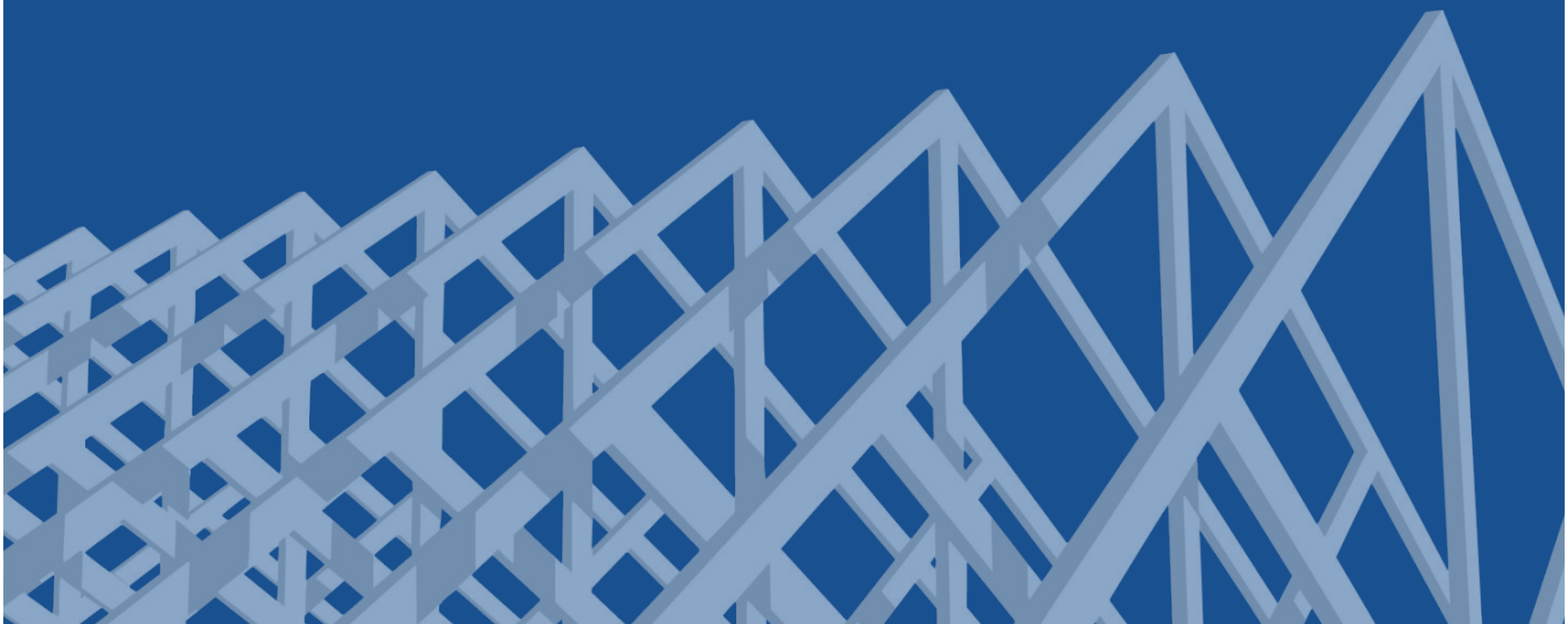
Housing Study
Eastside Economic Mobility District

2025



INTEND INDIANA

CommunityScale

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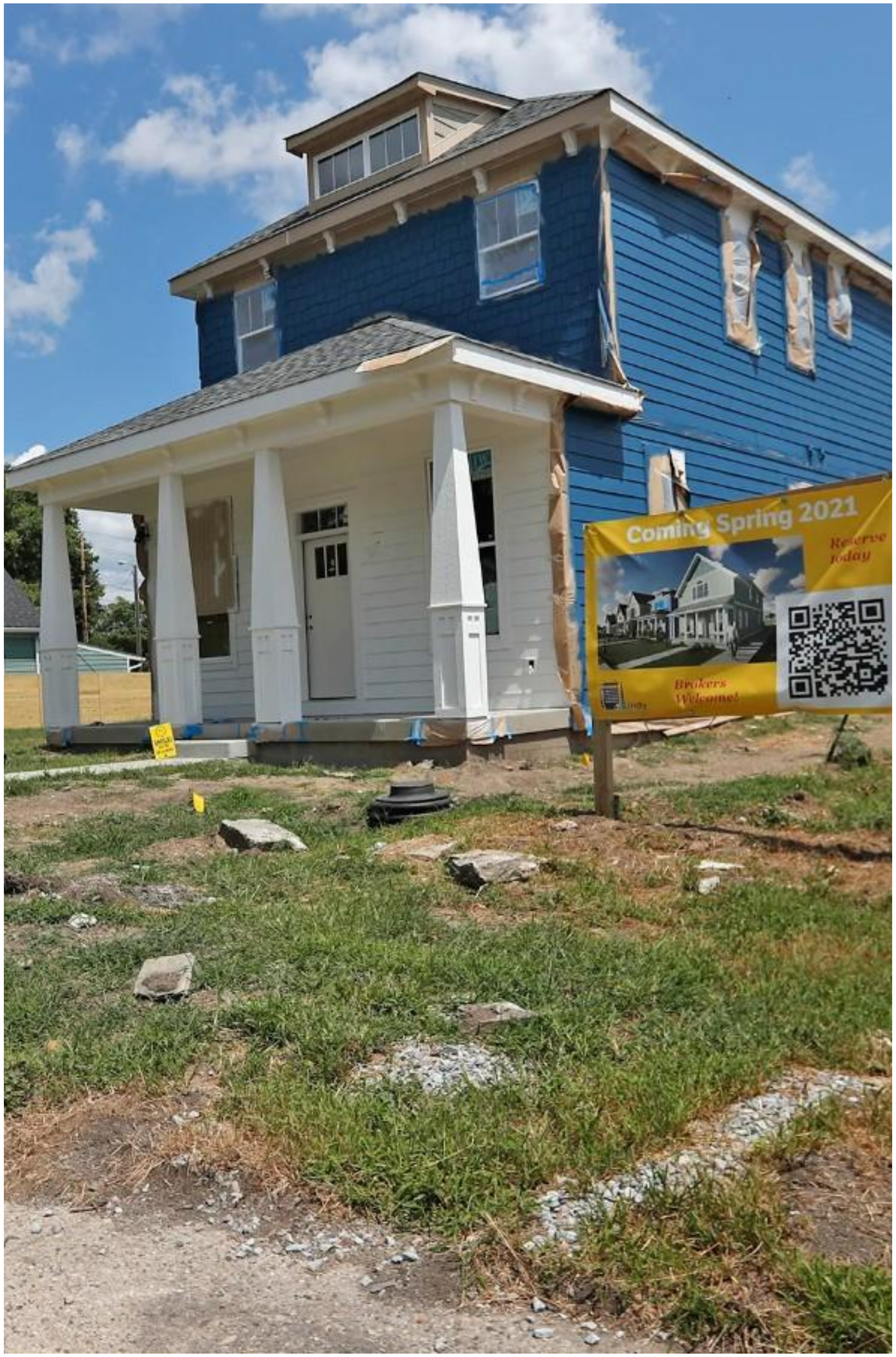


Housing Study
Eastside Economic Mobility District

Intend Indiana (Intend) is a non-profit that connects people to opportunity and advances collaborative community development through equitable financing and housing solutions. Intend focuses on four main initiatives:

- Affordable HomeMatters (Housing Development)—Provides equitable and affordable homeownership opportunities.
- Build Fund (Small Business Lending)—A certified CDFI that connects underserved businesses to equitable financing.
- Edge Fund (Affordable Housing Lending)—A certified CDFI that offers flexible financing that creates equitable and affordable housing opportunities.
- Renew Landbank (Vacant & Abandoned Properties)—Partners with communities to return vacant, abandoned, and deteriorated properties to productive use.

Intend partners with community-based organizations, non-profits, foundations, banks, and state and local governments to leverage resources and deliver impactful programs designed to meet the needs of the community. Intend Indiana is a chartered member of NeighborWorks America.

CommunityScale

CommunityScale is an urban planning consultancy focused on helping communities across the country improve equity, economic mobility, and housing attainability. CommunityScale provides a range of services and analytics products designed to help our clients make more informed and targeted decisions around policy and investment, from development opportunity assessments to zoning reviews to housing needs assessments. The firm's clients include municipalities, counties, regional planning agencies, and developers located across the country.

Overview

The purpose of this study

This study is intended to provide context and content to support partnerships and collaboration around housing opportunities, challenges, and needs in the Eastside Economic Mobility District of Indianapolis.

The study focuses on recent changes with in the district, current affordability conditions, and projections of need and potential displacement risk over the next 10 years.

Goals for this study:

Assess housing gaps and needs in the district, especially among disadvantaged and vulnerable populations.

Provide a data-driven overview to build from in future phases of analysis and collaboration with partners.

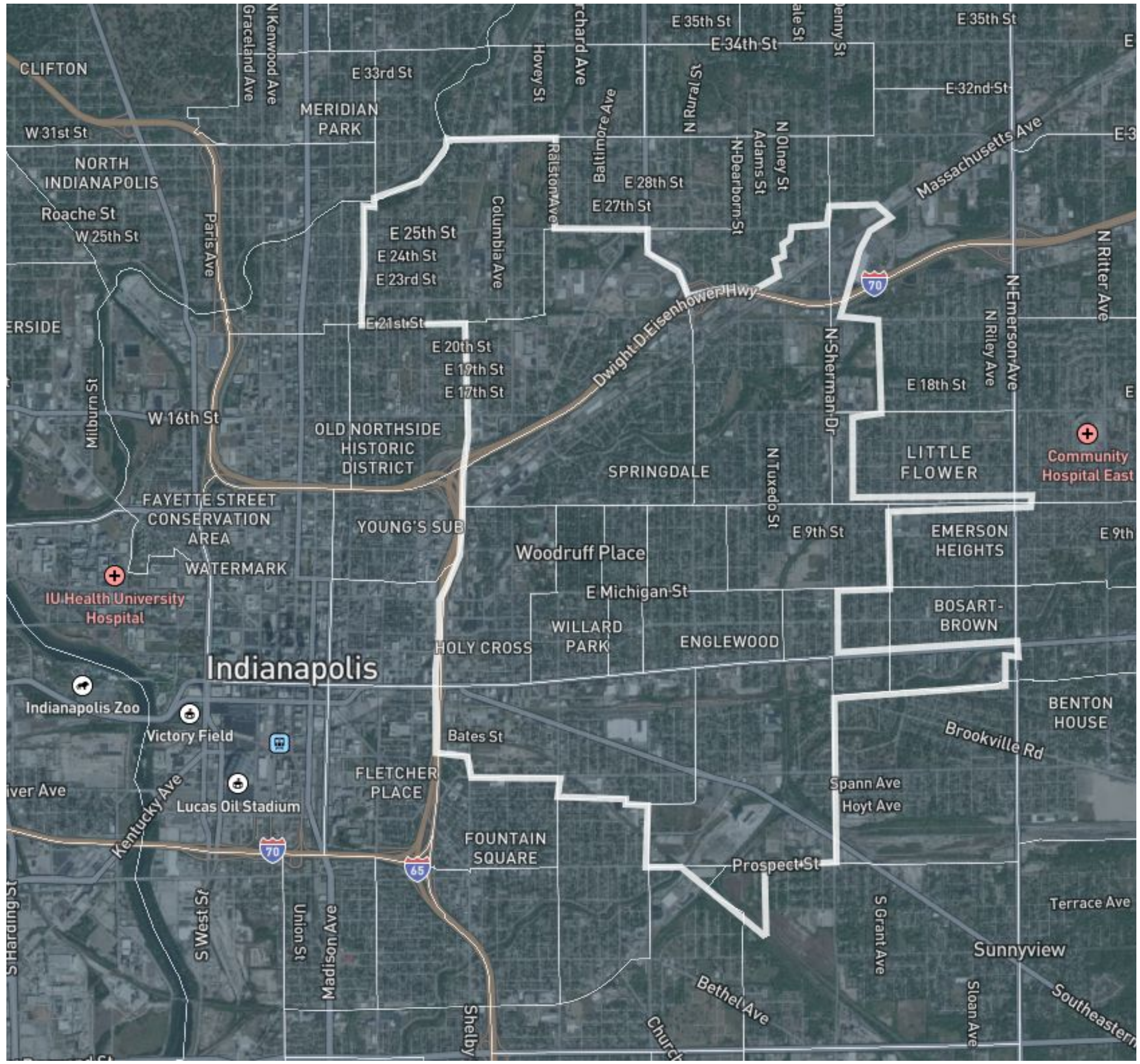
Ground dialogue and discussion about housing opportunities, challenges, and needs in the district.

Inform the preliminary development of new housing programs and initiatives in the district.

Eastside Economic Mobility District study area

The study area includes the Economic Mobility District located in and around the Near Eastside of Indianapolis.

The table below profiles select demographic characteristics of people and households within the district.



Demographic snapshot

The tables below profiles select demographic characteristics of people and households within the district.

Population and households

Total population	41,111
Total households	18,142
Median income	$51,215

Population by age

19 and below	10,447	25%
20-34	10,881	26%
35-49	8,470	21%
50-64	6,814	17%
65 and above	4,499	11%

Population by sex

Male	21,039	51%
Female	20,072	49%

Housing units by tenure

Renter-occupied	9,704	53%
Owner-occupied	8,438	47%

Population by employment status

Civilian: Employed	19,534	60%
Civilian: Unemployed	1,918	6%
Armed Forces	3	0%
Not in the labor force	10,976	34%

Population by education attainment

High school diploma or equivalent	9,107	22%
Some College	4,845	12%
Associate Degree	1,285	3%
Bachelor's Degree	4,342	11%
Master's Degree or PhD	2,824	7%

Housing study parameters

Source: Census ACS 2023 5-Year, HUD, CommunityScale

This study breaks down several indicators by income, typically in terms of percent of AMI. Additionally, the study references the median income among residents within the district.

The table at right summarizes key income and affordability characteristics for the income groups referenced in the study.

Maximum monthly housing cost refers to the amount a household can spend on housing before incurring cost burden by exceeding 30% of their monthly income, including the following factors:

- Property insurance
- Mortgage insurance (PMI)
- Property tax
- Mortgage payments

Maximum affordable matches max monthly housing cost.

Income groups and affordability characteristics

$33,200	**$66,420**	**$67,885**	**$88,550**	**$110,700**	**$132,840**	**Income (2025)**
30%	60%	61%	80%	100%	120%	Metro AMI (HUD 2025)
49%	98%	100%	130%	163%	196%	District median income (Estimate)
$2,767	$5,535	$5,657	$7,379	$9,225	$11,070	Monthly income
$830	**$1,661**	**$1,697**	**$2,214**	**$2,768**	**$3,321**	**Max monthly housing cost (30%)**
$26	$52	$61	$70	$87	$105	Property insurance (0.35% of price)
$36	$72	$85	$97	$121	$145	Mortgage insurance (0.50 of price)
$86	$172	$201	$229	$286	$343	Property tax (1.15% of price)
$682	$1,364	$1,350	$1,819	$2,274	$2,729	Affordable mortgage payment
$104,348	$208,772	$206,676	$278,412	$348,055	$417,694	Affordable mortgage (6.82% rate)
$3,130	$6,263	$6,200	$8,352	$10,442	$12,531	Down payment (3.0%)
$107,478	**$215,035**	**$212,876**	**$286,765**	**$358,497**	**$430,225**	**Max affordable home price**

Key indicators

Many can still afford housing within the district, but Indy overall is less attainable

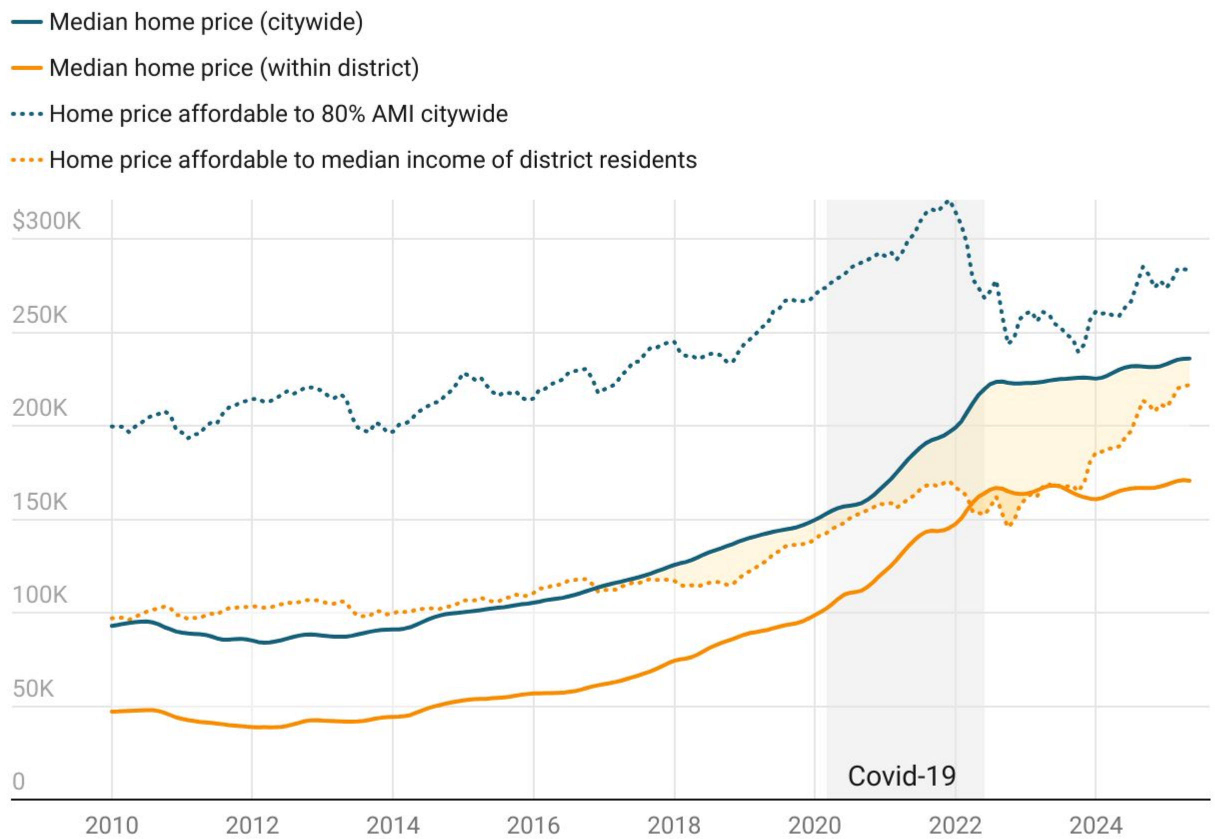
Source: Zillow ZHVI 2024, Census ACS 2023 5-Year, CommunityScale

For households earning 80% AMI, Indianapolis is relatively affordable. These households can not only afford the median home price within the district but also the median home price citywide.

Households earning the district's median income can still comfortably afford the median price within the district but they cannot afford the median price citywide without incurring cost burden.

How affordable is local housing for Eastside residents?

Comparing the median income of residents in the Eastside Mobility District with the median home price (citywide and within the district).



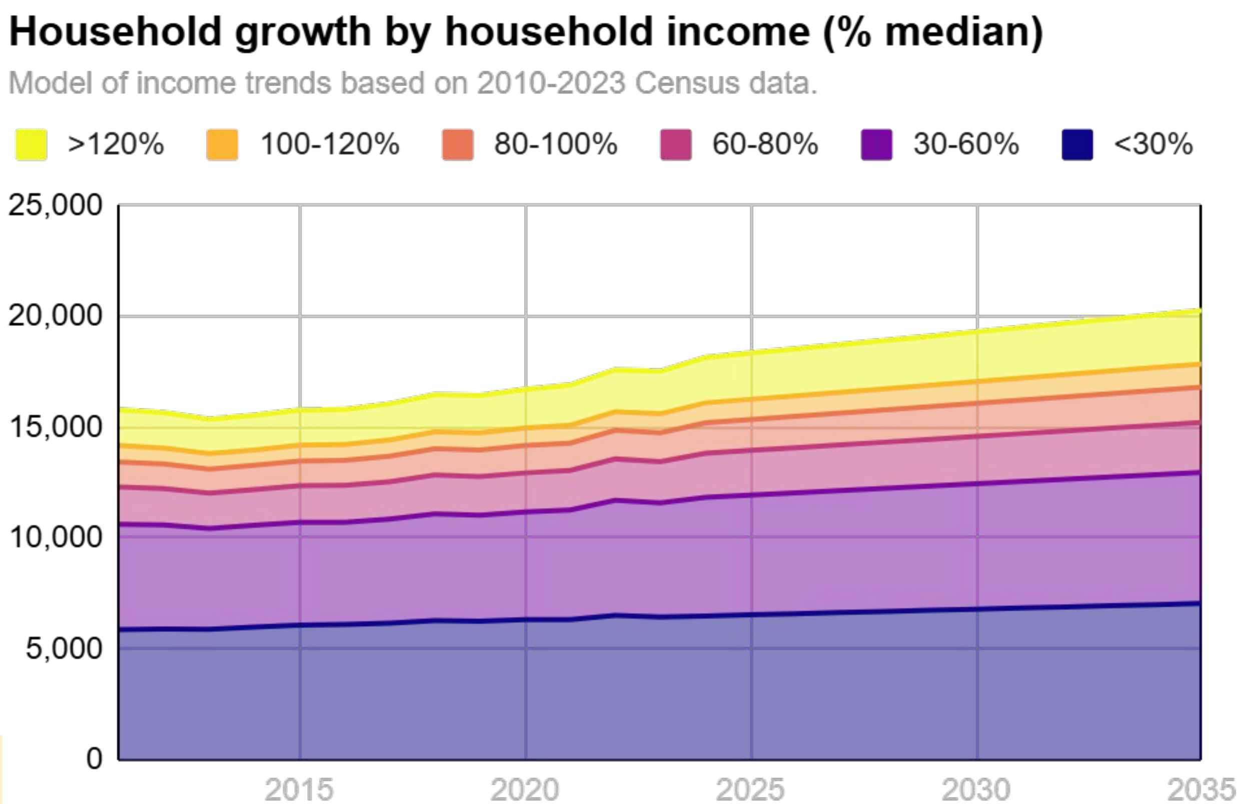
Affordability calculation assumes a maximum housing cost of 30% household income, including the following factors: current interest rate, 3% down payment, mortgage insurance (PMI), property tax, property insurance.

Chart: CommunityScale • Source: Zillow, Census ACS 5-year, CPI, FRED, CommunityScale

Upward pressure on incomes in recent years, projected to continue

Source: 2023 ACS 5-Year, CommunityScale, RTP

Overall incomes have been rising within the district, a trend projected to continue. The highest earning income groups are projected to grow the fastest over the next 10 years, with the rate of growth dropping as incomes drop.



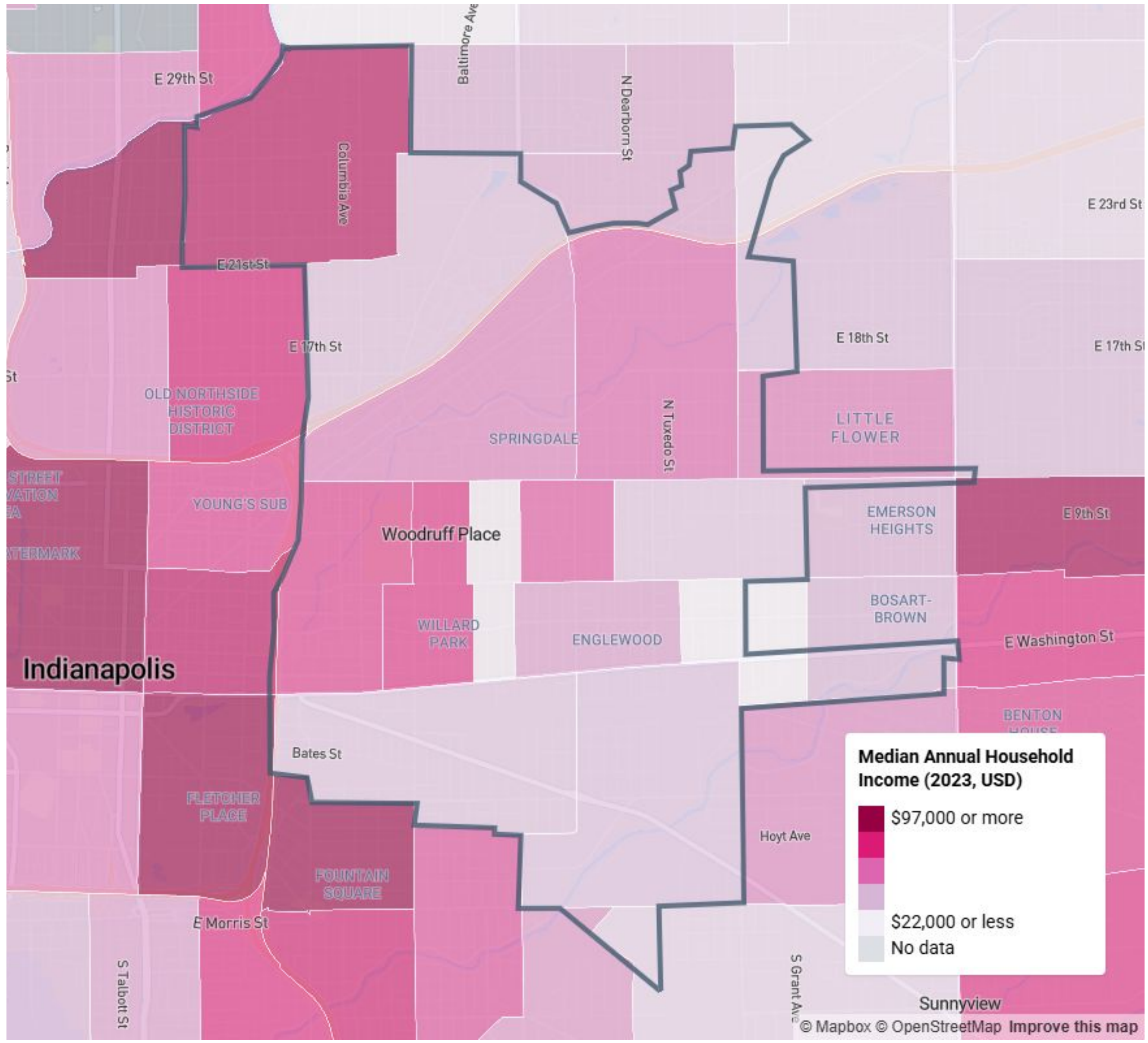
AMI Group	2025 estimate	2035 projection	Projected change	
<30%	6,591	7,109	518	7.9%
30-60%	5,453	5,956	503	9.2%
60-80%	2,031	2,275	244	12.0%
80-100%	1,412	1,606	194	13.7%
100-120%	928	1,061	133	14.3%
>120%	2,110	2,448	338	16.0%
Total	18,528	20,458	1,930	10.4%

Household incomes not evenly distributed across the district.

Source: 2023 ACS 5-Year, CommunityScale, RTP

Higher incomes are generally concentrated in the district's west and northwest.

This data can be explored on [this map](), choose the "Median Household Income" layer in the upper left.

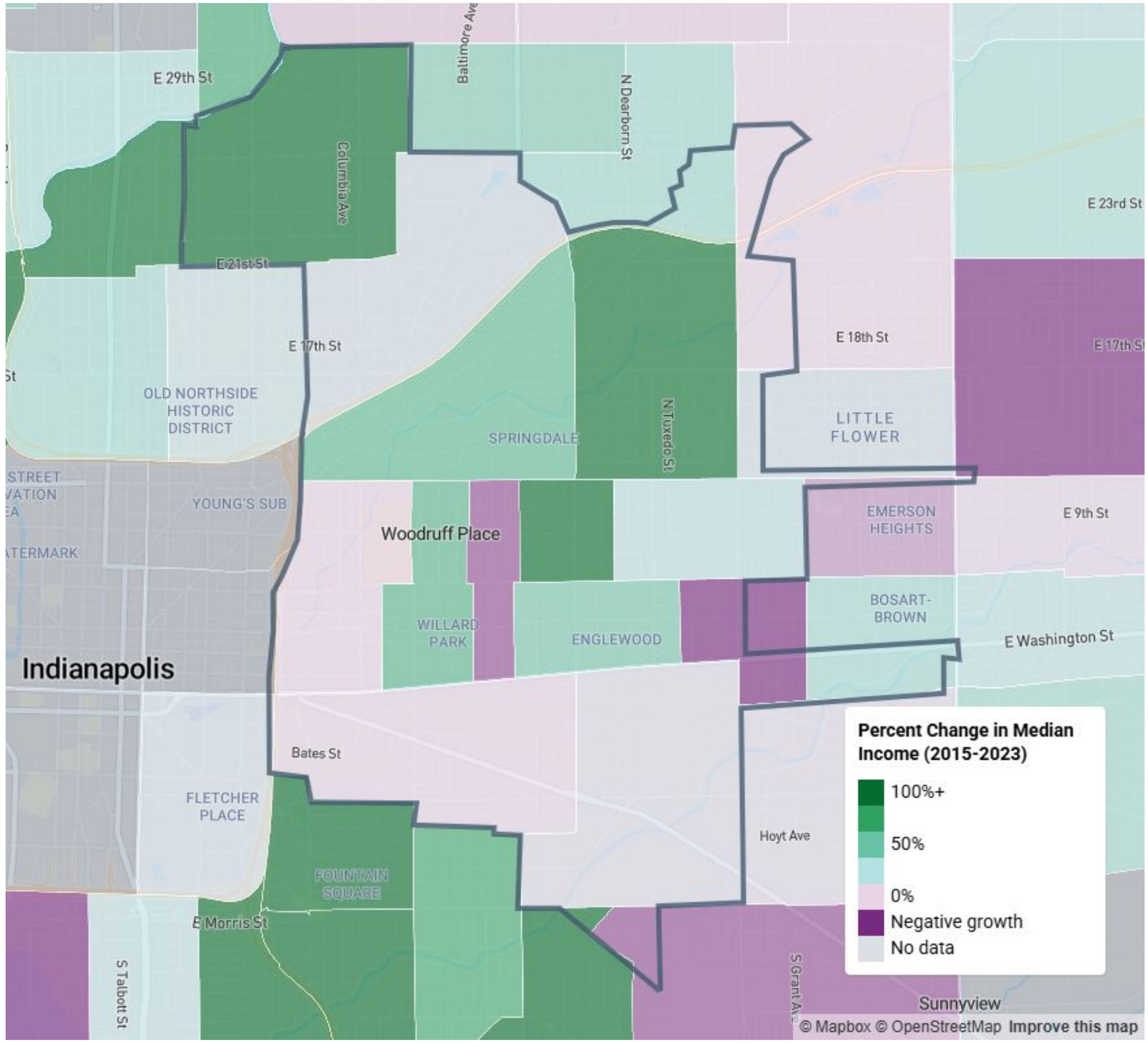


Income growth also not evenly distributed across the district.

Source: 2023 ACS 5-Year, CommunityScale, RTP

Incomes have been rising fastest in the northwest and north central portions of the district, with slow or negative income growth across the district's south side.

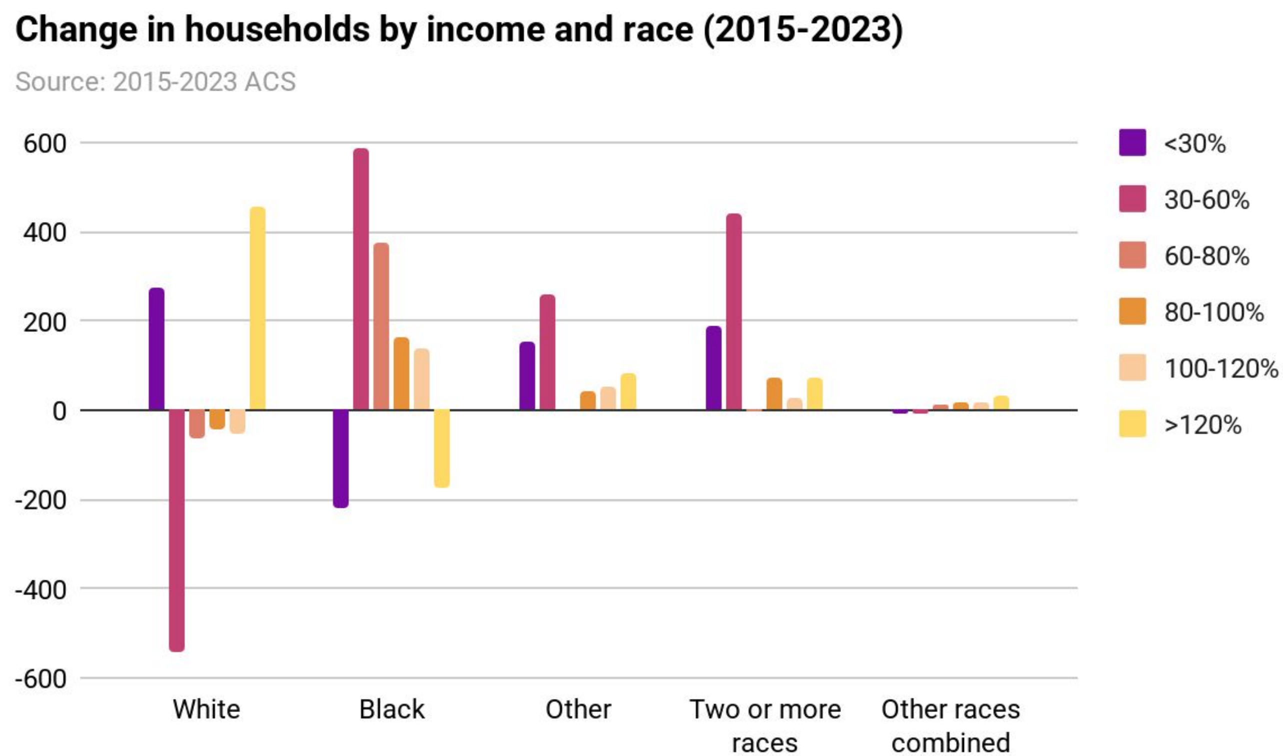
This data can be explored on [this map](), choose the "Percent Change in Median Income (2015-2023)" layer in the upper left.



The district's income mix is changing by race

Source: ACS 5-Year, CommunityScale

Most of the growth at the 120% AMI income level is among White households. Otherwise, most growth is among Black households and those of other races.



Distribution of households by income and race (2023)

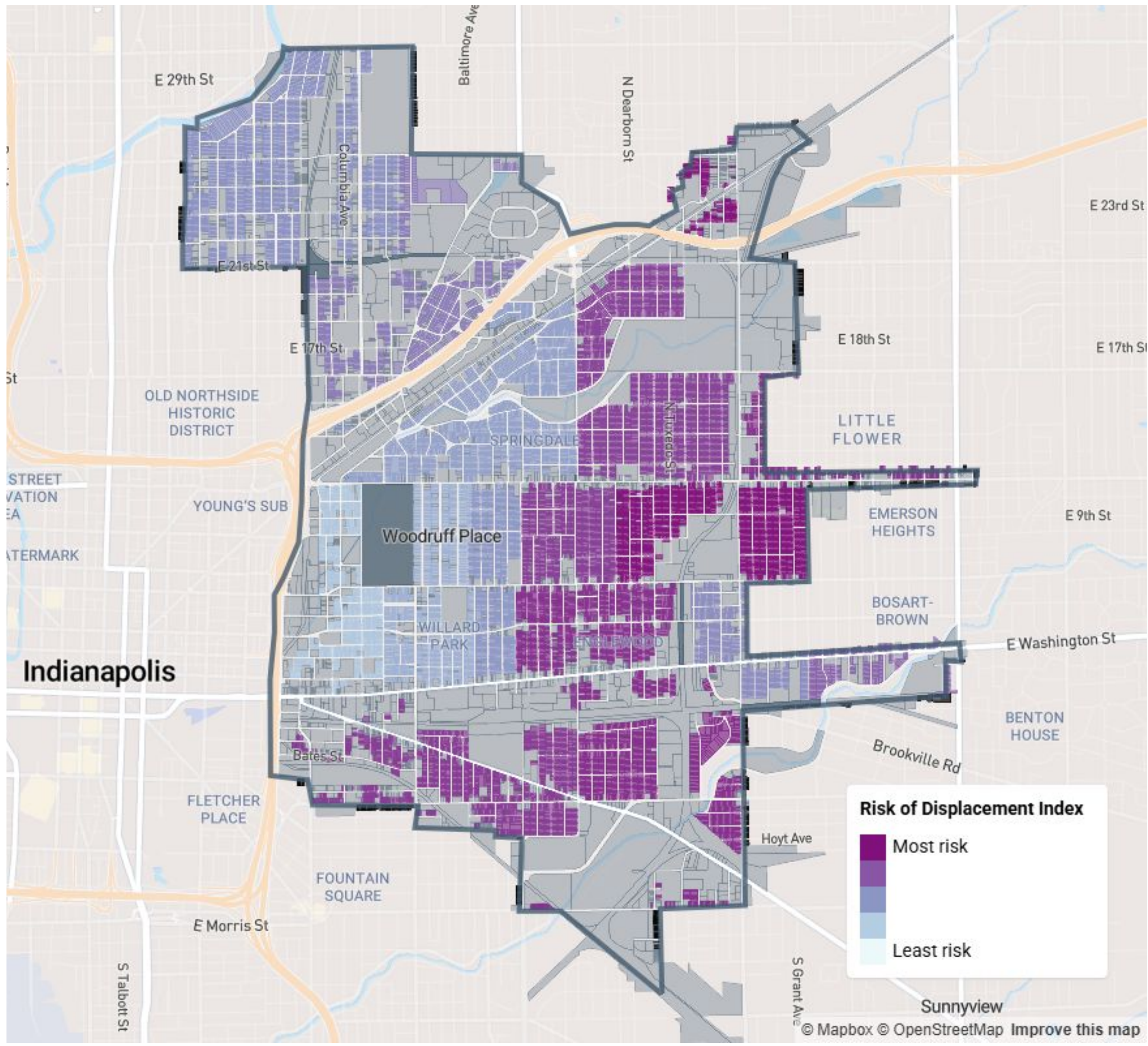
	White	*Black*	*Other*	*Two or more races*	*Other races combined*
<30%	18%	14%	1%	2%	0%
30-60%	15%	9%	2%	3%	0%
60-80%	6%	4%	0%	0%	0%
80-100%	5%	2%	0%	1%	0%
100-120%	3%	1%	0%	0%	0%
>120%	9%	1%	0%	0%	0%
Total households	**56%**	**31%**	**5%**	**6%**	**1%**

Displacement risk by race

Source: ACS 5-Year, CommunityScale

The map at right indicates areas in the district where non-white populations face relatively high risk of displacement due to market forces such as gentrification. These areas contain relatively low property values and particularly high concentrations of non-white households, especially those who have lived in their current unit for extended periods of time.

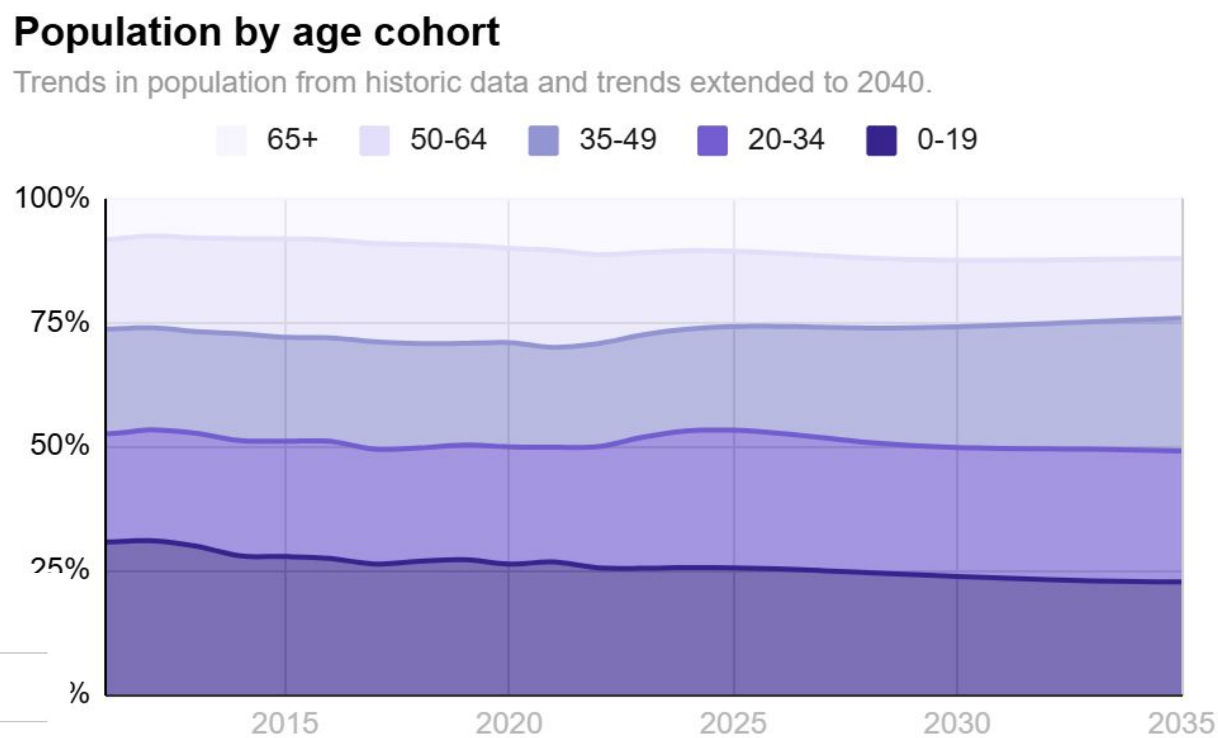
This data can be explored on [this map](), choose the "Risk of Displacement - Race & Ethnicity" layer in the upper left.

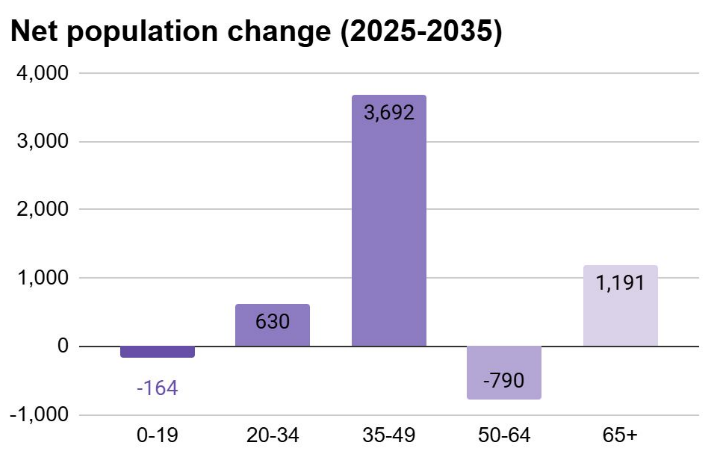


Uneven growth rates across age cohorts

Source: ACS 5-Year, CommunityScale

Income growth can at least partly be explained by the rate of growth in people aged 35-49 exceeding that of other groups (especially 0-19, 20-34, and 65+, cohorts with incomes typically lower than the 35-49 cohort).



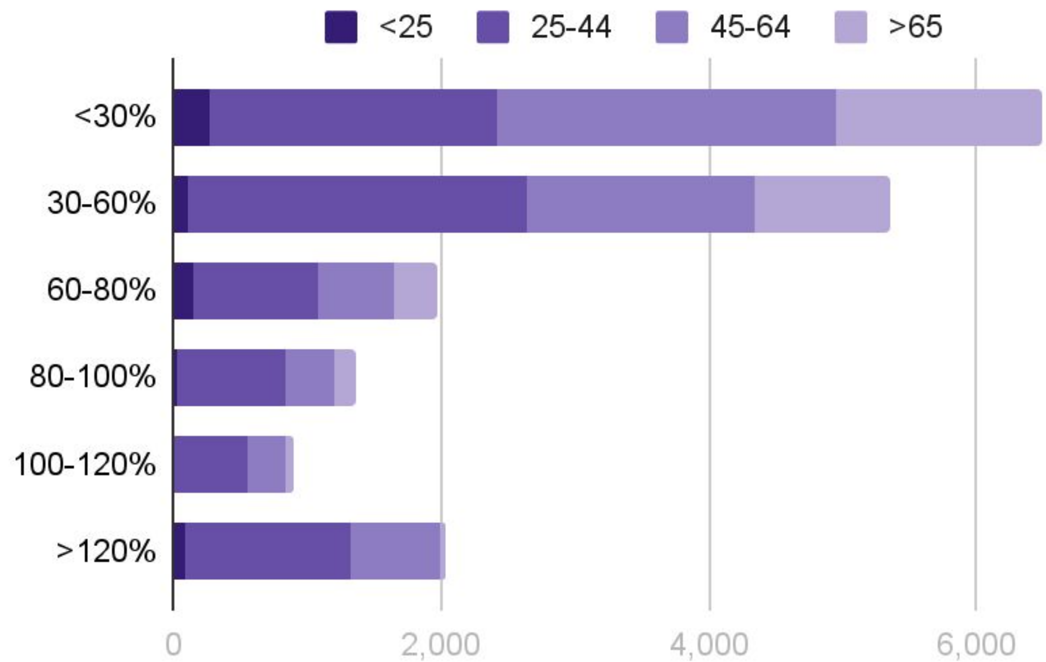


Most seniors are low-income

Sources: Census ACS 2023 5-Year; CommunityScale

While middle-age people generally span income levels, most seniors are relatively or extremely low-income. Householders aged 25-44 are generally the highest earners in the district.

Number of households in each AMI group, by age of householder



Most senior homeowners live in older housing units

Sources: City of Indianapolis; CommunityScale

Owners of 343 residential parcels took an Over 65 tax credit against their 2024 property tax bill. Of those 343, 140 parcels derived 10% or more of their assessed value from land value, an indicator of homes that may be deteriorating and in need of reinvestment.

The 2024 median assessed value for senior owned parcels stood at $99,700. Although this is higher than the median parcel value for all residential parcels ($95,600) within the Eastside Economic Mobility Zone, it falls quite short of the median assessed value for all owner-occupied parcels ($145,000) in the Mobility Zone.

These parcels' locations can be explored on this map, choose the "Construction Year" layer in the upper left and select the "Over 65 Deduction" in the upper right. Maximize "Layer Opacity" to amplify the color ramp.

Number and value of senior-occupied homeownership units by year built

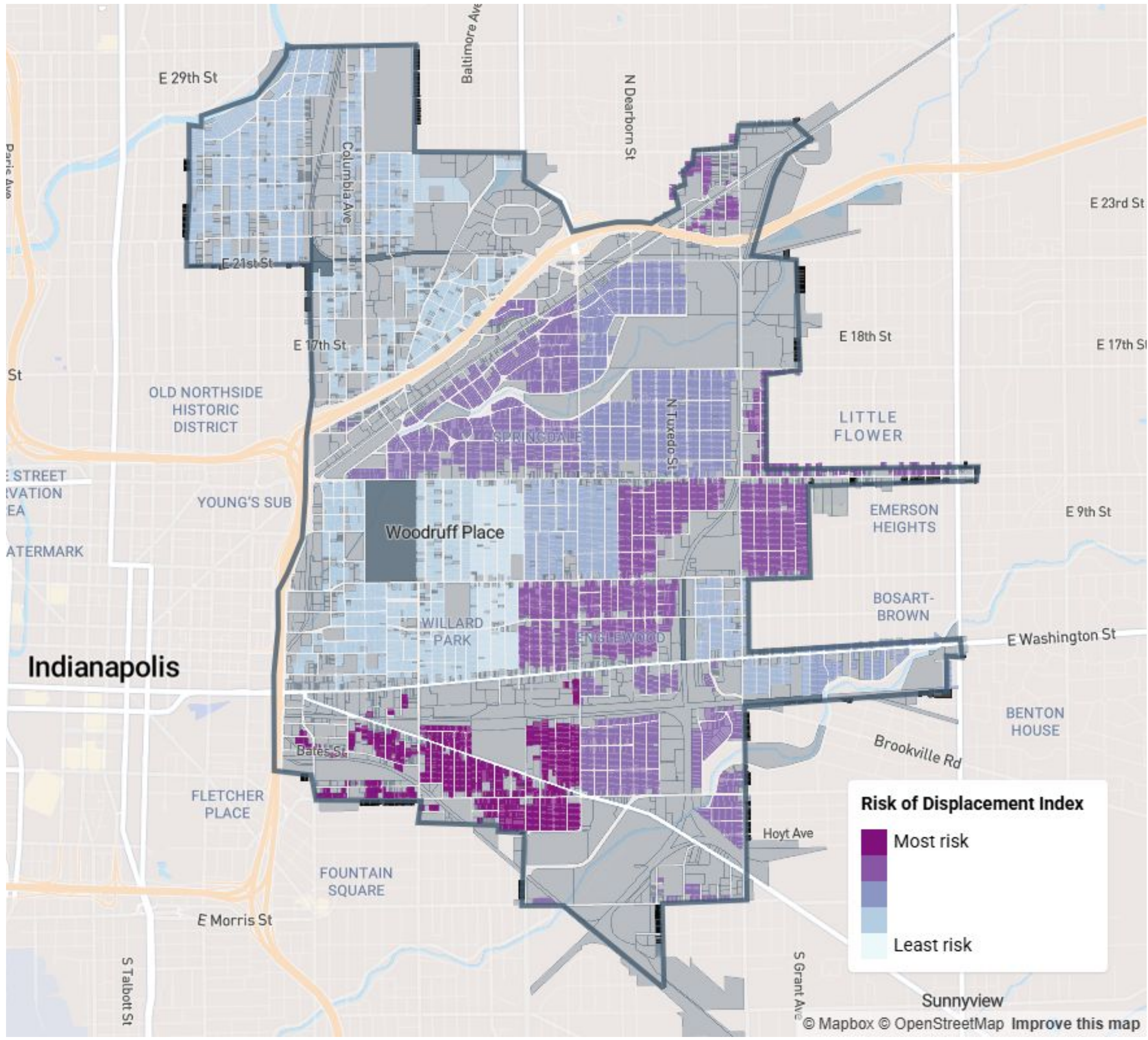
Parcel count	Year built	Average assessed value	Average percent land value	Average lot size (sq ft)
66	1900 or before	$124,106	22%	5,525
177	1900-1925	$106,966	11%	5,610
70	1925-1950	$100,359	11%	5,462
28	1950-1975	$77,136	11%	5,998
1	1975-2000	$87,700	8%	2,804
1	Since 2000	$173,500	20%	5,270

Displacement risk seniors

Sources: Census ACS 2023 5-Year; CommunityScale

The map at right indicates areas in the district where seniors face relatively high risk of displacement due to market forces such as gentrification. These areas contain relatively low property values and particularly high concentrations of low-income seniors, especially those who have lived in their current unit for extended periods of time.

This data can be explored on [this map](), choose the “Risk of Displacement - Age” layer in the upper left and select the “Over 65 Deduction” in the upper right.



Household structure shifts

Sources: Census ACS 2023 5-Year; CommunityScale

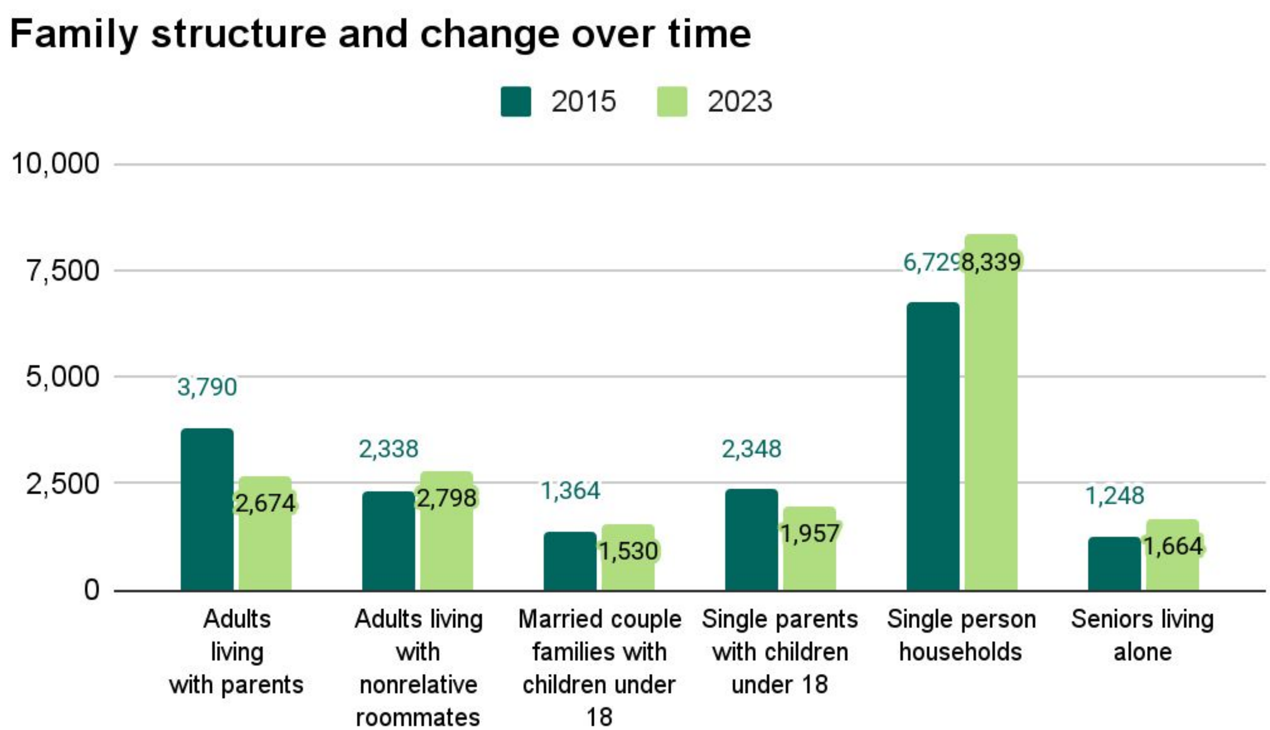
Household structures have been changing over recent years.

More:

- Adults living with roommates
- Married couples with kids
- **Single person households** *(the group growing the most)*
- Seniors living alone

Fewer:

- Adults living with their parents
- Single parents (though still outnumber married parents)

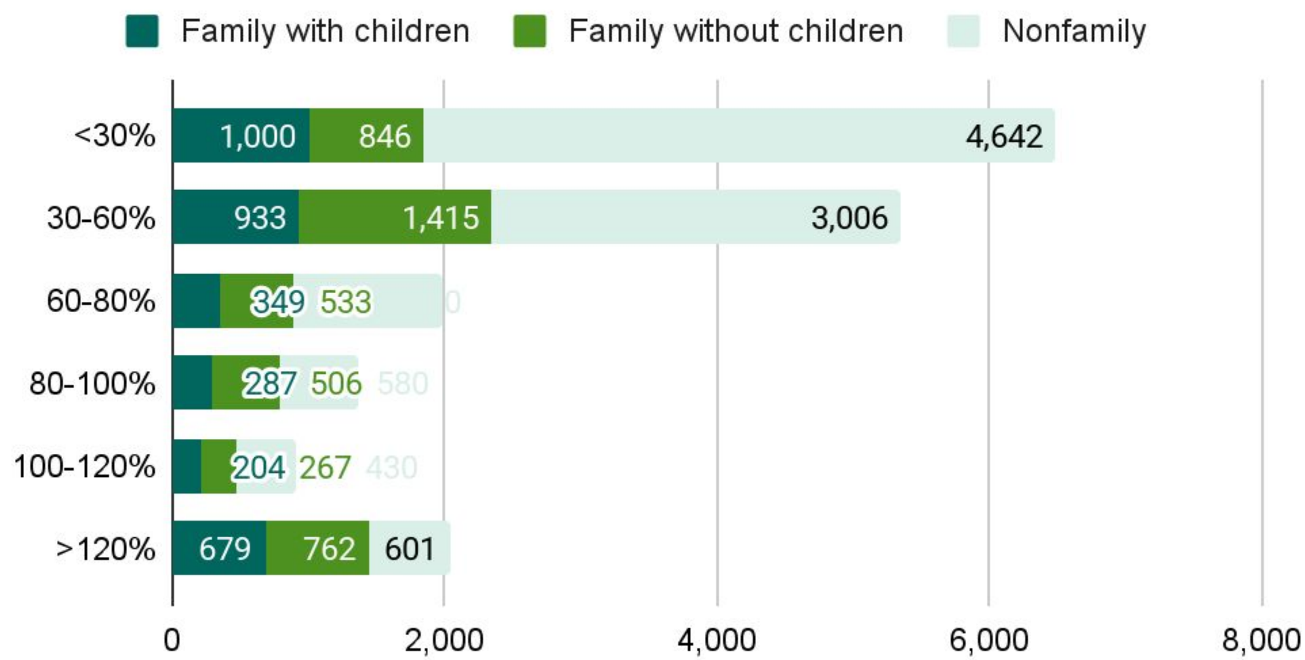


Nonfamily households lower-income than family households

Sources: Census ACS 2023 5-Year; CommunityScale

The majority of “nonfamily” households in the chart at right, single-person households are more likely to be lower-income than families with or without kids.

Number of households in each AMI group, by household type

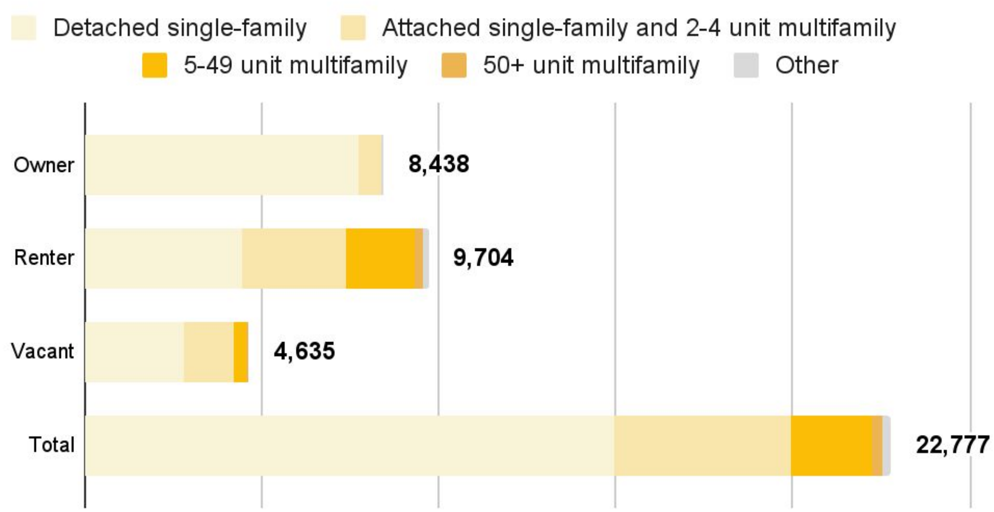


Mostly modest homes and small rentals

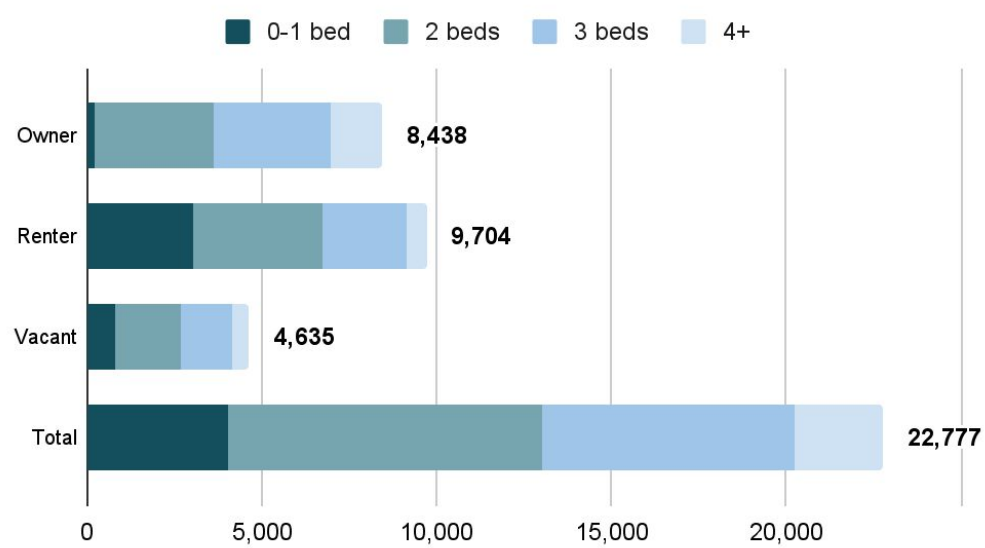
Sources: Census ACS 2023 5-Year; CommunityScale

There are not many small ownership units (0-1 bed) in the district. These could represent a stabile housing solution for homeowner seniors interested in downsizing and/or vulnerable to displacement if more could be created.

Existing units by structure type



Existing units by number of bedrooms

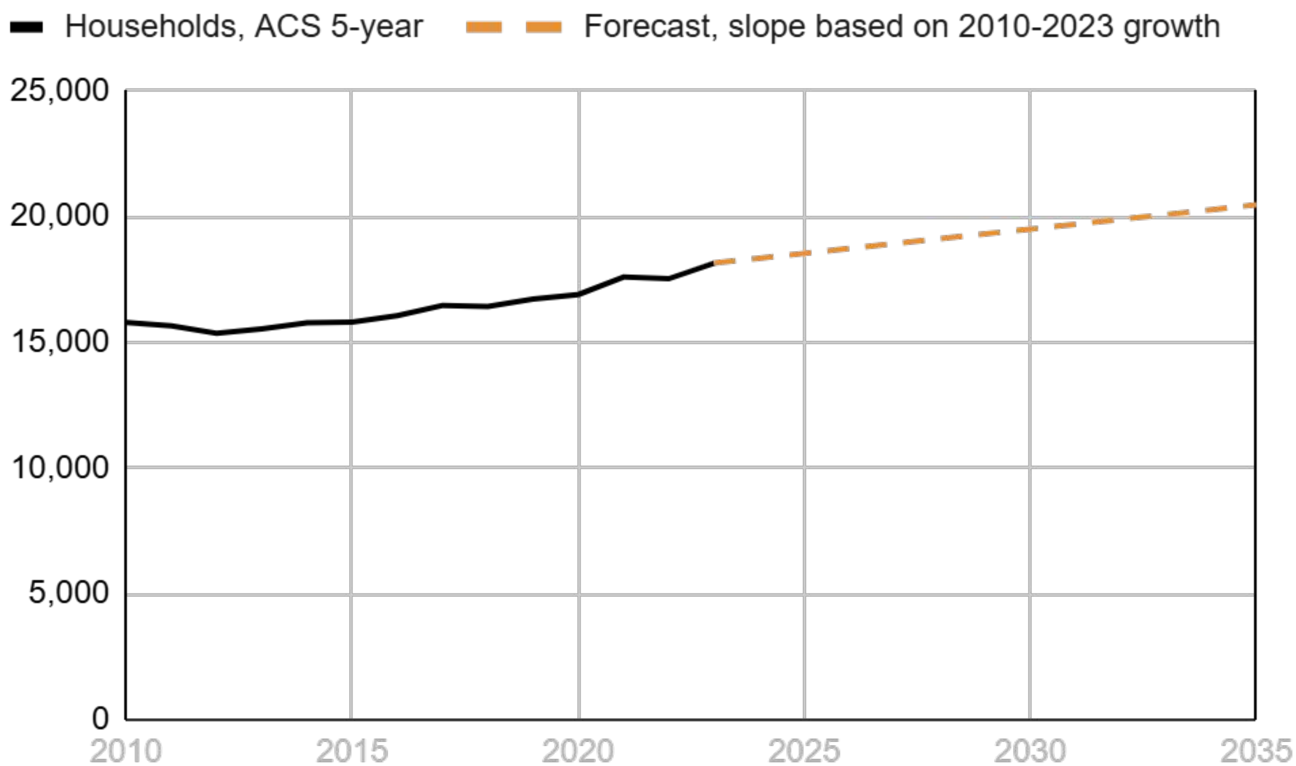


Growing gradually

Sources: Census ACS 2023 5-Year; CommunityScale

Recent trends extended, growth is projected to continue at a moderate pace with the district adding about 10% more households over the next decade. Given the range of market and affordability conditions in the district, it is possible this growth may be concentrated in certain areas of the district, leading to faster rates of change in some neighborhoods and less change elsewhere.

Projected change in household population



Year	Households	Net change since 2025
2010	15,783	-
2015	15,793	-
2020	16,893	-
2025	18,528	-
2030	19,493	965
2035	20,458	1,930

Housing construction

Sources: Census ACS 2023 5-Year; CoStar; CommunityScale

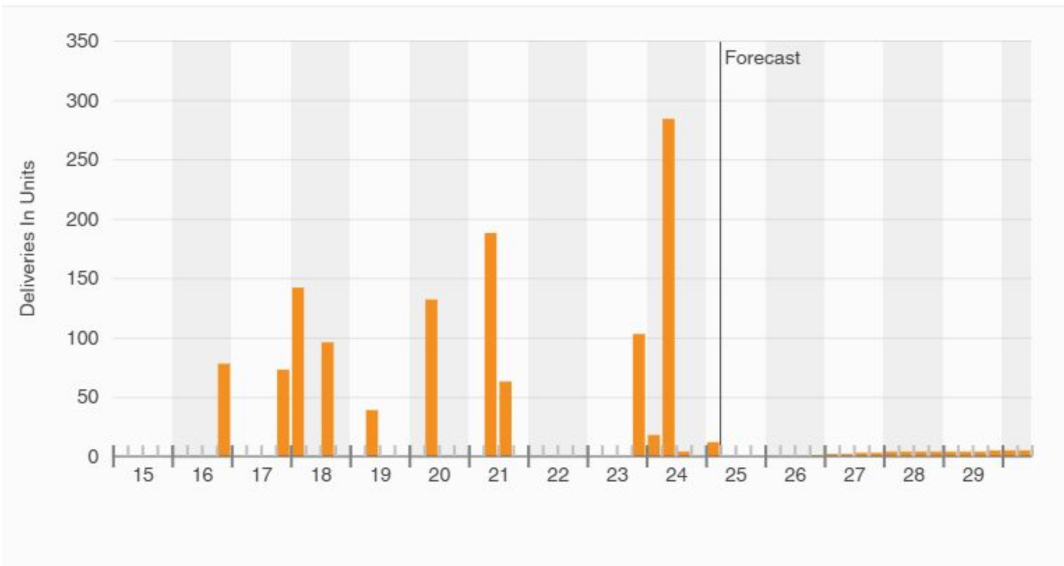
More than half of the current housing stock was built before 1940. Deferred maintenance may add cost pressure over time for these older units' residents and property owners.

However, over 1,200 multifamily units have been built in the district over the past 10 years, presumably to standard levels of quality and accessibility. About ⅔ of these units are within fully or partially income-restricted developments.

Existing housing stock by year built over previous decades

Year built	Units	Share
Built 2010 to 2019	1,107	5%
Built 2000 to 2009	563	2%
Built 1990 to 1999	553	2%
Built 1980 to 1989	439	2%
Built 1970 to 1979	1,443	6%
Built 1960 to 1969	1,400	6%
Built 1950 to 1959	2,208	10%
Built 1940 to 1949	2,933	13%
Built 1939 or earlier	12,036	53%

New multifamily units delivered by year in the district since 2015



Additional housing supply needed 2025-2035

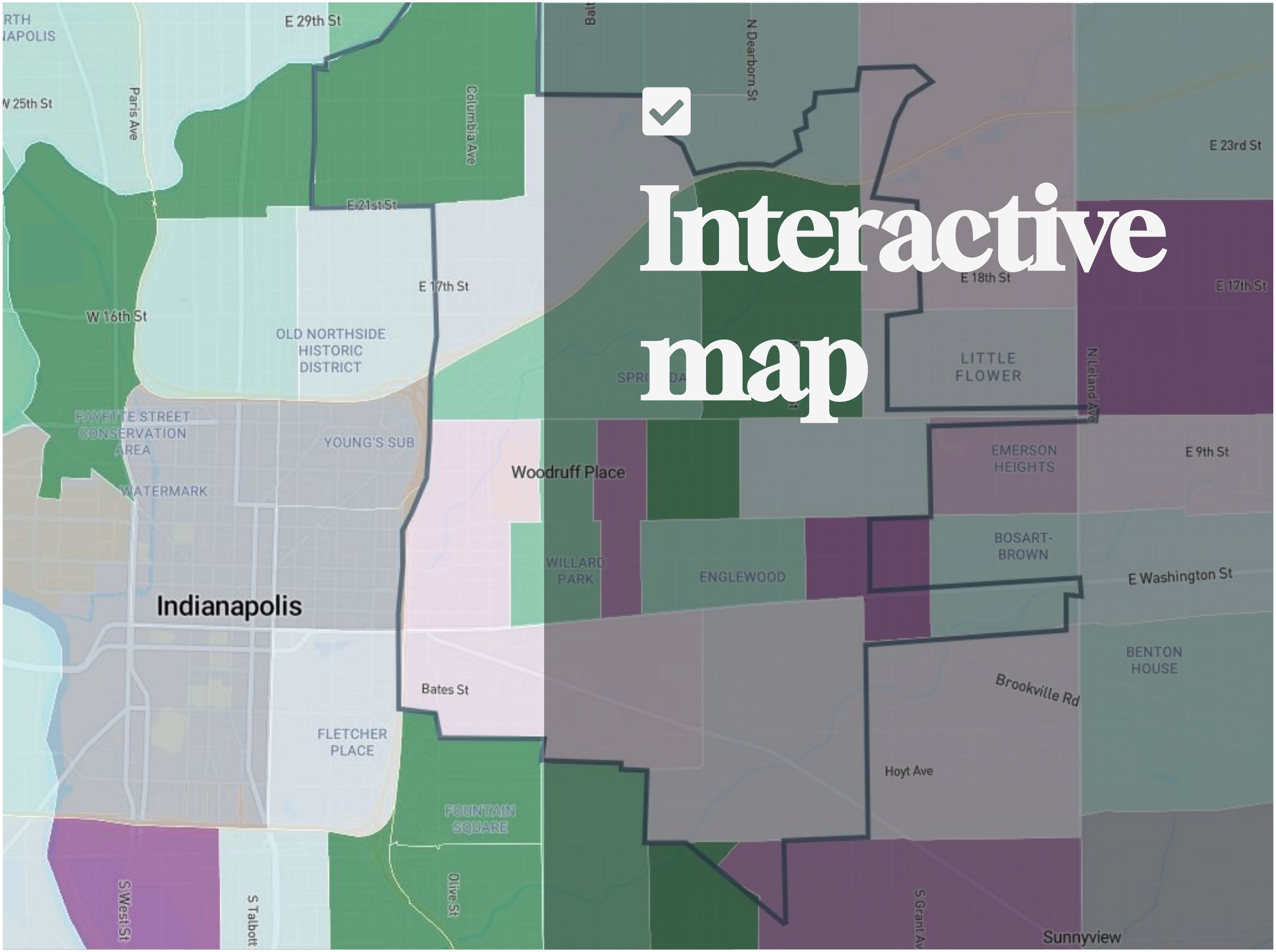
Sources: Census ACS 2023 5-Year; CommunityScale, Harvard University Joint Center for Housing Studies

The following calculation translates household growth to a target for housing supply and related housing production. This calculation takes into account several adjustments intended to relieve underlying market pressures such as pent up demand.

1,930	**Net growth in households**	Housing supply needed to keep up with projected household growth over the next 10 years (MTP forecast)	Projected growth; 2025; 2035
ADJUSTMENTS			
228	**Replacement**	Housing production for 0.1% annual replacement of overall stock throughout the planning period.	0.1%; 22,777 dwellings
0	**Ownership vacancy**	There are enough vacant ownership units to meet pent-up demand.	0%; 4.1%; >3%; Stable target 1.5%
334	**Rental vacancy**	There aren't enough rental units available to meet pent-up demand, creating unsustainably low vacancy that can drive up prices.	0%; 5.6%; >14.8%; Stable target 7.4%
0	**Overcrowding**	There aren't more overcrowded units than the national average, so no adjustment is needed.	0%; 0.4%; >6.8%; National avg. 3.4%
89	**Substandard housing**	There are more substandard units than the national average, so an adjustment is needed.	0%; 0.9%; >0.8%; National avg. 0.4%

2,581 **Total 10-year additional housing production** (13.2% total growth)

258 Annual housing production (1.3% annual growth)

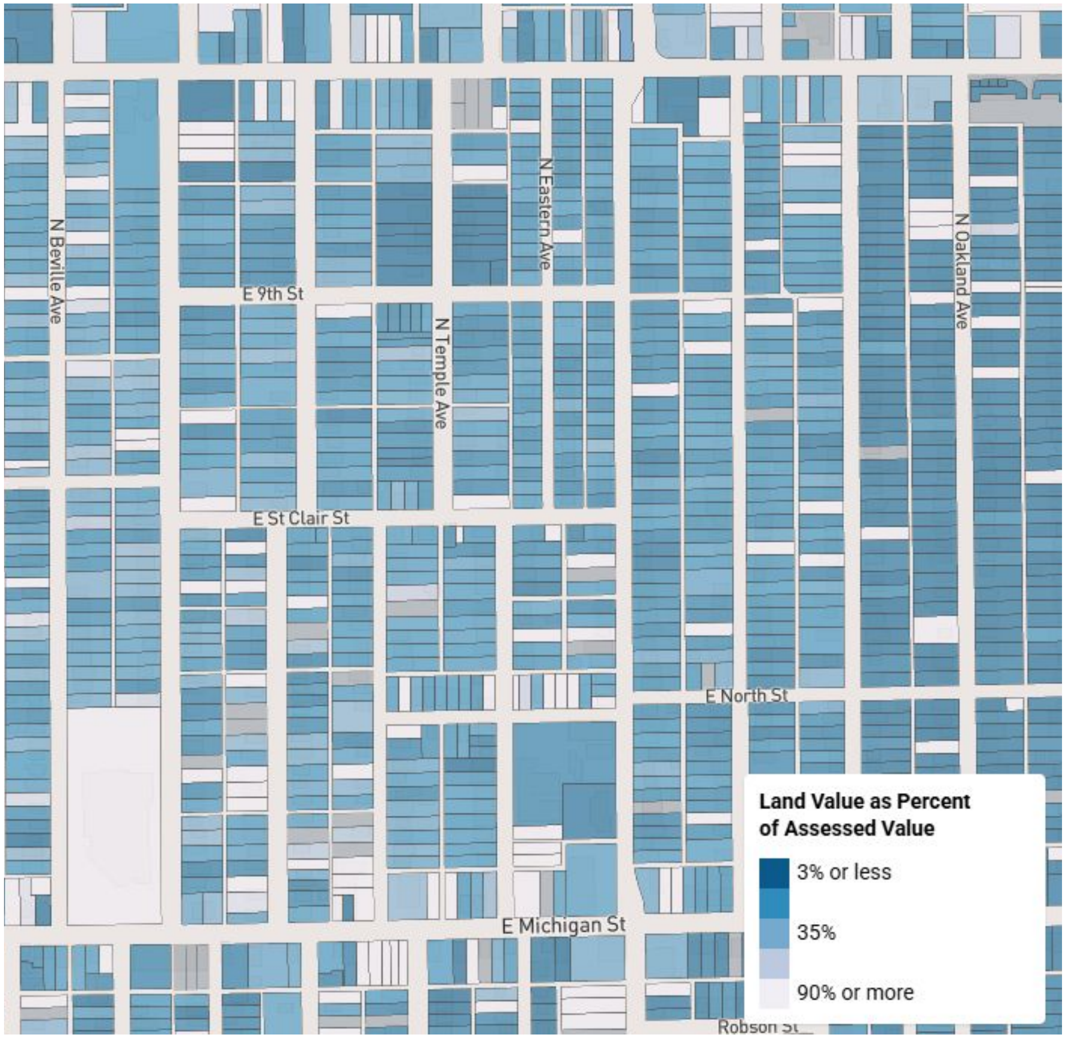

Interactive
map
E 29th St
W 25th St
Paris Ave
Columbia Ave
N Dearborn St
E 23rd St
E 21st St
E 18th St
E 17th St
W 16th St
OLD NORTHSIDE
HISTORIC
DISTRICT
LITTLE
FLOWER
N Leland Ave
FAYETTE STREET
CONSERVATION
AREA
YOUNG'S SUB
WATERMARK
Woodruff Place
EMERSON
HEIGHTS
E 9th St
BOSART-
BROWN
WILLARD
PARK
ENGLEWOOD
E Washington St
Indianapolis
BENTON
HOUSE
Brookville Rd
Bates St
FLETCHER
PLACE
Hoyt Ave
FOUNTAIN
SQUARE
S West St
S Talbott
Olive St
S Grant Av
Sunnyview

Eastside Economic Mobility District interactive map

Sources: Census ACS 2023 5-Year, City of Indianapolis, CommunityScale

All maps supporting this analysis are available as interactive layers within this online map, including the following spatial data:

- Median household income
- Percent change in median income over the past 10 years
- Cost burden renters
- Cost burden homeowners
- Household population growth over the past 10 years
- Land use by parcel
- Land value as share of total value by parcel
- Displacement risk among seniors
- Displacement risk among ethnic minorities
- Over 65, homestead, and other property tax exemptions by parcel



Click here to access the interactive online version of this map.

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