

# HOME Project Profile

## Indiana | Home Place Gardens

### OVERVIEW

Home Place Gardens is an affordable rental community in the heart of Home Place, a town-like enclave which was recently incorporated into Carmel's surrounding community. The development provides affordable housing to vulnerable populations in one of the most affluent and expensive housing markets in the state. Eighty percent of residents are seniors age 55 and older (80 percent of units); the remainder are non-age-restricted families and survivors of domestic violence.

The Gardens offers two three-bedroom single-family homes, two two-bedroom duplexes, and six one-bedroom units. The property was designed to blend into the existing residential neighborhood at the edge of a small commercial node.



### FUNDING

Funding Sources	Investment Amount
HOME	\$1,230,000
Hamilton County CDBG	\$150,000
Other Public Funds	\$500,000
Private Funds	\$50,000
Total Investments	\$1,930,000

### HIGHLIGHTS

- ▶ Location: Carmel, IN
- ▶ Program Type: Rental housing
- ▶ Beneficiaries: Low-income seniors; survivors of domestic violence
- ▶ Total Units: 10
- ▶ HOME Units: 10

