

Evansville Quick Guide to Housing

LANDLORD	ADVANTIX CORPORATION (EV HOUSING AUTHORITY)	CAPE DEVELOPMENT CORP.	ECHO HOUSING	GRATUS DEVELOPMENT	Homes of Evansville	MEMORIAL COMMUNITY DEVELOPMENT CORP.
	402 COURT ST., STE B, 47713	401 S.E. 6TH ST. 47713	414 BAKER AVE., 47710	240 W FLORIDA ST., 47710	17 Washington Ave, 47713	920 OAK ST., 47713
INCOME REQUIREMENTS	Below 60% AMI for most units. Minimum income 3x rent	Must be below 60% AMI	Must be below 60% AMI	Income based on gross income of at least 2.5x the amount of the monthly rent.	Income based on gross income of at least 2.5x the amount of the monthly rent.	Based on AMI; must have some income to support rent
SECTION 8	YES	YES – Accepts Tenant Vouchers Paradise Estates property based	YES – Accepts Tenant Vouchers	YES – Accepts Tenant Vouchers; NO-Does not have Section 8 or Rent Assistance	YES – Accepts Tenant Vouchers; NO-Does not have Section 8 or Rent Assistance	YES – Accepts Tenant Vouchers and Aurora NO-Does not have Section 8 or Rent Assistance
BACKGROUND AND CRIMINAL HISTORY	NO - Felony offenses of the following: 1 st degree murder, rape, sex crimes, violent crimes against children, arson, explosives, manufacturing or sale of controlled substance	YES - no drug, violent crimes, crimes against children or theft felony/misdemeanor	NO - Felony offenses for arson, explosives, or manufacture of methamphetamine. all other convictions considered on a case by case basis.	NO to felony within last 7 yrs. NO to misdemeanor for drug related activity, violent crime, sexual crimes, violence against persons or property within last 5 years No to any state sex offender registration by applicant or member of applicant's household	YES & NO - Criminal history is based on years since the offense. Detailed list available. All felonies and misdemeanors have a different time requirement.	YES - Accepts Misdemeanors YES - Felonies must be 3 years or older for most offenses (case by case for offenses less than 3); NO - Felony offenses: 1 st degree murder, rape, sex crimes, violent crimes against children
UTILITIES	INCLUDED - In former public housing units (EHA); NOT INCLUDED at scattered site units where utilities must be in tenant's name	INCLUDED	NOT INCLUDED: Utilities must be in tenant's name	NOT INCLUDED; must be in tenant's name and turned on at time of move-in	NOT INCLUDED; must be in tenant's name and turned on within 24 hours of move-in date	PARTIAL - MCDC covers water, sewage, trash; Other must be in tenant's name by date of lease signing
CREDIT HISTORY	NO Credit Check	YES - Credit Check: no landlord or utilities owed, Credit scores below 620 require a co-signor.	NO Credit Check	YES - Credit Check: by third- party verifier; bankruptcy must be discharged; foreclosures less than 2 years require further review; unpaid utility must show payment arrangement	YES - Credit Check: by third- party verifier; discharged bankruptcies may be considered with an additional security deposit	YES - Credit Check: No minimum score; no current evictions listed (see below); no current garnishments that would affect disposable income/hinder rent payments
EVICITION ISSUES	Must be 3 years old for scattered site housing; debt to EHA must be paid in full	Must be 3-years old with no balance owed to any landlord	Old evictions must be paid off, or be in repayment without delinquent payments	Old evictions must be more than a year old and paid in full	Will not accept current eviction, negative rental history, or outstanding balance owed to another community	Must be 3 years old; paid; or dismissed. Will consider case by case
CONTACT INFORMATION	812-428-8500 www.advantixcorp.com	812-493-3971 www.capeevanville.org	812-423-8422 www.echousing.org	812-402-7360 mthomas@MWIrealestate.com	844-329-9136 - www.evansvillehomesindiana.com	812-424-8627 housing@memorialcdc.org www.memorialcdc.org

