

# Evictions and foreclosures in Indiana—a data dashboard preview

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# Presenters

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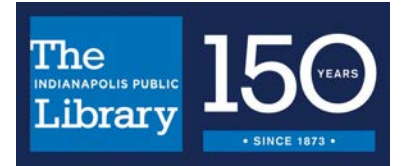


# Project Partners



Provided funding for analysis of data and construction of the dashboard.

# Program Partners



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# Project Goals

1. Collect data directly from the Indiana Supreme Court to better illuminate eviction and foreclosure trends throughout the state of Indiana.
2. Establish a data pipeline where detailed data on evictions/foreclosures can be regularly updated and available for the entire state.
3. Provide an accessible and meaningful online dashboard where individuals and organizations can easily gain insight into trends surrounding evictions in their community.
4. Utilize the [Foreclosure and Eviction Analysis Tool \(FEAT\)](#) tool from New America to provide data/analysis for the dashboard.





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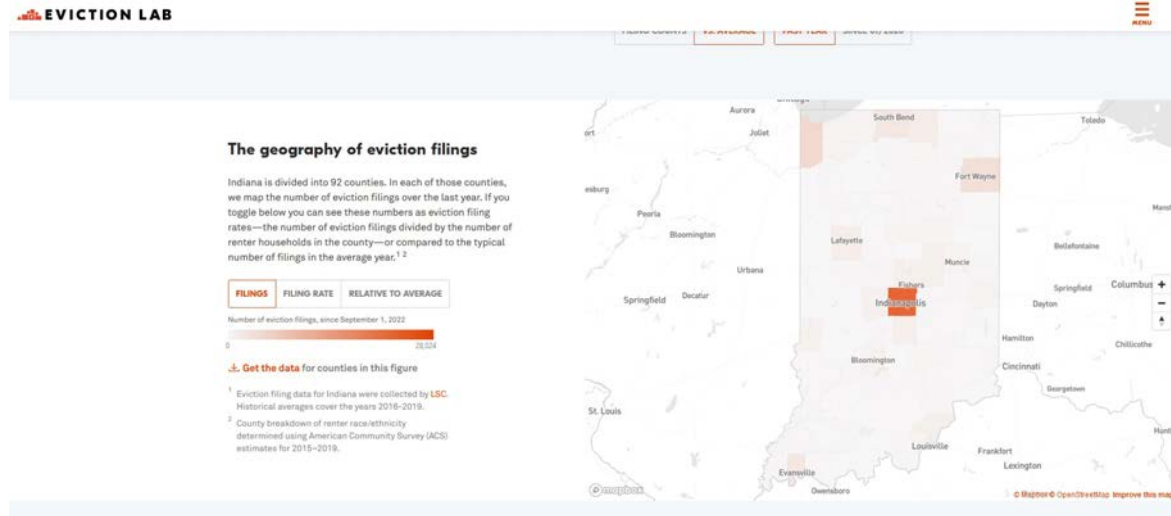
Indianapolis

Background

# What has already been done?

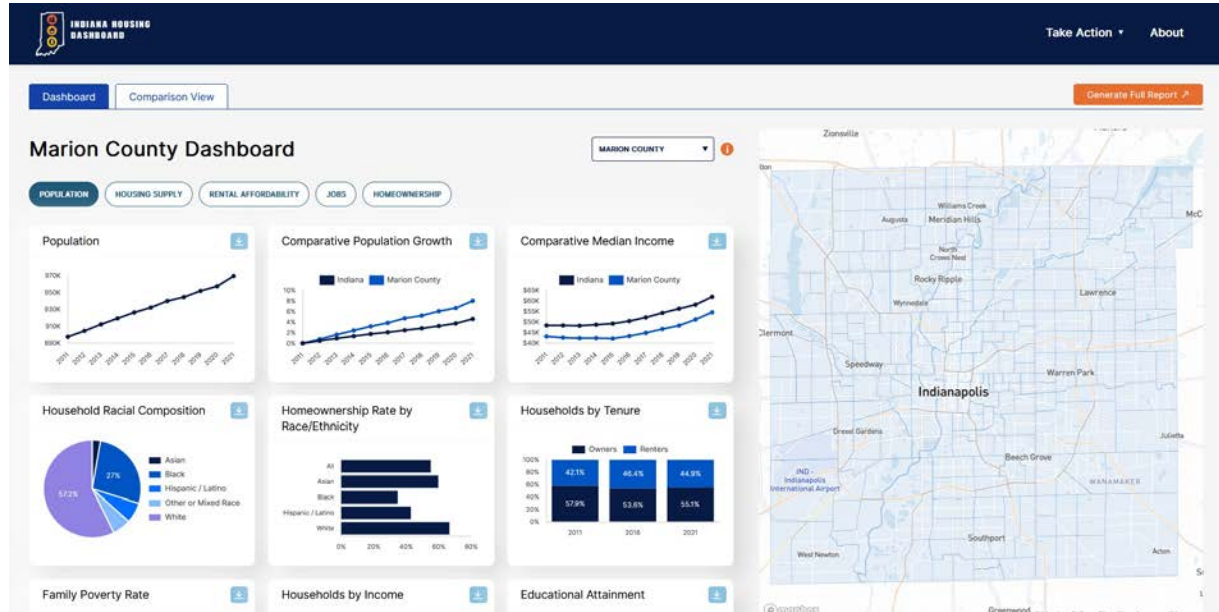
# Eviction Lab

- Great resource for eviction filing data
- Updated monthly at the census tract level for Indiana
  - Can access weekly data too for download
- <https://evictionlab.org/eviction-tracking/indiana/>
- <https://evictionlab.org/eviction-tracking/get-the-data/>



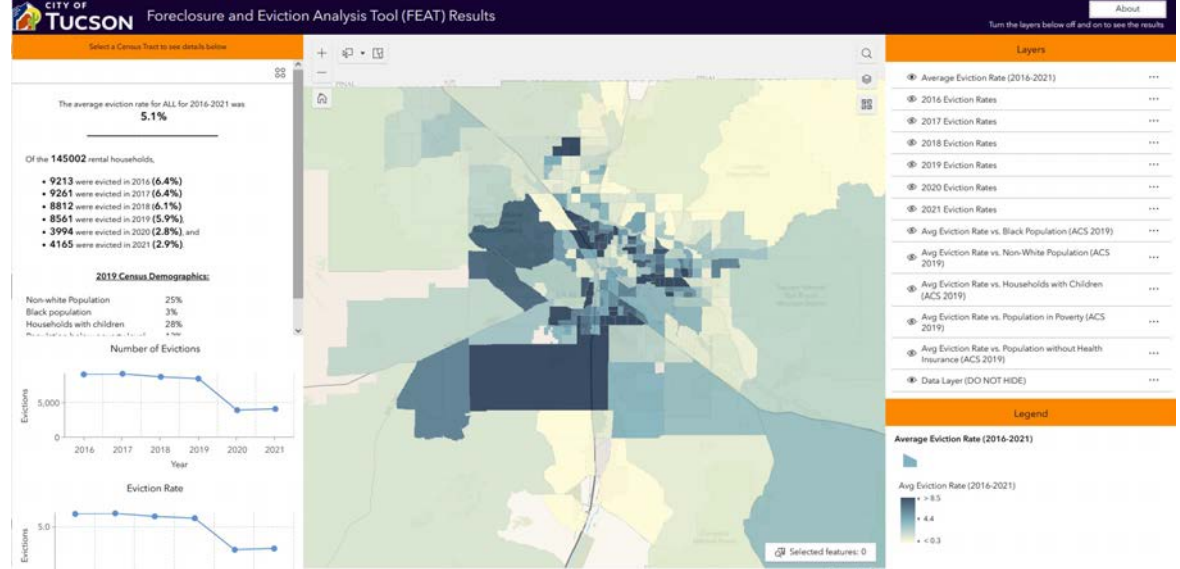
# What has already been done?

- The new Indiana Housing Dashboard also has excellent info
- At the county level mainly
- Allows for direct comparisons
  - <https://indianahousingdashboard.com/>

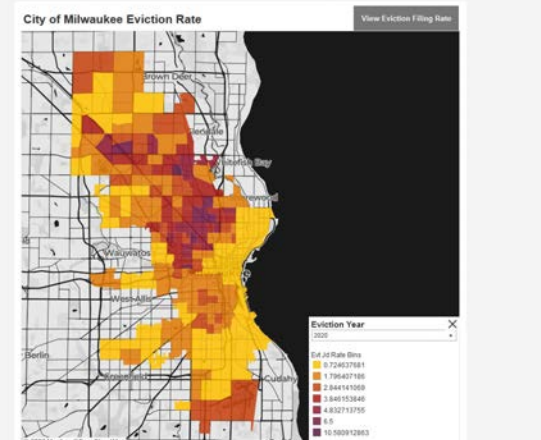


# What has already been done?

- Other cities/locales have established their own dashboards
- Some examples
  - [Tucson, AZ](#)
  - [Hennepin County, MN](#)
  - [Milwaukee, WI](#)



## Eviction and Eviction Filing Rates by Tract





# Gathered feedback from stakeholders across IN on what they want, and we're still looking for feedback!

1. Academics, lawyers, public media, leaders of nonprofits
  1. Indiana University, Bloomington
  2. Fair Housing Center of Central Indiana (FHCCI)
  3. Indiana Legal Services
  4. IU school of Law in Bloomington
  5. University of Notre Dame Law School
  6. Indiana Justice Project
  7. WFYI public media
  8. ProBono Indiana
  9. Patchwork Indy
  10. Indiana Tenant Association
  11. City of South Bend
  12. City of Fort Wayne
  13. Judges in the state of Indiana



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**So where did we start with  
the data?**

# The Data

3 million rows of eviction data received

- Statewide from 2020 to 2023

Key data points to analyze:

- Type of eviction (filing, eviction, foreclosure)
- Date of eviction
- Tract 2020
- FEAT ACS 5-Year data results

CaseEventDate	CaseEventType	Comment
2021-03-03	Case Opened as a New Filing	
2021-03-03	Hearing Journal Entry	Pltf apprs w/Atty Shoffner by Zoom. Def apprs in per...
2021-03-04	Case Opened as a New Filing	
2021-03-04	Automated ENotice Issued to Parties	Hearing Scheduling Activity --- 3/3/2021 : Lauren R...
2021-03-04	Clerk Administrative Event	Sheriff sale prepared October,2020, In Rem Judgme...
2021-03-04	Service Returned Served (E-Filing)	Certified Mail Return - City of South Bend
2021-03-04	Praeipce for Order of Sale	Praeipce for Order of Sale
2021-03-04	Sheriff's Return on Order of Sale	MOS5782
2021-03-04	Motion Filed	Motion to Dismiss Party Defendant
2021-03-04	Motion for Default Judgment Filed	Motion for Default Judgment Entry
2021-03-04	Affidavit of Non-Military Filed	Non-Military Affirmation and Affidavit of Attorney Fees
2021-03-04	Praeipce for Order of Sale	Praeipce for Sheriff sale
2021-03-03	Hearing Journal Entry	Pltf apprs by agent and Atty Watson by Zoom. Def, ...
2021-03-04	Case Opened as a New Filing	
2021-03-04	Clerk Administrative Event	Sheriff sale Cancelled as per letter from Plaintiffs Atto...

# How We Aggregated the Data?

Our team went through the data with legal experts to determine common words to categorize.

- Used SQL to filter and organize data by census tract ID after geocoding.
- Summarized counts of evictions/foreclosures by month within a tract.
- Formatted for input into the FEAT tool.

CaseEventType	ForeclosureType
Order Granting Motion to Dismiss	eviction_filing
Order for Eviction	eviction_judgment
Order for Writ	eviction_judgment
Order of Dismissal	eviction_filing
Prejudgment Order For Possession	eviction_judgment
Order Granting Motion for Default Judgment	eviction_judgment
Writ for Property Issued	eviction_judgment
Order to Dismiss and Seal Eviction (IC 32-31-11)	eviction_filing
Case Dismissed	eviction_filing
Decree of Foreclosure Sent to Sheriff for Sale	eviction_judgment
Order Granting Motion for Writ	eviction_judgment
Order of 41E Dismissal	eviction_filing
Order Granting Motion for Summary Judgment	eviction_judgment
Order Granting Mtn for Emergency Poss.-Real Esta...	eviction_judgment
Writ of Assistance Issued	eviction_judgment
Writ of Execution Issued	eviction_judgment
Final Judgment: Motion for Default Judgment	eviction_judgment
Order Granting Motion for 41E Dismissal	eviction_filing
Order to Dismiss and Seal Eviction (IC 32-31-11)	eviction_filing
Order Granting Petition for Forfeiture of Property	foreclosure
Order Granting Motion for Iss. of Prop. Attachment ...	eviction_outcome

# Limitations

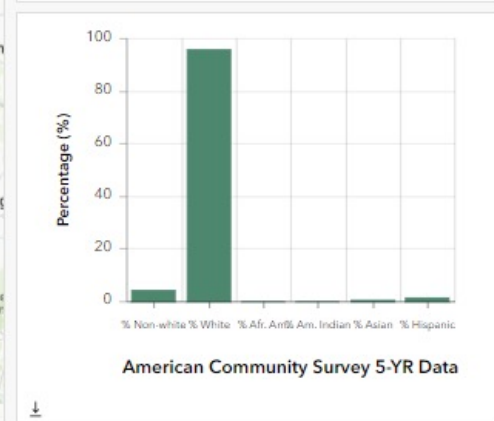
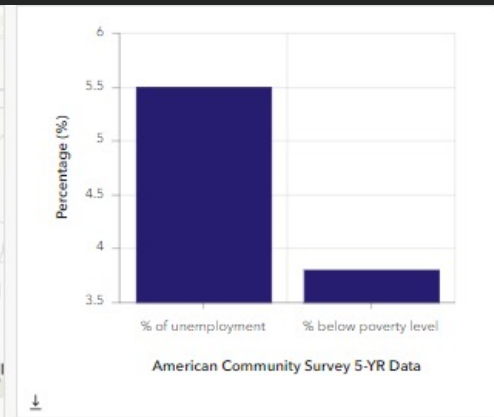
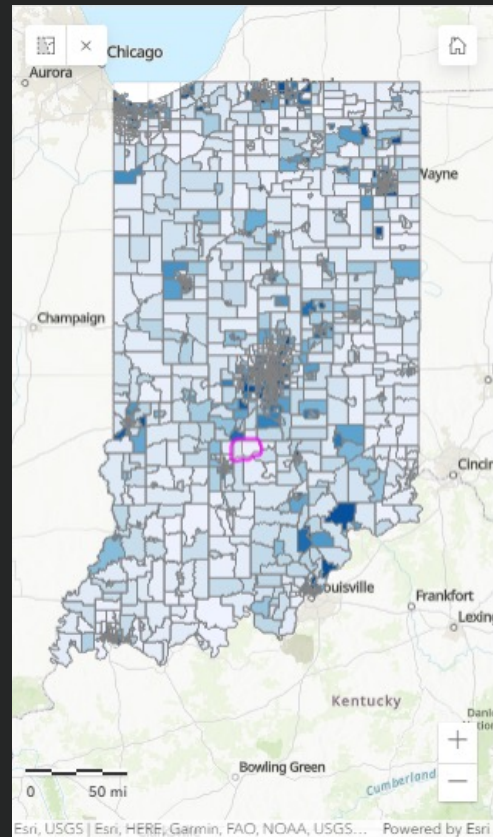
- Some defendants were LLCs and out of state, and some defendants on cases did not have the same address as the eviction address.
  - Address served not necessarily same as address evicted (small % though).
- Our data did not have any evictions in 2020, only foreclosures.
- Different courts file information differently.

CaseEventType	ForeclosureType
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Order for Writ	eviction_judgment
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# Data Output

- Example output from FEAT

median-household-income	pct-white	pct-af-am	pct-am-in	pct-asian	pct-nh-pi	pct-other	pct-multij	pct-hispar	pct-below	
74120	93.2	0.9	0.1	93.2	0	0	1.1	4.7	4.3	2.6
39167	94	0.2	0.2	0	0	0	2.1	3.5	9.4	10.7
53833	94.7	0.5	0	0	0	0	1.6	3.2	6.7	8.2
82026	95.7	0	0.1	0	0	0	0.8	3.4	3.5	4
64018	98.4	0.7	0	0	0	0	0.3	0.6	2.1	13
57436	91.9	5.3	0	0.6	0	0	2.2	1.5	9.6	
52778	96.3	0.1	0	0.1	0	0	2.3	1.2	4.7	21
53798	83.3	4.3	0.2	0	0	0	5.5	6.7	15.8	2.8
63144	92.8	3.7	0	0.4	0	0	0.8	2.3	3.5	8.3
44351	69.5	21.6	0	0	0	0	8.8	1.3	10	
38516	59.4	20.3	0	14.9	0	0	3.9	1.4	12	19.5
38958	89.1	5	0	0	0	0	5.9	9.5	17.2	
36348	78.1	10.7	0	1.3	0	0	5.8	4	11.5	25.9
47994	64.3	9.2	0	3.8	0	0	21.1	1.6	24.6	3.6
44656	80.6	11.4	0.3	0.6	0	0	1	6.1	5.3	3.6
46275	79.8	6.1	0	0.6	0	0	1.7	11.7	10.2	17.4
42796	84.8	2.2	0	0	0	0	6.2	6.8	21.6	23.4
42688	84.3	5.6	0	3.8	0	0	3.8	2.5	6.4	4.2
29688	74.5	13.5	0.8	0.6	1.3	0	2.4	6.9	4.3	41.9
48203	58.7	33.1	0.9	1.9	0	0	3.7	1.6	11.2	32.6
27404	57.8	24.5	0.6	1.2	0	0	5.6	10.4	33.5	43.2
22635	17.9	70.6	0.4	0.2	0	0	8.9	1.8	17.7	58.3





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# The Online Dashboard

# “Alpha” Dashboard Demo

- Live demo/walkthrough of what we have completed thus far
- Goal launch date of **December 7<sup>th</sup>** at our SAVI Talks event



## Indiana Evictions and Foreclosure Dashboard

August 29, 2023



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Funded through New America, the Polis Center at IUPUI has created a free, interactive online dashboard showcasing up-to-date data on evictions and foreclosures throughout the entire state of Indiana, updated monthly. Please explore the different pages to dive deeper into evictions, foreclosures, and associated socioeconomic and demographic data throughout the state.

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# Discussion

- What did you see that you liked/didn't like?
- What's missing you would still really like to see?

# Discussion

- How would you want to use the data presented in the dashboard?
- What do you see as the main challenges for beneficial use of the online dashboard?

# Next Steps

- Continue working with the data to ensure it's as accurate as possible.
- Dive deeper into the analysis to uncover trends.
- Update visual appearance and functionality of the dashboard.
- We want to hear from you! Particularly if you have an eviction story that you want to share confidentially (contact info on next slide).



Thank you!

Questions?

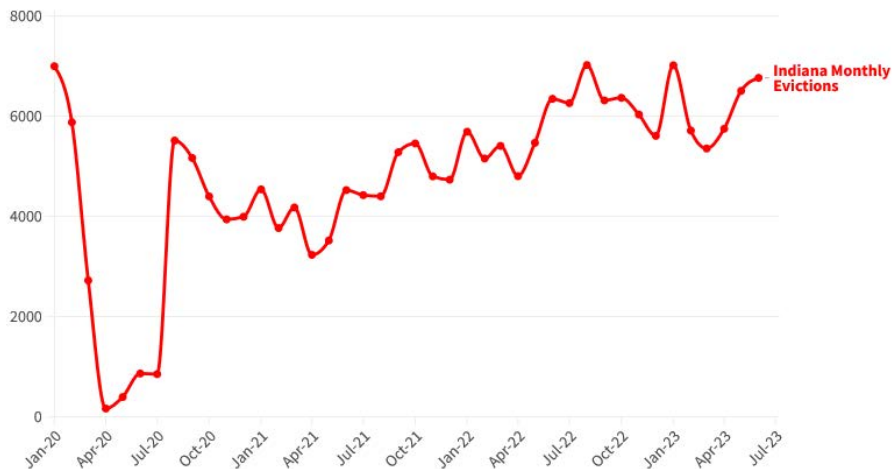
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<https://www.savi.org/>

## Eviction filings per month in Indiana



Source: Peter Hepburn, Renee Louis, and Matthew Desmond. Eviction Tracking System: Version 1.0. Princeton: Princeton University, 2020. [www.evictionlab.org](http://www.evictionlab.org), Eviction Lab



Additional resources:

- [SAVI Evictions Deep Dive - Indianapolis](#)
- [Indiana eviction prevention initiatives](#)
- [Help with housing](#)