

**Grantee: Evansville, IN**

**Grant: B-08-MN-18-0003**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**  
B-08-MN-18-0003

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
Evansville, IN

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

**Grant Amount:**  
\$3,605,204.00

**Grant Status:**  
Active

**QPR Contact:**  
Kelly Coures

**Estimated PI/RL Funds:**  
\$130,000.00

**Total Budget:**  
\$3,735,204.00

## Disasters:

**Declaration Number**  
NSP

## Narratives

### Areas of Greatest Need:

The City of Evansville analyzed four data sets provided by HUD: risk of foreclosure, subprime loans, foreclosure rates and vacancy rates, by utilizing Geographic Information Systems (GIS) computer mapping software. The eligible census block groups were mapped with each of the data sets. The boundaries of existing focus areas (CDBG Focus Area and Front Door Pride area) were then compared to the block group data, to determine the geographic areas of greatest need within the City. In general, this methodology concluded that the areas of greatest need are the same as the City's already defined focus areas, which includes census tracts 11, 12, 13, 14, 15, 17, 19, 220, 21,25 and 26. The focus areas are identified in the City of Evansville's 2005 and 2009 Consolidated Plan, which details the resources and activities funded with Community Development Block Grants, Emergency Shelter Grants and HOME Investment Partnership funds. It was noted during this analysis that some census tracts appear to have fewer foreclosures, lower risk of foreclosures and fewer subprime mortgages due to the high number of rental units. In addition, a large percentage of the homes in these "high risk" census tracts have elderly homeowners with no mortgages, thus foreclosures and subprime mortgage data may be skewed. This was determined previously by reviewing property tax exemption data (i.e. Over 65 and homestead exemptions). Also, through local Code Enforcement data, evidence of greater vacancy rates exists in these census tracts. Therefore in reality, the neighborhood housing status is in greater decline than the tables reflect. The information above and past analysis of the housing needs within the city of Evansville indicate that the areas of greatest need for NSP will continue within the predetermined focus areas. Although some of the activities may fall in other eligible census tract block groups.

### Distribution and and Uses of Funds:

The City of Evansville will address NSP requirements for the distribution and uses of the \$3.6 million allocated to the City through a combination of financing mechanisms for home buyers, acquisition of foreclosed homes, demolition of blighted structures and rehabilitation and new construction programs within the target areas. Financing mechanisms will utilize \$400,000 of NSP funds to aid homebuyers between 80 and 120% AMI by providing funds to "buy down" mortgages for previously foreclosed on and subsequently reduce the need for these borrowers to resort to subprime mortgages for financing homes. The Department of Metropolitan Development already partners with Community Action Program of Evansville (CAPE) and HOPE of Evansville to provide down payment assistance. NSP funds will be used to supplement the \$5,000 maximum down payment currently available to cover the gap between development costs and actual appraised values. This program will not only eliminate subprime mortgages but will also address the foreclosure risk and rates by aiding new homebuyers with lower mortgage payments. Five hundred thousand dollars has been earmarked for demolition of blighted structures in the Evansville NSP expenditure plan. Funds will be used by City Code Enforcement to remove slum and blight throughout the numerous eligible census tract block groups. High vacancy rates and the elevated number of abandoned homes are contributing factors to the decline of neighborhoods, further exacerbating the decline of property values. Prior program evaluations reveal poor construction of homes, older declining housing stock, sub-standard/non-existent maintenance, etc. in the eligible block groups. The elimination of blighted housing will increase the overall value of the housing stock and increase property values in the eligible neighborhoods and decrease the likelihood of abandonment. It is estimated that 75 and 100 blighted homes will be demolished with NSP funds. Acquisition of foreclosed properties will be conducted by the Evansville Redevelopment Commission (ERC) and Evansville Brownfields Corp. (EBC). This component will utilize \$400,000 of NSP funds. Property foreclosures are completed after sheriff sales and typically it is the mortgage holder who buys the foreclosed property at the sheriff sales. Therefore, both the ERC and EBC will use GIS software to map the location of all properties listed for sheriff sales. Those properties within the eligible block groups will be evaluated for potential acquisition from the likely buyer (mortgage holder). Lenders will be contacted regarding their foreclosed properties within the target areas, these properties will be earmarked for potential acquisition. The bulk of the City NSP funding, \$1.9 million, will be for rehabilitation of existing homes and new home construction to improve the overall appeal of the targeted areas and increase marketable housing stock. The result will be increased mixed income neighborhoods, higher housing values, stable homeownership via competitive fixed rate mortgages and reasonable terms, etc. These actions will dilute the



foreclosure rate, minimize subprime mortgages and decrease the foreclosure risk, while actively removing foreclosed properties from the current inventory. A minimum of \$901,301 of these funds will be utilized to provide rental and homeownership opportunities to families at or below 50% AMI. The rehabilitation and new construction will be managed both in-house by DMD staff, as well as with partner entities such as the Affordable Housing Task Force (for low income and special populations) and market rate housing by private entities and non-profit agencies.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,728,411.50
<b>Total Budget</b>	\$0.00	\$3,728,411.50
<b>Total Obligated</b>	\$0.00	\$3,728,411.50
<b>Total Funds Drawdown</b>	\$5,598.88	\$3,613,169.09
<b>Program Funds Drawdown</b>	\$4,413.88	\$3,498,148.58
<b>Program Income Drawdown</b>	\$1,185.00	\$115,020.51
<b>Program Income Received</b>	\$1,185.00	\$115,020.51
<b>Total Funds Expended</b>	\$6,925.00	\$3,615,976.56
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$540,780.60	\$0.00
<b>Limit on Admin/Planning</b>	\$360,520.40	\$142,454.32
<b>Limit on State Admin</b>	\$0.00	\$142,454.32

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$901,301.00	\$945,076.00



## Overall Progress Narrative:

We have moved some funds in DRGR to accommodate additional demolitions that are coming up very soon with Evansville Brownfield Corporation, and to accommodate paying closing costs in the sale of NSP funded properties. 807 E Chandler sold and closed May 6, 2013

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
065-111Ac, Land Banking	\$0.00	\$174,372.24	\$151,269.00
065-111Ad, Administration	\$548.88	\$159,546.26	\$133,808.97
065-111D, Demolition	\$3,865.00	\$702,265.00	\$672,314.00
065-111F, Financing Mechanisms	\$0.00	\$0.00	\$0.00
065-111N, Acquisition for Reconstruction	\$0.00	\$2,059,626.20	\$1,967,464.57
065-111R, Acquisition for Rehabilitation	\$0.00	\$634,476.80	\$573,292.04
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



# Activities

**Grantee Activity Number:** 01  
**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Project Number:**

065-111Ad

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Dept. Metropolitan Development

**Overall**

**Total Projected Budget from All Sources**

Apr 1 thru Jun 30, 2013

N/A

To Date

\$159,546.26

**Total Budget**

(\$3,000.00)

\$159,546.26

**Total Obligated**

(\$3,000.00)

\$159,546.26

**Total Funds Drawdown**

\$548.88

\$142,454.32

**Program Funds Drawdown**

\$548.88

\$133,808.97

**Program Income Drawdown**

\$0.00

\$8,645.35

**Program Income Received**

\$0.00

\$8,645.35

**Total Funds Expended**

\$0.00

\$140,368.57

Dept. Metropolitan Development

\$0.00

\$140,368.57

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Program Administration

**Location Description:**

City of Evansville

**Activity Progress Narrative:**

Funds were reallocated from admin to demolition

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.



**Beneficiaries Performance Measures**  
**No Beneficiaries Performance Measures found.**

**Activity Locations**  
**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 03  
**Activity Title:** Demolition

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 065-111D

**Project Title:**  
 Demolition

**Projected Start Date:**  
 05/01/2009

**Projected End Date:**  
 03/30/2011

**Benefit Type:**  
 Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Dept. Metropolitan Development

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$570,265.00
<b>Total Budget</b>	(\$1,875.00)	\$570,265.00
<b>Total Obligated</b>	(\$1,875.00)	\$570,265.00
<b>Total Funds Drawdown</b>	\$5,050.00	\$566,514.00
<b>Program Funds Drawdown</b>	\$3,865.00	\$565,329.00
<b>Program Income Drawdown</b>	\$1,185.00	\$1,185.00
<b>Program Income Received</b>	\$1,185.00	\$1,185.00
<b>Total Funds Expended</b>	\$5,050.00	\$566,514.00
Dept. Metropolitan Development	\$5,050.00	\$566,514.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds will be utilized to demolish blighted structures to improve neighborhood appearance. Property resulting from demolition will be maintained by the City to assure they do not become a public nuisance, and will ultimately be utilized for infill housing or green space for adjacent properties.

**Location Description:**

Front Door Pride target area for demolition is located near downtown Evansville. The area consists of portions of Census Tracts 17, 12 and 11.

**Activity Progress Narrative:**

funds for additional slum and blight clearance, foreclosed properties in our core neighborhoods.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	86/134
<b># of buildings (non-residential)</b>	0	0/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0



Activity funds eligible for DREF (Ike

0

0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	86/134
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	86/134

### Beneficiaries Performance Measures

#### Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%
# of Persons	3275	1902	67.47

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





**Grantee Activity Number: 04**

**Activity Title: General Acquisition**

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

065-111Ac

**Project Title:**

Land Banking

**Projected Start Date:**

05/01/2009

**Projected End Date:**

04/30/2011

**Benefit Type:**

Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Evansville Brownfields Corporation

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

**To Date**

N/A

\$83,164.74

**Total Budget**

\$3,000.00

\$83,164.74

**Total Obligated**

\$3,000.00

\$83,164.74

**Total Funds Drawdown**

\$0.00

\$80,165.50

**Program Funds Drawdown**

\$0.00

\$80,165.50

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$80,164.74

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Funds will be utilized to acquire eligible properties to be utilized for future NSP eligible activities.

**Location Description:**

Designated Front Door Pride Area

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	46/46
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	46/46
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	46/46

**Beneficiaries Performance Measures**

	This Report Period		Total	Cumulative Actual Total / Expected			Low/Mod%
	Low	Mod		Low	Mod	Total	
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	Beneficiaries - Area Benefit Census Method			
	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 08  
**Activity Title:** INTR Redevelopment

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 065-111N

**Project Title:**  
 Acquisition for Reconstruction

**Projected Start Date:**  
 07/01/2009

**Projected End Date:**  
 06/30/2011

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 HOPE of Evansville, Inc.1

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$550,000.00
<b>Total Budget</b>	\$0.00	\$550,000.00
<b>Total Obligated</b>	\$0.00	\$550,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$540,625.00
<b>Program Funds Drawdown</b>	\$0.00	\$540,625.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$540,625.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New construction and reconstruction of housing units to be sold to income eligible families at 1201 Culver, 1228 Culver, 105 Madison, 301 Jefferson, and 28 Washington.

**Location Description:**

Designated Neighborhood Pride area located near downtown Evansville

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	4/5
<b>#Energy Star Replacement Windows</b>	0	33/5
<b>#Additional Attic/Roof Insulation</b>	0	4/5
<b>#Efficient AC added/replaced</b>	0	4/5
<b>#Replaced thermostats</b>	0	4/5
<b>#Replaced hot water heaters</b>	0	4/5



#Light Fixtures (Indoors) replaced	0	120/169
#Light fixtures (outdoors) replaced	0	20/35
#Refrigerators replaced	0	4/5
#Dishwashers replaced	0	4/5
#Low flow toilets	0	12/15
#Low flow showerheads	0	5/10
#Units with bus/rail access	0	4/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	4/5
#Units & other green	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/3	3/2	5/5	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 12  
**Activity Title:** ECHO New Construction

**Activity Category:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 065-111N

**Project Title:**  
 Acquisition for Reconstruction

**Projected Start Date:**  
 08/01/2010

**Projected End Date:**  
 06/30/2011

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 ECHO Housing Corporation

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$332,342.00
<b>Total Budget</b>	\$0.00	\$332,342.00
<b>Total Obligated</b>	\$0.00	\$332,342.00
<b>Total Funds Drawdown</b>	\$0.00	\$332,342.00
<b>Program Funds Drawdown</b>	\$0.00	\$303,767.78
<b>Program Income Drawdown</b>	\$0.00	\$28,574.22
<b>Program Income Received</b>	\$0.00	\$28,574.22
<b>Total Funds Expended</b>	\$0.00	\$332,341.98
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds will be used to construct two homes in the jacobsville redevelopment area to be sold to very low income families at 100 and 102 Read Street..

**Location Description:**

Jacobsville Redevelopment Area

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b>#Units with bus/rail access</b>	0	0/2
<b>#Units exceeding Energy Star</b>	0	0/2
<b>#Sites re-used</b>	0	0/2
<b>#Units &amp; other green</b>	0	0/2
<b># ELI Households (0-30% AMI)</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 15  
**Activity Title:** 807 E. Chandler

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 065-111R

**Project Title:**  
 Acquisition for Rehabilitation

**Projected Start Date:**  
 06/01/2010

**Projected End Date:**  
 05/30/2011

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**  
 05/06/2013

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Dept. Metropolitan Development

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$310,101.80
<b>Total Budget</b>	\$1,875.00	\$310,101.80
<b>Total Obligated</b>	\$1,875.00	\$310,101.80
<b>Total Funds Drawdown</b>	\$0.00	\$308,226.80
<b>Program Funds Drawdown</b>	\$0.00	\$260,162.00
<b>Program Income Drawdown</b>	\$0.00	\$48,064.80
<b>Program Income Received</b>	\$0.00	\$48,064.80
<b>Total Funds Expended</b>	\$1,875.00	\$313,196.80
Dept. Metropolitan Development	\$1,875.00	\$48,128.48
HOPE of Evansville, Inc.1	\$0.00	\$265,068.32
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds will be used to acquire a foreclosed property in the historic Bayard Park area. Property will be rehabilitated and sold to a family at or below 120% AMI.

**Location Description:**

Bayard Park Historic District

**Activity Progress Narrative:**

home sold and closed on May 6, 2013.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	1/1
<b>#Energy Star Replacement Windows</b>	0	0/1
<b>#Additional Attic/Roof Insulation</b>	0	0/1
<b>#Efficient AC added/replaced</b>	0	0/1
<b>#Replaced thermostats</b>	0	0/1



#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
#Units & other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

