

Carmel Housing Task Force

April 25, 2024

ONYX+EAST[®]



Housing Opportunity



NATIONAL HOUSING TRENDS

- Long Term Supply and Demand Imbalance
- Changing Customer Needs and Wants
- Affordability Challenges Growing
- Time/Uncertainty of Entitlements & Approvals
- Capital Market Constraints

CARMEL HOUSING MARKET

- Land Scarcity
- Redevelopment Shift
- Lock In/Out Effect
- Quality of Life & Economic Development
- Vision, Leadership & Professionalism