

H.O.U.S.E.

Making Sense of Affordable Housing in Evansville, Indiana

September – December 2021

Update August 2022

Housing Organizations United Serving Evansville (HOUSE) is a community coalition established in 2014 to amplify community awareness, resources, advocacy and support for safe, affordable housing in Evansville, Indiana. The entity is not formally organized, but a network of community leaders working together to solve Evansville's lack of sufficient habitable, affordable housing creating instability for families and neighborhoods, which negatively affects the overall quality of life for all residents of our City.

Talent 2025 is a regional initiative of the Evansville Regional Economic Partnership (E-REP) to attract talent to live, work and stay within the region providing for a brighter and more prosperous future for Greater Evansville. To attract and retain this talent, Talent 2025 has committed to five specific goals over the next five years. In the fall of 2021, Talent 2025, as part of Goal #4: Reduce the percentage of households living in poverty, reached out to HOUSE to better understand the state of affordable housing in Evansville. HOUSE then undertook a 12-week Sprint Session in the hopes of identifying the who, what, where, and how of affordable housing within the City.

WHO continues to be many of the founding members of HOUSE along with other key stakeholders concerned with increasing and promoting affordable housing within the City. Attendance at meetings was not as robust as hoped even with virtual technology being made available for those who wished to social distance due to COVID. Cause for this light attendance may be reflective of the barriers to collective impact identified in HOUSE's 2019 strategic planning exercise. At that time HOUSE acknowledged that there was a lack of awareness and trust among members and that self-preservation in an overwhelming and complex issue often had members focusing on their own organization versus the collective problem. COVID compounded the complexity of the affordable housing situation as the demand for agency services increased, staff were stretched thin with additional work and threat of illness, and social distancing stifled opportunities to build trust.

WHAT led to a number of questions being asked by members to make sense of the current affordable housing situation. A table of the questions, their short answers, the source of information, and additional thoughts was created with four primary sections: definitions, people and households, housing stock and organizations. In the search for answers, HOUSE discovered that depending

on the source, answers could differ. Two reports produced by the City of Evansville's Department of Metropolitan Development, the Housing Needs Assessment and an Analysis of Impediments to Fair Housing respond to HUD's requirements for entitlement communities and answer many of the questions asked by HOUSE members. The reports use reliable, recognized sources of information. Furthermore, since HUD provides CDBG, HOME and ESG funding through the City to many of HOUSE's members for their programs, utilizing these reports when searching for answers lends consistency to conversations between HUD, DMD and the agencies.

WHERE to align efforts for affordable housing will continue in the older more densely populated neighborhoods of the City. This area is designated by the Housing Needs Assessment as the Central Submarket. The Central Submarket along with the Near East Submarket has seen decades of decline in population, economic investment and personal income. Unemployment, poverty and crime rates are higher within these neighborhoods in comparison to the other housing sub-markets, yet they are the core neighborhoods of the City and are vitally important to the City's identity.

HOW to proceed when attendance had been lacking seemed like it may not be solved, but in fact HOUSE members are providing solutions to the problem of affordable housing. The issue remains that HOUSE members continue to be isolated from each other in planning and implementing those solutions. To quote HOUSE's 2019 strategy report, "isolated success is limited". Moving forward, HOUSE members will need to be more intentional and inclusive in their pursuit of affordable housing. To do this HOUSE should:

- Build trust and foster relationships among HOUSE members, finding the commonalities and opportunities for collective success under the core strategies established.
- Demonstrate the value proposition of HOUSE so that members make attendance a priority in their schedule and invite other stakeholders to participate.
- Use reports generated by DMD along with other trusted sources to inform members of the changing situation and to act as an atlas when chartering a course of action for HOUSE and its members.

Who : The members of HOUSE

Founding Members:

Community One

ECHO Housing Corporation

Habitat for Humanity

HOPE of Evansville

Old National Bank

Additional Members:

Aurora

CAPE

City of Evansville

Congregation Acting for Justice and
Empowerment (CAGE)

Evansville Commission on
Homelessness

ERS Management

Memorial CDC

Ozanam

Vanderburgh Community Foundation

Vectren, now CenterPoint Energy

AARP

Tru-Vest

Evansville Housing Authority

Prospective New Members:

Any organization or individual
concerned with increasing and
promoting affordable housing as an
important community asset are
welcome and encouraged to join
HOUSE, which might include

Non-Profits

Financial Institutions

Landlords

Developers

Churches

Institutions of Higher Learning

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	Questions	Short Answer	Source	Additional Thoughts
Section 1: Definitions				
1.1	What is the definition of affordable housing?	Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Those occupants spending more than 50 percent are considered <i>severely cost burdened</i> .	U.S. Department of Housing and Urban Development Glossary of Terms to Affordable Housing: https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm	
1.2	What is the definition of subsidized housing?	Subsidized housing refers to any household that has federal, state or local government programing that reduces the cost of housing. Housing subsidy may benefit the developer, owner, tenant, or other party with financial interest in the housing unit.	U.S. Department of Housing and Urban Development Glossary of Terms to Affordable Housing: https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm	
1.3	Per HUD who are considered to be very low and low-income families?	HUD sets the lower income limits at 80% and very low-income limits at 50% of the median income for the county or metropolitan area in which you choose to live.	HUD's Public Housing Program https://www.hud.gov/topics/rentalassistance/phprog	Low to moderate-income families are those between 80 to 120% of the median income for the county. Each year HUD releases income limits. Those limits by State and County can be found here: https://www.huduser.gov/portal/datasets/il/il2021/select_Geography.odn
1.4	What is the definition of unsafe housing?	Per the CDC, inadequate housing is related to the basic structure and systems (HVAC, electrical, plumbing) of a housing unit, while definition of unhealthy housing is defined as the presence of any additional characteristics that might negatively affect the health of its occupants	Centers for Disease Control and Prevention Morbidity and Mortality Weekly Report (MMWR) Inadequate and Unhealthy Housing, 2007 and 2009 https://www.cdc.gov/mmwr/preview/mmwrhtml/su6001a4.htm#:	

Section 2: The People and Households of Evansville

2.1	What is the number of people who live in Evansville?	117,298	U.S. Census Bureau Quick Facts https://www.census.gov/quickfacts/fact/table/evansvillecityindiana,US/PS/T045221	Between 2010-2021, Evansville's population has declined by a little over 2%.
2.1A	What is the percentage of Evansville's population in poverty?	21.0%	U.S. Census Bureau Quick Facts https://www.census.gov/quickfacts/fact/table/evansvillecityindiana,US/PS/T045221	For Indiana the percent of persons living in poverty is 11.6%. https://www.census.gov/quickfacts/IN
2.1B	What is the percentage of Evansville's population that are considered low to moderate income?	There are 159 block groups in Vanderburgh County ranging from less than 3% to 97% LMI. Those with the highest percentage of LMI are located in the Central and Near East Submarkets.	LMISD - All Block Groups, Based on 2011-2015 ACS https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-block-groups-places/	Evansville's Promise Zone's includes Census Tracts 10, 12, 13, 14, 17, 18, 19, 20, 25, and 37.02 with each presenting as more than 51% LMI with the PZ total population approximately 71.2% LMI.
2.2	What is Evansville's Median Household Income	\$42,623	U.S. Census Bureau Quick Facts https://www.census.gov/quickfacts/evansvillecityindiana	The 2022 Housing Needs Assessment (Pg. II-2) reports that "over 40% of renter households are projected to earn less than \$30,000 in 2026.
2.2A	What is the employment base of Evansville?	The largest employment sectors within Evansville are within the Health Care & Social Assistance, Retail Trade, Professional, Scientific & Technical Services and Manufacturing. Approximately two-fifths of jobs are located within the Central Submarket.	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Pg. V-3 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	The Central sub-market has a relatively high share of people that walk to work and consideration should be given to the walkability of neighborhoods.
2.2B	What is a living wage in Evansville?	The living wage for one working adult with no children in Evansville is \$15.74/hour; in a household with one adult and one child, the living wage is \$29.00/hour, in a household with two working adults and no children, each would need to make \$12.20/hour; with 2 working adults and 1 child, each adult would need to make \$16.20/hour.	Massachusetts Institute of Technology Living Wage Calculation for Vanderburgh County, Indiana https://livingwage.mit.edu/counties/18163	The living wage shown is the hourly rate that an individual in a household must earn to support his or herself and their family in regards to minimum standards of living. The assumption is the sole provider is working full-time (2080 hours per year). From the 2021 Report to this 2022 Update, the living wage increased by approximately \$2.50/hour for individuals and \$1.30/hour when two adults were working. This increase is indicative of the high inflation rates following the pandemic.

2.3	What are the characteristics of an average household in Evansville?	There are 50,976 households in Evansville with an average household size of 2.23. Approximately 23 percent of households have people under 18, and 11.1 percent of households have people over age 65. Single female-headed households with children under 18 accounted for 8-percent of Evansville households.	2020 Analysis of Housing Impediments to Fair Housing, City of Evansville Pg. 16 https://www.evansvillegov.org/egov/documents/1591202383_9329.pdf	Per the 2022 Housing Needs Assessment (Pg. II-3 and IV-11), most household growth is projected to occur among households ages 65 and older and between the ages of 35 and 44. (Pgs. IV-14) One-person renter households will increase and two-person and larger will decrease between 2021-2026.
2.4	What barriers are keeping Evansville residents from accessing affordable housing?	Per Woodland Park tenant survey 2021 (89 participants); top 5 barriers:	Informal surveys and 2020 Analysis of Housing Impediments to Fair Housing, City of Evansville https://www.evansvillegov.org/egov/documents/1591202383_9329.pdf	Pg. 48 Conclusions “findings and recommended strategies are intended to consolidate the barriers to fair housing identified in data, document review, and public participation and suggest ways which the various players in the housing industry in Evansville may improve the access to safe, decent, affordable housing for all Evansville residents over the next five years.”
2.4A	How many people have financial issues that limit their housing options?	1. Financial Assistance (50.6%)		
		2. Past Unpaid Utilities (42.7%)		
		3. Past Evictions (27%)		
		4. Reliable Transportation (21.3%) and Resources (21.3%)		
		5. Pets (16.9%)		
		Per an informal survey of property managers conducted in 2019, the primary reason applicants are unable to access affordable housing are:		Property Managers report denying between 15% to 65%, based on development and location of applicants for one of the above listed reasons.
		1. Failing credit screening - unpaid evictions		Most affordable housing property managers exclude student loans and medical debt from credit screening.
		2. Failing credit screening - negative credit		
2.4B	How many people have legal issues that limit their housing options?	3. Failing criminal screening	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page IV-52 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	In 2018, the Indiana Department of Corrections released 404 adult men and 50 adult women to Vanderburgh County Note this is an earlier version of the Needs Assessment, but the information on Prisoner Re-Entry or other Special Needs Populations does not appear in the 2022 Assessment
		4. Failing credit screening - do to income over guidelines for program		

2.5	What is the number/percentage of people who need assistance to provide for affordable housing?	The high shares of cost burdened renter (48.5%) and owner (20.1%) households in Evansville indicates a need for affordable housing.	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page II-3 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	The share of cost burdened households is highest in the Central Submarket at 56.0% for renters and 25.7% for owners with none of the Submarkets having less than 40% of renters being burdened.
Section 3: The Housing Stock in Evansville				
3.1A	How many housing units are in Evansville?	58,819	2020 Analysis of Housing Impediments to Fair Housing, City of Evansville https://www.evansvillegov.org/egov/documents/1591202383_9329.pdf	
3.1B	What is the percentage of occupied housing units	87%		Owner Occupied = 53% Rental Occupied = 46%
3.1C	How many units are single-family detached housing units	65%		Multi-Family Units = 33% Mobile Units = 1%
3.2	What is the condition of Housing in Evansville?	<p>There are approximately 60,000 housing units in the PSA (Evansville). The largest number of housing units in the city is within the Near East and Central submarkets, which account for over half (54.2%) of all housing units. Approximately, 13.1% of all housing units are vacant, with the greatest share (23.0%) vacant in the Central Submarket. It is important to note that a variety of factors contribute to vacancies within a given market, including units that may be abandoned or uninhabitable.</p> <p>The greatest housing issue facing Evansville residents appears to be associated with older housing stock (46.6% built prior to 1970). Other housing issues (incomplete plumbing affects 2.2% and overcrowding is most prevalent among renter-occupied households in the North (2.8%) and Central (2.2%).</p>	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Chapter VI https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	Substandard housing is an important component to consider when evaluating a housing market and potential housing need. Substandard housing is generally considered housing that 1.) Lacks complete kitchen and/or bathroom facilities, 2.) Is overcrowded, or 3.) Has a rent/cost over-burden situation. Markets with a disproportionately high share of any of the preceding substandard housing characteristics may need replacement housing.
3.2A	What is the age of the housing stock in Evansville	A total of 10,726 occupied units, representing nearly one-half (46.6%) of renter occupied housing units were built prior to 1970; among owner occupied housing units built prior to 1970 represent nearly three-quarters (72.0%). The Central Submarket has the highest share of renter (76.2%) and owner-occupied (88.3%) housing units built prior to 1970.	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research Pg. II-3 & Pg. VI-3 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	Per 2020 Assessment Rental units built prior to 1949 = 27% Rental units built prior to 1970 = 53% Rental units built after 2000 = 9.8% Owner units built prior to 1970 = 73.2% Owner-occupied units built since 2000 = 5.3%

3.2B	What is the number of blighted properties in Evansville and where are they located?	1,044 units are experiencing some level of blight with over 50% of these homes in the Central sub-market	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page II-9 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	The City of Evansville’s desire to find a mechanism to demolish blighted and abandoned residential properties, without cumbersome legal processes, and quickly get the properties back into productive use, as side yards, new infill housing, and other purposes led to the formation of the Evansville Land Bank. If a structure is sold for rehabilitation, an agreement requires that the property meet building codes within one year. See Land Bank 2019 Report at: https://www.evansvillegov.org/egov/documents/1554136461_44751.pdf
3.2C	How many housing units are deemed unlivable each year?			Work with Building Commission’s Inspectors to identify number of homes that have major issues and what those issues might be.
3.3	What are the rental housing options in Evansville?	In 2019, Bowen National Research identified a total of 111 rental housing projects containing a total of 12,538 units within the City of Evansville. These projects have a combined occupancy rate of 95.5%. Among the properties 89 are non-subsidized with 10,166 units and an occupancy rate of 96.9%. There are 22 properties containing 2,093 government-subsidized units, which are 97.1% occupied. In 2021, Bowen surveyed 88 multifamily rental housing projects with 10,392 units with an overall occupancy rate of 98.6%. A healthy, well balanced market has an occupancy rate between 94% and 96%.	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page II-4 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf 2022Housing Needs Assessment for the City of Evansville by Bowen National Research, Pgs. II-5 & VI-5 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	Nearly one-third of the rental housing stock consists of single -family homes while two-thirds is multi-unit structures with 2 or more units. Healthy well-balanced rental housing markets typically have occupancy rates between 94-96%. Occupancy rates over 96% may indicate a housing shortage and can lead to rapid rent increases. Evansville has a very high occupancy rate of 98.6%.
3.3A	What is the Market rate for one, two, three and four-bedroom units?	Studio = \$621, One-bed = \$706, two-bed = \$880, three-bed = \$1,153, and four-bed = \$1,326	https://www.rentdata.org/evansville-in-ky-msa/2022	According to a report released by Prosperity Indiana at the end of July 2022, Fair Market Rent (FMR) in Indiana is \$882/month and a household would need to make \$35,299 annually or \$16.97/hour for this to be considered affordable up from \$16.57 in 2021. A one bedroom in Indiana for 2022 is \$720/mo.; \$28,800 annually salary or \$13.85/hr.

3.3A-1	What is the Median gross rent?	\$797	U.S. Census Bureau Quick Facts https://www.census.gov/quickfacts/fact/table/evansvillecityindiana,US/PS/T045221	Per the 2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page VI-4 it is \$789 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf
3.3B	What is the number of families that receive eviction notices each year?	Vanderburgh County's eviction notice rate is approximately 10% translating into approximately 3,000 filings per year.	The Eviction Lab at Princeton University creates data, tools and research to help understand the eviction crisis in the United States. https://evictionlab.org/ https://evictionlab.org/eviction-tracking/indiana/	The Eviction Lab specifically tracks Indiana for a case study of the pandemic. From June 19 to July 16, there were 191 filings in the county which is less than 1% of renters and is 26% down from the average number of filings. Filings may not translate into evictions and Indiana law does not require for the tracking of filings that did not end in an eviction.
3.3B-1	What are the most common reasons for eviction in Evansville?	Inability to pay		
3.2B-2	What are the most common complaints issued by tenants?	Substandard conditions		
3.4	What are the owner-occupied housing options in Evansville?	There are approximately 27,613 owner occupied housing units within the City	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page IV-12 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	In 2000, 31,849 of the 52,906 housing units were owner-occupied making up 60.2%. Over the past 20 years, the number of total units and the percentage of those units that are owner-occupied has fallen.
3.4A	Owner-occupied housing unit rate?	53.2%	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page VI-4 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	
3.4B	What is the Median value of owner-occupied housing units?	\$113,664		The number of homes sold in Evansville has grown from 1,371 in 2015 to 1,858 in 2021 with median sales price increasing from \$82,900 to \$135,000.
3.4C-1	Median owner costs w/ mortgage	\$959		
3.4C-2	Median owner costs w/o mortgage	\$408		
3.4D-1	What is the number of owner-occupied housing units in need of repair?			Work with Building Commission to identify what type of citations are being issued and what problems homeowners are giving for not being able to comply.
3.4D-2	What types of building code violations are most commonly reported?			

3.5	What Subsidized Housing options are available in Evansville?	A total of 15 project contain at least some type of governmental subsidy. These 15 projects contain a total of 1,020 units with an occupancy rate of 99.4%. Generally, these properties are older, smaller in square footage and offer few amenities. Half of the subsidized projects are restricted to seniors.	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page VI-10 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	There are approximately 1,550 Housing Choice Voucher holders within the housing authority's jurisdiction, and more than 1,600 people on the waiting list.
3.5A-1	What units have received LIHTC within the last five years?	Since 2017, Carpenter Court (complete/45 units), Garvin Lofts (complete/27 units), Central Lofts (under construction/60 units), Homes of Evansville (complete/60 units), Evansville Townhomes (complete/60 units), Memorial Lofts (complete 50 units), Parkside in Evansville (development /120 units), Erie Pointe (under construction/38 units), Evansville Townhomes II (under construction/60 units), Memorial Lofts II (under construction/50 units), Jacobsville I Apts. (rehab/36 units), Evansville Townhomes III (development/64 units), Jacobsville II Apts. (rehab/36 units), and The James (development/50 units) will provide for 807 subsidized housing units.	Indiana Housing & Community Development Authority Awards: https://www.in.gov/ihcda/developers/rental-housing-tax-credits-rhtc/applications-and-awards/	
3.5A-2	How many housing units receiving LIHTC are still in their compliance period?	Just over 1,700 housing units are in the LIHTC compliance period with the largest share in the 47715 Zip code (30 percent) followed by 47714 (25 percent)	2020 Analysis of Housing Impediments to Fair Housing, City of Evansville https://www.evansvillegov.org/egov/documents/1591202383_9329.pdf See page 26 for list	
3.5A-3	What will the cost/rent be for units receiving LIHTC?	Central Lofts- for those earning 30% (rent range \$216-594), 50% (rent range \$246-700), 60% (rent range \$278-802); Homes of Evansville II- 12 units to be permanent supportive housing for developmentally/ intellectually disabled, 48 remaining units target households 30%, 40% or 60% AMHI (rent unknown)		

3.6A	What options are available for affordable senior housing units in Evansville?	Evansville senior care market occupancy has dropped significantly due to COVID, with most operating below 80%. However, independent living units have an occupancy rate of 99.7%.	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research Page VI-28 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	
3.6B	What are housing options for those individuals who fail criminal history screenings.	There are 100 beds within Volunteers of America's Hope Hall dedicated to formerly incarcerated men within Evansville. In addition, 16 households are served by Aurora's tenant based rental assistance vouchers, which are primarily designated for the re-entry population. As such, the current housing stock appears to be meeting nearly one-quarter of the populations needs. Both programs are usually at capacity and refer IV-53 men to the Evansville Rescue Mission (220 beds) or United Caring Shelter (64 beds). Women are referred to Ruth's House (24 beds), the YWCA (28 beds) or the House of Bread and Peace (16 beds).	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research Page IV-52 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	
3.7	What is the need for affordable housing in Evansville?	Among Evansville's renter households, a total of 11,685 (50.1%) are cost burdened and 5,893 (25.3%) are severely cost burdened. A total of 5,614 (19.8%) owner households are cost burdened while 2,376 (8.4%) are severely cost burdened. The greatest share of severely cost burdened renter and owner households is in the Central Submarket, representing 29.2% and 10.9%, respectively. Based on this analysis, affordability of housing remains important in Evansville.	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page II-6 and VI-11 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	A total of 22 multifamily projects with a total of 2,005 government-subsidized units were surveyed in the city. All but seven (0.4%) of these units are occupied. A total of 14 of these projects maintain wait lists for vacant units. These wait lists are up to 319 households or up to two years in duration. The extremely high occupancy rates and wait lists at most of the government-subsidized projects are clear indications that there is pent-up demand for rental housing affordable to very low-income households.
3.7A	What is the need for rental units?	1,439 additional rental units with a notable need that is affordable to low- and moderate-income households. Development should include a variety of rent and income eligibility levels.	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, II-11 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	Per the 2022 Needs Assessment (PgII-9) there is an overall housing need for approximately 2,517 additional rental units in the City over the next five years. Of that number 812 should be for households making between \$38,000 to \$61,000 and 380 should be for households making less than \$38,000.

3.6B	What is the demand for single-family owned homes in Evansville?	There is a potential need for “for-sale housing” of up to 3,351 units with 457 at a cost below \$120,000 and 1,516 at a cost between \$120,000 and \$193,000.	2022 Housing Needs Assessment for the City of Evansville by Bowen National Research, Pg. VII-9 https://www.evansvillegov.org/egov/documents/1651154493_885.pdf	The largest projected need is for product priced under \$120,000, it will be difficult for most developers to build such product; however, the construction of higher priced product would enable some existing homeowners to move to these higher units freeing up the lower priced units.
3.7C	What is the demand for permanent supportive housing units in Evansville?	Traditional homeless service wisdom is that a community needs, at minimum, enough supportive housing units to house the chronically homeless. For our community, based on 2020 data, that need would be 33 more supportive housing units.	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	According to 2019 Point-in-Time survey for Region 12, approximately 468 persons who are classified as homeless on any given day that are not already housed in permanent supportive housing or in treatment facilities and hospitals in Vanderburgh County 2020 Point-in-Time survey data: Total Homeless Households: 407 Total Homeless Individuals: 488 Chronically Homeless Individuals: 33 The Corporation for Supportive Housing estimates that the unmet need for supportive housing is, at maximum, approximately 85% of the homeless (household) population. Using this measure, our unmet need for supportive housing is 345 more supportive housing units.
3.8A	What is the number of parcels / buildable lots within the City of Evansville	A total of 26 properties were identified as potential sites that could support new housing units; includes 4 vacant parcels and 22 vacant/reusable buildings with the potential of 900 new units.	2020 Housing Needs Assessment for the City of Evansville by Bowen National Research, Page II-8 https://www.evansvillegov.org/egov/documents/1590676220_85281.pdf	
3.8B	What new housing developments have received permits from the City and are currently under construction?	In 2021, the city did not issue new permits to multi-housing units, but the Forge and Central Lofts were under construction. Within the urban core of the City, 21 single-family homes received permits of which only two were not associated with an affordable housing supportive agency.	Building Commission Permits Viewer https://evvc.maps.arcgis.com/apps/webappviewer/index.html?id=b42be63946e8438c9e5a82143d0cc8c2	

Sources:

The 2020 Analysis of Housing Impediments to Fair Housing, City of Evansville is scheduled to be updated in 2024

The Housing Needs Assessment for the City of Evansville by Bowen National Research is updated annually with approval in the Spring. Both the 2020 and 2022 were used to answer the questions as the 2020 was completed prior to the Coronavirus and the effects of that pandemic.

All links to website have been verified as active or updated in August 2022.