RECOMMENDATION 10:

Create and publish a series of maps and data to communicate and quantify existing inventory and desired outcomes

Some examples include: (1) existing areas of different housing types, (2) areas where new housing types would be appropriate, (3) inventory of vacant or unplatted land, (4) information about cost burdened households.

Housing Age:

One, Two, and Three Family Platted Dwellings

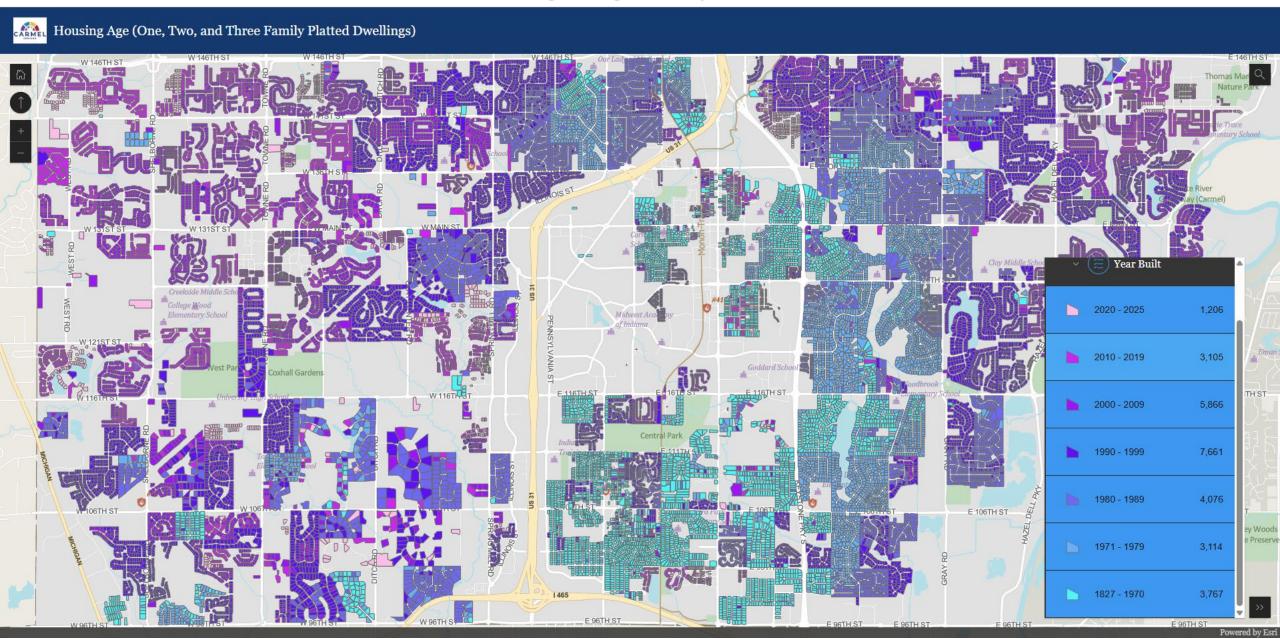
Total Count: 28,795

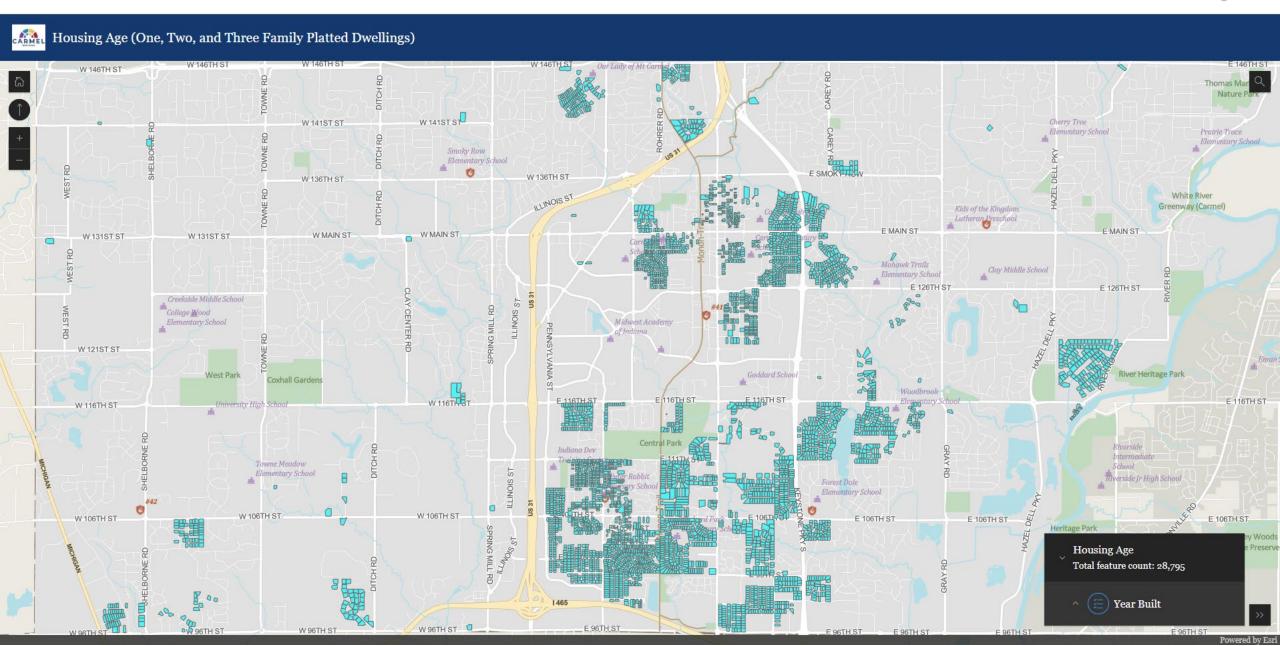
Year Built:

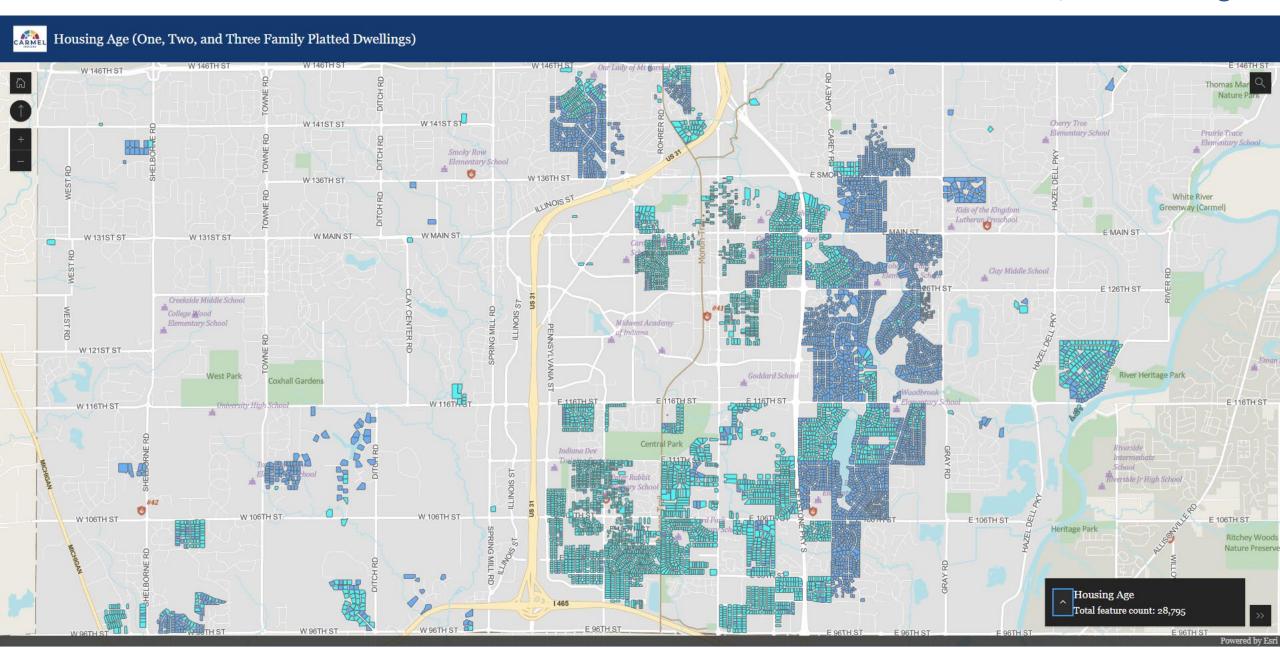
- 2020-2025: 1,206 (4%)
- 2010-2019: 3,105 (11%)
- 2000-2009: 5,866 (20%)
- 1990-1999: 7,661 (27%)
- 1980-1989: 4,076 (14%)
- 1971-1979: 3,114 (11%)
- 1827-1970: 3,767 (13%)

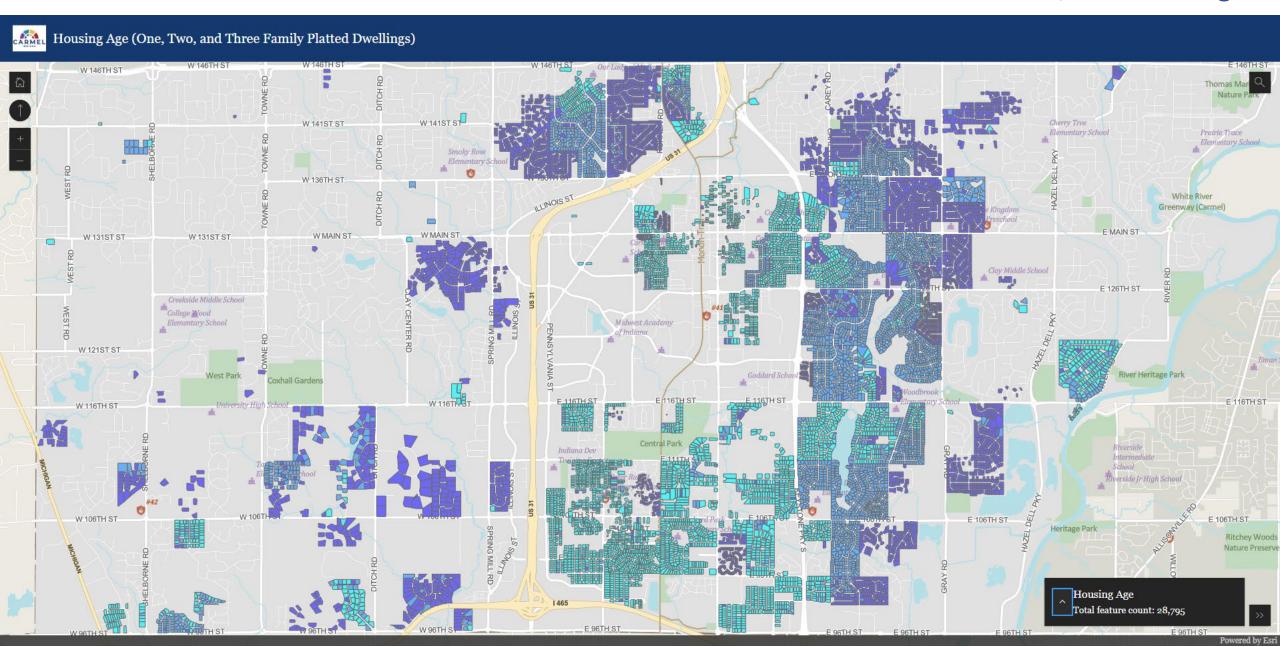
Source: Hamilton County Parcel Data

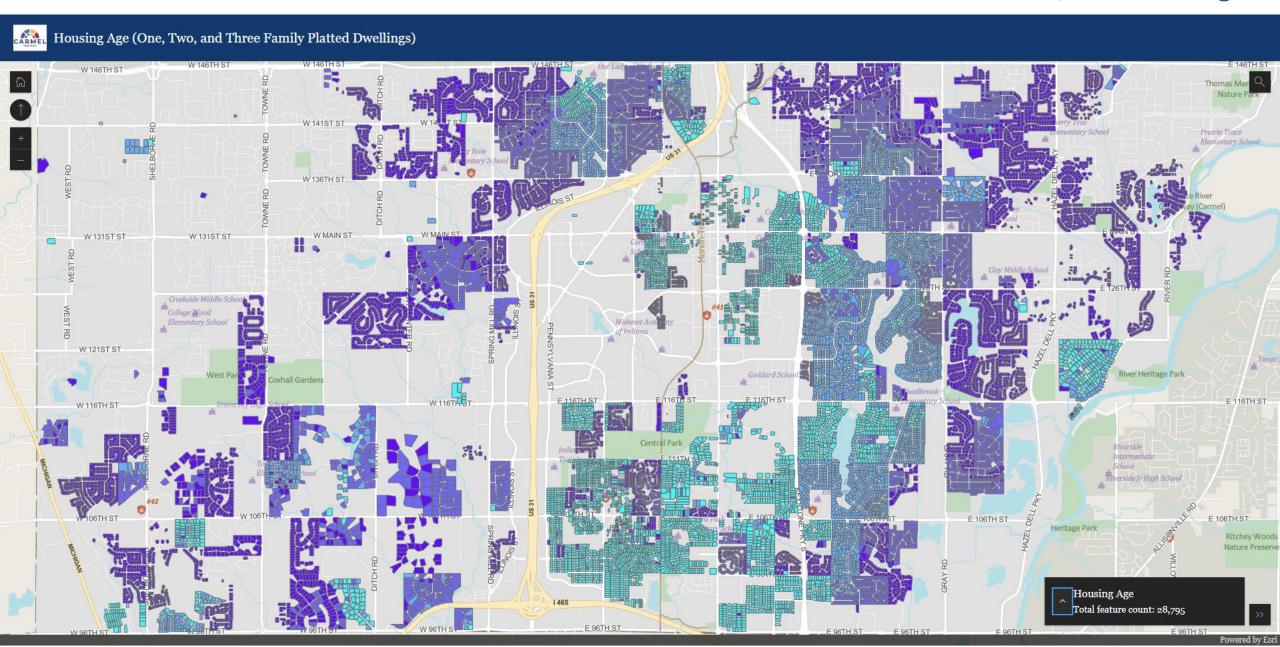
Housing Age by Decade



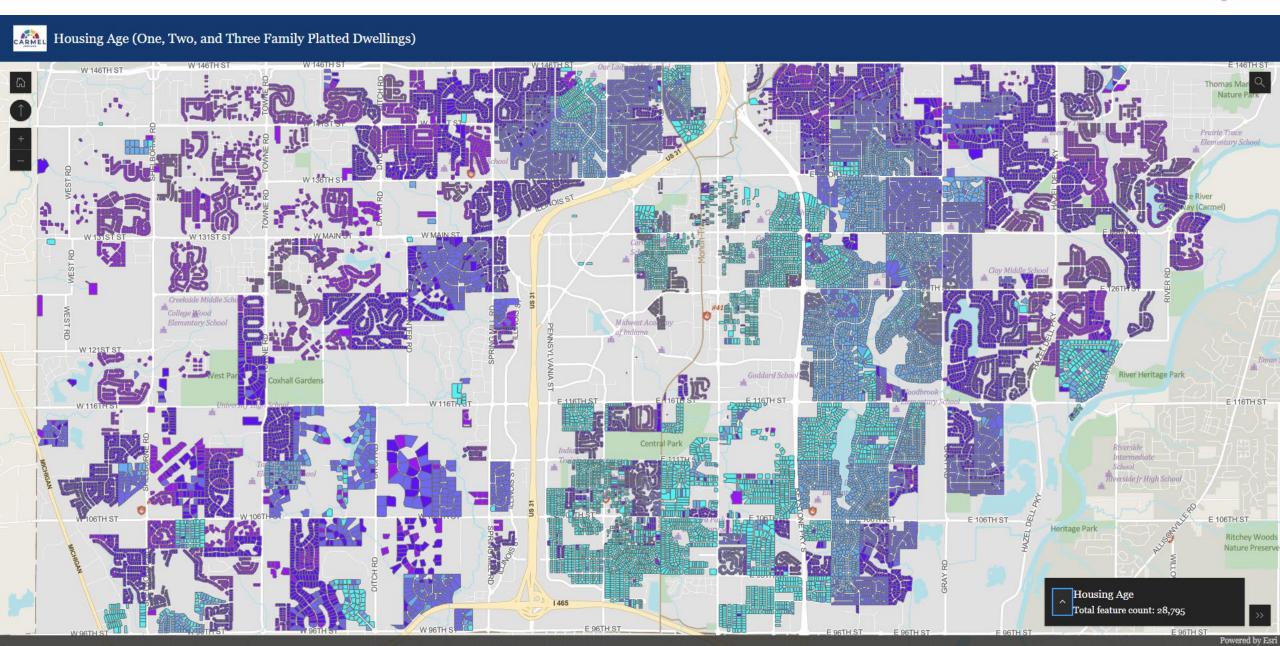


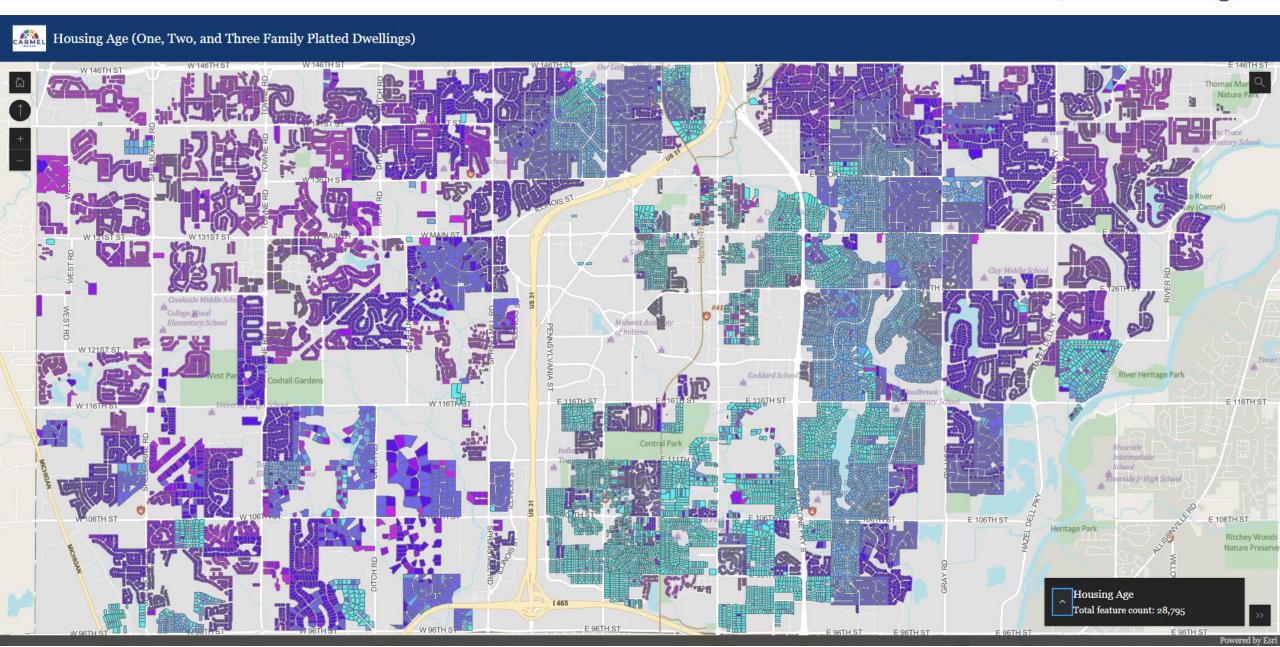




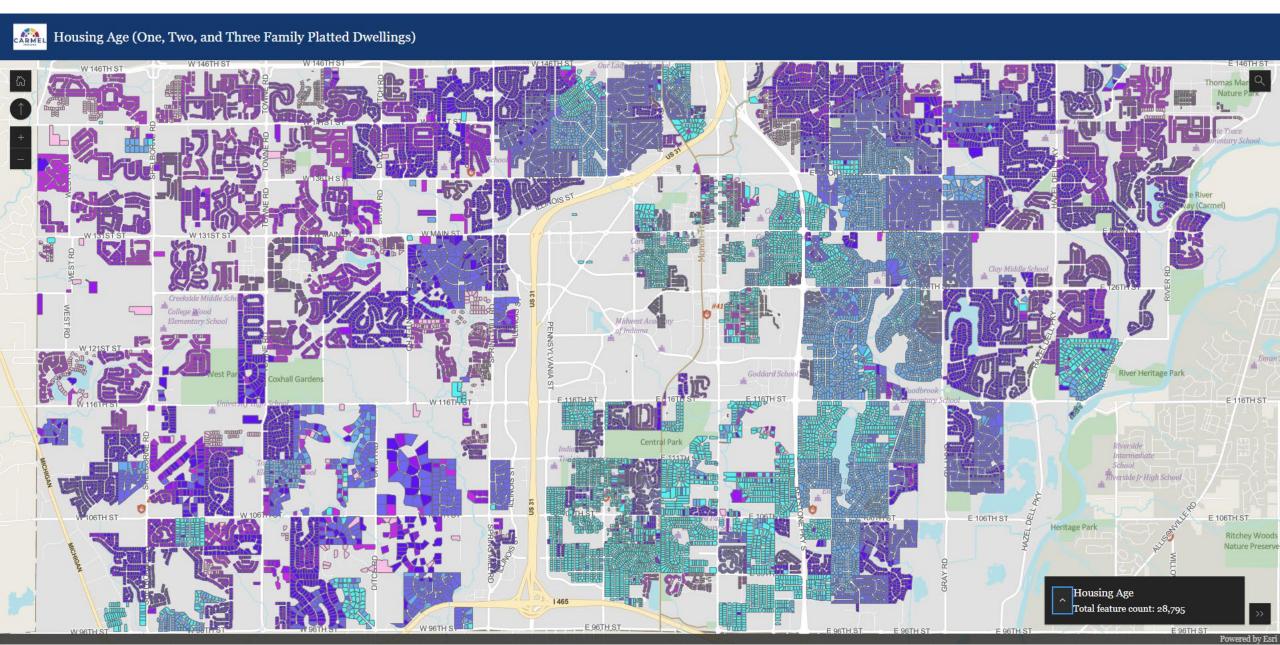


Add 2000-2009





Add 2020-2025



Number of Stories:

One, Two, and Three Family Platted Dwellings

Total Count: 28,792

Number of Stories:

• 2+: 209 (1%)

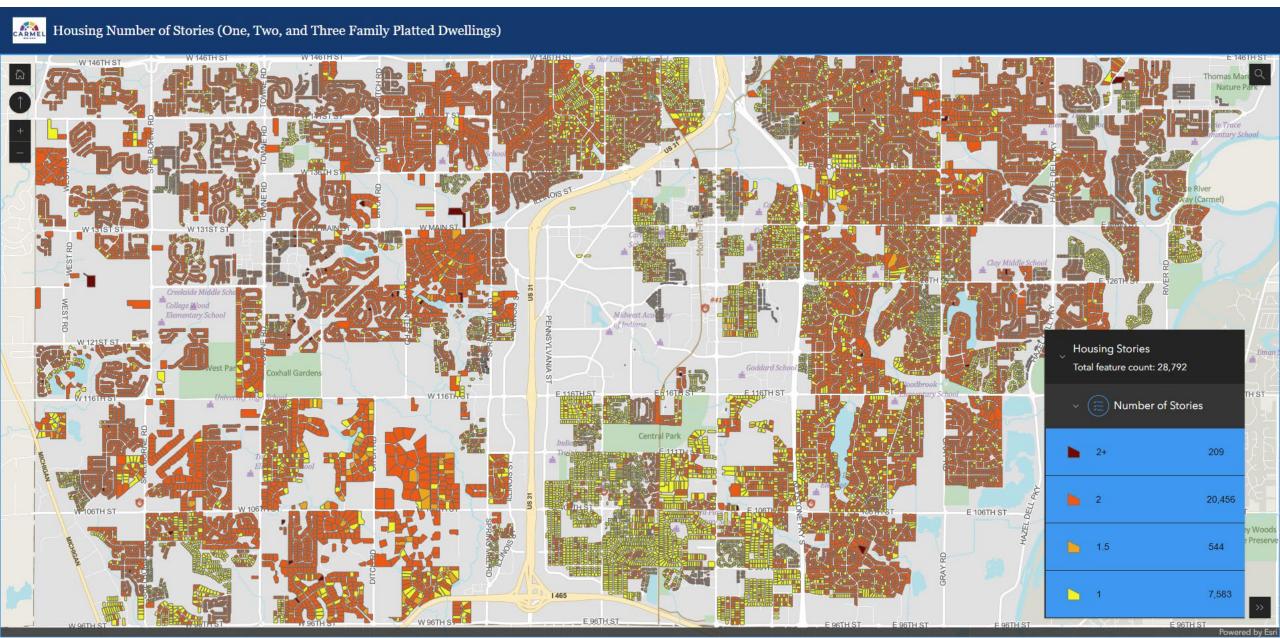
• 2: 20,456 (71%)

• 1.5: 544 (2%)

• 1: 7,583 (26%)

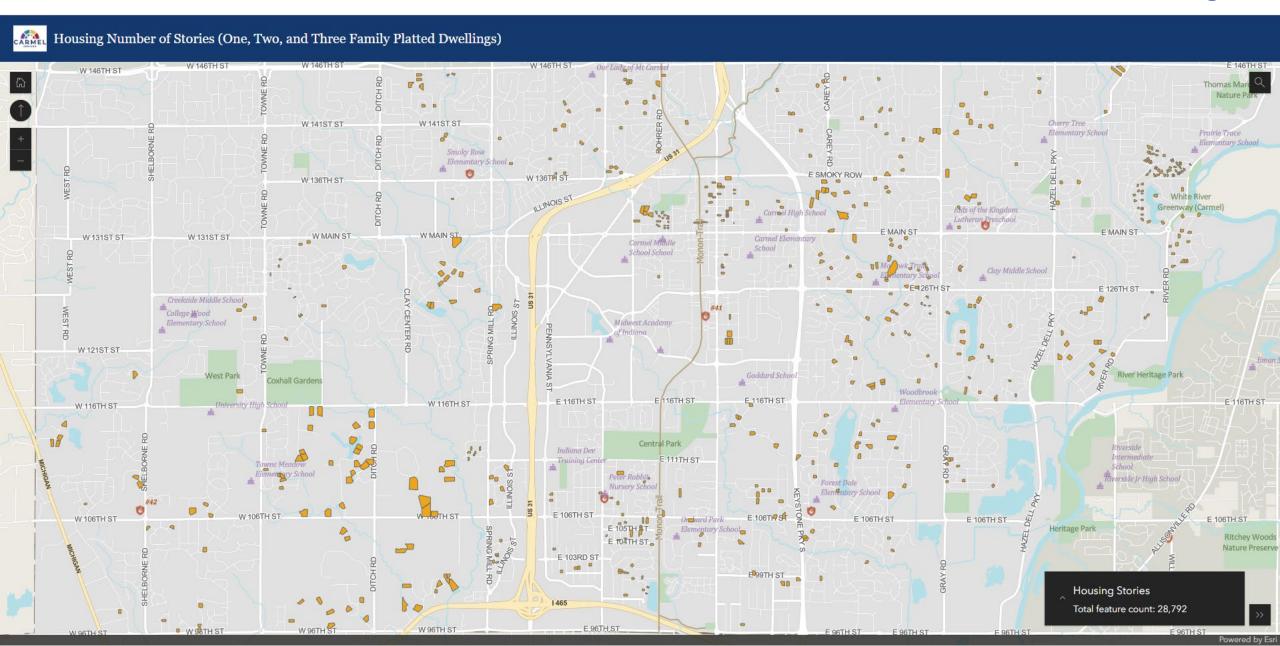
Source: Hamilton County Parcel Data

Housing by Number of Stories

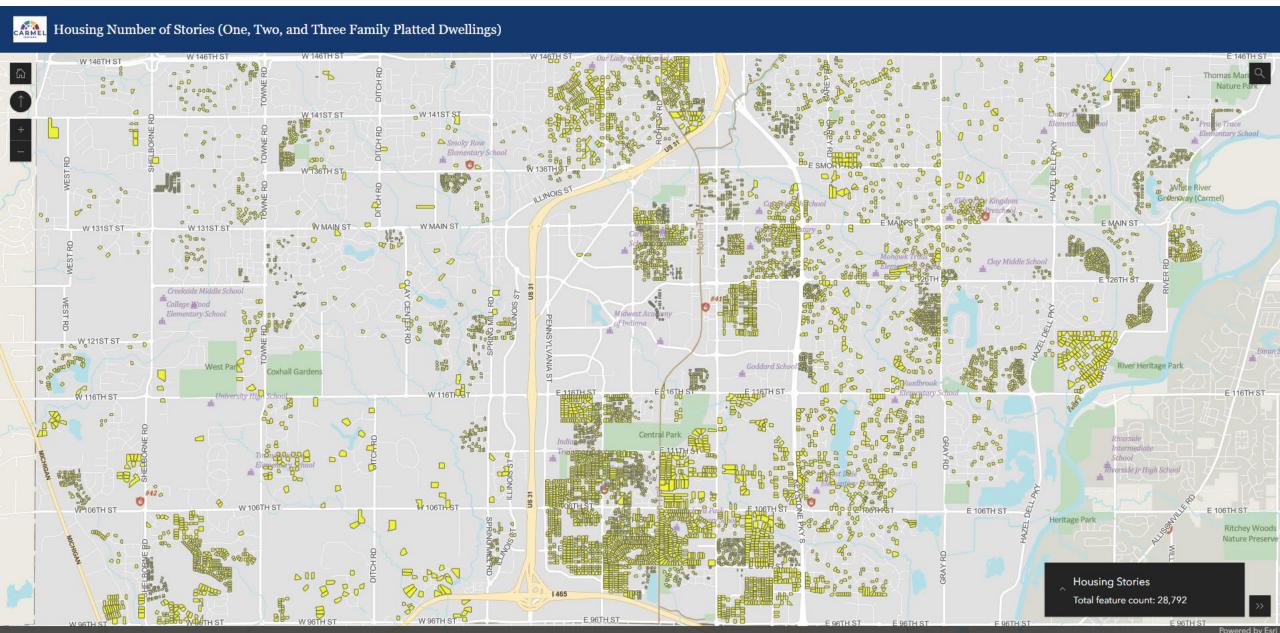


Housing Number of Stories (One, Two, and Three Family Platted Dwellings) Housing Stories Total feature count: 28,792

1.5 Stories



One Story



Housing Characteristics

43,665 Total Housing Units

41,090 Occupied Housing Units

72.1% Ownership Rate*

69.6% Single-family detached

Number of Bedrooms*

1.0% No bedroom

7.4% 1 bedroom

40.4% 2 or 3 bedrooms

51.2% 4 or more bedrooms

*Percentages calculated from occupied housing units, which include all unit types.

Source: US Census Bureau, 2024 ACS 1-Year Estimates

Unplatted or Vacant Land

Unplatted Land Parcels:

• Public, Institutional, Recreational:

464 parcels 3,531 total acres

• **20+ acres**: 45 parcels 2,019 total acres

• **10-20 acres**: 100 parcels 1,285 total acres

• **5-10 acres**: 264 parcels 1,779 total acres

• **0-5 acres**: 1,556 parcels 2,442 total acres

Vacant: 1,043 parcels

Source: Hamilton County Parcel Data

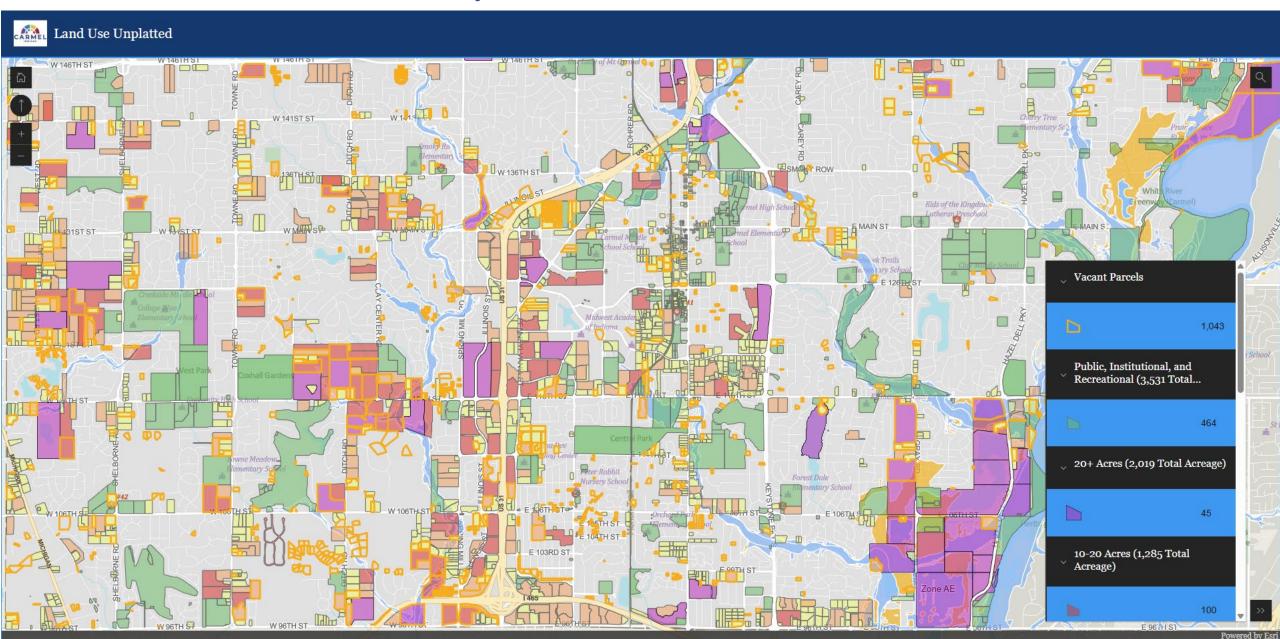
Unplatted or Vacant Land

Map Notes:

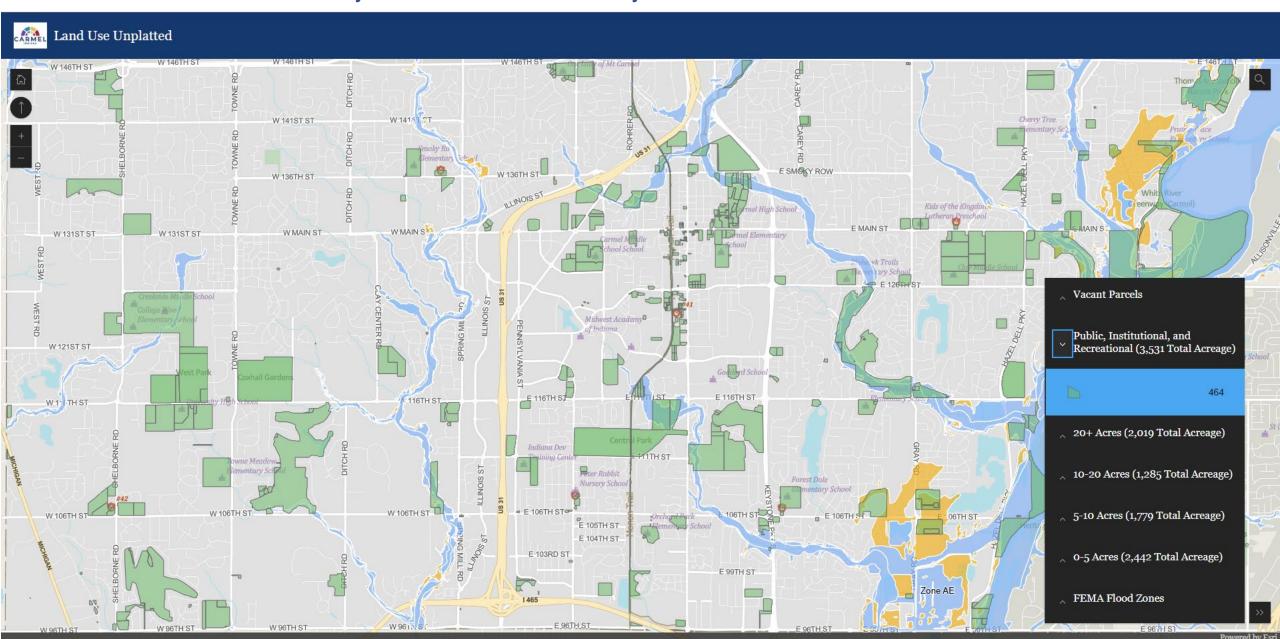
- Land that is NOT in a platted subdivision –
 different colors indicate size of parcels
- <u>Does not indicate</u> availability for development many commercial or multifamily sites are not platted
- Revised label "Public, Institutional, and Recreational" (formerly labeled "Public Lands") includes parks, schools, golf courses, churches, etc., that are unlikely for development
- New layer (orange outline) indicates vacant parcels

Source: Hamilton County Parcel Data

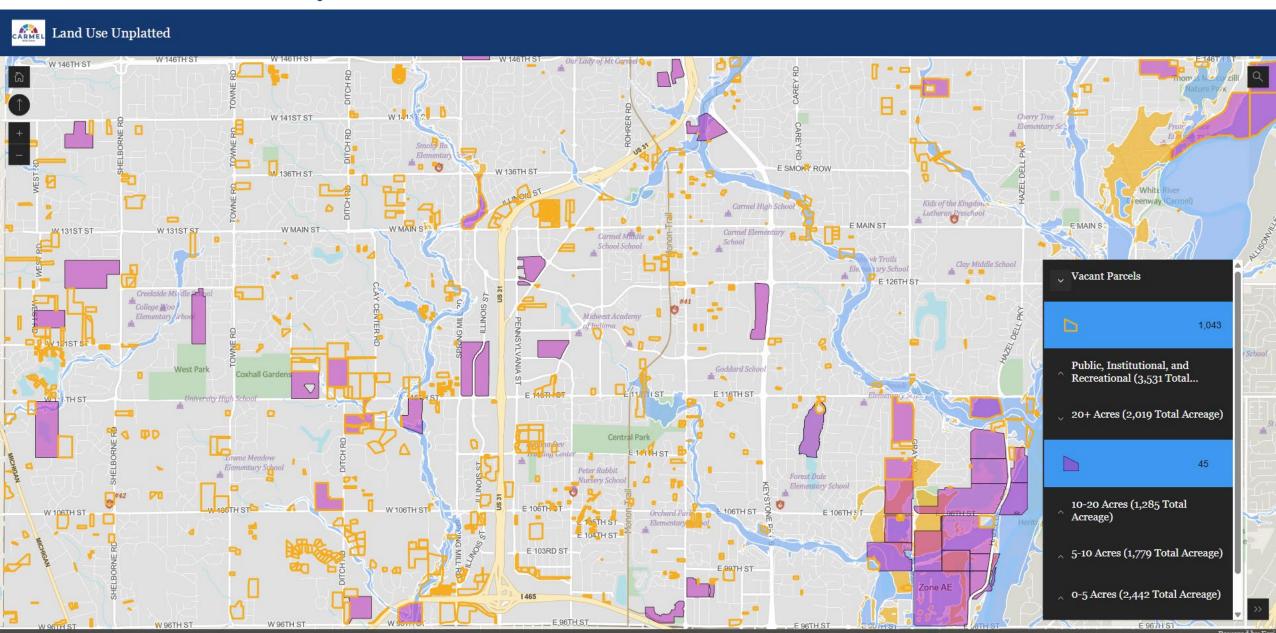
All Unplatted & Vacant Land



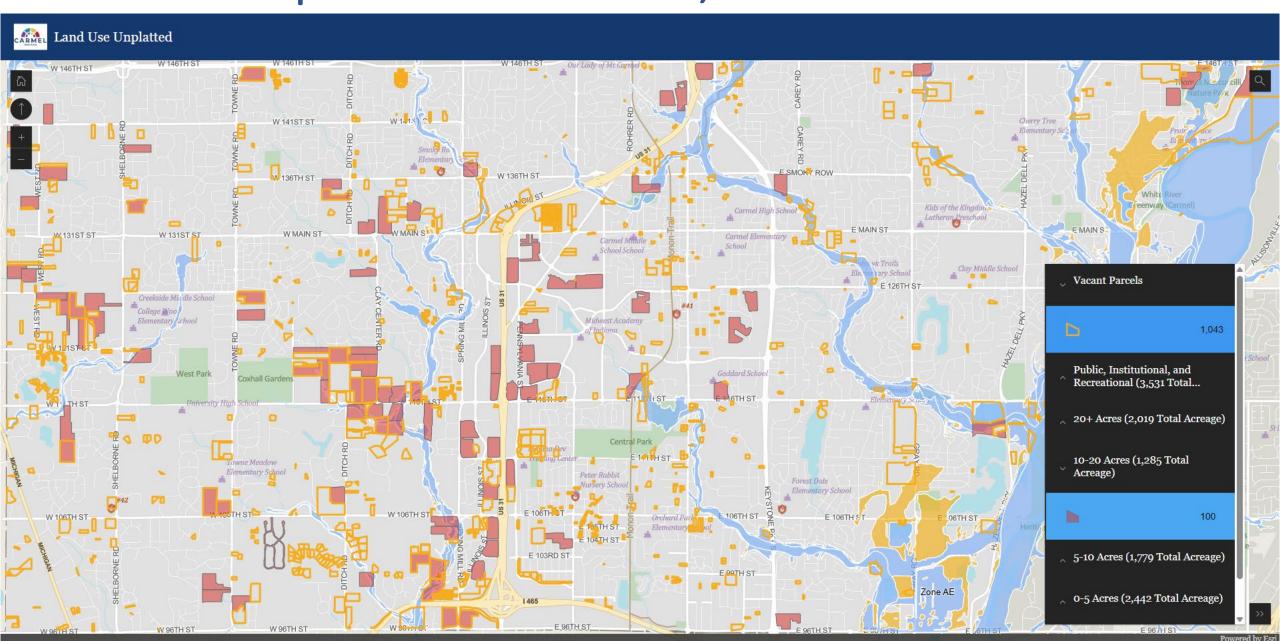
Public, Institutional, Recreational Lands



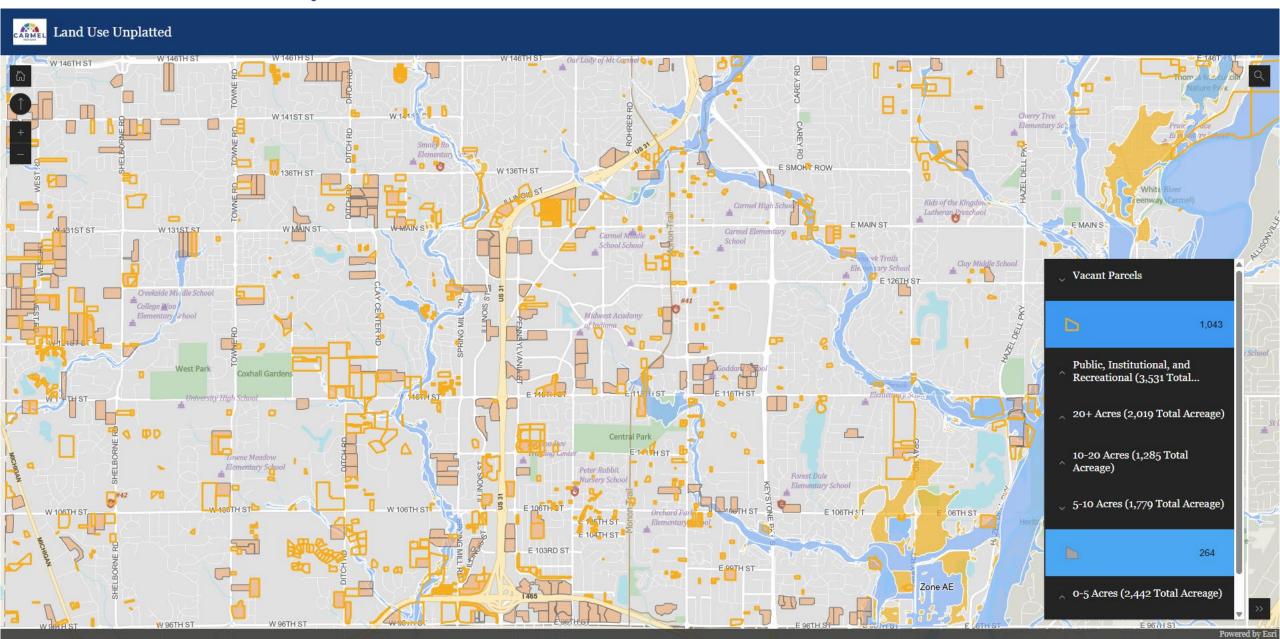
Unplatted 20+ acres, includes vacant



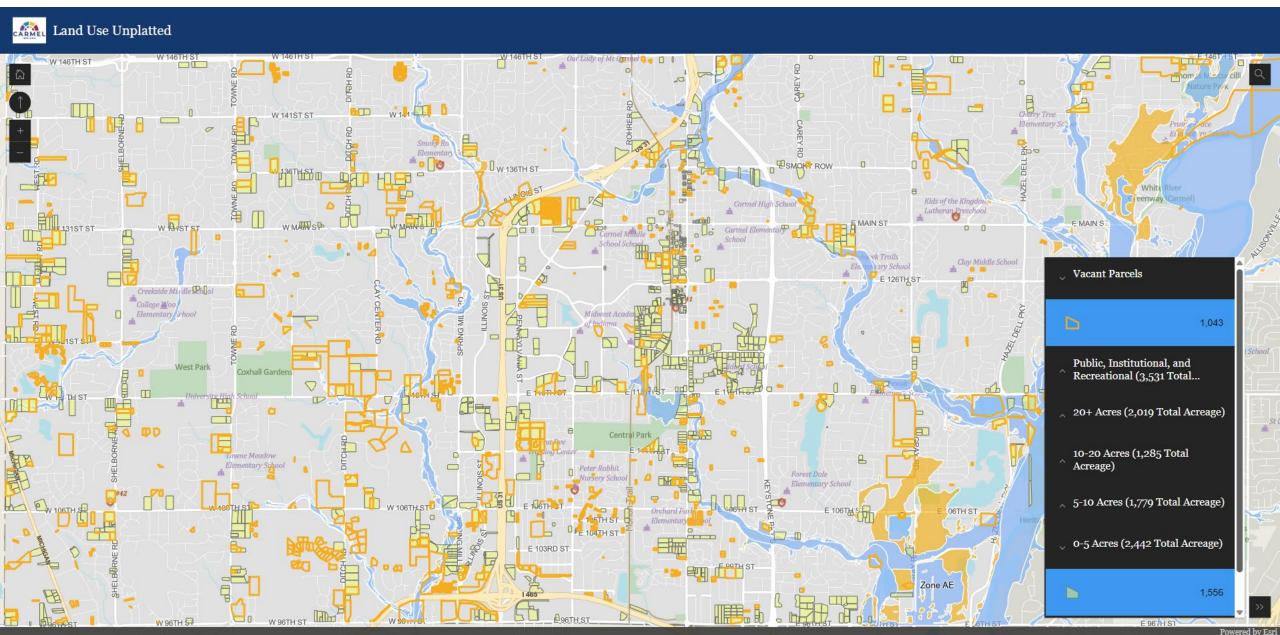
Unplatted 10-20 acres, includes vacant



Unplatted 5-10 acres, includes vacant



Unplatted 0-5 acres, includes vacant



Cost-Burdened Households:

Those spending 30% or more of their monthly income on housing-related costs*.

Owner households with mortgages

	% households	Number of households
Carmel	15.5%	2,993
Fishers	15.9%	3,460
Noblesville	16.2%	2,405
Zionsville	17.0%	1,236
Hamilton County	17.0%	12,684
Indiana	19.5%	235,068
Westfield	20.8%	2,447
Indianapolis	23.2%	31,592

Source: US Census Bureau, 2023 ACS 5-Year Estimates

^{*}Housing-related costs include mortgage, rent, taxes, insurance, utilities, and other basic housing needs.

Cost-Burdened Households:

Those spending 30% or more of their monthly income on housing-related costs*.

Owner households, no mortgage

	% households	Number of households
Westfield	6.6%	229
Fishers	7.5%	461
Carmel	7.5%	673
Hamilton County	8.4%	2,247
Noblesville	10.3%	434
Indiana	10.4%	69,088
Zionsville	11.4%	293
Indianapolis	11.8%	7,281

Source: US Census Bureau, 2023 ACS 5-Year Estimates

^{*}Housing-related costs include mortgage, rent, taxes, insurance, utilities, and other basic housing needs.

Cost-Burdened Households:

Those spending 30% or more of their monthly income on housing-related costs*.

Renter households

	% households	Number of households
Zionsville	36.1%	598
Fishers	38.5%	3,219
Hamilton County	40.7%	12,349
Noblesville	41.2%	2,941
Westfield	42.0%	1,548
Carmel	42.6%	4,029
Indiana	47.4%	347,301
Indianapolis	50.9%	77,853

Total cost-burdened owner + renter households in Carmel = 7,483

Source: US Census Bureau, 2023 ACS 5-Year Estimates

^{*}Housing-related costs include mortgage, rent, taxes, insurance, utilities, and other basic housing needs.

Cost-Burdened Homeowners: Percent of owner households (with mortgages) whose monthly owner costs are 30% or more of household income W 146TH ST 147 units out of 168 1097 total units out of 266 101 126 134 1390 total units out of units out of units out of units out of 1380 total 1333 total 1399 total 1695 total 117 units out of 595 total Greenway (Carmel) 137 466 31 181 198 SMOCAPI, 2023 ACS 5-Year units out of units or units out of units out of units out of 421 total 1002 to 412 total 1171 total 541 total 132 271 Estimated Percentage units out of units out of 1874 total 1225 total 38.7% - 46.5% Cent.191 30.8% - 38.6% units out of units out of 784 total 511 total 22.9% - 30.7% 15.0% - 22.8% 104 units out of units out of units out of 796 total 965 total 733 total 7.0% - 14.9%

Cost-Burdened Renters: Percent of renter households for whom gross rent (plus tenant-paid utilities) is 30% or more of household income units out of units out of 10 total 292 13 116 491 total units out of units out of units out of units out of 587 total 45 total 60 total 264 total 491 units out of 1404 total 417 464 26 527 units out of GRAPI, 2023 ACS 5-Year units out units out of units out of units out of 1020 total 85 tota 1972 total 55 total 1083 total 28 Estimated Percentage units out of units out of 126 total 174 total 52.3% - 65.3% 99 units out of units out of 39.2% - 52.2% 396 total 228 total 26.2% - 39.1% 13.1% - 26.1% 479 150 units out of units out of units out of 963 total 8 total 230 total 0.0% - 13.0%

Ownership Analysis Residential Parcels

Total Count: 32,608

Type of Ownership:

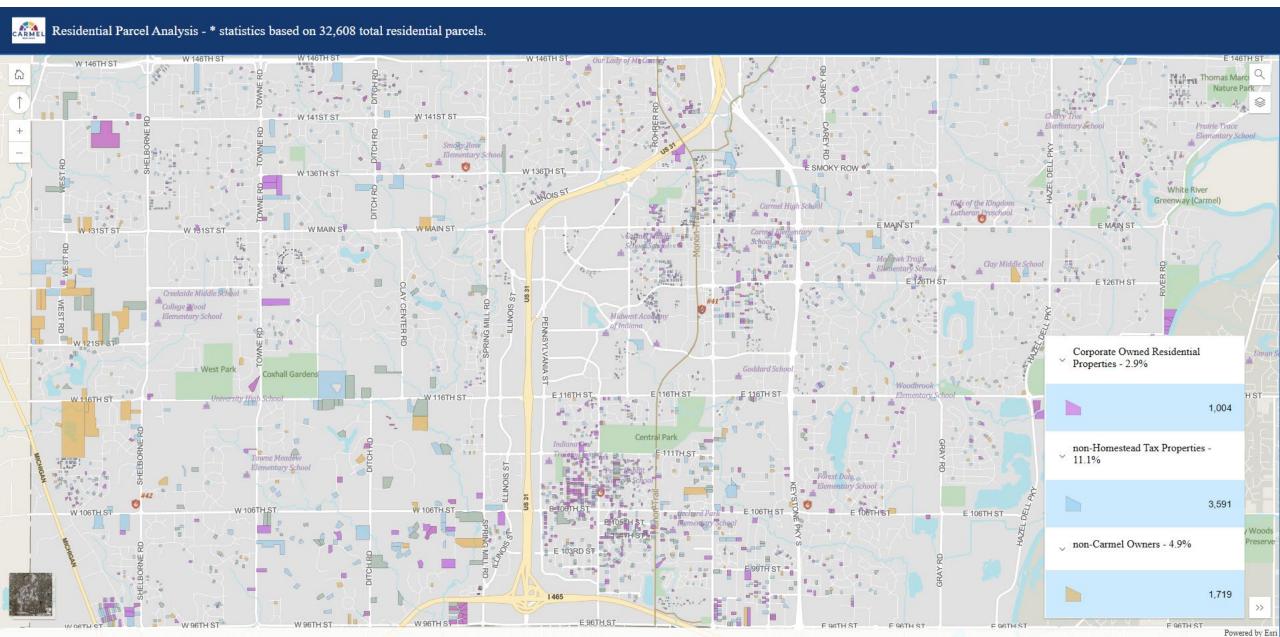
• Corporate Owned: 1,004 (2.9%)

• Non-Homestead: 3,591 (11.1%)

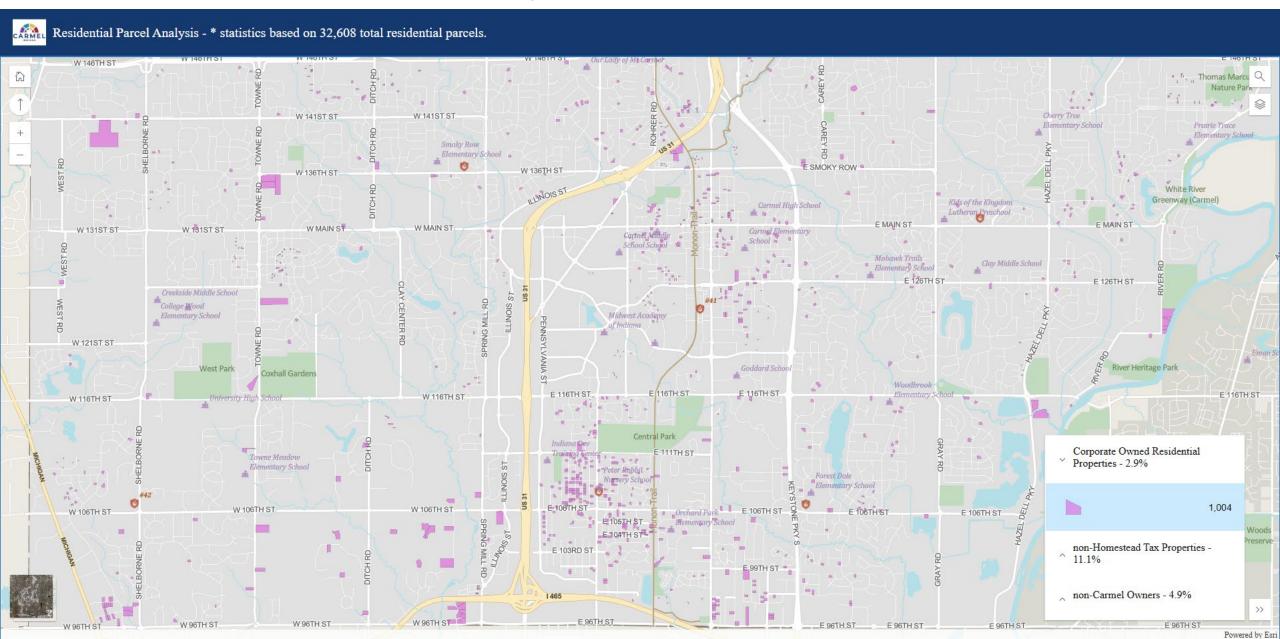
• Non-Carmel: 1,719 (4.9%)

Source: Hamilton County Parcel Data

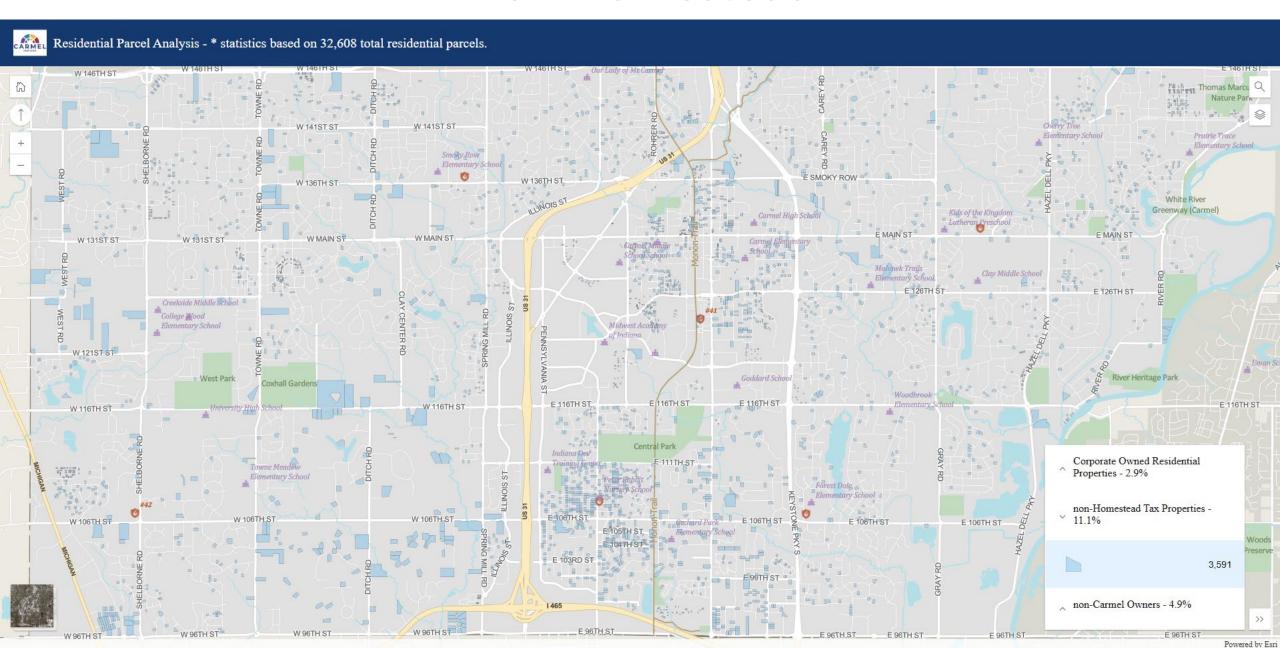
Residential Parcels by Ownership Type



Corporate Owned



Non-Homestead



Non-Carmel

