



#housing4all

**Why #Housing4All
Matters to us All**



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The Problem

Housing costs are rising faster than incomes.

- **The average sale price of a home in Hamilton County in 2023 was \$474,754, up 36% since 2020.**
- **The HUD fair market rent for a 1-bedroom apartment in Carmel last year was \$1,220/month, up 22% since 2020.**



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Reality Check

Indiana United Ways' most recent ALICE report found that **almost 7,500 Clay Township households (20%) cannot afford the basic cost of living here.**

Hamilton County, 2021		
Town	Total Households	% ALICE & Poverty
Adams township	2,123	40%
Clay township	36,898	20%
Delaware township	14,256	27%
Fall Creek township	23,380	13%
Jackson township	4,223	42%
Noblesville township	22,844	30%
Wayne township	3,766	35%
Westfield Washington township	18,025	24%
White River township	856	11%

ALICE is an acronym for Asset-Limited, Income-Constrained, Employed



HAND builds, preserves, and advocates for affordable housing in the suburbs.

We believe everyone should be able to live in the community of their choice, regardless of age, income, or occupation.



- 🏠 HAND owns 142 rental units in Hamilton, Boone, and Tipton counties
- 🏠 Another 15 units are under construction and should be ready for tenants this summer



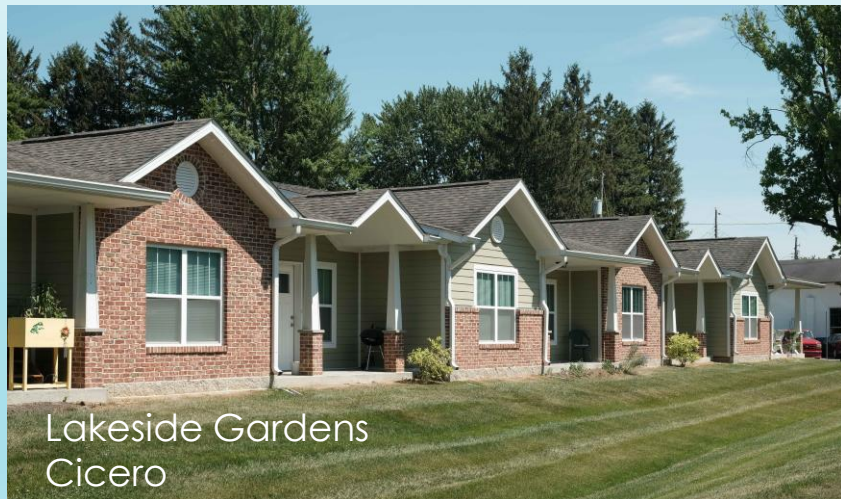
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Roper Lofts
Noblesville



Home Place Gardens
Carmel



Lakeside Gardens
Cicero

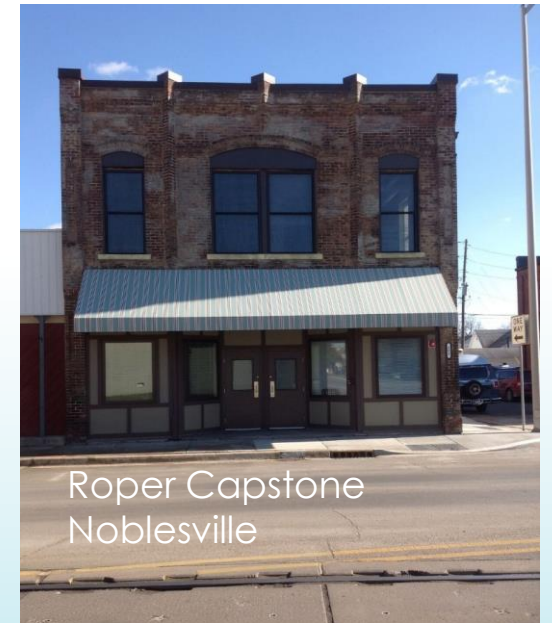
Home Place Gardens was the 2019
LISC "Love thy Neighborhood" Vitality
Award Winner for Central Indiana



Southwood Villas
Tipton



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HAND
CUMBERLAND COTTAGES
13995 CUMBERLAND RD., FISHERS, INDIANA

COURTYARD VIEW

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART OF BUILDING
31 MARCH 2022



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VISION:

We believe that housing should be attainable for those who desire to call Hamilton County home – during every stage of their lives. We will prioritize diversity in product types and housing prices to uphold the economic well-being of Hamilton County.

CONTINUUM OF HOUSING NEEDS

EMERGENCY HOUSING

ATTAINABLE HOUSING

MARKET-RATE HOUSING





2024 PRIORITIES

Community awareness campaign

- Housing sentiment survey

Community Land Trust

- Startup funding



Housing Sentiment Survey

- 86% think having diverse housing options is important, very important or extremely important.
- 72% have struggled with or know someone who has struggled to afford housing in the county.
- 88% do NOT think there is enough affordable housing for older adults.
- 89% do NOT think there is enough affordable housing for young adults and recent graduates.

Conducted Spring 2024; 1,150+ respondents who live or work in Hamilton County