

Corporate Investors in Housing

They may come in many forms—corporate investors, private equity, Wall Street backed investors, out-of-state investors—but, too often, they are harmful to our communities because they are focused on profit over all else.

Corporate investors in our single-family homes and multifamily units commonly reduce homeownership opportunities for persons of color and low-to-moderate income families; displace long-term residents from formerly affordable neighborhoods; neglect maintenance on their properties impacting health, blight, and neighboring property values; perpetuate rent gouging and added fees; and/or evict tenants that call those properties home at high rates for unfair and/or unlawful reasons.



Resources

Indiana’s multifamily and single-family housing markets have been targeted by corporate investors. Homeownership has become out of reach for too many. Coupled with Indiana’s lack of tenant protections, tenants are battling escalating rents and substandard housing conditions. Too much of a Hoosier family’s income is going toward their housing costs and they are struggling to afford basic necessities. Whether you need help with rent or utility payments, are in need of repairs on your home, or life has thrown you a curveball and you need a little assistance, below and on the back page are some housing-related resources which may be able to help.



Some of these organizations may have eligibility requirements, so be sure to contact the organization to confirm.

Housing Related Legal Assistance

For anything from helping you understand your housing rights or in a possible foreclosure or eviction, below are some options for legal assistance:

- ◆ **Indiana Legal Help**
Go to <https://indianalegalhelp.org/> and go to the Legal Topics section and select “Housing”
- ◆ **HUD Certified Housing Counseling Agency**
Go to <https://www.hud.gov/counseling>

Utility Assistance

The Energy Assistance Program (EAP) can help you pay your heat and electric bills. EAP provides a one-time annual benefit that can assist you with the high cost of home energy and can help if you are disconnected or are about to get disconnected:

- ◆ **Indiana Housing and Community Development Authority (IHCDA)** provides all the information you need to see if you qualify for this assistance: Go to <https://www.in.gov/ihcda/homeowners-and-renters/low-income-home-energy-assistance-program-liheap/>

Hardship Assistance

Township Trustees can assist those in need by distributing relief and connecting residents to other resources:

- ◆ Go to <https://www.indy.gov/agency/township-trustees> and be sure to select the township you live in to get in contact with the correct office

Resources for Homeowners

If you are in need of help for critical home repairs, maintenance assistance, or in need of accessibility repairs for a disability or due to aging-related issues, please contact:

- ◆ **Home Repairs for Good** (formerly NeighborLink Indianapolis)
 - * Call to inquire: 317-286-2740
 - * Learn more: <https://www.homerepairsforgood.org/>
- ◆ **Community Action of Greater Indianapolis**
 - * Call to inquire: 317-396-1800
 - * Learn more: <https://www.cagi-in.org/>
- ◆ **Indianapolis Neighborhood Housing Partnership (INHP)**
 - * Call to inquire: 317-610-4663
 - * Learn more: <https://www.inhp.org/home-repair-loans>
- ◆ **Your neighborhood Community Development Corporation (CDC) and/or your city may also offer a program to assist with repairs or maintenance**

Home Repair Programs

Resources for First-Time Homebuyers

There are several organizations that offer access to affordable mortgage products or downpayment or closing cost assistance:

- ◆ **Indianapolis Neighborhood Housing Partnership (INHP)**
 - * Learn about their programs at: <https://www.inhp.org/mortgages/>
- ◆ **Indiana Housing & Community Development Authority (IHCDA)**
 - * Learn about their programs at: <https://www.in.gov/ihcda/homebuyers/programs/>
- ◆ **Your neighborhood Community Development Corporation (CDC) or Intend Indiana may also offer programs to assist low-income families interested in purchasing a home**

Housing Discrimination



Whether you are trying to rent an apartment, requesting maintenance work on your rental unit, applying for a mortgage to buy a home, getting an appraisal done on a home you already own, or any other housing-related service—you are protected under fair housing laws from unlawful discrimination due to your **race, color, national origin, religion, gender (sex), the presence of children (familial status), or disability**.

If you feel you may have experienced housing discrimination or want to learn more about your housing rights or responsibilities, contact the **Fair Housing Center of Central Indiana**:

317-644-0673 | info@fhcci.org | www.fhcci.org

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www.fhcci.org