

Key Findings of the Current Conditions & Needs Analysis

CITY COUNCIL MEETING

JANUARY 27, 2025

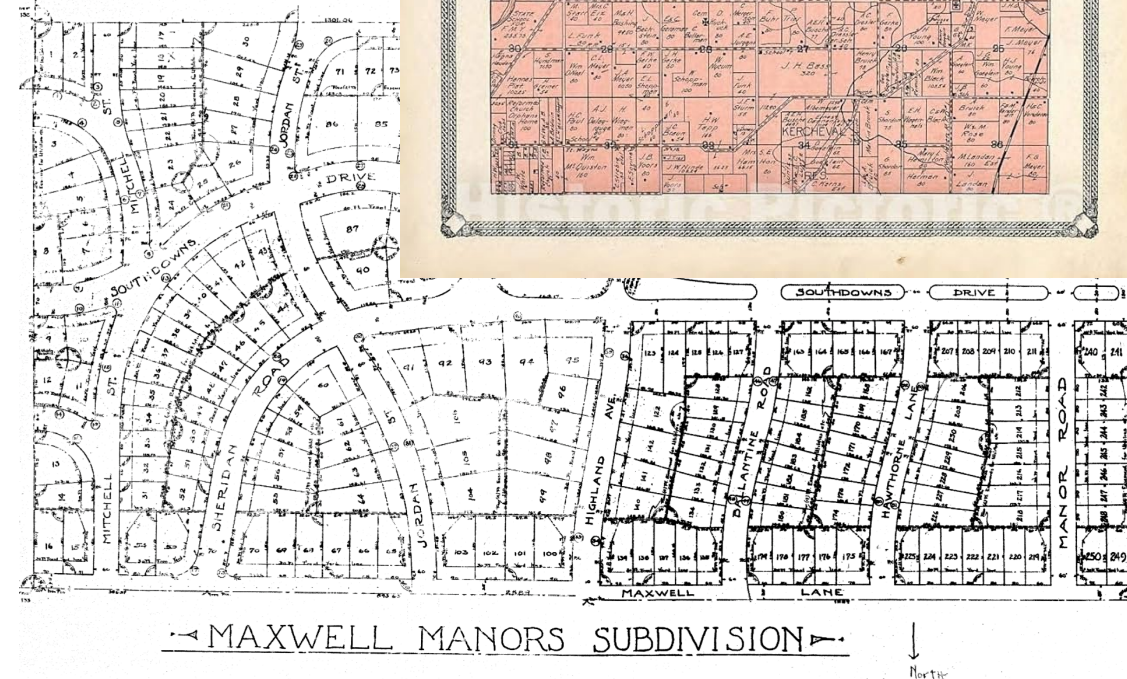
What is a comprehensive plan?

- Tells a community the type, location, and quality of future development.
- A long-range vision that guides elected and appointed official's decision-making for future development and infrastructure.
- Contains goals and objectives which directs how the community moves towards that vision.
- Guides community investments.
- Provides legal basis for ordinances.
- Used by staff for development petitions.
- Strong implementation component to implement various elements of the plan



Why Plan?

- All development is planned
- THE QUESTION THOUGH IS:
 - WHO IS DOING THE PLANNING?
- Industries were built by rivers for access and electricity
- County seats were put in the center of the county
- Developer converts farmland to housing and employment/retail uses
- Developers are driven by cost & profits
- Homeowners split parcels for children & have gravel driveways instead of roads for access

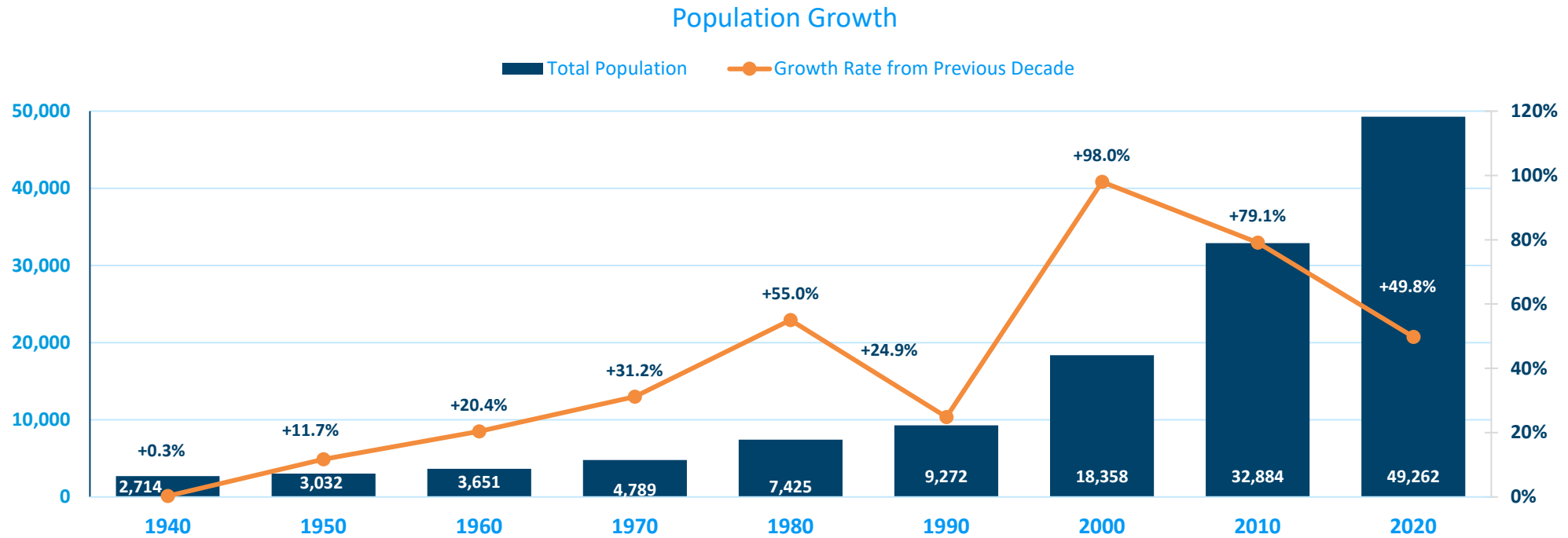


Process

WESTFIELD COMPREHENSIVE PLAN PROCESS



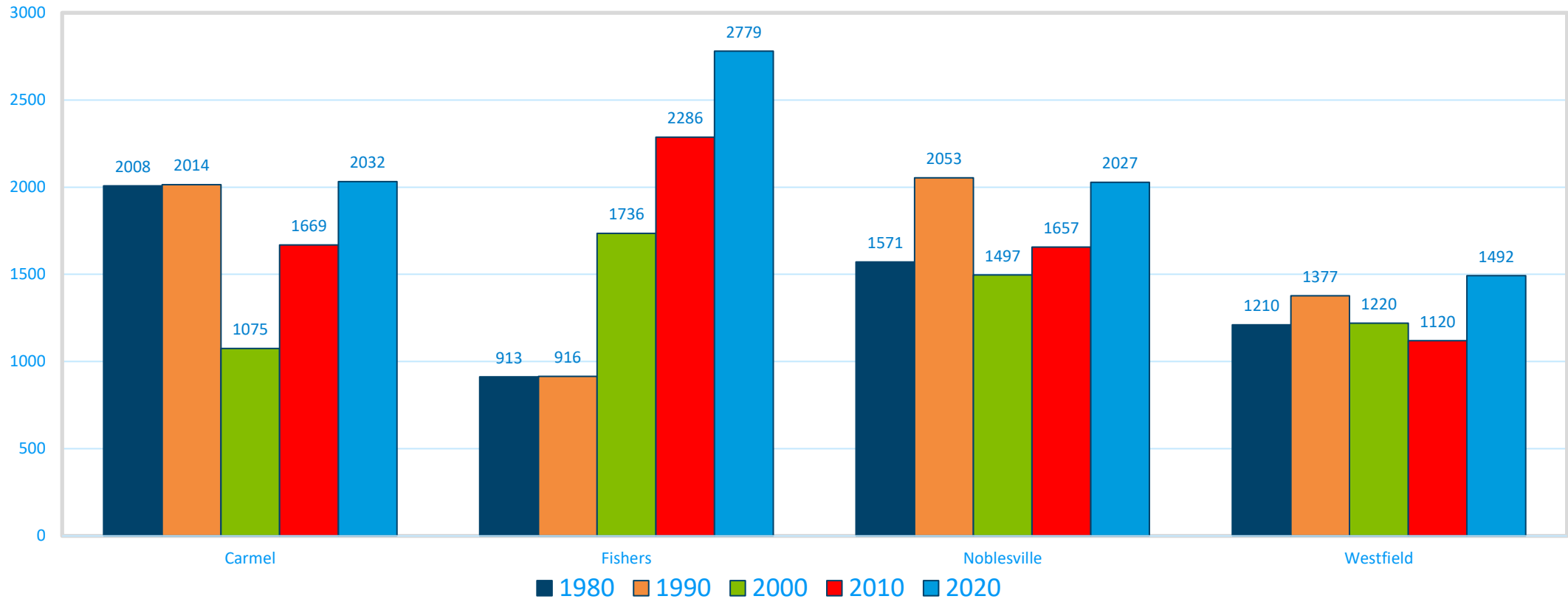
Population Growth



- From 1990 to 2000 the population doubled
- Westfield's rate of growth is outpacing its neighbors

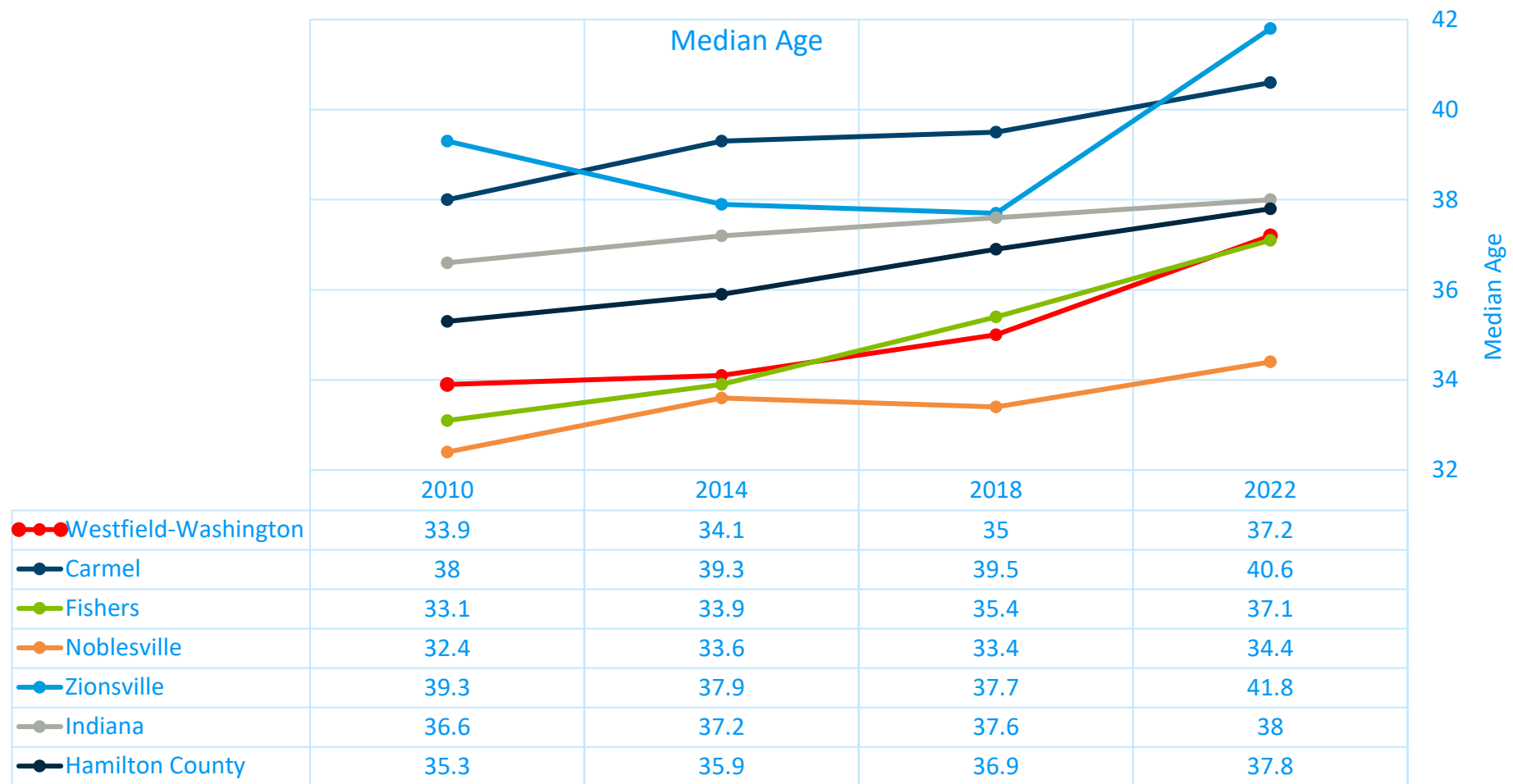
People Per Square Mile

People Per Square Mile Growth By Decade



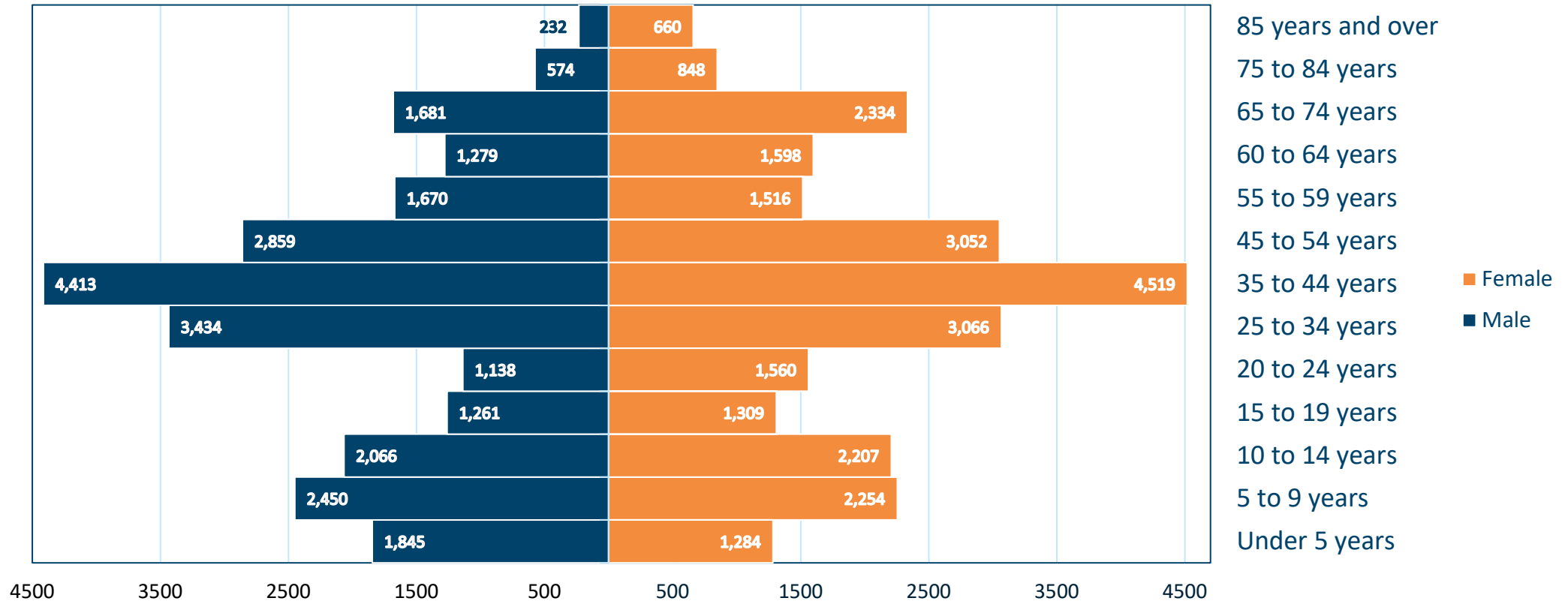
- More people per square mile means more efficiency in services and more revenue per square mile
- Most communities land area has not shifted as much as its population growth
- Westfield's land area has grown more while its population has grown significantly
- Westfield has fewer people per square mile than its neighbors

Median Age



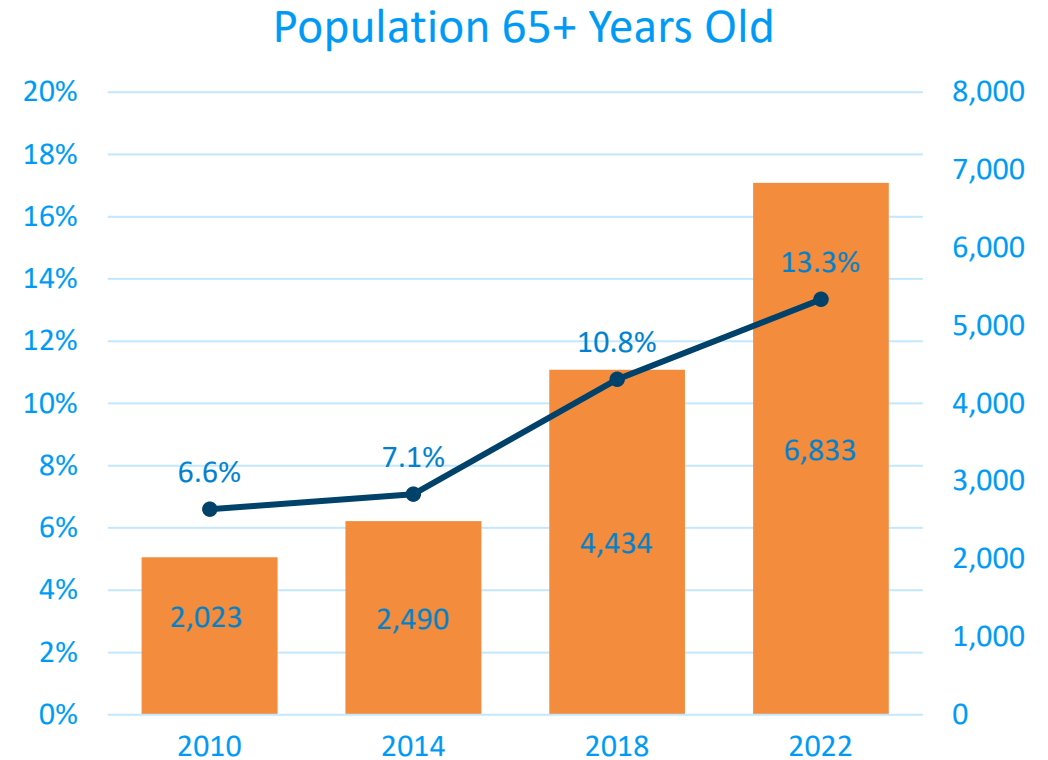
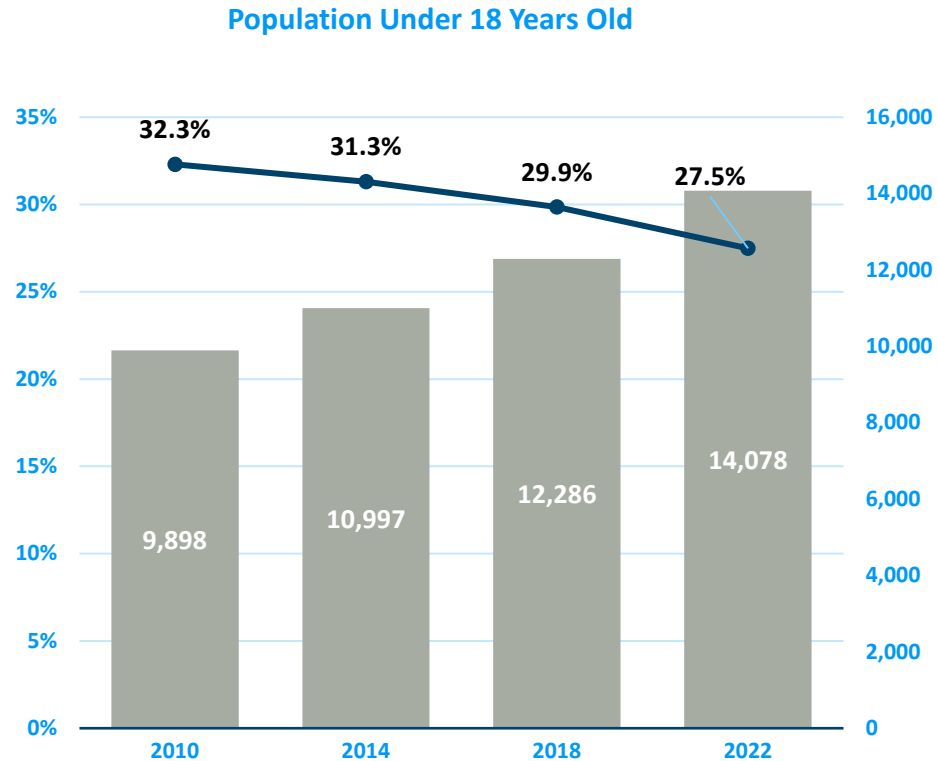
- Westfield is still a young community
- Its median age has increased faster than its neighbors, region, or state

Age Characteristics



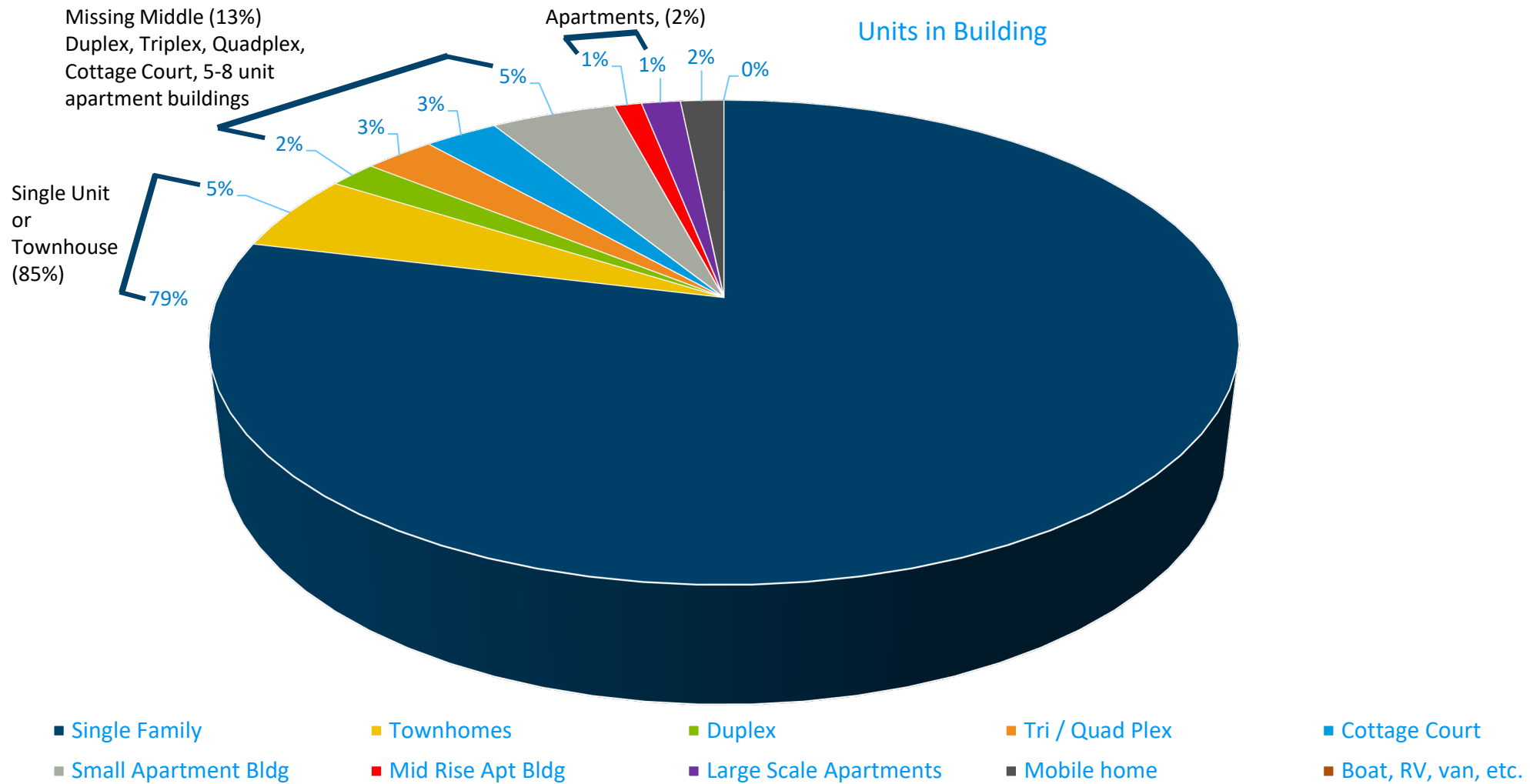
- Westfield and Washington Township is a community of families
- More retirees are moving into Westfield to be closer to their grandchildren
- There has been growth in young professional segment in the community but not comparable to the growth in families and retirees

Age Characteristics

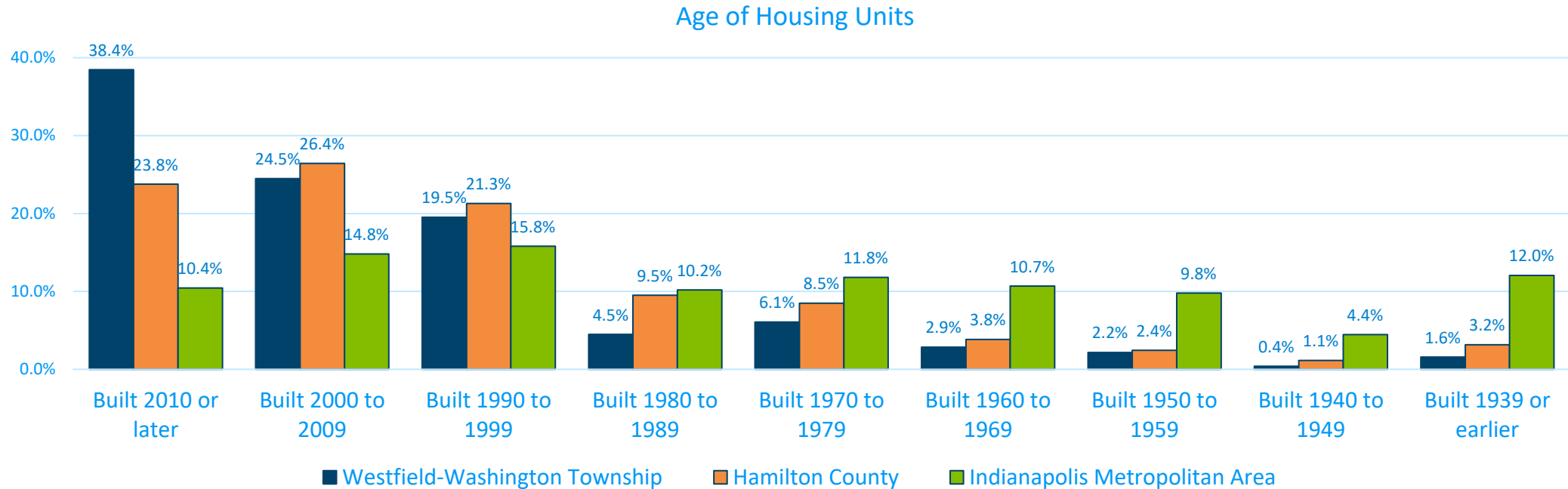


- Growth of persons 18 years and younger has slowed from 2010 to 2022
- Youth growth rate is still very strong, continue to focus on attracting young families as part of growth strategy
- Growth of persons 65+ in Westfield has increased significantly, especially from 2014 to 2022, likely due to housing availability

Housing Characteristics



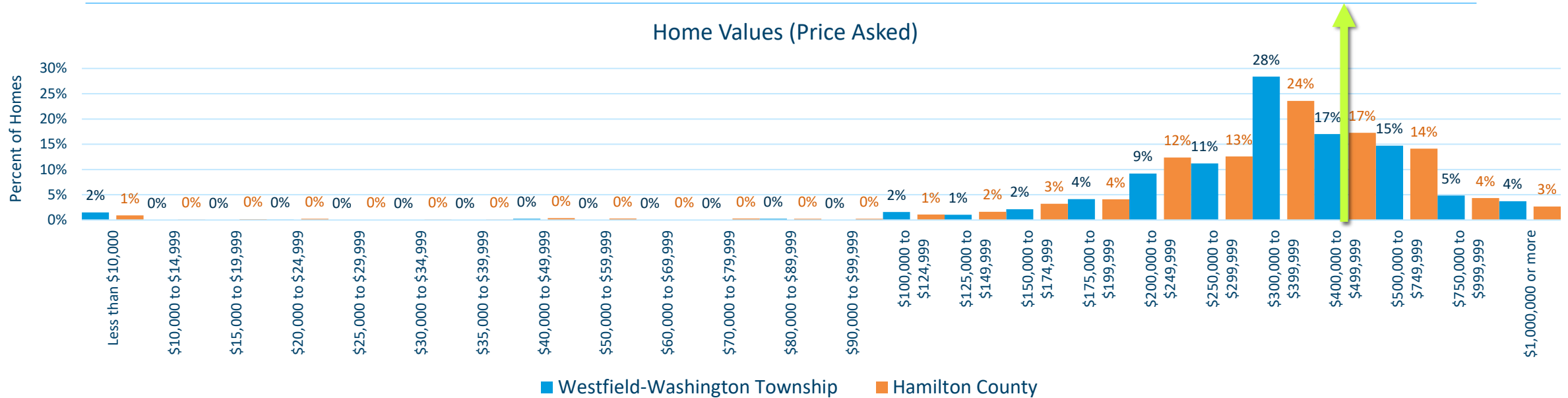
Age of Housing Units



- Continuous housing construction is constantly changing the actual number of housing units
- Westfield-Washington Township has more new-construction housing than the Indy Metro
- Approximately 63% of housing units (7,700) have been built in the last 25 years
- Only 7.1% is more than 50 years old

Home Values

Average Sales Price
in '24 was \$463K



- Average sales price was \$463K in 2024
- Median home value is \$365,700 (middle of asking price in 2023)
- 90% of owner-occupied homes have a value over \$200,000
- Young professionals are looking for a lower price point in an environment where its walkable with a variety of amenities
- Median gross rent is \$1,431 per month, this is up significantly from 2010 when it was \$822
- More than 60% of households in Westfield/Washington are spending more than 30% of their gross income on housing costs.
- 1/3 of renters are cost burdened, the percentage of renters who are cost burdened declined from 2010 to 2022

Thank You

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