

A. Background

The Housing Needs Index measures the availability and demand for housing within a given county, and represents the first time that the Indiana Housing and Community Development Authority has endeavored to measure demand for affordable housing using desire for, or availability of housing units rather than proxies such as income or poverty alone. This new index directly connects to our vision for an *Indiana with a sustainable quality of life for all Hoosiers in the community of their choice*, and is designed to incentivize affordable housing in areas where low income Hoosiers want to live.

The three below measures are supported by migration, population, and affordability data taken from the American Communities Survey's and latest Decennial Census put out by the U.S. Census Bureau. The associated measures and tools were generated by the Urban Institute, the United States Department of Housing and Urban Development (HUD), and internal work by IHCD.

B. Counties Experiencing Population Growth from Migration

To select a list of eligible counties for the 2020-2021 QAP we used migration data directly from the 2010-2017 American Community Survey through www.NHGIS.org. IHCD settled on using data from the County level rather than smaller geographic units such as Metropolitan Area, Census Tract, or Zip Code due to concerns over data accuracy and uniformity. As the American Communities Survey is sample of the U.S. population smaller geographic areas were often under sampled and had large margins of error, making it unreliable for the purpose of setting policy.

To create a list of counties that people desired to move to we generated a number on percentage net migration by dividing 2010-2017 Net Migration by 2017 Population. Of the 92 counties in Indiana 19 of them experienced positive Net Migration. From this list we eliminated one county that had a negative migration trend from the latest 2015-2016 survey, and selected the top 15 counties that remained.

The resulting list roughly represents the top 10% of counties in Indiana for growth by migration:

Bartholomew	Johnson
Boone	LaGrange
Clark	Marion
Hamilton	Monroe
Hancock	Tippecanoe
Hendricks	

C. A County in Which 45% or More are Rent Burdened

The percentage of Renter Households that are Rent Burdened was calculated using [HUD's Comprehensive Housing Affordability Strategy](#) (CHAS) data publically available through their county level query tool. The qualifying level of Renter Households that are Rent Burdened was set at 45% to create a targeted incentive for developments in communities with a clear need.

The qualifying counties make up roughly 15% of total Indiana counties are more Rent Burdened than the state average of 38.3%.

For the public benefit a consolidation of this data is included as a schedule to the 2020-2021 Qualified Allocation Plan. At the time of writing the Counties that qualify for the additional point under this category are as follows:

Brown	Monroe
Delaware	Sullivan
Fayette	Tippecanoe
Johnson	Union
Lake	Vigo
LaPorte	Wayne
Marion	

D. A County with Less than 50 Units for Every 100 Extremely Low-Income Renters

The list of qualifying counties with fewer than 50 Units for Every 100 Extremely Low-Income Renters is publically available through the [Urban Institute's Rental Housing Crisis Map](#). The list can be generated either by hovering over the corresponding county to view its summary, or by downloading the data using the "Download data" button at the bottom of the page next to the "Read report," and "View/print county details" buttons. The 50 unit level represents those Indiana counties that fall in the lowest quartile for Units Per 100 Extremely Low-Income Renters and offers a broad incentive to develop in communities with need for affordable housing.

For the public benefit the list of qualifying counties is as follows:

Benton County	Kosciusko County	Parke County
Blackford County	Lake County	Perry County
Brown County	LaPorte County	Pike County
Clinton County	Marion County	Porter County
Crawford County	Marshall County	Posey County
Delaware County	Martin County	Pulaski County
Fountain County	Monroe County	Rush County
Hamilton County	Morgan County	Shelby County
Hancock County	Newton County	St. Joseph County
Hendricks County	Ohio County	Switzerland County
Johnson County	Orange County	Tippecanoe County

Tipton County

Union County

Vanderburgh County

Vermillion County

Warren County

Warrick County

