

Grantee: Evansville, IN

Grant: B-08-MN-18-0003

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-08-MN-18-0003

Obligation Date:**Award Date:****Grantee Name:**

Evansville, IN

Contract End Date:**Review by HUD:**

Reviewed and Approved

LOCCS Authorized Amount:

\$3,605,204.00

Grant Status:

Active

QPR Contact:

Kelly Coures

Estimated PI/RL Funds:

\$130,000.00

Total Budget:

\$3,735,204.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Evansville analyzed four data sets provided by HUD: risk of foreclosure, subprime loans, foreclosure rates and vacancy rates, by utilizing Geographic Information Systems (GIS) computer mapping software. The eligible census block groups were mapped with each of the data sets. The boundaries of existing focus areas (CDBG Focus Area and Front Door Pride area) were then compared to the block group data, to determine the geographic areas of greatest need within the City. In general, this methodology concluded that the areas of greatest need are the same as the City's already defined focus areas, which includes census tracts 11, 12, 13, 14, 15, 17, 19, 220, 21,25 and 26. The focus areas are identified in the City of Evansville's 2005 – 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-

Distribution and Uses of Funds:

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	\$3,728,411.50
Total Budget	\$0.00	\$3,728,411.50
Total Obligated	\$0.00	\$3,728,411.50
Total Funds Drawdown	\$8,285.43	\$3,621,454.52
Program Funds Drawdown	\$2,781.95	\$3,500,930.53
Program Income Drawdown	\$5,503.48	\$120,523.99
Program Income Received	\$4,478.18	\$126,057.69
Total Funds Expended	\$8,285.43	\$3,624,810.87
Match Contributed	\$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	\$143,003.50
Limit on State Admin	\$0.00	\$143,003.50

Progress Toward Activity Type Targets



Progress Toward National Objective Targets

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

Overall Progress Narrative:

We continue to move towards closure of the last properties for sale that were NSP funded. The slow housing market and difficulty in obtaining mortgages by low/mod income persons has hampered the effort, but we are confident that within the near term the agencies will have beneficiaries in the two remaining homes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
065-111Ac, Land Banking	\$12.00	\$174,372.24	\$151,281.00
065-111Ad, Administration	\$450.00	\$159,546.26	\$134,258.97
065-111D, Demolition	\$0.00	\$702,265.00	\$672,314.00
065-111N, Acquisition for Reconstruction	\$444.95	\$2,059,626.20	\$1,967,909.52
065-111R, Acquisition for Rehabilitation	\$1,875.00	\$634,476.80	\$575,167.04



Activities

Project # / Title: 065-111Ac / Land Banking

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 ()

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

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$83,164.74

Total Budget

\$0.00

\$83,164.74

Total Obligated

\$0.00

\$83,164.74

Total Funds Drawdown

\$0.00

\$80,165.50

Program Funds Drawdown

\$0.00

\$80,165.50

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$80,164.74

 Dept. Metropolitan Development

\$0.00

\$80,164.74

 Evansville Brownfields Corporation

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

Designated Front Door Pride Area

Activity Progress Narrative:

The City of Evansville acquired 46 total properties through the Department of Metropolitan Development and the Evansville Brownfield Corporation. DMD 42 parcels, and EBC 4 parcels. Brownfield sold 2 to CHDO's for new homes. DMD has sold 22: 5 to CHDOs for new homes (and 1 rehab) plus 16 to the NRP group for the 40 Homes of Evansville project, a tax credit



development which attracted \$9.6 million in private investment into the city. All 40 homes are now occupied.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	46		92/46	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	46		46/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			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 Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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

Activity Status:

Under Way

Project Number:

065-111Ac

Project Title:

Land Banking

Projected Start Date:

05/01/2009

Projected End Date:

04/30/2011

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Evansville Brownfields Corporation

Program Income Account:

Disposition of Property

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$91,207.50
Total Budget	\$0.00	\$91,207.50
Total Obligated	\$0.00	\$91,207.50
Total Funds Drawdown	\$5,010.00	\$81,217.50
Program Funds Drawdown	\$12.00	\$71,115.50
Program Income Drawdown	\$4,998.00	\$10,102.00
Program Income Received	\$2,142.00	\$7,246.00
Total Funds Expended	\$5,010.00	\$79,981.50
Evansville Brownfields Corporation	\$5,010.00	\$79,981.50
Match Contributed	\$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:

expenses for mowing/maintenance and insurance

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	46/57

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	46/57
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	46/57

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	

Project # / Title: 065-111Ad / Administration

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:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Dept. Metropolitan Development

Program Income Account:

DMD Admin

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$158,310.76

Total Budget

\$0.00

\$158,310.76



Total Obligated	\$0.00	\$159,546.26
Total Funds Drawdown	\$549.18	\$143,003.50
Program Funds Drawdown	\$450.00	\$134,258.97
Program Income Drawdown	\$99.18	\$8,744.53
Program Income Received	\$99.18	\$8,763.37
Total Funds Expended	\$549.18	\$141,466.63
Dept. Metropolitan Development	\$549.18	\$141,466.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Program Administration

Location Description:

City of Evansville

Activity Progress Narrative:

these were miscellaneous fees paid.

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

Project # / Title: 065-111N / Acquisition for Reconstruction

Grantee Activity Number:

09

Activity Title:

Akin Park Redevelopment



Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111N

Projected Start Date:

10/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Memorial CDC

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

10/15/2010

Completed Activity Actual End Date:**Responsible Organization:**

Memorial Community Development Corporation

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$441,235.50
Total Budget	\$0.00	\$441,235.50
Total Obligated	\$0.00	\$440,000.00
Total Funds Drawdown	\$851.25	\$406,951.72
Program Funds Drawdown	\$444.95	\$405,532.20
Program Income Drawdown	\$406.30	\$1,419.52
Program Income Received	\$2,237.00	\$9,790.38
Total Funds Expended	\$851.25	\$406,951.72
Memorial Community Development Corporation	\$851.25	\$406,951.72
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition, demolition and redevelopment of two properties located in the Akin Park Neighborhood Association at 1023 and 1025 Adams.

Location Description:

Akin Park Neighborhood

Activity Progress Narrative:

miscellaneous expenses related to development

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/2
#Energy Star Replacement Windows	0	9/18
#Additional Attic/Roof Insulation	0	1/2



#Efficient AC added/replaced	0	1/2
#Replaced thermostats	0	1/2
#Replaced hot water heaters	0	1/2
#Light Fixtures (indoors) replaced	0	24/48
#Light fixtures (outdoors) replaced	0	5/11
#Refrigerators replaced	0	1/2
#Dishwashers replaced	0	1/2
#Low flow toilets	0	2/4
#Low flow showerheads	0	2/16
#Units with bus/rail access	0	1/2
#Units exceeding Energy Star	0	1/2
#Sites re-used	0	1/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 12

Activity Title: ECHO New Construction

Activity Category:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

08/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

ECHO Reconstruction

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

ECHO Housing Corporation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$332,342.00
Total Budget	\$0.00	\$332,342.00
Total Obligated	\$0.00	\$332,342.00
Total Funds Drawdown	\$0.00	\$332,342.00
Program Funds Drawdown	\$0.00	\$303,767.78
Program Income Drawdown	\$0.00	\$28,574.22
Program Income Received	\$0.00	\$28,574.22
Total Funds Expended	\$0.00	\$332,341.98
ECHO Housing Corporation	\$0.00	\$332,341.98
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Jacobsville Redevelopment Area

Activity Progress Narrative:

100 and 102 Read Street are two infill houses built for 0-30% AMI persons. The two beneficiaries are both female head of households, and both 0-30%

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	2	2/2
#Sites re-used	2	2/2
# ELI Households (0-30% AMI)	2	2/0



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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 065-111R / Acquisition for Rehabilitation

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 (HouseHold)

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:

10/22/2012

Responsible Organization:

Dept. Metropolitan Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$85,000.00
Total Budget	\$0.00	\$85,000.00
Total Obligated	\$0.00	\$85,000.00
Total Funds Drawdown	\$0.00	\$85,000.00



Program Funds Drawdown	\$0.00	\$85,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$85,000.00
Dept. Metropolitan Development	\$0.00	\$85,000.00
Match Contributed	\$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:

this project was completed in 2012 however the completion information was never finished in the DRGR system. The beneficiary was a 30% AMI low income single person household,

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement Windows	0	21/21
#Additional Attic/Roof Insulation	0	1/1
#High efficiency heating plants	0	1/1
#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	14/12
#Light fixtures (outdoors) replaced	0	2/2
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2
#Units with bus/rail access	0	1/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	1/1
#Units & other green	0	0/1
# ELI Households (0-30% AMI)	0	1/0

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



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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: 15
Activity Title: 807 E. Chandler

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111R

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Hope

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

05/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Dept. Metropolitan Development

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$310,101.80
Total Budget	\$0.00	\$310,101.80
Total Obligated	\$0.00	\$310,101.80
Total Funds Drawdown	\$1,875.00	\$310,101.80
Program Funds Drawdown	\$1,875.00	\$262,037.00
Program Income Drawdown	\$0.00	\$48,064.80
Program Income Received	\$0.00	\$48,064.80
Total Funds Expended	\$1,875.00	\$315,071.80
Dept. Metropolitan Development	\$1,875.00	\$50,003.48
HOPE of Evansville, Inc.1	\$0.00	\$265,068.32
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Bayard Park Historic District

Activity Progress Narrative:

represents payment of closing costs paid for 807 E Chandler rehab project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement Windows	0	8/1



#Additional Attic/Roof Insulation	0	1/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	2/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	13/1
#Light fixtures (outdoors) replaced	0	6/1
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	2/1
#Low flow showerheads	0	2/1
#Units with bus/rail access	0	1/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	1/1

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

