

CR-05 - Goals and Outcomes

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

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

In 2018, the U.S. Department of Housing and Urban Development (HUD) awarded the City of Evansville, Indiana the following grant funds: Community Development Block Grant (CDBG) funds for \$2,625,817, Emergency Solutions Grant (ESG) funds for \$217,217, and HOME Investment Partnerships Grant (HOME) funds for \$738,503. Table one below lists Evansville's goals and source amounts and is approximately accurate. For example, Goal AM2 lists actual accomplishments as 78 served when no accomplishments are required.

In 2018, prior year ESG funds assisted with the Homeless Goals, H1-H11, street outreach, emergency shelters and rapid rehousing. Housing Goals, HS1-HS10, were completed primarily with prior-year HOME grant funds. CDBG funds for \$350,000 were allocated to assist with the emergency home repair program. Special Needs Goals, SN3, were funded with \$204,080 CDBG and \$39,153 of ESG grant funds. Fifteen Economic Development projects, ED-1 were funded with \$722,293 of CDBG grant funds. Community Development Goals, CD-1 – CD-7 received a total allocation of \$846,912 CDBG funds addressing 15 projects. Expenditures were generated mainly from the Public Service projects and Code Enforcement. Administrative Goals, AM-1 and AM2 separate administrative goals performed by the City and goals performed by the agencies. The AM-1 goal assisted with the City obtaining a Market Study for the 2018 Action Plan, program delivery for HOME projects, and planning. AM-2 Goals include HOME CHDO Operating allocations, program delivery funds for Aurora to administer the TBRA program, and HOME Rental Compliance training for all CHDOs and developers with properties in an affordability period.

Better HMIS data quality has resulted in less duplicated records, so while it appears that the number of homeless served has decreased, agencies remain at near capacity. Evansville Rescue Mission does not receive ESG funds, so the ESG funded homeless population is lower than the actual homeless population. The expected number of unduplicated homeless has gone down from over 2000 to under 1500.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AM-1	Non-Housing Community Development	CDBG: \$369193 / HOME: \$	Rental units constructed	Household Housing Unit	25	0	0.00%			
AM-1	Non-Housing Community Development	CDBG: \$369193 / HOME: \$	Rental units rehabilitated	Household Housing Unit	25	0	0.00%			
AM-1	Non-Housing Community Development	CDBG: \$369193 / HOME: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%			
AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	135	0	0.00%			
AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	
AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Rental units constructed	Household Housing Unit	0	0				

AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Rental units rehabilitated	Household Housing Unit	0	0				
AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Homeowner Housing Added	Household Housing Unit	0	0				
AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		0	0	
AM-2	Administration of Funds	CDBG: \$ / HOME: \$ / ESG: \$15000	Other	Other	1140	0	0.00%			
CD-1	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CD-2	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16440	0	0.00%			
CD-3	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1050000	113323	10.79%	20218	10975	54.28%
CD-4	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	60000	169534	282.56%			

CD-4	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		7242	0	0.00%
CD-5	Non-Housing Community Development	CDBG: \$150000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	117429	87054	74.13%	1000	0	0.00%
CD-5	Non-Housing Community Development	CDBG: \$150000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-7	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16440	0	0.00%			
ED-1	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	130				
ED-1	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2871		0	579	
ED-1	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	100				
ED-1	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

ED-1	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	1500	0	0.00%	965	0	0.00%
ED-1	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		851	0	0.00%
ED-2	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	0	0.00%			
ED-3	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	39		0	39	
HL-1	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	750	466	62.13%	50	0	0.00%
HL-10	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	7500	4921	65.61%			
HL-11	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	46	36.80%	16	0	0.00%
HL-3	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Housing for Homeless added	Household Housing Unit	20	0	0.00%			
HL-4	Homeless	CDBG: \$214300 / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	497	66.27%	200	0	0.00%

HL-4	Homeless	CDBG: \$214300 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	6750	4424	65.54%			
HL-4	Homeless	CDBG: \$214300 / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	7500	4921	65.61%			
HL-4	Homeless	CDBG: \$214300 / ESG: \$	Housing for Homeless added	Household Housing Unit	0	0		27	0	0.00%
HL-4	Homeless	CDBG: \$214300 / ESG: \$	Other	Other	625	12	1.92%			
HL-5	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	6750	4424	65.54%			
HL-5	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	7500	4921	65.61%	500	0	0.00%
HL-6	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Jobs created/retained	Jobs	1500	0	0.00%			
HL-7	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	800	0	0.00%			
HL-8	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	497	66.27%			

HL-9	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		500	0	0.00%
HL-9	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	7500	4921	65.61%			
HL-9	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	15	12	80.00%			
HS-1	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	15	0	0.00%	75	0	0.00%
HS-1	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	20	0	0.00%	10	0	0.00%
HS-1	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		10	0	0.00%
HS-10	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	0	0.00%			
HS-10	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		10	0	0.00%
HS-2	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	42500	0	0.00%			

HS-2	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	17	8.50%	22	16	72.73%
HS-3	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	7	2	28.57%			
HS-4	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	199		0	199	
HS-4	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		1	0	0.00%
HS-4	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	20		2	0	0.00%
HS-4	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	94	0	0.00%			
HS-5		CDBG: \$50000	Rental units constructed	Household Housing Unit	48	0	0.00%			
HS-5		CDBG: \$50000	Homeowner Housing Added	Household Housing Unit	5	12	240.00%	0	4	
HS-5		CDBG: \$50000	Homeowner Housing Rehabilitated	Household Housing Unit	3	3	100.00%			
HS-5		CDBG: \$50000	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		25	0	0.00%

HS-6	Affordable Housing	CDBG: \$45000	Rental units constructed	Household Housing Unit	5	0	0.00%			
HS-6	Affordable Housing	CDBG: \$45000	Rental units rehabilitated	Household Housing Unit	0	0		10	0	0.00%
HS-6	Affordable Housing	CDBG: \$45000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
HS-6	Affordable Housing	CDBG: \$45000	Other	Other	2	0	0.00%			
HS-8	Affordable Housing	CDBG: \$10000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	11				
HS-8	Affordable Housing	CDBG: \$10000	Other	Other	0	0		83	0	0.00%
SN-1	Non-Homeless Special Needs	ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	1324	132.40%			
SN-2	Non-Homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
SN-3	Non-Homeless Special Needs	CDBG: \$ / ESG: \$39153	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16000	25176	157.35%	17023	5089	29.89%
SN-3	Non-Homeless Special Needs	CDBG: \$ / ESG: \$39153	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		1500	0	0.00%

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

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

The highest ranked community development priority need is - Assisting Abused and Neglected Children and Children Facilities – The City provides ESG funding to domestic violence shelters while CDBG allocations assist an emergency daycare program and eleven (11) youth programs addressing the needs of at risk children.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	35,546	3	696
Black or African American	10,803	3	292
Asian	246	0	2
American Indian or American Native	231	0	0
Native Hawaiian or Other Pacific Islander	35	0	1
Total	46,861	6	991
Hispanic	731	0	48
Not Hispanic	51,065	15	0

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

Narrative

The Racial and Ethnic composition chart shows there is a diverse population in Evansville and the populations are served proportionately. It is important to also note many families were assisted but not counted due to several LMA benefit activities. In addition, there were other racial and ethnic populations served which are not reflected in the chart.

It is also important to note the previous years racial and ethnic composition was calculated based on a 15 month program year. The 2018 composition is based on a 12 month program year.

Eighty-two (82%) percent of the Evansville, Indiana population is white and Twelve (12%) percent are black/African Americans. Smaller populations include the Asian, or other race populations.

The Central Submarket is a key development area (often referred to by city representatives as the “Focus Area”) and is generally defined as the section of the city of Evansville that is bounded by Pigeon Creek to the north, Kentucky Avenue, Willow Road, and Harlan Avenue to the east, Veteran’s Memorial Parkway (I- 69) to the south, and the Ohio River and Pigeon Creek to the west. This area encompasses the following Qualified Census Tracts of Evansville: 11, 12, 13, 14, 17, 18, 19, 20, 21, 23, 24, 25 and 26. The Central Submarket has the largest share of minorities when compared to other submarkets, with 28.4% of the submarket’s population falling within one of the minority classifications.

Many homeless agencies serve near capacity so numbers tend to remain the same each year. The homeless shelters/programs are maxed out the majority of the year, so the numbers reflect capacity instead of need.

ESG joined SAGE for the first time for reporting for 2017, and we are still working on glitches in 2018. Information is provided by HMIS. UCS and House of Bread and Peace were able to generate the report from HMIS, but the upload is not showing up in SAGE. HUD SAGE and IHCD (HMIS provider) have been contacted. ESG numbers are reflected as half of the actual due to the glitches in SAGE.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,148,829	1,656,918
HOME	public - federal	1,036,986	135,307
ESG	public - federal	217,217	112,842

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
FOCUS AREA	89	89	
FRONT DOOR PRIDE			
Neighborhood Revitalization Strategy Area	11	11	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Evansville complies with the U.S. Department of Housing and Urban Development's National Objective of assisting Low-to Moderate Income persons. Services are provided to income eligible households or persons, as well as providing an area benefit to households residing in low-income census tracts: 1,8,10, 11,12,13,14,15, 17,19,20,21,23,24,25, 26,31,32,33,36, and 37.02.

Leveraging

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

CHDOs or developers, must provide a subsidy layering report with a budget and timeline to DMD prior to the execution of the Grant Agreement. Currently there is not a match requirement for HOME funds. The review of the documents must indicate that the project has sufficient funding. Typically the match is greater than the HOME allocation. Sources of match include assistance from the Indiana Housing Community Development Authority, (IHCD) in the form of Low-Income-Tax Credits or an Affordable Housing Program grant, cash from the sale of a previous HOME project or pre-sale of the current project, in-kind donations, and appraised land values.

The City of Evansville was suffering a crisis of residential blight in many older neighborhoods and there was a need for more infill housing. The Evansville Land Bank Corporation's Articles of Incorporation were approved by the Indiana Secretary of State on September 13, 2016. The Land Bank acquires the bulk of its properties through the tax sale process. Approximately 100 parcels are transferred to the Land Bank annually.

Since inception through the end of 2018, the Evansville Land Bank holds title to approximately 400 parcels. From mid-2016 through the end of 2018 320 parcels were transferred to individuals, non-profit organizations, and businesses, etc.

Properties sold to date include 76 parcels for future construction of affordable housing. CHDOs may acquire properties from the Land Bank to develop affordable housing.

3

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	236,495
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	236,495
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	236,495

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1800	09/09/2018	0	0	0	0	4,000	0	4,000
18001	09/09/2018	0	0	0	0	5,000	0	5,000
200	0	0	373	4,400	0	0	0	4,773
419	0	0	0	39,100	0	0	0	39,100
5240	02/28/2019	0	12,375	0	0	0	0	12,375
5244	06/19/2019	4,000	13,860	0	0	0	0	17,860
5245	06/28/2019	0	12,705	0	0	0	0	12,705
5246	07/11/2018	0	11,172	0	0	0	0	11,172
5247	07/13/2018	8,000	16,830	0	0	0	0	24,830
5251	08/06/2018	4,000	13,365	0	0	0	0	17,365
5252	08/17/2018	4,000	11,715	0	0	0	0	15,715
822	0	0	0	15,400	0	0	0	15,400
850	0	0	0	56,200	0	0	0	56,200

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
15,237	15,237	15,237	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	277,495	0	0	0	0	277,495
Number	4	0	0	0	0	4
Sub-Contracts						
Number	2	0	0	1	1	0
Dollar Amount	12,505	0	0	4,300	8,205	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	138,935	0	138,935			
Number	3	0	3			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	100	0
Number of Non-Homeless households to be provided affordable housing units	206	116
Number of Special-Needs households to be provided affordable housing units	50	0
Total	356	116

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	16	91
Number of households supported through The Production of New Units	81	1
Number of households supported through Rehab of Existing Units	34	18
Number of households supported through Acquisition of Existing Units	25	6
Total	156	116

Table 12 – Number of Households Supported

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

The affordable housing goals were estimated too high. the production of the affordable units was delayed as the result of property being located in the superfund area requiring lead remediation before construction, and the shortage of contractors bidding on projects. The City remains vigilant over the progress of housing projects and anticipated that the 2018 affordable housing allocations will become shovel ready during the 2019 program year.

The number of homeless household to be provided affordable housing units were provided through non-federal funds. therefore the actual amount is zero.

The number of household supported through TBRA Vouchers was temporarily increased due to State of Indiana having a two month gap in support.

Discuss how these outcomes will impact future annual action plans.

Most affordable housing projects, both single-family and rental projects are not funded at 100% with HOME Investment Partnership Grant Funds and Community Development Block Grant Funds. In 2018, the City received \$738,503 of HOME funds with affordable housing assistance requests in excess of the funded amount. As projects become shovel ready, reliable subsidy layering reports and underwriting documentation are need to demonstrate financial feasibility. Developers will need to access other funds or the City will need to limit development to the amount of funding available.

The City of Evansville Affordable Housing Fund receives Riverboat grant funds to assist with affordable housing issues. Most requests are provided as a payback loan.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	41,849	0
Low-income	15,025	3
Moderate-income	545	2

Total	57,419	5
--------------	---------------	----------

Table 13 – Number of Households Served

Narrative Information

Please refer to SAGE for official ESG numbers per HUD instructions.

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

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

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

Please see SAGE report for official ESG numbers per HUD instructions.

The State of Indiana including Evansville continued to use the VI-SPDAT from Orgcode Consultants at the recommendation of Corporation for Supportive Housing. The VI-SPDAT is a condensed version of the regular full SPDAT coordinated assessment. The VI-SPDAT is popular because it allows jurisdictions to more quickly to do coordinated assessments, but the negative consequence is that they are not as accurate. Coordinated entry is now built into the HMIS intake system. 100 separate coordinated assessments were conducted outside of HMIS.

Addressing the emergency shelter and transitional housing needs of homeless persons

We are part of the Indiana Balance of State CoC under the leadership of IHCD, the goal for full implementation of coordinated entry is now part of HMIS statewide.

Street Outreach is funded with CDBG funds for crisis intervention, while the street outreach portion of ESG will be focused on coordinated entry and assessments. Diversion is funded with non-federal funds.

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

A new Crisis Care Center will open by late 2019, non-federal funds were used in 2018. The City supports the Re-entry Initiative, aimed at assisting homeless or at-risk of homelessness ex-offenders who are trying to acquire housing and program services. A re-entry network of volunteers, established in 2011,

still meets monthly to engage all systems, groups, and individuals involved with the re-entry population. The network goals in 2018 was the same and included: expanding membership to all systems & providers, expanding & strengthening existing committees, etc.

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

The first ten performance standards were developed by the Indiana Balance of State CoC for all of Indiana. They will be updated in the new Consolidated plan. We added an additional discharge goal locally which was in transition in 2016.

1. Decrease shelter stays by increasing rapid re-housing to stable housing.
2. Reduce recidivism of households experiencing homelessness.
3. Decrease the number of Veterans experiencing homelessness.
4. Decrease the number of persons experiencing Chronic Homelessness. Create new permanent supportive housing beds for chronically homeless persons. Increase the percentage of participants remaining for at least six months in Continuum of Care funded permanent housing projects to 86 percent or more.
5. Decrease the number of homeless households with children. Increase the number of rapid re-housing vouchers and services. Increase the percentage of participants that move into permanent housing in Emergency Solutions Grant funded rapid re-housing to 82 percent or more. Increase the percentage of participants in Continuum of Care funded transitional housing that move into permanent housing to 70 percent or more.
6. Increase the percentage of participants in Continuum of Care funded projects that are employed at exit to 38 percent or higher.
7. Increase access to mainstream resources for persons experiencing homelessness.
8. Collaborate with local education agencies to assist in the identification of homeless families and inform them of their eligibility for McKinney-Vento education services.
9. Improve homeless outreach and triage to housing and services.
10. Improve HMIS data quality and coverage, and use data to develop strategies and policies to end homelessness.
11. Develop effective discharge plans and programs for individuals at risk of homelessness leaving State Operated Facilities.

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

Actions taken to address the needs of public housing

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. The EHA was able to convert its entire portfolio of 888 units of public housing to the Rental Assistance Demonstration (RAD) program. This transformation allows EHA to utilize tax credits and project-based vouchers (PBVs) for these units as a more stable funding platform going forward. As of March 21, 2019, there were no units in inventory. Efforts to make more units available include a tax credit application for the construction of new affordable housing units in the Evansville area approved for work to begin later this year, with additional tax credit applications in the works. Executive Director, Rick Moore, continues to be fully engaged with the community, has over 30 years of leadership in low-income housing and management, and is committed to securing additional opportunities to improve and add to the availability of much-needed affordable housing in this area.

The Family Self-Sufficiency Program (FSS) administered through the Evansville Housing Authority (EHA) works with HOPE of Evansville. This partnership and resulting activities (discussed in the following section) service 2331 households totaling 4898 people to maintain home ownership and graduate from needing public housing.

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

The Family Self-Sufficiency Program (FSS) is administered through the Evansville Housing Authority (EHA) and will continue to work in collaboration with HOPE of Evansville to provide pre-purchase counseling and HOME funds for down payment assistance to eligible participants to purchase homes. In addition, EHA established Resident Councils for 6 out of 7 affordable housing developments, including a council to represent their scattered sites. The purpose of each Resident Council is to provide activities for their respective residents, increase awareness of issues for residents, serve as a liaison between residents, management agents and owners, and motivate residents towards self-sufficiency. In January 2019, EHA hired a Resident Initiatives Coordinator that will continue to work to strengthen the councils, as well as plan, coordinate, and conduct ongoing activities for tenants to develop their skills in human relations and life in general. Services provided by the Resident Initiatives Coordinator are made available to all persons assisted by the EHA which as of August 26, 2019, stands at 2331 households consisting of 4898 total people.

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

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

Recipients receiving HOME funds typically are not funded at 100% and are required to verify all sources of project funds.

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

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

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

With the City’s aging housing stock, affordable homes with enough units has become an obstacle. To address this, the City has formed a land bank to help speed up the process for acquiring and demolishing blighted properties in order to make land available for revitalization within the neighborhoods. Since the Evansville Land Bank’s inception in 2016, the land bank holds title to 400 parcels, 96% are located in Pigeon Township. Additionally, 320 parcels have been transferred from mid-2016 through the end of 2018. The land bank gives priority to owner-occupied applicants who wish to acquire a vacant lot adjacent to their home for a side yard. Seventy-six (76) parcels have been sold for future construction of affordable houses, and 17 for construction of market-rate homes. The Evansville Land Bank transfers vacant lots to non-profits to construct affordable homes; Memorial CDC, Hope of Evansville Inc., Habitat for Humanity of Evansville, the Dream Center, etc...

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

The lead conditions are addressed in the written specifications so the appropriate actions are taken to protect the occupants from Lead Poisoning. Rehab projects require all contractors to be properly licensed in Vanderburgh County, Evansville, Indiana, and have HUD Lead Abatement Supervisor, HUD Lead Risk Assessor and EPA Renovate, Repair, and Paint Certifications.

Agencies providing any type of assistance utilizing CDBG and/or HOME are required to provide Lead Safety pamphlets to all applicants. The “Renovate Right” pamphlet is distributed to occupants prior to beginning the repairs, and “Protect Your Family in Your Home” is distributed to occupants when renovations do not occur and to make sure that the homeowners are in a clean and safe home when completed.

The DMD rehab inspector routinely researches the HUD and EPA websites for revised and lead-based paint notification pamphlets. Homeowners are notified of lead-based paint hazards through the receipt of the pamphlets.

The rehab inspector checks the EPA website twice (2) a year to verify that bidding contractors are maintaining their Lead certifications.

The Vanderburgh County Health Department provides health fairs and educational information to the public on various health-related issues including Lead Based Paint poisoning. In addition, lead based paint testing is available through the VCHD. DMD occasionally obtains technical services from the VCHD and has utilized Environmental Management Institute as well.

Inspector Jim Sands retired at the end of 2018 and the current DMD Community Development Inspector, Glenn Schoenbaechler has worked in this office since January 2019.

Inspector Glenn Schoenbaechler's HUD Inspector certification expires March 21, 2022. Glenn's Risk Assessor certification expires March 21, 2022.

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

Evansville Christian Life Center is the lead agency for anti-poverty initiatives. They have a program called GAIN to help households make their way out of poverty and to reduce public assistance. Bridges Out of Poverty provided training to help those that work with those in poverty understand the hidden rules of poverty. We also have a local chapter of RESULTS, a community based group that advocates for poverty legislation.

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

The City of Evansville works with the Evansville Common Council to allocate funding to the necessary areas in need of community services or housing. Partnerships are formed with local banks that provide community investment funds.

Key components of assuring the public service activities which are funded represent the needs of the community, is the appointment of the Citizens advisory Committee (CAC). Appointed by the Mayor, the CAC is the first step of a three tier process for public service funds. The makeup of the seven CAC members recommending allocations for 2018 are as follows: three community/neighborhood representatives, one representative from United Way, one Fifth Third Bank representative, one USI representative, and one Evansville Vanderburgh Public Library. Recommendations made by the CAC are forwarded to the Mayor and final allocations are made by City Council.

In 2018, DMD continued to work to expand current organizations as well as extend funding opportunities to agencies that will satisfy the community development and housing needs identified in the 2015-2019 Consolidated Plan. Neighborhood groups, developers, lenders, and non-profits maintain partnerships providing continued support on City initiatives.

The City of Evansville works with the Evansville Common Council to allocate funding to the necessary areas in need of community services or housing. Partnerships are formed with local banks that provide community investment funds.

Key components of assuring the public service activities which are funded represent the needs of the community, is the appointment of the Citizens advisory Committee (CAC). Appointed by the Mayor, the CAC is the first step of a three tier process for public service funds. The makeup of the seven CAC members recommending allocations for 2018 are as follows: three community/neighborhood representatives, one representative from United Way, one Fifth Third Bank representative, one USI representative, and one Evansville Vanderburgh Public Library. Recommendations made by the CAC are forwarded to the Mayor and final allocations are made by City Council.

In 2018, DMD continued to work to expand current organizations as well as extend funding opportunities to agencies that will satisfy the community development and housing needs identified in the 2015-2019 Consolidated Plan. Neighborhood groups, developers, lenders, and non-profits maintain partnerships providing continued support on City initiatives.

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

We continue to network through various initiatives. Diversion and prevention training has been provided to over 60 agencies. The Evansville-Vanderburgh Commission on Homelessness was expanded to 25 members to better represent the diversity of agencies. The Evansville Network of Diversion (END) represents over 30 agencies. A pilot to capture the near homeless population was created, implementation will be in 2019.

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

The 2015-2019 Analysis of Impediments to Fair Housing Choice identified fourteen (14) Actions, with five-year benchmarks to address fair housing in Evansville. In 2018, the following benchmarks were addressed:

ACTIONS ONE ÷ TWO

ACTION ONE : Invest more funds in weatherization programs for low-income homeowners. **GOAL:** 5% of the units affordable to households below 50% AMI have been weatherized. **Responses:** All of CAPE's customers must be at or below 125% annual poverty guidelines regarding income eligibility. This meets and exceeds the 5% goal of households below the 50% Area Median Income. Memorial CDC provided some weatherization to three homes through the emergency home repair program. **2. ACTION TWO:** Provide incentives to landlords of affordable housing units to weatherize their buildings. **GOAL:** Incentive program is established. Five private landlords participate each year. **Response:** CAPE does not provide financial incentives to landlords other than assisting with Weatherization services and some minor repairs related to Weatherization with our State funded Healthy Homes program. Our agency averages 15 private landlords annually.

ACTIONS THREE ÷ FOUR

ACTION THREE: Encourage CHDOs to focus development on extremely low-income affordability. **GOAL:** At least 20% of the units developed by CHDOs are from households under 30% AMI. **Responses:** Advantix Development Construction a HOME sub-recipient was awarded low-income housing tax credits for Evansville Townhomes in 2019 and recently broke ground for construction to begin on this affordable housing development project. The project will construct 30 new units and rehabilitate 30 existing scattered-site units in the local community. Rent levels for this project are as follows: 15 units of 30% area median income (AMI); 15 units of 50% AMI; 30 units at or below 80% AMI. This represents 25% of the development's total unit count being created for households under 30% AMI. CAPE currently has several units targeted to households at or below 30% of the Area Median Income, within the city limits of Evansville. This development also focuses on the disabled and senior citizens. **ACTION FOUR:** Ensure new subsidized housing meets Americans with Disabilities Act (ADA) standards and can be modified for aging in place. **GOAL:** 100% of new subsidized units meet ADA standards and are able to be modified to accommodate aging and disabilities. **Responses:** Advantix and Youth Build participants constructed a new 3-bedroom ADA compliant single-family home on vacant land in Evansville. The home was completed and is now available as an affordable lease-purchase unit. Funds were provided through a HOME grant from the City of Evansville. CAPE's housing developments focuses on Accessibility, Visitability and Universal Design. These developments include New Construction, Acquisition/Rehab/Resale and Owner-Occupied Rehab programs. CAPE currently has several staff members that are certified in

Universal Design, Certified Aging in Place (CAPS) and Executive Certificate in Home Modification Program with the University of Southern California.

ACTIONS SIX & SEVEN

ACTION SIX: Engage in intensive information outreach to affirmatively further fair housing. Use social media and traditional media to reach large part of the population. **GOAL:** A media campaign/plan has been designed and funded. Next is an AI survey improvement of 20% in number of participants who know how to report discrimination. **Response:** The City will continue its efforts to affirmatively further fair housing, searching for the best methods of notification. DMD updated the City's Citizens Participation Plan in 2017 reaching out to more community partners; Our Times Newspaper, HOLA, El Informador Latino, WNIN Public Television, Evansville Blind Association, United Neighborhood of Evansville, City of Evansville, Evansville Housing Authority, Indiana Balance of State, and the Evansville Vanderburgh Public Library, who have agreed to assist with outreach. **ACTION SEVEN:** Establish a local policy that a minimum of 10% of new housing developed downtown will be affordable to low income households. **Goal:** Policy adopted. **Responses:** Memorial CDC's strategic plan includes continuing a course to finish 50 homes and 250 affordable rental apartment units by 2030. Currently completed 105 apartments and 16 single-family homes for households at or below 80% Area Median Income. Part of CAPE's mission is to bring affordable housing opportunities in the most vulnerable areas within the City of Evansville. Has, currently and will continue development-housing units to income challenged households for rental and homeownership.

ACTIONS EIGHT & ELEVEN

ACTION EIGHT: Increase Evansville Housing Authority's ability to accommodate larger families through purchase of scattered site homes with 4 or more bedrooms or reservation of Housing Choice Voucher for large families who would qualify for public housing, but large enough accommodations are not available. **Goal:** 5% of vouchers are reserved for large families. **Response:** The Evansville Housing Authority administers a Housing Choice Voucher Program, which has and will continue to accommodate large families by providing four- and five-bedroom vouchers as applicants reach the top of the waiting list and qualify for larger units as regulated by HUD. There are currently 75 families utilizing these vouchers, equaling 3% of the total vouchers leased at this time. **ACTION ELEVEN:** CDCs and CHDOs should partner with financial institutions to offer financial literacy programs to persons with low incomes and low rates of homeownership. **GOAL:** At least one financial literacy program is held in each low income ZIP Code per quarter. **Responses:** In January 2019, EHA hired a Resident Initiatives Coordinator to plan and implement ongoing activities for tenants to develop their skills in human relations, financial literacy, and career/school development. Old National Bank partnered with EHA to provide a two-part series workshop on Financial Literacy at the beginning of 2019 and will begin the next series in November. HOPE of Evansville, Inc., partnered with Old National Bank and Fifth Third Bank providing 23 financial literacy workshops in Zip Code 47713. Memorial CDC Currently collaborates with HOPE and Fifth Third Bank and provide financial literacy to youth employment workers across two programs. Served 50 youth in the 47713 zip code (place of work, although many were from across all zip codes). Still working

on credit union model and approval which will provide additional financial literacy low-moderate income households as well as help with cost saving alternatives to payday lending and lower fee rates for basic financial services.

ACTIONS TWELVE • THIRTEEN • FOURTEEN

ACTION TWELVE: Work with financial institutions to provide programs to escrow utility costs into mortgage payments for homeowners below 80% of the AMI. **GOAL:** At least one additional financial institution offers a utility escrow program. **Response:** To date only one financial institution, Old National Bank, requires utility escrow to Housing Opportunity Program (HOP) mortgagors. **ACTION THIRTEEN :** Engage Vectren to ensure the emergency utility assistance program funds are reaching those who most need the funds. **GOAL:** Upper level management meeting has occurred between DMD and Vectren regarding selection criteria and process. This is also a goal of prevention and diversion of coordinated entry. **Response:** Vectren, a CenterPoint Energy Company, does not have an emergency utility assistance program; however, we have various programs throughout the year that assist customers with a utility barrier. They are: Pay arrangements & extensions If a customer is having difficulty paying their bill in full, Vectren offers various pay arrangements & extensions that can assist customers by breaking their charges down into smaller increments Utility Bill Assistance- LIHEAP Low Income Energy Assistance program that is a federal funded program providing a onetime payment on energy bills for customers with household incomes up to 60% State Median Income or 150% of Federal Poverty level, whichever is higher. Local Community Action Programs administer this program. Medical Certificate This program allows customers who have a health or safety issue of someone in the household to utilize an authorized medical certificate to allow for 10 additional days to avoid disconnection Gift of Energy A payment can be made toward the energy bill of a friend, loved one or neighbor. You do not have to be a customer of Vectren to purchase a Gift of Energy for a Vectren Customer Share the Warmth Vectren established Share the Warmth, a private foundation, to assist income-eligible households with energy conservation measures to reduce their utility bills. Each year Vectren matches all public donations, up to an annual total of \$225,000. Donations may be tax-deductible. Seasonal programs Fall Turn On, Vectren will assist customers with up to \$200 toward their gas bill if their gas is turned off, customer is responsible for any reconnect fees/deposits. Spring Keep Service On, Vectren will assist customers with up to \$200 if their gas bill is in a disconnect status. These programs are on a first come, first serve basis.

Outreach staff partners with any nonprofit agency, faith-based organization or any entity that is assisting Vectren customers with their utility bill. We attend agency meetings, resource fairs and neighborhood events to ensure customers have our customer service brochures, energy savings tips and any special programs that are being offered. **ACTION FOURTEEN :** Convene an annual roundtable discussion with partners regarding progress on affirmatively further fair housing. **GOAL:** Roundtable discussion held and report for HUD is generated from discussion. The City convenes the annual roundtable discussion with partners through email, where information is provided.

CR-40 - Monitoring 91.220 and 91.230

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

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

The CD Specialists perform a risk analysis worksheet which is a scoring method used to evaluate the agency's program performance in three categories. The risk analysis evaluation is performed for Grant Management, Financial Management and Implementation and Services.

The CD Specialists create the initial monitoring letter to all subrecipients detailing the monitoring process and requesting the subrecipient to complete a remote monitoring form and to submit files and program documents via flash drive. CD Specialists perform the review of the information provided for compliance with all CDBG regulations. Based on the risk analysis and remote monitoring process, CD Specialists then determine whether a program needs to be monitored on-site.

The subrecipient is monitored on-site to confirm the terms of the grant agreement and HUD regulations are being met. Any areas of concern identified in the risk analysis or remote monitoring review are discussed during the on-site visit. Contract compliance and financial processes are reviewed with the subrecipient and procedures are evaluated to assure compliance with contracts and CDBG regulations.

Following the on-site monitoring visit, a letter communicating the results of the monitoring process is created and sent to the agency within 30 days. If follow-up measures are identified to be taken by the grantee and/or the subrecipient, the subrecipient is then given a 30 day period for implementing corrective actions or making improvements if needed. Following the 30 day corrective action period, DMD will notify the agency on the status of its corrections.

See attached monitoring spreadsheet.

2017 MONITORING REPORT

PROGRAM	AWARD GRANT	ASSIGN CDS	CHDO CIBO	LTR SENT DATE MONITORING	RECEIVED FLASH DR	SCORE RISK ANALYSIS	REQUIRED SITE VISIT	REQUIRED NO SITE VISIT	DATE SITE VISIT	LTR 2 MONITORING	CONCERNS	FINDINGS
Memorial CDC - Santa Fe - 820 Oak St	CE03	SALTON	COO	06/21/19	07/29/19	28	NO		N/A	9/17/2019	None	None
Carver Community Organization Inc. - A.M. Childcare - CBDO	CE03	SALTON	COO	06/21/19	07/29/19	23	NO		N/A	9/17/2019	None	None
Carver Community Organization Inc. - P.M. Childcare - CBDO	CE03	SALTON	COO	06/21/19	07/29/19	23	NO		N/A	9/17/2019	None	None
Carver Community Organization Inc. - Senior Services	CE03	SALTON	COO	06/21/19	07/29/19	26	YES		8/17/2019	9/17/2019	None	None
Carver Community Organization Inc. - Youth Program	CE03	SALTON	COO	06/21/19	07/29/19	23	YES		8/17/2019	9/17/2019	None	None
Boys and Girls Club of Escondido - Future Square	PS-CEDC	SALTON	COO	06/21/19	07/17/19	0	YES		08/14/19	9/13/2019	None	None
Boys and Girls Club of Escondido - Services to Girls	PS-CEDC	SALTON	COO	06/21/19	07/17/19	5	YES		08/14/19	9/13/2019	None	None
ARX Inc. - Crisis Care Program	PS-CEDC	SALTON	COO	06/21/19	07/22/19	3	YES		08/14/19	9/13/2019	None	None
Patchwork Central Inc. - Arts & Events	PS-CEDC	SALTON	COO	06/21/19	07/17/19	5	NO		N/A	9/16/2019	None	None

N:\COMMUNITY DEVELOPMENT MASTER\MONITORING\2018 MONITORING SPREADSHEET 6.20.2019

2018 Monitoring Spreadsheet Page 1

2017 MONITORING REPORT

PROGRAM	AWARD GRANT	ASSIGN CDS	CHDO CIBO	LTR SENT DATE MONITORING	RECEIVED FLASH DR	SCORE RISK ANALYSIS	REQUIRED SITE VISIT	REQUIRED NO SITE VISIT	DATE SITE VISIT	LTR 2 MONITORING	CONCERNS	FINDINGS
Memorial CDC - Santa Fe - 820 Oak St	CE03	SALTON	COO	06/21/19	07/29/19	28	NO		N/A	9/17/2019	None	None
Carver Community Organization Inc. - A.M. Childcare - CBDO	CE03	SALTON	COO	06/21/19	07/29/19	23	NO		N/A	9/17/2019	None	None
Carver Community Organization Inc. - P.M. Childcare - CBDO	CE03	SALTON	COO	06/21/19	07/29/19	23	NO		N/A	9/17/2019	None	None
Carver Community Organization Inc. - Senior Services	CE03	SALTON	COO	06/21/19	07/29/19	26	YES		8/17/2019	9/17/2019	None	None
Carver Community Organization Inc. - Youth Program	CE03	SALTON	COO	06/21/19	07/29/19	23	YES		8/17/2019	9/17/2019	None	None
Boys and Girls Club of Escondido - Future Square	PS-CEDC	SALTON	COO	06/21/19	07/17/19	0	YES		08/14/19	9/13/2019	None	None
Boys and Girls Club of Escondido - Services to Girls	PS-CEDC	SALTON	COO	06/21/19	07/17/19	5	YES		08/14/19	9/13/2019	None	None
ARX Inc. - Crisis Care Program	PS-CEDC	SALTON	COO	06/21/19	07/22/19	3	YES		08/14/19	9/13/2019	None	None
Patchwork Central Inc. - Arts & Events	PS-CEDC	SALTON	COO	06/21/19	07/17/19	5	NO		N/A	9/16/2019	None	None

N:\COMMUNITY DEVELOPMENT MASTER\MONITORING\2018 MONITORING SPREADSHEET 6.20.2019

2018 Monitoring Spreadsheet Page 2

2017 MONITORING REPORT

PROGRAM	AWARD GRANT	ASSIGN CDS	CHDO CDDO	LTR SENT DATE MONITORING	RECEIVED FLASH DR	SCORE RISK ANALYSIS	REQUIRED SITE VISIT	REQUIRED NO SITE VISIT	DATE SITE VISIT	LTR 2 MONITORING	CONCERNS	FINDINGS
Memorial CDC - Hunter Estates - 820 Oak St	CE03											
Conner Community Organization Inc. - A.M. Childcare - CBDO	CE03	SALTON	CE00	06/21/19	07/29/19	28	NO		N/A	9/17/2019	None	None
Conner Community Organization Inc. - P.M. Childcare - CBDO	CE03	SALTON	CE00	06/21/19	07/29/19	23	NO		N/A	9/17/2019	None	None
Conner Community Organization Inc. - Senior Services	CE03	SALTON	CE00	06/21/19	07/29/19	16	YES		8/17/2019	9/17/2019	None	None
Conner Community Organization Inc. - Youth Program	CE03	SALTON	CE00	06/21/19	07/29/19	23	YES		8/17/2019	9/17/2019	None	None
Boys and Girls Club of Evansville - Future Square	PS-CE00	SALTON		06/21/19	07/17/19	0	YES		08/14/19	9/13/2019	None	None
Boys and Girls Club of Evansville - Services to Girls	PS-CE00	SALTON		06/21/19	07/17/19	5	YES		08/14/19	9/13/2019	None	None
ADK Inc. - Crisis Care Program	PS-CE00	SALTON		06/21/19	07/22/19	3	YES		08/14/19	9/13/2019	None	None
Pathwork Central Inc. - Job & Skills	PS-CE00	SALTON		06/21/19	07/17/19	5	NO		N/A	9/16/2019	None	None

N:\COMMUNITY DEVELOPMENT MASTER\MONITORING\2018 MONITORING SPREADSHEET 6.20.2019

2018 Monitoring Spreadsheet Page 3

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

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

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

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

The City of Evansville continues to interconnect with the community through advertised public gatherings and monthly meetings including Traveling City Hall, Neighborhood Association Meetings, Leadership Evansville “VOICE”, and networking with organizations focused on improving the community needs and housing development.

The Community Development Staff supports the Affordable Housing Fund Advisory Committee in making recommendations to the City regarding the development of policies and procedures for the uses of the Affordable Housing Fund. This committee meets bi-monthly per city ordinance. Public notices are published in the Evansville Courier and Press and provided to other media organizations. Notices are posted within the Civic Center Complex with date and time of each meeting. This meeting is made available via live stream on the city website.

The Community Development (CD) Specialist who manages the ESG funds represents the city on numerous boards. They are the facilitator for the Homeless Services Council of Southwestern Indiana which is the local regional council for Southwest Indiana, representing local homeless and community agencies, as well as concerned citizens, dedicated to ending homelessness in the community. This council meets monthly at the same location and time each month. Information regarding the meetings are published through social media, faith based organizations, university publications and the Evansville Vanderburgh Public Library events website. Emails are also sent to social service providers and other interested parties advising them of the meeting dates and times.

CR-45 - CDBG 91.520(c)

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

In 2018, there were no changes in the jurisdiction's program objectives.

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

No

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

CR-50 - HOME 91.520(d)

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

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

In 2019, the Community Development staff inspected 2018 lease documents for three (3) rental leasing offices. Other rental units will be inspected based on the required frequency of onsite monitoring visits. As a result of the monitoring, the following was observed:

ECHO—DMD monitored the Veteran Housing Project located at 120 E. Michigan containing 27 HOME assisted units. The project files were well organized with income eligible tenants occupying the units. No concerns and no findings.

United Caring Shelters—DMD monitored the remaining 10 units. UCS follows the regulations provided by Evansville Housing Authority which also keeps them in compliance with HOME affordability period regulations. No concerns and no findings.

Memorial Community Development Corporation – September 12, 2019, DMD monitored tenant records for the following nine (9) HOME rental projects at the leasing office at 920 Oak , 401-417 E. Walnut, 507-527 Walnut, 501 SE Tenth, 421-435 S. Morton, 920 Oak, 428 Morton, 1702 S. Elliott, 1129 Adams, and 1107 Adams. All project files were well organized with income eligible tenants occupying the units. Most rents were subsidized and affordable for the tenants.

In 2019 Glenn Schoenbachler was hired as the new Department of Metropolitan Development Rehab Inspector, replacing Jim Sands. Mr. Schoenbachler inspected seventeen (17) rental properties.

See attached monitoring sheet

[illegible]

OMB Control No: 2506-0117 (exp. 06/30/2018)

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)

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

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

CAPER

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

Program income did not apply to this category during 2018.

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

In 2018, the City of Evansville allocated \$415,000 of Community Development Block Grant (CDBG) funds and \$636,655 to HOME Investment Partnerships funds to the following affordable housing projects:

AGENCY	HSG. PROGRAM	FUND TYPE	ALLOCATION
AURORA	TBRA – Re-entry	HOME	\$76,655
CAPE	NEW CONSTRUCTION RENTAL	HOME	\$160,000
HOPE	NEW CONSTRUCTION RENTAL	HOME	\$200,000
HOPE	DOWN PAYMENT ASSISTANCE	CDBG	\$50,000
HOPE	HOUSING COUNSELING	CDBG	\$15,000
MEMORIAL	EMERGENCY HOME REPAIR	CDBG	\$350,000
MEMORIAL	RENTAL REHAB	HOME	\$200,000

The City's 2018 program year began July 1, 2018 and ended on June 30, 2019. During the program year, the agencies worked on completing 2017 program year projects and preparing the 2018 housing projects to become shovel ready. One obstacle observed by the City was that several of the projects were located in the Super Fund Site, where the Environmental Protection Agency (EPA) had not remediated the land where the projects sat or would be sitting.

HOPE of Evansville, Inc. received LIHTC financing in the amount of \$1M from the Indiana Housing Community Development Authority to develop the Homes of Evansville Phase II project with a projected budget of \$10,639,613 to construct sixty (60) affordable housing units; 30 rental units including 12 permanent supportive housing units, 10 duplexes, and 20 single-family homes.

The City supports the development of this new housing opportunity as it conforms to the Evansville-Vanderburgh County Comprehensive Plan 2015-2035, which calls for new housing units, targeting populations below 80% AMI. HOME Investment Partnerships Funding allocated to this project is \$2,000,000. In addition, this project reclaims many previously blighted sites in the central city neighborhood and provides new infill housing in Census Tracts 12, 13, and 15.

Agency projects that were completed in IDIS with prior-year funds during the 2018 program year included:

AGENCY	HSG. PROGRAM	FUND TYPE	EXPENDITURE	# SERVED
AURORA	TBRA- Re-entry	HOME	38,328	12
CAPE	OWNER OCCUPIED	HOME	23,725	1
DMD	CORE REHAB	CDBG	69,898	4
HOPE	DPA	HOME	8,000	4
HOPE	DPA	CDBG	18,960	10
HOPE	HSG. COUNSELING	CDBG	15,000	215
MEMORIAL	EMERGENCY HOME REPAIR	CDBG	350,000	18

Other projects near completion during the 2018 program year included Memorial CDC's development of 1800 Culver, a homebuyer rehab and 200 Sweetser built by Advantix, Inc., a lease-to-own project that included some labor performed by the Youth Build Program. The City anticipates the completion of the 2018 housing projects to occur in 2020.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

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

ESG Secondary Contact

Prefix	Mr
First Name	Kelley
Last Name	Coures
Suffix	0
Title	Executive Director

CAPER

44

Phone Number	8124367806
Extension	0
Email Address	kcoures@evansville.in.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

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

Subrecipient or Contractor Name: AURORA, INC.

City: Evansville

State: IN

Zip Code: 47714, 1029

DUNS Number: 111338609

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110844

Subrecipient or Contractor Name: ALBION FELLOWS BACON CENTER

City: Evansville

State: IN

Zip Code: 47731,

DUNS Number: 809045164

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 19153

Subrecipient or Contractor Name: HOUSE OF BREAD AND PEACE

City: Evansville

State: IN

Zip Code: 47713, 1643

DUNS Number: 033629861

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 12500

Subrecipient or Contractor Name: OZANAM FAMILY SHELTER CORPORATION

City: Evansville

State: IN

Zip Code: 47710, 2162

DUNS Number: 804034270

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 17600

Subrecipient or Contractor Name: UNITED CARING SHELTERS

City: Evansville

State: IN

Zip Code: 47708, 1304

DUNS Number: 861222677

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 37120

Subrecipient or Contractor Name: YWCA OF EVANSVILLE

City: Evansville

State: IN

Zip Code: 47708, 1213

DUNS Number: 841695950

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 20000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

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

Table 23 – Special Population Served

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

10. Shelter Utilization

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

Table 24 – Shelter Capacity

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

Our numbers continue to remain at capacity. IHCD has not updated the Housing Inventory Chart since 2018. There were approximately 550 beds and units available. Our shelters stay at capacity or near capacity all the time, vacancies reflect turnover between clients. The number of beds is artificially higher than availability due to units being able to have anywhere from a couple to a family of eight. There were at least 450 beds and units for emergency shelter on the Housing Inventory Chart (HIC). There were approximately 100 beds and units available for transitional housing on the Housing Inventory Chart. Inventory numbers are estimated due to the flexibility of units to be able to add beds.

According to the 2019 Point in Time Count (PIT) results, there were a total of 477 persons homeless in Region 12. There were 343 persons in emergency shelter, 46 in transitional housing, and at least 44 unsheltered. Street counts are an undercount. There were 433 households. This does not include permanent supportive housing. HMIS, PIT, and HIC data are compiled by IHCD.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	7,509	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	7,509	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	10,165	64,760
Operations	0	4,356	27,755
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	14,521	92,515

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	14,640
HMIS	0	0	0
Administration	0	5,000	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	0	27,030	107,155

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	5,000	63,500
State Government	0	0	565,219
Local Government	0	0	212,402
Private Funds	0	25,000	607,083

Other	0	0	295,481
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	30,000	1,743,685

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	0	57,030	1,850,840

Table 31 - Total Amount of Funds Expended on ESG Activities