

Fishers Community Housing Meeting:

March 22, 2013

Discussion moderated by HAND

Attendance: Jennifer Milliken (Urban Land Institute), Debbie Driskell (Township Trustee); Daine Crabtree; Rachel Johnson (Town of Fishers), Sue Harrison (Town of Fishers); Nate Lichti (HAND), Michelle Westermeier (HAND), Joanna Bossi (Habitat for Humanity Hamilton County), Colleen Buesching (HAND), Mark McConaghy (Noblesville Housing Authority),

Notes from Conversation and Responses to Questionnaire:

1. What most interested you?

- 18% of households spend >35% of their income on housing
- Only 6% of Fisher's population is over 65 (2)
- Percentage of Multi-Family units is lower than I thought.
- Only 5% of rental housing are designated affordable
- Comparison of 20% households earning < \$50,000 to 94% of apartments leasing for more than \$750/ mo.
- 22% of renters are cost-burdened
- 94% of apartments lease for more than \$750/mo

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

- Encourage a broader range of housing options (2)
- Address out-migration of 18-24 year olds (college/jobs)
- Promote "Aging in Place" & relate that to housing (more affordable senior housing) (2)
- Prepare for upkeep of infrastructure and housing stock (2)
- More affordable homeownership options
- Larger mix of apartment price points
- More mixed use development
- More

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

- Upkeep of Aging Homes / Homeowner Repairs (3)
- Policy Advocacy/Education ("This is a big need here to help erase misconceptions") (3)
- Rehab for Homeownership and Rentals (2)
- Aging in Place by retrofitting homes
- Infrastructure improvements
- Inclusionary Zoning
- Beautification projects

Report on Survey Findings:

Short Form: 159 from 46037, 46038 and 46040

Long Form: 19 people reported they lived in Fishers

- A majority of respondents to all surveys were married couples with children under 18 at home, and the second largest household type were married couples without children.
- 90+ lived in single family homes and carried a mortgage.
- Respondents did not report themselves as being cost burdened (27 of 159 responses)
- 56% reported they lived in suburban neighborhood with mix of houses, shops and businesses (9/16)
- All respondents had incomes of \$50 - \$200K
- Most viewed housing as a long-term investment (13/16).
- About half of all respondents said they've had experience with unkempt houses in their neighborhood. Roughly 20% were dissatisfied with local services.
- 5/16 thinks you'll upgrade in the next 3-5 years (long-form).
- Cost of housing and transportation were the only barriers identified by over 50% of respondents. In the comments section, Individuals said they've had difficulty selling a home because of depreciation and another offered a recommendation that we need more variety of homes (quality, prices, land sizes, etc.)
- 33% of all respondents said "affordable housing" is needed in Hamilton County.
- Housing Issues – all over the map – most receiving a Somewhat or Very Important classification. A significant number of respondents ranked "Lack of multi-family housing" as not important.
- Access to Employment, Affordability and Transportation Options were all over 80% in terms of needs challenging special populations.
- 9/14 said financial management/Counseling and mental health counseling were the top priorities in terms of supportive services. Another individual recommended more industrial manufacturing jobs.
- Most respondents had no familiarity with HAND (Long form, 7/11))
- 7 respondents said they'd like to receive follow up information about the Housing Needs Assessment.