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# City of Carmel

## MAYOR'S HOUSING TASK FORCE

### August 8, 2024

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**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> 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>
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**AGENDA**

- A. Opening Remarks**
- B. Problem Statements Discussion**  
See the next page for problem statements based on the July 25<sup>th</sup> agenda.
- C. Value of Development in Central Carmel**  
Henry Mestetsky, Director of Redevelopment
- D. Traffic & Infrastructure**  
Jeremy Kashman, Chief Infrastructure Officer
- E. Recommendations Discussion**
- F. Adjournment 9:00 A.M.**

**Using the statements and discussion questions from the July 25<sup>th</sup> meeting agenda, does the Task Force generally agree with the problem statements below? Is there anything to add?**

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.