



To: Real Estate Department Partners

Notice: **RED-24-54**

From: Real Estate Department

Date: November 1, 2024

Re: **Age-Restricted Housing – Supply and Demand Report**

The Indiana Housing and Community Development Authority and the Indiana Family and Social Services Administration Division of Aging are pleased to make public this set of reports on the current and projected supply and demand of age-restricted housing throughout Indiana.

Contracted by IHCD and FSSA-DA and completed by MMA Inc. (formerly Mitchell Market Analysts, Inc.), the reports present an analysis of several types of housing options, including owner-occupied housing, market rate apartments, Age-restricted affordable housing, and Licensed Residential Properties (Intermediate Care, Skilled Nursing, Residential Care, and Affordable Assisted Living).

The analysis includes demographic information on age, income, ownership status, and disability, a survey of older adults regarding their preferences, and data on existing housing stock and various funding sources. The study presents findings from across the whole state, county-by-county and broken down into six regions: Northeast, North Central, Northwest, Southeast, Southwest, and Central, along with a review of the whole state.

Also included with this set of reports is a PowerPoint deck which includes the overview provided during the 2025 Indiana Affordable Housing Conference.

Questions regarding the study can be directed to Stephen Enz, Director of Policy and Data for the Real Estate Division of IHCD, at senz@ihcda.in.gov.



ADDRESS 30 South Meridian Street, Suite 900, Indianapolis, IN 46204
PHONE 317 232 7777 TOLL FREE 800 872 0371 WEB www.ihcda.IN.gov

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