



2025 Suburban Housing Conference

slido Stories/Solutions Poll

Story 1

As a young couple with a new baby and college debt it is a daily worry how we will continue to manage paying rent, a car payment, and school loans on top of childcare and healthy food. We don't qualify for any assistance, and the anxiety grows.

Story 2

Downtown Carmel has become a gorgeous, dense, walkable community. Fishers is also doing something similar along the Nickle Plate trail. Apartment buildings are going up everywhere, but they're all pricing many folks out. An ordinance requiring a % of new units to be affordable (increasing the % if those developments requested city resources like TIF) would help!

Story 3

My son is going into college and wants to be a music teacher. He will not be able to afford housing in Hendricks County as a college graduate on a teachers salary for many years. Luckily we know of Indianapolis CDC affordable housing development opportunities where he can get a head start and develop equity until he can afford to purchase OUR home someday (we are second generation owners) with our 20% equity offer in order for him to purchase. Solution- would love to see school systems get involved in workforce housing development for their teachers!

Story 4

Last week we had a round table discussion on housing for intellectually developmentally disabled youth that are aging out of high school at age 22. A mother, and her son, were at the discussion and the mother is lost figuring out where her son can afford to live. Most disabled residents can fund a home only if they have 3-4 roommates living together. What opportunities might be made available to help the disabled live on their own? Might solutions include tax breaks or other options? How do we lower overhead expenses for the disabled?

Story 5



I love living in my neighborhood. It's great to have everything so close and accessible. As my parents are aging, I know I will have to move them into my home. Wouldn't it be great to stay in my neighborhood and still have a separate space for them, like a little cottage in the backyard.

Story 6

First, as a City Councilor in Westfield, welcome to Westfield and thank you for being here! In short, my story is that I was raised by my grandmother, and I had the privilege of taking care of her in home before she passed away. Because of that, Multigenerational housing as well as in home care are very important topics to me. Also, I understand how expensive it has gotten to live in Westfield. After college, we bought a home for \$170k. We sold it, stupidly, in 2019 for \$210k and it is now valued at \$300k. My wife and I built our home in 2019 for \$330k and now it is valued at \$500k. Considering that my only full time job is being a councilor and make \$13k after taxes, I believe that I am in a unique situation to understand the conversations happening today, and I would enjoy having conversations to try and help break the stigma to #RethinkHousing. Please reach out! Victor McCarty, vmccarty@westfield.in.gov

Story 7

Our son is graduating from Ball State this weekend (chirp! Chirp!). Because he can't find an apartment near Whitestown (where his job is) for less than \$1500 a month, he's moving back home...with his cat. We need apartments in our county with attainable rents (as well as required college classes that teach real-world skills in personal finance).

Story 8

Story- I know of a family living in Westfield with a child who requires around-the-clock medical care. They have been unable to keep quality caregivers, especially for the night shifts, due to the long commute times caused by a lack of attainable housing in Hamilton County. They are worried that they may have to move their child into a care facility as a result. I think wanting quality care for vulnerable populations is a commonly held value. A solution is simply having more housing units at a lower price point, either by increasing supply or supplying federal/local funding

Story 9

Our newly hired children's pastor, Nate, is driving 30 minutes every day to serve our church family. He and his family would love to move to Cicero better engage with our church and community. The problem is there is no housing available for their family, even with Kari working full-time. Would you



join me at the Town Council meeting to support our new housing development for families like Nate and Kari?

Story 10

Essential workers are the backbone of our communities that help to provide services (education, fire, police, etc.) that we all want and desire to have a robust hometown. However their income is often disproportionate to cost of housing. And the fear of Nimby-ism based on perception is real. So let's create a marketing campaign highlighting the beauty of affordable housing combined by municipal leadership with high-profile voices. In doing so, we humanize the housing crisis by talking about the practicality for housing costs that make financial sense. Using public figures (Mayor's, Council Members, Superintendents, etc.) speaking to the value of essential workers and local governments ready to commit to affordable housing policies—like inclusionary zoning, rent-to-own programs, and tax credits for mixed-income builds—we create pathways for the people who care for our communities to be part of them.

Story 11

My friend is a survivor of domestic violence and had to flee her home in Noblesville that was affordable on a dual income. She works full time at a high-end daycare and had to commute 45 min from Indianapolis. The waitlists for all affordable housing developments were months or years long. I wish that she could live in her community. Non-predatory rent to own options or increased supply of temporary low cost housing would be one thing that could have helped her stay here.

Story 12

My mom survives on social security and a small retirement. She wants to live independently, but near our family. She can't afford rent, groceries, and a car payment, so she cut the only thing she could: a car. She found an apartment at the top of her fixed budget, but next year's lease might force her farther away. We need more senior housing near walkable amenities to support those who can't drive.

Story 13

My neighbor is older and on fixed income. She hesitates to ask for help with home repairs and can't really afford them. Her house is appraised much higher than 4 years ago and now can't afford the property taxes. She has to move now and doesn't know where to go so moving in with family 30 minutes away from the community she built her life with.



Story 14

88 year old retired nurse has lived in community and sane apartment for 20 years. Here SS is now only \$500 more than her rent each month. She can walk to everything she needs from her apartment and even still volunteers in the community. Value - keeping seniors in our community
Want them to come to city council meeting to support affordable apartments.

Story 15

I work in the affordable housing industry and I realized all my friends and family got tired of hearing me advocate for it. So I started keeping a photo album on my phone of great examples. I tell them about the project in Indianapolis for the vision impaired and how the building is designed for them. And the historic adaptive reuse in southern Indiana that turned a beautiful school building into affordable units for seniors.

Story 16

My friend just got out of a long term relationship. Their plan was to relocate to Hamilton County. However, he cannot afford it by himself now so he isn't looking into moving to Hamilton County any longer. I don't think he would financially qualify for any kind of grants or assistance programs.

Story 17

My sister is a 3rd year teacher in Greene County and cannot afford to buy her own home in her community. . . Thankfully she's marrying a guy who works for Cook Medical who can apply for employee housing subsidy 🥳