



BUILDING FOUNDATIONS TO SUPPORT FAMILIES

**Housing Authority
of the City of Evansville**

**Advantix Development
Corporation**

2022 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.

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.

In November 2022, the Board of Commissioners and other Executive Staff attended a Board Retreat to discuss redevelopment opportunities, tax credits, and the future of affordable housing. Portions of the strategic planning session included an overview of the Asset Management portfolio and operations going forward. The retreat concluded with a refresher on Roles and Responsibilities of the Board of Commissioners. The Board Retreat was held at the Fifth Third Bank building and facilitated by Michael Syme, Partner of Fox Rothschild, LLP.



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 **Building Foundations to Support our Families!** There are essential items necessary in life for individuals and families to feel safe and secure before they can obtain viable jobs, care for their families, and be an asset to the community in which they live. One of those necessities is shelter. As you look through the EHA/Advantix 2022 Annual Report,

notice the multitude of ways this organization is doing exactly that and more! We're building foundations with bricks and mortar, but that's only the beginning. Supporting our families is accomplished by providing them with a higher quality of housing, connecting them with a variety of resources throughout the community to assist in ways they never knew existed, and having a genuine concern for each person in need of our services.

We most recently celebrated the completion of 38 newly constructed affordable units in a 3-story apartment building in Evansville, Indiana. Eight of those units are set aside for permanent supportive housing for individuals with intellectual or developmental disabilities. This means we will offer wrap-around services to help break barriers these residents most likely experienced for the majority of their lives. This newly constructed development not only created additional affordable housing but

also created jobs that generated income to be disbursed back into the economy. Advantix is also making this happen in other cities throughout the state of Indiana.

Transformation, by developing newly constructed quality affordable housing, is the driving force behind Advantix Development Corporation. Advantix continues with its mission and is now working on Evansville Townhomes III, KHA RAD I in Kokomo, and 34 East in Marion. In addition, we were recently awarded tax credits for development projects in the cities of Princeton, Marion, and Muncie.

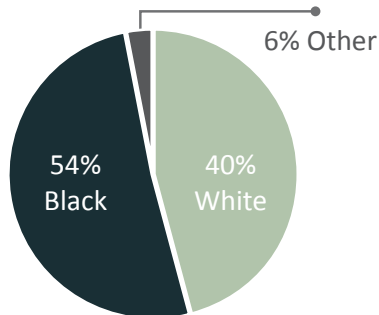
EHA and Advantix continue to set the bar of excellence in the housing industry as opportunities and accomplishments achieved by our staff continue to take the agency to new heights. The growth of Advantix is nationally recognized, and our work is considered leading-edge. Special thanks to our Board of Commissioners for leading the way, our team of dedicated hardworking employees that believe in the mission to provide for individuals we serve, and to our external partners for supporting us along the way. We couldn't do it without each and every one of you!

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

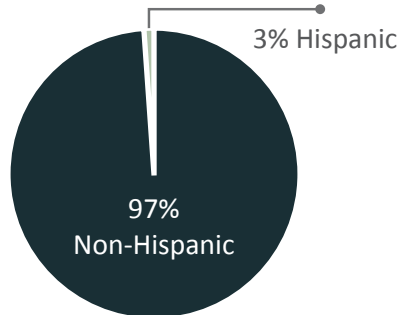
– Rick Moore, Executive Director/CEO

WHO WE SERVE

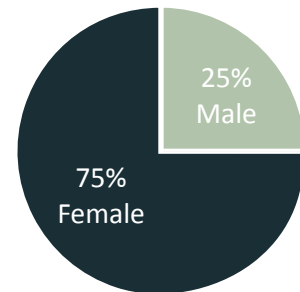
4,413 MEMBERS



RACE



ETHNICITY



GENDER

1,929 CHILDREN

\$10,665

AVERAGE ANNUAL INCOME FOR FAMILIES IN THE HOUSING CHOICE VOUCHER PROGRAM

1,549 SENIOR / DISABLED RESIDENTS

EHA CONTRIBUTED \$16.8M TO THE LOCAL ECONOMY

ADVANTIX CONTRIBUTED \$19.2M TO THE ECONOMY

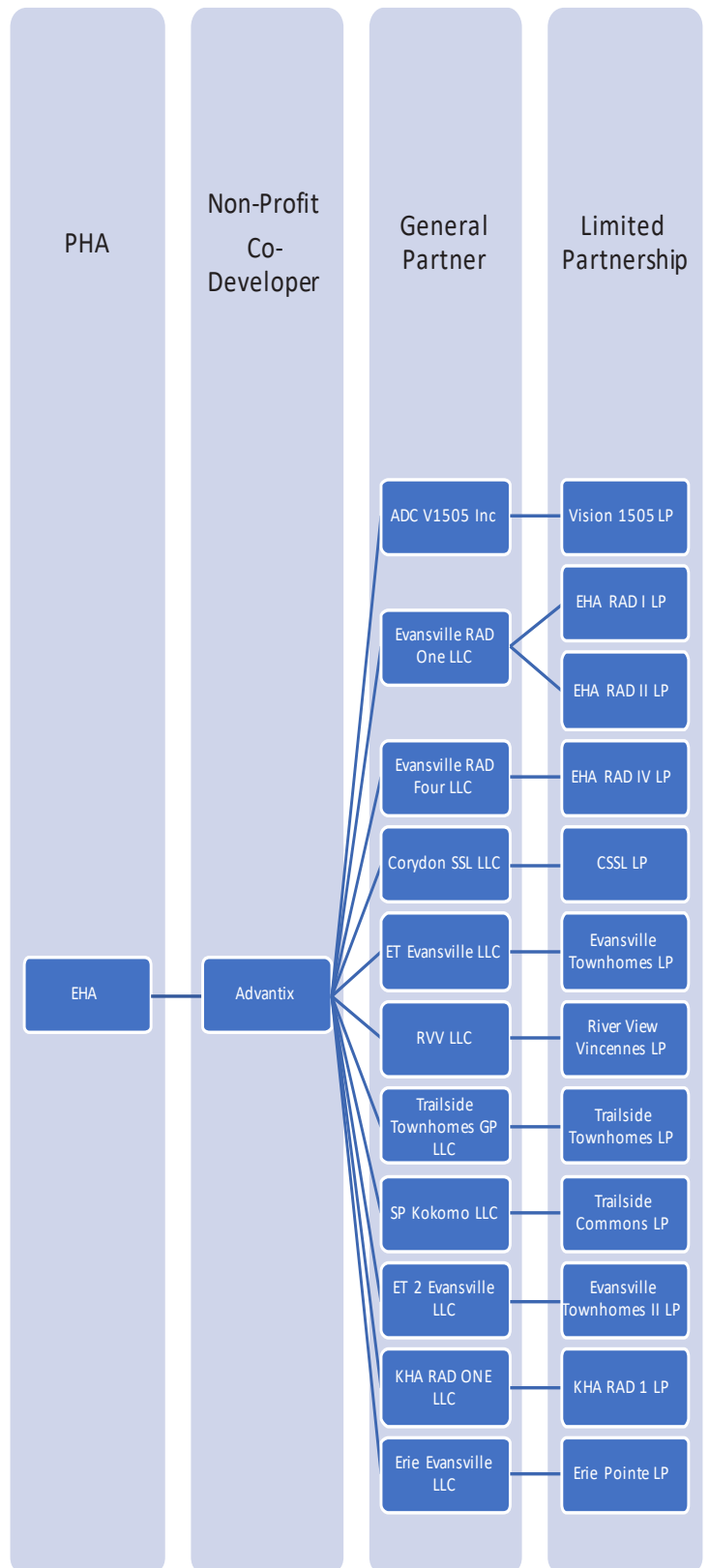
THE ORGANIZATIONAL ASSESSMENT IS UNDERWAY

WITH GROWTH COMES STRATEGY FOR CONTINUED EXCELLENCE!

EHA issued a Request for Proposals (RFP) to solicit qualified firms interested in conducting an Organizational Assessment and Salary Study for the Evansville Housing Authority and its non-profit development entity, Advantix Development Corporation.

Out of four proposals received, the Board of Commissioners and the Proposal Review Committee selected Human Capital Initiatives, LLC (HCi) to conduct the assessment. The project began in November 2022 and is expected to conclude in March 2023. HCi is in process of assessing current organizational structures, operational functions, compensation, and levels of staffing for both EHA and Advantix. Staff interviews are also being conducted to determine workflow efficiencies and provide recommendations as needed. HCi has extensive experience providing these services across the United States, and we're confident they will meet objectives as originally outlined in the RFP.

Stay tuned for the 2023 Annual Report to see implementation efforts based on results from the EHA/Advantix Organizational Assessment!



PICNIC AND HOLIDAY MEALS BRINGS OUT EMPLOYEES FOR FOOD, FUN!

This year we hosted a picnic for the Evansville area employees at Burdette Park and at Rodgers Pavilion in Highland Park for the northern Indiana employees. Under sunny blue skies, staff members enjoyed a shrimp boil and activities designed to express thanks for the integral role they place in our purpose and mission.

The holiday season is one of the busiest times of the year, and our staff worked hard to make holiday magic for our clients and residents. In turn, we also wanted to celebrate the people who make everything possible... our employees! Our annual holiday meals were a huge success. The Evansville area staff enjoyed a luncheon at Comfort, by the Cross-Eyed Cricket, and the Northern Indiana staff enjoyed a luncheon at the Kokomo Country Club.



HUMAN RESOURCES ANNUAL REPORT

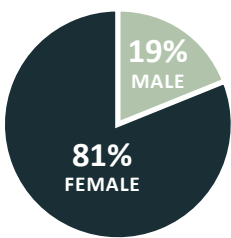
The Human Resource Department (HR) has the primary responsibility for managing, assisting, and dealing with all employee-related matters including such functions as policy administration, recruitment process, benefits administration, employment and labor laws, new employee orientation, training and development, 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. HR handles a variety of work products and creates and processes several different documents.

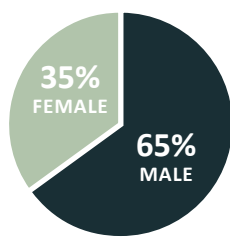
Our goal is to provide an exceptional employee experience and to understand and plan for the needs of our workforce while always listening to concerns and questions. We strive to address every question, provide opportunities for direct input, and keep service decisions in mind.

EHA EMPLOYEES – 27

EHA GENDER

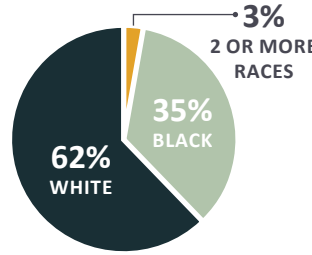


ADV GENDER

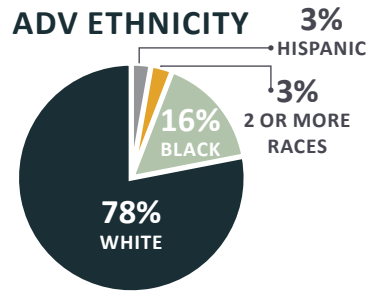


ADVANTIX – 57

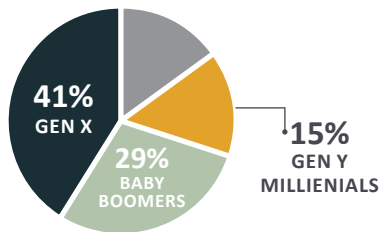
EHA ETHNICITY



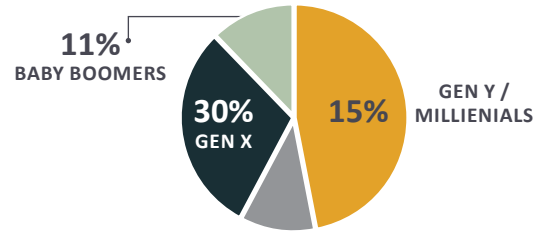
ADV ETHNICITY



EHA GENERATIONS AT WORK



ADVANTIX GENERATIONS AT WORK



Nearly 74% of Full-Time and Part-Time employees were born since 1965. Generational shifts bring changes to our workforce's wants, needs, career interests, and skills – and in how work will be done.

We are not a separate department and are fully immersed and integrated in the EHA and ADV community. Customer needs are our needs, your goals are our goals, and we hear you! How can we help?

What We Delivered

- Diversity & Inclusion training initiatives (ongoing)
- Safety Training (ongoing) which has reduced the number of workplace injuries
- Formal Orientation program created
- Updated employee personnel manuals
- Added an additional Training Platform (Gracehill Vision)

Work In the Future

EHA & Advantix Human Resources is repositioning to address the changes associated with the growth of the organization. HR will be exploring ideas to meet current and new workforce dynamics and will lead the way in meeting the new future of work.

Our focus for the new year will include:

- Implementation of proposed changes from the Organizational Assessment results
- Adding another member to the HR staff to help meet the needs of our employees and support of our departments
- Recruiting a diverse workforce
- Improving total rewards, including benefits and compensation

ADVANTIX TEAM MEMBERS NOMINATED FOR EXCELLENCE AWARDS BY THE INDIANA APARTMENT ASSOCIATION



2022 Grace McFadden Manager of the Year Finalist – Marisa Tidwell

Our very own, Marisa Tidwell, was selected as a finalist for the Grace McFadden Manager of the Year award by the Indiana Apartment Association (IAA). EHA and Advantix employees traveled to the Midwest Multifamily Conference in Indianapolis, Indiana in October 2022 to show support for an employee that has gone above and beyond for others throughout her tenure with EHA and Advantix. In order for IAA to select a winner from the nominees, staff detailed many examples of Marisa's commitment to managing properties and caring for residents on a questionnaire and also created a video submission of interviews with Marisa, supervising staff, and employees that have seen her in action along the way. This nomination gave us an opportunity to tell the true story of her dedication... Advantix thanks you, Marisa, along with hundreds (probably thousands) of residents you've assisted throughout the years!

2022 Rick Stapp Regional Supervisor of the Year Finalist – Jolie Green

You know you're doing something right when you have TWO nominations for IAA's Awards of Excellence within your organization! Jolie Green was selected as a nominee for the Rick Stapp Regional Supervisor of the Year award. Jolie began her work with Advantix in February 2021 and has proven time and again that she is up for any challenge that comes her way. Her passion to provide exceptional service to both residents and her employees without wavering is a quality to be commended locally and throughout the state. EHA and Advantix employees also answered a questionnaire, submitted a video highlighting the magnitude of Jolie's accomplishments, and attended the Midwest Multifamily Conference to show support for being selected as a finalist for this prestigious award.



Marisa Tidwell and Jolie Green



IAA Finalists Award Ceremony

2022 Rick Stapp Regional Supervisor of the Year NOMINEES

- Christina Carr, J.C. Hart Company, Inc.
- Gianina Chard, In Good Company
- Carissa Davis, Edward Rose & Sons
- Jolie Green, Advantix Development Corporation
- Ashlyn Nave, Becovic Management Group of Indiana
- Jaime Thompson, In Good Company
- Kari Turbeville, Gene B. Glick Company, Inc.
- Tina Warner, PMR Companies

2022 Grace McFadden Manager of the Year NOMINEES

- Aliyah Clark, Autumn Breeze
- Erica Harrington, The Depot at Nickel Plate
- Melissa Quakenbush, Sundance Apartments
- Karrie Seufert, Stonewater at the Riverwalk
- Marisa Tidwell, Evansville Townhomes I and II, John Cable Apts, Scattered Sites
- Nikol Weidner, Echo Park at Perry Crossing/Apex at Perry Crossing

ADVANTIX AWARDED 3 TAX CREDIT PROJECTS

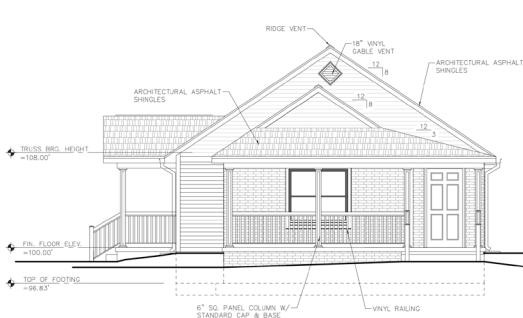
The Indiana Housing and Community Development Authority (IHCDA) announced that Advantix Development Corporation has been awarded Low-Income Housing Tax Credits (LIHTC) for three affordable housing projects in Indiana. Out of 33 total applications submitted throughout the state of Indiana, Advantix was selected for 3 out of 17 projects that were awarded. Advantix estimates total investment for the 3 projects combined will equal over \$32.6 million upon completion.

PRINCETON, INDIANA: The Princetown Place project will create 44, high-quality, affordable, two-story townhome units located in the center of downtown Princeton. Using property currently occupied by a dilapidated former school building whose roof was destroyed in a storm, nine newly constructed buildings and a Community Center/Office facility for use by all residents will be constructed. New streets, curbs, parking, and utilities will be included in the overall development. Advantix will serve as the co-developer, general contractor, and property manager. The total investment after all is said and done will be approximately \$10.8 million.

MUNCIE, INDIANA: Advantix will construct Southern Terrace, consisting of 50 newly constructed units of affordable housing using vacant property, much of which was blighted property acquired through tax sale. Ten of these units are set aside for residents with developmental or intellectual disabilities. All of the units are high-quality, lease-purchase units and will pave the way to help the families we serve to become homeowners. Advantix will serve as the developer, general contractor, and property manager. The estimated investment for this project is \$11.8 million.

MARION, INDIANA: 38 South creates 24 newly constructed units of affordable housing using abandoned property acquired through tax sale. In addition, 24 existing units of affordable housing will be rehabilitated. Ten of these units are set aside for residents with developmental or intellectual disabilities. Advantix will serve as co-developer, general contractor, and property manager. The estimated investment for this project is \$9.9 million.

All three projects are expected to begin in January 2024.



FRONT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



SIDE BUILDING ELEVATION

SCALE: 1/8"=1'-0"

New Single Family Home Construction

ADVANTIX CONTINUES TO BUILD FOUNDATIONS AND TRANSFORM COMMUNITIES!

PROJECT STATUS	PROPERTY NAME	# OF UNITS
COMPLETE:	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
	IN CONSTRUCTION:	KHA RAD I (Kokomo, IN)
Evansville Townhomes III		64
34 East (Marion, IN)		42
APPROVED AWARDS:	Princetown Place (Princeton, IN)	44
	38 South (Marion, IN)	48
	Southern Terrace (Muncie, IN)	50
APPLICATIONS:	Sterling & Main (Elkhart, IN)	50
	Marion Housing Authority – RAD (Marion, IN)	320
	KHA RAD III (Kokomo, IN)	175
CURRENT DISCUSSIONS:	Lake Metropolitan Housing Authority (Painesville, OH)	240
TOTAL PROJECTS/ UNITS:	23	2543

RESIDENT SERVICES DEPARTMENT

As we try to get back to the new “norm” and swing of things... in-person collaborations were high on the list and 2022 proved to be a busy year for Resident Services! After conducting presentations at all 7 properties, Resident Initiatives Coordinator, Wendy Laffette, initiated and set forth the voting rules. Officers were then nominated and voted into office. The officers were sworn in and given the “Oath of Office”. Presentations and voting procedures were also conducted at Riverview Apartments in Vincennes, Indiana, as well as Kokomo, Indiana at Terrace Trace Towers and Civic Center Towers.

In collaboration with the coordinator, Resident Councils have been supportive of holding events at each site. Riverview Apartments held its first event, hosting the Williams’ Brothers Health Care Pharmacy as requested by many residents. Other sites also welcomed a host of vendors who presented and passed out pamphlets and other ‘freebies’. Some of those included: Buckner Tower - Roxie McCool with Angels Care Home Health; Kennedy Tower - Smoke-Free Communities; White Oak - Anthem Medicaid/Medicare; and Fulton Square and Evansville Townhomes - Genevieve McGuire, Director of Right to Life of Indiana, to name a few.

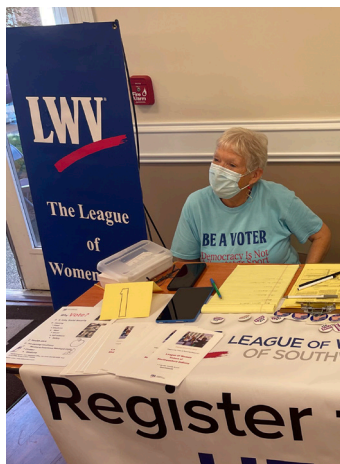
In August of 2022, Evansville Housing Authority held its 2nd Annual Community Resource Fair. Over 30 vendors and distributors were in attendance on this picturesque day. Hundreds of residents and people from the community came out to support this event and take advantage of the vast resources, information, and giveaways made available to them. Resident Initiatives Coordinator, Laffette said, “The



success of this event is due to huge efforts and collaborations with distributors, the attendance of our residents, and all the hard work of the EHA and Advantix Staff. And let us not forget receiving assistance from the awesome participants of YouthBuild!”

The Fall of 2022 was no less busy! Back-to-school events were held at site locations to prepare children for the new school year. Advantix Management staff sponsored a “Back to School Cookout” at Fulton Square Apartments. Dozens of families came out to socialize and receive free lunches, backpacks, school supplies, and haircuts. The event was sponsored by the Salvation Army and Salon Professional Academy of Evansville, Indiana.

Resident Services has been a vital factor in communications, resources, and advocacy for better relations, trust, and respect between residents and administration. We look forward to 2023 and additional opportunities the Resident Services department will generate for our families.



FAMILY SELF-SUFFICIENCY PROGRAM

In 2022, HUD awarded a renewal grant to EHA's Family Self-Sufficiency (FSS) Program for \$139,897; up from the previous year's \$132,452 grant allocation. We're excited to announce that EHA was most recently notified of another increase in grant funds for the FSS program... we're now able to invest \$193,060 into the program's mission to promote family self-sufficiency through goal setting and escrow savings accounts as participants increase their earned income while in the program.

Over the past year, a total of 139 FSS clients participated 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.

20 clients graduated from FSS with a total of \$121,403.68 awarded in escrow
\$34 was lowest escrow and **\$20,104.84** was highest escrow
4 FSS clients graduated from FSS and purchased homes
13 workshops were offered throughout year + 10 FSS GAIN sessions
7 clients graduated from FSS/GAIN with Stephen Ralph from Evansville Christian Life Center
7 FSS enrollments
6 Emergency Housing Voucher (EHV) participants enrolled in FSS program

- | | |
|---|--|
| Financial Psychology
Ben Joergens
<i>(Old National Bank)</i> | <i>(Nourish Program)</i> |
| Budgeting
Ben Joergens
<i>(Old National Bank)</i> | Dealing with Debt
Tori Dillinger
<i>(HOPE of Evansville)</i> |
| One-on-One Budgeting
Ben Joergens
<i>(Old National Bank)</i> | Homeownership Counseling
Nikki Waller
<i>(HOPE of Evansville)</i> |
| Coping with Anxiety & Difficult Emotions
Patrica Watkins
<i>(Ivy Tech Community College)</i> | Homeownership
Birdie Harrison
<i>(Habitat for Humanity)</i> |
| GAIN Program Series
(10 Sessions)
Stephen Ralph
<i>(Evansville Christian Life Center)</i> | EHA Homeownership with Voucher Assistance Program
Ginny Smith <i>(EHA)</i> |
| Meal Planning, Shopping, & Cooking on a Budget
Amanda Bradshaw-Burks | Medicaid Benefits
Joanna Wilson <i>(Anthem)</i> |
| | Vision Boards
Sharon Gillespie
<i>(Maglinger Behavioral Services)</i> |

Despite offices being closed to the public, FSS Coordinators connected with clients and potential clients by communicating through phone, text, email, and they even met with clients outside the building to exchange paperwork and obtain required signatures. FSS Coordinators recruited new participants by sending flyers to current voucher clients. They've also been working closely with EHA leasing agents by encouraging them to discuss the FSS program with their clients and following up on referrals to the program.



YOUTHBUILD 2022



Individual growth mindset became more evident through excitement and buy-in from YouthBuild participants in 2022. Enrollment sits at just over 40 youth as we enter our second year of programming. These youth have completed mental toughness and engaged in goal setting through the

development of their IDP (Individual Development Plan). Walking hand in hand with students as they overcome daily challenges and celebrating successes, YouthBuild Evansville boasts over half completion and over 70% attaining measurable skills gains. Our students also proudly retained a 0% recidivism rate for program year 2022.

We made several community alliances to provide assistance to our young people. We connected with the local food bank who provided a list of locations and times where students in need could be served one hot meal each day. Working together

with the Tri-state Food Bank, YouthBuild Evansville was able to build an internal food pantry that has served over 1000 pounds of food. A local bank partnered with us to provide financial literacy courses.

Work One was a weekly service provider in case management and supportive service support. Utilizing their Neighborhood Navigators program, our students were able to participate in paid internships with Advantix and Carver Daycare... 66% of our participants obtained full employment as a result of these partnerships.

Partnerships with several employers have unfolded over the past year, and we look forward to continuing conversations around how YouthBuild Evansville can provide quality programming and excellent candidates into the workforce.

Together we can "Build Better Lives!"

FSS SUCCESS STORIES:



Homeownership Graduate



FSS Graduate

When Lisa started the FSS program, she was not employed and received assistance through Food Stamps and TANF. She met with WorkOne during her job search and then worked for

ARC of Evansville for over 4 years. One of the last goals that Lisa needed to accomplish was to acquire her High School Equivalency (HSE) certification. She worked with the Vincennes University Adult Education Program at Trinity Church and then studied on her own to eventually complete her HSE testing at Ivy Tech. Lisa has worked hard to accomplish her goals in order to graduate from the FSS program. This was accomplished in December 2022 and she received her escrow... with constant support and encouragement from her FSS coordinator, Ginny Smith.

Lakesha started the FSS Program in March 2017 and has worked consistently while in the program. She changed jobs in the last year, however, those changes were all for increases in pay or benefits. Lakesha graduated from FSS in March 2022 and received her escrow. Lakesha was also involved in Habitat for Humanity and has worked hard to complete all the requirements. Lakesha closed on her Habitat house on August 1, 2022 and became a homeowner. She was also able to utilize the EHA Homeownership with Voucher Assistance program. Lakesha worked hard to accomplish this goal of homeownership and encourages all to utilize resources made available through EHA, Habitat for Humanity, and HOPE of Evansville to name a few.



HOUSING CHOICE VOUCHER PROGRAM

The Evansville Housing Authority's Housing Choice Voucher Program found success partnering with different agencies in calendar year 2022. The collaborative efforts between EHA and these agencies led to us being positioned to help secure housing for homeless individuals and other difficult barriers to overcome.

EHA collaborated with the Department of Veteran's Administration to offer thirty-one VASH vouchers to homeless veterans. Included with this collaboration was a mental health piece for Veteran's to receive supportive services from a mental health provider.

The agency also collaborated with the Department of Children Services to offer housing opportunities to young adults exiting foster care through the Foster Youth Initiative (FYI) Voucher Program. To further contribute to them not having their housing interrupted, EHA committed to offering these recipients a regular housing choice voucher when their FYI voucher expires after the three-year term.

EHA also partnered with Evansville's Aurora, an organization that works directly with homeless families. Through this partnership,

EHA has the capacity to address homelessness for a minimum of twenty-six families through the Emergency Housing Voucher Program. For this program, EHA was able to assist families with multiple layers of assistance outside of just rent including paying for deposits, utilities, furniture, and other essential items needed for new renters.

Finally, the agency was awarded eleven additional vouchers to its surprise in 2022. These vouchers gave the agency flexibility in deciding how to utilize them. The agency partnered with the YWCA to offer permanent housing opportunities to homeless women and those housed in transitional housing due to being victims of domestic violence. This program was welcomed by the YWCA's Leadership because it offered a faster exit from the temporary housing they offer to such families.

EHA is excited about 2023 and new things on the horizon for its voucher program. We hope to continue to be the leader and largest provider of affordable housing opportunities in Evansville. The agency will also continue to encourage renters to become Homeowners via EHA's Homeownership Program.



PROJECT BASED VOUCHER PROGRAM

The RAD PBV team worked closely with Property Managers at the sites to keep things running smoothly and units leased up. Early in 2022, staff initiated an "Application Blitz" in order to purge applicants that applied years prior and were no longer in need of housing assistance through EHA. Nearly all applicants on waiting lists were selected and asked to contact Management offices to update their application and provide required documentation. Three separate gatherings were also offered to allow multiple applicants to come to the Kissel Center to have their applications processed immediately onsite. It was a success... the Occupancy Rate increased 6.7% for the year, resulting in a year-end rate of 95.6% overall.

The newly constructed Erie Pointe apartment building was completed in 2022, and the waiting list is now managed by the PBV department for new move-ins beginning in February 2023. The RAD waiting list policy was also revised in 2022 to give applicants more options on where they can live once they are selected and approved for housing.

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 1,302 Housing Choice Vouchers (HCV), 30 Veterans Affairs Supportive Housing (VASH) Vouchers, 803 Project-Based Vouchers (PBV) 17 Emergency Housing Vouchers, and 18 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 over 1,400 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.

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



Balance Sheet

Evansville Housing Authority unaudited Balance Sheet
as of December 31, 2022.



	Evansville Housing Authority	Advantix	Combined
Assets			
Current Assets			
Cash	2,403,462.87	8,756,385.33	11,159,848.20
Accounts receivable	112,625.25	1,727,219.99	1,839,845.24
Other Current Assets	176,908.94	3,300,907.61	3,477,816.55
Total Current Assets	2,692,997.06	13,784,512.93	16,477,509.99
Long Term Assets	22,377,102.18	10,629,577.20	33,006,679.38
Total Assets	25,070,099.24	24,414,090.13	49,484,189.37
Liabilities and Net Position			
Current Liabilities			
Accounts payable	36,305.55	1,500,743.37	1,537,048.92
Other Current Liabilities	175,046.08	109,267.91	284,313.99
Total Current Liabilities	211,351.63	1,610,011.28	1,821,362.91
Long Term Liabilities	1,320,595.10	416,372.25	1,736,967.35
Total Liabilities	1,531,946.73	2,026,383.53	3,558,330.26
Net Position	23,538,152.51	22,387,706.60	45,925,859.11
Total Liabilities and Net Position	25,070,099.24	24,414,090.13	49,484,189.37

* 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.