

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In 2016, the U.S. Department of Housing and Urban Development (HUD) awarded the City of Evansville, Indiana the following grant funds: Community Development Block Grant (CDBG) funds in the amount of \$2,450,680, Emergency Solutions Grant (ESG) funds in the amount of \$220,282, and HOME Investor Partnerships Grant (HOME) funds in the amount of \$539,054. Table 1, above lists Evansville's goals and source amounts accurately. Accomplishment data varied slightly downward, where Evansville recorded goals in IDIS were slightly higher.

In 2016, prior year ESG funds assisted with the Homeless Goals, H1-H11, street outreach, emergency shelters and rapid rehousing. Housing Goals, HS1-HS10, were completed primarily with prior-year HOME grant funds. 2016 CDBG funds in the amount of \$373,816 assisted with the development of a future housing project, and the emergency home repair program. Special Needs Goals, SN3, were funded with \$110,688 CDBG and \$37,589 of ESG grant funds. Seventeen Economic Development projects, ED-1 were funded with \$699,164 of 2016, CDBG grant funds. Community Development Goals; CD-1 – CD-7, received a total allocation of \$600,000 CDBG funds addressing 18 projects. Expenditures were generated mainly from the Public Service projects and Code Enforcement. Administrative Goals, AM-1 and AM2 separate administrative goals performed by the City and goals performed by the agencies. The AM-1 goal assisted with the City obtaining a Market Study for the 2016 Action Plan and obtaining a Promise Zone study. AM-2 Goals include HOME CHDO Operating allocations, program delivery funds for Aurora to administer the TBRA program, and a market study for Albion Fellows Bacon Center for potential future expansion.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and

explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AM-1	Non-Housing Community Development	CDBG: \$24350 / HOME: \$	Rental units constructed	Household Housing Unit	25	0	0.00%			
AM-1	Non-Housing Community Development	CDBG: \$24350 / HOME: \$	Rental units rehabilitated	Household Housing Unit	25	0	0.00%			
AM-1	Non-Housing Community Development	CDBG: \$24350 / HOME: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%			
AM-2	Admininistration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	135	0	0.00%			
AM-2	Admininistration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Rental units constructed	Household Housing Unit	0	0		49	0	0.00%
AM-2	Admininistration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Rental units rehabilitated	Household Housing Unit	0	0		17	0	0.00%

AM-2	Admininistration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Homeowner Housing Added	Household Housing Unit	0	0		3	0	0.00%
AM-2	Admininistration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Other	Other	1140	0	0.00%			
CD-1	Non-Housing Community Development	CDBG: \$133000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1024	0	0.00%
CD-2	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16440	0	0.00%			
CD-3	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1050000	15023	1.43%	18709	25835	138.09%
CD-4	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	60000	0	0.00%	0	0	
CD-4	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		1500	72420	4,828.00%
CD-5	Non-Housing Community Development	CDBG: \$100000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	117429	0	0.00%			

CD-5	Non-Housing Community Development	CDBG: \$100000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		2075	0	0.00%
CD-7	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16440	0	0.00%			
ED-1	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	655		0	1527	
ED-1	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	100		0	100	
ED-1	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
ED-1	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	1500	0	0.00%	5024	0	0.00%
ED-2	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	0	0.00%			
HL-1	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	0	0.00%	144	0	0.00%
HL-10	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	10000	0	0.00%			

HL-11	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	0	0.00%	15	0	0.00%
HL-3	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Housing for Homeless added	Household Housing Unit	20	0	0.00%			
HL-4	Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		600	0	0.00%
HL-4	Homeless	ESG: \$	Other	Other	625	0	0.00%			
HL-5	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	2500	0	0.00%			
HL-5	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		621	0	0.00%
HL-6	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Jobs created/retained	Jobs	1500	0	0.00%			
HL-7	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	800	0	0.00%			
HL-8	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%			
HL-9	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	0	0.00%			

HL-9	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	0	0		1500	0	0.00%
HS-1	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	15	0	0.00%	50	0	0.00%
HS-1	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	20	0	0.00%	16	0	0.00%
HS-10	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	0	0.00%			
HS-10	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		8	0	0.00%
HS-2	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	42500	0	0.00%			
HS-2	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	0	0.00%			
HS-3	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	7	2	28.57%	0	2	
HS-4	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	20		30	27	90.00%
HS-4	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	94	0	0.00%			

HS-5		HOME: \$48772	Rental units constructed	Household Housing Unit	48	0	0.00%			
HS-5		HOME: \$48772	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	17	3	17.65%
HS-5		HOME: \$48772	Homeowner Housing Rehabilitated	Household Housing Unit	3	1	33.33%	0	0	
HS-6	Affordable Housing		Rental units constructed	Household Housing Unit	5	0	0.00%			
HS-6	Affordable Housing		Other	Other	2	0	0.00%			
HS-8	Affordable Housing	CDBG: \$60000	Other	Other	0	0		1376	0	0.00%
SN-1	Non-Homeless Special Needs	ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2659	0	0.00%			
SN-2	Non-Homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
SN-3	Non-Homeless Special Needs	CDBG: \$ / ESG: \$37589	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16000	5829	36.43%	13930	5829	41.84%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

During the grant application process, organizations applying for CDBG, ESG, and HOME grant funds must be operating a program that addresses at least one of the three National Objectives and at least one of the high or medium priority community or housing development needs. The most frequently used national objective used in the grant applications is low-to-moderate income benefit; either low-to-moderate clientele or low-to-moderate area benefits. The second national objective most used in applications is slum blight, resulting in the demolition and disposition of property. The urgency need National Objective has not been used.

The highest ranked community development priority need is - Assisting Abused and Neglected Children and Children Facilities – The City provides ESG funding to domestic violence shelters while CDBG allocations assist an emergency daycare program and ten (10) youth programs addressing the needs of at risk children.

The City publishes public notices in the Evansville Courier and Press and Our Times Newspaper, as well as contacting HOLA, inviting organizations to apply for grant funds and participate in the grant training workshops. The high priority needs survey results are included in the grant application packets notifying applicants of the high and medium community development and housing needs.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	26,772	7	1,004
Black or African American	8,246	7	342
Asian	128	0	0
American Indian or American Native	99	0	13
Native Hawaiian or Other Pacific Islander	1	0	2
Total	35,246	14	1,361
Hispanic	748	0	0
Not Hispanic	34,497	14	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	3,645,675	3,365,100
HOME	HOME	2,039,054	1,198,966
HOPWA	HOPWA		
ESG	ESG	376,282	41,123
Other	Other		

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
FOCUS AREA	96		
FRONT DOOR PRIDE			
Neighborhood Revitalization Strategy Area	4		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Evansville complies with the U.S. Department of Housing and Urban Development's National Objective of assisting Low-to Moderate Income persons. Services are provided to income eligible households or persons, as well as providing an area benefit to households residing in low-income census tracts; 11,12,13,14, 17,18,19,20,21,23,24,25, and 26.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CHDOs or developers, must provide a subsidy layering report with a budget and timeline to DMD prior to the execution of the Grant Agreement. The review of the documents must indicate that the HOME Match requirement of 12.5 % is being met. Typically the match is greater than the requirement. Sources of match include assistance from the Indiana Housing Community Development Authority, (IHCDA) in the form of Low-Income-Tax Credits or an Affordable Housing Program grant, cash from the sale of a previous HOME project or pre-sale of the current project, in-kind donations, and appraised land values.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	842,984
2. Match contributed during current Federal fiscal year	690,268
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,533,252
4. Match liability for current Federal fiscal year	96,037
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,437,214

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
ADVANTIX	09/06/2016	0	540	14,700	0	6,260	0	21,500
CAPE	10/28/2015	0	0	53,700	0	0	0	53,700
HOPE	10/28/2015	118,247	9,043	0	0	19,246	0	146,536
MEMORIAL	10/21/2015	27,500	19,032	0	0	38,852	0	468,532

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	1,236,290	0	0	103,200	0	1,133,090
Number	13	0	0	3	0	10
Sub-Contracts						
Number	17	0	0	10	2	5
Dollar Amount	53,029	0	0	25,821	975	26,233
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	678,040	678,040	0			
Number	5	4	1			
Sub-Contracts						
Number	5	4	1			
Dollar Amount	26,633	26,208	425			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		2		347		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,000	512
Number of Non-Homeless households to be provided affordable housing units	2,330	0
Number of Special-Needs households to be provided affordable housing units	50	74
Total	3,380	586

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	123	446
Number of households supported through The Production of New Units	101	4
Number of households supported through Rehab of Existing Units	33	31
Number of households supported through Acquisition of Existing Units	0	16
Total	257	497

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The production of housing units are the result of projects being shovel ready prior to the release of federal grant funds. Typically, developers are reluctant to begin with the pre-development of a project until the actual release of grant funds. For this reason, projects are completed in the year(s) following the grant award.

Discuss how these outcomes will impact future annual action plans.

The outcome of the production of affordable housing will be impacted by the amount of federal and private funding available to our community. The City of Evansville collaborates with Community organizations, State and Federal organizations, local CHDOs and Developers to maintain and/or exceed the production of need housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	8
Low-income	0	7
Moderate-income	1	9
Total	1	24

Table 13 – Number of Households Served

Narrative Information

Please refer to the eCart for homeless numbers.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In 2016, the State of Indiana including Evansville started using the VI-SPDAT from Orgcode Consultants at the recommendation of Corporation for Supportive Housing. The VI-SPDAT is a condensed version of the regular full SPDAT coordinated assessment. The VI-SPDAT is popular because it allows jurisdictions to more quickly to do coordinated assessments, but the negative consequences is that they are not as accurate. Locally, we would like to use the full regular SPDAT because we have enough qualified people to take the extra time, but the State of Indiana wants everyone to use the exact same coordinated assessment tool.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Aurora Homeless Outreach Team (HOT) has been a critical piece of our system in the successful placement of housing for those living on the streets and case management for our most vulnerable homeless. In 2016, HOT as well as Goodwill and YWCA lost their CoC funds, which funded a huge portion of the programs. HOT was also conducting the coordinated assessments. 2016 ESG funds have been reallocated to pay for coordinated assessments as part of street outreach as well as administration of coordinated entry. A new opportunity with the loss of funds is the new opportunity to provide more crisis intervention for those who are loosely homeless, but may not meet the HUD definition of literally homeless. Street Outreach starting in 2017 will be funded with CDBG funds for crisis intervention, while the street outreach portion of ESG will be focused on coordinated entry and assessments. ECHO Health Care started to team up with Aurora to provide health assessments.

2016 was a transition year, but in 2017 and 2018, we will be implementing a housing for health initiative with ECHO Health Care as the lead agency. Anthem has become locally very active in community health becoming a community partner.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City supports the Welcome HOME 82 Initiative renamed simply Re-entry Initiative, aimed at assisting

homeless or at- risk of homelessness ex-offenders who are trying to acquire housing and program services. Through the collaboration with the Corporation for Supportive Housing, the Indiana Housing and Community Development Authority (IHCD), Vanderburgh Superior Court, Toyota Motor Manufacturing of Indiana, and Deaconess Hospital, Aurora received a Tenant Based Rental Housing (TBRA) allocation of HOME funds to provide housing for five households. A re-entry network of volunteers, established in 2011, meets monthly to engage all systems, groups, and individuals involved with the re-entry population. The network goals in 2016 included: expanding membership to all systems & providers, expanding & strengthening existing committees, and collaborating with the Homeless Healthcare Network to establish a “Sobering Station”.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The numbers reported in the eCART are lower than the actual number served because of the way IHCD set-ups HMIS. A primary funding source is attached to a client, so some clients served by City of Evansville ESG funds were counted elsewhere if another funding source was the primary in HMIS. Veterans are frequently counted under Veteran programs, so veteran counts are really low compared to actual numbers. This is something that the City of Evansville needs to work with IHCD in 2017 and 2018. IHCD does not want to double count, but the consequence is that the numbers served by the City of Evansville are underrepresented.

The performance standards were developed by the Indiana Balance of State CoC for all of Indiana. We added an additional discharge goal locally which was in transition in 2016. In 2016 the performance goals were not integrated into HMIS, but the State of Indiana is adding them in 2017, with the expectation that the goals can be measured within HMIS by January 2018. True documentation of these goals has been difficult, especially with vastly different interpretations by various regions. Our local interpretation is that we have exceeded all of these goals and we are requesting IHCD on behalf of the State of Indiana, fully integrate coordinated entry by 2018. The goals which are built into the Consolidated Plan are as follows:

1. Decrease shelter stays by increasing rapid re-housing to stable housing.
2. Reduce recidivism of households experiencing homelessness.
3. Decrease the number of Veterans experiencing homelessness.
4. Decrease the number of persons experiencing Chronic Homelessness. Create new permanent supportive housing beds for chronically homeless persons. Increase the percentage of participants remaining for at least six months in Continuum of Care funded permanent housing projects to 86 percent or more.

5. Decrease the number of homeless households with children. Increase the number of rapid re-housing vouchers and services. Increase the percentage of participants that move into permanent housing in Emergency Solutions Grant funded rapid re-housing to 82 percent or more. Increase the percentage of participants in Continuum of Care funded transitional housing that move into permanent housing to 70 percent or more.
6. Increase the percentage of participants in Continuum of Care funded projects that are employed at exit to 38 percent or higher.
7. Increase access to mainstream resources for persons experiencing homelessness.
8. Collaborate with local education agencies to assist in the identification of homeless families and inform them of their eligibility for McKinney-Vento education services.
9. Improve homeless outreach and triage to housing and services.
10. Improve HMIS data quality and coverage, and use data to develop strategies and policies to end homelessness.
11. Develop effective discharge plans and programs for individuals at risk of homelessness leaving State Operated Facilities.

The number one goal identified by the homeless service agencies is the need for the case management. A closely related goal is the need for better access to housing information and coordination of prevention and diversion funds. With the loss of funds in 2016, it was a transitional year for 2016 to new funding sources.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The mission of the Evansville Housing Authority, or EHA, is to enhance Evansville community by creating and sustaining decent, safe, and affordable living environments that foster stability and increase self-sufficiency for people with low incomes. We've been doing that since the early 1930's.

2. In the nearly 80 years that EHA has been in business, the primary funding source has been money allocated by Congress. However, not enough money was allocated to allow public housing authorities across the nation to maintain and improve the properties in which our clients reside.
3. EHA is excited to announce a new, transformational program that will provide our residents with a better quality of life while also helping to ensure that EHA will continue to fulfill its mission far into the future. That program is known as the Rental Assistance Demonstration project, or RAD.
4. An initiative of the Department of Housing and Urban Development, or HUD, RAD provides new, stable means of funding for public housing renovations and improvements. Under RAD, selected public housing authorities, including EHA, will be able to maintain and improve properties regardless of Congressional funding.
5. RAD is a voluntary, limited program; fewer than 60,000 public housing units around the country will be selected. EHA is proud to have been chosen as one of the demonstration sites. This is an incredible opportunity for our city and our residents.

Actions taken to address the needs of public housing

6. The program is still in its early stages, and there are many things that have to be accomplished legally before any renovations or improvements begin. We anticipated that those would begin in 2015 and continue through 2016. 7. So, what does RAD mean for our residents, and for Evansville, and for EHA? It means transformation. It means that we can repair and improve our facilities and sustain them into the future. It means increased energy efficiency, safer places to live, and a better quality of life for our residents. And it means that, in these new, even more stable environments, low-income people will have a better chance to reach self-sufficiency. 8. RAD addresses the underfunded and shrinking public housing stock in the nation by helping public housing agencies (PHAs) and owners of HUD-assisted housing convert to long-term Section 8 contracts. This allows PHAs and owners to better leverage private debt and equity to make necessary improvements, providing an opportunity to invest billions into properties at risk of being lost from the nation's affordable inventory. Launched in the summer of 2012, HUD has already approved or given initial approval for 60,000 units of public housing. Demand for

RAD has outpaced HUD's authority which is limited to 60,000 units. Currently, HUD has received applications to convert more than 185,000 units. In total, those 185,000 units could make more than \$3 billion in necessary capital improvements, secure more stable funding, and transform neighborhoods across the country.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Family Self Sufficiency Program (F.S.S.) through the Evansville Housing Authority (EHA) will continue to work in collaboration with HOPE of Evansville to provide pre-purchase counseling and HOME funds for down payment assistance to eligible participants to purchase homes. EHA has established Resident Councils for most of their developments, including a council to represent their scattered sites. The purpose of each Resident Council is to provide activities for their respective residents, increase awareness of issues for residents, serve as a liaison between the residents and EHA management, and motivate residents towards self-sufficiency. During the 2015 plan year, EHA worked to strengthen the councils as well as re-establish councils in developments where councils have become defunct. A new Executive Director was brought into the Evansville Housing Authority in 2012, Rick Moore, who is engaged with the community and brought over 25 years of leadership in low income housing and management. The EHA reports that on any given day in 2014 there was a waiting list of roughly 2000 persons in the Evansville area for units owned and/or managed by the EHA and over 500 households who have Section 8 vouchers approved, waiting for approved dwelling units to occupy. The EHA established Advantix, a 501 C3 subsidiary with its own board of directors to foster the rehabilitation and adaptive reuse of housing units owned but unused. In collaboration with the Department of Metropolitan Development, Advantix became a CHDO and a CBDO in 2013. In 2015 using HOME funds, three living units were rehabbed to provide permanent supportive housing for 50% AMI residents using workers from the Youth Build program, providing disadvantaged youth the opportunity to earn income and obtain solid work experience.

Actions taken to provide assistance to troubled PHAs

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Evansville, Indiana addresses barriers to affordable housing through the U.S. Department of Housing and Urban Development by familiarity with HOME, CDBG, and ESG regulations, as well as, discussing policy with the Indianapolis, Indiana field office. Every month the City conducts a public meeting, “The Traveling City Hall”, where the Mayor of Evansville, and his department representatives provide an opportunity to discuss issues with the public, including those identified in the question. Some of the departments most responsible, but not limited to, for addressing affordable housing issues in the City would include, the Department of Metropolitan Development, the Area Plan Commission, the Building Commission and the Metropolitan Planning Office.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

CDBG, HOME and ESG grant recipients generally apply and receive multiple non-federal funds to assist with their program funding. Several of the non-federal resources include: United Way, foundation grants, corporation grants, church grants, private donations and fundraisers to address both community development and housing needs. Sub-recipients of HOME and ESG funds are required to provide documentation of matching funds prior to the execution of an Agreement with the City of federal funding.

Recipients receiving HOME funds were required to match 12.5% of a total project budget.

Recipients receiving Emergency Solutions Grant Funds are required to match 1:1 of their grant allocation from the City.

Presently, the Community Development Block Grant does not require a match, however, all public service agencies applying for grant funds must demonstrate in their proposals their total project will not be 100% dependent on CDBG funds.

With the recent Promise Zone designation, the City of Evansville has the opportunity to improve the lives of many of the citizens in several areas which have been underserved in the past. The Promise Zone has created work groups to address the issues of education, housing, health, job development, crime and economic development. A “Listening Tour” began in June 2017 to provide the residents an opportunity to bring up issues of concern regarding their communities.

With the City’s aging housing stock, affordable homes with enough units has become an obstacle. To address this, the City has formed a land bank to help speed up the process for acquiring and demolishing

blighted properties in order to make land available for revitalization within the neighborhoods. In 2016, 93 homes were demolished and in 2017, 104 are to be demolished.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Evansville Christian Life Center is the lead agency for anti-poverty initiatives. They have a program called GAIN to help households make their way out of poverty and to reduce public assistance. In April, we had 30 Days of Poverty to increase awareness of poverty in the Evansville and Vanderburgh community. We also have a local chapter of RESULTS, a community based group that advocates for poverty legislation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Evansville works with the Evansville Common Council to allocate funding to the necessary areas in need of community services or housing. Partnerships are formed with local banks that provide community investment funds, and the two major hospitals also provide community development funding to address housing and economic needs in the community.

Key components of assuring the public service activities which are funded represent the needs of the community, is the appointment of the Citizens advisory Committee (CAC). Appointed by the Mayor, the CAC is the first step of a three tier process for public service funds. The nine CAC members are selected as follows: five community/neighborhood representatives, two representatives from United Way Allocations Committee, and two mayoral appointees. Recommendations made by the CAC are forwarded to the Mayor and final allocations are made by City Council.

In 2016, DMD continued to work to expand current organizations as well as extend funding opportunities to agencies that will satisfy the community development and housing needs identified in the 2015-2019 Consolidated Plan. Neighborhood groups, developers, lenders, and non-profits maintain partnerships providing continued support on City initiatives.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City supports the Welcome HOME 82 Initiative renamed simply Re-entry Initiative, aimed at assisting homeless or at-risk of homelessness ex-offenders who are trying to acquire housing and program services. Through the collaboration with the Corporation for Supportive Housing, the Indiana Housing and Community Development Authority (IHCDA), Vanderburgh Superior Court, Toyota Motor Manufacturing of Indiana, and Deaconess Hospital, Aurora received a Tenant Based Rental Housing (TBRA) allocation of HOME funds to provide housing for five households. A re-entry network of volunteers, established in 2011, meets monthly to engage all systems, groups, and individuals involved with the re-entry population. The network goals in 2016 included: expanding membership to all systems & providers, expanding & strengthening existing committees, and collaborating with the Homeless Healthcare Network to establish a "Sobering Station".

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Invest in weatherization programs. Goal: 5% of the units affordable to households below 50% AMI have

Use of energy efficient products are encourage in the development and rehab of affordable housing projects. In 2017, the Community Action Program of Evansville will utilize a CDBG grant to install windows in income-eligible households.

Focus on extremely low income affordability. Goal: At least 20% of the units developed a

While Evansville is still working towards its 20% goal, it is important to note that the CHDO HOPE did not receive state funding for a development project that would have included units for households under 30% AMI. However, there are many units that currently exist to assist 30% and under AMI families. The Evansville Housing Authority has a total of 328 public housing units. While they do not have specific units designated for families under 30% AMI to be eligible for admission to developments that became available on or after 10/1/81, a family's annual income must be within the very low-income limit set by HUD, unless HUD grants an exception. At present, 63% of their units are occupied by families in this income level. Another CHDO, Echo, has two developments with units that can be filled by those under 30% AMI. The first is Garfield Commons, with 47 units. The other is Lucas Place II with 27 units specifically designated for homeless Veterans singles and couples.

New subsidized housing must meets ADA standards and can be modified for aging in place. Goal: 100% o

Through the Emergency Home Repair Program and Core Rehab program the City is addressing ADA standards. HOME investment Partnership grant funds are applicable in all rental projects in excess of five units.

Campaign affirmatively furthering fair housing. Goal: Use social and traditional media to reach the

The Evansville-Vanderburgh County Human Relations Commission has an obligation as a Fair Housing Assistance Program (FHAP) agency with the U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity to consistently and affirmatively seek to eliminate all prohibited practices under the fair housing law. The Human Relations Commission coordinated two fair housing events during Fair Housing Month to educate on HUD's Affirmatively Furthering Fair Housing Rule. Jeffrey May, an Urban and Regional Planner with International Development and Planning, LLC, spoke at Ivy Tech Community College and C.K. Newsome Community Center on April 21, 2016. Through housing support services, Aurora connected clients with a number of agencies for appropriate supports and sought to coordinate and/or integrate services with mainstream resources to address barriers such as transportation and deficits in health and wellness, employment, education, social capital, youth development and more. Aurora collaborated with the Evansville Housing Authority and other private project-based Section 8 rentals to secure public or affordable housing for clients and made health and wellness referrals to ECHO Community Healthcare, Southwestern Behavioral Health and the Vanderburgh County Health Department. ECHO Affirmatively furthers fair housing by advertising vacancies through the Evansville Housing Authority. Made modifications dictations to a tenant house to accommodate the disability, and instituted an Eviction Prevention Policy. CAPE Affirmatively Furthers Fair Housing by distributing information packets that include "You may be a Victim of" brochure as well as a Civil Right brochure to homebuyer education customers. The rental management company, Intrepid Property Management distributed fair housing brochure to CAPE tenants. HOPE of Evansville provided fair housing information including Fair Housing Rights and Protection (Fair Housing Laws) to 148 households. HOPE of Evansville joined the National Community Reinvestment Coalition (NCRC) in its effort to ensure Fifth Third Bank provided more lending and service to minority communities within Evansville. HOPE helped ensure Fifth Third agreed to provide more than 15 billion in services to minority communities throughout the nation a portion of which will be invested directly in our community. The YWCA does not discriminate against employee, applicant, client, contractor, or agency because of race, color, religious creed, ancestry, national origin, age, sex, handicap or disability, marital status, sexual orientation, or political affiliation. We work to move all clients from homelessness to a status of increased income and permanent housing. Most of our clients have poor credit histories and drug-related criminal records. It can be difficult for them to find housing once they leave our program. We work to educate current and potential private market landlords about relaxing some of their restrictions in order to permanently house our clients after completing our program. Each time we match a client with a new private landlord, we consider that a success in breaking down the housing barriers. The YWCA has on-call Spanish interpretation services available as needed. Informational materials about the YWCA are provided in Spanish to the two main cultural hubs for Latinos in our community.

Revise policies and leases to allow pet exceptions for trained service animals to accommodate person

Contacted the local CHDOs, CAPE, ECHO, HOPE, and Memorial to discuss pet exemptions for qualified service animals. All CHDOs including Advantix, Inc., allow tenants to maintain a service animal.

CDC's and CHDO's should partner with financial institutions to offer financial literacy prog

ECHO Housing Corporation offered a Workforce Advancement Program offered to the public. It is offered monthly at no cost. The program is offered at their location in the 47710 zip code. All participants in their programs are offered the program. They typically will have 20-25 attendees each month. Their program covers credit restoration, workforce advancement and budget creation to name a few. Habitat for Humanity of Evansville offered (2) Financial Literacy Programs. Habitat's Money Management Seminar is a program each approved Habitat applicant is required to complete. It is conducted at their office in the 47711 zip code. It is a 6 month program which meets twice a month. There is no fee for this program. It covers budgeting, emergency savings plans, tools to negotiate debt reduction among other important financial skills. It is also offered to Habitat homeowners who may be behind on their current mortgage to prevent foreclosure. Habitat offered a Dave Ramsey financial program titled "Financial Peace" to the public. This is a 6 week program conducted at their office in the 47711 zip code. It is presented by a trained Dave Ramsey instructor and is a program to help individuals clean up their credit history. Individuals who have applied to Habitat but due to their poor credit, have been denied, are encouraged to participate in the program. It was offered twice in 2016. The first course had 8 participants of which one has since qualified for a Habitat home. The second course had 6 participants. There is a \$55.00 fee for this program. CAPE offered (2) Financial Literacy programs. Their Financial Literacy Program is offered at no cost to anyone interested in participating and was held at their office located in the 47713 zip code. Enrollees met once a week for 6 weeks. Certified Housing Counselors provided homeownership and financial literacy counseling, credit repair/ establishment training. Typically they had 5-10 attendees at each session. Goals were set and the majority of the individuals were saving to buy a home or start a small business. Once an individual completes the Financial Literacy program they can apply for the Individual Development Account (IDA). These are accounts set up for income qualified applicants who are saving for either the purchase of a home, starting a new business or educational purposes. Aurora offered a program titled "Your money, your goals - financial empowerment" program to the public. The program was offered at several locations; the Veterans Administration, The Rescue Mission and the YMCA in zip codes 47713 and 47708. They served approximately 110 clients. This was a 5 week program covering assessment of debt, goal setting and budget planning, understanding credit and how to remove debt. Hope offers one on one credit counseling to their clients. Approximately 70% to 75% of their clients participate in this program. They partner with the Evansville Vanderburgh School Corporation and offer a financial literacy program at Culver School in the 47713 zip code. Memorial CDC outsources financial literacy programs to current clients in 2016. They plan to become certified by HUD to conduct Housing Counseling Programs for their clients. This would serve the 47713 zip code.

Work with financial institutions to provide programs to escrow utility costs into mortgage payment f

Only Old National Bank of Evansville offers an escrow utility costs into mortgage payments for homeowners below 80% AMI. Evansville will continue to work with other financial institutions to develop escrow utility programs.

Engage local Gas & Electric Company to ensure the emergency utility assistance program funds are rea

DMD contacted several local entities to discuss the emergency utility assistance program funds and outreach options available to families who most need help. Vectren offers a Low Income Home Energy Assistance Program (LIHEAP) which is a federally funded program providing a onetime payment on energy bills for customers with household income up to 150% of the Federal Poverty Level. The company also offers Medical Certificates which is a program that allows customers who have a health or safety issue of someone in the household to utilize an authorized medical certificate to allow for 10 additional days to avoid disconnection. Vectren established Share the Warmth, a private foundation, to assist income-eligible households with energy conservation measures to reduce their utility bills. Each year, Vectren matches all public donations, up to an annual total of \$200,000. Donations may be tax-deductible. Last, Vectren offers weatherization services at no out of pocket cost to help lower energy bills. This service could include installation of compact fluorescent lightbulbs, kitchen and bathroom faucet aerators, showerheads, water heater pipe insulation and a furnace filter whistle. Weatherization service also includes diagnostic testing, attic insulation exam and a comprehensive report with findings and recommendations for additional ways to save energy. Community Action Program of Evansville (CAPE) offers an energy assistance program to income eligible households and provides assistance with payment of gas, electric and fuel bills. This program normally runs from October through March. When a household qualifies for the program, they are protected by a moratorium from disconnect from December 1st to March 15th during that winter season. Applicant households are given matrix points on their application that determines their dollar amount of assistance. Elderly, home owners, small children in household, etc. are given added points. In addition, CAPE is partnering with the Evansville Water & Sewer Department with a program to assist income-eligible households (same income guideline as Energy Assistance Program) with water disconnect notices or re-connection if already disconnected. The Trustee's Office offers shelter and utility assistance to income eligible households who are able to meet the personal guidelines set. Rent payments are made in the form of vouchers. Utility assistance is provided when a disconnect notice is received and all other assistance has been exhausted. There are maximums on the amount of assistance provided based on the trustee's discretion.

Convene an annual roundtable discussion with partners regarding progress on affirmatively further fa

The Area Plan Commission is the local land use planning agency for the City of Evansville and Vanderburgh County. The most important thing that the APC did in 2016 for fair housing was to adopt the update of the Comprehensive Plan. A renewed policy emphasis in our new Plan is to focus residential growth into the urban core through redevelopment activities and infill. Both the decreasing variety and availability of housing are impediments in the urban core. Only 0.6 of an acre of land in the City was rezoned from another zoning category to the residential zoning districts in 2016, while on the flip side the on-going conversion of residentially zoned land is significant. It is only fair that there be adequate choices of existing housing types, sizes and locations; and the choice of land available for future housing in the urban core. Housing projects can require rezoning of the land before development, and/or subdivision approval to create lots to sell. Both of these review processes require public meetings before the APC when they are considered for approval. To make sure the public is

aware of and has an opportunity for comment at these meetings, public notice is required by Code. The public notice is provided in two ways – letters sent to abutting property owners and to any neighborhood association that contains or abuts the site; and notice of the project published in the newspaper. A rezoning not only requires a public meeting before the APC, but a second public hearing is required for a final decision by the City Council. Reports on each proposal under consideration are prepared by the APC staff and are made available for public review on the APC website at evansvilleapc.com prior to these meetings. The approval process concludes with the permitting for these new developments. The City data on the residential projects that the APC reviewed and approved in 2016 include: 17 subdivision plats were recorded creating 69 new lots (mostly residential); 222 new residential units were permitted (103 single family and 119 multi-family); and New lots and parcels involved 67.5 acres (mostly residential).

Convene an annual roundtable discussion with partners regarding progress on affirmatively

The Evansville MPO is a regional transportation planning organization. Through the 3-C planning process in entitlement communities (focus areas of minorities, senior citizens, low-income families, people with disabilities, and people with LEP), the MPO continues to further fair housing by providing ladders of opportunities by improving access to the multimodal transportation system (bicycle, pedestrian, transit, and auto). Through a documented public participation process, the Evansville MPO provides an opportunity to attend public meetings about the transportation planning process within the entitlement communities (focus areas). The Evansville MPO has directly worked with the City of Evansville to update the Evansville Bicycle and Pedestrian Connectivity Master Plan (BPCMP) and the Comprehensive Operations Analysis (COA) for Metropolitan Evansville Transit System (METS). These plans recommend bicycle, pedestrian, and transit improvements to expand on the current efforts undertaken by the City of Evansville within the minority and low-income neighborhoods. Some examples of these projects that are complete or in the project planning stage include: Completed Projects New sidewalks, cycle track and streetscaping on Walnut Street between Martin Luther King Jr. Blvd and 4th Street. Increasing the transit fixed route frequency on selected routes in Evansville. Introduction of new Sunday and Evening transit service on selected routes. New bus fleet acquisition for METS and nonprofit organizations such as ARC of Evansville, Easter Seals Rehabilitation Center, and the Evansville Association for the Blind. Intersection improvements at Weinbach Avenue/Washington Avenue. Planned Projects Complete street project on North Main Street Road diet projects on Weinbach Avenue and Covert Avenue. Washington Ave and Second Street Project in Haynie's Corner Arts District. Third Street Complete Street and Green Infrastructure project in downtown Evansville. All these projects potentially provide safe and efficient multimodal access to fair housing and employment opportunities within the City of Evansville. In 2016, the City of Evansville, Department of Metropolitan Development began revising the Citizens' Participation Plan. The revised plan document is attached to the 2016 Consolidated Annual Performance and Evaluation Report (CAPER). Evansville identified and contacted organization that would assist reaching a diverse population when advertising public meetings; Evansville Courier & Press, Our Times Newspaper, HOLA Newsletter, El Informador Latino, WNIN, The Evansville Blind Association, City of Evansville, United Neighborhoods of Evansville, the Evansville Housing Authority, the Indiana Balance of State, and the

Evansville Vanderburgh Public Library.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The following process is undertaken by DMD when conducting on-site monitoring reviews:

The subrecipient is monitored to confirm it's meeting the terms of the grant agreement and HUD regulations. Follow-up measures are identified to be taken by the grantee and/or the subrecipient as a result of the monitoring review. A schedule for implementing corrective actions or making improvements is provided to the subrecipient. Within 30 days of the visit DMD will send a monitoring letter with a summary of the project's condition. The monitoring review follow-up letter will provide the sub-recipient with 30 days to respond to the letter.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Citizens' Participation process involves public notification in the Evansville Courier & Press, Our Times Newspaper, HOLA, and El Informador Latino. The publications provide the purpose of the meetings, dates, locations, and times. All meetings are conducted in handicapped accessible locations. In addition to newspaper notifications, public meetings are posted on the City of Evansville's website and Evansville Building Authority internal kiosk. A fifteen-day notification is provided prior to the date of each meeting.

At the public meetings a PowerPoint presentation of the Action Plan Process, Analysis of Impediments to Fair Housing Choice, and Citizens' Participation plan are presented. Handouts are also available. While not mandatory, participants in the meetings are asked to sign-in on an attendance sheet, and discuss the issues at hand. Notes are taken to document the comments. The comments are evaluated by staff and are addressed as a concern in the new plans. Action on the concerns are subject to the availability of funds, compliance with federal regulations, and approval by Evansville Common Council.

The City of Evansville continues to interconnect with the community through advertised public gatherings and monthly meetings including Traveling City Hall, Neighborhood Association Meetings,

Leadership Evansville “VOICE”, and networking with organizations focused on improving the community needs and housing development. The following is a list of other public meetings that occurred during the 2016 grant year.

On April 21st, 2016, the Community Development staff provided mandatory training to sub-recipients applying for HUD grant funds offered by the City of Evansville Department of Metropolitan Development (DMD) for the 2017 Plan Year.

On June 22nd, 2016, the Citizen’s Advisory Committee met to discuss and make funding recommendations to the Mayor for CDBG public service and ESG proposed projects. The meeting was open to the public, and all comments were accepted.

On September 21st, 2016, a public meeting was held at the City County Building-Room 307 from 5:00 - 6:00 P.M. where the proposed Annual Action Plan and the City of Evansville’s plan to shift the current fiscal year from January – December to July – June was discussed and public comments were obtained.

On May 24th, 2017, a public meeting was held for the 2016 Consolidated Annual Performance and Evaluation Report and revised Citizens Participation Plan at the City County Building—Room 301 from 5:00-6:00 P.M. where yearly accomplishments were discussed and public comments were obtained. Ads were placed in the newspaper advertising the meeting. No one was excluded from attending.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Due to HUD funding becoming available later each year the City of Evansville shifted its 2016 Program Year by three months from January 1, 2016 through December 31, 2016 to be January 1, 2016 through March 31, 2017 in an effort to align our program year with HUD fiscal year. In lieu of the changes the City of Evansville provided six months of funding for its public and non-public services that were funded for 2016.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In 2017, the Community Development staff inspected 2016 lease documents from all rental owners who have rental property currently in an affordability period. During the monitoring review the following issues were discovered:

EHA/ Advantix Inc. - had tenant files which were not available. The organization will be given 60 days to locate files for re-inspection. Physical inspections: 1130 Grand and 764 Cross both properties were in good condition. 764 Cross is vacant and will be cleaned and painted before renting.

CAPE –The rental property is under the care of a new management company, Intrepid from Portage Michigan. The prior lease Management Company has the older tenant files and have not released them to Intrepid at this time. The current tenant files are being updated and Intrepid will be monitored in August 2017. Physical inspections will occur in August 2017.

Memorial CDC- had tenant files which were not available. The organization will be given 60 days to locate files for re-inspection. Physical inspections were performed at 401 – 417 Walnut. Other rental properties will be inspected in August 2017.

St. John Needs – Tenant files were not organized. Some tenant files were not re-certified. Owner will be given 60 days from date of letter to correct the problem. Physical inspection will occur August 2017.

Kent Niemier- submitted tenant records through email after the June 23, 2017, deadline. The rental property will be monitored in August 2017. Physical inspections will occur August 2017.

HOPE of Evansville, Inc., Pioneer Development, and United Caring Shelter tenant files were organized and current. Re-inspection when new tenant occupies property.

ECHO HOUSING – Tenant files were complete. Worked with staff to address tenant income calculation. Corrected by staff on-site. Physical inspections of the following properties will occur in August 2017: 1727 S. Elliott, 762 E. Chandler, 120 W. Michigan, 601 E. Riverside Dr. and 414 Baker.

See attached monitoring sheet:

ROW	OWNER	PROJECT ADDRESS	BOME #	# UNITS	REPORT OR PERIODICITY	AFFORD AFFORD PERIOD	AFFORD DATE	LAST INSPECTION DATE	NET	PHYSICAL	LEASE OFFICE	NOTES
	HOME	411 Madison Street (see also 41217 PROB/C)	11444	31	FFBY 1 YR	20 yrs	5/20/21	1/10/21	616/200	6/20/21		Report this complete. Several missing and complete conditions will be corrected and they will be repaired.
324	MEMORIAL CDC	401-411 E. Water/Water Drive Simsbury	184,351	26 (10 BOME)	ANNUAL	20 yrs	11/4/20	11/10/20	611/200	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
342	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35 (10 BOME)	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
420	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
426	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
1110	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
1111	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
1491	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20	Final on file	Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
174	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
491	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
176	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
492	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
418	MEMORIAL CDC	460 Court	179,400	3	FFBY 1 YR	11 yrs	4/20/21	3/4/21	3/4/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
419	MEMORIAL CDC	460 Court	179,400	3	FFBY 1 YR	11 yrs	4/20/21	3/4/21	3/4/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
318	PROBES DEVELOPMENT	1100 To Be Done/Chick Truss Apartments	145,348	112 (6 BOME)	ANNUAL	20 yrs	10/1/21	4/20/21	4/20/21	6/11/20		All tenant files complete. Mold found in one of the eight units. Corrective action required by July 2021.
489	ST JOHN PRODS	101 S. Main St	110,000	2	FFBY 1 YR	20 yrs	4/20/21	4/10/21	4/10/21	6/11/20		Tenant identification was incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.
490	ST JOHN PRODS	101 S. Main St	110,000	2	FFBY 1 YR	20 yrs	4/20/21	4/10/21	4/10/21	6/11/20		Tenant identification was incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.
494	WHEE CORP/PROBES	114 W. Main St	114,000	11	FFBY 1 YR	15 yrs	11/20/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.
495	WHEE CORP/PROBES	114 W. Main St	114,000	11	FFBY 1 YR	15 yrs	11/20/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.

Rental Inspections (1/2)

ROW	OWNER	PROJECT ADDRESS	BOME #	# UNITS	REPORT OR PERIODICITY	AFFORD AFFORD PERIOD	AFFORD DATE	LAST INSPECTION DATE	NET	PHYSICAL	LEASE OFFICE	NOTES
	HOME	411 Madison Street (see also 41217 PROB/C)	11444	31	FFBY 1 YR	20 yrs	5/20/21	1/10/21	616/200	6/20/21		Report this complete. Several missing and complete conditions will be corrected and they will be repaired.
324	MEMORIAL CDC	401-411 E. Water/Water Drive Simsbury	184,351	26 (10 BOME)	ANNUAL	20 yrs	11/4/20	11/10/20	611/200	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
342	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35 (10 BOME)	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
420	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
426	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
1110	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
1111	MEMORIAL CDC	101-121 Water/Water Drive Phase II	113,170	35	FFBY 1 YR	20 yrs	11/10/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
1491	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20	Final on file	Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
174	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
491	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
176	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
492	MEMORIAL CDC	111 E. Maple	89,251	1	FFBY 1 YR	15 yrs	11/20/20		11/20/20	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
418	MEMORIAL CDC	460 Court	179,400	3	FFBY 1 YR	11 yrs	4/20/21	3/4/21	3/4/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
419	MEMORIAL CDC	460 Court	179,400	3	FFBY 1 YR	11 yrs	4/20/21	3/4/21	3/4/21	6/11/20		Some tenant files were incomplete. Owner plans to file them from date of the file to provide information at inspection.
318	PROBES DEVELOPMENT	1100 To Be Done/Chick Truss Apartments	145,348	112 (6 BOME)	ANNUAL	20 yrs	10/1/21	4/20/21	4/20/21	6/11/20		All tenant files complete. Mold found in one of the eight units. Corrective action required by July 2021.
489	ST JOHN PRODS	101 S. Main St	110,000	2	FFBY 1 YR	20 yrs	4/20/21	4/10/21	4/10/21	6/11/20		Tenant identification was incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.
490	ST JOHN PRODS	101 S. Main St	110,000	2	FFBY 1 YR	20 yrs	4/20/21	4/10/21	4/10/21	6/11/20		Tenant identification was incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.
494	WHEE CORP/PROBES	114 W. Main St	114,000	11	FFBY 1 YR	15 yrs	11/20/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.
495	WHEE CORP/PROBES	114 W. Main St	114,000	11	FFBY 1 YR	15 yrs	11/20/20	4/20/21	4/20/21	6/11/20		Some tenant files were incomplete. This unit passed. Owner plans to file them from date of the file to provide information at inspection.

Rental Inspections (2/2)

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The City of Evansville incorporates affirmative marketing action requirements in the Grant Agreements executed between the agencies and the City. All public notifications must satisfy the Affirmative Marketing Strategies and all agencies are monitored for compliance.

The City refers to the U.S. Department of Housing and Urban Development – HOME Investment Partnerships Program Rental Regulations. The Evansville, Indiana HOME Contract Agreements with Developers or CHDOs incorporates the tenant leasing requirements pertinent with each project and is subject to the number of units funded. HOME rental projects with five or more subsidized units require that at least 20 percent of the units be occupied by households which are very low-income.

HUD defines a low- and very low-income household:

- **Low-income household:** Household’s annual gross income is no greater than 80 percent of the area median income.
- **Very low-income household:** Household’s annual gross income is no greater than 50 percent of the area median income.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program income did not apply to this category during 2016.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

N/A

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name

EVANSVILLE

CAPER

Organizational DUNS Number 054276688
EIN/TIN Number 356001021
Identify the Field Office INDIANAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance Indiana Balance of State

ESG Contact Name

Prefix Ms
First Name Gayla
Middle Name R
Last Name Killough
Suffix 0
Title Community Development Specialist

ESG Contact Address

Street Address 1 1 NW Martin Luther King Jr. Blvd., 306 Civic Center
Street Address 2 0
City Evansville
State IN
ZIP Code -
Phone Number 8124367810
Extension 0
Fax Number 8124367809
Email Address gkillough@evansville.in.gov

ESG Secondary Contact

Prefix Mr
First Name Kelley
Last Name Coures
Suffix 0
Title Executive Director
Phone Number 8124367806
Extension 0
Email Address kcoures@evansville.in.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2016
Program Year End Date 03/31/2017

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: AURORA, INC.

City: Evansville

State: IN

Zip Code: 47714, 1029

DUNS Number: 111338609

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 91960

Subrecipient or Contractor Name: ALBION FELLOWS BACON CENTER

City: Evansville

State: IN

Zip Code: 47731,

DUNS Number: 809045164

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 18737

Subrecipient or Contractor Name: EVANSVILLE GOODWILL INDUSTRIES

City: Evansville

State: IN

Zip Code: 47715, 7316

DUNS Number: 074053174

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 12134

Subrecipient or Contractor Name: HOUSE OF BREAD AND PEACE

City: Evansville

State: IN

Zip Code: 47713, 1643

DUNS Number: 033629861

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 12233

Subrecipient or Contractor Name: OZANAM FAMILY SHELTER CORPORATION

City: Evansville

State: IN

Zip Code: 47710, 2162

DUNS Number: 804034270

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 16580

Subrecipient or Contractor Name: UNITED CARING SHELTERS

City: Evansville

State: IN

Zip Code: 47708, 1304

DUNS Number: 861222677

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25303

Subrecipient or Contractor Name: YWCA OF EVANSVILLE

City: Evansville

State: IN

Zip Code: 47708, 1213

DUNS Number: 841695950

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 18852

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	550
Total Number of bed-nights provided	495
Capacity Utilization	90.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

There were at approximately 550 beds and units available. Our shelter stay at capacity or near capacity all the time, vacancies reflect turnover between clients. The number of beds is artificially higher than availability due to units being able to have anywhere from a couple to a family of eight. There were at least 450 beds and units for emergency shelter on the Housing Inventory Chart (HIC). There were approximately 100 beds and units available for transitional housing on the Housing Inventory Chart. Inventory numbers are estimated due to the flexibility of units to be able to add beds.

The results in the table reflect the 2017 Point in Time Count, which occurred in our 2016 fiscal year, the fourth Wednesday night of January.

According to the 2016 Point in Time Count (PIT) results, there were a total of 495 persons homeless. There were 360 persons in emergency shelter, 101 in transitional housing, and at least 34 unsheltered. Street counts are an undercount due to the difficulties. This does not include permanent supportive housing. HMIS, PIT, and HIC data are compiled by IHCD.

According to the Indiana Balance of State CoC Rebalancing Analysis about to be released, see attachment, we had 2247 total homeless in 2015, putting us way ahead of all the other regions. Locally, we believe the number to be in error, we suspect that some of the near homeless served at day shelters were mistakenly counted as HUD defined homeless. The eCart number was 1546. While that number is a little low for a 15 month time period, we know that we are missing a few served at Evansville Rescue Mission and in other UCS programs. Based on data that is not HMIS, we estimate our annual calendar year number to be closer to 1500. See attachment 3 2017 PIT

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	4,860	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	4,860	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	33,463	40,627	0
Expenditures for Housing Relocation & Stabilization Services - Services	8,179	32,633	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	41,642	73,260	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	0	4,955	30,151
Operations	0	11,561	73,688
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	16,516	103,839

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	13,744	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
	41,642	108,380	103,839

Table 29 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	336,493
Other Federal Funds	0	0	152,810
State Government	0	0	422,323
Local Government	0	0	0

Private Funds	42,000	110,000	838,915
Other	0	0	325,906
Fees	0	0	0
Program Income	0	0	3,390
Total Match Amount	42,000	110,000	2,079,837

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
	83,642	218,380	2,183,676

Table 31 - Total Amount of Funds Expended on ESG Activities