



Board of Directors:

David G. Hatfield, Chairman
Daphne Robinson, Vice-Chairman
Mildred Thacker, Secretary
Richard Engbers, Director
Glenda B. Hampton, Director
Daniel J. McGinn, Director

NEWS RELEASE – EVANSVILLE TOWNHOMES GROUNDBREAKING

September 18, 2019

Contact: Allison Gauer, Evansville Housing Authority
812-428-8500 ~ Office
allison.gauer@evansvillehousing.org

FOR IMMEDIATE RELEASE

GROUNDBREAKING MARKS THE ADDITION OF AFFORDABLE HOUSING UNITS IN EVANSVILLE, INDIANA

EVANSVILLE, IN – At a symbolic groundbreaking on Wednesday, September 18, 2019, Advantix Development Corporation and the Evansville Housing Authority (EHA) kicked off the \$11.6 million development of Evansville Townhomes. This tax credit development project will add 30 new affordable housing units, as well as community space for meetings, offices, programming, and resident engagement. Evansville Townhomes will also preserve and rehabilitate 30 scattered site units of existing affordable housing within the local community.

PROJECT & UNIT DESCRIPTION

Advantix Development Corporation serves as developer and general contractor for the project. Additional experienced development team members include American Apartment Management as property management, Kuhl & Grant for legal services, Barnes Dennig for accounting services, Myszak & Palmer as design and engineering services, SJ Development for development services, and D. Murphy Development LLC for financial consulting services. Mayor Lloyd Winnecke provided a letter of approval designating the project as a “high priority” for the City of Evansville and confirmed his commitment for significant infrastructure improvements with the award of Rental Housing Tax Credits. Additional partners who assisted with acceptance of the tax credit project included R4 Capital and Merchants Capital.

Upon completion, the Evansville Housing Authority will provide rental subsidy through its project-based voucher program. Unit sizes consist of 40 three-bedroom units and 20 two-bedroom units. Rent levels for the project are as follows: 15 units of 30% area median income ("AMI") rent level; 15 units of 50% AMI rent level. The balance of the units will be at or below 80% AMI.

The new construction component of Evansville Townhomes is low-rise housing containing 30 new units in the heart of Downtown Evansville. This is a huge improvement over the greyfield paved infrastructure on the site now and will assist in boosting the housing density of the urban core. Seven units will be set aside for special needs households through written referral agreements. In addition, thirty of the units are being donated by the Evansville Housing Authority and are intended for households working to prepare themselves for homeownership through the lease purchase program.

RESIDENT AND COMMUNITY DEVELOPMENT

Evansville Townhomes is part of a larger planned community development supporting the economic progress already made in Vanderburgh County by creating jobs during the construction phase and in the operation of the project. Furthermore, this planned community development project will increase economic resources of families who otherwise could not purchase a home.

Many services and amenities of Evansville are within close proximity to the project sites. Located within a mile radius of the units are grocery stores, restaurants, beauty and barber shops, service stations, places of worship, healthcare facilities, and community parks.

Residents will not only benefit from affordable housing; community space for meetings, offices, programming, and resident engagement will also be constructed as part of the Evansville Townhomes project. Over the past year, the Evansville Housing Authority's Resident Service Department provided opportunities for residents to attend a Family Self-Sufficiency Resource Fair, Fire Prevention & Safety Training, Financial Workshops, Homeownership Counseling, Mental Health Workshops, and Diabetes Workshops to name a few. Next week, the Evansville Housing Authority will host its first annual Health Resource Fair bringing 34 local service providers together for residents and members of the public to access a variety of health services in one location. With the construction of additional community space, the plan is to continue providing services such as these to residents and the public, with the hope of increasing community engagement overall.

COMPLETION DATES

Evansville Townhomes is expected to be completed before the end of 2020. The groundbreaking and news conference brought together some of the companies who partnered with and assisted EHA in winning acceptance of the tax credit project, including R4 Capital and Merchants Capital.

###