

Carmel Housing Input Meeting

Hosted at Clay Township Trustee's Office

March 28, 2013

In attendance: Dara Douglas (Clay Township), Anita Scott (Prime Life Enrichment), Adrienne Keeling (City of Carmel), Sherry Heston (Greater Home Place Neighborhood Association), Mike Sommer (Greater Home Place Neighborhood Association), Sue Westermeier (Rotary of Carmel)

Notes from Conversation and Responses to Questionnaire:

1. What most interested you?

- Percentage of people with higher education degrees
- Average household income
- Amount of senior population in Carmel (10%)
 - Emphasis on senior housing
- Unique conditions for Home Place:
 - Other than the mention that Home Place is unincorporated, the statistics for Home Place are lacking – There's a considerable difference that isn't shown in the report. **The Greater Home Place Neighborhood Association requested that the Profile reflect some of the following:**
 - More rentals in home place (higher %)
 - Lower Home Values in Home Place – need to increase with financial & community richness.
- 22% of households earn less than \$50,000 annually
- 43% of seniors live on less than \$50,000 in annual income
- 28% of renters are cost-burdened
 - High percentage of income going towards housing costs
- 137 nights of emergency shelter are paid for by Township Trustee
 - Otherwise, homelessness is not addressed

2. What would you like to see happen in your community?

- Mixed-Income Neighborhoods:
 - Affordable housing for families (3)
 - Integrate affordable housing into diverse neighborhoods (mixed-income housing)
 - Maintain historic preservation of Home Place (3)
 - Help with maintaining homes (3)
- Community Building Activities:
 - Help with clean-up efforts
 - Neighbors meeting neighbors (2)
 - Stronger group participation amongst neighbors
 - Business owners and community leaders are more involved/well-known
 - Increase marketing of events
- Affordable housing for seniors (3)
 - "We have enough large, upper-scale senior communities. We need to focus on housing that is affordable and handicapped accessible.

- Public Transportation – Lower transportation costs (3)
- Emergency Assistance (3)
 - Financial assistance to renters who fall behind
 - Help with getting aid to those that are impoverished through supportive and transitional housing
 - Better mental health care
- Help with creating a place for homeless in Clay Township
- Housing options for disabled

3. What strategies do you feel are most important to your community?

- Neighborhood Revitalization through Home Rehabs (2)
- Supportive Housing (2)
- Senior Housing (2)
- Transportation (2)
- Education and Awareness (2)
 - “Local Government buy-in is needed”
- Public beautification projects (1)
- Home repair programs for homeowners (1)
- Maintaining the historic area/integrity of Home Place (1)
- Keep up strong schools and parks (1)
- Encourage people to get involved (1)
- Individual Development Accounts (1)
- Financial Counseling (1)

Report on Survey Findings:

Short Form: 83 from the area (46032, 46033 and 46074)

Long Form: 5 people reported they lived in Carmel

- 80% of households responded were married couples, and a majority of those had children living at home. Only 7% identified themselves as Seniors.
- Very few respondents indicated they were burdened by their housing costs (8% paid over 35% of their income on housing).
- 25% of respondents said they’ve experienced unkempt properties in their neighborhood, and 18% said they themselves have been unable to make needed repairs to their homes.
- 64% listed the high cost of housing as a barrier to housing choice in Hamilton County and 44% said transportation is another significant barrier.
- 51% said “Affordable Housing” is needed in Hamilton County, and “Senior Housing” was second at 40%.
- Over 75% of respondents listed the following issues as having importance in Hamilton County:
 - Proximity to Employment Opportunities (82%)
 - Transportation Options (80%)
 - General Affordability (79%)
 - Housing for Seniors (77%)

- Foreclosure Prevention (75%)