

**WORKING HARD  
FOR WHAT  
MATTERS**



*Developing Affordable Housing for Generations to Come!*

**Housing Authority of the City of Evansville  
Advantix Development Corporation  
2021 ANNUAL REPORT**



## MISSION STATEMENT

To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

## GOALS & OBJECTIVES:

- Expand supply of assisted housing
- Improve quality of housing
- Increase choices in assisted housing
- Improve quality of life and economic viability
- Promote self-sufficiency
- Ensure equal opportunity

## BOARD OF COMMISSIONERS

**David G. Hatfield** - Chairman **Daphne Robinson** - Vice-Chairman **Richard Engbers** - Commissioner  
**Glenda B. Hampton** - Commissioner **Sabino Humbane** - Commissioner  
**Mildred Thacker** - Commissioner **Dianna McGuire** - Resident Commissioner

## BOARD OF COMMISSIONERS

The Evansville Housing Authority is led by a seven-member Board of Commissioners, appointed by the Mayor of the City of Evansville. Commissioners serve staggered four-year terms and may be reappointed for additional four-year terms. The Board is responsible for establishing the strategic vision of the agency, adopting policies, approving budgets, making major financial decisions, and hiring an Executive Director to lead the organization.

We would like to fully commend the EHA Board of Commissioners for providing guidance and support during our successful transition to HUD's Rental Assistance Demonstration Program. Beginning with the Board Retreat in December 2014, Commissioners provided valuable input to assist in the agency's overall navigation through HUD, State, Local, and Federal Regulations. With that being said, the Board's top priority remained on the welfare of families that were currently receiving housing assistance in addition to sustaining the agency's ability to provide assistance for many generations to come.

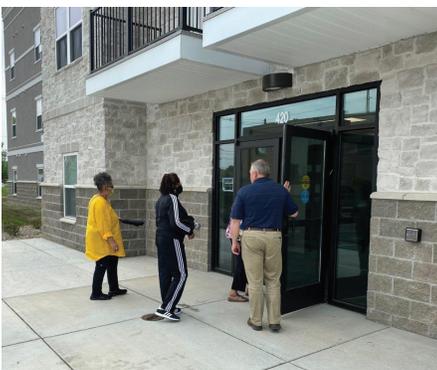
EHA also has an affiliate non-profit organization, Advantix Development Corporation, which supports the development of new affordable housing in Evansville and surrounding areas. Both boards are affiliated but operate independently.



**Board of  
Commissioners**

**Executive  
Director / CEO**

**Staff**



## LETTER FROM THE MAYOR



On behalf of the City of Evansville, Indiana, I am pleased to join the Evansville Housing Authority as it presents its 2021 Annual Report.

Each year, the City of Evansville prepares a Consolidated Plan for submission to the U.S. Department of Housing and Urban Development. This plan illustrates Evansville's commitment to increasing the supply of decent affordable housing, providing services to selected low-income populations, developing the local economy, and providing public services. EHA, and its non-profit entity, Advantix Development Corporation, have been integral in this combined effort. They continue to expand their strategy of providing affordable housing through new and innovative approaches, as you will see demonstrated throughout this report. Low Income Housing Tax Credit development projects and utilization of the City's Promise Zone designation are prime examples to name a few.

As direct appointees from the Mayor's office, I would also like to personally commend the Evansville Housing Authority Board of Commissioners for expanding their wealth of knowledge over the years as they also continue to guide the ever-growing directives of



## CITY OF EVANSVILLE

Advantix. In July 2021, the City was honored to join the local developer and management agent during the Grand Opening Ceremony for Evansville Townhomes. This tax credit development project added 30 newly constructed affordable housing units in a multi-story building as well as community space for meetings, offices, programming, and resident engagement.

It is clear that the Evansville Housing Authority embraces the "E is for Everyone" concept as it connects, contributes, and celebrates the people of this 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 citizens of our great city.

A handwritten signature in black ink, appearing to read "Lloyd Winnecke".

– Mayor Lloyd Winnecke

## LETTER FROM THE EXECUTIVE DIRECTOR / CEO



What an incredible year of **Working Hard For What Matters!** It starts with identifying the needs of individuals and families within the community and then collaborating with others to find solutions. At any given time, we also have multiple projects undergoing construction in different cities throughout the state. We are proud to have a great team of employees that work together to create

quality housing, provide rental or homeownership assistance, and promote opportunities for people to better themselves and their families.

The goal of taking over property management at RAD properties in 2021 was accomplished! Throughout the year, seventy-eight (78) new Advantix staff members and fifteen (15) new EHA employees went through the onboarding process to be added to payroll by the HR Director. As new employees worked to understand the dynamics between EHA and Advantix, they were also required to

jump on board immediately to keep operations running smoothly throughout multiple properties. Our unified mission to embrace change and growth throughout this process made us a stronger organization with a dedicated team of employees. We were also happy to implement a new online learning and development program for staff to further elevate their skills and performance, engage and collaborate with team members, and continue to contribute to the success of our company brand and reputation.

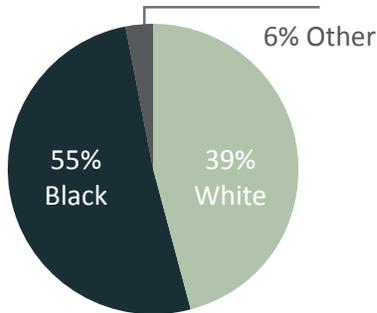
EHA and Advantix continue to set the bar of excellence in the housing industry as opportunities and accomplishments achieved by our staff have taken the agency to new heights. The growth of Advantix is nationally recognized and our work is considered leading-edge. Our mission to provide quality affordable housing opportunities, improve the communities in which we live and work, and build strong local partnerships is happening every day. We should all be pleased with these ongoing and increasing accomplishments within our community and throughout the state of Indiana.

A handwritten signature in black ink, appearing to read "Rick Moore".

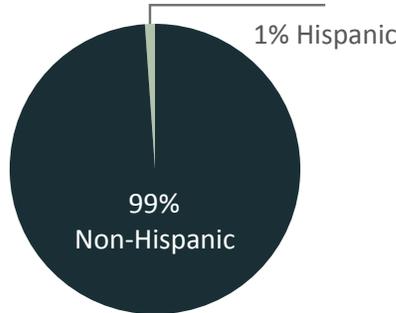
– Rick Moore, Executive Director/CEO

# WHO WE SERVE

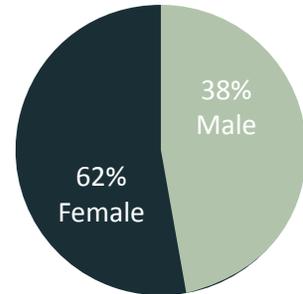
# 4,537 MEMBERS



RACE



ETHNICITY



GENDER

# 1,979 CHILDREN

# \$9,868

AVERAGE ANNUAL INCOME FOR FAMILIES IN THE HOUSING CHOICE VOUCHER PROGRAM

## 1,567 SENIOR / DISABLED RESIDENTS

# EHA CONTRIBUTED \$15.6M TO THE LOCAL ECONOMY

# ADVANTIX CONTRIBUTED \$13.0M TO THE ECONOMY

## GRAND OPENINGS

During the summer of 2021, Advantix had the pleasure of hosting three Grand Opening celebrations at three newly constructed communities in three different cities! Kicking off these events was our **Sargent Place Grand Opening** in Kokomo, Indiana on July 8th. Specials Guests at the event included IHEDA Executive Director Jacob Sipe, Lori-Phillips Steele, Director of the Corporation for Supportive Housing, City of Kokomo Mayor Tyler Moore, and Mrs. Judy Sargent, wife of the late Bob Sargent; for whom the community is named after. Doing the honor of the ribbon cutting was the Franklin Family, one of the first families to move into the new building.

One week later on July 15th, we moved back to Evansville, Indiana to celebrate the **Grand Opening of Evansville Townhomes**. Special Guests included Evansville Mayor Lloyd Winnecke and Advantix Chairman of the Board David Hatfield. Doing the honor of the ribbon cutting was the Cooper Family, new residents of

the building. This Grand Opening also celebrated a separate new on-site building offering community space for meetings, offices, programming, and resident engagement. Multiple opportunities are offered throughout the year for residents to attend Family Self-Sufficiency Workshops, Financial Workshops, Homeownership Counseling, Mental Health Workshops, and Medicaid Workshops to name a few.

Wrapping up a month of grand openings, we celebrated the last property on July 29th. **River View's Grand Opening** took us up to Vincennes, Indiana for our final open house. Special guests included IHEDA Executive Director Jacob Sipe and Vincennes Mayor Joe Yochum. On behalf of Indiana Lt. Governor Suzanne Crouch, Jacob Sipe presented Advantix CEO, Rick Moore (accepted on his behalf by Tim Martin, COO) a state flag that had flown on the state capital grounds. Doing the honor of the ribbon cutting was Ms. Myndi Smith, a new resident of the building.

## RIVERVIEW GRAND OPENING



## EVANSVILLE TOWNHOMES



## SARGENT PLACE GRAND OPENING



## MANAGEMENT TAKEOVER, ROLES & RESPONSIBILITIES

Towards the end of 2020, Advantix staff began to prepare for the transition from third-party property management to in-house management. Our goal was to transition 1,042 units between the months of January to March 2021. This was a huge undertaking as we realized we had to implement and set up new software, hire more staff, and create new policies. As we made this transition with the current properties, we were also continuing to grow our portfolio.

Simultaneously, Advantix had three other construction projects finishing up and slated to open between April and June of

2021 which would add another 87 units. Additionally, we were working on a new RAD transition in Kokomo, IN which closed in November 2021 and added another 335 units to the Advantix portfolio! By the end of the year, Advantix was managing a total of 1,442 total units in-house. Our amazingly fast growth allowed us to create new positions and hire more staff than we originally planned in 2020. By the end of 2021, the Asset Management team consisted of 45 positions, including newly created titles of Senior Regional Property Manager, Northern Regional Property Manager, and Assistant Facilities Director.

## RICK MOORE RECEIVES RECOGNITION FOR LIFETIME OF SERVICE

During this year's Indiana Black Expo Summer Celebration, Governor Eric Holcomb honored six African American community leaders selected for achievements in entrepreneurship, education, health and wellness, civil rights, and youth leadership. These awards recognized some of the state's unsung heroes who have made significant contributions to increasing collaboration and understanding between all Hoosiers.

At the 2021 Governor's Reception on July 12, 2021 in Indianapolis, Indiana, Rick Moore was presented with the Reverend Charles Williams Award for achievements that have stood the test of time and left a lasting legacy and positive impact on the community.

Moore has nearly 40 years of experience in housing authority management and currently serves as Executive Director of the Evansville Housing Authority and CEO of its non-profit development affiliate, Advantix Development Corporation. His initiatives, which have earned local, state, and national attention, include the creation of a Permanent Supportive Housing facility in Evansville and most recently, the opening of Evansville Townhomes, a newly constructed multi-family apartment building. Rick also has significant experience with neighborhood groups and civic associations and has been extensively involved with local, state, and federal agencies and their authorities.

As a childhood resident of public housing, Rick Moore brings a unique, insightful perspective to housing authority management and service to others. His professional and community affiliations include the following: National Association of Housing and Redevelopment (NAHRO) Board of Ethics and Credentialing Trustee; North Central Regional Council of NAHRO Board of Directors; Indiana Chapter of NAHRO Former President and Vice-President; Housing Authority Insurance Group Strategic Capital Solutions Board Committee Member; Community One Board of Directors, Rotary Club of Evansville President, Commissioner of the Evansville-Vanderburgh County Commission on Homelessness, YMCA Board of Directors, and Board Member for the Welborn Baptist Foundation.



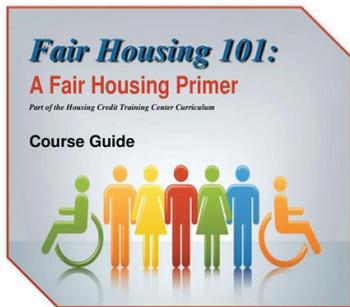
And now — Rick can add Reverend Charles Williams Award Winner to his long list of accomplishments! The Governor's Awards are sponsored by the Indiana Civil Rights Commission, Indiana Family and Social Services Administration, Indiana Department of Administration, and the Indiana Black Expo.

# HUMAN RESOURCE DEPARTMENT

The Human Resource (HR) department has the primary responsibility for managing, assisting, and dealing with all employee-related matters including such functions as policy administration, recruitment process, benefits administration, employment and labor laws, new employee orientation, training and development, labor relations, personnel records retention, wage and salary administration, and employee assistance programs. HR works closely with all departments to support and respond to their needs.



New in 2021, EHA and Advantix introduced a new Human Resources Information System (HRIS). At the beginning of 2021, EHA and Advantix used the HR platform Paycor. The HRIS that replaced Paycor, is APS, a cloud-based software inclusive of human resources, talent management, and learning modules that employees and candidates can access from anywhere, including mobile devices. It offers unified solutions that will drive consistency and harmonization across both agencies to achieve their missions and move them forward.



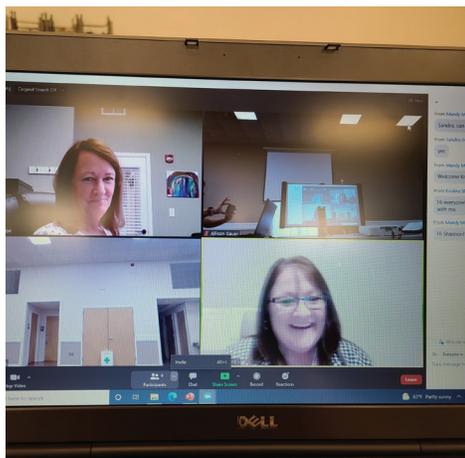
The HR department worked with several other department heads to review and make changes to the Personnel Manual and Safety Manual. In a continuing effort to keep employees informed of the most recent policies and procedures, both the Personnel and Safety

Manuals have been made accessible in the APS platform.



Training was a major initiative for 2021. Workplace Violence, Sexual Harassment, Unconscious Bias/Diversity & Inclusion was conducted for all employees. Job-specific training continued, and new material was added and will continue to be added to help our employees reach their maximum potential. Our employees continue to show perseverance and dedication every day providing exceptional services to the community. Human Resources is very proud to support such talented, dedicated, and hard-working employees.

 <p><b>ONLINE COMPLIANCE TRAINING</b></p> <ul style="list-style-type: none"> <li>• Sexual Harassment Prevention</li> <li>• COVID-19 Safe Workplace</li> <li>• Diversity, Inclusion, and Unconscious Bias</li> <li>• Code of Conduct/Ethics</li> <li>• FCPA (Foreign Corrupt Practices Act)</li> <li>• Anti-Money Laundering</li> <li>• Other Compliance Topics</li> </ul>	 <p><b>INVESTIGATIONS TRAINING</b></p> <ul style="list-style-type: none"> <li>• The Science of Workplace Investigations Training</li> <li>• Online Investigations Seminar &amp; Certificate Program</li> </ul>	 <p><b>CONTINUING EDUCATION WEBINARS</b></p> <ul style="list-style-type: none"> <li>• Law</li> <li>• Human Resources</li> <li>• Accounting</li> <li>• Management</li> <li>• Compliance</li> <li>• All-Access Membership</li> </ul>
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## ADVANTIX: COMPLETED PROJECTS

**EVANSVILLE TOWNHOMES | (Multi-Family & Community Building):** The Evansville Townhomes I project consisted of three parts; the first phase rehabbed 30 scattered-site homes throughout the city of Evansville and the second phase constructed 30 brand new two- and three-bedroom apartments in a multi-family building near downtown Evansville. The third phase built a new Community Building adjacent to the multi-family building, which is used for resident events, workshops, EHA and Advantix Board Meetings, and it also houses the administrative staff of both corporate offices. Our second phase was completed in April 2021 and our first move-in took place on April 30th. From that date, the moves-in didn't stop! This beautiful building, which offers in-unit washers and dryers, walk-in closets, a fitness center, computer center, theater room, and community space, was leased up in only 5 months. The whole project has maintained 100% occupancy the entire year.

**EVANSVILLE TOWNHOMES II:** Like the Evansville Townhomes I project, Advantix once again decided to rehab more single-family homes throughout the city of Evansville using LIHTC funding to accomplish these goals. This time, a total of 60 homes ranging from one to four-bedroom duplexes and/or single-family houses were included in the rehab project. These homes received new roofs, appliances, flooring, paint, cabinetry, HVAC upgrades, and

more! The rehab process started in 2021 and nearly all homes were completed and occupied by the end of the year. As of January 2022, only 6 homes are still under construction and applicants have already been selected for move-in.



**SARGENT PLACE:** Located in Kokomo, IN the Sargent Place project officially opened in the summer of 2021. Consisting of 35 units of one to three-bedroom fully furnished apartments, this project was built to house homeless individuals with a history of substance abuse. The management team works with in-house social workers to ensure that residents maintain their housing and ensure their needs are met. The community offers a food and supply pantry to all residents, free washers and dryers, group meetings to address health and life concerns, and food delivery services.

The property was awarded the 2021 Lieutenant Governor's Award for Special Needs Community of the Year at the Indiana Housing Conference. Our first move-in took place on June 30, 2021, and the entire community was 100% occupied within 128 days!



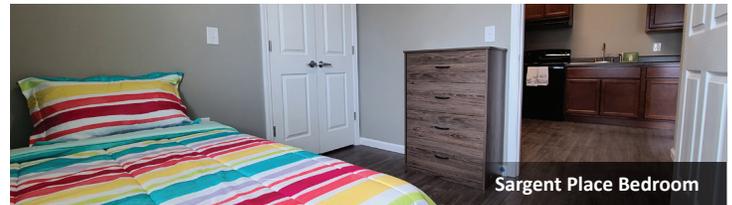
Evansville Townhomes Multi-Family Building



Sargent Place



Evansville Townhomes Kitchen



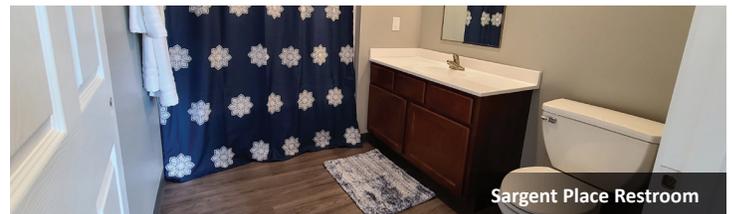
Sargent Place Bedroom



Evansville Townhomes Fitness Room



Evansville Townhomes Living Area



Sargent Place Restroom



Community Building Board Room



Sargent Place Living Room

## ADVANTIX: CURRENT PROJECTS

**ERIE POINTE:** The Erie Pointe project located in Evansville, Indiana fills up the remaining land formerly occupied by the old Erie Homes project. Located at the corner of Governor and Lincoln Avenues, the project broke ground in late 2021 and anticipates a 15-month construction timeline. The multi-family building will have 38 apartments consisting of one-, two-, and three-bedroom units. A total of 13 units will be set aside for residents with intellectual or developmental disabilities. The Advantix Management team will work with caseworkers from the Evansville Housing Authority Resident Services Department to identify individuals who meet this description and need housing. The project is anticipated to begin pre-leasing in the fall of 2022 with occupancy beginning in January of 2023.



Erie Pointe



**KHA RAD I: THE KHA RAD I** project officially closed on November 1, 2021, with 335 units of public housing converting through RAD to privately managed LIHTC housing. The Advantix Construction team began the rehab phase of construction on 4 separate properties at once in November and turned over the first completed units to the management team at the end of December. As of January 2022, 36 units have been totally rehabbed and current residents have transferred into their new units. Civic Center and Terrace Towers are scheduled to be completed by the end of December 2022 and Pine Valley and Dunbar Court should complete by the end of the 1st quarter of 2023. The project is accepting new applications for the waitlist and will be completing move-ins to vacant apartments all throughout 2022.



KHA RAD



## ADVANTIX: FUTURE PROJECTS

**Evansville Townhomes III:** Advantix was recently awarded \$1,020,000 in tax credits from the Indiana Housing and Community Development Authority for the development of Evansville Townhomes, III. This project will preserve 32 units of aging low-income housing and create 32 newly constructed units on blighted land in the City of Evansville. All units will be tax credit with rent limits between 30% to 80% AMI. Financing for the project will begin in Spring 2022 with an anticipated groundbreaking in the fall.



**34 EAST:** Advantix was awarded \$1,065,000 in federal LIHTC funds from the Indiana Housing and Community Development Authority for the creation of 34 East in Marion, Indiana. This project will construct 42 new units of affordable housing on vacant, abandoned lots throughout the city. Units will all be three bedrooms with rent levels ranging from 30% to 80% AMI. Additionally, the units will have a lease-purchase option at the end of the 15-year compliance period, which offers tenants the ability to become homeowners. The project competed in the Community Integration set-aside portion of the Tax Credit round and thus will set aside 9 units for residents with developmental or intellectual disabilities. We anticipate breaking ground on the project in late 2022.



**PRINCETOWN PLACE:** Currently, Advantix is awaiting the results of an award for tax credits from the IHCD for a project called Princetown Place in Princeton, Indiana. If awarded, the project will create 44 newly constructed units of affordable housing on the site of a former school building. The units are proposed to be lease-purchased with 9 units set aside for tenants with developmental or intellectual disabilities. Apartments will range from one to three bedrooms and rent levels will range from 30% to 80% AMI.

## RENOVATIONS BEGIN FOR CENTERPOINT ENERGY YMCA GYMNASIUM



The CenterPoint Energy YMCA will undergo extensive expansion of the current gymnasium located at Caldwell Homes by adding a total of 1800 square feet to the building. Renovations to existing space will include a Community Center, Commercial

Grade Teaching Kitchen, STEM Lab, and enhancements to the building's entrance. The expansion and renovations will help the YMCA further serve the needs of the community in the areas of education, workforce development, enrichment, and food security.

Funding for the \$750,000 renovation was made possible through both private and corporate donations. CenterPoint Energy, as the lead donor, is now the namesake for the YMCA location. The building is owned by the Evansville Housing Authority, which has a long partnership history with the YMCA. YMCA has operated programs in the building for 16 years and serves over 400 youth there each year. With a long-term commitment to the community, the YMCA now has a 40-year lease with the Evansville Housing Authority to operate the space. Construction is expected to take about five months.

## RESIDENT SERVICES DEPARTMENT

Beginning March 2021, EHA's Resident Initiatives Coordinator worked with the HCV Department as they underwent a major endeavor to assist voucher holders residing at Woodland Park. EHA was able to provide up to \$1000 of CARES Act funds per family to assist residents at risk of becoming homeless during a pandemic. The Resident Initiatives Coordinator met with families to discuss possible barriers and assist with determining how to overcome those barriers as they searched for new more-suitable housing options. Funds were allocated based on priority as follows: 1) Electric - past due or deposit; 2) Water - past due or deposit; 3) Landlord - new unit deposits or application fees; 4) Moving Expenses. As a result of enhanced efforts by EHA staff due to extreme circumstances, 39 out of 75 families originally residing at Woodland Park were relocated to new, safe, and secure affordable housing.

In April, EHA partnered with the Vanderburgh County Health Department and Deaconess Hospital to offer on-site vaccination clinics for our residents. Representatives from Deaconess Hospital visited each site a week before the first dose was given to answer questions and ease residents' minds about getting the vaccine. Members from the Health Department and Deaconess Hospital then traveled to each site to administer vaccinations; Buckner and Kennedy in the morning then White Oak and Schnute in the afternoon. EHA/Advantix staff set up

vaccine stations in each community room, provided snacks and beverages, and were also available onsite to assist with keeping residents socially distanced throughout the process.

Wendy Laffette, Resident Initiatives Coordinator, conducted Resident Council PowerPoint Presentations explaining policies and procedures to residents at all seven properties; Buckner, Kennedy, Schnute, White Oak, Caldwell, Fulton, and John Cable. Wendy explained how to form a resident council and provided detailed information for residents to have a better understanding of the duties required as a resident council board member. Upon completion of presentations at all seven properties, a nomination process was conducted which lasted 30 days. Once the nomination process was over, election flyers were sent to all residents listing candidates running for office. Residents had approximately 3-5 days to vote on their candidate of choice. Elected officers were announced in buildings based on candidates who received the most votes in each position and then sworn into office for a term of two years.

With Advantix resuming property management at all RAD properties at the beginning of the year, this department has become an instrumental factor in maintaining communications between EHA, Advantix, residents, and the community as a whole. We look forward to even more opportunities to engage with residents and community partners in the coming year!



## FAMILY SELF-SUFFICIENCY PROGRAM

In January 2021, HUD awarded a renewal grant to EHA's Family Self-Sufficiency (FSS) Program for \$132,452; up from the previous year's \$119,133 grant allocation. This was a tremendous stride for the program and a direct result of increasing program participation from 15 individuals in 2013 to a current total of 129 participants. EHA was most recently notified of a renewal FSS grant award in the amount of \$139,897 which will be utilized for program year 2022.

EHA offices continued to be closed to the public in 2021, however, FSS Coordinators remained committed to running a successful program and strived to provide opportunities to make a difference in participants' lives. And that they did!

The following is a list of accomplishments FSS participants were able to achieve with guidance from their Coordinators over the past year:

- 28 FSS Program Enrollments
- 16 FSS Program Graduates
- 2 Graduates purchased homes
- Total of \$58,024 was paid to participants from their escrow accounts
- Lowest escrow payout was a check in the amount of \$1,216
- Highest escrow payout was a check in the amount of \$12,418

Throughout 2021, a total of **116 FSS clients** participated in FSS workshops both virtually and in person at the EHA/Advantix Community Building. Workshops were offered at least once a month by both FSS Coordinators and community partners including



New Homeowners



FSS Medicaid Benefits Workshop

Ben Joergens with Old National Bank; Amber Roscoe with German American Bank; Joanna Wilson with Anthem; Deborah Wilson retired from Evansville Housing Authority; and Stephen Ralph with Evansville Christian Life Center. Workshops offered were: Money Management; Coping with Anxiety; Medicaid Benefits; Financial Psychology; Budgeting; Building Your Savings; Overview of EHA Homeownership with Assistance; Escrow 101; S.M.A.R.T. Goals; Introduction to G.A.I.N. and FSS Orientation.

Despite offices being closed to the public, FSS Coordinators connected with clients and potential clients by communicating through phone, text, email, and even by meeting clients outside the building to exchange paperwork and obtain required signatures. FSS clients were also encouraged to put forms needed in the drop box located in front of the office. FSS Coordinators recruited new participants by sending flyers to current Section 8 and RAD clients. They have also been working closely with EHA Section 8 caseworkers, encouraging them to discuss the FSS program with their clients. FSS Coordinators most recently took on the task of working with Emergency Housing Voucher (EHV) clients who were formerly homeless to allow them to have additional case management through the FSS program. Needless to say, it was another busy year of operating during a pandemic but accomplishments made by these participants far outweighed the work it took to support them throughout their endeavors!



FSS Graduate K.E.



FSS Graduate D.B.



FSS Graduate L.C.



FSS Graduate R.T.



FSS Graduate S.S.



FSS Graduate J.S.

**Letter from FSS Graduate A.W.** - I am so thankful for the Section 8 / FSS Program of EHA. After becoming homeless with my three kids and staying with my mother, I decided I wanted more for my family. I moved to Fulton Square. While living there, I attended and completed the RVT program. Hearing about Section 8, I decided to sign up. Bouncing back from job to job I was unsure on what I wanted to do with myself. I decided to attend Ivy Tech for culinary. After a two year program, I graduated with my certificate and "unfortunately" decided to wait tables. "I thought" But in the end this is what I enjoy doing and thanks to the Family Self Sufficiency program and the tools, classes and goal setting, I am now on the way to becoming a first time home owner! Thank you to all my caseworkers throughout the years. And thank you Sharon, You're the best! A.W.

## HOUSING CHOICE VOUCHER PROGRAM

### “When can I sign up for Section 8?”

From late 2018 through the second quarter of 2021, EHA's Housing Choice Voucher staff was unable to provide an answer to the above question repeatedly asked from individuals residing in Evansville and those desiring to relocate to the community EHA serves faithfully. This question was also regularly asked by agencies who served the homeless population as well as housing developers exploring the need to provide more affordable housing options in Evansville. In May of 2021, EHA was able to provide an answer to its most asked question. EHA opened its Housing Choice Voucher Waiting List for three days at the beginning of July 2021. During this specific time, EHA offered a ray of hope to families who applied from both near and far to be added to the agency's waiting list.

When EHA last opened its waiting list in 2018, the line of applicants stretched multiple city blocks. The Executive Director, Rick Moore, made it a priority that he did not want EHA's applicants to have to bear the unknown elements of the weather on a particular day or be photographed by media or anyone else in a negative light for

their need for housing assistance. As a result, EHA work diligently to establish a system in which applicants could apply for the waiting list anywhere utilizing a computer or smartphone. Paper applications were made available in advance for those individuals who were not comfortable applying online. In addition, the agency adopted a lottery format for the first time to give every applicant the same percentage of being selected for a voucher despite the application being submitted on the first day or last day of the open enrollment period.

In addition to opening the waiting list in 2021, these selected families should have more housing options available based on EHA finalizing the decision to stagger its payment standards across the entire city with the goal of decreasing poverty in selected zip codes and census tracts in the city.

As we move into 2022, the Leased Housing Department and its staff is committed to the three-way partnership with our participating Landlords and Voucher Holders to continue expanding affordable housing to qualifying families in a faster and more efficient manner.

## PROJECT-BASED VOUCHER (PBV) PROGRAM

The RAD PBV team worked tirelessly through limitations brought upon us in 2020... which unfortunately continued into 2021. RAD PBV Caseworkers stayed in constant contact with Property Managers at the sites to keep things running smoothly and keep units leased up.

EHA implement a new policy as of April 1, 2021, stating residents would continue to report income changes, but changes that would normally cause an increase to resident rent would not be effective until their recertification date. This enabled those residents more financial stability and time to adjust to the

projected rent increase during the pandemic.

New online software, Yardi RentCafe, became available to our residents giving them the opportunity to complete their annuals and interims virtually in a safe environment. RentCafe also provided applicants the ability to complete the RAD waitlist application process online. This process assisted in working with outside agencies and individuals to make a more accessible line of contact with applicants. Staff spent countless hours working together through implementation and training of the new software.

## FOSTER YOUTH INITIATIVE (FYI) VOUCHER PROGRAM – NEW!

EHA agreed to partner with other agencies in the area to administer Foster Youth Initiative (FYI) Tenant Protection Vouchers to eligible youth between the ages of 18 to 24, up to a maximum of 25 per year. These youth voucher recipients will be referred from a partner agency. After determining eligibility and receiving HUD approval, the youth will be able to use this special

type of voucher for up to 36 months under the FYI program. If the participant is still in need of housing assistance and is eligible for the voucher program as required by HUD, a regular Housing Choice Voucher will be issued at the expiration of the FYI voucher. To date, EHA has received 3 referrals who are currently in process of searching for affordable housing options.

## EMERGENCY HOUSING VOUCHER (EHV) PROGRAM – NEW!

HUD recently allocated 26 Emergency Housing Vouchers (EHV). EHA will accept direct referrals from the Indiana Balance-of-State Continuum of Care (CoC) for the EHV Program effective July 13, 2021. EHA will not accept EHV applications to place individuals or families on a referral list. The EHV program is separate from the Housing Choice Voucher program and referrals must be made and accepted as required by EHV program guidelines detailed in Notice PIH 2021-15 (HA).

To be eligible for an EHV, applicants must meet one of four

eligibility categories:

- Homeless
- At risk of homelessness
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability.

# YOUTHBUILD 2021



**Numbers speak. Let the numbers tell our story.**

2,000. Vanderburgh County alone has 2,000 disconnected youth. A disconnected youth is someone 16-24 years old that is not employed, and not going to school.

What are 2,000 students doing every day, day in and day out? What is missing in their lives that is needed to complete their story, fulfill their goals and dreams? How can we help break barriers, bust stigmas, and “Build Better Lives?”

\$900,000. Nine Hundred Thousand Dollars. 40 months. 6 staff. Up to 50 students. And a community of stakeholders cheering them on, and investing in the lives of these young people! That is what the Department of Labor awarded YouthBuild Evansville in June 2021. We are given the chance to continue building, continue molding, shaping, and changing lives.



The YouthBuild students came together, working on their High School Equivalency (over 2,000 hours), OSHA 30, and mindfulness practices. They have built resumes, applied for jobs, received driving permits, volunteered (Over

500 hours) at Evansville Rescue Mission, Borrowed Hearts, Homeless Council, Kissel Center, put on a community holiday meal sponsored by Youth Resources Make a Difference Grant, and made countless improvements in their lives, mentality, and personal growth.

**They have a voice. They have a story to tell. Let their words speak hope.**

When the official grant began, the students were split into three groups and tasked with coming up with a statement answering the question, “Why YouthBuild?” Each group had very similar answers that were combined into one statement that we recite every day at the beginning of the day.

*“I feel empowered to break cycles, by gaining accountability in my belief that can’t isn’t an option, and that I can achieve success through integrity, reinforcements, and believing I can change anything I put my mind to because I matter, I’m worthy, and I deserve opportunities and second chances.”*

*“I don’t have anyone to talk to for-real for-real. That is why I am thankful to have you.”*

*“I wish you could’ve been my teacher all along, I would have made it the first time.”*

*“I’m going to college, then coming back to work here, will you hire me?”*

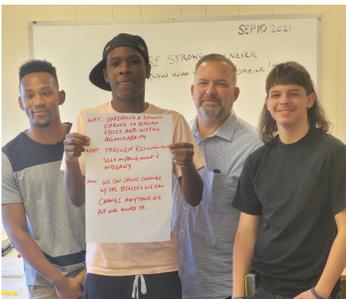
*“I got this card in my mailbox, and I knew it was time, I knew it was my time to change.”*

*“What are we doing for Thanksgiving, we family, we ain’t got no family outside of here”*

*“I love hearing you say I love you, because I know it’s genuine, it’s nice to know if something happens to me, someone will miss me.”*

Tomorrow is a new day, every day. We are family. We do life. We “empower” life, love, and hope. We **“Build Better Lives.”**

**– Mendy Poole, YouthBuild Program Director**



## EVANSVILLE HOUSING AUTHORITY

The Housing Authority of the City of Evansville (EHA) was legally formed in 1942, but long before our official incorporation, discussions were being held in the 1930s over housing the low-income in Evansville, Indiana. As part of Franklin D. Roosevelt's Public Works Administration, the inception of EHA began as Evansville was one of 35 cities to receive a public housing project grant for the development of Lincoln Gardens in 1937.

EHA's mission was and continues to revolve around promoting adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination in Evansville, Indiana. Our agency strives to expand the supply of assisted housing, improve the quality of housing, increase choices in assisted housing, improve quality of life and economic viability, promote self-sufficiency, and continue to ensure equal opportunities for all.

In November 2018, EHA successfully transitioned from traditional public housing roots to HUD's Rental Assistance Demonstration (RAD) program after five years of planning

and implementation. In a cooperative effort, EHA and its non-profit affiliate, Advantix Development Corporation, renovated and converted subsidy assistance for all 888 units of public housing to project-based vouchers. The conversion ultimately secures EHA's ability to provide affordable housing well into the future for our residents and the community as a whole.

EHA also administers 1,906 Housing Choice Vouchers (HCV), 31 Veterans Affairs Supportive Housing (VASH) Vouchers, and 14 Homeownership Vouchers, ultimately serving nearly 5000 individuals throughout the City of Evansville at any given time. Families and individuals receiving housing assistance have the opportunity to participate in self-sufficiency programs such as the Family Self-Sufficiency (FSS) Program, YouthBuild Evansville, Caldwell YMCA, and Fulton Boys and Girls Club. In addition, EHA's Resident Service Department works diligently with resident councils and community partners to offer our residents and members of the community a variety of workshops, health fairs, and food programs to name a few.

## EHA LOCATIONS

### EVANSVILLE HOUSING AUTHORITY

500 SE 10th St.  
Evansville, IN 47713  
812.428.8500

### HOUSING CHOICE VOUCHER PROGRAM

411 SE 8th St.  
Evansville, IN 47713  
812.428.8548

### PROJECT BASED VOUCHER PROGRAM

411 SE 8th St.  
Evansville, IN 47713  
812.428.7786

### FAMILY SELF-SUFFICIENCY PROGRAM

411 SE 8th St.  
Evansville, IN 47713  
812.428.7786

### YOUTHBUILD PROGRAM

315 SE MLK Jr. Blvd.  
Evansville, IN 47713  
812.909.1962

## ADVANTIX DEVELOPMENT CORPORATION

Formed in 2007, Advantix Development Corporation serves as the not-for-profit development instrument of the Evansville Housing Authority. Its mission is to own, operate, acquire and develop housing for low to moderate-income families. Since 2007, Advantix has served as developer and general contractor for both 4% and 9% Low Income Housing Tax Credit development projects. Advantix works with local jurisdictions to develop several types of affordable housing in Indiana and surrounding areas. Currently, Advantix

operates approximately 1000 units of affordable housing in Indiana. Providing quality affordable housing opportunities, improving the communities in which we work, and building strong local partnerships are the primary focuses of the Advantix Development Corporation. Advantix manages over 900 units of affordable, market-rate & supportive housing in Evansville & Corydon, IN, with over 200 more units in construction & development.

## ADVANTIX LOCATIONS

### BUCKNER TOWER

717 Cherry St.  
Evansville, IN 47713  
812.428.8521

### CALDWELL HOMES

736 Cross Street  
Evansville, IN 47713  
812.428.8527

### CIVIC CENTER TOWER

200 E. Taylor St.  
Kokomo, IN 46901  
765.450.3389

### CORYDON SCHOOL SR. LOFTS

600 E. Chestnut St.  
Corydon, IN 47112  
812.705.5194

### EVANSVILLE TOWNHOMES

420 S.E. 10th St.  
Evansville, IN 47713  
812.602.3370

### FULTON SQUARE APARTMENTS

1328 Dresden  
Evansville, IN 47710  
812.428.8516

### JOHN CABLE APARTMENTS

1111 Cherry St.  
Evansville, IN 47713  
812.402.5993

### KENNEDY TOWER

315 SE MLK Jr. Blvd.  
Evansville, IN 47713  
812.428.8520

### RIVER VIEW

104 N. 1st St.  
Vincennes, IN 47591  
812.316.0809

### SARGENT PLACE

713 N. Purdum St.  
Kokomo, IN 46902  
765.459.7409

### SCHNUTE APARTMENTS

1030 W. Franklin St.  
Evansville, IN 47710  
812.428.8531

### TERRACE TOWER

605 S. Bell St.  
Kokomo, IN 46901  
765.459.7436

### TRAILSIDE TOWNHOMES

1225 S. Union St.  
Kokomo, IN 46902  
765.450.8360

### WHITE OAK MANOR

509 N. St. Joseph Ave.  
Evansville, IN 47712  
812.428.8532

### VALLEY COURT

300 W. Center Rd.  
Kokomo, IN 46902  
765.459.7446

### VISION 1505

1505 N. 3rd Ave.  
Evansville, IN 47714  
812.423.1200



# Balance Sheet

Evansville Housing Authority unaudited Balance Sheet  
as of December 31, 2021.



	Evansville Housing Authority	Advantix	Combined
<b>Assets</b>			
Current Assets			
Cash	\$1,408,875	\$4,020,509	\$5,429,384
Accounts receivable	264,390	2,833,720	3,098,110
Other Current Assets	77,132	3,363,857	3,440,989
<b>Total Current Assets</b>	<b>1,750,397</b>	<b>10,218,086</b>	<b>11,968,483</b>
<b>Long Term Assets</b>	<b>22,213,504</b>	<b>7,498,982</b>	<b>29,712,486</b>
<b>Total Assets</b>	<b>\$23,963,901</b>	<b>\$17,717,068</b>	<b>\$41,680,969</b>
<b>Liabilities and Net Position</b>			
Current Liabilities			
Accounts payable	\$96,542	\$2,158,617	\$2,255,159
Other Current Liabilities	166,852	1,331,317	1,498,169
<b>Total Current Liabilities</b>	<b>263,394</b>	<b>3,489,934</b>	<b>3,753,328</b>
<b>Long Term Liabilities</b>	<b>1,368,917</b>	<b>428,697</b>	<b>1,797,614</b>
<b>Total Liabilities</b>	<b>1,632,311</b>	<b>3,918,631</b>	<b>5,550,942</b>
Net Position	22,331,590	13,798,437	36,130,027
<b>Total Liabilities and Net Position</b>	<b>\$23,963,901</b>	<b>\$17,717,068</b>	<b>\$41,680,969</b>

\* Note: This report includes Advantix as a blended component unit, but no discrete component units are reported.

This is not a complete financial statement and it has not been audited, reviewed or compiled by independent auditors. This statement has been prepared internally and has omitted certain disclosures in intra-company eliminations required by generally accepted accounting principles in the United States of America and are subject to adjustment and additional disclosures pending an independent audit.



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.