
City of Carmel

MAYOR'S HOUSING TASK FORCE

July 25, 2024

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE, CARMEL, IN 46032

TIME: 7:30 AM (DOORS OPEN AT 7:15 AM)

HOW TO VIEW ELECTRONICALLY:

- AT&T Cable Ch. 99
- Digital Ch. 64.45
- Metronet Ch. 33
- Spectrum Cable Ch. 340
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

AGENDA

A. Opening Remarks

B. Audience Participation

To help guide the discussion, below please find a list of questions for consideration. This list is not an exhaustive list, rather it is merely a starting point for the conversation. Please feel free to offer comments regarding any aspect of the Carmel housing market regardless of whether the topic is listed below.

1. Residents have voiced concerns with the recent increase in apartment development.
 - The Task Force wants to better understand the problems created by apartments.
 - What is the right mix of apartments/multi-family housing and single-family housing?
2. Carmel is a desirable place to live. There are many new residents moving to Carmel looking for ownership opportunities. Additionally, there are long-term existing residents looking for alternative housing options within Carmel. Overall housing supply is not keeping up with demand, exacerbating the lack of inventory and higher prices across all segments of the market.
 - With little vacant land left for development, are there potential solutions to meet some of this increased demand for housing?
 - Could accessory dwelling units (ADUs) play a small role in filling certain demands?
3. There is demand for housing types that are limited in supply, both new construction and existing inventory (e.g., the "missing middle" housing – the spectrum between suburban detached single-family and mid-rise apartment buildings).
 - What product types do we need most?

4. There are market forces on existing “affordable” housing/neighborhoods which are pricing out senior citizens and younger residents, gradually limiting the housing choices to investors or buyers with higher incomes.
 - Are there strategies for workforce housing or preservation of existing reasonably priced neighborhoods that should be considered?
5. Housing is an Economic Development issue. Carmel’s jobs sector is projected to grow +10% by 2030, faster than central Indiana, the Midwest and the US. Without new housing options, the competition for existing housing will only get fiercer.
 - The Task Force would like recommendations for how to address housing to accommodate the growing Carmel workforce.

C. Next Steps

D. Adjournment 9:00 A.M.

Workshop meeting: Thursday, August 8th, 7:30 a.m.