

2016 ANNUAL REPORT

Meet the Executive Director:

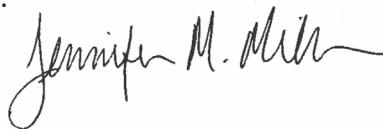
I took an urban planning class during my senior year in college, and I was hooked. The science of building communities—and all of the nuances that go into it—was so fascinating to me that I knew my degree in Natural Resources Management was the wrong one. But Mom and Dad really wanted to attend a graduation ceremony, so rather than switch majors (again) I accepted my diploma and got a job. Graduate school was in my future.

Pursuing a Master’s of Urban Planning in Detroit opened my eyes to the needs facing many of our neighbors. Classes and field work in some of the most economically challenged areas of the state, let alone the city, painted a startling picture of what happens when basic needs are not met.

During my studies, I saw firsthand the key role that safe, affordable housing plays in creating a stable environment and a sense of place. It also makes neighborhoods feel safer and more welcoming.

Those impressions have stayed with me throughout my career and ultimately led me to HAND. I have learned that issues like affordable housing are not just inner-city problems; they impact the suburbs too. In fact, the United Way estimates that 17 percent of Hamilton County households are not able to make ends meet on a monthly basis.

Now, working with the great team at HAND, I have an opportunity to make a difference—to show that housing is not a luxury, but a necessity that everyone should be able to access in every community.



Jennifer M. Miller, Executive Director

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John Sullivan, TWG Development
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STAFF

Jennifer Miller, *Executive Director*
Michelle Westermeier, *Housing Coordinator*
Andrea Davis, *Outreach & Fundraising Coordinator*
Tammy Murray, *Office & Asset Manager*



Gloria and Ed Morehouse live in Spicewood Garden Apartments.

2016 DONORS

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Old National Bank Foundation
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Teachers Credit Union
The Architecture Studio
Michelle Westermeier

HAND has invested \$16.8M
in Hamilton County
housing since 2007.



Executive Summary:

A key highlight of 2016 was hiring Jennifer Miller as HAND’s new executive director. Jennifer brings excellent experience, leadership and community relationships to the organization, and we are excited to have her on board. Founding board members Colleen Buesching and Mark Winzenread did a great job sharing interim executive director duties for several months until Jennifer took the helm in September. We were also pleased that Andrea Davis joined HAND last year as Outreach & Fundraising Coordinator.

Staff members Michelle Westermeier and Tammy Murray kept day-to-day operations on track throughout 2016, overseeing completion of four home repairs and securing \$1.9 million in grants for our upcoming Home Place Gardens community. HAND also hosted its second successful Housing Conference and applied for tax credits to fund a \$10 million development in downtown Noblesville.

In 2017, HAND is looking forward to identifying future development projects and beginning to update the Hamilton County Housing Needs Assessment.

Thank you for your unwavering support in 2016. You make HAND’s work possible.

Tom Peck, Board President

Balance Sheet¹

Assets	
Total Current Assets	\$453,916
Restricted Deposits	\$283,720
Property and Equipment (less depreciation)	\$5,602,880
Long-Term Loans Receivable	\$1,954,568
Other Assets	\$3,527
Total Assets	\$8,298,611
Liabilities and Net Assets	
Current Liabilities	\$213,855
Long-Term Liabilities	\$416,071
Net Assets, Unrestricted	(\$354,847)
Net Assets, Temporarily Restricted	\$8,016,394
Total Liabilities and Net Assets	\$8,298,611

Income Statement¹

Grant Income	\$2,035,514
Interest Income	\$38,311
Donations and other income	\$77,298
Rental Income	\$145,217
Total Income	\$145,217
Personnel	\$279,481
Overhead	\$124,503
Program Expenses	\$258,488
Depreciation	\$106,937
Amortization	\$556
Total Expenses	\$769,965
Net Income	\$1,526,375

¹Balance Sheet and Income Statement reflect audited financial statements as of Dec. 31, 2015.