

# Southwood Villas



Nonprofit housing and neighborhood development organization HAND Inc. is excited for the opportunity to invest **\$2.1 million** to build **nine rental units** on **five residential lots** on the west end of Southwood Drive in Tipton. The property is zoned for multifamily use.

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## Senior housing

- Plans approved by the Indiana Housing & Community Development Authority through a competitive grant process in 2019 call for building nine 2-bedroom apartments.
- Residents must be seniors age 55 and older who earn no more than 60 percent of area median income: about \$28,850 per year for a single tenant or \$33,000 for a couple.
- All HAND tenants are subjected to a rigorous approval process that includes criminal background and credit checks as well as income verification. Tenants must have income.
- Rents will range from about \$550 to \$750 per month, depending on household size and income. The U.S. Department of Housing & Urban Development sets rent limits each year.

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## Meeting the need

- HAND's plans address key housing issues cited in Tipton's 2012 Comprehensive Plan by providing a safe, affordable housing opportunity for its growing senior population.
- According to the United Way of Indiana's ALICE Report, about 35 percent of senior households in Tipton County struggle to afford basic needs, including housing.
- As of late February 2020, TWG Development had 78 people on its waiting list for the 49-unit affordable senior apartment building it is constructing in Tipton.
- The Encore Lifestyle & Enrichment Center, a nonprofit serving seniors in Tipton, kept that list for TWG until it reached 49 names. Most, if not all, of those on the list likely already live in Tipton.

# About HAND Inc.

- Established in 2003, HAND Inc. is a state-recognized Community Housing Development Organization with offices in Noblesville. HAND has two full-time employees and is governed by a 14-member Board of Directors.
- Since 2009, HAND has invested more than \$21 million in housing in Hamilton and Boone counties. It has secured \$2.1 million in funding for Southwood Villas.
- HAND owns eight affordable rental communities that provide a total of 137 affordable units, including 96 that are restricted to seniors.
- Its properties are managed and maintained by Bradley Co., a firm with 250 employees and more than 40 years of experience.
- HAND uses high quality, energy efficient building materials and appliances to keep tenants' utility costs as low as possible.
- When building a rental community, HAND uses Universal Design features such as zero threshold entrances and wider doorways to ensure seniors and others with mobility impairments can live independently for as long as possible.
- HAND has agreements in place with community partners in Tipton who can provide needed services to residents, including transportation.

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*We believe strongly in that our elders deserve  
the dignity, independence and peace of mind  
that comes with having a safe, stable place to call home.*

*Those who have spent their lives contributing to their community  
should be able to live in a place they love, near their support networks,  
without worrying about how to pay the rent.*

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## Other HAND properties

Please feel free to visit any of HAND's Hamilton County properties to get a feel for the quality of construction and our commitment to ongoing maintenance. We work to be good neighbors. If you would like a tour or have any other questions, contact Interim Executive Director Andrea Davis at 317-674-8108 or [andrea@handincorporated.org](mailto:andrea@handincorporated.org).

*From left: Home Place  
Gardens, Carmel; Pebble  
Brook Gardens,  
Noblesville; Lakeside  
Gardens, Cicero*



Find information about all HAND properties online: <https://bit.ly/HAND-housing>