



A HOUSE IS MADE OF
BRICKS & BEAMS

A HOME IS MADE OF
HOPES & DREAMS
WE BUILD BOTH

2025 IMPACT REPORT

The background of the entire page is a light green-tinted photograph of a wooden building frame under construction. The frame consists of numerous vertical studs and horizontal joists, creating a complex geometric pattern. The lighting is soft, highlighting the texture of the wood.

our MISSION

Empowering individuals and families by providing affordable housing

our VISION

Transform our industry by prioritizing the people we serve and revolutionize the way we operate - one person at a time

our VALUES

In balancing budget and design, we continue to uphold our commitment to sustainability, innovation and excellence

BOARD OF COMMISSIONERS

DAVID G. HATFIELD | *chairman*

SABINO HUMBANE | *vice-chairman*

MELISSA DUNEGHY | *commissioner*

GLENDA B. HAMPTON | *commissioner*

DAPHNE ROBINSON | *commissioner*

MILDRED THACKER | *commissioner*

CARMEN OWENSBY | *commissioner*



David G. Hatfield



Sabino Humbane



Melissa Duneghy



Glenda Hampton



Mildred Thacker



Carmen Owensby

Letter from **MAYOR**



On behalf of the City of Evansville, Indiana, I am pleased to share this foreword for the Evansville Housing Authority's 2025 Annual Report.

Safe, stable, and affordable housing is foundational to a strong city. It supports family stability, workforce participation, neighborhood vitality, and long-term economic growth. My administration is committed to expanding housing authorities across the continuum, and that work requires strong partnerships at the federal, state, and local levels.

As federal investments in housing, community development, and transportation continue to be proposed, Evansville must be prepared to act strategically and collaboratively. Equally important is maintaining a strong partnership with the State of Indiana. Access to low-income housing tax credits remains a critical tool for affordable housing development, and EHA, along with its nonprofit development arm Advantix Development Corporation, has played an important role in advancing projects that expand housing options and reinvest in our neighborhoods.

One recent example is the approval by the Indiana Housing and Community Development Authority (IHCDA) of Advantix's application to utilize low-income housing tax credits for the development of River City Homes here in Evansville. This approval allows the City to leverage private investment alongside HOME funds through the Department of

Letter from **PRESIDENT/CEO**



Over 10 years ago, the Evansville Housing Authority (EHA) teamed with Advantix Development Corporation to pursue HUD's Rental Assistance Demonstration (RAD) program by utilizing low-income housing tax credits. Our team of dedicated staff rises to the challenge daily as we continue to gain equity and fulfill our mission to expand affordable housing, create a more sustainable financial environment for housing, and provide opportunities to improve the well-being of individuals and families.

Despite challenges faced in 2025, such as the government shutdown, lack of sufficient HUD funds, which resulted in a shortfall, delayed landlord payments, and reduced voucher issuance, the Housing Choice Voucher Program (HCVP) was certified as a High-Performing Public Housing Agency through HUD's Section 8 Management Assessment Program (SEMAP). An additional 28 Landlords were added to the voucher program, bringing the total to 315 throughout the city. EHA also received grant funding to add a third Family Self-Sufficiency Program Caseworker to our list of 100+ employees. We value each EHA and Advantix employee, as they serve an important



CITY OF EVANSVILLE

Metropolitan Development to construct 44 new homes on long-vacant lots throughout the city. Beyond increasing housing supply, this project represents a meaningful step toward neighborhood revitalization and thoughtful reuse of underutilized land.

At the same time, we recognize that housing is deeply personal, and community members rightly expect transparency, responsiveness, and quality from all who play a role in providing it. Listening to residents and continually improving how we serve them must remain central to this work. The City values EHA as a partner and expects ongoing collaboration, accountability, and progress as we work together to meet the needs of Evansville families.

I appreciate the dedication of the EHA Board, leadership, staff, and I encourage continued focus on strengthening communities, expanding opportunity, and delivering housing solutions that reflect the dignity and potential of the people who call Evansville home.

Yours sincerely,

Mayor Stephanie Terry
City of Evansville

role in our shared purpose and success as an affordable housing provider.

On June 25th, a celebration was held inviting the community to visit our newly renovated EHA Community Resource Center, located at 1321 Edgar Street in the Jacobsville neighborhood. Some features include a new reception area, elevator, computer lab, resource pantry, and an open lounge area to promote food and beverage shop entrepreneurs. Vacant rooms throughout the building are also available for lease to other non-profit organizations. Our goal is to provide a one-stop solution for individuals and families to receive wrap-around services through a variety of providers.

Special thanks to our Board of Commissioners for leading the way, to our resilient team of employees who believe in our mission to provide for those in need, and to our external partners for supporting us along the way. The entire EHA/Advantix team is focused, committed, and intentional about creating a brighter future for all. We look forward to continuing this work in 2026.

Rick Moore President/CEO

WHO WE SERVE



Annual Resource Fair

2025 ANNUAL REPORT	2024	2025
Members	4,484	4,253
Elderly/Disabled	1,401	1,282
Ethnicity-Hispanic	3.00%	3.00%
Ethnicity-Non Hispanic	97.00%	97.00%
Race-Black	52.00%	51.00%
Race-White	37.00%	36.00%
Race-Other	11.00%	13.00%
Income	\$13,256	\$14,297
Gender-Male	37.00%	38.00%
Gender-Female	63.00%	62.00%
Children	1,943	1,742

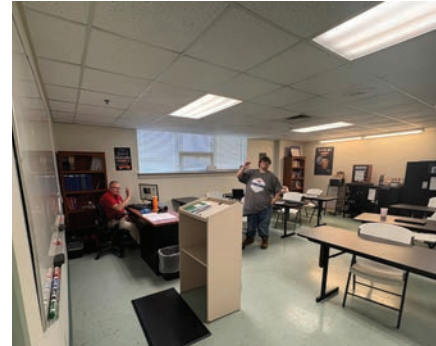
EHA Community RESOURCE CENTER

At the EHA Community Resource Center, our mission is to provide accessible support, education, and resources to empower individuals and families in our community. We believe that by creating a welcoming space and offering vital services, we can foster growth, connection, and long-term impact for those we serve.

On June 25th, a celebration was held inviting the community to visit our newly renovated EHA Community Resource Center, located at 1321 Edgar Street in the Jacobsville neighborhood. Our Housing Choice Voucher Program (Section 8), Family Self-Sufficiency Program, and YouthBuild Evansville program occupy the building's first floor. Some new features that have been added include a reception area on the second floor, an elevator, a computer lab, a resource pantry, and an open lounge area available to promote food and beverage shop entrepreneurs.

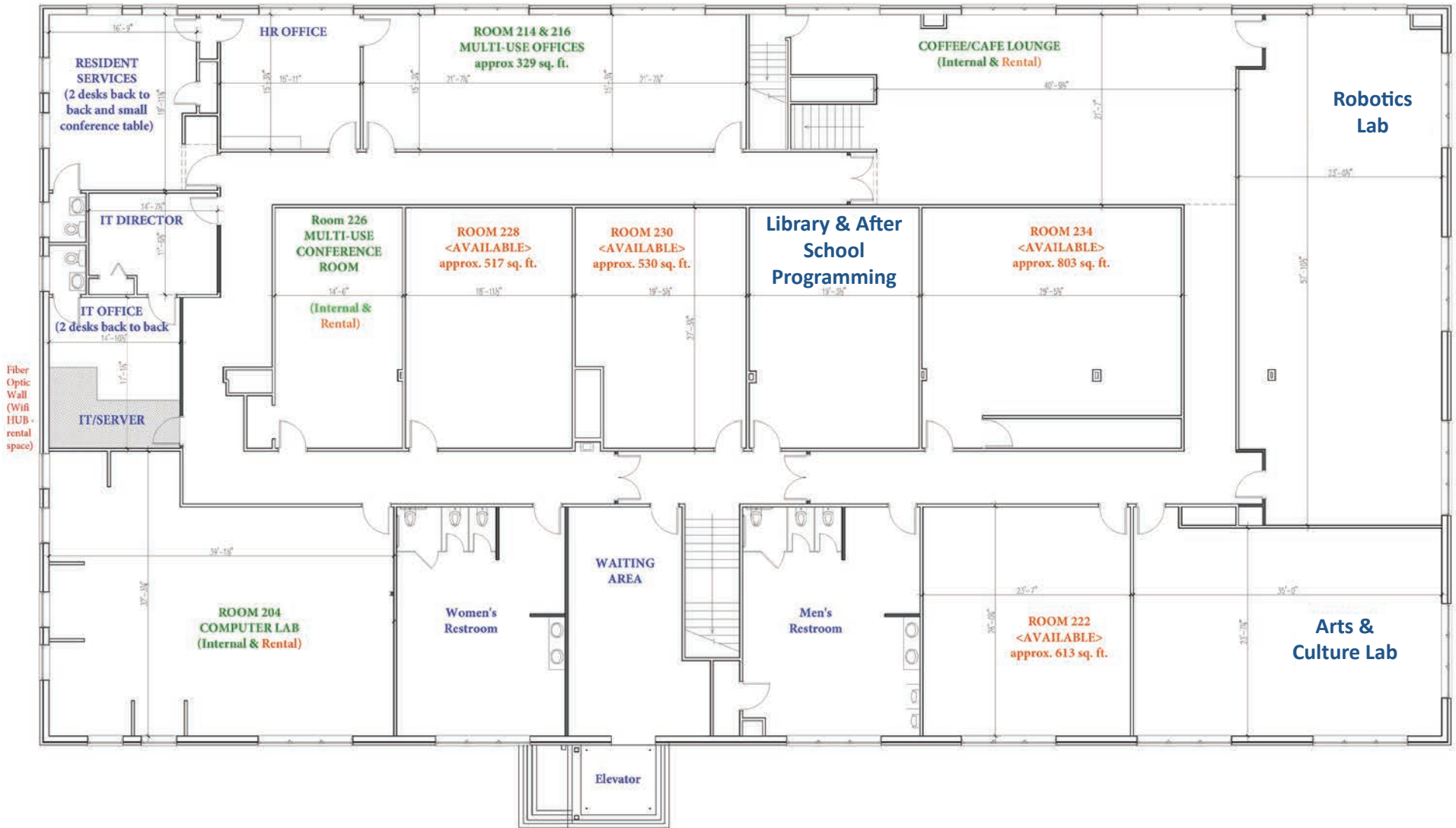
Other areas of programming planned to utilize the space include Robotics, Arts & Culture, Youth, Literacy, Workforce Development, and Physical/Mental/Health Services, among others. We're excited to share that space within the EHA Community Resource Center is available for lease, and we'd love to explore how your organization can become part of our collaborative environment. **Please contact our office at 812-428-8500 x1008 for additional details.**

EHA Community Resource Center Open House



Construction of the Community Resource Center

EHA COMMUNITY RESOURCE CENTER



1 SECOND FLOOR PLAN - 1321 Edgar Street, Evansville, IN 47710
SCALE: 3/16"=1'-0"

HUMAN RESOURCES DEPARTMENT

EXECUTIVE SUMMARY

2025 was an exciting year of growth and improvement for Advantix and EHA's Human Resources team. We focused on enhancing the employee experience, improving efficiency, and supporting the ongoing development of our people.

With the rollout of the Paycom Human Capital Management (HCM) System and the Employee Navigator Benefits Portal, we took big steps toward simplifying processes, giving employees more access to their own information, and improving the tools we use to support our teams.

We also celebrated important training and development milestones across several departments. From certifications and new system trainings to ongoing education programs, these accomplishments reflect our shared commitment to learning, growth, and continuous improvement.

KEY ENHANCEMENTS

In 2025, we continued our efforts to make Advantix and EHA an even better place to work by improving how we manage and support our team through technology.

Paycom Human Capital Management (HCM)

This year, we successfully transitioned from ADP to Paycom, a more robust and flexible system that provides deeper reporting and more accurate data for decision-making. It also allows employees to take greater ownership of their payroll and personal information — helping create a more transparent and efficient experience for everyone.

Employee Navigator Benefits Portal

Our new Employee Navigator Benefits Portal made benefits enrollment and management easier than ever. With less paperwork and a direct “concierge-style” connection to our benefits broker, employees now receive faster answers to questions and quicker resolution times.

Both systems have strengthened our HR operations and improved how we serve and support every member of the Advantix and EHA team.

EMPLOYEE TRAINING AND DEVELOPMENT

We're proud to share several training accomplishments from across the organization this year. These efforts highlight our continued investment in employee learning and career growth.

Section 8 Department

- All Housing Specialists completed Housing Opportunity Through Modernization Act (HOTMA) training.
- All Housing Inspectors completed National Standards for the Physical Inspection of Real Estate (NSPIRE) training.

Property Administration

- One Area Manager successfully completed the Certified Apartment Manager (CAM) exam and earned certification.

Property Maintenance

- Two Senior Maintenance Technicians are currently enrolled in the Heating, Ventilation, and Air Conditioning (HVAC) program through Ivy Tech Community College, with expected completion in Spring 2026.

We will continue to encourage and support professional growth at every level — recognizing that developing our people leads directly to stronger teams and better results.



Northern Region Staff

HUMAN RESOURCES DEPARTMENT

Looking Ahead

As we move into 2026, we'll continue building on the progress made this year. Our goals include expanding training opportunities, finding new ways to use technology to simplify processes, and ensuring every Advantix and EHA employee feels supported and valued.

Our people are at the heart of everything we do, and Human Resources remains committed to helping each team member grow, succeed, and thrive within our organization.



Employee Picnic Games



Employee Picnic Bingo



Employee Picnic Cooks



Employee Picnic Karaoke



Chaiman & CEO Holiday Party

Asset Management

In 2025, Advantix Development Corporation's Asset and Property Management teams delivered measurable, portfolio-wide performance gains driven by disciplined operations, strict compliance execution, and data-driven oversight. Across Indiana, the department prioritized occupancy stabilization, inspection readiness, and operational efficiency while maintaining consistent service standards and regulatory compliance. These focused efforts translated into quantifiable improvements in leasing velocity, inspection outcomes, and financial performance across the portfolio. These results were further supported by the implementation of clear, written policies and a renewed focus on positive workplace culture, improving consistency, accountability, and staff confidence across the portfolio

The portfolio achieved two accelerated lease-ups at Princetown Place and Southern Terrace, with both properties reaching stabilized occupancy well ahead of projected rental achievement timelines.

Early stabilization materially reduced lease-up carry costs, strengthened initial cash flow, and validated the effectiveness of coordinated execution between property management, maintenance, compliance, and asset management teams. These results established a new internal benchmark

for construction-to-operations transitions and lease-up performance. Inspection performance in 2025 significantly exceeded prior-year results and industry averages. Portfolio-wide REAC/NSPIRE scores improved as a result of proactive maintenance planning, enhanced inspection preparedness, and strengthened site-level accountability. Caldwell Homes achieved a 27-point improvement, increasing from a 72C to a 99A, representing one of the strongest inspection turnarounds within the portfolio and reflecting sustained corrective action, targeted staff training, and consistent execution of physical standards.

Operational and financial performance strengthened materially throughout the year. Average monthly unit turns increased from 23 in 2024 to 42 in 2025, representing an 82.6% year-over-year increase, allowing units to return to revenue-generating status more quickly and reducing vacancy loss. RAD non-voucher households were reduced from 61 to 24, representing a 60.7% decrease. These households consisted of former Project-Based Voucher (PBV) participants who exited the PBV program but continued to reside at RAD-assisted properties. Through proactive case review, resident engagement, and coordination with voucher administration, the Property Management team reduced the concentration of unassisted households, mitigating revenue volatility and compliance risk. As a result, delinquency declined from \$140,787 to \$28,435, an approximate 79.8% reduction year over year, strengthening overall asset stability.



MORE AFFORDABLE HOUSING FOR Indiana, Ohio, and Michigan

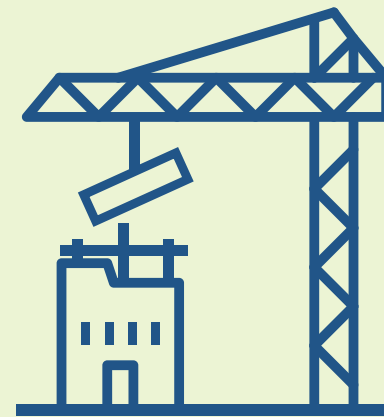
1,710

CURRENT
PORTFOLIO



94

UNITS UNDER
CONSTRUCTION



COMPLETED PROJECTS

PRINCETOWN PLACE - PRINCETON, INDIANA

Forty-four (44) newly constructed units of affordable housing were recently created, using property that was occupied by a dilapidated former school building whose roof was destroyed in a storm.

All of the units are lease-purchase units, which will help pave the way for families we serve to become homeowners. In addition, 9 of these units are reserved for residents with developmental or intellectual disabilities. Through resident services and partnerships throughout the community, we will assist in integrating these families into the rest of the community.

Princeton Place

Community	Princeton, IN
Total Apartments	44
Unit Sizes	1-3 Bedrooms
Development Partner	R4 Capitol
Completed	December 2024

Southern Terrace

Community	Muncie, IN
Total Apartments	50
Unit Sizes	3 Bedroom
Development Partner	R4 Capitol
Completed	December 2024

SOUTHERN TERRACE – MUNCIE, INDIANA

The completion of Southern Terrace created 50 newly constructed units of affordable housing, using vacant property, much of which is blighted property acquired through tax sale.

All of the units are lease-purchase units, which will help pave the way for families we serve to become homeowners. In addition, 10 of these units are reserved for residents with developmental or intellectual disabilities. Through resident services and partnerships throughout the community, we will assist in integrating these families into the rest of the community.

PROPERTY MANAGED BY ADVANTIX:

Units

VISION 1505	32
RAD I – Buckner, Kennedy, White Oak, Schnute	438
RAD II – Caldwell Homes	121
RAD IV – Fulton	194
RAD V – John Cable, Bellemeade-Line	45
Advantix Scattered Sites	18
Corydon School Senior Lofts (Corydon, IN)	45
Evansville Townhomes I	60
River View (Vincennes, IN)	44
Trailside Townhomes (Kokomo, IN)	45
Sargent Place (Kokomo, IN)	35
Evansville Townhomes II	60
Erie Pointe	38
KHA RAD I	335
Evansville Townhomes III	64
34 East (Marion, IN)	42
Princeton Place (Princeton, IN)	44
Southern Terrace (Muncie, IN)	50

CURRENTLY IN CONSTRUCTION

NORTH POINTE – SOUTH BEND, INDIANA

North Pointe will create 50 newly constructed units of affordable housing, using blighted, vacant property, most of it tax sale property, and some of it BEP property.

All of the units are lease-purchase units, which will help pave the way for families we serve to become homeowners. In addition, 10 of these units are reserved for residents with developmental or intellectual disabilities. Through resident services and partnerships throughout the community, we will assist in integrating these families into the rest of the community.

North Pointe

Community South Bend, IN
Total Apartments 50
Unit Sizes 1-3 Bedrooms
Development Partner TBD

The Sterling

Community Elkhart, IN
Total Apartments 44
Unit Sizes 3 Bedroom
Development Partner TBD

THE STERLING – ELKHART, INDIANA

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.

All of the units are lease-purchase units, which will help pave the way for families we serve to become homeowners. In addition, 9 of these units are reserved for residents with developmental or intellectual disabilities. Through resident services and partnerships throughout the community, we will assist in integrating these families into the rest of the community.

TAX CREDIT AWARDED

RIVER CITY HOMES – EVANSVILLE, INDIANA

The Indiana Housing & Community Development Authority (IHCDA) approved Advantix Development Corporation's application to utilize low-income housing tax credits (LIHTCs) as a key funding component for the creation of River City Homes within the city limits of Evansville.

"We're very excited about the approval by IHCDA," said Advantix President/CEO Rick Moore. "This allows us to use the tax credits to leverage private investments, HOME funds from the Evansville Department of Metropolitan Development, as well as other sources of funding, to construct new homes on abandoned lots throughout the city. Just as importantly, utilizing these lots for high-quality, affordable housing is a big step in revitalizing the Evansville community."

River City Homes will create 44 newly constructed affordable housing units on urban infill property acquired through tax sales, all donated by the City of Evansville. It's anticipated that construction of 44 new single-family homes in Evansville will begin in July 2026 and continue through 2027. All 44 units will be constructed as 3-bedroom, 2-bathroom homes and available for lease-purchase to qualified applicants.



1,710 TOTAL UNITS **94** UNDER CONSTRUCTION **200** FUTURE UNITS **\$477M** TOTAL INVESTMENT



NORTH POINTE CONSTRUCTION



RESIDENT SERVICES

The momentum of success continued across all areas of Resident Services, with measurable growth in YouthBuild, Family Self-Sufficiency (FSS), and the Resident Services program offerings. This year's strategic focus centered on increasing awareness of available programs, boosting resident participation through creative branding and marketing, strengthening YouthBuild recruitment efforts, expanding and deepening community partnerships, and investing in staff training and resources to support a strong, diverse, and effective service delivery team.

These efforts resulted in meaningful outcomes across our communities. Resident Services successfully established two new Resident Councils at White Oak Tower and Kennedy Tower, while the long-standing Buckner Resident Council re-elected officers for the 2025–2028 term. The City of Evansville's Recorder's Office supported the official ordination of officers, further reinforcing civic engagement and leadership development. In addition, Schnute Tower and Evansville Townhomes are actively progressing toward forming Resident Councils. These councils serve as vital platforms for individual community buildings and resident empowerment, expanding programming focused on health and wellness, financial literacy, community pride, and informed decision-making.

Resident Services also hosted its 4th Annual Community Resource Fair at the C.K. Newsome Center—one of the largest events of its kind in Evansville Housing Authority history. More than 40 community vendors, including Advantix and the Evansville Housing Authority, provided essential resources and services to over 450 residents and community members. Mobile care units offered onsite health services, and the event was further strengthened by the participation of Evansville Housing Authority administration and board members. The day was a vibrant showcase of collaboration, learning, and community engagement.

The Family Self-Sufficiency (FSS) team continued to build on its strong foundation by expanding programming focused on homeownership, financial literacy, and personal development. Highlights included an FSS Blitz, two well-attended homeownership fairs—Road to Homeownership and NACA—the completion of a fourth successful partnership with the Evansville Christian Life Center's G.A.I.N. program and graduation, and the delivery of additional workshops at the EHA Community Resource Center. Further details of FSS accomplishments are featured later in this report.

YouthBuild Evansville also demonstrated continued progress and resilience throughout 2025. While the year presented challenges, the team remained focused on strengthening program infrastructure and improving outcomes. These efforts culminated in a significant YouthBuild graduation and renewed momentum. The program expanded recruitment strategies and strengthened community partnerships, including a new collaboration with Habitat for Humanity of Evansville, providing participants with hands-on experience in construction and community development. YouthBuild Evansville also continued to grow its partnership with Hope City Church, further enhancing support and opportunities for participants. Additional details on YouthBuild's success can be found in its dedicated section of this report.



2025 Family SELF-SUFFICIENCY PROGRAM

In 2025, the Family Self-Sufficiency (FSS) Program enrolled seventeen (17) clients and graduated twelve (12) clients with a total of \$85,862.81 in FSS escrow dispersed.

The highest escrow check given was \$19,311.04, and the lowest escrow was \$70.00. Participants could earn escrow by increasing their earned income from jobs they obtained and gain access to it once they accomplished all their self-prescribed goals. Their goals could be achieved by attending workshops and/or other community programs.

FSS hosted thirty-four (34) workshops with 238 participants, both in person and virtually, at our EHA Community Resource Center located at 1321 Edgar Street, Evansville, IN 47710. This included the homeownership workshop we hosted with the Neighborhood Assistance Corporation of America (NACA). FSS workshops were offered several times a month by our FSS coordinators

in collaboration with community partners, and through these partnerships, participants were connected to resources to achieve their individualized goals. The focus this year was on providing at least one financial literacy workshop each month, and this was successfully achieved, with multiple financial institutions presenting topics such as budgeting, banking basics, financing a car, and more.

In addition to these workshops, we hosted our innovative Homeownership Roadmap Resource Fair on March 19th, 2025, at CK Newsome Center. We had over twenty (20) vendors related to homeownership, including financial institutions, realtors, HOPE of Evansville, Habitat, and other nonprofit organizations. Twenty (20) FSS clients and community members attended the event to discuss their dream of homeownership with professionals in the field. We will be hosting our second annual Homeownership Roadmap Resource Fair at CK Newsome Center on April 23, 2026.



FSS Workshop



Homeownership Fair
FSS Workshop

Beginning in September 2025, EHA's FSS program hosted its fourth 10-week investigative workgroup, GAIN, using the book *Getting Ahead in a Getting-by World*. Stephen Ralph, with Evansville Christian Life Center, led eight (8) workshop participants in activities to analyze their individual situations, develop resources, and create an action plan to become more self-sufficient. We provided dinner at each session, and participants were given a \$10 gift card for each session they attended. Each participant graduated from the program and received a \$500 check. Our fifth group will begin in September 2026!

The FSS program's success is attributed to its many partnerships via the Program Coordinating Committee (PCC). The PCC meets every quarter to gather feedback on how the FSS program could run better, along with updates on what is happening within organizations that may benefit our EHA clients. Organizations that participate in the PCC include WorkOne Southwest, Ivy Tech Community College, HopeDotCom, Evansville Christian Life Center, Hope of Evansville, Habitat for Humanity, The Volunteer Lawyer Program of Southwestern Indiana, United Health Care Insurance, Anthem Insurance, and Community Foundation Alliance. The PCC also has representatives from both the HCV program and RAD program to make sure we get feedback from the tenants we serve.



FSS Graduate



GAIN Student Presentation



GAIN Graduation



Community Engagement

HOUSING CHOICE VOUCHER PROGRAM

In Calendar Year 2025, the Evansville Housing Authority (EHA) was just one of the Public Housing Authorities (PHAs) across the country met with the unfortunate news of being placed in Shortfall. When placed in this status, daily operations become imminent due to funding challenges. PHAs working to maximize assistance to as many families as possible and attract new owners are immediately affected.

Unfortunately, Shortfall does not just affect those two groups; it also affects those currently receiving assistance. One of the best resources made available to voucher families is the ability to exercise portability, which allows them to transfer housing assistance to a new city or state. The reasons one desires to port from one agency to another vary, ranging from wanting a change of scenery to being closer to loved ones, or even for healthcare reasons.

Pre-Shortfall, these requests were rarely met with any resistance, let alone a firm “no.”

The Shortfall imposed immediate financial restraints on housing programs, leading to the HCV Department having to modify its policies, and staff being required to adjust in real time to the news, and they did. Challenges were embraced as surmountable, leading to greater cohesion, better communication, and overall efficiency across areas that impact housing assistance payments.

In a challenging year, EHA’s HCV Program still managed to receive a third consecutive high-performance rating from HUD and a favorable audit review with no findings. These accolades are earned throughout the year rather than just given to an agency. Both are testaments to having experienced staff members in place who not only understand the program rules and regulations but also understand the roles of the program’s partners.

EHA’s HCV Staff welcomes more collaborative opportunities in the coming year to bring additional resources to the community they serve. Staff desire to be more innovative and creative in identifying alternative solutions to both projected and unanticipated barriers, while being proactive rather than reactive in shaping our policies.

Even with a streak of accolades, the goal is to become even stronger while building a more robust system to have a greater impact on the community.



RAD PROJECT BASED VOUCHER PROGRAM

The RAD PBV team continues to work toward improving the waiting list process. The RAD PBV and Advantix teams are working jointly in the applicant selection and application process with the twice monthly Housing Application Blitz. The selected applicant is given the opportunity to attend one of the two appointment days for a better opportunity for housing.

This process provides an in-person experience where applicants receive assistance completing the housing application and a review of eligibility requirements. This one stop assisted process creates a more efficient workflow between EHA and Advantix Property Management teams as both entities can track what stage of the process the applicant is in.

EHA LOCATIONS

EVANSVILLE HOUSING AUTHORITY

500 SE 10th St.
Evansville, IN 47713
812.428.8500

YOUTHBUILD PROGRAM

1321 Edgar St.
Evansville, IN 47710
812.909.1962

PROJECT BASED VOUCHER PROGRAM

1321 Edgar St.
Evansville, IN 47710
812.428.7786

HOUSING CHOICE VOUCHER PROGRAM

1321 Edgar St.
Evansville, IN 47710
812.428.8548

FAMILY SELF-SUFFICIENCY PROGRAM

1321 Edgar St.
Evansville, IN 47710
812.428.7786

EHA COMMUNITY RESOURCE CENTER

1321 Edgar St.
Evansville, IN 47710
812.428.7786

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

ERIE POINTE

320 Lincoln Ave.
Evansville, IN 47713
812.402.5993

EVANSVILLE TOWNHOMES

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

FULTON SQUARE APARTMENTS

1328 Dresden
Evansville, IN 47710
812.428.8516

KENNEDY TOWER

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

JOHN CABLE BELLEMEADE LINE

1111 Cherry St.
Evansville, IN 47713
812.402.5993

RIVER VIEW

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

SCHNUTE APARTMENTS

1030 W. Franklin St.
Evansville, IN 47710
812.428.8531

SARGENT PLACE

713 N. Purdum St.
Kokomo, IN 46902
765.459.7409

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

PRINCETOWN PLACE

200 N. Seminary Street
Princeton, IN 47670
812.305.7827

34 EAST

521 Cupola Way
Marion, IN 46952
812.431.9913

SOUTHERN TERRACE

106 E. 26th Street
Muncie, IN 47302
812.204.7372

MAINTENANCE/ CONSTRUCTION WAREHOUSE

2110 S. Kentucky Ave.
Evansville, IN 47714
812.436.4756

ADVANTIX COMMUNITY BUILDING

500 S.E. 10th St.
Evansville, IN 47713
812.428.8500

YOUTHBUILD 2025 ANNUAL REPORT



2025 was a year of significant growth and achievement for YouthBuild Evansville. Throughout the year, we served 45 participants, supporting opportunity youth as they worked toward educational attainment, workforce credentials, and meaningful community engagement.

Our participants demonstrated strong commitment and perseverance, resulting in the following accomplishments:

- **9 participants earned their High School Equivalency**
- **14 participants obtained their OSHA 30 Qualification**
- **17 participants completed the NCCER Certification**
- **24 participants received Stop the Bleed/Narcan Administration certifications**

On January 15, 2025, the Evansville Housing Authority was awarded an additional YouthBuild grant, securing funding for the program through 2028. As we concluded our previous grant cycle, we successfully launched the first cohort under the new grant in September 2025. Participants in the YouthBuild Program spend 50% of their time in Education, 40% in Vocational



Training, and 10% in Leadership Development. Our goal remains to empower opportunity youth by providing the skills, credentials, and resources necessary to improve their lives and, in doing so, their communities.

YouthBuild Evansville proudly celebrated 17 graduates at the 2025 Graduation Ceremony on September 15th at Willard Library. The event was well attended by families, friends, and community supporters. We were honored to welcome an outstanding group of speakers, including Rick Moore, Mayor Stephanie Terry, LeVar St. Germain, and Courtney Johnson,

who shared words of encouragement and inspiration with our graduates.

Participants received hands-on vocational training through a partnership with Habitat for Humanity, contributing to affordable housing efforts at multiple project sites throughout the community. Additional projects included constructing a gazebo at Princetown Place Apartments and building barricades for Young & Established.

YouthBuild also partnered with the Jacobsville Area Community Corporation (JACC) on several community engagement activities, including the JACC Rabbit Easter Egg Hunt, Trunk or Treat, and Evansville's North Main Christmas Parade. YouthBuild staff also volunteered at the Young & Established Thanksgiving Giveaway.

We are grateful for the many community partners who contributed their time, expertise, and resources throughout the year. These partners include ARC Construction; Art McDonald with EREP; CJ Johnson with Ivy Tech; Deaconess EMS; Evansville Police Department; Evansville Promise Neighborhood; Fifth Third Bank; Grainger; Habitat for Humanity; Hope City Church; IBEW; LiUNA; Panera Bread; Roger's Hair Academy; Vanderburgh County Health Department; WorkOne Southwest; and local unions.

Most importantly, we extend our sincere appreciation to the Evansville Housing Authority and Advantix Development Corporation for their continued support and for making the YouthBuild Evansville program possible.



Graduation (L), Leadership Development (R)

A message from INFORMATION TECHNOLOGY

2025 was focused on project management, teamwork, and cost-saving implementations. The IT team worked closely with the Executive team and staff to implement the Monday.com application to establish project management, innovative team communication, and continuity with our existing applications. Along with the implementation of Monday.com Workspace Management, there was the implementation of Monday.com Service. Monday.com Service has enabled the IT team to better track and address internal support issues with our Yardi systems, as well as any security footage requests, file management,



and general PC and mobile device support. Monday.com Work Management and Monday.com Service have given us the opportunity to begin building an employee portal that assists our many clients, mostly internal but some external, to access forms from any internet-connected device for support requests and issues. When the forms are used, they create a ticket for IT to address and resolve any issues and requests. The portal then grants the client access to monitor the status of each ticket from start to finish. Looking to the future, we will continue to grow the portal for use across all departments for document sharing, process and procedure documentation, and as a central point for various support and resources.

2025 also brought the completion to our Computer Lab in the Evansville Housing Authority Community Resource Center. The second-floor Computer Lab will be used for internal employee training and classroom-like meetings and will also be accessible to external community groups when needed. The Computer Lab offers a large television and 12 computer stations that have the ability to connect to our internal network as well as outside network connectivity.

Looking forward to the coming year, we are going to continue to consolidate software and applications to eliminate costs of unnecessary applications. For example, during the year, we successfully transitioned to Microsoft Teams for meetings, chats, and virtual presentations, thus eliminating the annual cost of using Zoom. We are going to continue with the implementation of Microsoft SharePoint, which when complete, will eliminate the annual cost of Dropbox services.



We continue to work well in our partnership with Matrix Integration, a managed services provider, assisting with additional support for the organization and staff. This partnership continues to provide additional team resources for IT as well as added end-user support, system and infrastructure upgrades, and assurance of increased, stable security for systems and data.





BALANCE SHEET

Evansville Housing Authority unaudited Balance Sheet
as of December 31, 2025.



	Evansville Housing Authority	Advantix	Combined
Assets			
Current Assets			
Cash	\$677,935.49	\$1,129,157.80	\$1,807,093.29
Accounts receivable	\$106,019.11	\$847,463.81	\$953,482.92
Other Current Assets	\$392,245.00	\$6,821,356.41	\$7,213,601.41
Total Current Assets	\$1,176,199.60	\$8,797,978.02	\$9,974,177.62
Long Term Assets	\$23,278,334.15	\$12,743,809.45	\$36,022,143.60
Total Assets	\$24,454,533.75	\$21,541,787.47	\$45,996,321.22
Liabilities and Net Position			
Current Liabilities			
Accounts payable	\$67,532.39	\$1,928,449.48	\$1,995,981.87
Other Current Liabilities	\$309,466.48	\$920,343.12	\$1,229,809.60
Total Current Liabilities	\$376,998.87	\$2,848,792.60	\$3,225,791.47
Long Term Liabilities	\$1,460,606.20	\$1,941,550.00	\$3,402,156.20
Total Liabilities	\$1,837,605.07	\$4,790,342.60	\$6,627,947.67
Net Position	\$22,616,928.68	\$16,751,444.87	\$39,368,373.55
Total Liabilities and Net Position	\$24,454,533.75	\$21,541,787.47	\$45,996,321.22

* 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.





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