

HAND

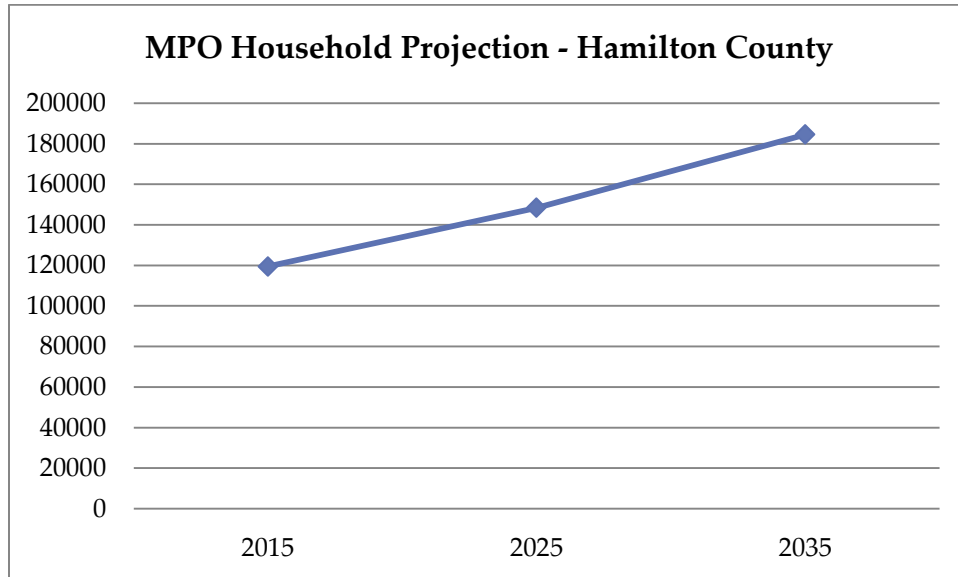
Research Advisory Committee

Housing Affordability

- There are 268,871 people in Hamilton County. (Census, ACS 5-year Estimates, 2007-2011)
- There are 98,951 households in Hamilton County. (Census, ACS 5-year Estimates, 2007-2011)
- There are 104,958 housing units in Hamilton County. (Census, ACS 5-year Estimates, 2007-2011)
- The median home value in Hamilton County is \$212,800. (Census, ACS 5-year Estimates, 2007-2011)
- The median gross rent in Hamilton County is \$919 per month. (Census, ACS 5-year Estimates, 2007-2011)
- The Indianapolis MPO projects there will be 184,530 households in Hamilton County by 2035.
- If each household has a housing unit, 79,572 new housing units will be needed in Hamilton County by 2035. 84,346 units would be needed to include a “healthy” vacancy rate of 6%, which is consistent with the current vacancy rate of 5.7%.
- If even 10% of the new housing units constructed were affordable units, there would need to be 8,434 new affordable housing units in the county by 2035.
- Fair Market Rent (FMR), as determined by HUD, is \$765 per month for a two-bedroom apartment in Hamilton County. (US Department of Housing and Urban Development)
- A two-adult household that is self-sufficient in Hamilton County needs \$780 per month for rent, which is fairly consistent with the FMR. (Self-Sufficiency Index)
- In order to be self-sufficient a two-adult household would need an income of \$30,987. Each adult would need to make \$7.31 an hour working full time. (Self-Sufficiency Index)
- The median household income in Hamilton County is \$84,449. Median household incomes range from \$44,091 in Arcadia to \$106,071 in Carmel. (Census, ACS 5-year Estimates, 2007-2011)
- 16% of homeowners with a mortgage are cost burdened, meaning they pay more than 35% of their household income for housing costs. 6% of homeowners without a mortgage are cost burdened. (Census, ACS 5-year Estimates, 2007-2011)
- 26% of renters are cost burdened, paying more than 35% of their household income for rent and utilities. (Census, ACS 5-year Estimates, 2007-2011)

- While Hamilton County has a low percentage of families living in poverty, poverty is more pronounced in Arcadia (12%) and Cicero (10%). (Census, ACS 5-year Estimates, 2007-2011)
- More than 17% of people and nearly 14% in Cicero live in poverty. (Census, ACS 5-year Estimates, 2007-2011)
- Westfield has the highest percentage of female headed families living in poverty. (Census, ACS 5-year Estimates, 2007-2011)
- Third Phase (Noblesville) is the only shelter in Hamilton County. It is for women over age 18 and pregnant girls who can arrange for medical care and transportation. 2 bedrooms are available for emergency shelter. Women work around the house and participate in activities.

Charts and Tables



Indianapolis MPO

Multi-family Housing Income Limits	2013							
Indianapolis MSA	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low Income	\$22,800	\$26,050	\$29,300	\$32,550	\$35,200	\$37,800	\$40,400	\$43,000
60% Income Limit	\$27,630	\$31,260	\$35,160	\$39,060	\$42,240	\$45,360	\$48,480	\$51,600
Source: US Department of Housing and Urban Development								

Section 8 Income Limits	2013							
Indianapolis MSA	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of Median	\$13,700	\$15,650	\$17,600	\$19,550	\$21,150	\$22,700	\$24,250	\$25,850
Very Low Income	\$22,800	\$26,050	\$29,300	\$32,550	\$35,200	\$37,800	\$40,400	\$43,000
Low Income	\$36,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Source: US Department of Housing and Urban Development								

FY 2013 Fair Market Rent	
Hamilton County	
Efficiency	\$ 499
1 Bedroom	\$ 615
2 Bedroom	\$ 765
3 Bedroom	\$ 1,020
4 Bedroom	\$ 1,190
Source: US Department of Housing and Urban Development	

LIHTC Properties			
Name	City	Total Units	Low Income Units
Noble Manor II Apartments	Noblesville	60	57
Noble Manor Village	Noblesville	73	73
Keen Associates	Indianapolis	8	8
D&R Associates	Indianapolis	4	4
Valley Farms Apartments	Westfield	92	92
Lakeview Court Apartments	Noblesville	140	115
Cumberland Crossing	Fishers	232	232
Deer Chase Apartments	Noblesville	144	128
Princeton Lakes Apartments	Noblesville	208	208
Hamilton Place	Arcadia	54	54
Deer Chase Apartments II	Noblesville	144	128
Greystone Apartments of Noblesville	Noblesville	236	236
Spicewood Garden Apartments*	Sheridan	23	23
Source: US Department of Housing and Urban Development			

HAND Units		
	Location	Units
Spicewood Garden	Sheridan	52
Plum Tree Gardens	Noblesville	6
Roper Lofts	Noblesville	8
Pebble Brook Gardens	Noblesville	9
TOTAL		75

Why the discrepancy between HUD's number of units in Spicewood Garden and HAND's? Were only 23 units funded with LIHTC and the remainder with another source?

Income	Indiana	Hamilton County	Arcadia	Atlanta	Carmel	Cicero	Fishers	Noblesville	Sheridan	Westfield
Total households	2472870	98959	546	218	28487	2273	26712	18634	1044	10308
Less than \$10,000	176337	2678	38	2	635	298	415	495	41	217
\$10,000 to \$14,999	138243	1853	55	3	523	104	348	378	71	213
\$15,000 to \$24,999	282483	4820	49	36	1183	157	733	1237	132	563
\$25,000 to \$34,999	292753	6260	54	22	1692	166	1365	1355	125	587
\$35,000 to \$49,999	381022	10297	98	34	2298	219	2527	2491	146	1097
\$50,000 to \$74,999	491517	17705	145	73	3508	525	4940	4067	260	1820
\$75,000 to \$99,999	311857	15675	66	22	3563	265	4283	3620	181	1838
\$100,000 to \$149,999	265473	20766	29	18	6351	359	6526	3196	66	2481
\$150,000 to \$199,999	73020	8931	12	8	3507	88	3080	932	17	731
\$200,000 or more	60165	9974	0	0	5227	92	2495	863	5	761
Median household income	\$48,393	\$84,449	\$44,091	\$56,071	\$106,071	\$54,217	\$92,347	\$70,484	\$50,921	\$86,054

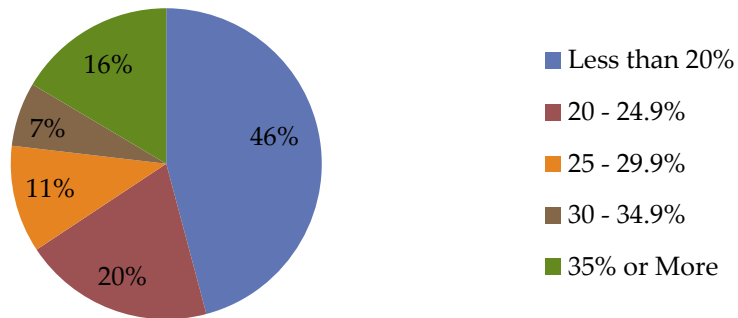
Source: 2007-2011 ACS 5-year Estimates, US Census Bureau

Value	Indiana	Hamilton County	Arcadia	Atlanta	Carmel	Cicero	Fishers	Noblesville	Sheridan	Westfield
Less than \$50,000	169884	1722	17	19	175	99	156	415	94	366
\$50,000 to \$99,999	476593	3128	154	72	425	241	336	736	292	172

\$100,000 to \$149,999	456053	14097	168	84	1427	479	3738	4117	276	1904
\$150,000 to \$199,999	294525	17160	6	7	3005	373	6033	3743	86	1864
\$200,000 to \$299,999	217868	21219	0	0	6875	180	6111	3337	26	2863
\$300,000 to \$499,999	104288	14766	0	0	7166	220	4100	1080	0	1067
\$500,000 to \$999,999	31194	5885	0	0	3000	86	1477	492	0	317
\$1,000,000 or More	7787	1016	0	0	476	0	228	19	0	142
Source: 2007-2011 ACS 5-year Estimates, US Census Bureau										

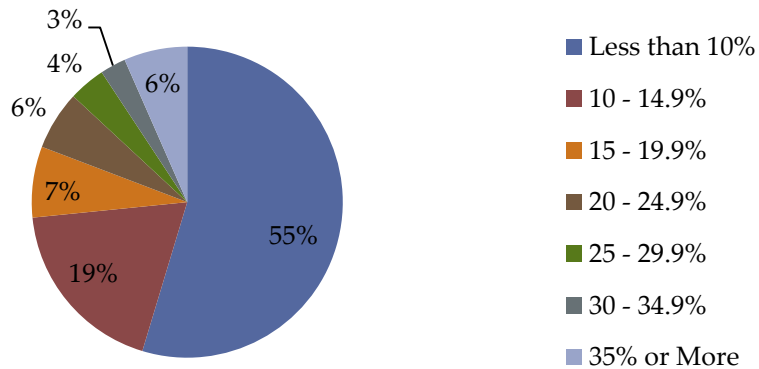
Gross Rent	Indiana	Hamilton County	Arcadia	Atlanta	Carmel	Cicero	Fishers	Noblesville	Sheridan	Westfield
Occupied Units Paying Rent	670108	18879	182	36	5754	579	4244	4620	222	1539
Less than \$200	17972	258	0	0	8	77	0	173	0	0
\$200 to \$299	22931	146	0	0	0	16	24	94	0	0
\$300 to \$499	87418	684	37	9	48	0	58	265	74	24
\$500 to \$749	257205	2999	89	4	694	116	170	1007	90	429
\$750 to \$999	181097	7246	42	18	2093	298	1739	1766	49	701
\$1,000 to \$1,499	85228	5698	14	5	1963	72	1886	1032	0	311
\$1,500 or More	18257	1848	0	0	948	0	367	283	9	74
Median	\$704	\$919	\$692	\$778	\$1006	\$785	\$1026	\$837	\$547	\$803
No rent paid	44570	1087	19	0	364	16	289	75	48	74
Source: 2007-2011 ACS 5-year Estimates, US Census Bureau										

Selected Monthly Owner Costs as a Percentage of Household Income - Housing Units with a Mortgage



Census, ACS 5-year Estimates, 2007-2011

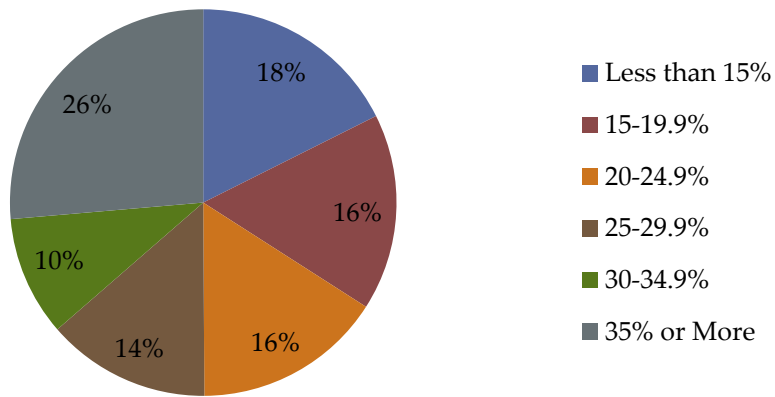
Selected Monthly Owner Costs as a Percentage of Household Income - Housing Units Without a Mortgage



Census, ACS 5-year Estimates, 2007-2011

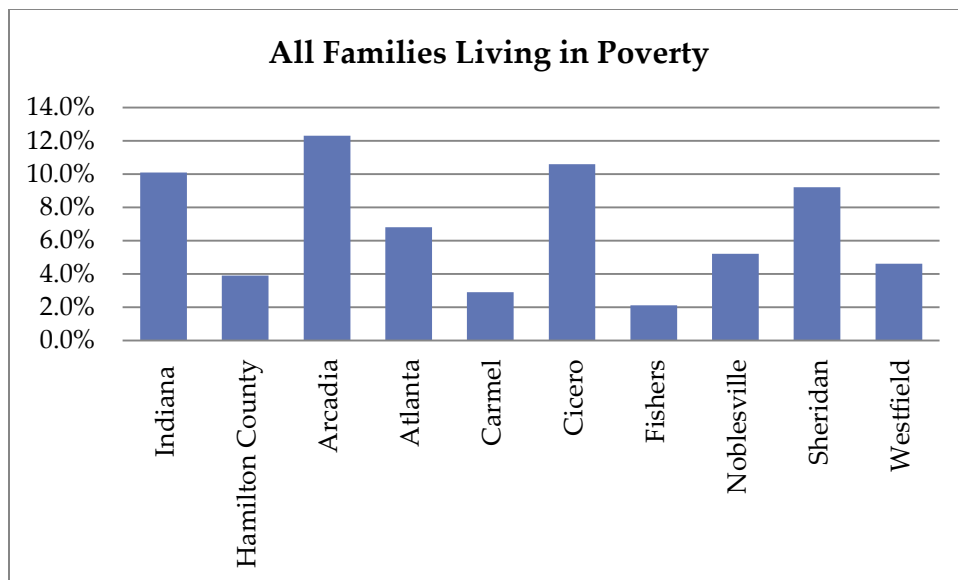
Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)	Indiana	Hamilton County	Arcadia	Atlanta	Carmel	Cicero	Fishers	Noblesville	Sheridan	Westfield
Housing Units with a Mortgage	1228625	66016	257	114	18097	1362	19686	11840	562	7558
Less than 20%	543359	30263	139	41	9537	551	9165	4712	224	3183
20 - 24.9%	211170	13101	70	14	3109	241	3845	2708	109	1777
25 - 29.9%	140492	7373	24	13	1619	114	2255	1233	114	988
30 - 34.9%	93246	4402	7	31	987	175	1186	1109	35	470
35% or More	240358	10877	17	15	2845	281	3235	2078	80	1140
Housing Units without a Mortgage	520340	12588	88	68	4163	297	2447	2012	212	1065
Less than 10%	229092	6881	16	10	2664	86	1318	1112	88	491
10 - 14.9%	105623	2360	23	30	556	98	594	372	33	195
15 - 19.9%	62285	929	7	6	372	0	134	210	14	51
20 - 24.9%	36925	771	9	9	178	26	149	129	18	124
25 - 29.9%	23287	480	12	11	120	18	79	35	0	56
30 - 34.9%	15690	337	0	0	143	9	0	55	54	44
35% or More	47438	830	21	2	130	60	173	99	5	104
Source: 2007-2011 ACS 5-year Estimates, US Census Bureau										

Gross Rent as a Percentage of Household Income

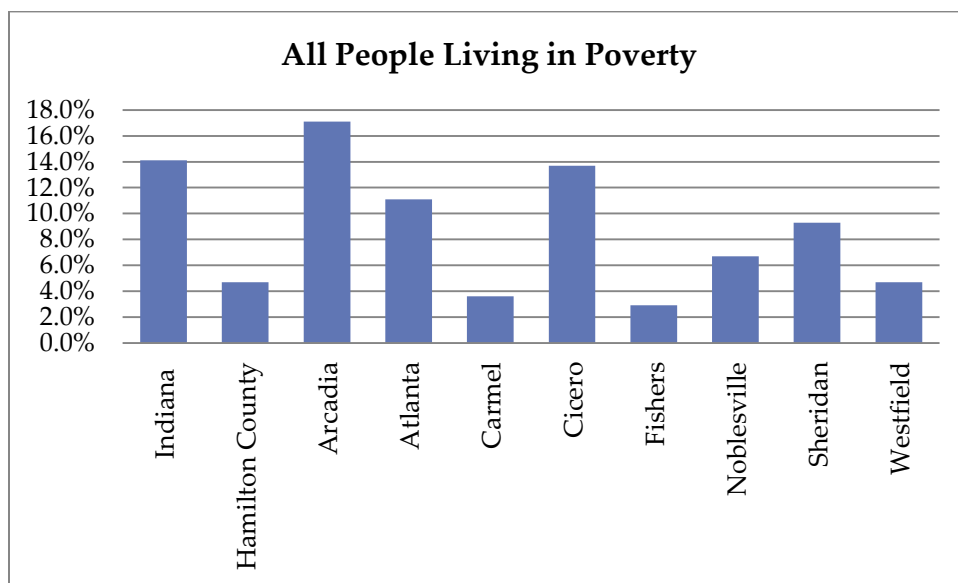


Census, ACS 5-year Estimates, 2007-2011

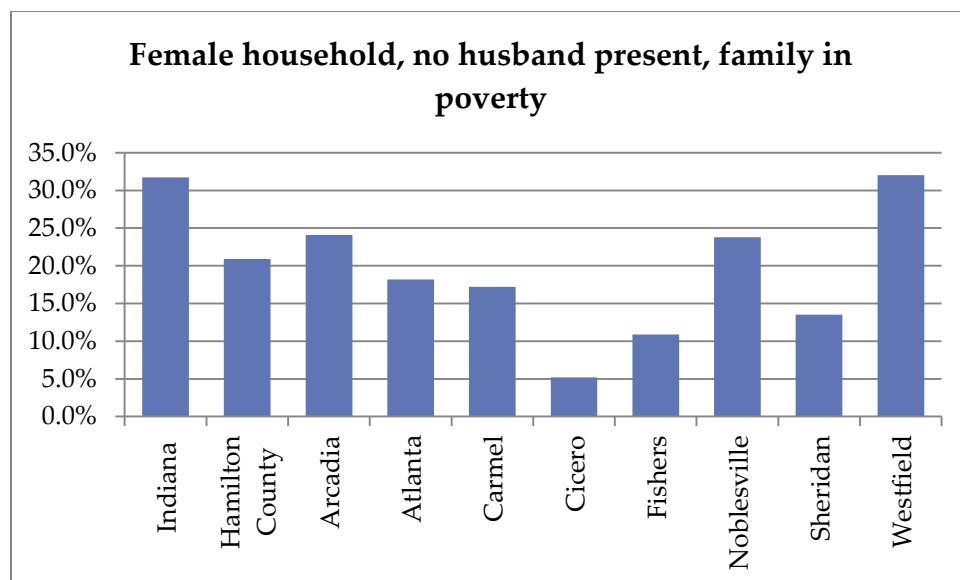
Gross Rent as a Percentage of Household Income	Indiana	Hamilton County	Arcadia	Atlanta	Carmel	Cicero	Fishers	Noblesville	Sheridan	Westfield
Occupied Units Paying Rent	655068	18639	178	36	5709	529	4171	4595	217	1539
Less than 15%	85877	3282	14	9	947	53	711	797	31	365
15-19.9%	86219	3067	46	11	904	192	821	613	11	230
20-24.9%	85995	2953	39	13	906	28	829	678	35	216
25-29.9%	74221	2554	21	0	677	14	515	780	39	300
30-34.9%	57764	1869	6	3	557	96	290	557	25	191
35% or More	264992	4914	52	0	1718	146	1005	1170	76	237
Source: 2007-2011 ACS 5-year Estimates, US Census Bureau										



Census, ACS 5-year Estimates, 2007-2011



Census, ACS 5-year Estimates, 2007-2011



Census, ACS 5-year Estimates, 2007-2011

Poverty Thresholds for 2011 by Size of Family and Number of Related Children Under 18 Years										
			Related children under 18 years							
Size of family unit	Weighted average thresholds	None	One	Two	Three	Four	Five	Six	Seven	Eight or more
One person (unrelated individual)	11,484									
Under 65 years	11,702	11,702								
65 years and over	10,788	10,788								
Two people	14,657									
Householder under 65 years	15,139	15,063	15,504							
Householder 65 years and over	13,609	13,596	15,446							
Three people	17,916	17,595	18,106	18,123						
Four people	23,021	23,201	23,581	22,811	22,891					

Five people	27,251	27,979	28,386	27,517	26,844	26,434				
Six people	30,847	32,181	32,309	31,643	31,005	30,056	29,494			
Seven people	35,085	37,029	37,260	36,463	35,907	34,872	33,665	32,340		
Eight people	39,064	41,414	41,779	41,027	40,368	39,433	38,247	37,011	36,697	
Nine people or more	46,572	49,818	50,059	49,393	48,835	47,917	46,654	45,512	45,229	43,487

Source: U.S. Census Bureau

Self-Sufficiency Standard						
Hamilton County						
	1 adult	2 adults	1 adult 1 child	2 adults 1 child	2 adults; 2 children	2 adults; 3 children
Housing	\$780	\$780	\$927	\$927	\$927	\$1,199
Child Care	\$0	\$0	\$443	\$443	\$885	\$1,328
Food	\$229	\$450	\$406	\$617	\$766	\$897
Transportation	\$219	\$422	\$225	\$428	\$428	\$428
Health Care	\$148	\$399	\$357	\$420	\$442	\$464
Miscellaneous	\$138	\$205	\$236	\$283	\$345	\$432
Taxes	\$314	\$386	\$515	\$553	\$679	\$923
Self-Sufficiency Wage						
Hourly (per adult)	\$ 10.19	\$ 7.31	\$ 16.64	\$ 9.86	\$ 11.76	\$ 14.93
Monthly (household)	\$ 1,793	\$ 2,575	\$ 2,928	\$ 3,469	\$ 4,139	\$ 5,255
Annual (household)	\$ 21,516	\$ 30,897	\$ 35,135	\$ 41,631	\$ 49,671	\$ 63,054

[Self-Sufficiency Index](#)