

Action Plan

Grantee: Evansville, IN

Grant: B-08-MN-18-0003

LOCCS Authorized Amount:	\$ 3,605,204.00
Grant Award Amount:	\$ 3,605,204.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 144,203.51
Total Budget:	\$ 3,749,407.51

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Evansville analyzed four data sets provided by HUD: risk of foreclosure, subprime loans, foreclosure rates and vacancy rates, by utilizing Geographic Information Systems (GIS) computer mapping software. The eligible census block groups were mapped with each of the data sets. The boundaries of existing focus areas (CDBG Focus Area and Front Door Pride area) were then compared to the block group data, to determine the geographic areas of greatest need within the City. In general, this methodology concluded that the areas of greatest need are the same as the City's already defined focus areas, which includes census tracts 11, 12, 13, 14, 15, 17, 19, 220, 21,25 and 26. The focus areas are identified in the City of Evansville's 2005 – 2009 Consolidated Plan, which details the resources and activities funded with Community Development Block Grants, Emergency Shelter Grants and HOME Investment Partnership funds. It was noted during this analysis that some census tracts appear to have fewer foreclosures, lower risk of foreclosures and fewer subprime mortgages due to the high number of rental units. In addition, a large percentage of the homes in these "high risk" census tracts have elderly homeowners with no mortgages, thus foreclosures and subprime mortgage data may be skewed. This was determined previously by reviewing property tax exemption data (i.e. Over 65 and homestead exemptions). Also, through local Code Enforcement data, evidence of greater vacancy rates exists in these census tracts. Therefore in reality, the neighborhood housing status is in greater decline than the tables reflect. The information above and past analysis of the housing needs within the city of Evansville indicate that the areas of greatest need for NSP will continue within the predetermined focus areas. Although some of the activities may fall in other eligible census tract block groups.

Distribution and Uses of Funds:

The City of Evansville will address NSP requirements for the distribution and uses of the \$3.6 million allocated to the City through a combination of financing mechanisms for home buyers, acquisition of foreclosed homes, demolition of blighted structures and rehabilitation and new construction programs within the target areas. Financing mechanisms will utilize \$400,000 of NSP funds to aid homebuyers between 80 and 120% AMI by providing funds to "buy down" mortgages for previously foreclosed on and subsequently reduce the need for these borrowers to resort to subprime mortgages for financing homes. The Department of Metropolitan Development already partners with Community Action Program of Evansville (CAPE) and HOPE of Evansville to provide down payment assistance. NSP funds will be used to supplement the \$5,000 maximum down payment currently available to cover the gap between development costs and actual appraised values. This program will not only eliminate subprime mortgages but will also address the foreclosure risk and rates by aiding new homebuyers with lower mortgage payments. Five hundred thousand dollars has been earmarked for demolition of blighted structures in the Evansville NSP expenditure plan. Funds will be used by City Code Enforcement to remove slum and blight throughout the numerous eligible census tract block groups. High vacancy rates and the elevated number of abandoned homes are contributing factors to the decline of neighborhoods, further exacerbating the decline of property



values. Prior program evaluations reveal poor construction of homes, older declining housing stock, sub-standard/non-existent maintenance, etc. in the eligible block groups. The elimination of blighted housing will increase the overall value of the housing stock and increase property values in the eligible neighborhoods and decrease the likelihood of abandonment. It is estimated that 75 – 100 blighted homes will be demolished with NSP funds. Acquisition of foreclosed properties will be conducted by the Evansville Redevelopment Commission (ERC) and Evansville Brownfields Corp. (EBC). This component will utilize \$400,000 of NSP funds. Property foreclosures are completed after sheriff sales and typically it is the mortgage holder who buys the foreclosed property at the sheriff sales. Therefore, both the ERC and EBC will use GIS software to map the location of all properties listed for sheriff sales. Those properties within the eligible block groups will be evaluated for potential acquisition from the likely buyer (mortgage holder). Lenders will be contacted regarding their foreclosed properties within the target areas, these properties will be earmarked for potential acquisition. The bulk of the City NSP funding, \$1.9 million, will be for rehabilitation of existing homes and new home construction to improve the overall appeal of the targeted areas and increase marketable housing stock. The result will be increased mixed income neighborhoods, higher housing values, stable homeownership via competitive fixed rate mortgages and reasonable terms, etc. These actions will dilute the foreclosure rate, minimize subprime mortgages and decrease the foreclosure risk, while actively removing foreclosed properties from the current inventory. A minimum of \$901,301 of these funds will be utilized to provide rental and homeownership opportunities to families at or below 50% AMI. The rehabilitation and new construction will be managed both in-house by DMD staff, as well as with partner entities such as the Affordable Housing Task Force (for low income and special populations) and market rate housing by private entities and non-profit agencies.

Definitions and Descriptions:

We had to move \$1235.50 for a late claim on Activity 9 under Project Reconstruction. We should be ready for NSP close out very soon. I decreased the admin budget by \$1235.50 and increased the Reconstruction Budget by \$1235.50. Thanks.

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
065-111Ac	Land Banking	04	General Acquisition
		05	Disposition
065-111Ad	Administration	01	NSP Administration
		Cancelled-02	Cancelled
		Cancelled-10	
065-111D	Demolition	03	Demolition
		19	rosencranz
065-111N	Acquisition for Reconstruction	07	Habitat Glenwood Development
		08	INTR Redevelopment
		09	Akin Park Redevelopment
		12	ECHO New Construction
		14	HOPE New Construction
		16	1700/1702 S. Elliot
		17	ECHO Conversion
		065-111R	Acquisition for Rehabilitation
11	1165 Evans		
15	807 E. Chandler		
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 065-111Ac / Land Banking

Grantee Activity Number: 04
Activity Title: General Acquisition

Activity Type:

Acquisition - general

Project Number:

065-111Ac

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 111,376.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 111,376.57

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

Total
46

of Multifamily Units

of Housing Units

46

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

46

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Evansville Brownfields Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Dept. Metropolitan Development	Unknown	\$ 38,164.74
Evansville Brownfields Corporation	Unknown	\$ 45,000.00

Location Description:

Designated Front Door Pride Area

Activity Description:

Funds will be utilized to acquire eligible properties to be utilized for future NSP eligible activities.

Environmental Assessment:

Environmental None



Grantee Activity Number: 05
Activity Title: Disposition

Activity Type:

Disposition

Project Number:

065-111Ac

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 123,326.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 123,326.06

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

Disposition of Property

Proposed Beneficiaries

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

Total

57

of Multifamily Units

of Housing Units

57

of Properties

57

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Evansville Brownfields Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Evansville Brownfields Corporation

Organization Type

Unknown

Proposed Budget

\$ 123,326.06



Location Description:

Designated Front Door Pride Area

Activity Description:

Disposition of NSP eligible properties in target area which are land banked for future NSP eligible uses.

Environmental Assessment:

Environmental None

Project # / 065-111Ad / Administration

Grantee Activity Number: 01
Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

065-111Ad

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

02/28/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 146,826.71

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 146,826.71

Program Income Account:

DMD Admin



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Dept. Metropolitan Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dept. Metropolitan Development

Organization Type

Unknown

Proposed Budget

\$ 146,826.71

Location Description:

City of Evansville

Activity Description:

Program Administration

Environmental Assessment:

Environmental

None

Activity Supporting Documents

Document

Evansville - Approval to transfer ongoing PI Letter - 11-04-2019.pdf



Grantee Activity Number: Cancelled-02
Activity Title: Cancelled

Activity Type:

Administration

Project Number:

065-111Ad

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Cancelled

Project Title:

Administration

Projected End Date:

03/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Memorial Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Memorial Community Development Corporation

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Memorial CDC

Activity Description:

Administrative Support



Environmental Assessment:

Environmental None



Grantee Activity Number: Cancelled-10
Activity Title: Cancelled

Activity Type:

Administration

Project Number:

065-111Ad

Projected Start Date:

01/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Cancelled

Project Title:

Administration

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

HOPE of Evansville, Inc.1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HOPE of Evansville, Inc.1

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

NSP Target Areas

Activity Description:

The City of Evansville will engage HOPE of Evansville to perform certain services related to and in furtherance of housing development within the City of Evansville's designated Neighborhood Pride area. The services will include but are not limited to: Acquisition, Rehabilitation/New Construction, Asset Management/Disposition,



client verification, credit checks, and Program Administration.

Environmental Assessment: EXEMPT

Environmental None

Project # / 065-111D / Demolition

Grantee Activity Number: 03
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

065-111D

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
7673	3275	1902	67.47

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

03/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 583,017.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 583,017.00

Program Income Account:

Demolition

Total

134



of Housing Units 134
 Activity funds eligible for DREF (Ike Only)
 # of Non-business Organizations benefitting
 # of Businesses
 # of public facilities
 # of buildings (non-residential)
 # of Properties 134

LMI%:	67.47
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Activity is being carried out by Yes
Activity is being carried out through: Contractors

Organization carrying out Activity:
 Dept. Metropolitan Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Dept. Metropolitan Development	Unknown	\$ 583,017.00

Location Description:

Front Door Pride target area for demolition is located near downtown Evansville. The area consists of portions of Census Tracts 17, 12 and 11.

Activity Description:

Funds will be utilized to demolish blighted structures to improve neighborhood appearance. Property resulting from demolition will be maintained by the City to assure they do not become a public nuisance, and will ultimately be utilized for infill housing or green space for adjacent properties.

Environmental Assessment:

Environmental None



Grantee Activity Number: 19
Activity Title: roscencranz

Activity Type:

Clearance and Demolition

Project Number:

065-111D

Projected Start Date:

02/15/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/15/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 107,005.37

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 107,005.37

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

EBC Demolition

Proposed Accomplishments

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

Total

1

LMI%:	81.66
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Evansville Brownfield Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Evansville Brownfield Corporation	Non-Profit	\$ 107,005.37



Location Description:

Properties are located in census tracts 12 and 13, both low mod income tracts and in our focus area.

Activity Description:

Properties to be demolished are blighted structures, located in census tracts 12 and 13, both low mod census tracts and both are immediate dangers to area health and safety. The Swanson Nunn property will have extensive environmental remediation and a lawsuit will soon be settled for over \$1 million dollars with the insurance company for remediation. The Rosencranz is a blighted apartment building that has long been abandoned and in danger of collapse.

Environmental Assessment: COMPLETED

Environmental None

Project # / 065-111N / Acquisition for Reconstruction

Grantee Activity Number: 07
Activity Title: Habitat Glenwood Development

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111N

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/28/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries

Total Low Mod Low/Mod%

of Households

0.0

Proposed Accomplishments

Total

of Housing Units

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat of Evansville

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

Habitat of Evansville

Unknown

\$ 0.00

Location Description:

Southside of Evansville

Activity Description:

Acquisition, demolition and redevelopment of properties in the Glenwood Area to be sold to income eligible households.



Project cancelled due to ineligibility

Environmental Assessment:

Environmental None



Grantee Activity Number: 08
Activity Title: INTR Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111N

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 540,625.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 540,625.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households	5	3	2	100.00

Proposed Accomplishments

	Total
# of Housing Units	5
#Units < other green	5
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	10
#Low flow toilets	15
#Dishwashers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	35
#Light Fixtures (indoors) replaced	169
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	5
# of Properties	5



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

HOPE of Evansville, Inc.1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HOPE of Evansville, Inc.1

Organization Type

Unknown

Proposed Budget

\$ 540,625.00

Location Description:

Designated Neighborhood Pride area located near downtown Evansville

Activity Description:

New construction and reconstruction of housing units to be sold to income eligible families at 1201 Culver, 1228 Culver, 105 Madison, 301 Jefferson, and 28 Washington.

Environmental Assessment:

Environmental

None



Grantee Activity Number: 09
Activity Title: Akin Park Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111N

Projected Start Date:

10/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

10/15/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 441,235.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 441,235.50

Program Income Account:

Memorial CDC

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
2		2	100.00

Proposed Accomplishments

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Total

2

2

2

2

16

4

2

2

11

48

2

2

2

2

18

2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Memorial Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Memorial Community Development Corporation	Unknown	\$ 441,235.50

Location Description:

Akin Park Neighborhood

Activity Description:

Acquisition, demolition and redevelopment of two properties located in the Akin Park Neighborhood Association at 1023 and 1025 Adams.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 12
Activity Title: ECHO New Construction

Activity Type:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 332,342.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 332,342.00

Benefit Report Type:

Direct (Households)

Program Income Account:

ECHO Reconstruction

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
2	2		100.00

Proposed Accomplishments

of Housing Units

ELI Households (0-30% AMI)

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

Total

2

2

2

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

ECHO Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ECHO Housing Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 332,342.00



Location Description:

Jacobsville Redevelopment Area

Activity Description:

Funds will be used to construct two homes in the jacobsville redevelopment area to be sold to very low income families at 100 and 102 Read Street.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 14
Activity Title: HOPE New Construction

Activity Type:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

07/15/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 447,050.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 447,050.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
2		2	100.00

Proposed Accomplishments

of Housing Units

#Units < other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

2

2

2

2

2

4

6

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

HOPE of Evansville, Inc.1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Designated Neighborhood Pride Redevelopment Area/Arts District

Activity Description:

Funds will be used to construct 2 homes to be sold to moderate income households at 38 Washington and 16 Washington.

Environmental Assessment: UNDERWAY

Environmental None

Grantee Activity Number: 16
Activity Title: 1700/1702 S. Elliot

Activity Type:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 125,764.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 125,764.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Housing Units

ELI Households (0-30% AMI)

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

2

2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Memorial Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Memorial Community Development Corporation

Organization Type

Unknown

Proposed Budget

\$ 125,764.50

Location Description:

Glenwood Redevelopment Area

Activity Description:

Funds will be used to construct one home in the Glenwood Redevelopment area at 1700/1702 S. Elliot to a family at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 17
Activity Title: ECHO Conversion

Activity Type:

Construction of new housing

Project Number:

065-111N

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Reconstruction

Projected End Date:

05/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 158,234.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 158,234.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Echo Reconstruction

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units \geq other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

1

1

1

1



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

ECHO Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ECHO Housing Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 158,234.00

Location Description:

Neighborhood Pride Redevelopment Area/Arts District

Activity Description:

Funds will be used for reconstruction of a single-family home at 103 Jefferson to be sold to a family at or below 50% AMI.

Environmental Assessment:

Environmental

None

Project # / 065-111R / Acquisition for Rehabilitation

Grantee Activity Number:

06

Activity Title:

Southwestern Mental Health

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

065-111R

Project Title:

Acquisition for Rehabilitation

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2011

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget:

\$ 237,500.00



National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 237,500.00

Benefit Report Type:

Direct (Households)

Program Income Account:

SHI Acquisition

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	22	22		100.00
# of Households	22	22		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Housing Units	1
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southwestern Healthcare, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southwestern Healthcare, Inc.	Unknown	\$ 237,500.00

Location Description:

101,121, and 127 Washington Avenue, Washington Court Apartments.

Activity Description:

Acquisition of a foreclosed 22 unit apartment complex to be rehabilitated and rented to special needs low-income individuals.

Environmental Assessment:



Environmental

None



Grantee Activity Number: 11
Activity Title: 1165 Evans

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111R

Projected Start Date:

03/08/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Rehabilitation

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 85,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 85,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1	1		100.00

Proposed Accomplishments

of Housing Units

Total

1

ELI Households (0-30% AMI)

#Units & other green

#Sites re-used

1

#Units exceeding Energy Star

#Units with bus/rail access

1

#Low flow showerheads

2

#Low flow toilets

2

#Units with solar panels

#Dishwashers replaced

#Light fixtures (outdoors) replaced

2

#Light Fixtures (indoors) replaced

12

#Replaced hot water heaters

1

#Replaced thermostats

1

#Efficient AC added/replaced

1

#High efficiency heating plants

1

#Additional Attic/Roof Insulation

1



#Energy Star Replacement Windows 21
of Properties 1

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Dept. Metropolitan Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Dept. Metropolitan Development	Unknown	\$ 85,000.00

Location Description:
1165 S. Evans Avenue

Activity Description:
Funds will be used to assist a very low income individual (below 50% AMI) purchase and rehab a foreclosed property for her primary residence.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 15
Activity Title: 807 E. Chandler

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

065-111R

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition for Rehabilitation

Projected End Date:

05/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 310,101.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 310,101.80

Benefit Report Type:

Direct (Households)

Program Income Account:

Hope

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1		1	100.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

#Units & other green

#Sites re-used

1

#Units exceeding Energy Star

#Units with bus/rail access

1

#Low flow showerheads

1

#Low flow toilets

1

#Dishwashers replaced

1

#Refrigerators replaced

1

#Light fixtures (outdoors) replaced

1

#Light Fixtures (indoors) replaced

1

#Replaced hot water heaters

1

#Replaced thermostats

1

#Efficient AC added/replaced

1

#Additional Attic/Roof Insulation

1

#Energy Star Replacement Windows

1



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Dept. Metropolitan Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Dept. Metropolitan Development	Unknown	\$ 0.00
HOPE of Evansville, Inc.1	Unknown	\$ 310,101.80

Location Description:

Bayard Park Historic District

Activity Description:

Funds will be used to acquire a foreclosed property in the historic Bayard Park area. Property will be rehabilitated and sold to a family at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Reviewer - Approved by MLK 10/15/09 - records show city needs to assign \$622,704 (\$582,184 from acquisition/rehabilitation & \$40,20 from admin). \$113,801 needs obligated to meet the 25 percent of funds to less to 50 percent AMI

Reviewer - MLK - 1/22/10 Approved as no changes were made to action plan

Reviewer - No new projects were added.
Grantee reduced the amount of funding under Acquisition for Rehabilitation
Grantee increased the amount of funding under Acquisition for Reconstruction
Grantee still needs to budget 75,000 to meet their total allocation. Grantee has budgeted over the needed amount to meet the 25% set aside.
Action plan has been printed and filed at HUD Indianapolis Field office-Kristen Arnold 07/07/2010



- Reviewer - Approved for the purpose of submitting the action plan.No Activites or budgets were changed new DRGR data field info was inputted KMA 10/29/10
- Reviewer - 9/29/11 all activities revised for the correct funded amount.
- Reviewer - ML 11/4 approved as consisent with most recent allocation amounts
- Reviewer - MLK - the costs of rehab came in much higher than expected on activity #15. City moved money from activity #18 to #15. Activity #18 will be carried out using program income.
- Reviewer - MLK: only change was addition of demolition activity with Evansville Brownfields as Responsible Entity.
- Reviewer - MLK: changes were needed: (1) decreased city admin by \$100,000; increased activity 3(demolition) by \$25,000; & (3) funded new activity for demo. City has now obligated \$57,000 more than original grant which accounts for program income.
- Reviewer - MLK: City was to make changes to actiivty #01 & activity #05 but changes to activity #01 did not occur so rejecting to make the changes.
- Reviewer - MLK: activity #01 increased by \$50,000 & activity #05 increased by \$16,207.50. This is \$7,170.97 more than the MSP1 & PI receipted in but city is basing on additional it will receive.
- Reviewer - Action Plan re-submitted in error. No changes made since approval by Michelle Kincaid on 04/15/2013. EM.
- Reviewer - Grantee reports reducing the administration budget by \$3,000 and increasing the landbanking budget to acquire foreclosed properties. Reviewed and approved. EM
- Reviewer - Grantee transferred funds for the pay of a late claim. Grantee is looking to initiate closeout in the near future. reviewed and approved. LA
- Reviewer - City has attempted to make changes but was unable to get access. This approval allows the city to submit the QPR in the system. Changes to the Plan by the city will follow. LA
- Reviewer - Added via data correction. This row should have existed
- Reviewer - AB - action plan submitted so QPR can be submitted and approved. No changes were made to the action plan.
- Reviewer - Transfer review checklist attached for PI transfer of \$5,973.77 to CDBG program. Transfer approved 11-16-2017.
- Reviewer - AB- Grantee attached PI transfer Approval Letter.
- Reviewer - AB - reviewed and approved. Data clean-up changes.
- Reviewer - AB - reviewed and approved. Grantee working on data clean-up in preparation of close-out and QPR submittal.
- Reviewer - AB - Approval of PI transfer to CDBG and on-going PI. IDIS PI Receipt is attached #5301854 on 11-6-2019. Field Office checklist is also included in the attachment.



Action Plan History

Version	Date
B-08-MN-18-0003 AP#1	07/07/2010
B-08-MN-18-0003 AP#2	11/04/2011
B-08-MN-18-0003 AP#3	01/11/2012
B-08-MN-18-0003 AP#4	01/17/2013
B-08-MN-18-0003 AP#5	02/22/2013
B-08-MN-18-0003 AP#6	02/28/2013
B-08-MN-18-0003 AP#7	04/15/2013
B-08-MN-18-0003 AP#8	04/17/2013
B-08-MN-18-0003 AP#9	06/24/2013
B-08-MN-18-0003 AP#10	05/13/2014
B-08-MN-18-0003 AP#11	12/08/2014
B-08-MN-18-0003 AP#12	05/08/2015
B-08-MN-18-0003 AP#13	12/11/2015
B-08-MN-18-0003 AP#14	08/01/2016
B-08-MN-18-0003 AP#15	10/28/2016
B-08-MN-18-0003 AP#16	12/19/2016
B-08-MN-18-0003 AP#17	06/22/2017
B-08-MN-18-0003 AP#18	09/18/2017
B-08-MN-18-0003 AP#19	11/14/2017
B-08-MN-18-0003 AP#20	11/16/2017
B-08-MN-18-0003 AP#21	11/17/2017
B-08-MN-18-0003 AP#22	04/26/2018
B-08-MN-18-0003 AP#23	04/26/2019
B-08-MN-18-0003 AP#24	07/30/2019
B-08-MN-18-0003 AP#25	11/06/2019

