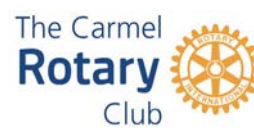




2018 IMPACT REPORT



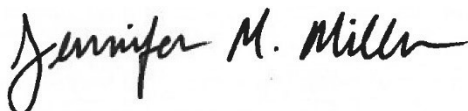
SUSTAINING SPONSORS



EXPANDING HAND'S IMPACT

This report reflects how HAND expanded its impact in 2018, adding and improving affordable housing in both Hamilton and Boone counties. The work completed is evidence of the organization's commitment to improving communities by assisting those in need and sharing our knowledge and resources with other difference makers. Last year, HAND ...

- Grew its geographic footprint, opening its first rental communities in Carmel and Lebanon. With the addition of 10 newly built units at Home Place Gardens in Carmel and 33 existing units acquired at Hickory Commons in Lebanon, HAND owns a total of 137 dwelling units in two counties.
- Committed to preserving naturally affordable housing in Hamilton County by assisting 49 households with much-needed home repairs and modifications through a partnership with Shepherd's Center of Hamilton County and Habitat for Humanity of Hamilton County. These repairs led to a \$56,000 investment in the community.
- Collected hard data on Hamilton County's housing needs, working with a national consultant to produce a comprehensive document that will be available to the public late summer 2019.
- Educated the community about suburban housing issues by hosting its fourth-annual housing conference. Speakers from all aspects of the housing industry shared their insights on the current housing climate in Hamilton County and where they predict it will move in the future.
- And perhaps most importantly, HAND received record donations to help further its mission to be a leader in promoting prosperity and diversity in our communities by providing quality housing opportunities. We thank all of our donors and volunteers without whom the successes noted above would be very difficult to achieve!



Jennifer M. Miller, AICP
Executive Director

HAND BOARD

Cory Daly, *President*, HWC Engineering
Keith Broadnax, *Vice President*, Cinnaire Corp.
Sandy Thomas, *Secretary*, Carpenter Realtors
Dennis Cecil, *Treasurer*, Woodforest National Bank
Sara Hill, *Past President*, Lake City Bank
Emily Barry, Nickloy & Higdon LLP
Paula Gilliam, Community volunteer
Lauren Guynn, Shepherd's Center of Hamilton County
Brittany Heidenreich, TLF Inc.
Harvey M. Kagan, Harvey M. Kagan, Attorney at Law
Ailithir McGill, Nickel Plate Arts
Jennifer Milliken, Urban Land Institute-Indiana

HAND STAFF

Jennifer M. Miller, AICP, Executive Director
Rebekah Metzger, Program Manager
Andrea Davis, Outreach & Fundraising Manager
Tami Arballo, Office & Asset Manager

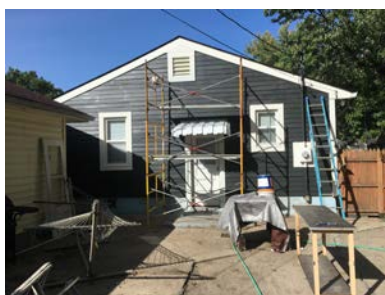
OUR KEY INITIATIVES

RENTAL HOUSING

- HAND completed construction of Home Place Gardens, its first affordable apartment community in Carmel, and hosted a ribbon-cutting celebration there in June. The 10-unit property serves seniors and families. On-site amenities include a playground, installed with the help of a grant (and volunteers) from the Carmel Rotary Club.
- In April 2018, HAND acquired its first property outside of Hamilton County, purchasing 17 duplexes near downtown Lebanon, Indiana. Now called Hickory Commons, the 33-unit property is undergoing renovations. It will be preserved as an affordable option for families in Boone County.

HOME REPAIRS

- HAND continued to collaborate with Shepherd's Center of Hamilton County and Habitat for Humanity of Hamilton County on the Hamilton County Home Repair Partnership, which provides critical repairs and home modifications to low- and moderate-income homeowners. In its first full year, the initiative assisted about 50 homeowners.
- HAND secured \$50,000 in home-repair funding from Hamilton County's Community Development Block Grant program. The Hamilton County Community Foundation and the city of Fishers' Advisory Committee on Disability also helped to fund home repairs in 2018.



COMMUNITY BUILDING

- HAND staff is active in a number of community-improvement initiatives, including the Age-Friendly Fishers Committee, SERVE Noblesville, the Breathe Easy Hamilton County Coalition, the Hamilton County Council on Aging and the Sheridan Coalition.
- In 2018, HAND worked with Shepherd's Center of Hamilton County and volunteers to organize the "Dress for Success" closet at Janus Developmental Services during SERVE Noblesville.

PUBLIC AWARENESS

- HAND engaged consultant Novogradac & Co. to update the Hamilton County Housing Needs Assessment, a data-driven report that evaluates the current state of housing in the community. As part of the process, HAND hosted six public input sessions—in Arcadia, Carmel, Fishers, Noblesville, Sheridan and Westfield—and circulated a survey to collect feedback from those who live and work here.
- HAND hosted its annual housing conference, "Can I Be Your Neighbor? Straight Talk About Our Housing Choices," in September. More than 100 attendees got the chance to participate a poverty simulation exercise and heard about affordable housing from a lineup of speakers that included Fishers Mayor Scott Fadness.

WHAT'S NEXT?

HAND continues to evolve to meet the growing need for housing options in the suburbs. Here are just two examples of what to expect in 2019:

- Continued expansion outside Hamilton County: HAND was awarded \$2 million in funding that will allow it to develop a nine-unit rental community for seniors in Tipton County.
- Community outreach on housing needs: With the 2018 Hamilton County Housing Needs Assessment completed, HAND will use the data to engage community leaders in discussions about how to increase the range of available housing options. Hamilton County Community Foundation provided a grant to fund the outreach.
- HAND's fifth-annual Housing Conference, scheduled for Sept. 20 at the Embassy Suites Conference Center in Noblesville, will include sessions on the federal fair housing laws sponsored by the Noblesville Housing Authority. Register: <http://bit.ly/HANDconference19>



347 S. 8th St., Suite A
Noblesville, IN 46060
P: 317-674-8108

Please contact us
to learn more
about HAND

www.handincorporated.org

OUR 2018 CONTRIBUTORS

SUSTAINING (\$10,000+)

Meyer Najem
Prevail Inc. of Hamilton County
The Rotary Club of Carmel

KEYSTONE (\$5,000-\$9,999)

Community Foundation of Boone County
Duke Energy
Hamilton County Community Foundation
Kathryn Parkins
Lake City Bank
Nicholas H. Noyes Jr. Memorial Foundation

COMMUNITY (\$2,500-\$4,999)

City of Fishers
Crosser Family Foundation
Hamilton County Tourism Inc.
The Hageman Foundation Inc.
United Fidelity Bank

NEIGHBORHOOD (\$1,500-\$2,499)

American Structurepoint
Herman & Kittle Properties Inc.
Noblesville Township Trustee's Office
Jill Troha

BLOCK (\$500-\$1,499)

Anchor Health Chiropractic
Boomerang Development LLC
Cinnaire
Cory Daly
Sara B. Hill
HWC Engineering
Indianapolis MPO
Knights of Columbus Council #14476
Nelson & Frankenberger, LLC
Peterson Architecture
Kelli Popp
Propeller Marketing
Dan and Sandy Thomas
Westfield Washington Township
Woodforest National Bank

FRIEND (\$250-\$499)

Keith G Broadnax
Susan Ferguson
Gary and Barbara Lamb
Ailithir McGill
Jennifer Miller
Mike Miller
Jennifer Milliken
Shepherd's Center of Hamilton County
Mark Winzenread

SUPPORTERS

Nicole Aasen
Jim Ake
Greg Andrews
Terry Anker
Emily Barry
Cindy Benedict
Shelly Brown
Elizabeth Bruns
Sarah Buckner
Colleen Buesching
David Burian
Brenda Bush
Nicole Cain
Dennis Cecil
Nancy Chance
Douglas Church
Zachary Churney
Charles Clark
Peggy Clark
Cecilia Coble
Kate Collins
Mike Corbett
Andrea Davis
Carolyn Deines
John DeLucia
Becky Doemland
Bob DuBois
Mary DuVall
Amy Estep
Rhiannon Fox
Janet Gafkjen
Kelly George
Paula Gilliam
Lauren Guynn
Tracy Heaton de Martinez
Brittany Heidenreich

Jen Higginbotham
Stephanie Holmes-Gullans
Elizabeth Howard
Aimee Jacobsen
Harvey Kagan
Adrienne Keeling
Karen Keinsley
Jason King
Shino Lanham
Ben Lehman
Trish Lewis
Nate Lichti
Julia B. Lowe
Angela Lurton
Maria Mabe
Kathryn Maeglin
Andrea Martin
Jeanne Martin
Sean Mayberry
Mo Merhoff
Andy Merida
Rebekah Metzger
Ellen Munds
Claire Murray
Laura Musall
Brenda Myers
Deborah Myerson
Sean Northup
Darren Peterson
Patrick Propst
Corene Pugh
Shayla Pulliam
Ken Renner
Ty Rinehart
Noe Rojas
Gail J. Rothrock

Jason Rowley
Annette Roy-Hargens
Amanda Rubadue
David W Rumohr
Amanda Ryan
Lisa Samuels
Greg Sandhage
Megan Schaefer
Dave Schmitz
Rose Scovel
Carol Sergi
Matt Skelton
Bob Smith
Shelley Specchio
Steven Stalnaker
Candace Stephenson
John Sullivan
Liz Tate
Richard Taylor
The Architecture Studio
Jennifer Thomas
Kevin Todd
Danielle Carey Tolan
Mary Travis
Alicia Vaughn
Jonathan Walker
Marlon Webb
Travis Weddle
Michelle Westermeier
Ronda Weybright
Christopher White
Gretchen White
Jennifer Whitson
Julie Wright
Randy Zentz

OUR RENTAL PROPERTIES

HAND owns eight affordable apartment communities in Hamilton and Boone counties, leasing about 130 units to low-income residents.

Hickory Commons



Location: Lebanon

Details: 33 2-bedroom units for residents of all ages

Home Place Gardens



Location: Carmel

Details: eight 1- and 2-BR units for seniors; two 3-BR units for families

Lakeside Gardens



Location: Cicero

Details: five 2-bedroom units for seniors 55 and older

Pebble Brook Gardens



Location: Noblesville

Details: nine 2-bedroom units for seniors 55 and older

Plum Tree Gardens



Location: Noblesville

Details: six 2-bedroom units for seniors 55 and older

Spicewood Gardens



Location: Sheridan

Details: 60 2-bedroom duplex units for seniors 55 and older

Roper Lofts



Location: Noblesville

Details: eight 1-BR apartments for residents of all ages

Roper Capstone



Location: Noblesville

Details: six 1-BR apartments for residents of all ages