

## CR-05 - Goals and Outcomes **KOLBI**

### **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.

This report covers the period from July 1, 2020 through June 30, 2021, which is the City of Evansville's Fiscal Year (FY) 2020. The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of accomplishments and an accounting of the allocation and expenditure of funds under the 2020-2024 Consolidated Plan. The 2020 CAPER is the first program year-end report of the five-year plan.

COVID-19 funds, CDBG-CV and ESG-CV, that were added as a substantial amendment to the Fiscal Year 2019, some expenditures were claimed during the 2020 Program Year.

Due to the limitations of HMIS, categories are underreported, so actual numbers reported are lower than what the actual numbers really were. The expected numbers are closer to reality. Data quality is an issue. Also for HMIS, the data that was expected to be collected when the consolidated plan was written is very different from the data that was actually collected as required by HUD for 2019, and as HUD has narrowed the acceptable sources for homeless data, not everything could be reported as anticipated.

**The City of Evansville, Indiana received ESG-CV as part of the CARES ACT to be used to prevent, prepare for and respond to the Corona Virus. Rapid Rehousing serve an estimated 42 persons, Street Outreach will served an estimated 40 persons, Homeless Prevention will serve an estimated 42 persons, Special Need Shelters will serve an estimated 60 persons, Family Shelters will serve an estimated 40 persons, and Day Shelter to serve an estimated 30 persons, for a total estimate of 212 people. </span></p>**

### **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, 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
Increase Affordable Housing for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	120	0	0.00%	24	0	0.00%
Increase Affordable Housing for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	9	4.50%	45	9	20.00%
Increase Affordable Housing for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	4		0	4	
Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	30	0	0.00%	6	0	0.00%

Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	50	0	0.00%	10	0	0.00%
Support Coordinated Entry-System	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	22000	0	0.00%			
Support Coordinated Entry-System	Homeless	CDBG: \$ / ESG: \$	Other	Other	0	0		450	0	0.00%
Support Economic Development Initiatives	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	10	0	0.00%			
Support Economic Development Initiatives	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	11	0	0.00%			
Support Economic Development Initiatives	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	0	0.00%			
Support Economic Development Initiatives	Non-Housing Community Development	CDBG: \$	Other	Other	111000	0	0.00%	22262	0	0.00%

Support Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	265000	0	0.00%	53000	0	0.00%
Support Rapid Rehousing	Homeless	HOME: \$ / ESG: \$99255	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	0	0.00%	100	0	0.00%
Support Re-entry	Homeless	HOME: \$95000 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		16	0	0.00%
Support Re-entry	Homeless	HOME: \$95000 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	80	0	0.00%			
Support the Availability of Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	431000	8872	2.06%	87087	8872	10.19%
Support the Reduction of Residential Blight	Affordable Housing Acquisition, Disposition, and Demolition	CDBG: \$	Buildings Demolished	Buildings	1000	0	0.00%			

Support the Reduction of Residential Blight	Affordable Housing Acquisition, Disposition, and Demolition	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	14000	0	0.00%	3000	0	0.00%
Support the Reduction of Residential Blight	Affordable Housing Acquisition, Disposition, and Demolition	CDBG: \$	Other	Other	25	0	0.00%	5	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- ERIN– Most information can be obtained in IDIS reports.**

Gayl will need to provide information to Erin for ESG. [See SAGE report: Q12a Race, Q12b Ethnicity]

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

91.520(a)

	CDBG	HOME	ESG
White	6,292	4	0
Black or African American	2,475	2	0
Asian	65	0	0
American Indian or American Native	37	0	0
Native Hawaiian or Other Pacific Islander	20	0	0
<b>Total</b>	<b>8,889</b>	<b>6</b>	<b>0</b>
Hispanic	285	0	0
Not Hispanic	8,604	6	0

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

**Narrative**

**CR-15 - Resources and Investments 91.520(a) LISA SMITH and JANE REEL**

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,814,642	
HOME	public - federal	782,611	
ESG	public - federal	229,219	73,129

Table 3 - Resources Made Available

**Narrative :** ESG subrecipients have put more of a priority on spending ESG-CV funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
FOCUS AREA	96		

Neighborhood Revitalization Strategy Area	3		
NRSA	1		

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

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Leveraging **KOLBI/HALEY**

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.

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

**Table 5 – Fiscal Year Summary - HOME Match Report**

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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

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 begin-ning 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 \$

Table 7 – Program Income

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<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

**Table 9 – Minority Owners of Rental Property**

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

**Table 10 – Relocation and Real Property Acquisition**

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**CR-20 - Affordable Housing 91.520(b) KOLBI**

**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	1,000	0
Number of Non-Homeless households to be provided affordable housing units	0	36
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>1,000</b>	<b>36</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	14	11
Number of households supported through The Production of New Units	8	0
Number of households supported through Rehab of Existing Units	47	15
Number of households supported through Acquisition of Existing Units	9	10
<b>Total</b>	<b>78</b>	<b>36</b>

**Table 12 – Number of Households Supported**

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

**Discuss how these outcomes will impact future annual action plans.**

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	6	2
Low-income	11	10
Moderate-income	6	1
<b>Total</b>	<b>23</b>	<b>13</b>

**Table 13 – Number of Households Served**

**Narrative Information**

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

**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**

The Indiana Balance of State Continuum of Care (CoC) that includes Evansville continued to use the VI-SPDAT from Orgcode Consultants. However, this is the last edition of VI-SPDAT, and a new assessment is planned for the future. Coordinated entry is now built into the HMIS intake system. All major homeless agencies participate in some form of coordinated entry.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

As part of the Indiana Balance of State CoC, we are under the leadership of IHCD. Street outreach is also funded with CDBG funds for crisis intervention, while regular ESG funds are focused on the traditional homeless population.

**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**

All homeless agencies also received COVID-19 funds, which over half of these funds were targeted towards homeless prevention. We supplied 18 vouchers for re-entry households. A task force for homeless youth was re-established to facilitate the special needs of homeless youth. New committees addressing mental health were also established.

**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**

In 2016, the Indiana Balance of State CoC established performance standards. We added an additional discharge goal. Measuring these goals has proven difficult. The goals are decrease shelter stays by increasing rapid re-housing to stable housing; reduce recidivism of households

experiencing homelessness; decrease the number of Veterans experiencing homelessness; decrease the number experiencing chronic homeless; decrease the number of households with children; increase employment at exit to 38% percent or higher; increase access to mainstream resources; collaborate with education agencies; improve homeless outreach and triage; improve HMIS data quality and coverage; and develop effective discharge plans and programs for individuals at risk of homelessness leaving State Operated Facilities.

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## **CR-30 - Public Housing 91.220(h); 91.320(j) ERIN – Send questions to Allison Gauer with EHA**

### **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.

Efforts to make more units available included a tax credit application for the construction of 30 new affordable housing units in the Evansville area. Evansville Townhomes was completed in May 2021 and is expected to reach full occupancy by August 30, 2021. In addition, a tax credit application was approved for Erie Pointe, which will create 38 newly constructed affordable units with 8 units set aside for permanent supportive housing for individuals with intellectual or developmental disabilities. Construction for Erie Pointe is expected to begin in September 2021. Advantix also begin preservation and rehab work for an additional 60 units of existing scattered-site housing throughout the city of Evansville. Executive Director, Rick Moore, continues to be fully engaged with the community, has nearly 40 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 as well as other service providers throughout the city. These partnerships and resulting activities (discussed in the following section) are made available to 2220 households to encourage homeownership and self-sufficiency

### **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 assisted in the establishment of Resident Council Organizations 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. A Resident Initiatives Coordinator position was created in 2019, and she continues 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 quality of life. Services provided by the Resident Initiatives Coordinator are made available to all persons assisted by the EHA. As of June 30, 2020, EHA assists 2237 households consisting of 4613 total people.

**Actions taken to provide assistance to troubled PHAs**

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

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

**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)**

Based on the Housing Needs Assessment, there are no apparent negative effects of public policies on affordable housing and residential development. The City will evaluate public policy and address the strategies identified in the Analysis of Impediments to Fair Housing Choice to ensure that housing is affordable.

The following link provided (copy and paste) will lead to the Analysis of Impediments to Fair Housing Choice report for the City of Evansville, Indiana: [https://www.evansvillegov.org/egov/documents/1591202383\\_9329.pdf](https://www.evansvillegov.org/egov/documents/1591202383_9329.pdf)

Analysis of Impediments Five-Year Recommended Strategies:

**(1). The Human Relations Commission should improve marketing outreach to community and public housing residents on how to file discrimination grievances pertaining to housing. We recommend that this begin in 2021 and continue through at least 2024.**

The Evansville-Vanderburgh County Human Relations Commission (EVHRC) obtained substantial equivalence certification under the Fair Housing Act in 2008. Since becoming a Fair Housing Assistance Program (FHAP) agency in 2008, the EVHRC is in compliance with the U.S. Department of Housing and Urban Development (HUD) with regard to processing complaints of discrimination. The Evansville-Vanderburgh County Human Relations Commission provides education and outreach on the Fair Housing Act and filing a complaint of discrimination. Education and outreach efforts includes radio ads, print ads, billboards and community presentations.

In addition to receiving funding through the U.S. Department of Housing and Urban Development Fair Housing Assistance Program, the EVHRC receives Community Development Block Grant funds through the City of Evansville Department of Metropolitan Development for fair housing education and outreach. Department of Metropolitan Development funding provides radio advertisements aired daily on WEOA radio station. Funding also supports Fair Housing Month, fair housing print materials and fair housing training for EVHRC staff and commissioners.

This is also to provide an update on a finding in the **2020-2024 Analysis of Impediments to Fair Housing Choice** prepared for the City of Evansville by

Prosperity Indiana. Moreover, the report states that people are unaware of fair housing and how to file housing discrimination cases and the Human Relations Commission should improve marketing outreach to community and public housing residents. The report indicated that public housing tenants in a meeting were not able to identify the EVHRC as the correct agency in which to file a housing discrimination complaint. In response to this finding, the EVHRC Executive Director contacted the Evansville Housing Authority Executive Director to request that the EVHRC contact information be included on the Evansville Housing Authority website as is customary in other locals.

**Strategy One:** *The Human Relations Commission should improve marketing outreach to community and public housing residents on how to file discrimination grievances pertaining to housing. Recommendation began in 2021 and continue through 2024.*

While the EVHRC is a small city-county department with five employees, the department strives to identify outreach opportunities and improve visibility in the community. More importantly, the finding and strategy recommendation does not seem topical nor does it align with the purpose of the Analysis of Impediments to Fair Housing Choice, which is to eliminate racial and ethnic segregation, illegal physical and other barriers to persons with disabilities and other discriminatory practices in housing. Consequently, the report provides no strategies to address segregated housing patterns and income disparities in Evansville's Black/African American population, although these issues are identified findings in the report and are critical to addressing fair housing choice.

#### **EVHRC Fair Housing Activities**

The following are activities performed in 2020 and 2021. In 2020, the Evansville-Vanderburgh County Human Relations Commission received HUD sponsored funding for a Fair Housing Advertising Campaign. In an effort to educate and inform residents about their rights under the Fair Housing Act and how to file a complaint of discrimination, the EVHRC developed a fair housing campaign which ran for approximately two months. The EVHRC purchased both print and digital advertisements in the Evansville Courier and Press which included three one-half page ads and 50,000 digital ads. Print advertisements were also purchased in the Our Times Newspaper which included three one-half page ads. Additionally, fair housing advertisements were placed on billboards, interior bus posters, bus benches and shelters. Advertisements on METS included eight interior bus posters, ten bench displays and six bus shelter displays throughout Evansville. The following is the locations of the fair housing advertisements.

- The locations of the bus shelter advertisements were at Virginia and

Burkhardt; Cherry and Martin Luther King; 1st and Woodbridge; Pollack and Vann; Riverside and Lodge and Washington and Bosse High School.

- The locations for the bus bench advertisements were at Oak Grove and Burkhardt; Martin Luther King and Main; Court St. and 2<sup>nd</sup>; Virginia and St. Joe; Oak Hill and Morgan; Green River Rd. and Morgan Center; Home Depot and Pearl Dr; Washington and Hwy 41; Covert and Boeke and Pollack and Green River Rd.
- The locations for the billboard advertisements were at 1. E/S Hwy 41 @ Cherry; N/S Lloyd Expressway E/O Harlan; N/S Locust W/O Fourth; W/S Fulton S/O Columbia and W/S Green River Rd N/O Lincoln

To commemorate the passage of Title VIII of the 1968 Civil Rights Act, the Fair Housing Act, cities throughout the country celebrate Fair Housing Month in April. On April 29, 2021, the EVHRC coordinated a webinar that discussed legal protections of the Fair Housing Act. The virtual webinar titled, “**Fair Housing: More Than Just Words**,” included the following panelists: Marques Terry, Director of the Housing Choice Voucher Program at the Evansville Housing Authority; Serita Cabell, Executive Director at Memorial Community Development Corporation; Silas Matchem, Executive Director of the Evansville Promise Zone; Stephanie Roland, SVP and Community Outreach Director at Old National Bank; Beth Folz, Executive Director at Habitat for Humanity of Evansville; Josh Calhoun, Executive Director at HOPE of Evansville and Alex Burton, 4<sup>th</sup> Ward City Councilman.

Lastly, please find a reporting on opened complaints as of July 1, 2020, and complaints filed and closed from July 1, 2020-June 30, 2021.

### Evansville-Vanderburgh County Human Relations Commission Housing Cases

Date	Basis	Status	Complainant Race	Complainant Sex
4/21/2016	Race	PC Issued 11/30/2016/Pending Public Hearing	African American	Female
4/21/2016	Race	PC Issued 11/30/2016/Pending Public Hearing	African American	Female
5/26/2020	Sex	PC Issued 8/17/2020 Public Hearing on 7/21/2021	White	Female
5/14/2020	Race	Conciliation/Settlement 8/18/2020	White	Female
7/20/2020	Disability	Conciliation/Settlement 10/22/2020	White	Male
7/22/2020	Sex	NPC Dismissal 10/27/2020	White	Male
7/22/2020	Race	Conciliation/Settlement 10/2/2020	African American	Female

8/24/2020	Race	NPC Dismissal/11/30/2020	African American	Male
9/28/2020	Disability	NPC Dismissal 11/18/2020	White	Female
10/12/2020	Disability	Conciliation/Settlement 12/17/2020	White	Female
10/21/2020	Disability	Conciliation/Settlement 12/4/2020	White	Female
1/12/2021	Race	Withdrawn after Resolution 6/30/2021	African American	Male

**(2). The City, along with local utility companies, should continue to assist low-income homeowners with weatherization programs. We recommend that this continue in 2020 through 2024.**

The DMD and its community partners consult with the local utility companies to encourage outreach to those needing services. Services are available through the weatherization program administered by the Community Action Program of Evansville. As the result of Covid-19 DMD has partnered with Aurora, HOPE of Evansville, Inc., Catholic Charities and Salvation Army using CDBG-CV and ESG-CV funds to ensure all are served, and there are no duplicated services, and needs are being met

**(3). The City should encourage housing developers to build/rehab affordable housing for extremely low-income households. We recommend that this begin in 2021 and continue through at least 2024.**

The City of Evansville follows the U.S Department of Housing and Urban Development requirements associated with the CDBG and HOME grant programs. Most housing developers receive Low-Income Housing Tax Credits from the Indiana Community Development Housing Authority requiring that supported units are available to the low-income.

The Community Action Program of Evansville and Memorial Community Development Corporation provide units for extremely low income households. Renters must meet the qualifications to have enough income to support the unit and not exceed 30% of their income.

**(4). The City should review CHDO leases for provisions allowing pet exceptions for service animals. The City may also establish criteria to guarantee the animal is a trained service animal and needed to accommodate a disability. We recommend that this begin in 2020 and continue through at least 2024.**

The City of Evansville encourages CHDOs and developers receiving CDBG or HOME funds for rental housing development to have a pet exception for service animals in their leases.

The Community Action Program of Evansville, HOPE of Evansville, Inc., and Memorial Community Development Corporation allows tenants to have service animals with proper medical documentation and additional lease agreements rules for housing service animals..

**(5). The City should continue to convene roundtable discussions with residents and leaders from the Black/African American community, as well as lenders and real estate professionals to identify solutions to low homeownership among Black/African Americans. We recommend that this continue in 2020 through 2024.**

The Department of Metropolitan Development, with the assistance of Rev. Todd Robertson, reached out to local black pastors and community leaders to obtain information on identifying solutions to low homeownership amount Black African Americans. Memorial Community Development Corporation presented a Relief & Recovery Plan in the Spring of 2021 to the City Administrator and was supported by Councilman Alex Burton. The plan addressed recommended funding for Housing, Opportunity, and Poverty Elimination in Evansville, Indiana.

1. \$18M infrastructure for water, sewer, and broadband
2. \$10M for Essential Workers(increased pay for childcare, nursing home, non-chain local grocery, gas, retail store; police and fire employees).
3. \$5M government services for reduced capacity.
4. \$10M for the Affordable Housing Trust Fund
5. \$2M for Homeless Assistance – daytime refuge, guidance, job training.
6. \$5M for Mental Health Assistance
7. \$2.5 M for Minority Businesses for a grant and loan fund.
8. \$1M Cultural and Minority inclusions
9. \$500,000 for a skate park on the riverfront
10. \$500,000 for food security
11. \$2M Park Updates and Redesign – Antony Oates and Wesselman Park
12. \$250,000 for Slide and additional improvements to Harke Pool
13. \$250,000 for Downpayment Assistance and programming for homeownership for inner city residents
14. \$5M investment into Bayard Park & Akin Park neighborhoods - \$500,000 to Boomsquad Stanley Hall and \$4.5 into neighborhoods



15. 3.75M specific grants to non-profits
16. \$1M Childcare Assistance (vouchers)
17. Allocate funds for transit data or bus forecasts

In 2021, the Department of Metropolitan Development contacted the Community Reinvestment Act Department of Old National Bank to discuss solutions to improve homeownership among Black/African Americans and low-income communities. The information provided from Old National Bank for the 2021 Annual Action Plan was also in effect during the 2020 Program Year, July 1, 2020 through June 30, 2021.

Old National Bank provides and participates in programs, products, and partnerships designed to ensure that underrepresented business owners and diverse customer basis are not just well-served but strengthened. Listed are a few key strategies indentified to improve homeownership opportunities:

1. Ensures that marketing/advertising represents the communities served showcasing mortgage products and services utilizing diverse media outlets.
2. Develop collabrative partnerships with organizations that represent and serve diverse populations.
3. Maintain a banking center in a predominant majority-minority census tract while maintaining five-branches located in low-to-moderate income census tracts.
4. Employ Community Development Mortgage Loan Officers that specialize in serving low-to-moderate income individuals to increase homeownership affordability.
5. Invest in community orgaizations and program initiatives that support homeownership opportunities for underserved populations.

**(6). CDCs and CHDOs should continue to partner with financial institutions to offer financial literacy programs in Low-Income Census Tract neighborhoods with low homeownership rates. We recommend that this continue in 2020 through 2024.**

The Community Action Program of Evansville, Memorial Community Development Corporation, and HOPEof Evansville, partner with Old National Bank, Fifth Third Bank, and German American Bank, and Evansville Teacher Federal Credit Union to provide financial literacy programs, as well as, providing in-house financial classes. Memorial hired a case manager to assist clients with life finances.

**(7). The City should engage CenterPoint Energy to ensure the emergency utility assistance program funds are reaching those who most need the funds. We recommend that this begin in 2021 and continue through at least 2024.**

CenterPoint Energy was contacted by email and telephone to discuss available options for utility assistance programs. Listed are the various programs being used:

1. Payment arrangements and extensions for active accounts only
2. Budget Bill
3. Energy Efficiency tips and on-line energy audits
4. Referrals to United Way 211 and non-profit agencies for assistance
5. Fall Turn- On and Keep Service On – are seasonal programs that can assist with up to \$200 for gas bill assistance.

**In addition to addressing the strategies outline in the Analysis of Impediments to Fair Housing Choice, the Department of Metropolitan Development obtained information from the Area Plan Commission regarding all changes in land use controls and local zoning ordinance.**

#### **Area Plan Commission role or impact on Housing**

The APC is the land use agency for the City of Evansville and Vanderburgh County, and is responsible for long-range planning, and administering the local Zoning and Subdivision Codes. One of our zoning duties is to issue Improvement Location Permits for new housing and other structures. We also enforce the zoning regulations, which at times can also involve existing housing.

#### **What actions have been taken to remove the negative effects of public policies that serve as barriers to affordable housing such as land use controls, zoning ordinances, growth limitations, etc.?**

Implementing the City/County 2015-2035 Comprehensive Plan – One of the Plan’s major policy focus areas is infill development.

The Plan also has 12 policy statements that pertain to “housing”. Those statements include the following: (1).Preserve the character and aesthetics of the neighborhood environment by maintaining the number and condition of housing in stable areas and reversing the rate of housing loss in declining areas.(2).Encourage infill housing of all types within the City, especially the Urban Core. (3).Eliminate or revise any regulations that contribute to the cost of housing without improving safety or housing conditions. (4).Expand the public/private relationship in housing rehabilitation services, and support the construction of affordable housing to provide options for low income residents.

When rezoning are proposed that would change existing residential land use to a non-residential use, we inform decision makers through our Staff Field Reports of the first 2 Comp

Plan policies listed above and advocate to keep Urban Core Residential land for housing instead of converting it for other uses; and support the Land Bank, Habitat, HOPE and other groups on their activities to provide residential infill on vacant lots.

In regard to zoning, the City and County are partnering with the Area Plan Commission and a planning consultant to rewrite the Zoning and Subdivision Codes into a unified development Ordinance (UDO). This effort has been delayed due to the pandemic, but should be complete by the end of 2021. A draft of the first 4 chapters has been available for public review and we have gotten public input on this draft in a virtual public meeting and received comments submitted since the public meeting.

If adopted, the draft would have an impact on housing by codifying the following changes:

- Reduces the min. width of single family lots from 60' to 50';
- Establishes a new zoning district in urban settings for small 40'-wide lots;
- Creates provisions for accessory dwelling units in all residential districts;
- Removes the minimum floor area for all dwelling types allowing for tiny homes;
- Expands duplex zoning district (LDR-2) to allow townhomes, Tri & Quadraplexes;
- MDR-3 residential district specifies that cottage court development is allowed.

#### **Describe the impact the changes will have on the City of Evansville?**

Code rewrites should directly reduce housing costs. Land is one of the most expensive factors in new housing, and by reducing minimum lot sizes, the cost for the land would be somewhat less for home buyers.

More housing should be available in the future as single-family home owners build ADUs on their properties, which is not allowed today without rezoning. In addition, more of the missing middle housing should be available in the future with allowance of townhouses, row houses, triplexes and quadraplexes in the duplex zoning district. Currently owners wishing to build these types of structures on R-2 land would have to rezone. This also increases the amount of time and costs in the review process.

Housing cost reductions should also occur from removing the minimum floor area requirement for all types of dwellings.

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

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

The lead conditions are addressed in the written specifications of a project 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 (VCHD) 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) Gayl**

Evansville Christian Life Center continues to be our lead agency for anti-poverty initiatives. The run a program called GAIN that helps households to 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 to better understand the hidden rules of social-economic classes.

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

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

The pandemic limited a lot of the outreach efforts between agencies, and the focus from the community was to combat the impact of COVID-19. However, we have learned by trying new things this past year, and will be implementing new ideas in the coming years.

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

## **CR-40 - Monitoring 91.220 and 91.230 JESSICA**

(Added by Gayl: **Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:** Racial Equity Data published by HUD indicates that Black/African-American population are four times more likely to become homeless, and twice as likely to be in poverty. We are working with IHEDA to do a more comprehensive racial equity analysis at the local level.)

**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**

## **Citizen Participation Plan 91.105(d); 91.115(d) ERIN**

**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.

The advertisements announce the amount of federal funds available, projected community development and housing activities to be undertaken, and expected/actual population being served. Current operating agencies and organizations on a contact mailing list, receive emails regarding public meetings. DMD maintains an interested parties list of organizations or persons requesting notification of updated plans and public meetings.

A city ordinance established online audio and video recordings of all public meetings of government or advisory bodies. (Ord G-2014-35, passed 12-19-14) It is the intent of the City to achieve greater transparency of local government by requiring archiving of audio and video recordings of public meetings. Internet recording of most public meetings are conducted in the City-County Building, 1 NW Martin Luther King Jr. Blvd., Evansville, IN, either in conference room 301 or 307. These meeting locations are accessible to the disabled and centrally located in a focus area of the city. The City of Evansville will take whatever

action is appropriate to encourage participation of all its citizens in public meetings, including minorities and non-English speaking persons, as well as persons with disabilities.

The only deviance to the ordinance referenced above would be in the event of an epidemic, pandemic, or natural disaster that would prevent accessibility to the public. In this case, the City would implement an alternative means to fulfill its obligation to receive citizen participation including but not limited to the following:

- Audio and/or video recording of a presentation to be posted on the City's website with information on how to make comments
- Posting a presentation in PDF format on the City's website with information on how to make comments
- Hosting a webinar via work computers that allows for commenting (as this tool becomes available)
- Choosing to exercise HUD allowable waivers for citizen participation public comment period for an associated Consolidated Plan and Action Plan amendment so long as the City adheres to the amount of days HUD requires for this waiver to receive public comments.
- Choosing to exercise HUD allowable waivers for citizen participation reasonable notice and opportunity to comment so long as the City adheres to determining what constitutes reasonable notice and opportunity to comment given their circumstances.

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 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) KOLBI**

**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.**

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

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

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**CR-50 - HOME 91.520(d) KOLBI/HALEY**

**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.

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

**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**

**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)**

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

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

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

**ESG Contact Name**

<b>Prefix</b>	Ms
<b>First Name</b>	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  
**Phone Number** 8124367806  
**Extension** 0  
**Email Address** kcoures@evansville.in.gov

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 07/01/2020  
**Program Year End Date** 06/30/2021

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

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

**CR-65 - Persons Assisted GAYL This is replaced by the SAGE report per HUD instructions. Leave Blank. SAGE report is in the 2021 CAPER folder (and has also been submitted through SAGE).**

**4. Persons Served**

**4a. Complete for Homelessness Prevention Activities**

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

**Table 16 – Household Information for Homeless Prevention Activities**

**4b. Complete for Rapid Re-Housing Activities**

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

**Table 17 – Household Information for Rapid Re-Housing Activities**

**4c. Complete for Shelter**

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

**Table 18 – Shelter Information**

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**4d. Street Outreach**

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

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

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

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

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

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

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

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
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 GAYL**

**10. Shelter Utilization**

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	1876
Total Number of bed - nighths provided	1876
Capacity Utilization	100%

**Table 24 – Shelter Capacity**

Please See the SAGE report. Due to COVID-19 precautions, all of the shelters operated on reduced capabilities, therefore operating at nearly 100% capacity due to precautions. This does not include special COVID-19 only beds, and does not include overflow seasonal beds.

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)** Please see the SAGE report. The pandemic impacted results.

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**CR-75 – Expenditures Lisa Smith, Jane Reel, Gayl Killough**

**11. Expenditures LEAVE BLANK per HUD instructions---Replaced by SAGE Report**

**11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

**Table 25 – ESG Expenditures for Homelessness Prevention**

**11b. ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

**Table 26 – ESG Expenditures for Rapid Re-Housing**



**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach			
HMIS			
Administration			

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2018</b>	<b>2019</b>	<b>2020</b>
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>

**Table 31 - Total Amount of Funds Expended on ESG Activities**