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HAND Announces Transition to Self-Manage its Rental Properties

Noblesville, IN – January 28, 2025 — HAND, the Hamilton County-based nonprofit dedicated to providing quality affordable housing options, is pleased to announce that it will begin self-managing its 157 rental units by March 31. This significant step reflects HAND’s ongoing commitment to delivering the highest level of service and care for its residents.

Approved by HAND’s Board of Directors in October, the decision to bring property management in-house marks a transformative moment for the organization. HAND has been collaborating closely with local partners and its current third-party property manager, Herron Property Management, to ensure a seamless transition.

Why Self-Management? The decision reflects HAND’s commitment to enhancing oversight and ensuring a high level of responsiveness to resident needs. By taking direct control, HAND can better align its operations with its mission and values, providing the service its residents deserve.

“When we build a rental property, we think about who will live there and what non-housing resources they might need to improve their situations,” said Andrea Davis, HAND’s executive director. “Taking over property management will allow us to close that loop and ensure that residents’ needs are being met, both in their homes and in the broader community.”

Expanding the HAND Team As part of this transition, HAND is expanding its team and is currently interviewing candidates for key positions. These new roles will enhance HAND’s



ability to bring creative solutions to affordable housing. Under the new structure, HAND will be better positioned to

- **Provide Proactive Resident Support:**
- **Ensure Effective Management and Compliance**
- **Strengthen Financial Oversight and Accountability**

What's Next? The transition process, currently underway, includes extensive planning and staff training to equip HAND's team with the tools and expertise required to manage its 11 affordable rental communities comprising 157 units. As a trusted housing provider, HAND will uphold its mission to create thriving communities and equitable housing options for all.

"Our residents are at the heart of everything we do," Davis added. "This transition is about aligning our operations with our values. We are excited to take this step forward and continue building a brighter future for the communities we serve."

For more information about HAND's expansion into property management or to learn more about our mission and work, visit www.handincorporated.org.

About HAND: Established in 2003, HAND is a nonprofit organization dedicated to providing quality affordable housing options and advocating for housing diversity in Indianapolis' northern suburbs. HAND owns and manages affordable rental properties in Hamilton, Boone, and Tipton counties, offering homes where residents can thrive.

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