

Hamilton County Area Neighborhood Development Inc.

320 Kings Lane
Noblesville, IN 46060
Phone: (317) 773-5110, ext. 106
Fax: (317) 774-0079
Web site:



Hales



Winzenread



Dillinger



Buesching

www.handincorporated.org

Founded: 2003

Paid employees: two

Highest-paid staff member: Sage Hales, director, \$50,000

Top volunteers: Mark Winzenread, president, six years; Rex Dillinger, vice president, one year; Colleen Buesching, secretary, six years

MISSION

Create and promote affordable, safe, quality housing and educate the community about housing needs. HAND Inc. serves senior citizens, people with disabilities, and working families by providing rental and home-ownership opportunities.

MANAGEMENT

Sage Hales, director

BOARD OF DIRECTORS

Mark Winzenread, president
Rex Dillinger, vice president
Colleen A. Buesching, secretary
Tim Goin
John Hand

Harvey M. Kagan
Ken Puller
Gail Rothrock
John S. Terry

PROGRAMS

Rental property development: In an effort to meet the growing need for affordable rental housing throughout Hamilton County, HAND develops rental properties and offers them at affordable rents. This fall, HAND opened Spicewood Garden Apartments in Sheridan. The \$3.8 million project consists of 25 apartments for people 55 and older at a variety of income levels. Earlier this year, HAND opened Plum Tree Gardens in Noblesville. The \$822,000 duplex project has six units for people 55 and older. Both projects are candidates for Leadership in Energy and Environmental Design (LEED) Silver Certification through the U.S. Green Building Council.

HAND also has plans to acquire and rehabilitate two historic buildings just south of historic downtown Noblesville. The buildings would be converted to apartments for low-income individuals and families.

Neighborhood stabilization: In an effort to rebuild and stabilize areas affected by foreclosure, HAND is offering grants of as much as \$30,000 for the purchase of a foreclosed property. Buyers' incomes must be at or below 120 percent of the area's median income, which is \$68,100 for a family of four. The grants may cover down payment, closing costs and rehabilitation. Buyers must complete eight hours of training before purchasing the home. The foreclosed property must be in areas of the county most affected by foreclosure, generally the communities of Carmel, Fishers, Noblesville and Westfield.

FUND-RAISER

HAND does not yet host an annual fund-raiser.

FINANCIAL PROFILE

2008 income: \$140,673

2008 expenses: \$66,242

2008 assets: \$187,992

2009 projected income: \$312,623

2009 projected expenses: \$123,182

Fiscal year begins: Jan. 1

