

LOCATIONS

- 1 JOHN M. CALDWELL HOMES**
736 Cross Street
Evansville, IN 47713
812.428.8527
- 2 FULTON SQUARE APARTMENTS**
1328 Dresden
Evansville, IN 47710
812.428.8516
- 3 BUCKNER TOWER**
717 Cherry Street
Evansville, IN 47713
812.428.8521
- 4 KENNEDY TOWER**
315 SE Martin Luther King Jr. Blvd.
Evansville, IN 47713
812.428.8520

- 5 JOHN CABLE APARTMENTS**
1111 Cherry Street
Evansville, IN 47713
812.402.5993
- 6 SCHNUTE APARTMENTS**
1030 West Franklin Avenue
Evansville, IN 47710
812.428.8531
- 7 WHITE OAK MANOR**
509 North St. Joseph Avenue
Evansville, IN 47712
812.428.8532
- 8 EVANSVILLE HOUSING AUTHORITY**
402 Court Street, Suite B
Evansville, IN 47708
812.428.8500
Fax: 812.428.8565
- 9 HOUSING CHOICE VOUCHER PROGRAM**
411 SE 8th Street
Evansville, IN 47713
812.428.8548
Fax: 812.428.8538
- 10 PROJECT BASED VOUCHER PROGRAM**
411 SE 8th Street
Evansville, IN 47713
812.428.7786
- 11 FSS PROGRAM**
411 SE 8th Street
Evansville, IN 47713
812.428.7786
- 12 YOUTHBUILD**
315 SE Martin Luther King Jr. Blvd.
Evansville, IN 47713
812.909.1962




2017 ANNUAL REPORT

The Housing Authority of the City of Evansville

Progression is Successful Advancement, and We are Progressing in So Many Ways:

- Progressively increased FSS grant funds from HUD
- YouthBuild adds progressive new office, new classroom, and new construction staff
- Progressively moving from exclusive dependence on federal funding
- Families progressing toward self-sufficiency



Equal Housing Opportunity Statement: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, national origin or any other classification protected by applicable federal, state or local law.



LETTER FROM THE EXECUTIVE DIRECTOR

EHA Board of Commissioners
As of February 27, 2018

David G. Hatfield
Chairman

Daphne Robinson
Vice Chairman

Vanessa Brown
Resident Commissioner

Richard Engbers
Commissioner

Glenda Hampton
Commissioner

Michael Szakaly
Director

Mildred Thacker
Director

It is a pleasure to present the 2017 Annual Report for the Evansville Housing Authority (EHA). Our organization is progressing and the impact is significant. RAD Phases I and II are complete—on-budget, on-time, and with all residents moved into their homes. RAD IV, the 194-unit Fulton Square project, will be finished by the end of 2018. RAD V, a scattered site encompassing 135 units, will begin the conversion process in March 2018. “Conversion,” or “closing” refers to a property changing hands from EHA to our not-for-profit affiliate, Advantix Development Corporation.



Rick Moore-
Executive Director

The progress continues. Advantix is the designated Construction Manager for a project in Corydon, Indiana. It involves transforming an old school building into assisted living loft units for senior residents. In additional updates, Advantix sold land from our Erie property to Chicago-based Vermillion Development for a senior living facility here in Evansville. And in the spirit of partnership with the YMCA, the Advantix-owned central office building was recently purchased by the Y. The acquisition provides much-needed space to further expand the Y’s mission in our community.

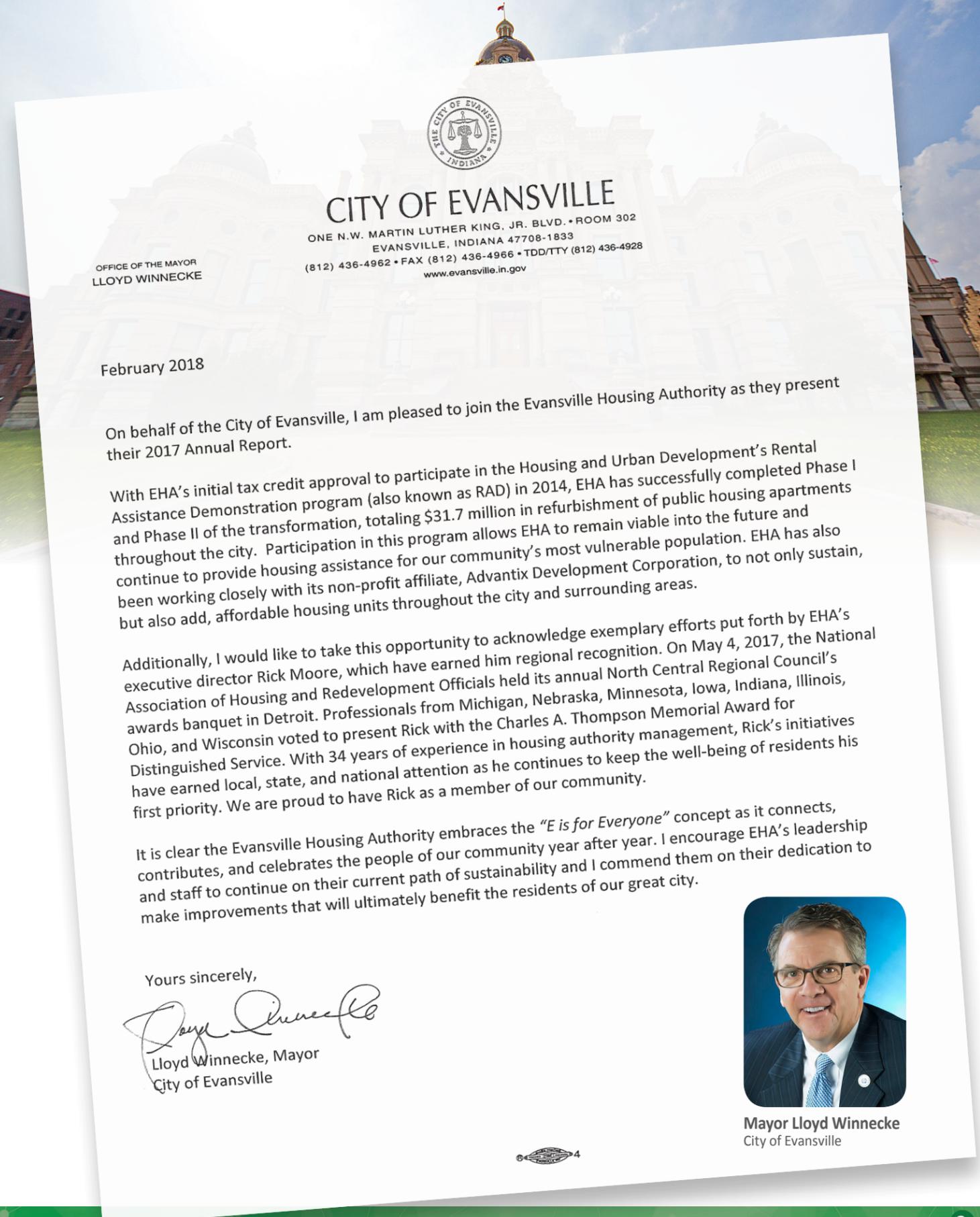
I’m honored to report the EHA Family Self-Sufficiency Program (FSS) received a performance-based grant enabling the team to add another Coordinator. Additionally, EHA benefited from a Community Development Block Grant (CDBG), and of course, you are probably aware of the newsworthy \$1.1 million award from the Department of Labor (DOL) in support of our YouthBuild program.

Progress and professional development go hand-in-hand. Our entire team received training in software as well as guidance on protecting the privacy of residents. On a personal level, I was appreciative of the insightful and informative training provided for Housing Authority Directors this year in Indianapolis. Even our board members underwent training via seminars and workshops.

As far as audits, EHA remains in good standing. Our Section Eight Management Assessment Program (SEMAP) was reconfirmed for a fifth consecutive year as a high-level performer. The audit by MCM CPA & Advisors resulted in a second straight year of zero issues, and during their onsite audit of our financial records, HUD reported through its confirmatory audit that it is very pleased with our Voucher Management System (VMS). What’s more, in its recent review, CDBG gave our organization positive marks.

In other news, word of our progress is spreading—and we’re doing our part to extend our impact. As President of the Indiana National Association of Housing and Redevelopment Officials (NAHRO), it was my pleasure to present for the first time ever, a combined conference for Indiana and Illinois representatives. Working together works. To our Commissioners, team members, and corporate partners, I thank you for your combined efforts of working together to enhance the lives of so many in our community. May our progress continue.

Rick Moore-
Executive Director



OFFICE OF THE MAYOR
LLOYD WINNECKE

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February 2018

On behalf of the City of Evansville, I am pleased to join the Evansville Housing Authority as they present their 2017 Annual Report.

With EHA’s initial tax credit approval to participate in the Housing and Urban Development’s Rental Assistance Demonstration program (also known as RAD) in 2014, EHA has successfully completed Phase I and Phase II of the transformation, totaling \$31.7 million in refurbishment of public housing apartments throughout the city. Participation in this program allows EHA to remain viable into the future and continue to provide housing assistance for our community’s most vulnerable population. EHA has also been working closely with its non-profit affiliate, Advantix Development Corporation, to not only sustain, but also add, affordable housing units throughout the city and surrounding areas.

Additionally, I would like to take this opportunity to acknowledge exemplary efforts put forth by EHA’s executive director Rick Moore, which have earned him regional recognition. On May 4, 2017, the National Association of Housing and Redevelopment Officials held its annual North Central Regional Council’s awards banquet in Detroit. Professionals from Michigan, Nebraska, Minnesota, Iowa, Indiana, Illinois, Ohio, and Wisconsin voted to present Rick with the Charles A. Thompson Memorial Award for Distinguished Service. With 34 years of experience in housing authority management, Rick’s initiatives have earned local, state, and national attention as he continues to keep the well-being of residents his first priority. We are proud to have Rick as a member of our community.

It is clear the Evansville Housing Authority embraces the “E is for Everyone” concept as it connects, contributes, and celebrates the people of our community year after year. I encourage EHA’s leadership and staff to continue on their current path of sustainability and I commend them on their dedication to make improvements that will ultimately benefit the residents of our great city.

Yours sincerely,

Lloyd Winnecke, Mayor
City of Evansville



Mayor Lloyd Winnecke
City of Evansville

Family Self-Sufficiency (FSS) Program: It's Progressively Working at EHA

Families living in EHA public housing or receiving Section 8 voucher assistance are eligible for voluntary participation in the FSS Program. The goal-based FSS initiative promotes self-sufficiency through:

- Increased access to education
- Employment opportunities
- Referrals to other supportive services
- Opportunity to create and build an escrow (savings) account

EHA FSS Program Continues Receiving Performance-Based Grant Fund Increases from HUD:

- 2017 - \$119,133
- 2016 - \$116,690
- 2015 - \$47,690
- 2014 - \$23,646



FSS Success Stories and Graduates

JAMIE

In the FSS Program since 2012, Jamie has set and met these goals:

- Progressed from part-time to full-time (35+ hrs.) employment in 2017
- Attended Budget and Credit Counseling/ Mentoring in 2016
- Obtained Employer Health Benefits in 2012
- Maintained employment greater than one year in 2012
- Became employed in 2011

Jamie was employed at Gordman's for over five years. When the store closed, she joined CFA Staffing and is still employed. She participated in various workshops focusing on Homeownership and Finances. Upon graduation from the FSS Program in 2017, she received an escrow check.

JOEVELYN

Joevelyn enrolled in the FSS Program in 2012 and participated in Resident Vocational Training (RVT). She achieved several goals:

- Acquired her driver's license in 2013
- Completed Grief Counseling
- Earned a certificate from a technical school

Employed at Columbia Healthcare for four years, Joevelyn is now on staff at North Park Nursing Home. Independent of welfare for more than 12 months, Joevelyn also achieved and sustained "zero Housing Assistance Payment" (HAP) for six months—this means she is not dependent on rental assistance. Zero HAP status qualified her for automatic graduation. In 2017, she received an escrow payout.

JASMINE

Jasmine joined the FSS Program in 2017. Her key goal was to partner with Habitat for Humanity to own a home. During the FSS Program, she set and accomplished the following goals:

- Completed a Money Management Seminar in 2017
- Completed The Framework Homeownership Education Course in 2017
- Completed a Homeownership Course in 2017
- She purchased her home in December 2017

RHONDA

In 2016, Rhonda enrolled in the FSS Program with the goal of partnering with Habitat for Humanity to own a home of her own. While in the FSS Program she:

- Completed the Live the Dream Home Buyer Education Training Course in March 2016
- Maintained employment for at least two years and has been independent of welfare for more than 12 months
- Received an escrow payout in the amount of \$11.00 in March 2017
- Purchased her home on February 27, 2017

RICHARD

Richard enrolled in the FSS Program in 2017. While in the program Richard accomplished:

- Completion of Homeownership Counseling in 2017
- Beginning and continuing the process of owning a home via Homeownership Assistance
- Budget and Credit Counseling

Richard was zero HAP for six months. This independent status qualified him for automatic graduation.

SYRINA

In 2012, Syrina enrolled in the FSS Program. During her tenure in the FSS Program she set and met the following goals:

- Acquired employment in 2009
- Attended Budget and Credit Counseling in 2016
- Attended Homeownership Counseling in 2016
- Purchased a home without Housing Choice Voucher (HCV) homeownership assistance in 2017

Syrina maintained employment at Brown's Elite for eight years. She has been independent of welfare for more than 12 months. She received an escrow payout.

MARLON

Marlon enrolled in the FSS Program in 2014 with the goal of progressing from part-time to full-time employment. While in the FSS Program he set and accomplished these goals:

- Increasing from part-time to full-time employment, which he achieved in 2017
- Budget and Credit Counseling completed in 2017
- Acquiring a vehicle—which he purchased in 2016
- Completed Mentoring in 2017

Marlon has maintained employment for two years, and has never received welfare assistance. He was the recipient of an escrow payout.

**COMBINED ESCROW
PAYOUT TO FSS
GRADUATES IN 2017:
\$32,100**



YOUTHBUILD: IT'S NOW OR NEVER!

When many of our YouthBuild participants are asked during their interview sessions, "Why did you decide to join YouthBuild?," we often hear the response, "It's now or never!" Our participants come to the program with "fire in their bellies" and are ready to start their march towards a new and better way of life.

It is evident YouthBuild has played a major role in the successes of many of the program participants' lives. We know this because most of them never fail to call or drop by for a visit to our office to say, "Thanks" for all the program has done for them in their efforts to get their "lives in order." During August 2016, the YouthBuild Class Of 2017 completed its Orientation Session, followed by Mental Toughness Training. What makes this program so special? The sincere hard work and efforts of the Staff and the many Supporters and Community Partners who come aboard to help. And for that we say, "Thank you!" But even though the program funding was strained, with prayers and blessings, we were still able to produce great results!

YouthBuild Numbers

Of the nine who applied for the program, eight received their High School Equivalency (HSE) Diplomas, and all nine received OSHA Certification. What's more, nine achieved Carpenter's Certification, and nine obtained LRP Certificates in addition to their YouthBuild Graduation Diplomas. The class also performed many Community Service hours as a way of "Giving back."

YouthBuild Enthusiasm

During the graduation ceremony, you could see, hear, and feel the excitement rumbling throughout the facility about the participants successfully completing their YouthBuild journey!

In response to the statement made when they first came in and applied for the program- "It's now or never!" Well, the choice was made by all that, "IT WOULD BE NOW!"

George R. Flowers Sr.- YouthBuild, Program Manager

BUSINESS NEWS

U.S. Dept. of Labor Awards Evansville YouthBuild \$1.1M Grant

YouthBuild, an Evansville, Indiana program of Advantix Development Corporation, received a \$1.1 million award from the Employment and Training Administration of the U.S. Department of Labor. In YouthBuild programs, low-income young people ages 16-24 work toward their GED or high school diploma while learning job skills through building affordable housing for homeless and low-income people. Strong emphasis is placed on leadership development and community service. Participants receive OSHA Training & Certification, CPR & First Aid, and certification from The National Center for Construction Education and Research (NCCER) Pre-Apprenticeship program. The recent award will enable participants to enroll in two years of YouthBuild programming, one year of follow-up services, plus continued involvement as members of YouthBuild Evansville Alumni.

Rick Moore, Chief Executive Officer of Advantix Development Corporation, describes the YouthBuild program and its culmination of jobs as, "A recipe for success, which not only offers participants educational and vocational training, but also instills much-needed life skills that will make a true impact on their future endeavors." He acknowledges that contributions of so many organizations involved with the long-standing program helped secure the grant. These include, Ivy Tech, EVSC, NECA/IBEW Electrical Joint Apprenticeship and

Training Committee, Grow Southwest Indiana Workforce, Counseling for Change, City of Evansville Parks & Recreation, Promise Zone, as well as YouthBuild Employer Partners, Aerotek (the Toyota hiring firm), Berry Global, and Vectren.

Moore also expresses, "Special thanks to the City of Evansville for bridging the program's funding gap between grant awards, as well as Congressman Larry Bucshon, and others who supported the continuation of the YouthBuild program in our community." The \$1.1 million award is in response to an extensive grant application process coordinated by Timothy Martin, Chief Operating Officer at Advantix Development Corporation.

George Flowers, Program Manager for YouthBuild, further explains the positive impact for both the participants and the community: "They will perform many hours of volunteering at several non-profit or charitable organizations around the community – giving back to the same community that has so generously given to them!"

Advantix Development Corporation is a non-profit affiliate of the Evansville Housing Authority (EHA) and currently operates on EHA's behalf in areas of development, construction, and property management.

RAD: WE NEVER STOP PROGRESSING



RAD Updates

RAD Phases I and II are finished, and all families are moved into their homes. We're pleased to report both phases were completed on-budget and on-time. RAD Phase IV, which encompasses Fulton Square, is a 12-month project involving 194 units and will be wrapped up by the end of 2018. In March 2018, the conversion process will begin for RAD Phase V, a 135-unit endeavor.

Project News

In an exciting and creative construction project secured by our not-for-profit affiliate, Advantix, an old school building is taking on a new role as affordable—and beautiful—housing. Corydon School will be freshly transformed into Senior Lofts to serve the community of Corydon, Indiana.

In another section of Indiana, Advantix is partnering with the Kokomo Housing Authority (KHA) to develop plans for creating permanent supportive housing. The five month initiative is a segment of the 2018 Indiana Supportive Housing Institute. Advantix and KHA are among the seven teams participating as announced by the Indiana Housing and Community Development Authority (IHCA) and the Corporation for Supportive Housing (CSH).

RAD: A Positive Move

It has been a fast and furious 2017, but the end result for tenants living at each of the EHA sites is rewarding. I was joined by Carlotta Iafra as a teammate this year. She has stepped right in her role and together we were able to help provide quality, affordable housing to many families in need. The transition for the five properties has been completed. The residents who endured the construction process said, "It was worth the wait." They are extremely happy with the new improvements to the units and the property itself. I am now greeted with smiles when I arrive at a site.

There are 559 units for five properties (Buckner Tower, Caldwell Homes, Kennedy Tower, Schnute Tower & White Oak Manor). The existing resident count from the transition from public housing to the new RAD program was 217. EHA moved in 296 new families from the RAD Project Based waiting list. EHA has worked extremely hard with Flaherty & Collins, who manage the property, to move in a large number of new residents this year.

Dena Key- RAD PBV Specialist, Evansville Housing Authority

PROGRESS REPORTS

PROJECT BASED VOUCHERS

CHOICE MOBILITY

With the new RAD Program comes Choice Mobility. Choice Mobility is when a tenant in good-standing living in a RAD development wishes to transition over to the Housing Choice Voucher Program. The resident living in a RAD development for one year, may request a Housing Choice Voucher. To date, EHA has had one resident transition to the Housing Choice Voucher Program. We believe the low number indicates residents are satisfied with updates that have been accomplished for each property.

INSPECTIONS

EHA contracted out the inspection process with Midwest Inspections. Inspections occur at minimum once every two years. With finalization of construction, all the units are in the process of undergoing inspections before the end of the first year of completion.

EHA HOUSING CHOICE VOUCHER PROGRAM EXPERIENCES ANOTHER PROGRESSIVE YEAR

The Evansville Housing Authority's Housing Choice Voucher Program had another successful year as evident by utilizing its entire Budget Authority Allocation to provide subsidy for participating families.

My staff and I understand the importance of our roles in assisting our clients to secure permanent housing while also holding them accountable to program rules and regulations to ensure there is no interruption in their benefit.

In today's climate, the agency and its HCVP staff are excited to promote our other available services that can benefit our clients in both the short and

FLAHERTY & COLLINS MANAGEMENT

Flaherty & Collins has worked with EHA in the process to successfully lease and manage the properties. Each site has a Property Manager and maintenance staff providing management and upkeep. The managers work with EHA to manage waiting list applications, voucher assistance to tenant families and successful leasing of vacant units. The process of integrating RAD Project Based Program and Low-Income Housing Tax Credit Program has come together successfully. We innovated a new cutting edge process of communicating between our two companies. This integration was a process of trial and error as to finding what was going to work with both programs. EHA and Flaherty & Collins worked together and accomplished the goal.

Dena Key- RAD PBV Specialist, Evansville Housing Authority

long term. This is highlighted by EHA's ability to help a Renter become a Homeowner using the same voucher to offset a mortgage vs rent.

EHA wants to be the catalyst to empower families into homeownership and other opportunities that will allow for greater sustainability in 2018 and beyond.

Marques Terry- Director, Housing Choice Voucher Program, Evansville Housing Authority



Finance

Evansville Housing Authority unaudited statements of revenues, expenses and changes in net assets as of December 31, 2017.

	LOW RENT	SECTION 8	OTHER PROGRAMS	BLENDED COMPONENT UNIT	TOTAL
OPERATING REVENUES					
Dwelling Rent	\$599,970		-	\$56,337	\$656,307
Excess Utilities	83,873		-	1,780	85,653
HUD Subsidy & Grant Income	706,338	10,541,538	2,068,159	87,849	13,403,884
Earned Section 8 Admin. Fees		993,464	-		993,464
Other Income	2,456	22,429	1,562,725	316,806	1,904,416
TOTAL INCOME	1,392,637	11,557,431	3,630,884	462,772	17,043,724
EXPENDITURES					
Housing Assistance Payments	-	10,391,826	-		10,391,826
Administrative & Office Expense	390,568	393,511	261,390	545,712	1,591,181
Salary & Wages	150,735	391,198	544,638	84,451	1,171,022
Fringe Benefits	76,080	165,179	13,842	14,449	269,550
Utilities	290,915	-	8,681	18,620	318,216
Maintenance Materials	32,145	7,696	11,661	4,281	55,783
Payment in Lieu of Property Taxes	42,688	-	(7,921)	(7,227)	27,540
Contract Costs	138,385	15,212	37,517	28,511	219,625
General Insurance	105,967	2,964	16,402	9,718	135,051
Bad Debt Write Off	32,436	8,433	2,855	2,454	46,178
Interest Expense	4,304	-	36,167	-	40,471
Bad Debt Recovery	(14,884)	(422)	(2,855)	-	(18,161)
Other (Gain) or Loss	4,236	-	(5,602,509)	(535,359)	(6,133,632)
TOTAL EXPENDITURES	1,253,575	11,375,597	(4,680,132)	165,610	8,114,650
NET INCOME	139,062	181,834	8,311,016	297,162	8,929,074
Depreciation Expense	565,894	381	7,300	125,395	698,970
INCOME (LOSS) AFTER DEPRECIATION	(426,832)	181,453	8,303,716	171,767	8,230,104
Capital Transfers	(1,808,849)		988,618	820,231	-
NET ASSETS					
Beginning of Year	\$7,268,135	(\$43,890)	\$14,190,556	\$2,184,538	\$23,599,339
End of Year	\$5,032,454	\$137,563	\$23,482,890	\$3,176,536	\$31,829,443

This financial statement has not been audited, reviewed or compiled by independent auditors. This statement has been prepared internally and has omitted certain disclosures required by generally accepted accounting principles in the United States of America and are subject to adjustment and additional disclosures pending an independent audit. ** Note: This report includes Advantix and Lincoln Estates as blended component units, but no discrete component units are reported.