

# HAND

Hamilton County Area  
Neighborhood Development



Invest In  
Neighborhoods

Provide  
Housing Solutions

Build Partnerships

Improve Lives

Build Community

2014 ANNUAL REPORT



Hamilton County Area Neighborhood Development (HAND) invests in neighborhoods, builds partnerships and provides housing solutions to improve lives and build community.

## EXECUTIVE SUMMARY

### HAND Board of Directors

- Tom Peck, *President*
- Ken Puller, *Vice President*
- Harvey M. Kagan  
*Secretary*
- Adam Filler, *Treasurer*
- Cory Daly
- Geoffrey Davis
- Sara Hill
- Jennifer Milliken
- Joe Rudy
- John Sullivan
- Sandy Thomas
- Mike Corbett

*Completed Terms in 2014: Colleen Buesching, Ken Bubp, John Terry*

### HAND Staff

- Nate Lichti  
*Executive Director*
- Michelle Westermeier  
*Program Manager*
- Tracy Heaton de Martinez  
*Outreach*
- Tammy Murray  
*Operations*
- Anni Sparenblek  
*Fundraising Coordinator*

347 S. 8th Street  
Noblesville, IN 46060  
(317) 674-8108  
handincorporated.org



Dear Friends and Neighbors,

This annual report highlights our accomplishments at achieving this mission in 2014. We understand the scale of the challenges, and we feel we are making strides to improve our capacity and further our mission. Here are a few examples of how we are pursuing long-term, sustainable changes.

**INVEST IN NEIGHBORHOODS** Our work impacts people and the built environment. Not only are future residents impacted by our construction, but there is an economic impact during construction, a social and community benefit when vacant buildings are restored, and our residents become long-term members of the community. Two distinct examples of neighborhood investments are the rehab of three buildings on 8th Street in Noblesville and the support we provided to help launch Keep Fishers Beautiful.

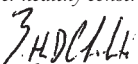
**PROVIDE HOUSING SOLUTIONS** We creatively address housing needs using tools made available by public, private and philanthropic sectors. New home repair commitments are enabling us to assist seniors with home modifications, energy improvements, and genuinely impact their quality of life. Furthermore, community leaders are more sensitive to housing needs and are becoming more receptive to the smart application of our housing programs.

**BUILDS PARTNERSHIPS** HAND's impact grew exponentially since we started incorporating a collaborative work practice into our core operations. Partnerships with municipalities, corporations, and individuals now volunteering to assist with Helping HAND or Neighborhoods NOW are evidence of this impact. Our supporters have grown from a handful of donors in 2012, to over 110 in 2014. The path to sustainability requires that we not depend too much on any one partner, so the diversity of our new partnerships is vital.

**IMPROVE LIVES** We own and operate 80 apartments in Hamilton County at five locations. Many of our residents experienced real financial hardship prior to moving in. Now when we meet regularly with our tenants, we hear their stories of stability and health which demonstrate how well they thrive in our housing. These folks are not only living a more full, robust life, but they are also contributing to their families and communities in ways they could not do before. While we strive to improve our ability to measure these benefits, we also want to keep our focus on meeting the needs of the thousands who are still struggling.

**BUILD COMMUNITY** HAND believes in a healthy Hamilton County where all persons have access to quality, affordable housing and a high quality of life. We understand the resources are finite, but we also know that our community has the potential to overcome these challenges. HAND coordinates neighborhood clean-ups, socials and volunteer projects to reinforce the fact that we are all in this together. Building community is not just a side benefit of our mission, it is central to how we achieve our mission.

*Thanks for all our partners for believing in HAND's mission and supporting us as we strive to deliver healthy construction change each and every day.*

  
Nate Lichti, Executive Director

  
Tom Peck, Board President



In 2014, HAND launched an exciting new initiative, Neighborhoods NOW. This program provided seed money to neighborhood groups to dream, to plan, and to complete a small project. It is HAND's vision that this program will begin to build the type of community capacity that could tackle larger projects, inspire advocacy and to give neighbors a voice in their future.

Four projects were selected for 2014 funds. Each project was provided a resource book, provided by HAND staff, to guide their planning and project implementation process. Each project was unique and rooted in grassroots leadership and energy. The projects were: a neighborhood cleanup for Keep Fishers Beautiful, a community clean-up & recycling day for Home Place, a community garden for North Glen Village in Westfield, a new sidewalk project for Fourth Street in Sheridan.

**Celebrations:** It is always fulfilling for HAND to stand alongside a community as they gain new leadership and organizing skills, and to become an integral partner to neighbors. In its first year, HAND formed four neighborhood partnerships and mobilized 340 volunteer hours. For every dollar HAND contributed, the community matched it with at least \$1.20 of labor and in-kind donations. One of special note, Keep Fishers Beautiful, is on its way to becoming a self-sustaining initiative.

**Challenges:** All too often, not all neighbors are connected to their communities. Our partner neighborhoods were able to celebrate together, spend time in fellowship, and overcome this challenge typical to suburban life. Sufficient funding is always a challenge, as these projects could use more funds to fully develop their ideas and address roadblocks.

**Lessons Learned:** Neighbors throughout Hamilton County show up when there is work to do. The hard task is getting it organized and encouraging individuals to build community at the neighborhood level. We often look past our immediate neighbors, but when they do come together, there is a huge spirit of cooperation and eagerness to help each other.

## **BUILD COMMUNITY**

- Four neighborhood partners
- 85 volunteers
- 220% return on investment



Home Place Clean-up



*Supporting homeowners in maintaining safe, healthy, affordable homes for life*

## IMPROVE LIVES

Helping HAND is a home repair program designed to improve quality of life for low to moderate income home owners residing in Hamilton County. The primary focus of the program is to address health and safety issues as well as accessibility modifications for families with children and seniors wishing to age-in-place.

Through HAND's 2013 Strategic Plan process, implementation of a homeowner repair program became a high priority. Additionally, it was important to create partnerships with other organizations serving Hamilton County which also had a mission to assist residents with home repairs. Staff began outlining the program structure, securing funding, and developing strong partnerships with local groups with the goal of providing a comprehensive home repair initiative for the entire county. With the guidance of a passionate volunteer Task Force, Helping HAND was created.

In 2014, HAND conducted outreach efforts and collected more than thirty applications from eligible homeowners. HAND secured commitments from Hamilton County Commissioners and the Indiana Housing and Community Development Authority (IHCDA) for capital funding necessary to pay for essential repairs. In addition, critical seed funding from Central Indiana Senior Fund, Legacy Fund, Lake City Bank made it viable to launch the program.

Typical projects may involve:

- Electrical repairs or upgrades
- HVAC system repairs or upgrades
- Plumbing repairs
- Roofing repairs,
- Accessibility modifications (including bathrooms remodels)



Updated Sidewalk



Meeting with residents to better understand their needs



The impact of HAND's initiatives on residents of Hamilton County is the most powerful reason to continue these efforts. HAND's housing solutions help:

- Stabilize neighborhoods by providing residents safe, quality, affordable homes.
- Close the gap on available quality rental housing options so that seniors can comfortably age-in-place
- Provide affordable options so the retail workforce can live in the same community in which they work.

All of which promotes stable housing, strengthens neighborhoods and maintains vibrant communities.

In May 2014, HAND dedicated five new senior apartments in Cicero and they were immediately leased up. Lakeside Gardens exemplifies the quality construction and design HAND values. The property will be available for seniors as affordable housing for over 20 years.



Gardening at Spicewood

Also in 2014, HAND competed in several grant rounds and was successful at securing funds for phase three of Spicewood Gardens and Roper Capstone. These 14 units represent continued interests in these communities and will be invaluable resources to the households who move in.



Lakeside Gardens of Cicero



Ribbon Cutting at Lakeside Gardens

## PROVIDE HOUSING SOLUTIONS

- Five new apartments in 2014
- 14 apartments under development



## INVESTING IN HAMILTON COUNTY

### Over \$13 Million Invested in Hamilton County (2007-2014)

Homeownership Down Payment Assistance - \$400,000
Marie Courts (New Construction) - 500,000
Plum Tree Gardens - \$780,000
Lakeside Gardens - \$867,000
Pebble Brook Gardens - \$1,230,000
Roper Lofts - \$1,750,000
Spicewood Gardens (Phase 1) - \$3,750,000
Spicewood Gardens (Phase 2) - \$4,110,000

### BALANCE SHEET as of 12/31/2013\*

#### Assets

Total Current Assets	\$ 568,088
Restricted Deposits	358,781
Property and Equipment (Less Depreciation)	3,726,889
Long Term Loans Receivable	1,897,702
Other Assets	1,927

**Total Assets \$ 6,553,387**

#### Liabilities and Net Assets

Current Liabilities	\$ 354,441
Long Term Liabilities	180,169
Net Assets, Unrestricted	229,778
Net Assets, Temporarily Restricted	5,788,999

**Total Liabilities and Net Assets \$ 6,553,387**

### 2014 INCOME STATEMENT (HAND OPERATING ONLY)\*

Developer Fee Income	\$ 75,000
Public Grants	50,000
Private Donations	34,000
Private Grants	35,000
Rental and Investment Income	7,000

**Total Income \$ 201,000**

Personnel	160,000
Overhead	26,000
Professional Fees	14,000
Program Expenses	11,000

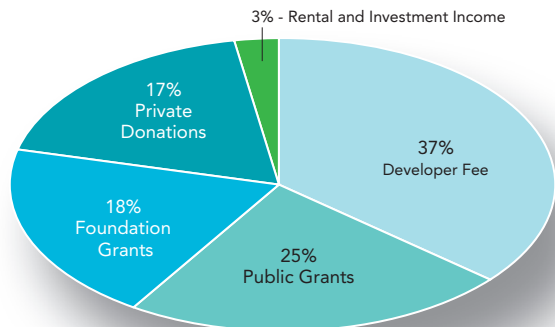
**Total Expenses \$ 211,000**

**Net Operating Income \$ (10,000)**

Other Income (Capital Investments) 503,000

**Net Income \$ 493,000**

### 2014 Operating Support



\*Income Statement are Unaudited and does not include subsidiary corporations or LLCs.

\*\*Grant Income (Capital Investments) applies to restricted income received and invested into properties with long-term restrictions and owned by HAND.

# INVEST IN NEIGHBORHOODS

## Spicewood Gardens

52 patio-style apartments for seniors



Spicewood Gardens Phase 3 in process

## Lakeside Gardens

5 patio style apartments for seniors



New Construction single-family homes for first-time buyers



## Pebble Brook Gardens

9 patio-style apartments for seniors



## Roper Lofts

Downtown revitalization providing eight 1-bedroom apartments



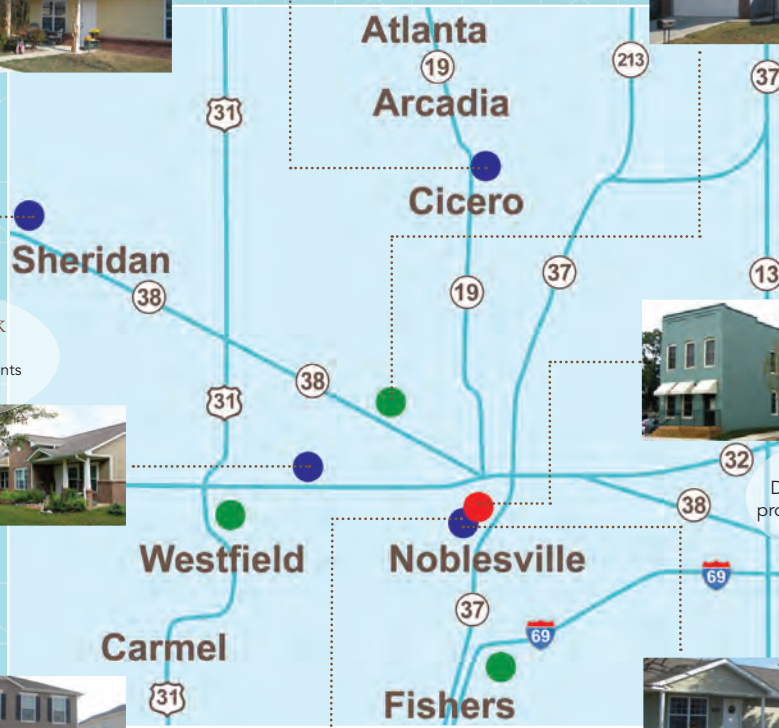
## Roper Capstone

Downtown revitalization in process



## Plum Tree Gardens

six patio-style apartments for seniors







# HAND

Hamilton County Area  
Neighborhood Development

Lead Sponsors: >\$10,000

## BUILD PARTNERSHIPS



### Community Sponsor: \$5,000-\$9,999

Lake City Bank  
Mark and Kristin Jones

### Project Sponsor: \$2,000-\$4,999

Tom & Karen Peck  
Town of Fishers

### Event Sponsor: \$1,000-\$1,999

Hamilton County Tourism, Inc.  
Milestone Ventures  
Soil and Water Conservation District (HCSWD)  
DOZ - Foundation  
Pedcor Investments  
Colleen & Don Buesching  
Fishers Sertoma Club  
Sheridan Fund - A Fund of Legacy Fund

### Supporter: \$500-\$999

The Architecture Studio  
The Mayberry Family  
FHLBI  
PR Mortgage and Investments  
The Architecture Studio

*Special thank you to Thorpe Elementary of Fishers for the artwork displayed in this report*

### Contributor: \$100-\$499

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Corrie Meyer, Innovative Planning  
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Adam Filler  
Geoff Davis  
Glenn Gareis, GMG Architects  
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Robert Johnson  
Chuck Heintzelman  
Rex Dillinger  
Russell Brown  
Barbara Lamb  
Charisse Johnson  
Sara Hill  
Mark Winzenread  
John Terry  
Nate Lichti

### Friend & Neighbor: \$1-\$99

Kevin & Angela Cap  
Brad Battin  
Brian Fishback  
Kevin Wright  
Brian Blastick  
Jeff Spahn  
Ben Davis  
Darren Peterson  
Ken Bupp  
Mary Ellen Wolf  
Sarah Hempstead  
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Legacy Contributors at 10th Anniversary