



The Housing Authority  
of the City of Evansville

# Transitions



## ANNUAL REPORT 2010

America's Recovery In Action



## 2010 "AMERICA'S RECOVERY IN ACTION"

Recovery is a theme we see playing out in our society on a daily basis. On the heels of one of the greatest financial challenges we as a country have experienced, 2010 brought the first signs of a "Recovery". Our nation's financial markets saw the effects of recovery through fiscal reforms and the federal stimulus program. As part of the stimulus program, the Evansville Housing Authority is working to complete major energy improvements to Schnute Apartments, a seven story elderly disabled high rise. The energy improvements include the installation of a new geothermal heating and cooling system. This new system will greatly reduce the energy consumption at this facility and as a result will save tenants a significant amount of utility expense. New Energy Star rated windows, new exterior doors, low flow faucets and compact fluorescent lighting are some of the additional work items to be completed at Schnute using the recovery stimulus dollars.

Our State saw recovery in several forms including the awarding of major construction contracts as part of the "Major Moves" initiative. The jewel of Major Moves is the continuing construction of the Interstate 69 highway project. Once completed, I-69 will bring new business and industrial opportunities to our community, thus providing new employment opportunities for our local residents.

Our local schools saw the beginning of this recovery through the implementation of a major capital improvement plan. Several aging schools were completely renovated and new state of the art schools are being constructed, many of which are incorporating cutting edge energy conservation technologies.

As the effects of recovery continue around us, we begin to see those effects in the lives of our residents and staff alike. As we continue to work with families that have been affected by the struggling economy through job loss, mortgage foreclosure and a lack of needed resources, our mission has never been more important. By providing families and individuals with a safe and decent place to live and call home, we are helping them to make a "recovery" in their lives and the lives of their families. We at the Evansville Housing Authority are committed to doing our part to help those we serve become the real "American Recovery" story.

### EVANSVILLE HOUSING AUTHORITY

Board of Commissioners as of January 28, 2011

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Chairman

**GLEND A. HAMPTON**  
Commissioner

**MILDRED THACKER**  
Commissioner

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Vice Chairman

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Commissioner

**DAPHNE ROBINSON**  
Interim Executive Director

**CHARLES ASHER, JR.**  
Commissioner

**MILDRED ROBINSON**  
Commissioner

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## SCHNUTE APARTMENTS

### Geothermal Retrofit Is Underway



The Evansville Housing Authority is in the process of substantially increasing the energy efficiency of Schnute Apartments, IN016011, a 7-story 115 unit high rise apartment building for the elderly and disabled. EHA is converting this building to a geothermal heating and cooling system, replacing the nearly 20 year old gas fired boiler system. In the past, Schnute Apartment residents used inefficient window air conditioning units, creating extremely high excess utility bills in which they are personally responsible for paying. EHA will make energy improvements by installing the following energy conservation measures:



- Retrofit building with geothermal chiller/heater system
- Install 120 ton Climacool reversing chiller in 8th floor mechanical room
- Unit will consist of four 30 ton chiller/heater modules connected together into a single package
- Each chiller/heater will have two refrigerant circuits for 8 stages total
- Ground coupling to geothermal bore holes of 400 feet depth will be located in the existing green spaces
- Piping will be high density polyethylene, schedule 11 with fused joints
- Chilled water will be pumped in the mechanical room and distributed through mains routed in the existing building chase
- Hot water to the fan coils will be provided in winter by chiller/heater and geothermal ground loop
- Install new energy star rated replacement windows
- Replace existing aluminum storefront entrance with new energy efficient entrance

Vertical stack fan-coils will be located in each apartment for heating and cooling. Hot water branch piping will be re-used for new fan coil units to reduce cost. New chilled water branch piping will have to be installed to each new fan coil unit.

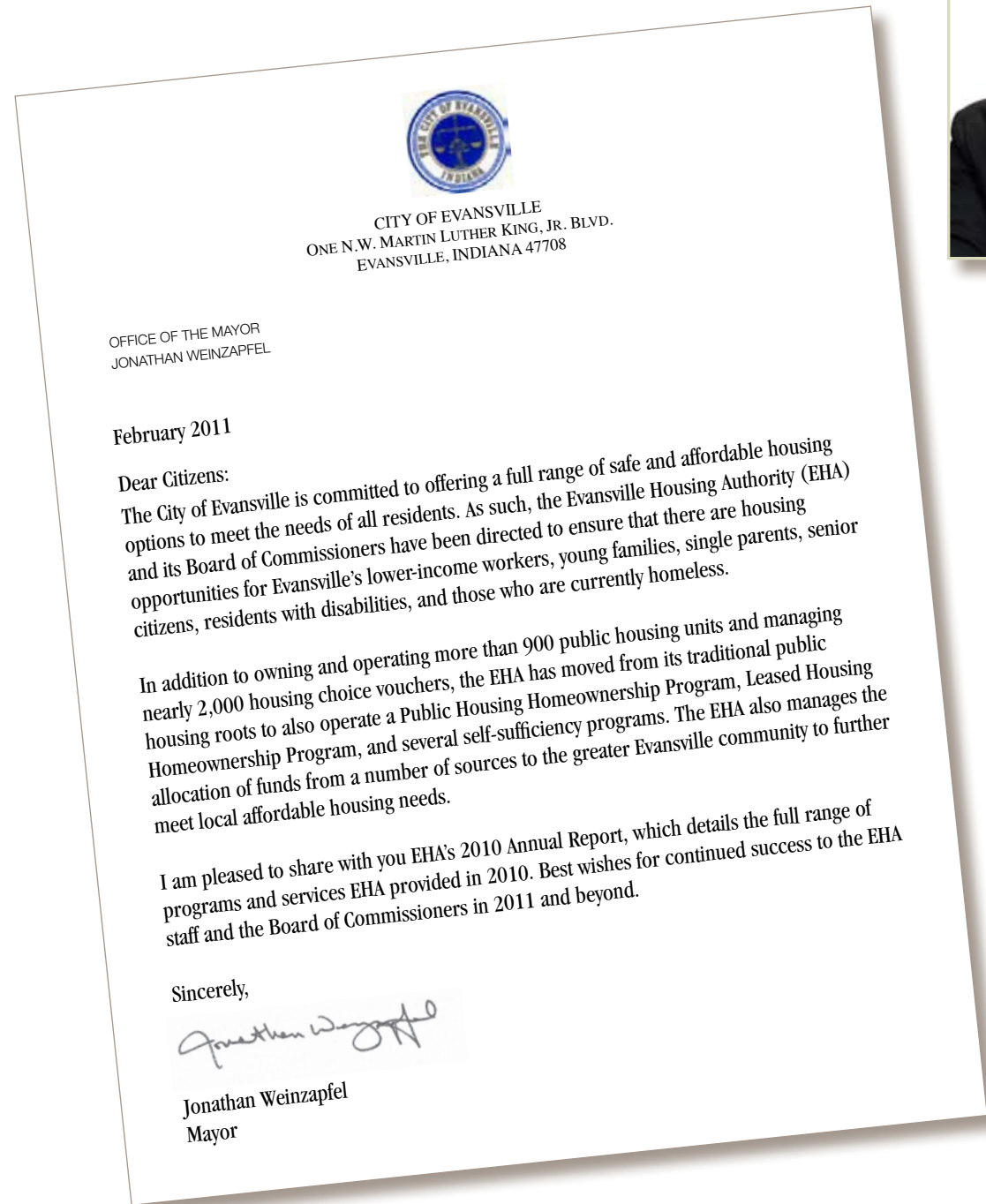


All living units will be controlled by new programmable thermostats with all new heating and cooling systems being controlled by a new energy management system.



Domestic hot water will be provided in the summer through heat reclaim from the condenser side of the package chiller/heater unit. This will provide a direct savings to the Authority and the residents alike. In the winter, domestic hot water will be provided by a new high efficiency gas fired boiler.

Once completed these energy improvements will represent a 2.4 million dollar capital improvement in the Schnute Apartments.



Vision 1505 is a partnership between the Evansville Housing Authority serving as sponsor, property manager and developer, and Aurora Inc. as supportive services provider (collectively, the "Partners"). Vision 1505 will create 31 units of supportive housing in a currently vacant factory. A 32nd unit will house a full-time on site property manager.

Upon completion 1, 2, and 3 bedroom units with common area for services will be created. Due to the industrial look and feel of the existing building, the structure will be totally renovated converting the entire building into a residential multi-family complex. The new facility will be designed to blend with the existing single family residences composing the majority of the neighborhood. The Project will be operated based on a "Housing First" model. We are planning a "self-contained" operation with supportive services offered on-site. Referrals to outside services will be made as needed. The housing will be considered permanent, yet we encourage and support families to move into other forms of permanent housing. As appropriate to their progress, circumstances and goals, that may include homeownership.



The Evansville Housing Authority has owned and operated a variety of low-income housing programs in Evansville since 1937. Aurora, a private not-for-profit, has served the homeless and near-homeless of Evansville since 1988. The unit mix will include 4 one bedrooms, 22 two bedroom and 5 three bedroom units. All of the units will be set aside for homeless residents. We are seeking a Project Based Section 8 HAP contract for all 31 units.

Staff of the Housing Authority participated along with staff from Aurora in the Indiana Supportive Housing Institute. In anticipation of submitting an application for tax credits, the Partners have been working together for eighteen months in clarifying roles and responsibilities. The Partners understand refinements and adjustments are likely as we gain experience and receive feedback from the residents.

Upon award of tax credits, construction drawings will be completed and bids will be solicited. Clearly any contractor selected will need to be a reputable contractor with experience in renovation that is capable of meeting the bonding requirements of lenders and equity partners. An experienced compliance firm will be employed assuring adherence with LIHTC and AHP requirements. Almost eighty percent of the financing will be from the sale of tax credits. An AHP Grant for \$500,000 and an IHEDA Development Fund loan, along with deferring 50% of the development fee, will complete project financing.

Our intent is to transition our neighbors from homelessness, transitional housing, or doubled up housing into long term housing with the appropriate supports to achieve life-long self-sufficiency.

#### Wow! That's YouthBuild for you!!

These young people who make up the YouthBuild Class of 2010-2011 never cease to amaze the staff here at the YouthBuild Evansville Village. Their strong display of energy, sincerity and desire to achieve in all of the YouthBuild Program components is a testimony to their dedication.

We are presently six months into this class year. During our recruitment campaign, we discovered through our interviewing process that this would be one of the better classes to date; so far they are proving us right!



During this phase of the program speakers included Chief of Police Brad Hill; a Human Resource Specialist from Berry Plastics; Mizell Stewart, Editor for the Courier and Press; and Allison Gauer, an employee from Evansville Housing Authority. After seeing how much the participants enjoyed this portion of the program, it turned out to be a real treat! The bicycle ride up to New Harmony was truly a challenge for most. Not all of them completed, but all had a different take on bicycling after that and most went to bed early the first night out!

During the year, our YouthBuild program has created some meaningful and sustainable partnerships with two of our local post-secondary institutions: Ivy Tech College and the University of Southern Indiana.

To this classes' credit they have involved themselves with many community service projects such as:

- Walking in the Lifesavers' Walk for suicide prevention
- Participating in the "Great American Can Round Up" by recycling over 1600 cans so far
- Volunteering at the Tri-State Food Bank
- Participating in the "Tri-State AIDS Holiday Project" where participants wrapped gifts at Barnes and Noble for donations to benefit the AIDS Project
- Letter writing to incarcerated family and friends for Christmas, teaming up with the Retired Senior Volunteer Program (R.S.V.P.)
- Participants teamed up to sponsor a blood drive with R.S.V.P. to benefit the Evansville Chapter of the American Red Cross, on MLK Jr. Day. Participants came and signed up over 90 people to give blood

If this class of 2010-2011 stays on track as they have been since August 2010; they will surpass all previous YouthBuild Classes, which will mark our most successful year!

This can be accredited to the hard work, concerns, and dedication of the YouthBuild Staff, also hats off to the families of the participants and our many community partners for the show of their unselfish support of our program.

Thanks to all and God Bless!!

**Staff**

The Resident Services Department continues to provide services and activities for the senior/disabled in the high rises and the residents in the family development. We continued to empower residents and encourage them to become self-sufficient. The department continues to write grants and work closely with local agencies to provide services.



The Resident Service Staff administered, completed and followed up on the ROSS Family Grant that provided services to empowered 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 18 residents enrolled in college, 32 attend computer classes, 43 enroll in GED classes, 45 completed the Faith-



Based Sufficiency Program – Neighbor to Neighbor, and 4 women obtain their CNA Certificate (certified nursing assistant) as well as 80 residents employed.

### Activities provided to residents:

- Christmas Toy Give Away
- Christmas shopping/lunch trip
- Summer shopping/lunch trip
- Senior Bingo's
- Kennedy/Buckner Open House
- Health/Job Fairs
- National HIV Testing Days
- Drug Prevention Events (RED Ribbon Day, Orange Ribbon Day)
- SISTA (Sister Informing Sisters on the Topic of AIDS) 16 Workshop
- Neighbor to Neighbor Workshop
- Provided Service to YouthBuild

Residents Services continue to partner with Boys & Girls at Fulton Square Family Development and the YMCA at Caldwell Family Development as well administered a new program E.L.I.T.E ( Energetic, Loyal Intelligent, Talented and Educated) to provide drug free after school sports and education programs.



### AWARDS:

Life Support (Women at risk for HIV/AIDS) - \$3000.00

## 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, basic math, 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 RVT encourage continuing education of higher learning.



Shannon S. will be graduating in May with a degree in early childhood education. She has made her way with little sign of trouble and will be graduating from the RVT program shortly. Michael J. began college and is now working on his diploma in Computer Graphics. Their budgeting skills have allowed them to take classes during the day although they are missing out on money earned from RVT.

Pam starts college in August for Human Services. James is a new student with the desire to get his GED and get into college this year. The rest of our students are setting their foundations to follow the others.

The RVT program itself can give direction, support and inspire but cannot do the work for the students. Credit must go to them. "If you want it you will get it. If you don't get it you never wanted it."

There is always room for improvement so it is with great exuberance that we look forward to improving RVT and ourselves during this New Year.



## EVANSVILLE HOUSING AUTHORITY

### Unaudited Statements of Revenues Expenses and Changes in Net Assets as of December 31, 2010

In 2010, the Evansville Housing Authority's Leased Housing Department saw firsthand how our clients have been directly affected by our economy and how it directly affects their circumstances. A one to one relationship exists between the current unemployment rate and the HUD Subsidy we spend to assist our families. Due to the rise of unemployment, lost wages, and other unfortunate circumstances, EHA still exceeded its HUD Subsidy but assisted less families.

In order to address the need to assist more families, EHA made some decisions that were not the most favorable but were needed to maximize the number of families it can assist in the future. As a result, EHA lowered its Payment Standards and adjusted its Utility Allowance Schedule as well as other actions. Although these decisions were not the most popular, the cooperation and understanding of our participating landlords allows for more families to receive assistance in 2011.



EHA recognizes these efforts as a short term solution to a potentially long term challenge. As a result, one of the biggest challenges facing the Leased Housing Department is exposing our families to the resources available to assist in reaching a hopeful long term goal of being self sufficient.



EHA has an in house Family Self Sufficiency Program (FSS) that has the potential to be a catalyst to encourage, educate, and empower. If families enroll and our department maximizes its effort, this program could be the first step in a family seeing that higher education is within reach or becoming a homeowner is an available option for them.

The Leased Housing Department welcomes the challenges and changes we face in 2011. With the full cooperation of our families, we will continue to be instrumental in assisting them to manage their homes in the form of subsidy but also through a pool of resources to assist them in their future endeavors.

Respectfully,

**Marques Terry**  
Director of Leased Housing



	LOW RENT	SECTION 8	OTHER PROGRAMS	TOTAL
<b>OPERATING REVENUES</b>				
Dwelling Rent	\$1,984,999		\$84,469	\$2,069,468
Excess Utilities	\$178,883		\$0	\$178,883
HUD Subsidy & Grant Income	\$2,310,592	\$8,577,649	\$4,613,797	\$15,502,038
Earned Section 8 Admin. Fees		\$954,707	\$0	\$954,707
Operating Transfers	\$263,354		(\$263,354)	\$0
Other Income	\$170,672	\$126,642	\$5,963,603	\$1,826,005
<b>Total Income:</b>	<b>\$4,908,500</b>	<b>\$9,658,998</b>	<b>\$5,963,603</b>	<b>\$20,531,101</b>
<b>EXPENDITURES</b>				
Housing Assistance Payments		\$8,763,475	\$0	\$8,763,475
Administrative & Office Expense	\$903,980	\$328,765	\$695,369	\$1,928,114
Salary & Wages	\$937,874	\$489,793	\$1,139,407	\$2,567,074
Fringe Benefits	\$325,063	\$224,979	\$299,831	\$849,873
Capitalized Grant Expenditures			\$3,801,034	\$3,801,034
Utilities	\$947,158		\$42,555	\$989,713
Maintenance Materials	\$155,069	\$2,936	\$92,722	\$250,727
Payment in Lieu of Property Taxes	\$119,796		\$16,550	\$136,346
Contract Costs	\$389,309	\$12,451	\$379,222	\$780,982
General Insurance	\$143,580	\$8,541	\$27,026	\$179,147
Telephone & IT Services	\$45,047	\$21,193	\$50,294	\$116,534
Bad Debt Write Off	\$16,491			\$16,491
Bad Debt Recovery	(\$19,780)	(\$1,869)		(\$21,649)
Other (Gain) or Loss	(\$8,156)			(\$8,156)
<b>Total Expenditures:</b>	<b>\$3,955,431</b>	<b>\$9,850,264</b>	<b>\$6,544,010</b>	<b>\$20,349,705</b>
Net Income	\$953,069	(\$191,266)	(\$580,407)	\$181,396
Depreciation Expense	\$1,134,398	\$24,383	\$136,517	\$1,295,298
<b>Income After Depreciation</b>	<b>(\$181,329)</b>	<b>(\$215,649)</b>	<b>(\$716,924)</b>	<b>(\$1,113,902)</b>
Add Back Capital Additions From Grants			3,801,034	3,801,034
Capital Transfers to Low Rent	2,581,380		(2,581,380)	\$0
<b>Net Assets</b>				
Beginning of Year	\$19,139,475	\$1,253,270	\$2,041,925	\$22,434,670
End of Year	\$21,539,526	\$1,037,621	\$2,544,655	\$25,121,802

\*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.

# Evansville Housing Authority PROPERTY SITE MAP



## FAMILY SITES

### 1. JOHN M. CALDWELL HOMES

736 Cross Street 47713  
812-428-8527

### 2. FULTON SQUARE APARTMENTS

1328 Dresden 47710  
812-428-8516

## SENIOR/DISABLED SITES

### 3. BUCKNER TOWERS

717 Cherry Street 47713  
812-428-8521

### 6. SCHNUTE APARTMENTS

1030 W. Franklin Avenue 47710  
812-428-8531

### 4. KENNEDY TOWERS

315 SE Martin Luther King Jr. Boulevard  
47713  
812-428-8520

### 7. WHITE OAK MANOR

509 N. St. Joseph Avenue 47712  
812-428-8532

### 5. JOHN CABLE APARTMENTS

1111 Cherry Street 47713  
812-402-5993

THE EVANSVILLE HOUSING AUTHORITY  
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