



FOR IMMEDIATE RELEASE – September 15, 2026

Contact: Amy Nelson, Executive Director
317-644-0673 x1001
anelson@fhcci.org

FHCCI Releases Second Report on Marion County Eviction Filings

INDIANAPOLIS, IN – Today, the Fair Housing Center of Central Indiana (FHCCI) releases its latest report, [State of Fair Housing Report – Marion County's Top Evictors](#). Marion County renters face an increasingly unaffordable housing landscape. This, plus Indiana's landlord-friendly rental housing laws, leads to a disproportionately high risk of eviction for tenants across the county. This report builds on our report from earlier this year by examining eviction filing rates for major landlords in Indianapolis and racial disparities present between Indianapolis neighborhoods where evictions have occurred. We call on state and local policymakers to take urgent action to address Marion County's eviction crisis and increase housing stability for tenants, such as by building and preserving affordable housing, strengthening tenant protections during their leases and in eviction court, and ensuring consistency across courts in implementing these protections.

Key report findings:

- Across Marion County, there were 24,938 eviction case filings in 2025. The city of Indianapolis had the sixth-highest eviction filing rate in 2025 among the 42 cities tracked by Eviction Lab, with 14.0 eviction filings for every 100 rental housing units. This is significantly higher than every other similar-sized Midwestern city (i.e. Columbus, OH; Cincinnati, OH; Milwaukee, WI; etc.).
- Eviction courts in Indiana often fail to give tenants adequate time or legal resources to defend themselves. Because Indiana makes it so easy, quick, and cheap to evict tenants, landlords appear to be incentivized to file evictions more often than they otherwise would, using policies like automated eviction filings and high late fees.
- Less than half of renters in the Indianapolis metro area make enough money to afford a modest two-bedroom apartment, according to the National Low Income Housing Coalition. Among tenants facing eviction in Marion County, the most common reason for falling behind on rent was job loss or reduced hours at work (48%), followed by unexpected expenses (27%), according to a sample of tenants in eviction court taken by the Indianapolis Office of Public Health and Safety (OPHS).
- The lack of affordable and available rental housing remains a core driver of eviction filing rates. For the lowest-income renters, often, the only affordable option is subsidized housing. We find the eviction filing rate at subsidized multifamily properties to be 10.4

CHART 1: Reason for Nonpayment of Rent Among Tenants Facing Eviction (Tenant intakes with Office of Public Health and Safety, Marion County, 2026)

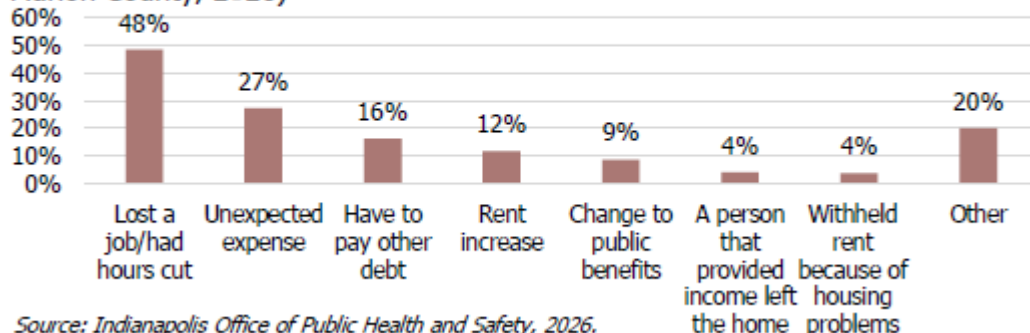
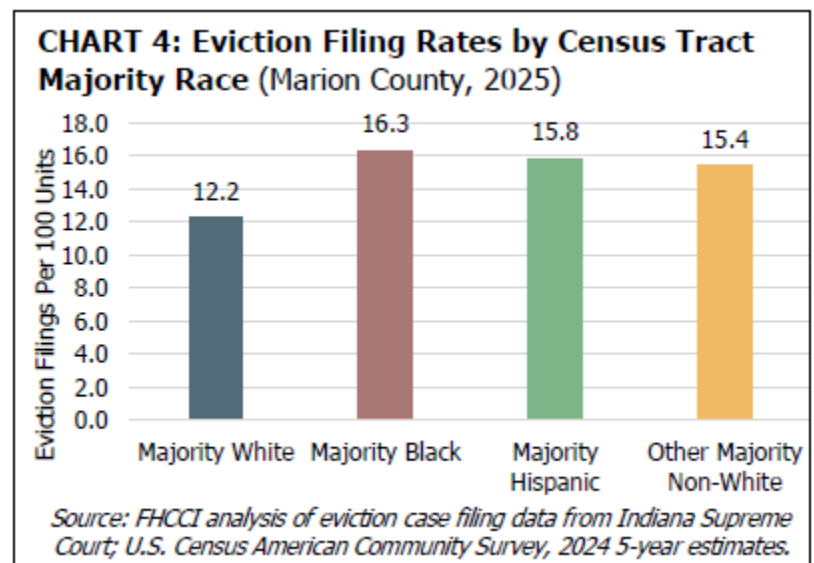


TABLE 4: Top 10 Largest Multifamily Landlords, With Eviction Filing Rates (Marion County, 2025)							
Landlord Name	Number of Properties	Total Units	Eviction Filings	Eviction Filing Rate ^a	Avg. Rent for 2-Bed ^b	HQ State	Company Ownership Type
Gene B. Glick Company ^c	24	6,372	717	11.3	\$1,173	IN	Privately Held
The Ardizzone Group	14	6,224	646	10.4	\$1,382	IN	Privately Held
Barrett & Stokely, Inc. ^c	27	5,982	770	12.9	\$1,500	IN	Privately Held
Elon Property Management ^c	25	5,311	535	10.1	\$1,149	NJ	Privately Held
Van Rooy Companies ^c	34	4,645	810	17.4	\$1,282	IN	Privately Held
Birge & Held Asset Management ^c	20	4,528	405	8.9	\$1,533	IN	Private Equity-Backed
Pepper Pike Capital Partners	8	3,864	326	8.4	\$1,191	OH	Private Equity-Backed
Emerald Empire/CYM Living ^c	14	3,602	669	18.6	\$1,056	NY	Private Equity-Backed
Sexton Companies	10	3,002	30	1.0	\$1,153	IN	Privately Held
Flaherty & Collins, Inc. ^c	13	2,964	156	5.3	\$1,923	IN	Privately Held
All Multifamily Renter Households	803	83,633^d	17,666	21.1	\$1,283		

^aEviction filings per 100 units. ^bAs of September 2025, average rent across properties, weighted by number of units per property in portfolio. ^cPortfolio includes at least one subsidized property. ^dBased on U.S. Census American Community Survey 2024 5-year estimate. Source: FHCCI analysis of eviction case filing data from Indiana Supreme Court; multifamily and manufactured housing property data from CoStar. See Appendix B for full table with top 25 largest multifamily landlords.

filings per 100 rental units, on average, which is lower than the county average (14.0) and less than half the average for multifamily properties overall (21.1). Thus, even though tenants in subsidized properties have limited income and savings, when rent is restricted to an affordable level, their likelihood of being evicted drops significantly. This underscores the need to develop more subsidized housing units across diverse neighborhoods.

- Unfortunately, specific subsidized properties still produced high eviction filing rates, such as Eagle's Edge, a Low Income Housing Tax Credit (LIHTC) subsidy property managed by Van Rooy Companies, which had an eviction filing rate of 58.0 in 2025. We find that among the subsidized properties with the highest eviction filing rates, nearly all are LIHTC properties, highlighting the limitations of some housing subsidy programs like LIHTC.
- We found that the single-family landlords with the largest portfolios have higher eviction filing rates than mid-sized landlords. For example, Main Street Renewal (owned by Amherst), owned 849 homes and filed 285 evictions in 2025, giving an eviction filing rate of 33.6 filings for every 100 rental homes in their portfolio. This is more than four times the average for single-family landlords, and more than twice the average for the county at large.
- However, over two-thirds of Marion County's 2025 eviction filings came from multifamily properties, amounting to 21.1 filings per 100 renter-occupied units. Nearly all evictions at multifamily properties come from large properties with 100+ units. This is partly because apartments are cheaper to rent than single-family homes, so tend to attract lower-income tenants. Possibly, the policies and practices of their corporate owners may also have an impact.
- The multifamily landlord with the highest eviction rate, BSG Enterprises, operates Heather Ridge Apartments, a 204-unit property on the Indianapolis west side. It filed 137 evictions against tenants in that property in just one year, giving an eviction filing rate of 67.2 filings per 100 units. This amounts to more than 2 eviction filings for every 3 units.
- We also examined the relationship between the price of rent and eviction filing rates at multifamily properties. Eviction filing rates were lowest among multifamily properties where the rent for a two-bedroom was less than \$700 (mostly



subsidized properties) or greater than \$1,600.

- According to OPHS' sample of tenants facing eviction in Marion County, two-thirds of these tenants were Black. Within the households facing eviction, 44% of household members are children under 18.
- According to the FHCCI's analysis, the eviction filing rate in Marion County's majority Black and Hispanic census tracts is significantly higher than the eviction filing rate in majority white census tracts. Even when we compare neighborhoods at similar income levels, neighborhoods of color experience higher eviction filing rates than white neighborhoods.
- Racial disparities persist, and even worsen, when we compare properties managed or owned by the same companies in neighborhoods of color versus white neighborhoods. For example, Main Street Renewal's eviction filing rates in Black census tracts and other majority non-white census tracts was more than double its eviction filing rate in white census tracts. Van Rooy Companies had an eviction filing rate of 43.6 among its properties in majority Black census tracts (more than one filing for every three units), but only 5.9 in its properties in majority white census tracts.

To download the full report, visit the [FHCCI's News Page](#) or our [Reports Page](#).

In recent years, the FHCCI has released the following consumer-driven housing reports through its *The State of Fair Housing in Indiana* series:

- [Homes at Risk: Mortgage and Tax Foreclosures in Marion County](#) (2026)
- [The Stacked Deck: Eviction Filings in Marion County Townships and Neighborhoods](#) (2026)
- [Rising Rental Burdens in the Indianapolis Metro](#) (2025)
- [Marion County Foreclosure Update-September 2025](#) (2025)
- [The Insurance Crisis Hits Home](#) (2025)
- [Marion County Foreclosure Update-March 2025](#) (2025)
- [Mortgage Lending in Allen County for Year 2023](#) (2025)
- [Who Owns Central Indiana's Houses: An Update of the Largest Single-Family Home Investors](#) (2025)
- [Foreclosure Filings in Marion County](#) (2024)
- [The Promise and Perils of Alternative Home Financing](#) (2024)
- [Highlighting Housing Impacts From Our Changing Environment](#) (2024)
- [Unstable Land: The Fair Housing Challenges for Manufactured Housing Residents](#) (2024)
- [A Review of Fair Housing Complaints in Indiana, Years 2019-2023](#) (2024)
- [Mortgage Lending Update for Marion County, Years 2021-2022](#) (2024)
- [Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors](#) (2023)
- [No Way Home: Tenant Screening Barriers to Housing](#) (2023)
- [Our Changing Neighborhoods: The Impact of Investors, Foreclosures, and Mortgage Lending](#) (2022)
- [At What Cost? Rents, Burdens, Evictions, and Profits in Marion County](#) (2022)
- [FHA & VA Mortgage Lending in Marion County, Years 2018-2021](#) (2022)
- [Mortgage Lending in Marion County, Years 2018-2020](#) (2022)

The Fair Housing Center of Central Indiana (FHCCI) is a private, nonprofit fair housing organization based in Indianapolis, Indiana. Its mission is to facilitate open housing for all people by ensuring the availability of affordable and accessible housing; promoting housing choice and homeownership; advocating for an inclusive housing market; working toward stable and equitable communities; and eradicating discrimination within Central Indiana, the State of Indiana, and nationally. For more information, visit: www.fhcci.org