



Empowering Indiana Communities with Evictions & Foreclosure Data

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Project Partners



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

Program Partners



Acknowledgements

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- **Ally Scott**—data analysis, processing, and dashboard development
- **Jay Colbert and Sagar Varma Samanthapudi**—data processing and data requests
- **Asger Ali and Ted Deitz**—dashboard development
- **Marc McAleavey**—project support
- **Stakeholders** throughout Indiana who attended feedback sessions and gave written feedback



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 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 help provide data/analysis for the dashboard.





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Background

The Process

What has been done already? Examples of building blocks of inspiration behind our dashboard.



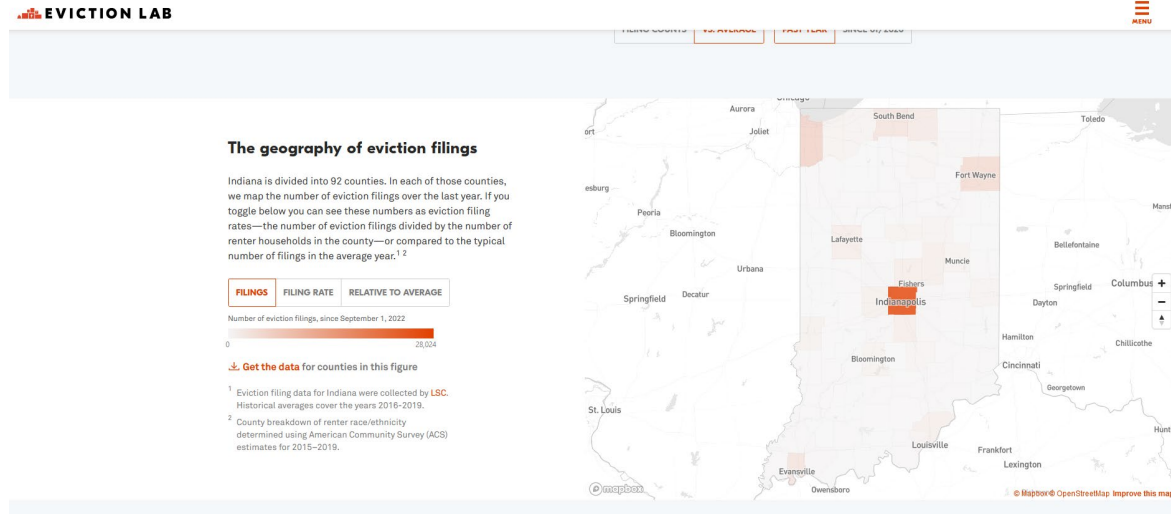
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Eviction Lab

- 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/>

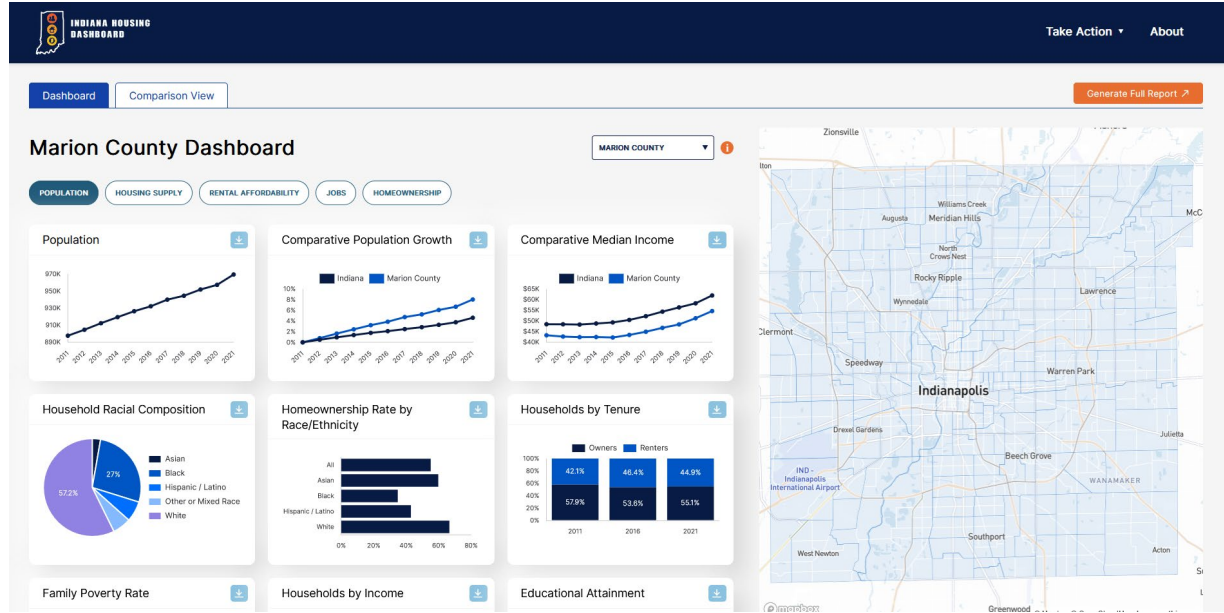


- The new Indiana Housing Dashboard also has excellent info

- At the county level mainly

- Allows for direct comparisons

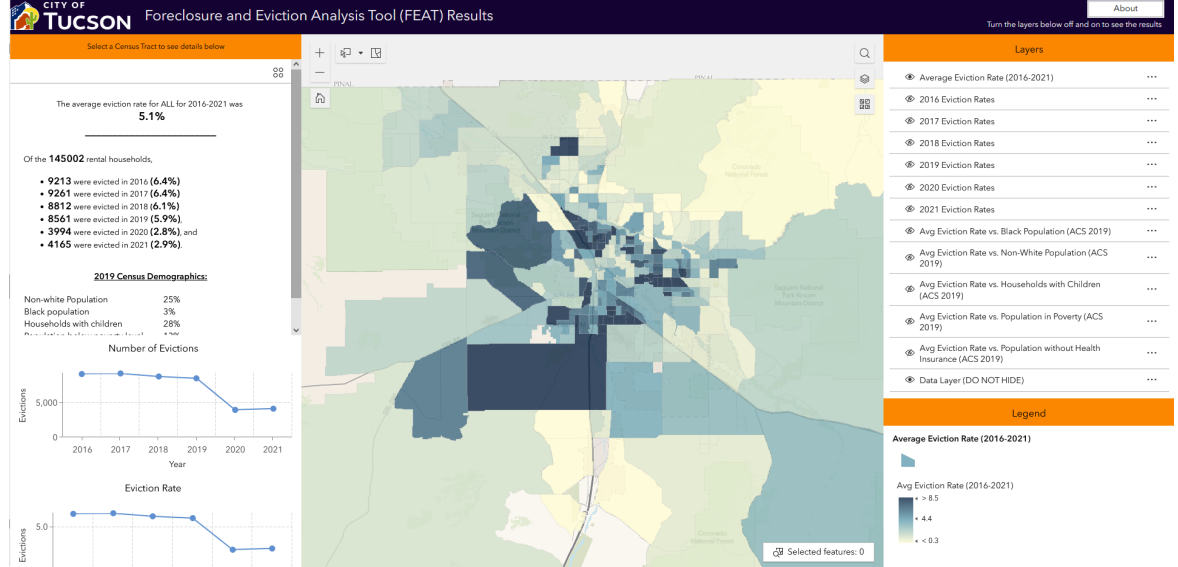
- <https://indianahousingdashboard.com/>



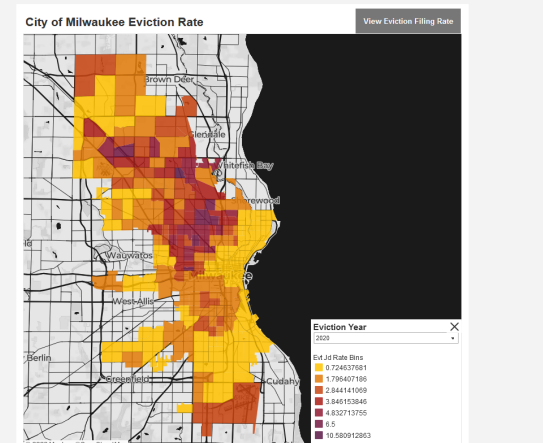
- Other cities/locales have established their own dashboards

- Some examples

- [Tucson, AZ](#)
- [Hennepin County, MN](#)
- [Milwaukee, WI](#)



Eviction and Eviction Filing Rates by Tract



What voices were heard?



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Gathered feedback from stakeholders across IN on what they want

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 and foreclosure data received

- Statewide from 2020 to 2023

Key data points to analyze:

- Type of eviction (filing, eviction judgment) and foreclosure
- Date of eviction
- 2020 census tracts each event occurred in
- FEAT ACS 5-Year data results

CaseEventDate	CaseEvent Type	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.
- Summarized counts of evictions/foreclosures by month within a tract and township.
- Formatted for input into the FEAT tool.

CaseEvent Type	Foreclosure Type
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 o 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 (although there were much less evictions in 2020 due to eviction protections)
- Property owners of large complexes often shielded by multiple LLCs
- Different courts file information differently.

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The Online Dashboard

Indiana Evictions and Foreclosure Dashboard

Link Below

[Let's Explore!](#)

[How to Navigate](#)

[Methods FAQ](#)



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Next Steps

- Hoping to secure additional funding to continue updating the dashboard and make iterative improvements/additions.
- Dive deeper with analyses to uncover trends.
- Would like to keep tracking/adding individual eviction stories.
- Continue gathering input from users of the data.
- Continue community conversations to unpack the complexities of evictions, the drivers, and solutions.
- Explore additional data sources to better understand the nuances of evictions and work with champions to gain access to the data.



Link to dashboard

<https://storymaps.arcgis.com/collections/cb395c1ffe0a454d84c530a797aa0201?item=1>

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X
(Twitter)



LinkedIn



SAVI

Instagram



Facebook



X
(Twitter)



LinkedIn





Thank you!

Questions?

Get in Touch

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

Follow the Money: Indianapolis Evictions in 2022

🕒 August 5, 2022 👤 Erik Steiner and Polis Center 📌 [Community Development, Equity, Equity Hub](#)



Additional resources:

- [SAVI Evictions Deep Dive - Indianapolis](#)
- [Indiana eviction prevention initiatives](#)
- [Help with housing](#)
- FEAT Tool Launch Event, Dec. 12th 12-1pm EST: [Link](#)