CR-05 - Goals and Outcomes

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

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected - Program Year	Actual – Program Year	Percent Complete
Increase Affordable Housing for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	120	0	0.00%	4	0	0.00%
Increase Affordable Housing for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	0	0.00%	37	0	0.00%
Increase Affordable Housing for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		20	0	0.00%

	T			1	1		1	1	1	
Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	30	0	0.00%	1	0	0.00%
Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	50	0	0.00%			
Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	1		0	1	
Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	58		0	58	
Increase Affordable Housing for Rental	Affordable Housing Homeless	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		5	0	0.00%
Support Coordinated Entry-System	Homeless	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	312		0	312	
Support Coordinated Entry-System	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Support Coordinated Entry-System	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	22000	0	0.00%	0	0	-

Support Coordinated Entry-System	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	0	0		2180	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%	5	0	0.00%
Support Economic Development Initiatives	Non-Housing Community Development	CDBG: \$	Other	Other	111000	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%	100	0	0.00%
Support Rapid Rehousing	Homeless	HOME: \$ / ESG: \$101478	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	0	0.00%	40	0	0.00%
Support Re- entry	Homeless	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	19680	4.57%	26806	19680	73.42%
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%	2000	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; typically in the form of low-to-moderate clientele or low-to-moderate area benefit. The second national objective most used in applications is to address conditions of slum and blight, resulting in the demolition and disposition of property. The urgent 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 with an emergency daycare program and multiple child-care and youth programs addressing the needs of at-risk children.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	8,075	64
Black or African American	2,695	25
Asian	26	0
American Indian or American Native	16	0
Native Hawaiian or Other Pacific Islander	68	0
Total	10,880	89
Hispanic	507	3
Not Hispanic	10,373	86

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,655,581	
HOME	public - federal	794,217	
ESG	public - federal	231,441	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
FOCUS AREA	99		
Neighborhood Revitalization			
Strategy Area			
NRSA	1		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

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

Between October 1, 2022 and September 30, 2023, the City of Evansville has reported total match contributions equal to \$1,503,068.75. These contributions came from a variety of different sources, including local and state grants.

Partnerships in Affordable Housing (PAH), developed a large apartment building known as Baker Flats (IDIS #4891), using HOME-ARP funds and leveraged LITHC funds and a Development Fund Loan. PAH reported match contributions of \$770,617 in LITHC funds and \$346,455.12 from a Development Fund Loan, for a total match contribution of \$1,117,072.12.

Community Action Program of Evansville (CAPE) created CAPE on Cody St (IDIS #2864 and 4865). This two-unit porject used local dollars from the City of Evansville's Affordable Housing Trust Fund in the amount of \$121,680, as well as private funds from CAPE in the amount of \$1,062, for a total match contribution of \$122,742.

ECHO Housing developed a multi-unit apartment building called Promise Home (IDIS #4931), leveraging a Greater Evansville Relief Grant as well as a grant from CenterPoint Energy. Their total match contribution from these sources for this fiscal year totaled \$263,254.63.

Within **Match Contribution for the Federal Fiscal Year (Table 6)**, IDIS does not allow the same Project ID to be listed multiple times. For projects with multiple match contribution dates, the *most recent* and date of contribution within the HUD fiscal year is provided.

Fiscal Year Summary – HOME Match					
1. Excess match from prior Federal fiscal year	1,193,795				
2. Match contributed during current Federal fiscal year	1,503,069				
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,696,864				
4. Match liability for current Federal fiscal year	0				
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,696,864				

Table 5 – Fiscal Year Summary - HOME Match Report

			Match Contrib	oution for the Fe	ederal Fiscal Yea	r		
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
4864	09/30/2023	60,840	0	0	0	531	0	61,371
4865	09/30/2023	60,840	0	0	0	531	0	61,371
4891	03/28/2023	0	0	0	183,625	933,447	0	1,117,072
4931	09/07/2023	23,693	0	0	0	0	0	23,693

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the	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 \$						
0	0	0	0	0						

Table 7 – Program Income

	iotai	otal Minority Business Enterprises					
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic	
Contracts							
Dollar							
Amount	626,482	0	0	0	0	626,482	
Number	2	0	0	0	0	2	
Sub-Contracts							
Number	0	0	0	0	0	C	
Dollar							
Amount	0	0	0	0	0	C	
	Total	Women Business Enterprises	Male				
Contracts							
Dollar							
Amount	626,482	0	626,482				
Number	2	0	2				
Sub-Contracts			_				
Number	0	0	0				

Table 8 - Minority Business and Women Business Enterprises

Amount

0

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Total Minority Property Owners White Non-

0

0

	Total		Minority Prop	perty Owners		White Non-	
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic	
Number	0	0	0	0	0	0	
Dollar							
Amount	0	0	0	0	0	0	

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations		
Displaced	0	0
Households Temporarily		
Relocated, not Displaced	0	0

Households	Total		Minority Prope	rty Enterprises		White Non-	
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic	
Number	0	0	0	0	0	0	
Cost	0	0	0	0	0	0	

Table 10 - Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be		
provided affordable housing units	1,000	23
Number of Non-Homeless households to be		
provided affordable housing units	61	119
Number of Special-Needs households to be		
provided affordable housing units	3	1
Total	1,064	143

Table 11 - Number of Households

	One-Year Goal	Actual
Number of households supported through		
Rental Assistance	1,000	0
Number of households supported through		
The Production of New Units	6	1
Number of households supported through		
Rehab of Existing Units	43	0
Number of households supported through		
Acquisition of Existing Units	15	29
Total	1,064	30

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	52	3
Low-income	15	7
Moderate-income	8	1
Total	75	11

Table 13 - Number of Households Served

Narrative Information

Memorial Community Development Corporation used HOME funds to rehabilitate 3 rental units at Memorial Pointe II Apartments for extremely low-income households, and 7 additional rental units for low-income households. Memorial CDC also produced one new construction homebuyer unit at 600 Covert Avenue using HOME funds to benefit a moderate-income household.

Memorial Community Development Corporation also rehabilitated Memorial Commons, a 10-unit apartment building, using CDBG-CV funds. 2 units are occupied by extremely low-income households, 4 units house low-income households, and the remaining 4 units house moderate-income households.

Memorial CDC helped 11 homeowners with the Emergency Repair Program in 2023. 2 households were considered extremely low-income, 6 households were low-income, and the other 3 were moderate-income households.

Additionally, Liberty Baptist Housing Authority used CDBG funds to rehabilitate 58 units at Liberty Terrace Apartments. 48 of those units house extremely low-income households, 5 units house low-income households and 1 unit houses a moderate-income household. The remaining 4 units do not house low/moderate income households.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

Actions taken to address the needs of public housing

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

Actions taken to provide assistance to troubled PHAs

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

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

In November 2023, The Area Plan Commission worked with City Council to pass a resolution to create a Promise Neighborhood. This initiative was designed to bolster public health, safety, and well-being by promoting safe, fitting residential development in the target area. It seeks to align new development in the area's character, limit properties used for tobacco or liquor stores, gas stations, and storage spaces, and still offer essential commercial services. This approach not only minimizes negative effects on neighboring residents but also attracts new inhabitants to the area.

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)

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

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

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

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

See attachment CR-35 Responses to Impediments to Fair Housing

CR-40 - Monitoring 91.220 and 91.230

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

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

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

CR-45 - CDBG 91.520(c)

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

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

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §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.

CAPE

256-266 E Mulberry St. - Deficiencies were found, and repairs have been made

ECHO

1101 Bayard Park – Deficiencies were found, and repairs have been made.

1727 S. Elliott – Deficiencies were found, and repairs have been made.

607 W. Maryland – Property passed inspection

609 W. Maryland – Deficiencies were found, and repairs have been made.

762 E Chandler – Deficiencies were found, and repairs have been made.

601 E. Riverside – Deficiencies were found, and repairs have been made.

434-440 Baker (Lucas Place I) - Not yet inspected

418 Baker (Lucas Place I) - Not yet inspected

120 W. Michigan (Lucas Place II) - Not yet inspected - to be inspected August 20

Advantix

514 E. Illinois – Deficiencies were found, and repairs have been made.

1219 Linwood – Deficiencies were found, and repairs have been made.

HOPE

412 Madison - Inspected 8/13

1227 S. Judson – Inspected 8/13

Memorial

401-417 E. Walnut (Townhouse II) – Not yet inspected

721 E. Riverside (Riverside Commons) – Not yet inspected

Pioneer

2100 7th St. (Cedar Trade II) – Not yet inspected – to be inspected September 5

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City of Evansville incorporates marketing action requirements in HOME Agreements executed between the City and the agencies. All public notifications must satisfy the Affirmative Marketing Strategies and all agencies are monitored for compliance. During monitoring, agencies' affirmative marketing actions are assessed to ensure outreach to minority-owned and women-owned businesses.

Additionally, the City refers to the U.S. Department of Housing and Urban Development – HOME Investment Partnerships Program Rental Regulations. The Evansville, Indiana HOME Contract Agreements with Developers or CHDOs incorporates the tenant leasing requirements pertinent with each project and is subject to the number of units funded. HOME rental projects with five or more subsidized units require that at least 20 percent of the units be occupied by households which are very low-income. HUD defines very low-income households as households with combined annual gross income no greater than 50 percent of the area median income.

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

Rental projects did not receive program income in the 2023 program year.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City of Evansville has worked with various Community Housing Development Organizations and other non-profit and for-profit housing developers to construct, rehabilitate, and maintain affordable housing. Ten HOME projects have been built or rehabilitated at the time of this report. Memorial Community Development Corporation produced a single-family three-bedroom unit at 600 Covert Avenue and sold it in October 2023 to an eligible low-income homebuyer. Memorial CDC provided, as

required by HUD, down payment assistance, and the homebuyer acquired additional funds from HOPE of Evansville Down Payment Assistance Program utilizing CDBG funds obtained through the City. Memorial CDC also rehabilitated ten one-bedroom apartment units at Memorial Pointe II Apartments, which is rented out to households earning 80% or less AMI. Additionally, Memorial CDC recently finished construction of two single-family 3-bedroom homebuyer units at 600 and 604 Tayor Avenue. These units on Tayor Avenue were very-recently completed and have not yet been filled but will be counted as accomplishments in the 2024 CAPER.

Community Action Program of Evansville (CAPE) produced two-bedroom, single-family lease-purchase homes at 1106 and 1108 Cody Street utilizing shipping containers to create the framework. Gratus Development rehabilitated 36 rental units at Jacobsville II Apartments, utilizing HOME dollars to fund benefit one household earning 60% or less AMI via a HOME floating unit. HOPE of Evansville rehabilitated a single-family home at 121 E. Missouri Street, and Advantix Development Corporation constructed a single-family lease-purchase home at 818 Madison Avenue. These projects from CAPE, Gratus, HOPE, and Advantix were not able to be counted as accomplishments for the 2023 fiscal year due to various staff changes but helped develop or rehabilitate a total of 40 units, nevertheless.

Regarding HOME-ARP funding, two substantial new construction rental housing projects began in 2022 and were recently completed. These projects are both multi-million-dollar tax credit developments, known as Baker Flats and the Promise Home. Baker Flats was granted \$1.85 million dollars of HOME-ARP and produced a total of 52 units, 9 of which are designated HOME floating units to benefit HOME-ARP Qualifying Populations. Promise Home was granted \$400,000 of HOME-ARP and produced a total of 27 units. Furthermore, DMD is preparing a Supportive Services contract to be executed for each property to receive ongoing tenant aid for the Qualifying Populations.

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	2	0	0	0
Total Labor Hours		1,782			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing					
Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding		1			
Targeted Workers.		ļ ,			
Direct, on-the job training (including apprenticeships).		1			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.		1			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		1			
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.		1			
•		'		+	
Provided or connected residents with supportive services that can provide direct services or referrals.		2			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.		2			
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.		1			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.		1			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	_	1			

_				
	Other			
	Other.			

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative