



**City of Evansville, Indiana
Annual Action Plan
Program Year 2025**

7/11/2025

**Prepared by the Department of Metropolitan Development:
306 Civic Center Complex
1 N.W. Martin Luther King Jr. Blvd.
Evansville, IN 47708**

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Evansville applies for three grant programs through the U.S. Department of Housing and Urban Development (HUD) every 5 years through its Consolidated Plan and followed by its Annual Action Plan. Grant funds include the Community Development Block Grants (CDBG), Home Investment Partnerships Grant Program (HOME), and Emergency Solutions Grant (ESG). The 2025-2029 Consolidated Plan includes the 2025 Annual Action Plan, requesting resources for the City’s community development and housing needs. The following table provides projections of the funding available and summarizes the potential uses of each fund type.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,485,311.00	34,914.00	0.00	2,520,225.00	11,110,348.86	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	581,355.93	0.00	0.00	581,355.93	2,928,629.60	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	225,602.00	0.00	0.00	225,602.00	971,163.83	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Agencies are required to provide information regarding their sources of revenue (and intended uses) during the City's funding application process. Most programs and projects funded with City ESG, CDBG, or HOME can provide sufficient non-federal funds toward the activity. These contributions are tracked according to federal requirements, though most match requirements for the City are currently waived by HUD. Sources of funds utilized to match City funds include but are not limited to: Local Option Income Tax, Low Income Housing Tax Credits, local Casino funding, Local Affordable Housing Fund, and the FHL Bank Affordable Housing Program (AHP). The majority of partnering agencies are non-profits. Therefore, fundraising, receiving private donations, and receiving in-kind donations through volunteers are also key sources of revenue/match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Evansville acquires and clears property through the Evansville Land Bank. Vacant lots that are large enough to build on are offered to non-profit housing developers, such as Habitat for Humanity of Evansville, HOPE of Evansville, and Memorial Community Development Corporation for the construction of affordable housing. Publicly owned parks, facilities, and community centers may be repaired, updated or constructed to serve the needs of low- and moderate-income communities.

Discussion

Federal funds allocated to the City of Evansville are an important resource to assist the City and local agencies in meeting the affordable housing and community development needs and goals identified in this Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Support the Availability of Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	FOCUS AREA	Services and Facilities: Abused/Neglected Children Services and Facilities: Seniors Services and Facilities: Disability Services Services and Facilities: Childcare Services and Facilities: Youth Services and Facilities: Health Services Other Services: Mental Health Other Services: Substance Abuse Services Other Services: Legal Aid (Civil Matters) Other Services: Victims of Violence/Crime Other Services: Transportation Other Services: Food and Nutrition Services and Facilities: Homelessness Fair Housing Other Services: Crime Prevention & Awareness Other Services: Eviction & Foreclosure Prevention Housing Services/Housing Counseling Case Management/Wraparound Services	CDBG: \$1,440,155.00 ESG: \$129,963.00	Public service activities other than Low/Moderate Income Housing Benefit: 13807 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 142 Households Assisted
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2	Increase Affordable Housing for Homeownership	2025	2029	Affordable Housing	FOCUS AREA	Acquisition & Construction/Rehabilitation Production of New Affordable Homebuyer Units Rehabilitation of Affordable Homebuyer Units Owner-Occupied Rehabilitation (OOR) Homeownership Assistance Housing Services/Housing Counseling Code Enforcement	CDBG: \$550,000.00 HOME: \$280,677.96	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted
3	Increase Affordable Housing for Rental	2025	2029	Affordable Housing Homeless	FOCUS AREA	Subsistence for Housing Costs Production of New Affordable Rental Units Rehabilitation of Affordable Rental Units Homelessness: Rapid Rehousing Tenant-Based Rental Assistance (TBRA) Code Enforcement	HOME: \$280,677.97 ESG: \$95,639.00	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted

4	Support Public Facility Improvements	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	FOCUS AREA	Infrastructure: Water & Sewage Improvements Infrastructure: Sidewalk Improvements Infrastructure: Street Improvements Infrastructure: Flood Drainage Improvements Infrastructure: Parks & Recreational Facilities Infrastructure: Neighborhood Facilities Infrastructure: Parking Facilities Infrastructure: Solid Waste Disposal Improvements Services and Facilities: Abused/Neglected Children Services and Facilities: Seniors Services and Facilities: Disability Services Services and Facilities: Childcare Services and Facilities: Youth Services and Facilities: Health Services Services and Facilities: Homelessness Disaster and Emergency Response Community/Environmental Enhancements Site-Specific Contamination Cleanup Broadband Internet	CDBG: \$217,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8000 Households Assisted
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5	Support Economic Development Opportunities	2025	2029	Economic Development	NRSA	Economic Development: Employment Training Economic Development: Direct Financial Assistance Economic Development: Micro-Enterprise Assistance	CDBG: \$113,500.00	Businesses assisted: 5 Businesses Assisted
6	Support the Reduction of Residential Blight	2025	2029	Acquisition, Disposition, and Demolition	FOCUS AREA	Acquisition & Disposition - Commercial/Industrial	CDBG: \$2,500.00	Other: 5 Other
7	Administrative and Planning	2025	2029	General Admin	FOCUS AREA	Administrative and Planning	CDBG: \$197,070.00 HOME: \$20,000.00	

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Support the Availability of Public Services
	Goal Description	Includes (but is not limited to) transportation services, substance abuse services, employment training, fair housing, abused and neglected children, childcare services, youth services, senior services, disability services, domestic violence services, health services, food banks, housing counseling, and homeless services. Note that some public service organizations are Community Based Development Organization (CBDOs).
2	Goal Name	Increase Affordable Housing for Homeownership
	Goal Description	Includes (but is not limited to) code enforcement, owner-occupied rehabilitation, emergency home repair, the construction or rehabilitation of new units, or providing homebuyer assistance such as closing costs and/or down payment assistance.
3	Goal Name	Increase Affordable Housing for Rental
	Goal Description	Includes (but is not limited to) code enforcement, Tenant-Based Rental Assistance (TBRA), rapid re-housing and re-entry programs, or the new construction or rehabilitation of new units.
4	Goal Name	Support Public Facility Improvements
	Goal Description	Includes (but is not limited to) street improvements, water and sewer improvements, sidewalk improvements, flood drainage improvements, broadband installation, park, recreational or neighborhood facilities improvements, and/or improvements to facilities for people with disabilities or for the homeless.
5	Goal Name	Support Economic Development Opportunities
	Goal Description	Includes (but is not limited to) the rehabilitation of publicly or privately owned commercial or industrial property, direct financial assistance to for-profit business, or technical assistance to create or improve economic development opportunities.
6	Goal Name	Support the Reduction of Residential Blight
	Goal Description	Including acquisition, disposition, and/or demolition with the purpose of enhancing the value and appeal of neighborhoods by removing blighted structures.
7	Goal Name	Administrative and Planning
	Goal Description	Including (but not limited to) the oversight of Federal, State, and Local Programs, Fair Housing Activities, CDBG funding of HOME administrative costs, HOME CHDO operating expenses, and planning activities, such as neighborhood plans and environmental studies.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects that will receive an allocation in Program Year 2025 are for the purpose of improving living conditions for Evansville residents. Some projects are designed to benefit specific populations. All projects seek to provide services for the achievement of objectives established in federal regulations for ESG, CDBG, and HOME as applicable.

Projects

#	Project Name
1	ARK CRISIS CHILDREN'S CENTER - ARK'S SAFE HAVEN FOR HIGHEST RISK CHILDREN
2	AURORA INC. - STREET OUTREACH TEAM CRISIS INTERVENTION
3	ST VINCENT DEPAUL - EMERGENCY ASSISTANCE CRISIS INTERVENTION
4	THE ARC OF EVANSVILLE - COMMUNICATION ASSESSMENT & TRAINING
5	EVANSVILLE ASSOCIATION FOR THE BLIND - LOW VISION PROGRAM
6	BETHANY APOSTOLIC - EVENING FOOD PANTRY
7	CAPE - EMERGENCY NEEDS PANTRY
8	FEED EVANSVILLE, INC. - FEED EVANSVILLE
9	MEALS ON WHEELS OF EVANSVILLE, INC. - MEAL DELIVERY
10	TRI-STATE FOOD BANK, INC. - ENDING HUNGER
11	TRI-STATE FOOD BANK, INC. - MOBILE PANTRY PROGRAM
12	SWIRCA AND MORE - MEALS ON WHEELS
13	VOICES, INC. - LONG-TERM CARE OMBUDSMAN PROGRAM
14	BOYS AND GIRLS CLUB OF EVANSVILLE, INC. - FULTON SQUARE
15	BOYS AND GIRLS CLUB OF EVANSVILLE, INC. - SERVICE TO GIRLS
16	TRI-STATE FOOD BANK, INC. - BACKPACK PROGRAM
17	UNITED METHODIST YOUTH HOME, INC. - HIGH SCHOOL EQUIVALENCY FOR AT-RISK YOUTH
18	UNITED METHODIST YOUTH HOME, INC. - TRUANCY INTERVENTION FOR AT-RISK YOUTH
19	YMCA OF SW INDIANA, INC. - CENTERPOINT ENERGY
20	YWCA OF EVANSVILLE, INC. - LIVE Y'ERS
21	ADVANTIX, INC. - YOUTHBUILD EVANSVILLE - CBDO
22	AURORA INC. - HOUSING VOUCHERS ADMIN.
23	CARVER COMMUNITY ORGANIZATION - AFTER SCHOOL YOUTH PROGRAM - CBDO
24	CARVER COMMUNITY ORGANIZATION - AM CHILDCARE - CBDO
25	CARVER COMMUNITY ORGANIZATION - PM CHILDCARE - CBDO
26	CARVER COMMUNITY ORGANIZATION - SENIOR SERVICES - CBDO
27	ECHO HOUSING CORPORATION - FAMILY ENRICHMENT CENTER - CBDO

#	Project Name
28	ECHO HOUSING CORPORATION - LUCAS PLACE - CBDO
29	ECHO HOUSING CORPORATION - PROMISE ZONE - CBDO
30	EVANSVILLE ASSOCIATION FOR THE BLIND - DISABLED WORKERS - CBDO
31	HOPE OF EVANSVILLE - DOWN PAYMENT ASSISTANCE
32	HOPE OF EVANSVILLE - DOWNPAYMENT ASSISTANCE (DPA) COMPLIANCE
33	HOPE OF EVANSVILLE - HOUSING COUNSELING SERVICES - CBDO
34	MEMORIAL CDC - CHILDCARE MINISTRIES - CBDO
35	MEMORIAL CDC - CIVIC JOURNALISM - CBDO
36	MEMORIAL CDC - EMERGENCY HOME REPAIR PROGRAM
37	MEMORIAL CDC - FAMILY SERVICES COORDINATOR - CBDO
38	MEMORIAL CDC - FIT FOR THE FUTURE - CBDO
39	MEMORIAL CDC - GARDEN MARKET - CBDO
40	MEMORIAL CDC - YOUTH DEVELOPMENT - CBDO
41	MEMORIAL CDC - YOUTH EMPLOYMENT PROGRAM - CBDO
42	REACHOUT EVANSVILLE - RE-ENTRY PLANNING GRANT
43	UNITED METHODIST YOUTH HOME, INC. - LIFE SKILLS FOR AT-RISK YOUTH - CBDO
44	DMD ADMIN: BOWEN MARKET STUDY AND OTHER ADMIN EXPENSES
45	DMD ADMIN: OFFICE SUPPLIES
46	DMD ADMIN: OTHER SUPPLIES
47	DMD ADMIN: OTHER
48	DMD ADMIN: PRINTING & ADVERTISING
49	DMD ADMIN: SMALL TOOLS & MINOR EQUIPMENT
50	DMD ADMIN: TRAVEL
51	DMD DISPOSITION
52	DMD FOCUS NEIGHBORHOOD DEVELOPMENT
53	DMD NRSA PROGRAM - JACOBSVILLE AND CENTER CITY
54	PUBLIC FACILITIES & NEIGHBORHOOD PARK IMPROVEMENTS
55	CAPE - CHDO OPERATING
56	HOPE OF EVANSVILLE, INC. - CHDO OPERATING
57	MEMORIAL CDC - CHDO OPERATING
58	HOMEBUYER AND/OR RENTAL PROJECTS
59	CHDO RESERVE PROJECTS
60	DMD HOME ADMIN
61	ESG25 EVANSVILLE

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priorities for allocation were established when the City of Evansville prepared the 2025-2029 Consolidated Plan. The Assessment of Fair Housing, the Community Needs Survey, and the Market Study provided data on current conditions of the city with public input to determine public needs and the prioritization of funding allocations. The main obstacles for not meeting underserved needs are insufficient funding, trends of decreased funding over time, and changes in federal program requirements.

AP-38 Project Summary

Project Summary Information

1	Project Name	ARK CRISIS CHILDREN'S CENTER - ARK'S SAFE HAVEN FOR HIGHEST RISK CHILDREN
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Abused/Neglected Children
	Funding	CDBG: \$32,000.00
	Description	ARK's Safe Haven program offers free childcare to children 6-weeks to 6-years of age who are at the highest risk for abuse and neglect.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 LMI children estimated to be served
	Location Description	415 Lincoln Avenue, Evansville, IN 47713
	Planned Activities	ARK's Safe Haven program offers free childcare to children 6-weeks to 6-years of age who are at the highest risk for abuse and neglect.
2	Project Name	AURORA INC. - STREET OUTREACH TEAM CRISIS INTERVENTION
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Homelessness
	Funding	CDBG: \$13,000.00

	Description	Case management to provide care, supplies, and assessments of homeless and near homeless clients to determine their needs and eligibility for services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	300 LMI persons estimated to be assisted
	Location Description	1001 Mary Street, Evansville, IN 47710
	Planned Activities	Case management to provide care, supplies, and assessments of homeless and near homeless clients to determine their needs and eligibility for services.
3	Project Name	ST VINCENT DEPAUL - EMERGENCY ASSISTANCE CRISIS INTERVENTION
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Case Management/Wraparound Services Services and Facilities: Homelessness
	Funding	CDBG: \$19,000.00
	Description	Provide emergency financial assistance and referrals to positively impact beneficiary self-sufficiency.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,200 LMI persons estimated to be assisted
	Location Description	734 W Delaware Street, Suite 263, Evansville, IN 47710
	Planned Activities	Provide emergency financial assistance and referrals to positively impact beneficiary self-sufficiency.
4	Project Name	THE ARC OF EVANSVILLE - COMMUNICATION ASSESSMENT & TRAINING
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services

	Needs Addressed	Services and Facilities: Disability Services
	Funding	CDBG: \$10,000.00
	Description	The Arc of Evansville provides one-on-one communication training for low-income individuals with severe and profound disabilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	80 LMI disabled people to be served
	Location Description	615 W Virginia Street, Evansville, IN 47710
	Planned Activities	The Arc of Evansville provides one-on-one communication training for low-income individuals with severe and profound disabilities.
5	Project Name	EVANSVILLE ASSOCIATION FOR THE BLIND - LOW VISION PROGRAM
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Disability Services
	Funding	CDBG: \$10,000.00
	Description	EAB's Low Vision program provides low vision screening to pre-school and grade-school aged children as well as the elderly. It also provides activities of daily living and training on various devices to aid in independence.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	441 LMI persons to be assisted
	Location Description	500 N 2nd Avenue, Evansville, IN 47710
	Planned Activities	EAB's Low Vision program provides low vision screening to pre-school and grade-school aged children as well as the elderly. It also provides activities of daily living and training on various devices to aid in independence.

6	Project Name	BETHANY APOSTOLIC - EVENING FOOD PANTRY
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition
	Funding	CDBG: \$5,000.00
	Description	Bethany Apostolic provides a food pantry, monthly as well as during emergency situations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 LMI persons projected to be provided food
	Location Description	212 Mulberry Street, Evansville, IN 47734
	Planned Activities	Bethany Apostolic provides a food pantry, monthly as well as during emergency situations.
7	Project Name	CAPE - EMERGENCY NEEDS PANTRY
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition
	Funding	CDBG: \$10,000.00
	Description	CAPE provides emergency food Monday-Friday from the CAPE food pantry.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,000 LMI persons projected to be provided food
	Location Description	401 SE 6th Street, Suite 001, Evansville, IN 47713
	Planned Activities	CAPE provides emergency food Monday-Friday from the CAPE food pantry.

8	Project Name	FEED EVANSVILLE, INC. - FEED EVANSVILLE
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition
	Funding	CDBG: \$20,000.00
	Description	Feed Evansville will assist with lessening food insecurity and food waste in our community.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	927 LMI persons projected to be provided food
	Location Description	227 W. Michigan St., Evansville, IN 47712
	Planned Activities	Feed Evansville works weekly with with community organizations to facilitate food programs that fight food insecurities and by creating healthier food options.
9	Project Name	MEALS ON WHEELS OF EVANSVILLE, INC. - MEAL DELIVERY
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition Services and Facilities: Disability Services Services and Facilities: Seniors
	Funding	CDBG: \$25,000.00
	Description	Meals on Wheels of Evansville operates 5 routes and delivers approximately 150 meals per day to the elderly and/or handicapped. While food delivery is the primary service, this also provides a check on individuals in the program and provides peace of mind to both the client and their families.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	350 LMI persons projected to be provided food
	Location Description	3700 Bellemeade Avenue, Suite 113, Evansville, IN 47714
	Planned Activities	Meal Delivery operates 5 routes and delivers approximately 150 meals per day. While food delivery is the primary service, this also provides a check on individuals in the program and provides peace of mind to both the client and their families.
10	Project Name	TRI-STATE FOOD BANK, INC. - ENDING HUNGER
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition
	Funding	CDBG: \$30,000.00
	Description	This program provides nutritious food items to the homeless and low-income families through the network of local pantries.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,500 LMI persons projected to be provided food
	Location Description	2504 Lynch Road, Evansville, IN 47711
	Planned Activities	This program provides nutritious food items to the homeless and low-income families through the network of local pantries.
11	Project Name	TRI-STATE FOOD BANK, INC. - MOBILE PANTRY PROGRAM
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition

	Funding	CDBG: \$10,000.00
	Description	The Mobile Pantry Program will reach individuals who are near or at poverty levels and live in food deserts - geographic areas where access to nutritious food is limited or nonexistent. It will also benefit regional farmers by reducing their food waste by quickly distributing more of their products to area consumers.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	70 LMI persons projected to be provided food
	Location Description	2504 Lynch Road, Evansville, IN 47711
	Planned Activities	The Mobile Pantry Program will reach individuals who are near or at poverty levels and live in food deserts - geographic areas where access to nutritious food is limited or nonexistent. It will also benefit regional farmers by reducing their food waste by quickly distributing more of their products to area consumers.
12	Project Name	SWIRCA AND MORE - MEALS ON WHEELS
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition Services and Facilities: Seniors
	Funding	CDBG: \$10,000.00
	Description	The Meals on Wheels program serves individuals through 6 meal site locations and four home delivery routes. Meals are served Monday-Friday from 9 AM until 1 PM.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	900 LMI persons projected to be provided food
	Location Description	16 W Virginia Street, Evansville, IN 47710

	Planned Activities	The Meals on Wheels program serves individuals through 6 meal site locations and four home delivery routes. Meals are served Monday-Friday from 9 AM until 1 PM.
13	Project Name	VOICES, INC. - LONG-TERM CARE OMBUDSMAN PROGRAM
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Seniors
	Funding	CDBG: \$13,000.00
	Description	The Ombudsman Program provides services to residents of Long-Term Care (LTC) facilities, including receiving and processing complaints, investigation and resolution of problems, assisting to obtain other services, and advocating for improved quality of life. It also provides assistance and guidance to those looking for an LTC facility to help them work through the numerous issues involved in the administration process.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	300 LMI persons projected to be served
	Location Description	2425 Hwy 41 N, Suite 405, Evansville, IN 47711
	Planned Activities	The Ombudsman Program provides services to residents of Long-Term Care (LTC) facilities, including receiving and processing complaints, investigation and resolution of problems, assisting to obtain other services, and advocating for improved quality of life. It also provides assistance and guidance to those looking for an LTC facility to help them work through the numerous issues involved in the administration process.
14	Project Name	BOYS AND GIRLS CLUB OF EVANSVILLE, INC. - FULTON SQUARE
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth

	Funding	CDBG: \$15,000.00
	Description	Boys & Girls Club's Fulton Square program provides at-risk youth a safe and productive environment to reach their full potential as caring, productive citizens. It is a comprehensive educational and recreational initiative focused on addressing a variety of needs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	160 LMI youth projected to be served
	Location Description	1328 W Dresden St, Evansville, IN 47710
	Planned Activities	Boys & Girls Club's Fulton Square program provides at-risk youth a safe and productive environment to reach their full potential as caring, productive citizens. It is a comprehensive educational and recreational initiative focused on addressing a variety of needs.
15	Project Name	BOYS AND GIRLS CLUB OF EVANSVILLE, INC. - SERVICE TO GIRLS
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth
	Funding	CDBG: \$14,000.00
	Description	Boys & Girls Club's Service to Girls program provides at-risk girls a safe and productive environment to reach their full potential as caring, productive citizens. Girls age 6-17 are served with comprehensive educational and recreational activities focused on addressing a variety of needs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	285 LMI youth projected to be served
	Location Description	700 Bellemeade Avenue, Evansville, IN 47713

	Planned Activities	Boys & Girls Club's Service to Girls program provides at-risk girls a safe and productive environment to reach their full potential as caring, productive citizens. Girls age 6-17 are served with comprehensive educational and recreational activities focused on addressing a variety of needs.
16	Project Name	TRI-STATE FOOD BANK, INC. - BACKPACK PROGRAM
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Other Services: Food and Nutrition Services and Facilities: Youth
	Funding	CDBG: \$25,000.00
	Description	The Backpack Program provides each needy child a weekend backpack with nutritious food items for the weekend.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,600 LMI youth projected to be served
	Location Description	2504 Lynch Road, Evansville, IN 47711
17	Planned Activities	The Backpack Program provides each needy child a weekend backpack with nutritious food items for the weekend.
	Project Name	UNITED METHODIST YOUTH HOME, INC. - HIGH SCHOOL EQUIVALENCY FOR AT-RISK YOUTH
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Abused/Neglected Children Services and Facilities: Youth
	Funding	CDBG: \$17,000.00

	Description	High School Equivalency for At-Risk Youth provides youth age 14-19 with education and skills to earn their High School Equivalency as well as individual and group therapy, participation in the Independent Living Skills Program, community service, and consistent, improved nutrition.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	65 LMI at-risk youth projected to be served
	Location Description	2521 N Burkhardt Road, Evansville, IN 47715
	Planned Activities	High School Equivalency for At-Risk Youth provides youth age 14-19 with education and skills to earn their High School Equivalency as well as individual and group therapy, participation in the Independent Living Skills Program, community service, and consistent, improved nutrition.
18	Project Name	UNITED METHODIST YOUTH HOME, INC. - TRUANCY INTERVENTION FOR AT-RISK YOUTH
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Abused/Neglected Children Services and Facilities: Youth
	Funding	CDBG: \$10,000.00
	Description	The Truancy Intervention Program helps to identify a youth's school attendance barriers, identify solutions and interventions to ensure school attendance, improve academic performance, and increase the youth's involvement in the school and community.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	110 LMI at-risk youth projected to be served
	Location Description	2521 N Burkhardt Road, Evansville, IN 47715

	Planned Activities	The Truancy Intervention Program helps to identify a youth's school attendance barriers, identify solutions and interventions to ensure school attendance, improve academic performance, and increase the youth's involvement in the school and community.
19	Project Name	YMCA OF SW INDIANA, INC. - CENTERPOINT ENERGY
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth
	Funding	CDBG: \$34,000.00
	Description	The CenterPoint Energy center primarily serves youth age 5-18 with mentoring services, daily tutoring, and various structured physical activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	275 LMI youth projected to be served
	Location Description	1930 S Garvin Street, Evansville, IN 47713
	Planned Activities	The CenterPoint Energy center primarily serves youth age 5-18 with mentoring services, daily tutoring, and various structured physical activities.
20	Project Name	YWCA OF EVANSVILLE, INC. - LIVE Y'ERS
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth
	Funding	CDBG: \$30,000.00
	Description	The Live Y'ers program is an after-school mentoring program for at-risk girls. It provides activities on subjects such as health, age-appropriate sex education, bullying, and peer pressure.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	130 LMI youth projected to be served
	Location Description	118 Vine Street, Evansville, IN 47708
	Planned Activities	The Live Y'ers program is an after-school mentoring program for at-risk girls. It provides activities on subjects such as health, age-appropriate sex education, bullying, and peer pressure.
21	Project Name	ADVANTIX, INC. - YOUTHBUILD EVANSVILLE - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services Support Economic Development Opportunities
	Needs Addressed	Economic Development: Employment Training Services and Facilities: Youth
	Funding	CDBG: \$50,000.00
	Description	The YouthBuild Evansville program provides education and vocational training opportunities for at-risk youth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 LMI youth projected to be served
	Location Description	315 SE MLK Jr. Blvd., Evansville, IN 47713
	Planned Activities	The YouthBuild Evansville program provides education and vocational training opportunities for at-risk youth.
22	Project Name	AURORA INC. - HOUSING VOUCHERS ADMIN.
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning

	Funding	CDBG: \$12,000.00
	Description	The Administration program is to cover the costs of project delivery costs and administration of programs which receive support from ESG, CDBG, and HOME TBRA funds.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; Administrative and Planning goal
	Location Description	1001 Mary Street, Evansville, IN 47710
	Planned Activities	The Administration program is to cover the costs of project delivery costs and administration of programs which receive support from ESG, CDBG, and HOME TBRA funds.
23	Project Name	CARVER COMMUNITY ORGANIZATION - AFTER SCHOOL YOUTH PROGRAM - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth
	Funding	CDBG: \$43,835.00
	Description	The After-School Youth Program provides structured after and out of school activities for elementary age students.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	45 LMI youth projected to be served
	Location Description	100 E Walnut St, Evansville, IN 47713
	Planned Activities	The After-School Youth Program provides structured after and out of school activities for elementary age students.
	Project Name	CARVER COMMUNITY ORGANIZATION - AM CHILDCARE - CBDO

24	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Childcare
	Funding	CDBG: \$65,139.00
	Description	The AM Childcare program provides affordable, high-quality childcare services to children to foster cognitive, physical, language, social, and emotional development.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	125 LMI youth projected to be served
	Location Description	400 SE 8th St, Evansville, IN 47713
	Planned Activities	The AM Childcare program provides affordable, high-quality childcare services to children to foster cognitive, physical, language, social, and emotional development.
25	Project Name	CARVER COMMUNITY ORGANIZATION - PM CHILDCARE - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Childcare
	Funding	CDBG: \$71,129.00
	Description	The PM Childcare program provides affordable, high-quality childcare services to children to foster cognitive, physical, language, social, and emotional development.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	85 LMI youth projected to be served
	Location Description	400 SE 8th St, Evansville, IN 47713

	Planned Activities	The PM Childcare program provides affordable, high-quality childcare services to children to foster cognitive, physical, language, social, and emotional development.
26	Project Name	CARVER COMMUNITY ORGANIZATION - SENIOR SERVICES - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Seniors
	Funding	CDBG: \$51,707.00
	Description	The Senior Services program assists seniors to live as independently as possible and avoid inappropriate institutionalization, keeping seniors actively engaged in their communities with a sense of purpose and dignity. The services focus on helping seniors remain social and active members of the community while aging in place.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 LMI seniors projected to be served
	Location Description	504 SE 8th St, Evansville, IN 47713
	Planned Activities	The Senior Services program assists seniors to live as independently as possible and avoid inappropriate institutionalization, keeping seniors actively engaged in their communities with a sense of purpose and dignity. The services focus on helping seniors remain social and active members of the community while aging in place.
27	Project Name	ECHO HOUSING CORPORATION - FAMILY ENRICHMENT CENTER - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Permanent Supportive & Transitional Housing Services and Facilities: Childcare Services and Facilities: Youth

	Funding	CDBG: \$30,000.00
	Description	The Family Enrichment Center provides families with individualized supportive services that are aimed at helping each family achieve stability. This is the childcare/youth education portion of the Lucas Place facility.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 LMI households projected to be served
	Location Description	414 Baker Ave, Evansville, IN 47710
	Planned Activities	The Family Enrichment Center provides families with individualized supportive services that are aimed at helping each family achieve stability. This is the childcare/youth education portion of the Lucas Place facility.
28	Project Name	ECHO HOUSING CORPORATION - LUCAS PLACE - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Housing Services/Housing Counseling Permanent Supportive & Transitional Housing Services and Facilities: Homelessness
	Funding	CDBG: \$50,000.00
	Description	The Lucas Place program provides families with individualized supportive services which are aimed at helping each family achieve stability. On-site staff is trained in the needs of the homeless families is available to assist residents to work toward their self-determined goals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100 LMI households projected to be served
	Location Description	414 Baker Ave, Evansville, IN 47710

	Planned Activities	The Lucas Place program provides families with individualized supportive services which are aimed at helping each family achieve stability. On-site staff is trained in the needs of the homeless families is available to assist residents to work toward their self-determined goals.
29	Project Name	ECHO HOUSING CORPORATION - PROMISE ZONE - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$40,000.00
	Description	The Promise Zone program is to provide operating costs and travel expenses to ECHO Community Housing as the lead organization of the designated Evansville Promise Zone.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; Administrative and Planning goal
	Location Description	414 Baker Ave, Evansville, IN 47710
	Planned Activities	The Promise Zone program is to provide operating costs and travel expenses to ECHO Community Housing as the lead organization of the designated Evansville Promise Zone.
30	Project Name	EVANSVILLE ASSOCIATION FOR THE BLIND - DISABLED WORKERS - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services Support Economic Development Opportunities
	Needs Addressed	Economic Development: Employment Training Services and Facilities: Disability Services
	Funding	CDBG: \$80,000.00

	Description	The Disabled Workers Program employs disabled workers who may not be able to work successfully in community employment settings. It provides accommodations for their individual needs to become productive workers. The program offers the workers the opportunity to become self-sufficient and contributing members of the community.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 LMI persons estimated to be served
	Location Description	500 Second Ave, Evansville, IN 47710
	Planned Activities	The Disabled Workers Program employs disabled workers who may not be able to work successfully in community employment settings. It provides accommodations for their individual needs to become productive workers. The program offers the workers the opportunity to become self-sufficient and contributing members of the community.
31	Project Name	HOPE OF EVANSVILLE - DOWN PAYMENT ASSISTANCE
	Target Area	FOCUS AREA
	Goals Supported	Increase Affordable Housing for Homeownership
	Needs Addressed	Homeownership Assistance
	Funding	CDBG: \$150,000.00
	Description	The Down Payment Assistance program provides down payment and closing cost assistance for LMI eligible first-time homebuyers who purchase in Evansville. HOPE will require one-on-one counseling and pre-purchase 9-hour education classes for every client who receives assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 LMI homebuyers estimated to be assisted
	Location Description	900 North Main Street, Evansville, IN 47713

	Planned Activities	The Down Payment Assistance program provides down payment and closing cost assistance for LMI eligible first-time homebuyers who purchase in Evansville. HOPE will require one-on-one counseling and pre-purchase 9-hour education classes for every client who receives assistance.
32	Project Name	HOPE OF EVANSVILLE - DOWNPAYMENT ASSISTANCE (DPA) COMPLIANCE
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$3,000.00
	Description	HOPE of Evansville must track all DPA clients during their 5-year affordability period, according to federal guidelines, and ensure that the purchased property remains the homebuyer's primary residence.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; Administrative and Planning goal
	Location Description	900 North Main Street, Evansville, IN 47713
	Planned Activities	HOPE notifies each homebuyer in an affordability period through certified letter requesting proof of maintained property insurance coverage and homeownership.
33	Project Name	HOPE OF EVANSVILLE - HOUSING COUNSELING SERVICES - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Housing Services/Housing Counseling
	Funding	CDBG: \$40,000.00
	Description	The Housing Counseling program provides housing counseling services including pre-purchase and foreclosure prevention counseling as well as down payment assistance to LMI residents of Evansville.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	142 LMI persons estimated to be assisted
	Location Description	900 North Main Street, Evansville, IN 47713
	Planned Activities	The Housing Counseling program provides housing counseling services including pre-purchase and foreclosure prevention counseling as well as down payment assistance to LMI residents of Evansville.
34	Project Name	MEMORIAL CDC - CHILDCARE MINISTRIES - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Childcare
	Funding	CDBG: \$90,000.00
	Description	Previously the 1st Shift & Weekend Childcare programs; an affordable childcare programs for age groups 6 weeks - 12 years.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	55 LMI children projected to be served
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	The Childcare Ministries program provides affordable quality care to children aged from 6 weeks to 12 years, with fees based on household income.
35	Project Name	MEMORIAL CDC - CIVIC JOURNALISM - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth
	Funding	CDBG: \$16,345.00

	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	24 LMI youth estimated to be served
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	Civic Journalism program encourages youth involvement in the community and provides transferable skills for employment in various fields.
36	Project Name	MEMORIAL CDC - EMERGENCY HOME REPAIR PROGRAM
	Target Area	FOCUS AREA
	Goals Supported	Increase Affordable Housing for Homeownership
	Needs Addressed	Energy Efficiency Owner-Occupied Rehabilitation (OOR)
	Funding	CDBG: \$400,000.00
	Description	The Emergency Home Repair Program will provide the financial resources to address the emergency home repair needs of LMI homeowners in Evansville.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	18 LMI household projected to be assisted
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	The Emergency Home Repair Program will provide the financial resources to address the emergency home repair needs of LMI homeowners in Evansville.
37	Project Name	MEMORIAL CDC - FAMILY SERVICES COORDINATOR - CBDO
	Target Area	FOCUS AREA

	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Case Management/Wraparound Services
	Funding	CDBG: \$15,000.00
	Description	Family Services Coordinator position, a staff person that is committed to walking alongside families that are enrolled in Memorial CDC programs, housing, and assist with broader community efforts that support families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI persons projected to be assisted
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	Family Services Coordinator position, a staff person that is committed to walking alongside families that are enrolled in Memorial CDC programs, housing, and assist with broader community efforts that support families.
38	Project Name	MEMORIAL CDC - FIT FOR THE FUTURE - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Health Services Services and Facilities: Youth
	Funding	CDBG: \$35,000.00
	Description	The Fit for the Future program provides youth with healthy alternatives and solutions for the challenges they face daily.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	45 LMI youth estimated to be served

	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	The Fit for the Future program provides youth with healthy alternatives and solutions for the challenges they face daily.
39	Project Name	MEMORIAL CDC - GARDEN MARKET - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services Support Economic Development Opportunities
	Needs Addressed	Economic Development: Employment Training Other Services: Food and Nutrition Services and Facilities: Youth
	Funding	CDBG: \$125,000.00
	Description	The Garden Market program provides youth with the opportunity for employment and job training along with personal and professional development to enhance and market them to future employers as well as colleges and other post-secondary institutions. The program also provides the availability and accessibility to fresh fruits and vegetables.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI youth estimated to be assisted
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	The Garden Market program provides youth with the opportunity for employment and job training along with personal and professional development to enhance and market them to future employers as well as colleges and other post-secondary institutions. The program also provides the availability and accessibility to fresh fruits and vegetables.
40	Project Name	MEMORIAL CDC - YOUTH DEVELOPMENT - CBDO
	Target Area	FOCUS AREA

	Goals Supported	Support the Availability of Public Services
	Needs Addressed	Services and Facilities: Youth
	Funding	CDBG: \$100,000.00
	Description	Youth Development for ages 6-24 years, in support of the various programs offered.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 LMI youth estimated to be served
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	Youth Development for ages 6-24 years, in support of the various programs offered.
41	Project Name	MEMORIAL CDC - YOUTH EMPLOYMENT PROGRAM - CBDO
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services Support Economic Development Opportunities
	Needs Addressed	Community/Environmental Enhancements Economic Development: Employment Training Services and Facilities: Youth
	Funding	CDBG: \$200,000.00
	Description	The Youth Employment Program provides youth with employment and job training as well as sidewalk and street improvements through trash removal, curb appeal, and beautification. The youth are provided a work environment while providing them with additional personal and professional development skills and exposure to enhance and market them to future employers as well as colleges and other post-secondary institutions.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	30 LMI persons projected to be served
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	The Youth Employment Program provides youth with employment and job training as well as sidewalk and street improvements through trash removal, curb appeal, and beautification. The youth are provided a work environment while providing them with additional personal and professional development skills and exposure to enhance and market them to future employers as well as colleges and other post-secondary institutions.
42	Project Name	REACHOUT EVANSVILLE - RE-ENTRY PLANNING GRANT
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$25,000.00
	Description	The Planning Grant would be used to find and research potential housing that could be used for interim housing in conjunction with re-entry housing programs for nonviolent offenders. Assistance needed with funding opportunities and partnerships with the State of Indiana and private sources.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; Administrative and Planning goal
	Location Description	1304 Read Street, Evansville, IN 47710
	Planned Activities	The Planning Grant would be used to find and research potential housing that could be used for interim housing in conjunction with re-entry housing programs for nonviolent offenders. Assistance needed with funding opportunities and partnerships with the State of Indiana and private sources.
	Project Name	UNITED METHODIST YOUTH HOME, INC. - LIFE SKILLS FOR AT-RISK YOUTH - CBDO

43	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services Support Economic Development Opportunities
	Needs Addressed	Economic Development: Employment Training Services and Facilities: Abused/Neglected Children Services and Facilities: Youth
	Funding	CDBG: \$25,000.00
	Description	Life Skills for At-Risk Youth teaches vital soft skills to youth by helping with job applications, rides to work, crafting resumes, developing interview skills, addressing housing and financial situations, and any other assistance needed to help youth get on their feet and have continuity of care after discharge.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	85 LMI at-risk youth estimated to be served
	Location Description	2521 N Burkhardt Rd, Evansville, IN 47715
	Planned Activities	Life Skills for At-Risk Youth teaches vital soft skills to youth by helping with job applications, rides to work, crafting resumes, developing interview skills, addressing housing and financial situations, and any other assistance needed to help youth get on their feet and have continuity of care after discharge.
44	Project Name	DMD ADMIN: BOWEN MARKET STUDY AND OTHER ADMIN EXPENSES
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$45,000.00
	Description	Bowen National Research will update the housing market study for the local community; other administration costs related to community development
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This is an administration activity; Bowen National Research will be providing the Housing Needs Assessment and subsequent updates
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	Bowen National Research will update the housing market study for the local community; other administration costs related to community development
45	Project Name	DMD ADMIN: OFFICE SUPPLIES
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$500.00
	Description	to secure office supplies needed to carry out community development operations
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is an internal administration activity
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	to secure office supplies needed to carry out community development operations
46	Project Name	DMD ADMIN: OTHER SUPPLIES
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$250.00
	Description	to secure other supplies needed to carry out community development operations

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is an internal administration activity
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	to secure other supplies needed to carry out community development operations
47	Project Name	DMD ADMIN: OTHER
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$67,185.00
	Description	Provides administration needs for the department through supporting salaries of CDBG Community Development Specialists
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This in an internal administration activity; will support the salaries of Community Development Specialists working on the CDBG program
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	Provides administration needs for the department through supporting salaries of CDBG Community Development Specialists
48	Project Name	DMD ADMIN: PRINTING & ADVERTISING
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$500.00

	Description	to advertise/print items related to carrying out community development initiatives
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is an internal administration activity
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	to advertise/print items related to carrying out community development initiatives
49	Project Name	DMD ADMIN: SMALL TOOLS & MINOR EQUIPMENT
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$250.00
	Description	provides items needed to carry out community development tasks
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is an internal administration activity
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	provides items needed to carry out community development tasks
50	Project Name	DMD ADMIN: TRAVEL
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	CDBG: \$3,385.00

	Description	expenses to allow for travel related to community development tasks
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is an internal administration activity
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	expenses to allow for travel related to community development tasks
51	Project Name	DMD DISPOSITION
	Target Area	FOCUS AREA
	Goals Supported	Support the Reduction of Residential Blight
	Needs Addressed	Acquisition & Disposition - Commercial/Industrial
	Funding	CDBG: \$2,500.00
	Description	to carry out any disposition activities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5 disposition activities
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	to carry out any disposition activities
52	Project Name	DMD FOCUS NEIGHBORHOOD DEVELOPMENT
	Target Area	FOCUS AREA
	Goals Supported	Support Public Facility Improvements Administrative and Planning

	Needs Addressed	Administrative and Planning Infrastructure: Flood Drainage Improvements Infrastructure: Neighborhood Facilities Infrastructure: Parking Facilities Infrastructure: Parks & Recreational Infrastructure: Sidewalk Improvements Infrastructure: Solid Waste Disposal Improvements Infrastructure: Street Improvements Infrastructure: Water & Sewage Improvements
	Funding	CDBG: \$103,500.00
	Description	The DMD Focus Neighborhood Development program assists with the Regional Neighborhood Network Conference (RNNC) expenses and other projects that may occur to improve the conditions of neighborhoods for area benefit.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Neighborhood planning and training workshops for individuals living in LMI neighborhoods, as well as facility improvements as they become ready and approved.
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	The DMD Focus Neighborhood Development program assists with the Regional Neighborhood Network Conference (RNNC) expenses.
53	Project Name	DMD NRSA PROGRAM - JACOBSVILLE AND CENTER CITY
	Target Area	NRSA
	Goals Supported	Support Economic Development Opportunities
	Needs Addressed	Acquisition & Disposition - Commercial/Industrial Economic Development: Direct Financial Assistance Economic Development: Employment Training Economic Development: Micro-Enterprise Assistance
	Funding	CDBG: \$113,500.00

	Description	Funds used to assist businesses within the Jacobsville NRSA and Center City NRSA
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 5 LMA businesses to be assisted
	Location Description	City of Evansville - Jacobsville NRSA and Center City NRSA boundaries
	Planned Activities	Funds used to assist businesses within the Jacobsville NRSA and Center City NRSA
54	Project Name	PUBLIC FACILITIES & NEIGHBORHOOD PARK IMPROVEMENTS
	Target Area	FOCUS AREA
	Goals Supported	Support Public Facility Improvements
	Needs Addressed	Acquisition & Construction/Rehabilitation Broadband Internet Community/Environmental Enhancements Disaster and Emergency Response Energy Efficiency Infrastructure: Flood Drainage Improvements Infrastructure: Neighborhood Facilities Infrastructure: Parking Facilities Infrastructure: Parks & Recreational Infrastructure: Sidewalk Improvements Infrastructure: Solid Waste Disposal Improvements Infrastructure: Street Improvements Infrastructure: Water & Sewage Improvements Site-Specific Contamination Cleanup
	Funding	CDBG: \$113,500.00
	Description	Public facilities and park improvements/upgrades for Area Benefit (LMA)
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Will serve qualified LMI census tracts with Area Benefit
	Location Description	City of Evansville
	Planned Activities	Public facilities and park improvements/upgrades for Area Benefit (LMA)
55	Project Name	CAPE - CHDO OPERATING
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	HOME: \$5,000.00
	Description	PY 2025 CHDO Operating allowance
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; CHDO Operating to provide additional support to implement CHDO Reserve projects
	Location Description	401 SE 6th Street, Suite 001, Evansville, IN 47713
	Planned Activities	HOME CHDO Operating to be used in conjunction with a planned HOME activity
56	Project Name	HOPE OF EVANSVILLE, INC. - CHDO OPERATING
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	HOME: \$5,000.00
	Description	PY 2025 CHDO Operating allowance
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A; CHDO Operating to provide additional support to implement CHDO Reserve projects
	Location Description	900 North Main Street, Evansville, IN 47713
	Planned Activities	HOME CHDO Operating to be used in conjunction with a planned HOME activity
57	Project Name	MEMORIAL CDC - CHDO OPERATING
	Target Area	FOCUS AREA
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	HOME: \$5,000.00
	Description	PY 2025 CHDO Operating allowance
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; CHDO Operating to provide additional support to implement CHDO Reserve projects
	Location Description	645 Connie Robinson Way, Evansville, IN 47713
	Planned Activities	HOME CHDO Operating to be used in conjunction with a planned HOME activity
58	Project Name	HOMEBUYER AND/OR RENTAL PROJECTS
	Target Area	FOCUS AREA NRSA
	Goals Supported	Increase Affordable Housing for Homeownership Increase Affordable Housing for Rental

	Needs Addressed	Owner-Occupied Rehabilitation (OOR) Production of New Affordable Homebuyer Units Production of New Affordable Rental Units Rehabilitation of Affordable Homebuyer Units Rehabilitation of Affordable Rental Units
	Funding	HOME: \$474,152.54
	Description	Development or rehabilitation of homebuyer or rental units, not including CHDO Reserve (CR) projects.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Potential activity accomplishments are outlined below. One or more of the following projects may be selected for a HOME commitment. Advantix - Harriett St. Duplex - 2 new rental LMI units Gratus - Cedar Trace Rehabilitation - 71 rehabilitated rental LMI units (includes LIHTC) Habitat for Humanity of Evansville - Building Up Chain - 2 new homebuyer LMI units
	Location Description	City of Evansville; sites of projects vary
	Planned Activities	Development or rehabilitation of homebuyer or rental units. Potential projects include: Advantix - Harriett St. Duplex Gratus - Cedar Trace Rehabilitation Habitat for Humanity of Evansville - Building Up Chain
59	Project Name	CHDO RESERVE PROJECTS
	Target Area	FOCUS AREA NRSA
	Goals Supported	Increase Affordable Housing for Homeownership Increase Affordable Housing for Rental

	Needs Addressed	Homeownership Assistance Owner-Occupied Rehabilitation (OOR) Production of New Affordable Homebuyer Units Production of New Affordable Rental Units Rehabilitation of Affordable Homebuyer Units Rehabilitation of Affordable Rental Units
	Funding	HOME: \$87,203.39
	Description	For specific housing development activities to be undertaken by an eligible CHDO. Minimum HOME allocation of \$87,203.39 (15% of total) must be committed to a CHDO Reserve (CR) project.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Potential beneficiaries may include: CAPE - Modular Housing - 8 new homebuyer LMI units ECHO - Covert Rehabilitation - 8 rehabilitated LMI rental units HOPE of Evansville - Jacobsville New Build - 1 new LMI homebuyer unit Memorial CDC - Memorial Villas 2025 - 1 new LMI homebuyer unit
	Location Description	City of Evansville; sites of projects vary
	Planned Activities	Potential CR projects include: CAPE - Modular Housing ECHO - Covert Rehabilitation HOPE of Evansville - Jacobsville New Build Memorial CDC - Memorial Villas 2025
60	Project Name	DMD HOME ADMIN
	Target Area	
	Goals Supported	Administrative and Planning
	Needs Addressed	Administrative and Planning
	Funding	HOME: \$5,000.00
	Description	Provides various resources needed to carry out HOME-related administrative tasks

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is an internal administration activity
	Location Description	City of Evansville, Department of Metropolitan Development
	Planned Activities	Provides various resources needed to carry out HOME-related administrative tasks
61	Project Name	ESG25 EVANSVILLE
	Target Area	FOCUS AREA
	Goals Supported	Support the Availability of Public Services Increase Affordable Housing for Rental
	Needs Addressed	Case Management/Wraparound Services Homelessness: Emergency Shelter Homelessness: Rapid Rehousing Homelessness: Street Outreach/Coordinated Entry Permanent Supportive & Transitional Housing
	Funding	ESG: \$225,602.00
	Description	Annual allocation of ESG funds, for the purpose of reducing homelessness in Evansville. Subrecipient agencies include Albion Fellows Bacon Center, Aurora Inc., Evansville Rescue Mission, House of Bread & Peace, Ozanam Family Shelter Corp., United Caring Services, and YWCA of Evansville Inc.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,150 LMI persons and households estimated to be served; 1,000 with Shelter, 1,000 with Coordinated Entry, and 150 with rental assistance (Rapid Rehousing)
	Location Description	City of Evansville

	Planned Activities	<p>Annual allocation of ESG funds is divided among the following activities:</p> <ol style="list-style-type: none"> 1. Emergency Shelter <ul style="list-style-type: none"> Albion Fellows Bacon Center - Domestic Violence Shelter - \$20,000 Evansville Rescue Mission - Day Shelter - \$10,000 ECHO/House of Bread & Peace - Sheltering the Homeless - \$16,000 Ozanam Family Shelter Corp. - Family Shelter Operations - \$15,963 United Caring Services - Day Shelter - \$21,000 United Caring Services - Ruth's House Women's Shelter - \$10,000 YWCA of Evansville Inc. - Residential Services - \$21,000 2. Street Outreach <ul style="list-style-type: none"> Aurora, Inc. - Coordinated Entry Assessment Team - \$16,000 3. Rapid Re-Housing <ul style="list-style-type: none"> Aurora, Inc. - Rapid Rehousing - \$95,639
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As part of the commissioned Housing Needs Assessment, Bowen National Research provided supplemental analysis on smaller selected neighborhoods located within the Central Submarket. Specifically, this section of the report addressed the various demographics and housing characteristics and trends of Downtown, the Arts District, and the Jacobsville Redevelopment District. The map that delineates the boundaries of these smaller study areas is located within the Bowen National Research Market Study. A new study area, known as the Center City, will be the subject of future evaluation as well; this NRSA is pending approval by HUD, in association with the submitted Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds
FOCUS AREA	97
NRSA	3

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In the City of Evansville there are many census tracts that have been deemed low-income areas according to the data annually updated by HUD. The City of Evansville directs most of its assistance within the LMI census tracts, as they have the highest concentration of low-income individuals. A current map of these census tracts, updated in 2025, is provided elsewhere for reference.

Discussion

The rationale for allocating investments geographically is to improve troubled/underserved areas within the City of Evansville that lack economic opportunities, jobs, housing, or mixed income areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Evansville is working with 7 developers to develop and rehabilitate housing units to benefit LMI households and individuals. These projects will utilize HOME and CDBG funds, as well as other leveraged sources of funding such as the local Affordable Housing Trust Fund, private grants, and LIHTC.

CAPE and Memorial CDC plan to continue their Owner-Occupied Rehabilitation programs, funded through CDBG, to assist here low-income households with energy-efficient window upgrades and general rehabilitation.

Gratus Development is in the process of rehabilitating 71 units at Cedar Trace, leveraging Low-Income Housing Tax Credits and HOME funds for gap financing.

HOPE of Evansville is rehabilitating a 4-bedroom single-family home in the Jacobsville Redevelopment Area to sell to a low-income household.

Habitat for Humanity received Affordable Housing Trust Fund money to build a single-family home in the Tepe Park neighborhood.

House Investments is in the process of rehabilitating a 119-unit apartment complex, Dalehaven Estates, using Low-Income Housing Tax Credits, and leveraging HOME funds as well, to benefit 33 Section 8 households.

Memorial CDC has received Affordable Housing Trust Fund money to buy a blighted property in the Tepe Park neighborhood to rehabilitate and sell to a low-income household.

Community One received AHTF funds to assists five low-income homeowners with roof and HVAC replacements, and to rehabilitate two vacant homes in the Tepe Park neighborhood to sell to income-eligible households.

The City of Evansville's own Affordable Housing Trust Fund Home Repair Program is on track to assist 36 homeowners with home repairs over the next 12 months.

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	240
Special-Needs	0
Total	390

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	5
Rehab of Existing Units	235
Acquisition of Existing Units	0
Total	390

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The above goals are based on the City's investment of HUD funding (ESG, CDBG, and HOME) as well as contributions from the local Affordable Housing Trust Fund.

The Bowen Market Study suggests Evansville currently has a housing need of 1,975 additional units of rental housing to eliminate this shortfall. Within the affordable housing gap, there is a specific shortage of larger bedroom types with nearly two-thirds of all subsidized housing consisting of studio and one-bedroom units. At approximately 25% of total affordable housing stock, two-bedroom units are noted as a specific deficiency in our community. Stakeholder feedback suggests that the majority of affordable housing in our community is inaccessible to low-income and very low-income households.

The City of Evansville's one-year affordable housing strategy for the upcoming year prioritizes both rental assistance and rehabilitation to address urgent housing needs, especially among extremely low-income and formerly homeless households. A significant portion of support (estimated at 150 households) will come through rental assistance provided in partnership with Aurora via the ESG-funded Rapid Rehousing programs. Overall, Aurora is estimated to serve closer to 1,000 homeless beneficiaries through both its Rapid Rehousing and TBRA programs, which receive funding from the State.

Rehabilitation remains a cornerstone of the City's housing strategy, with 235 households expected to benefit from efforts that preserve aging housing stock, improve energy efficiency, and enhance long-term housing stability. Multiple housing partners will deliver these rehabilitation services, funded through HOME, CDBG, and the Affordable Housing Trust Fund. While new construction remains limited, contingent largely upon the availability of funding, the City continues to support targeted infill development through partners like Memorial CDC and Habitat for Humanity, ensuring that even modest production is aligned with neighborhood revitalization goals and serves income-eligible buyers.

AP-60 Public Housing – 91.220(h)

Introduction

The Evansville Housing Authority (EHA) established Advantix Development Corporation in 2007, a 501 (C)(3) subsidiary with its own board of directors, to foster the rehabilitation and adaptive reuse of some housing units owned but unused. EHA recently experienced organizational changes to its teams and positions, to expand operations and become more efficient and impactful in the community. These changes are reflected in the agency's Human Resources Annual Report, which can be found on the EHA website.

Actions planned during the next year to address the needs to public housing

Advantix is seeking City funds, including the local Housing Trust Fund, CDBG, and HOME, for the construction and rehabilitation of affordable housing. Two projects are in development:

A current supportive housing apartment in Evansville, Vision 1505, will have its 32 units renovated to preserve affordability. Advantix is currently updating the environmental assessment.

Advantix is submitting a LIHTC application for River City Homes, which will create 44 units of scattered-site affordable housing, using urban infill property donated by the City. Nine of these units are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community. AMI levels are reserved from 30% to 70% of AMI. All units are lease-purchase, paving the way to help families to become homeowners.

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

The EHA Resident Services department and members of Property Management conduct quarterly meetings and newsletters for residents at each property. EHA reinvigorated efforts to create new Resident Councils or reinstate Resident Councils that have become inactive. Residents Councils provide a board of individuals who represent each property, serve as an advocate for all residents, and initiate fun-filled activities and fundraiser events. In addition, training workshops and resource fairs are conducted for residents. Topics include financial literacy, budgeting, homeownership, workforce development, etc.

Family Self-Sufficiency (FSS) also has various methods for resident involvement. According to an EHA report: "Success of the FSS program is contributed to its many partnerships via the Program Coordinating Committee (PCC.) The PCC meets every quarter to acquire feedback on how the FSS program could better assist participants and also receive updates on current events from organizations that may be beneficial for our EHA clients. Organizations that participate in the PCC include WorkOne Southwest, Ivy Tech Community College, HopeDotCom, Evansville Christian Life Center, Hope of

Evansville, Habitat for Humanity, The Volunteer Lawyer Program of Southwestern Indiana, Southwestern Behavioral Healthcare, Urban Seeds (Nourish), and Building Blocks. The PCC also has representatives for both the HCV program and RAD program to make sure to get feedback from residents we serve.”

The EHA Community Resource Center was completed and will continue to be utilized. On the building’s second floor, local organizations partner to set up a one-stop-shop of resources, such as a food pantry, health clinic, computer lab, mental health provider, transportation services, children's learning area, and a robotics workroom.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Evansville Housing Authority is not designated as troubled, so no action is required.

Discussion

In addition to the information already discussed, the City of Evansville’s Department of Metropolitan Development receives a copy of the Annual PHA Plan from EHA. This Plan details anticipated goals, activities, and outcomes for the upcoming year. Annual reports follow a format established in the agency’s greater 5-year plan. EHA is designated as a High-Performer PHA, indicating it is highly satisfactory at maintaining public housing units and the financial/operational necessities for providing public housing services.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Evansville follows the Coordinated Entry system established by the Indiana Balance of State CoC, with intake that is built into HMIS and Charity Tracker. Aurora is the lead agency and centralized point of contact, but all shelters and several services agencies contribute to the system. The Aurora homeless street outreach team is a street outreach program with an emphasis on housing goals for the unsheltered. Coordinated Entry is a critical tool to helping the homeless become permanently housed and improves the "match" of their placement to their needs, lowering the likelihood of losing their housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Evansville follows the coordinated entry system established by the Indiana Balance of State CoC, with intake through HMIS and Charity Tracker. Aurora is the lead, centralized point of contact, but all shelters and several services agencies contribute. The Aurora homeless Street Outreach team is the primary outreach program. Coordinated Entry is a critical tool to helping the homeless become permanently housed and to be matched with the best placement, so they are less likely to lose housing later.

Addressing the emergency shelter and transitional housing needs of homeless persons

Evansville has decreased its reliance on transitional housing in favor of diversion techniques. Evansville adopted a strategic plan update with one-year, three-year, and five-year goals. The one-year goal is to activate the coalition and committee structure, build infrastructure, and implement data and resource dashboards by January 2026.

This is the first phase toward a more ultimate goal: By 2030, Evansville plans to reduce homelessness by 20%, achieve functional zero for veterans, and develop a plan to reach functional zero for chronic and family homelessness. The three-year interim goal is to reduce unsheltered homelessness by 20% by 2028.

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

Evansville will seek a variety of creative solutions and new funding collectively, under the authority of the City-County Commission on Homelessness. The intention is to move people out of shelters faster, utilizing a combination of rapid re-housing, working with landlords as part of the landlord registry, prioritizing homeless with Evansville Housing Authority, and permanent supportive housing options. Evansville has decreased reliance on transitional housing and instead provides rental assistance and housing vouchers to house those in unstable situations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Evansville has identified the following general strategies toward preventing homelessness:

- Work with EHA to increase partnerships, access, funding, and opportunities to create Permanent Supportive Housing units.
- Develop strategies that support the development of more units of Permanent Supportive Housing, both project based and scattered site, to serve individuals and households experiencing homelessness.
- Increase access to and quality of market rate property.
- Analyze housing stock to understand extent of need for subsidies or rehab.
- Explore funding opportunities and the implementation of new programs, including a coordinated resource pool.
- Help households access and transition into housing.
- Build provider capacity to serve high barrier households in permanent housing.

Discussion

Since the previous Consolidated Plan period, the focus toward helping the homeless and special needs populations has experienced a significant shift; the priority is to provide housing supportive services as rapidly as possible, with an emphasis on permanent housing with rental assistance and housing vouchers, and less reliance on temporary housing solutions such as transitional housing and shelters.

However, due to an extreme shortage of affordable housing, Evansville implemented more transitional and temporary solutions, and the mainstream housing market has become more unattainable. Evansville's long-term goal is to permanently house the homeless population and help them to sustain housing, diverting them away from shelter when possible.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Persistent systemic inequities stemming from historical discriminatory laws continue to impact minority and low-income populations, limiting equitable access even after those statutes were rescinded under the Fair Housing Act. To address these ongoing impacts, the City remains committed to evaluating and updating public policies in alignment with the strategies created through public input, ensuring that housing affordability and accessibility are prioritized.

Actions it planned 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

To address barriers to affordable housing, the City of Evansville plans to continue the actions outlined in its 2024 Action Plan, with a focus on accessibility, collaboration, and systems change.

Ongoing Policy Review: The City will continually assess and revise local policies and practices that may indirectly hinder access to affordable housing, even if they are not overtly discriminatory. This includes revisiting zoning ordinances, development regulations, and housing-related fees.

Reduction of Housing Barriers: Strategies identified in the City’s most recent Assessment of Fair Housing will guide reforms. These include improving fair housing education, increasing access to legal resources, and enhancing outreach to marginalized and impoverished communities.

Interagency Collaboration: Evansville will maintain strong coordination with key partners such as the Evansville-Vanderburgh Commission on Homelessness and the Homeless Services Council of Southwest Indiana to implement the “Destination: Home” plan – a 10-year plan to end homelessness – and promote supportive housing strategies.

Support for Local Housing Partners: The City will work alongside nonprofit developers and housing agencies by providing funding and technical support for programs such as down payment assistance, emergency repairs, and rehabilitation and new construction of affordable housing.

Community Engagement and Advocacy: Through regular meetings with HOUSE (Housing Organizations United Serving Evansville) and events like the annual Fair Housing Summit, the City will continue to facilitate dialogue and education around affordable housing policy and practice, ensuring diverse perspectives are considered in future planning.

Utility Cost Mitigation: Recognizing the burden of high energy costs on low-income households, the City will continue to advocate at the state level alongside groups like the Citizens Action Coalition to mitigate utility rate increases and protect housing affordability.

Discussion:

Evansville's proactive efforts to identify and remove policy-related barriers demonstrate a comprehensive and inclusive approach to housing accessibility. With stakeholder groups working together, the City is addressing both the overt and residual effects of discrimination. These collaborations leverage best practices from HUD's Fair Housing Action Guide and aim to create smoother paths for affordable development, voucher access, and infrastructure improvements. While regulatory reform is ongoing (including zoning, permitting, and code enforcement), the primary focus now is on executing the Assessment of Fair Housing and the most recent Action Plan. This includes active public engagement, transparent policy review, and collaborative problem-solving. Collectively, these efforts, ranging from homelessness coordination and planning to utility advocacy, reinforce the City's commitment to both affordability and accessibility in housing across Evansville.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Evansville, Indiana 2025 grant fund year will begin July 1, 2025, and end on June 30, 2026.

Evansville's fiscal year aligns closely with the U.S. Department of Housing and Urban Development's grant release process, which typically occurs in the month of August, allowing agencies to spend grant funds timely.

Actions planned to address obstacles to meeting underserved needs

Community Development Block Grant Funds in the amount of \$2,520,225:

Evansville was granted \$2,485,311 of CDBG in program year 2025. CDBG funds are utilized toward eligible Public Service and Non-Public Service projects, as determined by the Citizen's Advisory Committee, Mayor, and City Council of Evansville. In 2025, Public Service funding totals \$352,000, across various programs within crisis intervention, disability services, food and nutrition services, senior services, and youth services. Non-Public Service funding totals \$2,168,225 (including \$39,914 of program income). Activity allocations and program income are combined for the final total amount of \$2,520,225. CDBG funds will support:

- Crisis intervention by outreach teams that work with the homeless, high-risk children/teens, and those with substance abuse issues.
- Sustained housing, in the form of housing counseling, foreclosure prevention, emergency home repairs, housing vouchers, and down payment assistance programs.
- Disability services and advocacy focusing on the elderly and visually impaired.
- Multiple food pantries, including mobile pantries and backpack programs to increase access to nutritious food.
- Youth services, such as mentorship, social, educational, and artistic opportunities, addressing truancy, high school equivalency degree tracks, and life skills and employment training.
- Various childcare options to assist working parents.
- City initiatives, such as maintenance and transfer of City-owned lots to non-profits, removal of slum and blight, improvement of public parks, facilities, and sidewalks, Neighborhood Revitalization Strategy Area (NRSA) projects, and fair housing outreach.

Emergency Solutions Grant Funds in the amount of \$225,602:

ESG funds are utilized toward eligible projects that are emergent in nature, particularly those which serve homeless populations, as determined by the Citizen's Advisory Committee, Mayor, and City Council of Evansville. For 2025, \$129,963 will be provided for 8 different Homeless Services programs, supporting multiple shelters for those experiencing homelessness and/or domestic violence and facilitating coordinated entry by Aurora. The remaining \$95,639 is dedicated to the rapid-rehousing program by Aurora.

HOME Investment Partnerships Grant Funds in the amount of \$581,355.93:

HOME funds are typically allocated to affordable housing projects, TBRA, CHDO Operating of up to 5%, and HOME Admin of up to 10%. For 2025, DMD received proposals for 7 potential affordable housing projects, which include a mix of rental and homebuyer projects for low-income and low-moderate income families. These development projects will not be allocated HOME funds until "shovel-ready." Projects considered shovel-ready are typically funded on a first-come first-serve basis, contingent upon the availability of sufficient sources of funding, including HOME, local sources like the Affordable Housing Trust Fund, developer contributions, and project financing.

Actions planned to foster and maintain affordable housing

In 2025, the City of Evansville reaffirmed its commitment to affordable housing preservation and development through a \$1,000,000 investment into the Affordable Housing Trust Fund (AHTF). This includes \$500,000 in casino tax dollars approved by City Council and an additional \$500,000 from ARPA-generated interest pledged by Mayor Stephanie Terry. These resources are managed by the Affordable Housing Fund Advisory Committee (AHFAC), which supports both home repair programs for income-eligible homeowners and new unit development by local housing developers.

Through these investments, the City will continue to fund critical home repairs, stabilize aging housing stock, and expand affordable homeownership and rental opportunities. These actions complement CDBG and HOME activities and are targeted within the neighborhoods and populations most in need.

Actions planned to reduce lead-based paint hazards

The City of Evansville uses the following actions to address LBP hazards and increase housing without LBP hazards.

The Department of Metropolitan Development employees Glenn Schoenbaechler as their Community Development Inspector. Glenn Schoenbaechler, is a HUD certified risk assessor and supervisor. Glenn's knowledge and years of experience of lead regulations and construction background is an asset to the City's programs. Other Community Development staff and CHDO staff are EPA/RRP certified and obtain

the knowledge to address lead-safe work practice on the job.

Each housing project must have an exterior and interior visual lead inspection performed by a lead risk assessor. Projects/homes that were built before 1978 are presumed to have Lead Paint and Lead Paint Safe Work Practices are utilized during and following the specified work. All projects are subject to the passing of a Final Clearance Dust Sample by a third party that is also certified in the appropriate field.

All contractors on the job and their workers must have current EPA Renovate, Repair, and Paint certification to work on the construction site. The enforcement of these practices ensures that all projects are lead-safe prior to occupancy.

Actions planned to reduce the number of poverty-level families

Evansville Christian Life Center is the lead agency for local anti-poverty strategies. They have programs including Circles, that actively moves people out of poverty and moving them off the need for assistance. Bridges out of Poverty is a program that works with business and agencies that serve poverty-level families and encourages them to adopt and implement policies that better serve the poor and help the poor toward independence.

The GAIN Initiative (Growing Assets and Impact through Networks) is a community-based program to help families and individuals increase their income and benefits to end poverty. There are eight partner sites in the Southwest Indiana region.

These anti-poverty programs are interwoven and are a collaboration of the entire community. While Evansville Christian Life Center is the lead agency, hundreds of churches and community organizations participate locally. Charity Tracker software is used to link everyone together to combat poverty.

Actions planned to develop institutional structure

HUD requires the Participating Jurisdiction (City of Evansville) to coordinate housing efforts with the local public housing authority (Evansville Housing Authority).

The City of Evansville has a designated member representative on the Indiana Balance of State Continuum of Care Board of Directors. The IHDA is accountable to the Board of Directors. Therefore, local homeless service agencies can better assist the homeless population.

Private housing is maintained and developed through Evansville CHDOs and developers receiving HOME and CDBG funds through the annual allocation process. In addition, the Evansville Land Bank provides opportunities for other community partners such as Habitat, Community One, ECHO Housing and Memorial CDC to develop affordable housing.

Social Service agencies are notified of grant opportunities through public notifications in the local

newspapers, via email, telephone contact lists, and the City of Evansville website. DMD is available to assist local service agencies with the development of programs during regular business hours in room 306 of the Civic Center Complex, Monday through Friday, 8:00 AM to 5:00 PM or by appointment.

Actions planned to enhance coordination between public and private housing and social service agencies

EHA continues to be involved with a variety of organizations and programs offered throughout the city and state. Staff members participate in regular meetings/events with the Evansville Vanderburgh Commission on Homelessness, Housing Organizations United Serving Evansville (HOUSE), Evansville Promise Neighborhood, Family Self-Sufficiency Program Coordinating Committee, National Association of Housing and Redevelopment, Indiana Apartment Association, Grow Southwest Indiana Workforce Board, Indiana Affordable Housing Counsel, Community One, Evansville Rotary, Welborn Baptist Foundation, and the YMCA.

Discussion:

The reduction in available federal grants to administer programs is the major concern for providing services needed to the community. Most organizations who apply for CDBG, ESG, and HOME grants are also applying for program funds elsewhere to sustain services including United Way, State and other grants, fund raising, and dues, etc.

Another concern is the lack of capacity to satisfy the grant regulations to remain in compliance. As a result of the reduction in funding, agencies cut staff and this jeopardizes their capacity. The City of Evansville will address the homeless, housing, community development, special needs, economic development, and administrative goals by reducing the gap to meeting the underserved needs.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$34,914
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$34,914

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	-%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of investment used by the City of Evansville and its developer partners include local grant funds available through the Affordable Housing Trust Fund and the Revolving Loan Fund. The Evansville Land Bank sells buildable lots, which are obtained through tax auctions, to housing developers at minimal cost. The City of Evansville and its developer partners also utilize Community Development Block Grant funds for housing rehabilitation programs, down payment assistance programs, and housing counseling programs.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Evansville uses the Recapture method to collect the HOME investment from net proceeds during the homebuyer's affordability period. The City's recapture plan was updated in 2018 and can be found at the following link:

https://www.evansvillegov.org/egov/documents/1533843014_91315.pdf

Recapture Provision – when the real estate is sold below fair market value; the difference between the fair market value and the purchase price plus reasonable closing costs is considered the direct subsidy to the homebuyer(s). The amount does not include the cost of development (development subsidy). (C) The City will recapture the difference balance of the forgivable mortgage if the property is sold, or when the original purchase is no longer the primary resident during the affordability term, and prior to the homebuyer receiving any net proceeds.

Net Proceeds – the difference between the sales price and primary mortgage balance plus reasonable closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Evansville primarily uses recapture provisions to ensure affordability of HOME-assisted units. Under this method, if a HOME-assisted homebuyer sells their home or moves out before the end of the affordability period – ranging from five to fifteen years depending on the amount of assistance – the City may recapture all or a portion of the HOME funds from the net proceeds. This encourages income-eligible homeowners to stay in the home and ensures the reinvestment of public funds into future affordable housing opportunities.

Resale provisions are rarely used but may apply in specific cases. These require the home to be

resold to another low-income buyer at an affordable price, maintaining affordability for the duration of the affordability period.

Both methods are enforced through legally-binding agreements and monitored throughout the affordability period to ensure compliance and maintain the city's affordable housing stock.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Evansville does not currently intend to use HOME funds to refinance existing debt secured by multifamily housing. In the event this becomes necessary in the future, such refinancing would comply with 24 CFR 92.206, ensuring that the refinancing is necessary to maintain or improve the long-term affordability of the project, that the project remains financially feasible, and that it supports the preservation or creation of affordable housing units. All projects would be subject to a thorough underwriting review and must meet the minimum affordability period requirements.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City of Evansville does not currently adopt preference for persons with special needs or disabilities in its HOME TBRA program. According to HUD and the City's 2024 Annual Action Plan: Under 24 CFR 92.209(c)(2)(i), a participating jurisdiction may establish a preference for persons with disabilities, but only if that preference is documented in the Consolidated Plan and clearly linked to an identified gap in benefits or services. Evansville's plan explicitly states that preferences are not established, and all TBRA applicants are served on a first-come, first-serve basis, regardless of disability status.

This approach is fully compliant with 24 CFR 91.220(l)(2)(vii), which allows but does not require such preferences. All income-qualified households are eligible for TBRA without special priority.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City of Evansville does not currently implement a preference for any specific category of individuals with disabilities, such as persons with HIV/AIDS or chronic mental illness, in its HOME TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City of Evansville does not currently implement any preferences or limitations for rental housing projects funding through HOME. Eligibility is open to all income-qualified households, regardless of race, color, national origin, religion, sex, familial status, or disability, in strict alignment with federal non-discrimination standards under 24 CFR 5.105(a).

Consistent with the City's 2024 Annual Action Plan goals – focused on expanding access to housing and housing assistance, Evansville does not currently enforce formal tenant preferences for rental housing projects funded with HOME, relying instead on general allocation priorities. However, two HOME-ARP projects are exceptions and require compliance with Qualifying Populations criteria as defined by HUD. The City remains open to revisiting its approach if new data or community feedback demonstrates the need to prioritize specific underserved populations, such as large families or those exiting homelessness. Any policy changes would follow 24 CFR 92.253(d)(3), including public input and fair housing compliance, to avoid discriminatory outcomes.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Agency staff of all ESG programs will work with local outreach teams and local homeless shelters to identify eligible persons through the assessment process. Once a person/household is identified as homeless, their housing case manager will complete a triage tool to assist in identifying all housing options most applicable to the household. Selection for the program will be based on income, employment history, housing history, homeless status and ability to sustain their housing upon completion of the program.

Subrecipients will be required to create MOUs with all shelter providers that receive ESG shelter, essential services and homeless prevention funds in their proposed service area. In addition, subrecipients will use a centralized triage intake point for all persons experiencing a housing crisis in their service area. HUD Veterans Affairs Supportive Housing (HUD-VASH), VA Homeless Providers Grant and Per Diem Program, Shelter Plus Care program, Supportive Housing Program and local shelters and transitional housing providers are all included as housing resources.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Evansville is part of the Indiana Balance of State CoC, and it must follow the coordinated assessment system established. Evansville adopts the four core elements recommended by HUD: **access, assessment, prioritization, and referral.**

Access is the engagement point for persons experiencing a housing crisis. Persons might initially access the system by calling a hotline, walking into a facility, or being engaged through outreach efforts.

Assessment is divided into several steps including initial triage, diversion, intake, initial assessment, potential eligibility assessment, and comprehensive assessment.

Prioritization means that housing placement is not based on first come first serve, but instead those that are most vulnerable with the highest needs receive housing first.

Referral is the final step; clients are referred to housing placement that makes sense for their needs. More information can be found at <https://www.in.gov/ihcda/indiana-balance-of-state-continuum-of-care/coordinated-entry-system/>

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Appointed by the Mayor, the CAC is the first step of a three-tier allocation process for public service funds. All public service proposals for funds are reviewed by the CAC, who makes recommendations to the Mayor. The Mayor in turn makes recommendations to the City Council, who has final authority to allocate CDBG, ESG, and HOME funds.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Evansville meets the homeless participation requirement. Local homeless providers make the effort to include homeless participants in their planning and decision-making process. Several local agencies have employed current homeless clients and previously homeless clients on their staff.

The Commission on Homelessness was created through the City Code Chapter 2.115; membership includes a previously homeless person on the Commission, according to the code. The Commission makes nonbinding recommendations to City and County government, not-for-profits, or interested agencies concerning the 10-year plan to end homelessness in Evansville and Vanderburgh County and the issues concerning homelessness in Vanderburgh County and the City of Evansville.

5. Describe performance standards for evaluating ESG.

**System-Wide Performance Goals for City of Evansville & SW Indiana Region
Adopted by the Systems of Care Committee May 8, 2025**

1. Increase exits to permanent housing
2. Reduce recidivism of households experiencing homelessness*
3. Achieve Functional (or Effective) Zero for Veterans experiencing homelessness
4. Decrease the number of people experiencing chronic homelessness*
5. Decrease the number of homeless households with children*
6. Increase opportunities for clients to learn about fair housing and discrimination concerns. Also track denials and leavers in collaboration with Humans Relations Commission
7. Improve options for homeless prevention and affordable housing
8. Collaborate with local education agencies to assist in the identification of homeless families and inform them of eligibility for McKinney-Vento education services*
9. Adopt E3 Initiative for homeless outreach and triage to housing and services
10. Improve educational opportunities for staff, volunteers, public officials, and communities that serve the homeless and near homeless

* = Continuation of goals from previous years.

20% minimum measure for all goals listed above by 2030

E3 Initiative - <https://echohousing.org/e3-initiative/>

The three pillars are Education, Encouragement, & Enforcement.

Best practices from NAEH toolkit - <https://endhomelessness.org/resources/toolkits-and-training-materials/a-toolkit-on-performance-measurement/>

Discussion:

The City of Evansville's goal is for Community Development Block Grant Funds, HOME Investment Partnerships Grant Funds, and Emergency Shelter Grant funds to benefit persons with household incomes at or below 80% Area Median Income. We achieve this predominantly in partnership with non-profit subrecipients in the community, as well as through interdepartmental initiatives. Due to continued observed need, we will continue to grow and expand these programs to reach more people who require these necessary services.