

Annual Report

2023



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2023





President/CEO's Letter

Each year, our organization tasks itself with the mission to strive for excellence throughout the industry, and each year we do exactly that! Not only are families in need being housed and communities thriving; others look to us for guidance on what we've been able to accomplish in such a short time. This drive has contributed to rapid organizational growth and the need to assess operational assignments, compensation, staffing, and objectives going forward.

With completion of the Organizational Assessment in 2023 and implementation strategies well underway, the next 3-5 years will be instrumental in developing techniques to further the organization's success. Challenges of expanding affordable housing will continue to present themselves, however, EHA and Advantix's focus will remain on cultivating current partnerships and building new opportunities for the organization, employees, residents, stakeholders, and surrounding communities.

As we enter 2024, we plan to increase the availability of resources for our clientele by developing a one-stop solution on the second floor of the EHA Community Resource Center located within the Jacobsville area. Discussions are currently underway with local organizations to offer a food pantry, health clinic, computer lab, mental health provider, transportation, immigration center, children's learning area, and a robotics workroom. EHA will also explore opportunities for additional funding through the City of Evansville and various grants to enhance affordable housing resources throughout the community.

Special thanks to our Board of Commissioners for leading the way, our team of dedicated employees who believe in the mission to provide for those in need, and our external partners for supporting us along the way. It's an exciting time to be part of EHA and Advantix, and I look forward to leading this incredible team!

Rick Moore, President/CEO



City of Evansville Mayor's Letter

On behalf of the City of Evansville, Indiana, I am pleased to join the Evansville Housing Authority (EHA) as it presents its 2023 Annual Report.

In 2023, the City of Evansville underwent a Housing Needs Assessment which estimated that over 60% of renter households are projected to earn less than \$50,000 in 2027, with nearly two-thirds (62.6%) of these households projected to earn less than \$30,000. Many of these lower-income renter households face housing issues associated with availability, quality, and affordability. Housing options for the significant share of low-income renter households in Evansville will remain a priority in future years.

With that being said, no city in the country can address its housing challenges alone. Thankfully, the Biden administration has already made life-changing investments in affordable housing by increasing funds to create and preserve units, strengthen our housing authorities, and increase the availability of housing subsidies, especially to our most vulnerable neighbors. Additional federal funding has been proposed for housing, community development, and transportation and my administration will be first in line to capitalize on these opportunities. We need a strong partnership with the state as well. Access to low-income tax credits is the foundation on which Evansville's affordable housing developers build. EHA, and its non-profit entity, Advantix Development Corporation, have been spearheading the mission to increase affordable housing stock throughout the community and create beautiful, inviting places for families to call home.

The City of Evansville supports EHA's endeavors, and I encourage EHA's leadership and staff to continue their mission of transforming lives and bettering the community. I also commend them on their dedication to making improvements and creating opportunities that will ultimately benefit the citizens of our great city.

Yours sincerely,

Stephanie Terry, Mayor
City of Evansville

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EVANSVILLE, INDIANA 47708-1833
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EHA Mission Statement and Objectives

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

Expanding the supply of assisted housing can increase choices for individuals seeking supportive living arrangements. By promoting self-sufficiency within these housing options, equal opportunities can be provided to all residents. This can lead to an improved quality of life and economic viability for those in need. Additionally, focusing on enhancing the quality of housing can create a more stable and comfortable environment for individuals receiving assistance, further contributing to their overall well-being.

The Housing Authority of the City of Evansville Advantix Development Corporation **Board of Commissioners**



David G. Hatfield
Chairman



Daphne Robinson
Vice-Chairman



Richard Engbers
Commissioner



Glenda B. Hampton
Commissioner



Sabino Humbane
Commissioner



Mildred Thacker
Commissioner



Dianne McGuire
Commissioner

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. 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.

Project: Organizational Assessment

With Growth Comes Strategic and Implementation for Continued Excellence!

The project began in November 2022 and the Organizational Assessment Report for the Evansville Housing Authority and Advantix Development Corporation was received in March 2023. Human Capital Initiatives, LLC (HCI) also conducted a Compensation Analysis to review organizational structures, operational functions, compensation, and levels of staffing for both EHA and Advantix. Staff interviews were conducted to determine workflow efficiencies and provide recommendations as HCI has extensive experience providing these services to similar organizations across the U.S.

Initial implementation efforts began with restructuring the Organizational Chart to establish the infrastructure necessary for continued success. Job titles, job descriptions, direct reports, new positions, and compensation levels were all taken into consideration before an approving resolution was adopted by the Board of Commissioners in June 2023.

The second phase consisted of developing goals and strategic plans to enhance benefits for the organization, employees, residents, stakeholders, and surrounding communities. Executive staff met with HCI to discuss strategies currently in place and determine opportunities to maximize growth and sustainability going forward. An employee engagement survey was also created and shared with staff to gather employee thoughts pertaining to the organization and its goals. A total of 53 responses out of 90 invitations for staff participation were received.

HCI then held a Leadership Retreat onsite to formulate new strategies and overarching goals to cover a three-year period. Executive staff spent the day collaborating in the areas of Programming, Operations, Administration, and Organizational efforts going forward. Comments and thoughts from the day were summarized into a draft outline for the next phase of implementation.

The following goals were established during the Leadership Retreat:

- Achieve excellence in program operations and service delivery.
- Increase revenue and expand program offerings.
- Attract and retain employees to be part of a professional and service-oriented team.
- Unite staff through improved communication and creating a team approach.
- Enhance the organization's visibility and recognition of the impact on our community and clients.

Staff from various departments throughout the organization have been assigned to Strategic Goal Teams to begin developing strategies and action items. Stay tuned once again... additional progress and accomplishments coming your way in the 2024 Annual Report!

Administration

- ① Enhance communication throughout the organization
Finance - make sure departments understand budget, variances, # flow
Kambui Jara Committees / Task Forces (employee engagement)
Multi disciplinary teams
Email etiquette - no snark - templates & "Reply All"
- ② Proactive hiring practices - attract talent
Develop plan for skill development
- ③ Enhance Employee development - retain talent
HR - career path development
Policy changes to promote employee performance
- ④ Technology - increase how it is used to meet goals
Project management - i.e. Asana, MS Lists
Appropriate use - emails

Community

- ① Having employees see the good EHA is doing
- ② Strengthen social media presence - positive messaging
- ③ Continue and look for ways to be more visible in the community
- Company Volunteer days
- ④ Develop neighborhood marketing strategy (brochures)
- Use content of website effectively
- ⑤ Develop strategies for engaging in new communities

Goal: Market to Others / Internal + External

Strategies: Market Plan

Actions: Utilize a marketing firm for plan development + implementation
- Determine target markets
- Prepare marketing material

WHO WE SERVE



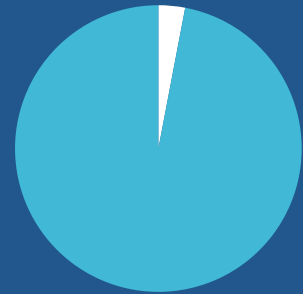
4,515
Members

1,495

Elderly/Disabled
Residents



Ethnicity



97%
Non-
Hispanic

3%
Hispanic



\$18.6
MILLION

to the local economy

53%
Black

39%
White

8%
Other

Race



\$11,603

Average Annual Income
for families in the
**Housing Choice Voucher
Program**



Gender



76%
Female

24%
Male

1,990

Children



\$19.4
MILLION

to the local economy

Building Foundations to Support Families

From Recruitment to Retention: Highlights from Human Resources

The Greek Philosopher Heraclitus is credited with the idea that “change is the only constant in life”, and they were right! 2023 was no exception to that statement for the EHA and Advantix Human Resources Department. This year was filled with opportunity. Through the completion of an organizational assessment, we set out to understand what our greatest asset, our employees, needed to be successful in their roles and to provide exceptional customer service not only to our external customers but our internal customers as well.

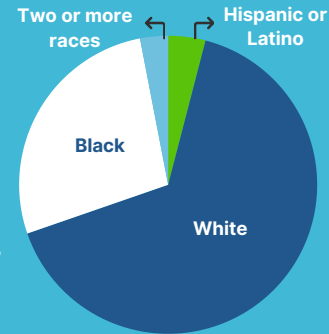
Equipped with the results of the Employee Engagement Survey, we were able to gauge what was important to our employees and to start implementing changes to address their needs. As a result, the staff turnover rate has already started to decrease.

2023 Year in Review

- EHA and Advantix introduced a new Human Resources Information System (HRIS) and Human Capital Management (HCM). **ADP** is a cloud-based global provider that unifies payroll, time tracking, HR services, talent management, tax, and benefits administration. With **ADP** being a unified system, it allows employees and managers to perform employment related tasks in real time, in any location, and on any device.
- The HR department added an HR Generalist to the team to help support the activities of the organization and meet the needs of our employees.
- Indiana University, Bradford Woods was host to the organization for an Employee Engagement/Team Building event. Employees from all locations throughout Indiana were chartered to IU for this event and due to the positive impact, it had on the entire organization, it will become an annual event.
- As part of our Diversity, Equity & Inclusion (DE&I) strategy, we increased our recruiting efforts by utilizing job boards that specifically target underrepresented groups. Job descriptions were revised to reflect a culture of inclusivity. We also enhanced our employee referral program.
- Benefit programs were reviewed, and new providers were selected for existing benefits to add more value for the employee with cost savings. Pet insurance was also made available as a supplemental benefit to employees.

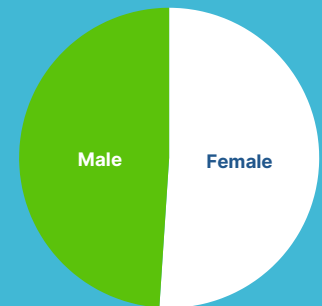
Ethnicity

White - 65%
Black - 27%
Hispanic or Latino - 4%
Two or more Races - 3%



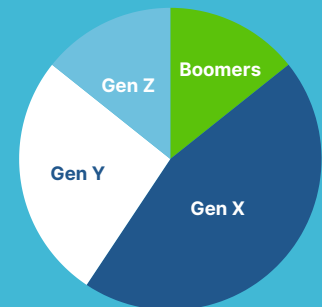
Gender

Female - 49%
Male - 47%
Non-Binary - 0%



Generations at Work

Gen X - 41%
Gen Y - 24%
Gen Z - 13%
Boomers - 13%



Work in the Future

EHA and Advantix Human Resources will continue to work to implement changes that support the growth and strategic plans of the organization. Areas of focus for 2024 are:

- Continued implementation of proposed changes from the Organizational Assessment Results
- Continued recruitment of diverse workforce
- Continued focus on Employee Engagement and Teambuilding
- Improving Employee Incentives, including compensation alignment and benefits



The Evolving Landscape of Property and Asset Management: What's Changing

Grand Opening Event:

Erie Pointe
Evansville, IN

Advantix was pleased to add another Grand Opening to the list in 2023! A ceremonial ribbon cutting and open house took place on February 21, 2023 at the new Erie Pointe apartments located at 320 Lincoln Avenue, Evansville, IN 47713.

This tax credit development project added 38 newly constructed affordable housing units in a multi-story building with 8 units set aside for community integration for individuals with intellectual or developmental disabilities. Within the City of Evansville, Erie Pointe marks our second newly constructed affordable housing complex within the past two years.

Special guests in attendance included Mayor Lloyd Winnecke, Jerri Bain from the Indiana Housing and Community Development Authority, Jenna Richardt from the Evansville Regional Economic Partnership, and George Flowers, Sr. as the guest speaker.

Advantix Development Corporation has been chosen by IHCDa for three new projects

Advantix Development Corporation was among 17 to be awarded the Low Income Housing Tax Credit (LIHTC) from the Indiana Housing and Community Development Authority (IHCDa). Advantix was selected for three new rental housing projects that will begin in 2024:



Being awarded the Low Income Housing Tax Credit gives Advantix Development Corporation the ability to extend into new towns and cities across the state of Indiana that desperately have a need for safe and affordable housing in their communities.



Lanisha and her family were the first to receive keys to their house at 34 East! They were able to spend Christmas together in their very own home!



• Breaking Ground: The Latest Projects Redeveloping our Community



Evansville Townhomes III

Evansville Townhomes III preserves and rehabilitates 32 units of existing affordable housing and creates 32 newly constructed single-family units on vacant, abandoned lots throughout the City of Evansville; helping to revitalize run-down areas of town. Thirteen of these units, spread throughout the development, are set aside for residents with developmental or intellectual disabilities, helping to integrate these families with the rest of the community. The development is located within the city limits of Evansville in Vanderburgh County.



Princetown Place

Princetown Place creates 44 newly constructed units of affordable housing, using property currently occupied by a dilapidated former school building whose roof was destroyed in a storm. Nine of these units, spread throughout the development, are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community. Furthermore, all of the units are lease-purchase units, paving the way to help the families we serve to become home-owners.



Southern Terrace

Southern Terrace creates 50 newly constructed units of affordable housing, using vacant property, much of which is blighted property acquired through tax sale. Ten of these units, spread throughout the development, are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community. Furthermore, all of the units are lease-purchase units, paving the way to help the families we serve to become home-owners.



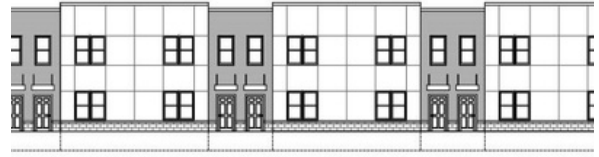
38 South

38 South creates 24 newly constructed units of affordable housing, using abandoned property acquired through tax sale, and rehabilitates 24 existing units of affordable housing. Ten of these units, spread throughout the development, are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community.



The Sterling

The Sterling creates 44 newly constructed units of affordable housing, using vacant property and tax sale property, some of it long occupied by a huge, dilapidated, vacant industrial building. Nine of these units, spread throughout the development, are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community. Furthermore, all of the units are lease-purchase units, paving the way to help the families we serve to become home-owners.



North Pointe

North Pointe creates 50 newly constructed units of affordable housing, using blighted, vacant property, most of it tax sale property, and some of it BEP property. Ten of these units, spread throughout the development, are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community. Furthermore, all of the units are lease-purchase units, paving the way to help the families we serve to become home-owners.



34 East

34 East creates 42 newly constructed affordable housing units, using vacant, abandoned lots throughout the city and helping to revitalize run-down areas of Marion, IN. Nine of these units spread throughout the project are set aside for residents with intellectual or developmental disability, helping to integrate these families with the rest of the community. All of the units are lease-purchase units, paving the way to help the families we serve to become homeowners.



Sycamore Springs

Sycamore Springs preserves the affordability of 58 former public housing units. Sycamore Springs replaces the 175 units of public housing, decentralizing these units and allowing residents to integrate more effectively with the wider Kokomo community. Twelve of these units, spread throughout the development, are set aside for residents with a developmental or intellectual disability, helping to integrate these families with the rest of the community.



YouthBuild House

In 2023, the City of Evansville provided HOME funds for YouthBuild participants to assist in constructing a new 3-bedroom ADA compliant home located at 818 Madison, Evansville, Indiana. YouthBuild students were able to learn construction skills involving site work, landscaping, framing, plumbing, siding, insulation, painting, and roofing. Construction was completed and the unit will be sold as a lease-to-purchase home for a qualified low-income buyer.

The Power of Connection: Creating a Thriving Community for Residents

Resident Services has been a vital factor in communications, resources, and advocacy for better relations, trust, and respect between residents and administration.

Prior to 2023, one person was responsible for coordinating the majority of interactions between our clientele and resources available throughout the Evansville community. Our outreach has now expanded to housing families in cities such as Kokomo, Vincennes, Muncie, and Marion to name a few. As a result of these efforts and as recommended during the Organizational Assessment, EHA created a Resident Services Department by adding two (2) new high-level positions and restructuring current staff responsibilities. Courtney Johnson joined EHA as the Director of Youth and Community Resources. We're also delighted to add Tehiji Crenshaw to our team as the Grants and Resident Services Program Manager. The Resident Initiatives Coordinator, YouthBuild program staff, and Family Self-Sufficiency program staff are included within the new department which currently consists of 12 employees dedicated to helping individuals overcome barriers and reach their goals in life.

Other events/resources provided to our families in 2023 included resident and property staff meetings at every site and presentations from community partners with information about childcare, Medicaid/Medicare, fire safety dos and don'ts, budgeting/financial management, and other miscellaneous topics of interest. The Evansville Housing Authority also held its 3rd Annual Community Resource Fair with over 30 vendors and distributors in attendance. Hundreds of residents and many people from the community came out to support the event and take advantage of resources, information, and giveaways made available to them. Free hotdogs, hamburgers, chips, and drinks were also available for those who attended. The success of this event is growing each year due to huge efforts and collaborations with community partners, residents, and staff.

Going forward, EHA plans to increase the availability of resources by developing a one-stop solution on the second floor of the EHA Community Resource Center located within the Jacobsville area. (1321 Edgar Street, Evansville, IN 47710) The Housing Choice Voucher Program and YouthBuild Program are currently operating on the first floor of the building, however, other organizations throughout the community will have the opportunity to lease space on the second floor to provide services to our families and others in need. Discussions are currently underway with local organizations to offer a food pantry, health clinic, computer lab, mental health service, transportation, immigration center, children's learning area, and a robotics workroom.





Building for the Future: Inspiring Goals and Programs

For nearly 67 years, the Housing Choice Voucher Program (HCVP) office staff worked on the ground level of one of the agency's oldest buildings with 108 affordable housing units above it. It was time to enhance the work environment for staff and EHA's ability to provide additional services to clients in 2023. Utilization of special purpose vouchers provided by HUD and services associated with each has grown over the years with expectations to continue increasing. Special purpose vouchers include Veterans Affairs Supportive Housing (VASH) Vouchers, Emergency Housing Vouchers (EHV), Foster Youth Initiative (FYI) Vouchers, and Homeownership Vouchers.

Several buildings were toured for relocation of the HCVP office, however, a larger vision was cast after touring the building located at 1321 Edgar Street. Yes, the agency would immediately be able to improve the working environment of its voucher staff and clientele, but the building itself had the potential for so much more.

Due to the available space the building offered, one of the agency's successful outreach programs, YouthBuild, would also have a permanent home for its participants which became a reality.

Addressing the needs of these two programs brought immediate value to the agency, but the vision was still greater. So much so that in late 2023, rehabilitation of the entire second floor began with the goal of creating a variety of office spaces for like-minded agencies to offer their services to our shared clientele.

Not only do we understand the challenges of our clientele, but we also understand there are a lot of agencies with similar challenges. EHA and Advantix hope the EHA Community Resource Center will serve as a central location that directly assists in shortening both the distance and timing of pivotal resources.

As the largest affordable housing provider in the city, we are steadfast in our efforts to continue subsidizing families through our voucher program, and we are excited to be a catalyst for the community we serve beyond just housing.

Marques Terry
VP, Leased Housing



Family Self-Sufficiency Program



Family Self-Sufficiency Success Story

Warner graduated from the FSS program in May 2023 and received his escrow payout. When he started the program, he was not working due to Covid. Within a couple of months, he started back to work and started accumulating escrow very quickly. He changed jobs due to higher pay and room for advancement within the company. Warner received several pay raises and increased his income so that he no longer qualified for rental assistance through EHA. Warner attended many FSS workshops and worked hard to achieve his goals including homeownership. He and his family are currently working with a bank to receive a mortgage for a new home!

Over the past year, a total of 125 FSS clients were given the opportunity to participate in FSS workshops both virtually and in person at the EHA/Advantix Community Building located at 500 SE 10th Street, Evansville, IN 47713. Workshops were offered at least once a month by FSS Coordinators and through collaborations with community partners.



Behavioral Health

Angels Care Home Health
Roxie McCool

Eat Strong, Live Strong

Nutrition Education Program
Advisor
Tiffany Haug

Habitat/HOPE of Evansville

Birdie Harrison
Nikki Waller

Dinner on a Dime

Nourish
Tom Zeta

Stress Management

Christian Life Center
Stephen Ralph

Taking Care of Yourself

EHA
Emily Baggett

Empower Me to be Clutter Free

County Extension Director
Meagan Salomon

Credit

Old National Bank
Ben Joergens

Intro to Workone and Career Prep

WorkOne
Jodi Robinson

Home Ownership

Old National Bank
Ben Joergens

Financial Psychology

Old National Bank
Ben Joergens

Budgeting

Old National Bank
Ben Joergens

Stress Management

Anthem
Ginny France

EHA Home Ownership with Assistance

EHA
Emily Baggett

Vision Boards/SMART Goals

EHA
Emily Baggett
Ginny Smith

GAIN Program Series

Christian Life Center
Stephen Ralph

Taking Care of Yourself

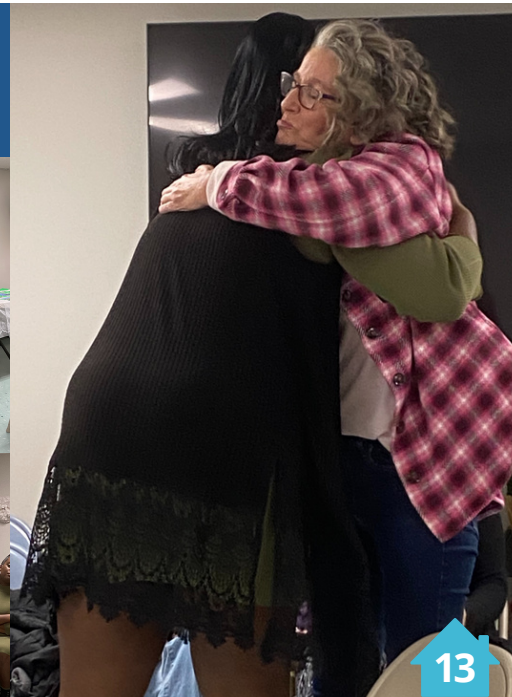
EHA
Emily Baggett

Importance of Outdoor Play Developmentally

Appropriate Toys
Building Blocks
Abbi Brooks

Get Ahead Initiative Network (GAIN)

Beginning in September 2023, EHA's FSS Program hosted its second 10-session investigative workgroup called "The GAIN Initiative - Getting Ahead in a Just-Getting-By World". The program series was led by Stephen Ralph from the Christian Life Center. Workgroup attendees participated in activities to analyze their individual situations, develop resources, create an action plan to become more stable/self-sufficient, and make connections for future endeavors to help them continue on their path. Participants were provided with a meal at each session and received \$10 gift cards for attendance. Eleven (11) FSS participants graduated and were awarded \$500 for completing the program. The next workgroup starts in September 2024, and we already have people registered to attend!





YouthBuild: Building Skills, Building Lives, Building a Brighter Future

YouthBuild Evansville was awarded an additional grant from the Department of Labor in the amount of \$1.5M. Staff prepared for the new cohort, and we also continued working with previous YouthBuild participants throughout the former grant's follow-up period. A new Program Manager was hired, in addition to an Education Coordinator, Job Developer, and Vocational Instructor.

YouthBuild served 43 students this year and students earned 67 credentials amongst them to date. Students were enrolled in High School Equivalency (HSE), National Center for Construction Education and Research (NCCER), and Certified Nursing Assistant (CNA) programs. However, the lasting change that is occurring in these students' lives cannot be summed up in words or numbers.

Students initially come to YouthBuild court-involved and struggling to have hope from barriers such as food disparities, basic coping skills, homelessness, and generally no knowledge of resources available. YouthBuild Evansville has gone above and beyond to better the program over the past year, so they are better equipped to help participants work through barriers. The new location now has a full workshop and classroom for all aspects needed by the students. We also provided food services for students through the Tri-state Food Bank by setting up a food pantry on campus for the students. Nearly \$2,500 has been spent on supportive services to ensure basic needs are met. The YouthBuild program also joined GVI (Gang Violence Intervention) with the Evansville Police Department. This partnership can lead to more referrals and a presence in the community that is helping and caring for individuals who could be an offender or a victim of gang violence.

YouthBuild Evansville has been recognized locally as well as nationally. Most recently, we partnered with the University of Evansville's Promise Neighborhood Grant to receive referrals. This is a great opportunity for the City of Evansville and its community, and we are happy to be a part of the grant program.

The City of Evansville's Community Development Block Grant (CDBG) was again awarded to Advantix in the amount of \$68,900 for the administration of certain construction projects used to support hands-on training for YouthBuild students. The City of Evansville is also providing HOME funds in the amount of \$250,000 for the YouthBuild class to build a new three-bedroom mobility-impaired home located at 818 Madison Street. The new home is near completion as students have learned to install pipes, pour concrete, and frame walls. The students worked with many contractors while on the project site which could possibly lead to future employment. The YouthBuild program continues to be an important part of the community and beneficial for those involved.



Financials

ASSETS

as of December 31, 2023

ASSETS:	Evansville Housing Authority	Advantix	Combined
CURRENT ASSETS			
TOTAL CASH	2,477,399.68	7,299,075.04	9,776,474.72
TOTAL ACCOUNTS AND NOTES RECEIVABLE	182,849.56	2,241,758.22	2,424,607.78
OTHER CURRENT ASSETS	71,919.05	5,255,169.98	5,327,089.03
Total Current Assets	2,732,168.29	14,796,003.24	17,528,171.53
Long Term Assets	21,415,604.64	11,353,590.52	32,769,195.16
Total Assets	25,121,636.43	26,149,593.76	51,271,230.19

LIABILITIES & NET POSITION

as of December 31, 2023

ASSETS:	Evansville Housing Authority	Advantix	Combined
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	68,998.11	2,139,223.60	2,208,221.71
OTHER CURRENT LIABILITIES	104,408.62	4,621,023.47	4,725,432.09
Total Current Liabilities	173,406.73	6,760,247.07	6,933,653.80
Long Term Liabilities	1,228,007.40	412,750.00	1,640,757.40
Total Liabilities	1,401,414.13	7,172,997.07	8,574,411.20
Net Position	23,720,222.30	18,976,596.69	42,696,818.99
Total Liabilities and Net Position	25,121,636.43	26,149,593.76	51,271,230.19

* 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

Our Journey: Exploring Our Company, Then and Now

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 1,510 Housing Choice Vouchers (HCV), 30 Veterans Affairs Supportive Housing (VASH) Vouchers, 803 Project-Based Vouchers (PBV) 26 Emergency Housing Vouchers, and 22 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.

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 nearly 1,700 units of affordable housing throughout the state of Indiana. Providing quality affordable housing opportunities, improving the communities in which we work, and building strong local partnerships are the primary focuses of team at the Advantix Development Corporation.

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

YOUTHBUILD PROGRAM

1321 Edgar St.
Evansville, IN 47710
812.909.1962

FAMILY SELF-SUFFICIENCY PROGRAM

1321 Edgar St.
Evansville, IN 47710
12.428.7786

PROJECT BASED VOUCHER PROGRAM

411 SE 8th St.
Evansville, IN 47713
12.428.7786

EHA COMMUNITY RESOURCE CENTER

1321 Edgar St.
Evansville, IN 47710
12.428.7786

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

ERIE POINTE

320 Lincoln Ave.
Evansville, IN 47713
812.402.5993

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

MAINTENANCE/ CONSTRUCTION WAREHOUSE

2110 S. Kentucky Ave.
Evansville, IN 47714

ADVANTIX COMMUNITY BUILDING

500 S.E. 10th St.
Evansville, IN 47713