

Grantee: Evansville, IN

Grant: B-08-MN-18-0003

April 1, 2010 thru June 30, 2010 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:

Tonya Turnley

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

The City of Evansville will address NSP requirements for the distribution and uses of the \$3.6 million allocated to the City through a combination of financing mechanisms for home buyers, acquisition of foreclosed homes, demolition of blighted structures and rehabilitation and new construction programs within the target areas. Financing mechanisms will utilize \$400,000 of NSP funds to aid homebuyers between 80 and 120% AMI by providing funds to "buy down" mortgages for previously foreclosed on and subsequently reduce the need for these borrowers to resort to subprime mortgages for financing homes. The Department of Metropolitan Development already partners with Community Action Program of Evansville (CAPE) and HOPE of Evansville to provide down payment assistance. NSP funds will be used to supplement the \$5,000 maximum down payment currently available to cover the gap between development costs and actual appraised values. This program will not only eliminate subprime mortgages but will also address the foreclosure risk and rates by aiding new homebuyers with lower mortgage payments. Five hundred thousand dollars has been earmarked for demolition of blighted structures in the Evansville NSP expenditure plan. Funds will be used by City Code Enforcement to remove slum and blight throughout the numerous eligible census tract block groups. High vacancy rates and the elevated number of abandoned homes are contributing factors to the decline of neighborhoods, further exacerbating the decline of property values. Prior program evaluations reveal poor construction of homes, older declining housing stock, sub-standard/non-existent maintenance, etc. in the eligible block groups. The elimination of blighted housing will increase the overall value of the housing stock and increase property values in the eligible neighborhoods and decrease the likelihood of abandonment. It is estimated that 75 – 100 blighted homes will be demolished with NSP funds. Acquisition of foreclosed properties will be conducted by the Evansville Redevelopment Commission (ERC) and Evansville Brownfields Corp. (EBC). This component will utilize \$400,000 of NSP funds. Property foreclosures are completed after sheriff sales and typically it is the mortgage holder who buys the foreclosed property at the sheriff sales. Therefore, both the ERC and EBC will use GIS software to map the location of all properties listed for sheriff sales. Those properties within the eligible block groups will be evaluated for potential acquisition from the likely buyer (mortgage holder). Lenders will be contacted regarding their foreclosed properties within the target areas, these properties will be earmarked for potential acquisition. The bulk of the City NSP funding, \$1.9 million, will be for rehabilitation of existing homes and new home construction to improve the overall appeal of the targeted areas and increase marketable housing stock. The result will be increased mixed income neighborhoods, higher housing values, stable homeownership via competitive fixed rate mortgages and reasonable terms, etc. These actions will dilute the foreclosure rate, minimize subprime mortgages and decrease the foreclosure risk, while actively removing foreclosed properties from the current inventory. A minimum of \$901,301 of these funds will be utilized to provide rental and homeownership opportunities to families at or

below 50% AMI. The rehabilitation and new construction will be managed both in-house by DMD staff, as well as with partner entities such as the Affordable Housing Task Force (for low income and special populations) and market rate housing by private entities and non-profit agencies.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,605,204.00
Total CDBG Program Funds Budgeted	N/A	\$3,605,204.00
Program Funds Drawdown	\$167,781.98	\$1,037,497.79
Obligated CDBG DR Funds	(\$312,500.00)	\$2,121,000.00
Expended CDBG DR Funds	\$0.00	\$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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$46,653.37
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$901,301.00	\$931,013.00

Overall Progress Narrative:

All funds have been budgeted toward an activity. Grantee is in the process of completing agreements to have all funds committed before August 30th.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
065-111Ac, Land Banking	\$57,533.76	\$75,000.00	\$65,371.76
065-111Ad, Administration	\$21,294.36	\$360,520.00	\$46,653.37
065-111D, Demolition	\$40,345.00	\$500,000.00	\$157,156.00
065-111F, Financing Mechanisms	\$0.00	\$400,000.00	\$0.00
065-111N, Acquisition for Reconstruction	\$108.86	\$1,450,000.00	\$554,816.66
065-111R, Acquisition for Rehabilitation	\$48,500.00	\$819,684.00	\$213,500.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 01

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

065-111Ad

Project Title:

Administration

Projected Start Date:

03/19/2009

Projected End Date:

02/28/2011

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Dept. Metropolitan Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$212,546.26
Total CDBG Program Funds Budgeted	N/A	\$212,546.26
Program Funds Drawdown	\$6,534.76	\$16,745.04
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$0.00	\$3,475.47
Dept. Metropolitan Development	\$0.00	\$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:

Grantee continued oversight of general NSP program operations. One staff person received HUD and lead training and another was recertified in lead supervision and risk assessment. Grantee also continued to work with community organizations to market program and newly developed units.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 02

Activity Title: Memorial Support

Activity Category:

Administration

Project Number:

065-111Ad

Projected Start Date:

04/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Memorial Community Development Corporation

Overall

Apr 1 thru Jun 30, 2010

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	\$5,384.60	\$20,533.33
Obligated CDBG DR Funds	\$0.00	\$70,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Memorial Community Development Corporation	\$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:

Staff continued to survey areas and property in Akin Park and surrounding areas. Estimates were obtained for demolitions and asbestos removal. 5 potential sites were identified for possible future development.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 03

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

065-111D

Projected Start Date:

05/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Dept. Metropolitan Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$602,980.00
Total CDBG Program Funds Budgeted	N/A	\$602,980.00
Program Funds Drawdown	\$40,345.00	\$157,156.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$0.00	\$79,308.00
Dept. Metropolitan Development	\$0.00	\$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:

Contracts have been executed to demolish 80 blighted properties in the designated areas of greatest need. To date, twenty-four have been demolished. Five properties were demolished during the report period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	21/134
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
273 Washington Ave	Evansville	NA	47713
201-205 Madison Ave	Evansville	NA	47713
212-214 Madison Ave.	Evansville	NA	47713
203 Jefferson Ave	Evansville	NA	47713
320 Washington 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: 04

Activity Title: General Acquisition

Activity Category:

Acquisition - general

Project Number:

065-111Ac

Projected Start Date:

05/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Evansville Brownfields Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$80,164.74
Total CDBG Program Funds Budgeted	N/A	\$80,164.74
Program Funds Drawdown	\$54,045.76	\$61,883.76
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Dept. Metropolitan Development	\$0.00	\$0.00
Evansville Brownfields Corporation	\$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:

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

Location Description:

Designated Front Door Pride Area

Activity Progress Narrative:

Two properties were acquired. Activities were updated and corrected after the funds were drawn, so the voucher correction will be reflected in the third quarter QPR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/40
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/40	
# of Multifamily Units	0		0/0	
# of Singlefamily Units	0		0/40	

Beneficiaries Performance Measures

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

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

Activity Locations

Address	City	State	Zip
1223 Culver Avenue	Evansville	NA	47713
1203 Parrett 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: 05

Activity Title: Disposition

Activity Category:

Disposition

Project Number:

065-111Ac

Projected Start Date:

05/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Evansville Brownfields Corporation

Overall

Apr 1 thru Jun 30, 2010

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	\$3,488.00	\$3,488.00
Obligated CDBG DR Funds	\$0.00	\$75,000.00
Expended CDBG DR Funds	\$0.00	\$7,838.00
Evansville Brownfields Corporation	\$0.00	\$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:

Disposition of NSP eligible properties in target area which are land banked for future NSP eligible uses.

Location Description:

Designated Front Door Pride Area

Activity Progress Narrative:

This activity was originally set up incorrectly, combining two separate activities. This was corrected during the report period by separating the activities into landbanking acquisition and disposition. Voucher corrections will be made during the next quarter to move acquisition costs that were drawn under disposition to the correct activity number. During the report period, we continued the maintenance of 22 landbanked properties through mowing, trash removal, etc.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/57

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/57
# of Multifamily Units	0	0/0

of Singlefamily Units

0

0/57

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 06

Activity Title: Southwestern Mental Health

Activity Category:

Acquisition - general

Project Number:

065-111R

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Southwestern Healthcare, Inc.

Overall

Apr 1 thru Jun 30, 2010

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	\$48,500.00	\$213,500.00
Obligated CDBG DR Funds	\$237,500.00	\$237,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Southwestern Healthcare, Inc.	\$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:

101,121, and 127 Washington Avenue, Washington Court Apartments.

Activity Progress Narrative:

A developers agreement was executed during the first quarter to obligate the funds. The environmental review was completed during the reporting period and the 22 unit property located at 111 Washington Avenue was acquired. SW Mental Health is working with Historic Preservation Officer to finalize rehabilitation plans so that they can begin work.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		21/0	

Beneficiaries Performance Measures

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/22	0/0	0/22	0
# Renter Households	0	0	0	0/22	0/0	0/22	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 07

Activity Title: Habitat Glenwood Development

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111N

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/28/2010

Completed Activity Actual End Date:

Responsible Organization:

Habitat of Evansville

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$550,000.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$165,000.00
Habitat of Evansville	\$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. Project cancelled due to ineligibility

Location Description:

Southside of Evansville

Activity Progress Narrative:

Habitat was unable to meet the guidelines set by the NSP program and the activity was closed. The funds expended on the property acquisition under this activity were returned to DMD and utilized toward the acquisition of the Washington Court property (activity 06) - another LH-25 activity.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/0	0/0	0/0	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 08

Activity Title: INTR Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

065-111N

Project Title:

Acquisition for Reconstruction

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

HOPE of Evansville, Inc.

Overall

Apr 1 thru Jun 30, 2010

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
HOPE of Evansville, Inc.	\$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:

A developers agreement was executed in 2009 with HOPE of Evansville, Inc. to obligate the funds. All 8 homes have been completed. Properties were developed at 28 Washington Avenue, 401 SE Third Street, 301 Jefferson Ave, 105 Madison Avenue, 1228 Culver Avenue, 1221 Culver Avenue, 1217 Culver Avenue and 1201 Culver Avenue. Second property was sold during the quarter. The remaining six homes are being marketed to the community to attract a buyer.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		9/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	1	1	0/6	1/2	1/8	100.00
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Activity Locations

Address	City	State	Zip
401 SE Third ST.	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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Memorial Community Development Corporation

Overall

Apr 1 thru Jun 30, 2010

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	\$108.86	\$54,816.66
Obligated CDBG DR Funds	\$0.00	\$400,000.00
Expended CDBG DR Funds	\$0.00	\$23,428.50
Memorial Community Development Corporation	\$0.00	\$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:

In order to obligate the funds, a developers agreement was signed with Memorial Community Development Corporation in 2009 to acquire and rehabilitate 2 properties at 1023 and 1025 S. Adams. Demolition and lead/asbestos remediation is complete. Bid specifications are near completion. Bidding will be complete and agreements for rehabilitation executed during the third quarter.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 10

Activity Title: HOPE Admin

Activity Category:

Administration

Project Number:

065-111Ad

Projected Start Date:

01/01/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

HOPE of Evansville, Inc.

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$38,500.00
Total CDBG Program Funds Budgeted	N/A	\$38,500.00
Program Funds Drawdown	\$9,375.00	\$9,375.00
Obligated CDBG DR Funds	\$0.00	\$38,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
HOPE of Evansville, Inc.	\$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:

The City of Evansville will engage HOPE of Evansville to perform certain services related to and in furtherance of housing development within the City of Evansville's designated Neighborhood Pride area. The services will include but are not limited to: Acquisition, Rehabilitation/New Construction, Asset Management/Disposition, client verification, credit checks, and Program Administration.

Location Description:

NSP Target Areas

Activity Progress Narrative:

Staff continued to market the program and remaining 6 newly constructed homes. Marketing included flyers, a press conference and housing fair. Intake and verification (credit check/ analysis, etc.) done on 15 households.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 11
Activity Title: 1165 Evans

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111R

Projected Start Date:

03/08/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Dept. Metropolitan Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$65,000.00
Total CDBG Program Funds Budgeted	N/A	\$65,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$50,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Dept. Metropolitan Development	\$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:

Funds will be used to assist a very low income individual (below 50% AMI) purchase and rehab a foreclosed property for her primary residence.

Location Description:

1165 S. Evans Avenue

Activity Progress Narrative:

Agreements have been signed and Environmental review is complete for a foreclosed property located at 1165 S. Evans Avenue. A buyer is in place and has been verified income eligible. Closing on property is scheduled for July and rehabilitation will begin in August. In order to obligate the funds, a project agreement was executed between the buyer and DMD, and a mortgage will be executed for the funds for the acquisition and rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 12

Activity Title: ECHO New Construction

Activity Category:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

08/01/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

ECHO Housing Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$332,342.00
Total CDBG Program Funds Budgeted	N/A	\$332,342.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
ECHO Housing Corporation	\$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:

Funds will be used to construct two homes in the jacobsville redevelopment area to be sold to very low income families.

Location Description:

Jacobsville Redevelopment Area

Activity Progress Narrative:

Properties have been identified and grantee is working with the developers and attorneys to transfer property. Preliminary designs have been completed and agreements will be executed in July.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 13

Activity Title: Memorial New Construction

Activity Category:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

07/15/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Memorial Community Development Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$166,171.00
Total CDBG Program Funds Budgeted	N/A	\$166,171.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Memorial Community Development Corporation	\$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:

Funds will be used to construct 1 home in the Glenwood Redevelopment area to be sold to a very low income household.

Location Description:

Glenwood Redevelopment Area

Activity Progress Narrative:

Property has been identified. Grantee is working with developer and attorney to transfer the property and agreement will be executed in July.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 14

Activity Title: HOPE New Construction

Activity Category:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

07/15/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

HOPE of Evansville, Inc.

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$260,000.00
Total CDBG Program Funds Budgeted	N/A	\$260,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
HOPE of Evansville, Inc.	\$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:

Funds will be used to construct 1 home to be sold to a very low income household.

Location Description:

Designated Neighborhood Pride Redevelopment Area/Arts District

Activity Progress Narrative:

Five potential properties have been identified. Grantee and developer are reviewing potential properties to determine which one will be developed. Plans will be finalized and agreements executed in late July

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 16

Activity Title: Williams' House

Activity Category:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

07/01/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Memorial Community Development Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$110,000.00
Total CDBG Program Funds Budgeted	N/A	\$110,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Memorial Community Development Corporation	\$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:

Funds will be used to construct one home in the Glenwood Redevelopment area to be sold to a household at or below 120% AMI

Location Description:

Glenwood Redevelopment Area

Activity Progress Narrative:

Property for development and potential buyer have been identified. Verification of buyer eligibility is underway and agreements will be executed in July and August.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 17

Activity Title: ECHO Conversion

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

065-111R

Project Title:

Acquisition for Rehabilitation

Projected Start Date:

08/01/2010

Projected End Date:

05/30/2011

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

ECHO Housing Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$125,000.00
Total CDBG Program Funds Budgeted	N/A	\$125,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
ECHO Housing Corporation	\$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:

Funds will be used to acquire and convert a vacant 2 unit home back to it's original single family state to be sold to an income eligible family.

Location Description:

Neighborhood Pride Redevelopment Area/Arts District

Activity Progress Narrative:

Preliminary rehab specifications and historical review are underway. Agreements will be executed in late July and rehabilitation will begin in the fall.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
