

Grantee: Evansville, IN

Grant: B-08-MN-18-0003

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-18-0003

Obligation Date:**Grantee Name:**

Evansville, IN

Award Date:**Grant Amount:**

\$3,605,204.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

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

Recovery Needs:

The City of Evansville will address NSP requirements for the distribution and uses of the \$3.6 million allocated to the City through a combination of financing mechanisms for home buyers, acquisition of foreclosed homes, demolition of blighted structures and rehabilitation and new construction programs within the target areas.

Financing mechanisms will utilize \$400,000 of NSP funds to aid homebuyers between 80 and 120% AMI by providing funds to buy down mortgages for previously foreclosed on and subsequently reduce the need for these borrowers to resort to subprime mortgages for financing homes. The Department of Metropolitan Development already partners with Community Action Program of Evansville (CAPE) and HOPE of Evansville to provide down payment assistance. NSP funds will be used to supplement the \$5,000 maximum down payment currently available to cover the gap between development costs and actual appraised values. This program will not only eliminate subprime mortgages but will also address the foreclosure risk and rates by aiding new homebuyers with lower mortgage payments.

Five hundred thousand dollars has been earmarked for demolition of blighted structures in the Evansville NSP expenditure plan. Funds will be used by City Code Enforcement to remove slum and blight throughout the numerous eligible census tract block groups. High vacancy rates and the elevated number of abandoned homes are contributing factors to the decline of neighborhoods, further exacerbating the decline of property values. Prior

program evaluations reveal poor construction of homes, older declining housing stock, sub-standard/non-existent maintenance, etc. in the eligible block groups. The elimination of blighted housing will increase the overall value of the housing stock and increase property values in the eligible neighborhoods and decrease the likelihood of abandonment. It is estimated that 75-100 blighted homes will be demolished with NSP funds.

Acquisition of foreclosed properties will be conducted by the Evansville Redevelopment Commission (ERC) and Evansville Brownfields Corp. (EBC). This component will utilize \$400,000 of NSP funds. Property foreclosures are completed after sheriff sales and typically it is the mortgage holder who buys the foreclosed property at the sheriff sales. Therefore, both the ERC and EBC will use GIS software to map the location of all properties listed for sheriff sales. Those properties within the eligible block groups will be evaluated for potential acquisition from the likely buyer (mortgage holder). Lenders will be contacted regarding their foreclosed properties within the target areas, these properties will be earmarked for potential acquisition.

The bulk of the City NSP funding, \$1.9 million, will be for rehabilitation of existing homes and new home construction to improve the overall appeal of the targeted areas and increase marketable housing stock. The result will be increased mixed income neighborhoods, higher housing values, stable homeownership via competitive fixed rate mortgages and reasonable terms, etc. These actions will dilute the foreclosure rate, minimize subprime mortgages and decrease the foreclosure risk, while actively removing foreclosed properties from the current inventory. A minimum of \$901,301 of these funds will be utilized to provide rental and homeownership opportunities to families at or below 50% AMI.

The rehabilitation and new construction will be managed both in-house by DMD staff, as well as with partner entities such as the Affordable Housing Task Force (for low income and special populations) and market rate housing by private entities and non-profit agencies.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,071,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,071,000.00
Program Funds Drawdown	\$66,759.46	\$786,496.76
Obligated CDBG DR Funds	\$545,000.00	\$2,345,000.00
Expended CDBG DR Funds	\$50,407.68	\$779,049.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$540,780.60	\$0.00
Limit on Admin/Planning	\$360,520.40	\$3,475.47
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Staff currently surveying areas and properties to commit the balance of funds by late spring. Staff scheduled to meet with consultants to determine technical assistance needs. All ongoing projects continue to progress.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
065-111Ac, Land Banking	\$0.00	\$75,000.00	\$0.00
065-111Ad, Administration	\$9,745.96	\$360,520.00	\$16,665.26
065-111D, Demolition	\$33,585.00	\$500,000.00	\$81,403.00
065-111F, Financing Mechanisms	\$0.00	\$400,000.00	\$0.00
065-111N, Acquisition for Reconstruction	\$23,428.50	\$1,450,000.00	\$688,428.50
065-111R, Acquisition for Rehabilitation	\$0.00	\$819,684.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 01

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

065-111Ad

Projected Start Date:

03/19/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2011

Responsible Organization:

Dept. Metropolitan Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$1,051.18	\$7,970.48
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$1,051.18	\$3,475.47
Dept. Metropolitan Development	\$1,051.18	\$3,475.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration

Location Description:

City of Evansville

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 02

Activity Title: Memorial Support

Activity Category:

Administration

Project Number:

065-111Ad

Projected Start Date:

04/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/30/2010

Responsible Organization:

Memorial Community Development Corporation

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$70,000.00

Total CDBG Program Funds Budgeted

N/A

\$70,000.00

Program Funds Drawdown

\$8,694.78

\$8,694.78

Obligated CDBG DR Funds

\$70,000.00

\$70,000.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administrative Support

Location Description:

Memorial CDC

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
 Total Other Funding Sources

Grantee Activity Number:	03
Activity Title:	Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

065-111D

Project Title:

Demolition

Projected Start Date:

05/01/2009

Projected End Date:

03/30/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

Dept. Metropolitan Development

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$33,585.00	\$81,403.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$18,090.00	\$79,308.00
Dept. Metropolitan Development	\$18,090.00	\$79,308.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

three blighted/abandoned properties were demolished

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	16/75

Activity Locations

Address	City	State	Zip
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208 Madison	Evansville	NA	47713
400-402 Jefferson	Evansville	NA	47713
207 Jefferson	Evansville	NA	47713

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 05

Activity Title: Landbanking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

065-111Ac

Projected Start Date:

05/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/30/2011

Responsible Organization:

Evansville Brownfields Corporation

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$75,000.00	\$75,000.00
Expended CDBG DR Funds	\$7,838.00	\$7,838.00
Evansville Brownfields Corporation	\$7,838.00	\$7,838.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of properties in target area to be land banked for future NSP eligible uses.

Location Description:

Designated Front Door Pride ARea

Activity Progress Narrative:

One foreclosed property was purchased from Fannie Mae

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	6/10

Activity Locations

Address	City	State	Zip
424 Jefferson	Evansville	NA	47713
400-402 Jefferson	Evansville	NA	47713

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 06

Activity Title: Southwestern Mental Health

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

065-111R

Project Title:

Acquisition for Rehabilitation

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Southwestern Healthcare, Inc.

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$237,500.00
Total CDBG Program Funds Budgeted	N/A	\$237,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of a foreclosed 22 unit apartment complex to be rehabilitated and rented to special needs low-income individuals.

Location Description:

111 Washington Avenue

Activity Progress Narrative:

Environmental review currently underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	21/22

Activity Locations

Address	City	State	Zip
111 Washington Ave	Washington Ave	NA	47713

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 07

Activity Title: Habitat Glenwood Development

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

065-111N

Project Title:

Acquisition for Reconstruction

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat of Evansville

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$550,000.00
Total CDBG Program Funds Budgeted	N/A	\$550,000.00
Program Funds Drawdown	\$0.00	\$165,000.00
Obligated CDBG DR Funds	\$0.00	\$550,000.00
Expended CDBG DR Funds	\$0.00	\$165,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition, demolition and redevelopment of properties in the Glenwood Area to be sold to income eligible households.

Location Description:

Southside of Evansville

Activity Progress Narrative:

Property has been rezoned from commercial to residential use. Agency is seeking bids for demolition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/50
# of Households benefitting	0	0	0	0/50	0/0	0/50

Activity Locations

Address

1813-1901 Shadewood

City

Evansville

State

NA

Zip

47713

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

065-111N

Project Title:

Acquisition for Reconstruction

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

HOPE of Evansville, Inc.

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$500,000.00

Total CDBG Program Funds Budgeted

N/A

\$500,000.00

Program Funds Drawdown

\$0.00

\$500,000.00

Obligated CDBG DR Funds

\$0.00

\$500,000.00

Expended CDBG DR Funds

\$0.00

\$500,000.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

New construction and reconstruction of housing units to be sold to income eligible families

Location Description:

Designated Neighborhood Pride area located near downtown Evansville

Activity Progress Narrative:

Eight homes are currently under construction. Two homes are near completion and purchase agreements have been executed on two homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	8/8
# of Households benefitting	0	0	0	0/6	0/2	0/8

Activity Locations

Address	City	State	Zip
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1217 Culver Dr.	Evansville	NA	47713
1221 Culver Dr.	Evansville	NA	47713
1201 Culver Dr.	Evansville	NA	47713
28 Washington Ave.	Evansville	NA	47713
105 Madison Ave	Evansville	NA	47713
401 SE Third St.	Evansville	NA	47713
1228 Culver Dr.	Evansville	NA	47713
303 Jefferson Ave.	Evansville	NA	47713

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 09

Activity Title: Akin Park Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

065-111N

Project Title:

Acquisition for Reconstruction

Projected Start Date:

10/15/2009

Projected End Date:

10/15/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Memorial Community Development Corporation

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$23,428.50	\$23,428.50
Obligated CDBG DR Funds	\$400,000.00	\$400,000.00
Expended CDBG DR Funds	\$23,428.50	\$23,428.50
Memorial Community Development Corporation	\$23,428.50	\$23,428.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition, demolition and redevelopment of two properties located in the Akin Park Neighborhood Association

Location Description:

Akin Park Neighborhood

Activity Progress Narrative:

Two foreclosed properties in the Akin Park Neighborhood area have been purchased to be demolished and reconstructed. Environmental review is in complete and agency is seeking bids to demolish the structures on the properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/2
# of housing units	0	0	2	0/0	0/0	2/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

Activity Locations

Address	City	State	Zip
1023 Adams Ave.	Evansville	NA	47713
1025 Adams Ave.	Evansville	NA	47713

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
