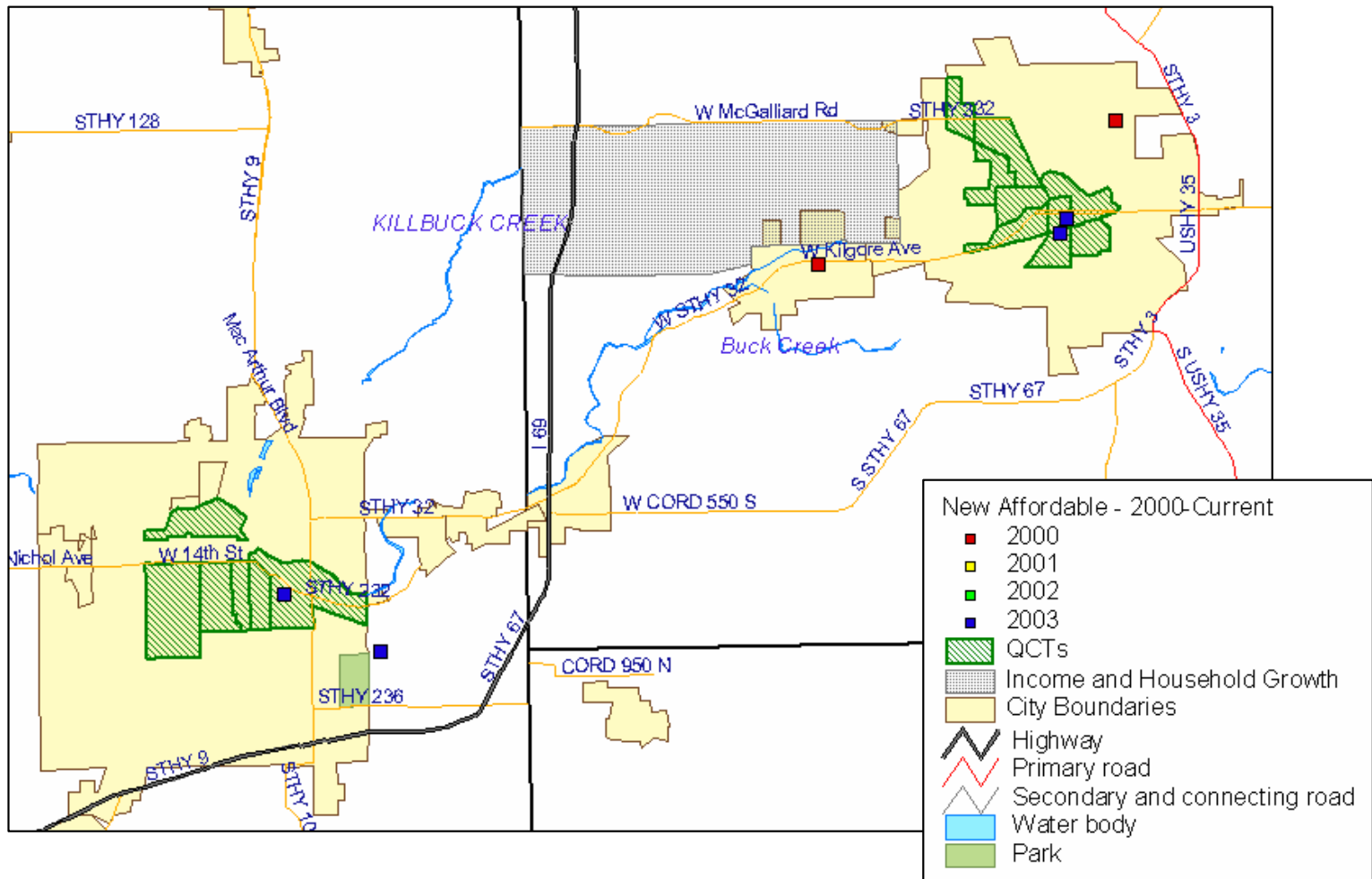
**South Bend** – conventional placement of QCTs within central section of South Bend and high growth areas toward Indiana/Michigan border (toward Niles)

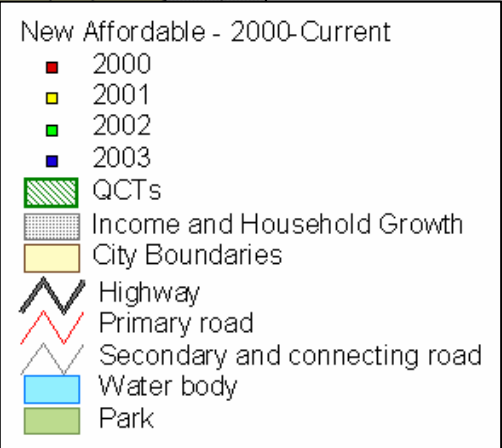
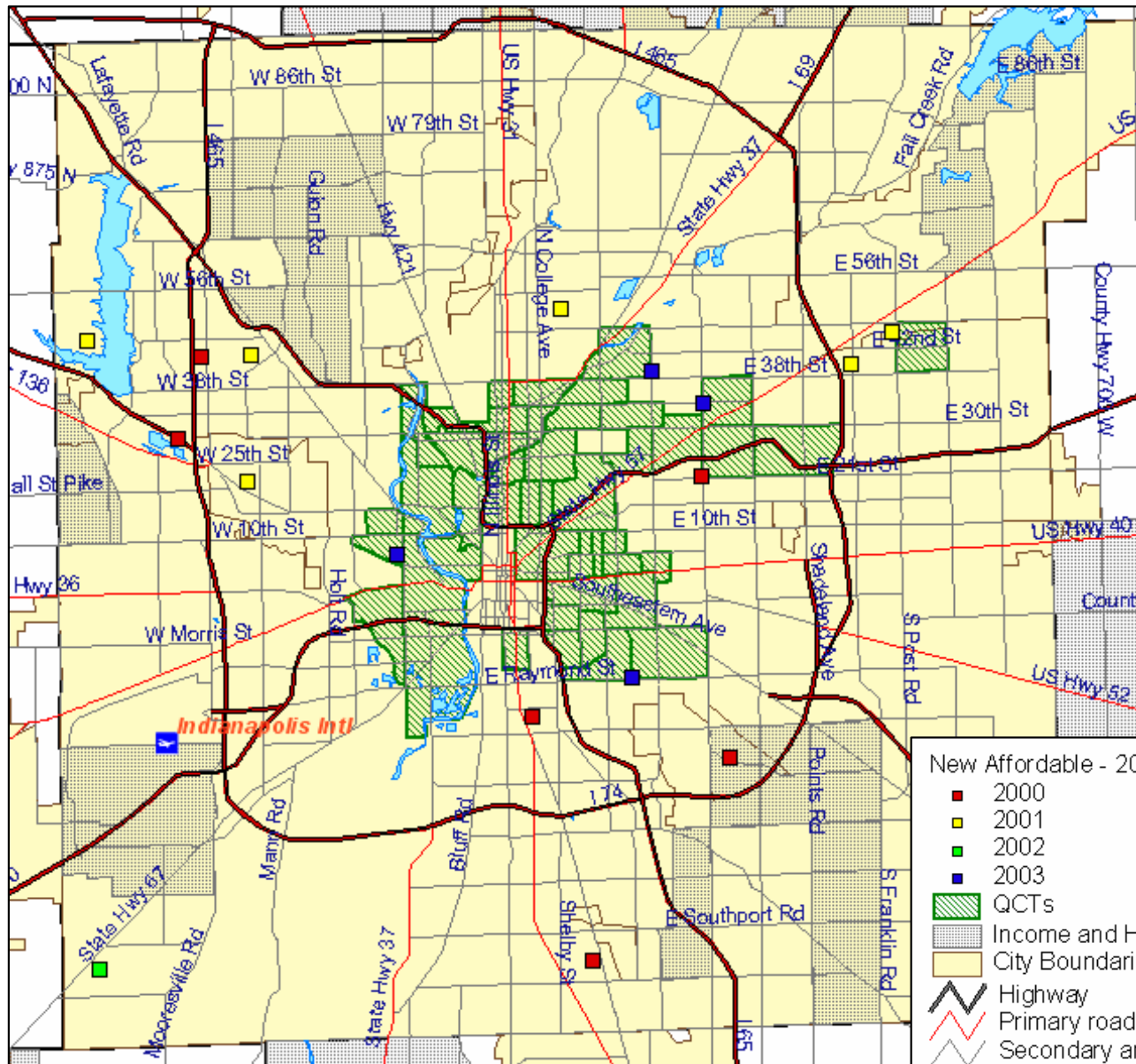
- Recent activity (both developed and pipeline) has been moderate over past three years.



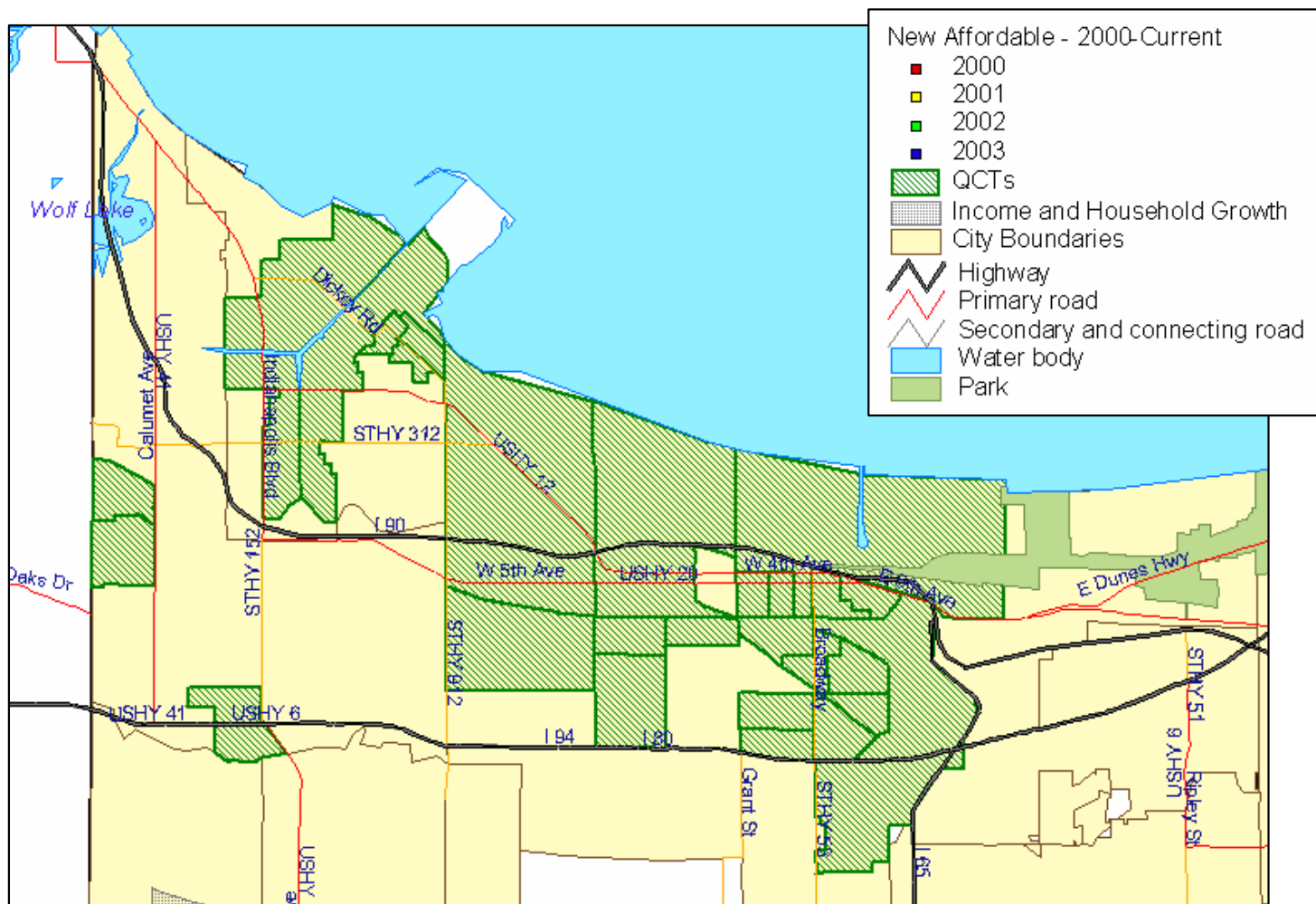
**Muncie/Anderson** – recent changes in QCT allocation have been to the area’s benefit.

- QCTs are found near BSU campus and central city - within Anderson along Route 32 and central city.
- Only high growth area is along Route 332 corridor toward I-69.





- Indianapolis** – many concerns regarding saturation
- QCTs centrally located and extend northeast
  - Declining households and incomes have been evident throughout many neighborhoods
  - Highest growth tracts represent typical growth regions within Indianapolis
  - Senior market quite limited – need to do your research
  - Little impact is expected as a result of new MSA designations – larger metro areas readily able to absorb smaller communities.



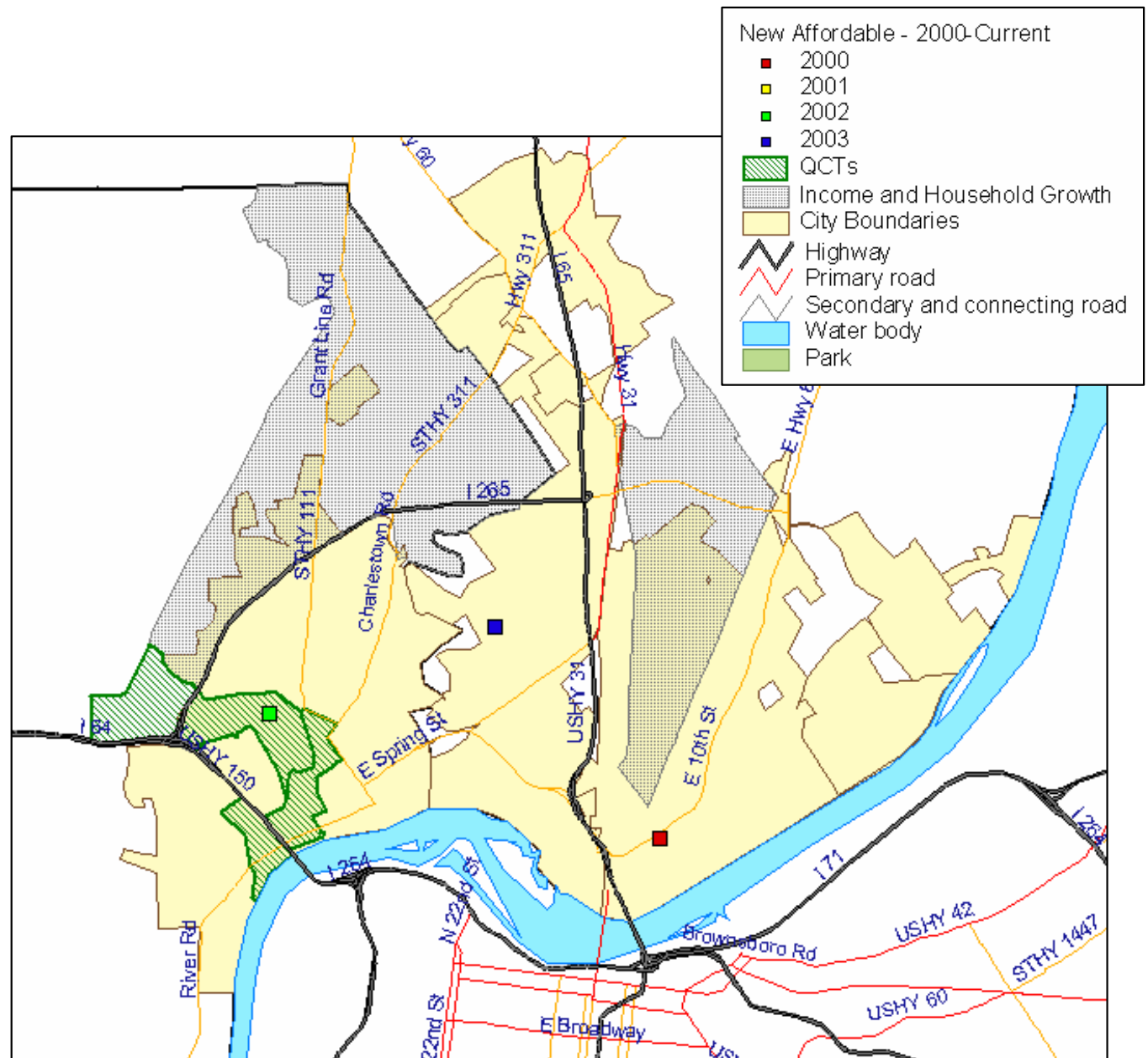
**Gary/Hammond** – no high growth areas based on income or household change

- QCTs are prominent throughout region
- Rehabilitation and other replacement housing issues should predominate market analysis for foreseeable future.

## New Albany Clarksville

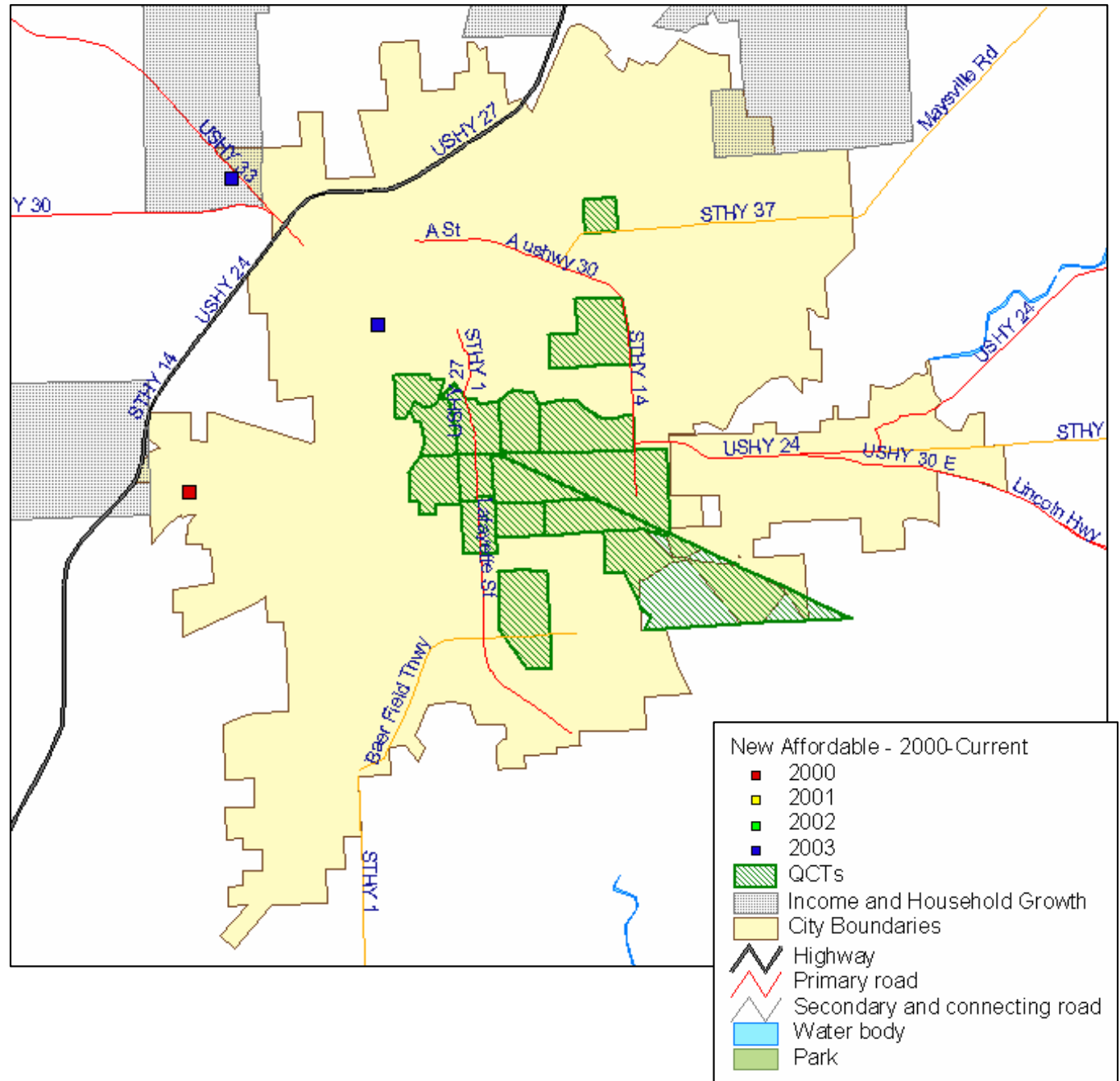
Jeffersonville – high growth in households and incomes thanks to positive changes across Louisville area and the relative difference to housing across the river

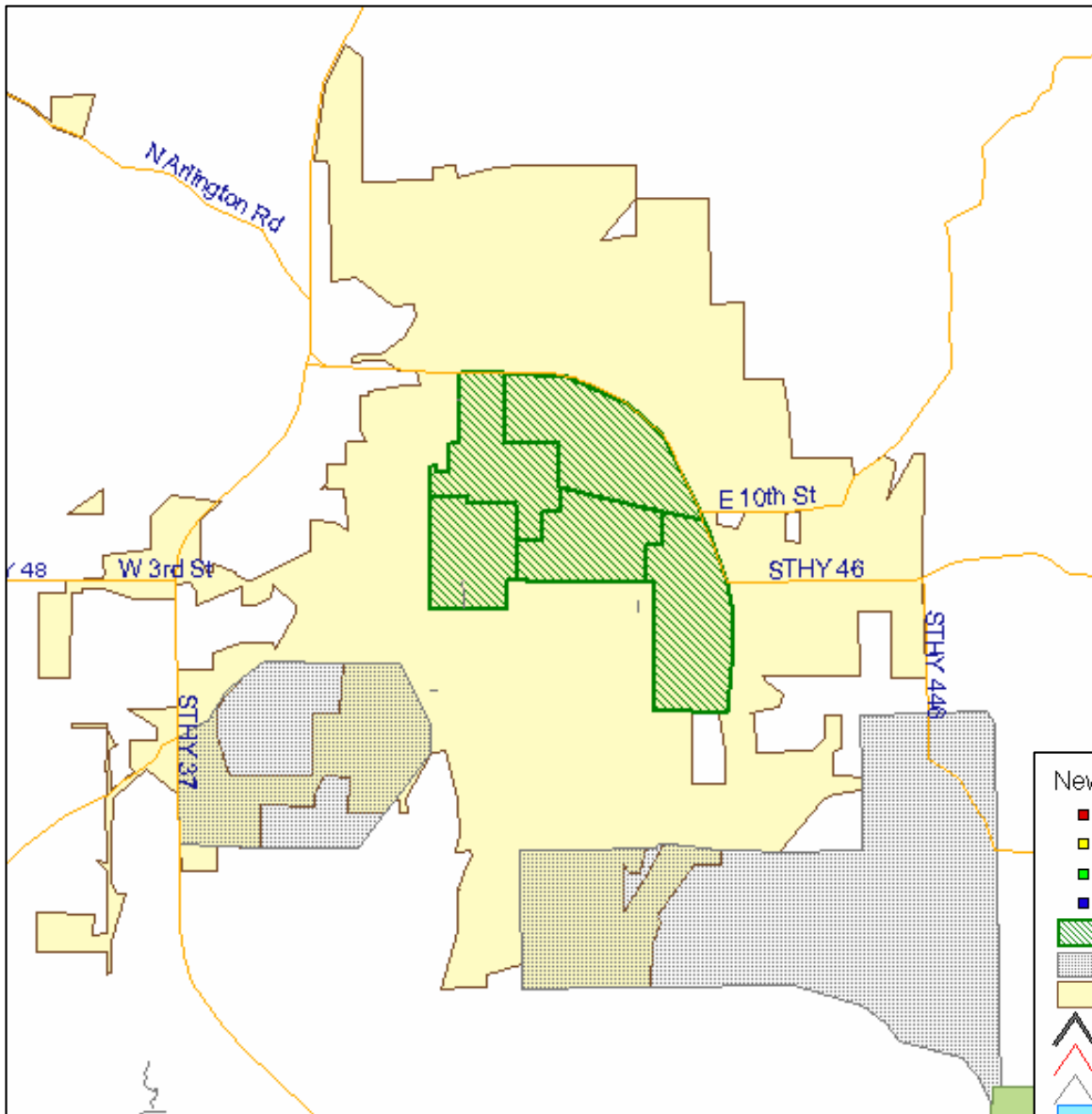
- High growth areas represent recently developed section of the area
- Affordability will remain an issue for affordable housing



**Fort Wayne** – occupancy rates are increasing, and strong household/income growth is present in some areas to the north and west

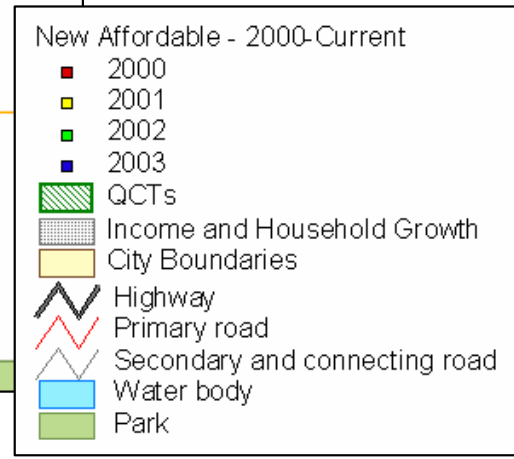
- Senior market is stable, but unlikely to take additional units
- Existing and proposed LIHTC family units are leasing, but future potential is limited
- QCTs are evident to the south of downtown – area of city that has been depressed economically





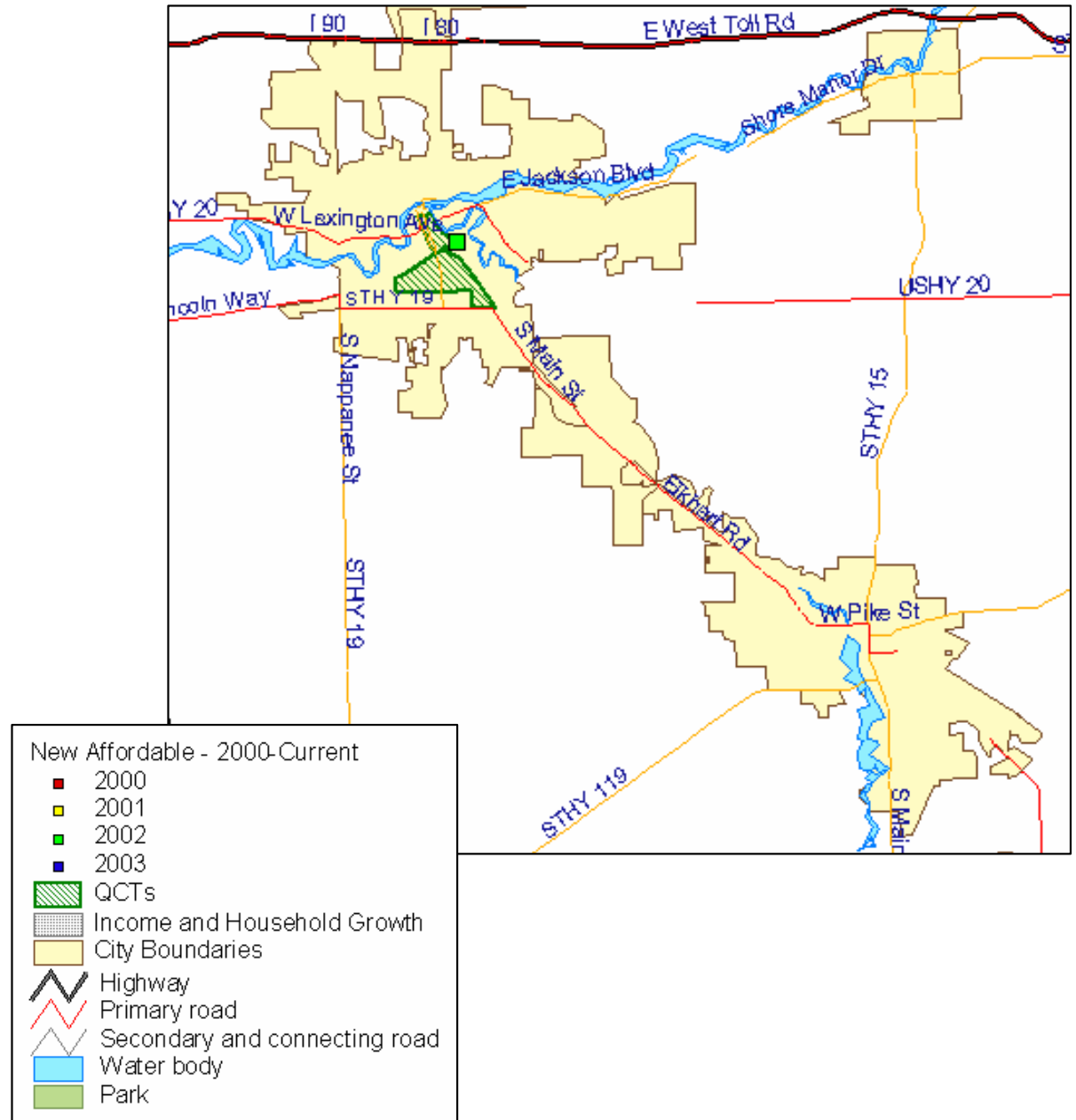
**Bloomington** – QCT’s south of National Road/north of Route 46 – includes Indiana University

- No affordable housing options over past four years
- High growth/income areas to the southeast and southwest



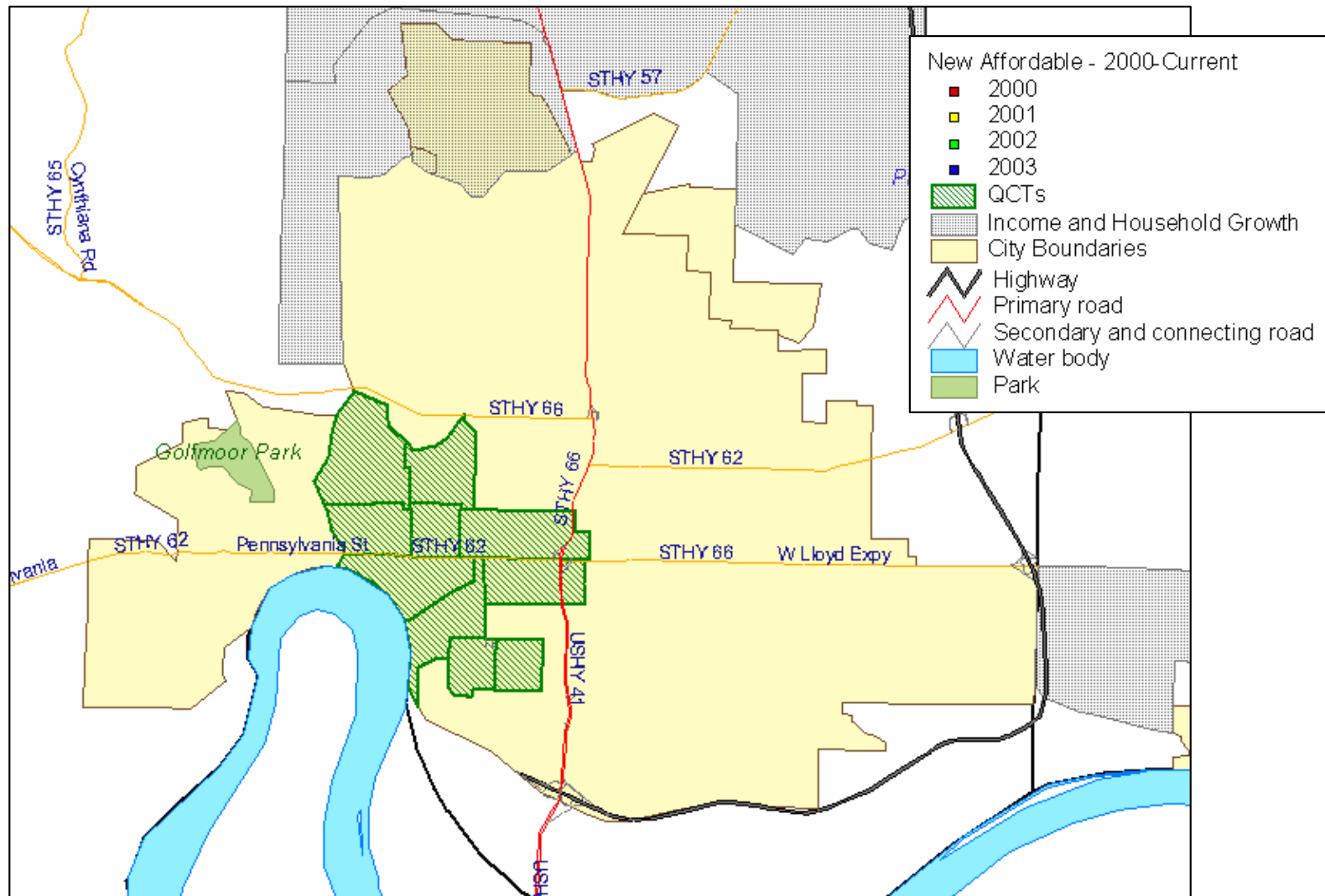
## Elkhart/Goshen

- Only LIHTC activity is rehab work within Elkhart
- Goshen activity includes proposals and recent development for market rate and affordable family rentals



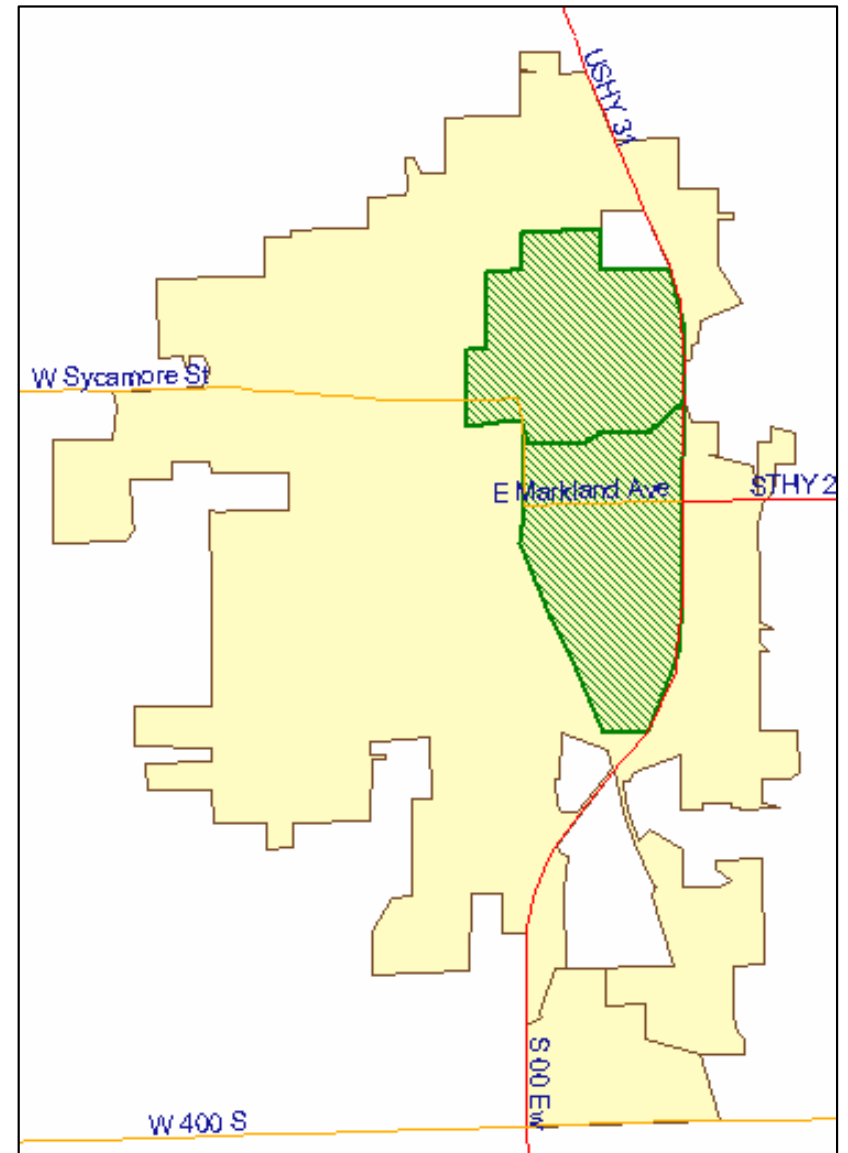
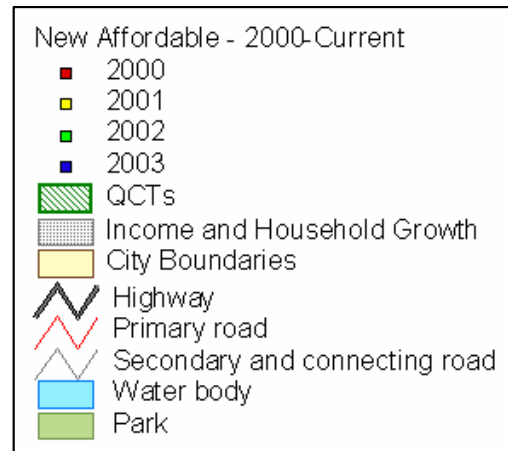
**Evansville** – local QCT's include all of central city and surrounding portions

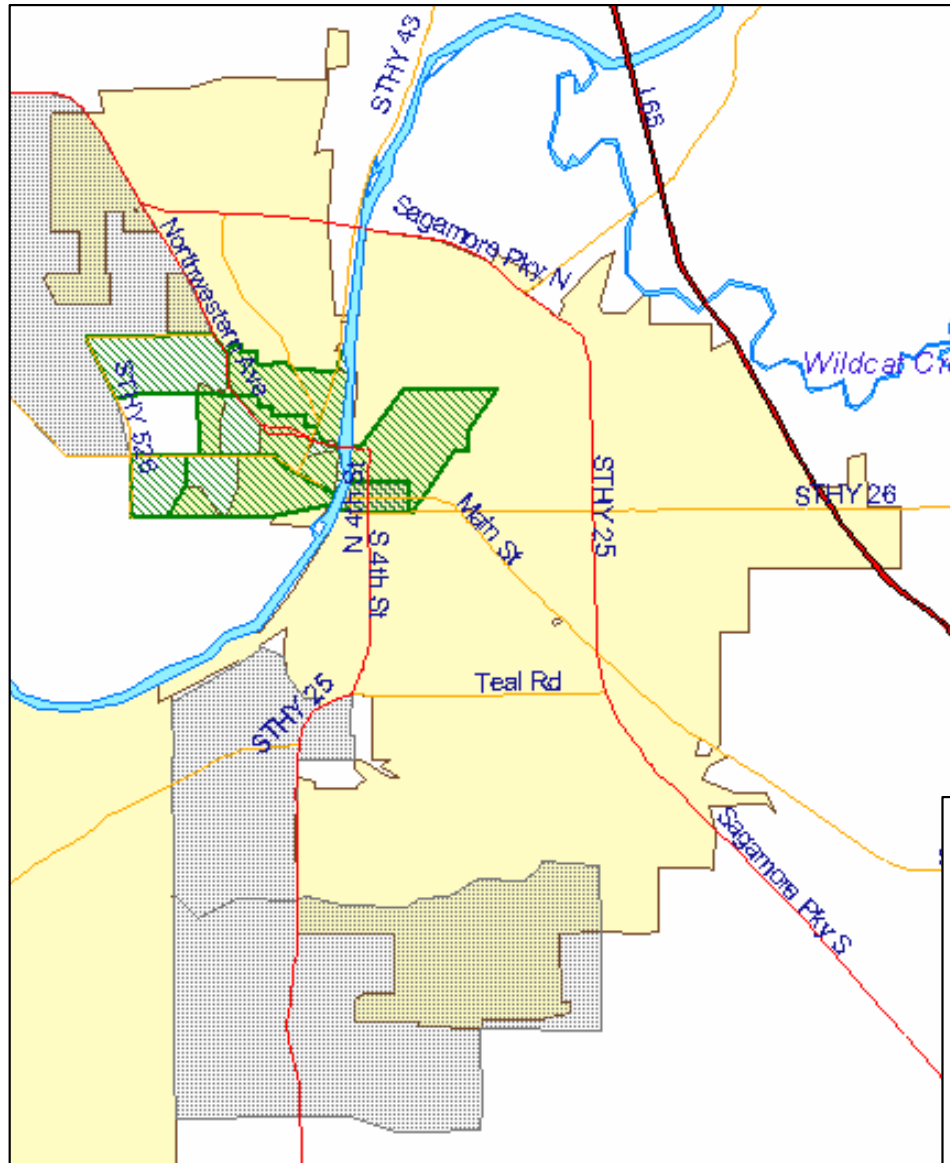
- Few recently-developed affordable housing options
- Higher growth areas toward Mechanicsville and northern suburbs



## Kokomo

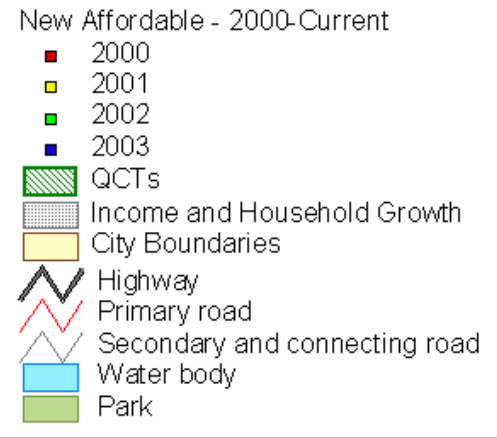
- No high growth/income regions
- One large QCT – between Washington and US 31
- No LIHTC allocations since 2000





## Lafayette/West Lafayette

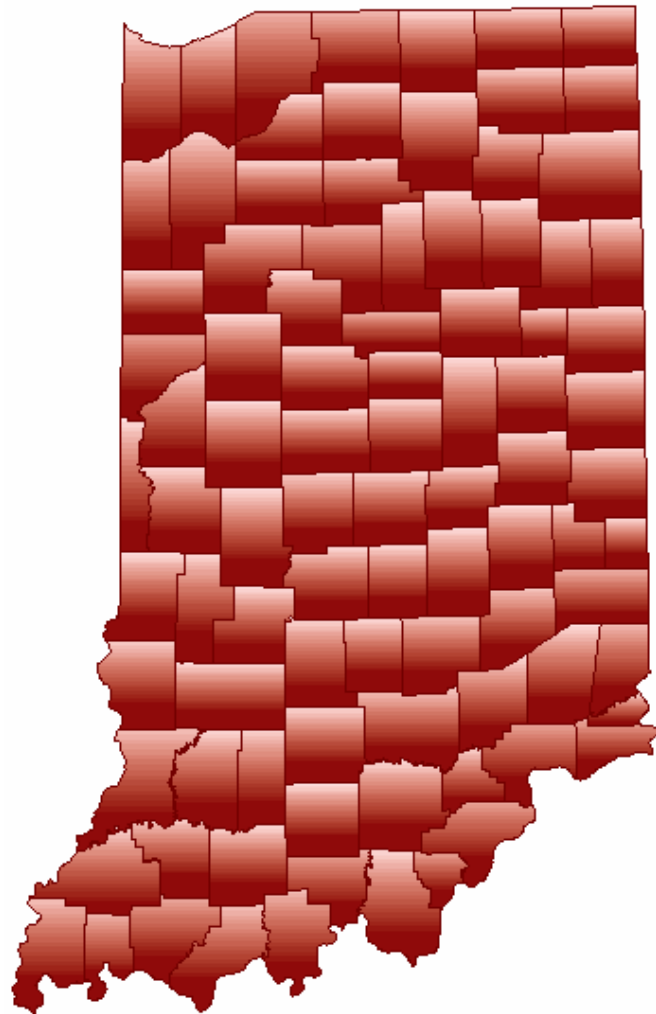
- Surprising number of QCT's surrounding university along with higher income/growth tracts
- No affordable housing options recently allocated



## **Additional Market-Related Issues:**

- 1) **New QAP will require additional market study requirements, tables, and information**
  - a) Additional study may be ordered if necessary;
  - b) Greater degree of project and site description;
  - c) Describe how market area was determined;
  - d) Penetration rate by income and overall – with detailed explanations;
  - e) Impact upon other affordable housing options and market rate housing options;
  - f) Conclusions that identify strengths and weaknesses of the proposed development;
  - g) Recommendation to accept proposal as is, suggest changes, or decline development;
- 2) Specific information and outline required
- 3) Review process





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