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FISHERS

Affordable housing development proposed near State Road 37 in Fishers

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A low-income housing organization is proposing affordable cottage-style rentals near State Road 37 in Fishers.

The project by Hamilton County Area Neighborhood Development would provide 11 small two and three bedroom cottages at 13995 Cumberland Road facing a common greenspace. It is intended to fill a housing need for low wage workers who are increasingly taking service industry jobs in fast-growing Fishers, said Andrea Davis, executive director of HAND.

"This is for single earners," Davis said, "who need more than one bedroom."

Thirty percent of the units would be set-aside for single parents, she said. There would be no age restrictions. Davis said because the development is near State Road 37 renters without cars would be able to get to nearby jobs.

The rents would be set in accordance with the U.S. Department of Housing and Urban Development guidelines.

Hunger: Indiana SNAP benefits can now be used to shop online at Aldi, via Instacart

HAND has an agreement to buy about two acres for \$289,000 and will seek a federal housing grant to pay the estimated \$2.5 million in construction costs, Davis said.

The grant application could be approved by May and construction would start in the spring of 2022, she said.

The project would be the first in Fishers for HAND, which has built low-income housing in Carmel, Noblesville, Sheridan and Cicero.

“This fills a housing gap we have in Fishers where we are really out-of-balance,” said City Councilor Jocelyn Vare.

In a 2018 housing needs assessment commissioned by HAND, researchers found for every 100 low-income renters or owners, there are just 69 affordable units available in Hamilton County.

The report concluded that Hamilton County will need 3,465 more rental units and 6,700 more for-sale units for low-income households by 2022.

Another housing group, RealAmerica, is building a low-income development near downtown Fishers.

The SouthPointe Village Apartments, at 11144 Lantern Rd., will have 62 units and be available for renters who earn 50% to 80% of the area’s area median income or \$82,000.

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