



ANNUAL REPORT
2009

Helping To Rebuild America
In Evansville, Indiana

2009 "America's Recovery"

2009 was a year of challenges for our nation, and our community as a whole. The year brought rising unemployment, escalating home foreclosures and a sense of wide spread economic uncertainty overall. One ray of light amidst the clouds of doubt was the American Recovery and Reinvestment Act (ARRA). The ARRA program provided federal dollars to state and local communities for capital projects that could be started within an expedited timeframe thereby jump starting the economy. These capital projects would create new jobs in the construction and manufacturing industries which would spin off jobs in other service related industries. The Evansville Housing Authority (EHA) was successful in securing more than Six Million Dollars for three major capital projects.

It is estimated that these three capital projects will create and/or sustain more than forty six construction related jobs in our community. Once completed these three projects will have added twenty four new affordable housing units, converted an entire seven story 115 unit apartment building from gas fire boiler heating and window air conditioning to a new energy efficient state of the art geothermal heating and cooling system, and reconfigured the main entries and common areas at two seven story elderly high rise apartment buildings.

While we continually work to make our homes and buildings a better place for our families to live, we never lose sight of the actual people that live there. By offering programs such as RVT (Resident Vocational Training), YouthBuild Evansville and Resident Services, we continue to invest in the lives of our residents, their families and our community. During these uncertain economic times, the work we do to help our families become economically self sufficient is more important than ever.

It is only through the hard work and dedication of our staff, our partners and those that put their shoulders to the plow with us that we will be successful in making our community a better place for everyone. We look forward to seeing the results of our hard work manifested in the lives of our families and our community in 2010.



Mildred A. Motley
Executive Director
Evansville Housing Authority



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CITY OF EVANSVILLE
 ONE N.W. MARTIN LUTHER KING, JR. BLVD.
 EVANSVILLE, INDIANA 47708

OFFICE OF THE MAYOR
 JONATHAN WEINZAPFEL

February 2010

Dear Citizens:

The City of Evansville is committed to offering a full range of safe and affordable housing options to meet the needs of all residents.

As such, the Evansville Housing Authority (EHA) and its Board of Commissioners have been directed to ensure that there are housing opportunities for Evansville's lower-income workers, young families, single parents, senior citizens, residents with disabilities, and those who are currently homeless.

Mildred Motley, EHA Executive Director, and the EHA staff manage a number of EHA-owned properties and the many funding sources that EHA allocates to the greater Evansville community to further meet local affordable housing needs. This is a great responsibility, and the full support of the Board of Commissioners is integral to EHA's success.

I am pleased to share with you EHA's 2009 Annual Report, which details the programs and services provided in 2009. Best wishes for continued success in 2010 to Ms. Motley, EHA staff and the Board of Commissioners.

Sincerely,

Jonathan Weinzapfel
 Mayor



EVANSVILLE HOUSING AUTHORITY
 Board of Commissioners as of February 8, 2010

DANNY M. SPINDLER
 CHAIRMAN

JERRY CLARK
 VICE CHAIRMAN

CHARLES ASHER, JR.
 COMMISSIONER

TASIA GRAY
 COMMISSIONER

GLENDIA B. HAMPTON
 COMMISSIONER

DAVID G. HATFIELD
 COMMISSIONER

MILDRED ROBINSON
 COMMISSIONER

AMERICA'S RECOVERY in Evansville, Indiana

BUCKNER AND KENNEDY TOWERS

The Evansville Housing Authority was awarded \$1,835,255 through the American Recovery & Reinvestment Act for the renovation of Buckner Towers and Kennedy Towers. This project will consist of exterior and interior entry renovations including constructing a new drive and canopy, new ADA compliant building entrances and rehabilitating the first floor common areas. Additional areas of focus include HVAC, electrical, plumbing, painting, floor coverings, doors, windows and landscaping.



ERIE REDEVELOPMENT

An additional competitive grant in the amount of \$2,415,000 was awarded to the Evansville Housing Authority in 2009. The new construction of approximately 25 units of ACC housing as part of a 75 unit mixed income development is now in the planning stages. The project area is currently a vacant lot, previously known as Erie Homes which was demolished in 2008.

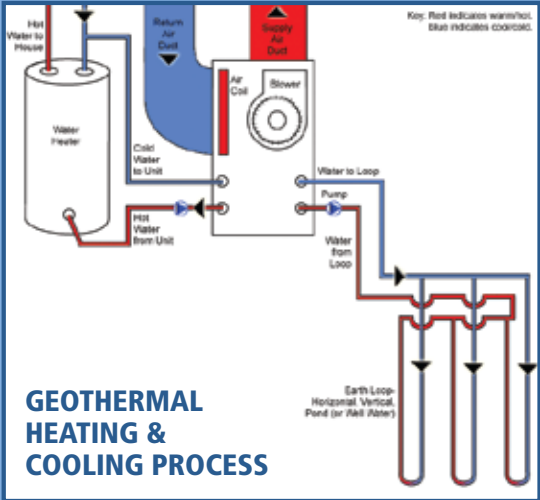


AMERICA'S RECOVERY

in Evansville, Indiana

SCHNUTE APARTMENTS

Also awarded to the Evansville Housing Authority was a competitive grant in the amount of \$2,415,000 for the implementation of a geothermal chiller/heater system in Schnute Apartments, a 7 story, 115 unit elderly/disabled high rise complex. The improvements will consist of converting the outdated natural gas fired heating boilers to a new energy efficient geo-thermal heating and cooling system. The purpose of this project is to reduce the overall utility consumption, therefore reducing the utility costs for our residents as well as our agency.



“Who Build? We Build? YouthBuild!! Who are we? YouthBuild Family!!”

That is part of the chant that you hear coming out of the classroom at our YouthBuild facility every morning at 8:00am. That chant serves as a tool to unify our YouthBuild Family, and also serves as an activity to start the day off right.



We are only six months into the 2009-2010 YouthBuild program and three participants have already received their GED Certificates, while eight are awaiting the results of their tests. We have approximately ten others that are almost ready to test for their GEDs. Several other participants have enrolled in College or Tech School. To date, one participant is in his second semester of college. All have completed the Leadership Evansville Training Program. Also to be added to their suitcase of achievements is their completion of the OSHA Training program, First-Aid & CPR Certification, and Life Skills Training.

Our participants do a lot for the Evansville community, including the following:

- Volunteering to participate in the EHA Food Drive for the Tri-State Food Bank - collected over 1600 items
- Helping the Boys & Girls Club with installation of shelving and playground equipment
- Donating several hundred hours to other deserving establishments by participating in community service every Friday.

YouthBuild Evansville has had many speakers from the community volunteer their time and energy to speak to the participants about a number of issues such as smoking cessation, and recently took a tour of the Evansville African American Museum.

In addition to education, the participants are learning construction skills by working towards the completion of two new homes. There has also been a lot of time and labor performed by the participants in sprucing up our new digs at the CK Newsome Community Center... Ahhhh.... Home Sweet Home!



In summary, when considering what these young people have experienced in the way of setbacks prior to their entering into the YouthBuild Evansville Program, and even still to this date, they are being burdened down with some of the same setbacks and roadblocks, yet they all continue to press forward and progress in the various components of the program. The reason is clear as to why they have not given up on themselves and that is because of the seed of perseverance which has been planted in each one of them by a loving, caring, and dedicated YouthBuild Staff and all of our Community Partners.

YouthBuild Staff

RESIDENT SERVICES

The Resident Services Department continues to provide services and activities for the senior/disabled in the high rises and the residents in the family developments. Throughout the year of 2009, we continued to empower residents and encourage them to become self-sufficient. The department also continues to write grants and work closely with local agencies to provide services.

The Resident Service Staff administered and completed the ROSS Family Grant which provided services to residents to become self-sufficient by providing job training, case management, GED services, computer classes, employment assistance, and childcare and transportation assistance. The ROSS program provided services and activities to over 100 EHA residents. We had 12 residents enroll in college, 32 attend computer classes, 42 enroll in GED classes, 30 have completed the Faith-Based Sufficiency Program – Neighbor to Neighbor, 4 women received their CNA Certificate (Certified Nursing Assistant), as well as 75 residents that obtained employment.

Activities provided to residents included:

- Moonlight Bar-B-Q/Shopping Trip
- Christmas Shopping/Lunch Trip
- Senior Volunteer Luncheon
- Senior Bingo's
- Senior Luau
- Health Fairs
- National HIV Testing Days
- Drug Prevention Events (RED Ribbon Day, Orange Ribbon Day)
- SISTA (Sister Informing Sisters on the Topic of AIDS)
- PRIDE (Proud Residents Initiating Drug Elimination)



Resident Services continues to partner with Boys & Girls Club at Fulton Square Family Development and the YMCA at Caldwell Family Development to provide drug free after school sports and education programs.

AWARDS:

Life Support (Women at risk for HIV/AIDS) - \$2900
PRIDE - \$2700

RESIDENT VOCATIONAL TRAINING

The Resident Vocational Training Program (RVT) is a one year program established by the Evansville Housing Authority.

RVT is a program to help instill valuable vocational skills to our Residents and help them to become more self-sufficient. This training program includes: Employment Communication, Financial Planning, and Small Business Skills. These skills include but are not limited to Residential & Commercial Cleaning, Landscaping, and Painting. Upon successful completion of this program, Evansville Housing Authority and the RVT program encourage continuing education of higher learning.

Although all the students are achieving different goals, we would like to mention a couple who stand out for the year of 2009. Courtney and Shannan have become RVT Assistant Coordinators and continually share their knowledge and experience of the program with our new students. Mykeita

has now become an inspiring full-time student at IVY TECH and has raised the bar. Thomas Alva Edison said: "Genius is 1% inspiration and 99% perspiration!"

The RVT program has learned from our students and has used this knowledge to refine the program's goals. We look forward to another successful year with our new students.



LEASED HOUSING PROGRAM

In one word, Transition, describes the Evansville Housing Authority's Leased Housing Program in Calendar Year 2009. Every year, our office strives to make improvements in how we serve our voucher holders, participating landlords, and those wanting to sign up for our program.

EHA's Leased Housing Program committed to using its Reserve Monies to assure that it utilized 97 to 100% of its vouchers for calendar year 2009 even though HUD's allocation of funds did not meet this percentage. EHA felt it necessary to take it upon itself to continue to be an asset to a growing population of those needing assistance with their housing needs even with funding shortfalls.

In the first quarter of 2009, EHA's Leased Housing Department set a goal to stop mailing paper checks to our participating Landlords and to pay them by direct deposit. Although this goal was initially met with some opposition, we accomplished this goal in less than 90 days. As a result, 95% of our participating Landlords are now paid by direct deposit.

This payment method is more effective for staff and our participating Landlords. Staff is now able to address any Landlord's payment concern at the time of the call versus having to wait a minimum of 30 days to confirm a mailed check has not been paid.

In 2009, EHA did not open its Waiting List for the first time in years. Due to shortfalls in our funding and the number of families who signed up in November 2008, our office did not see a benefit to opening the waiting list. As a result, we encouraged callers and walk-ins to consider EHA's Public Housing as a temporary solution to their housing needs.

As we enter 2010, EHA's Leased Housing Program is committed to its purpose and will continue to be an asset and a resource to those needing housing assistance. Both my staff and I look forward to meeting the demands, but more importantly, the needs of those that we serve in our assigned roles.

Marques Terry

Director, Leased Housing



EVANSVILLE HOUSING AUTHORITY

Unaudited Statements of Revenues
Expenses and Changes in Net Assets
as of December 31, 2009

	LOW RENT	SECTION 8	OTHER PROGRAMS	TOTAL
OPERATING REVENUES				
Dwelling Rent	\$1,951,900		\$61,299	\$2,013,199
Excess Utilities	\$164,123		\$0	\$164,123
HUD Subsidy & Grant Income	\$2,645,499	\$7,513,129	\$2,463,853	\$12,622,481
Earned Section 8 Admin. Fees		\$967,792	\$0	\$967,792
Other Income	\$238,336	\$285,564	\$1,115,575	\$1,639,475
Total Income:	\$4,999,858	\$8,766,485	\$3,640,727	\$17,407,070
EXPENDITURES				
Housing Assistance Payments		\$8,289,557	\$71,084	\$8,360,641
Administrative Expense	\$760,145	\$113,272	\$182,484	\$1,055,900
Salary & Wages	\$1,061,775	\$537,484	\$1,094,443	\$2,693,703
Fringe Benefits	\$353,251	\$202,270	\$200,574	\$756,095
Grant Expenditures (including capital assets)			\$1,870,872	\$1,870,872
Utilities	\$894,130		\$45,678	\$939,808
Office & Maintenance Materials	\$295,028	\$89,194	\$264,148	\$648,370
Payment in Lieu of Property Taxes	\$99,697		\$3,555	\$103,252
Contract Costs	\$534,177	\$13,919	\$148,349	\$696,445
General Insurance	\$160,806		\$18,911	\$179,716
Telephone & IT Services	\$48,733	\$28,678	\$50,614	\$128,025
Bad Debt Write Off	\$41,125			\$41,125
Bad Debt Recovery	(\$16,749)			(\$16,749)
Total Expenditures:	\$4,232,117	\$9,274,373	\$3,950,713	\$17,457,203
Net Income	\$767,740	(\$507,888)	(\$309,985)	(\$50,133)
Depreciation Expense	\$1,122,972	\$4,999	\$134,956	\$1,262,927
Income After Depreciation	(\$355,231)	(\$512,887)	(\$444,941)	(\$1,313,060)
Add back capital additions from grants			1,930,558	1,930,558
Capital Transfers to Low Rent	1,840,373		(1,840,373)	
Net Assets				
Beginning of Year	\$17,988,931	\$1,881,559	\$2,299,860	\$22,170,350
End of Year	\$19,474,073	\$1,368,672	\$1,945,104	\$22,787,848

Evansville Housing Authority
PROPERTY SITE MAP



1. JOHN M. CALDWELL HOMES
736 Cross Street 47713
2. FULTON SQUARE APARTMENTS
1328 Dresden 47710
3. BUCKNER TOWERS
717 Cherry Street 47713
4. KENNEDY TOWERS
315 SE Martin Luther King Jr. Boulevard 47713
5. JOHN CABLE APARTMENTS
1111 Cherry Street 47713
6. SCHNUTE APARTMENTS
1030 N. Franklin Avenue 47710
7. WHITE OAK MANOR
509 St. Joseph Avenue 47712
8. CENTRAL OFFICE
500 Court Street 47708

THE EVANSVILLE HOUSING AUTHORITY
500 COURT ST. • EVANSVILLE, IN 47708
812.428.8500 • FAX: 812.428.8565

