

# Hamilton County Area Neighborhood Development Inc.

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**Website:**



*Hales*



*Rothrock*



*Dillinger*



*Buesching*

[www.handincorporated.org](http://www.handincorporated.org)

**Founded:** 2003

**Paid employees:** two

**Highest-paid staff member:** Sage Hales, executive director, \$55,000

**Top volunteers:** Gail Rothrock, president, seven years; Rex Dillinger, vice president, two years; Colleen Buesching, secretary, seven years

## **MISSION**

HAND Inc. has a mission to create and promote affordable, quality housing and to educate the community about housing needs. HAND Inc. focuses on serving seniors, those with disabilities, and working families with rental and homeownership opportunities.

## **MANAGEMENT**

**Sage Hales**, executive director

## **BOARD OF DIRECTORS**

Gail Rothrock, president  
Rex Dillinger, vice president  
Colleen Buesching, secretary  
John Hand  
Chris Jordan

Harvey Kagan  
Tom Peck  
Ken Puller  
John Terry  
Mark Winzenread

## **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 rates. During 2009, HAND developed Spicewood Garden Apartments, a \$3.8 million project in Sheridan. Spicewood Gardens consists of 25 apartments for those 55 and older at a variety of income levels. Also during 2009, HAND developed Plum Tree Gardens, an \$822,000 project in Noblesville. Plum Tree Gardens is a rental community with six apartments in three duplexes that also serves those 55 and older. Both communities offer two-bedroom apartments for low-income seniors and opened in October 2009.

During 2010, HAND acquired two historic buildings on South Eighth Street just south of historic downtown Noblesville. Rehabilitation on this \$1.8 million project began in November. Once complete, Roper Lofts will provide eight affordable one-bedroom apartments for low-income people in addition to office space for HAND and the Noblesville Housing Authority. HAND also has plans for more senior rental communities similar to Plum Tree and Spicewood.

**Homeownership:** HAND had offered several programs to assist buyers in purchasing homes. During 2009-2010, HAND used Neighborhood Stabilization Program funds to provide up to \$30,000 in down payment, closing cost and rehabilitation assistance to 15 moderate-income homebuyers looking to purchase foreclosed properties in Hamilton County. HAND does not currently have a homebuyer program, but hopes to be able to provide additional programs soon.

## **FUND-RAISER**

HAND plans to begin to hold regular fundraising functions in 2011.

## **FINANCIAL PROFILE**

**2009 income:** \$499,056

**2009 expenses:** \$152,155\*

**2009 assets:** \$389,785

**2010 projected income:** \$ 410,108

**2010 projected expenses:** \$157,382

**Fiscal year begins:** Jan. 1

\*does not include project-development costs

