

QUICK GUIDE: EVANSVILLE, INDIANA AFFORDABLE HOUSING TENANT SELECTION CRITERIA

ORGANIZATION/ COMPANY	ADVANTIX CORPORATION (EVV HOUSING AUTHORITY) 402 COURT ST., SUITE B, 47713	ECHO HOUSING 414 BAKER AVE., 47710	HOPE OF EVANSVILLE 612 SE 4 TH ST., 47713	MEMORIAL COMMUNITY DEVELOPMENT CORPORATION 920 OAK ST., 47713
INCOME REQUIREMENTS	Below 60% AMI for most units. Minimum income 3x rent	Must be below 60% AMI	Income based on gross income of at least 2.5x the amount of the monthly rent.	Based on family size AMI; must have some income to support unit (Sec 8, Aurora and other subsidy accepted)
ACCEPTS SECTION 8/ HAS SECTION 8	YES	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
BACKGROUND REQUIREMENTS/ 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	NO - Felony offenses for arson, explosives, or manufacture of methamphetamine. all other convictions considered on a case by case basis.	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/ REQUIREMENTS	INCLUDED - In former public housing units (EHA); NOT INCLUDED - scattered site units are paid by tenant and must be in tenant's name	NOT INCLUDED: Utilities must be in tenant's name	NOT INCLUDED; Resident must have utilities turned on in their name within 24 hours of move-in date	PARTIAL - MCDC covers water, sewage, trash. Tenant must have utilities on in their name by date of lease signing
CREDIT SCORE/ REPORT REQUIREMENTS	NO Credit Check	NO Credit Check	YES - Credit Check: Credit reviewed by a third-party verifier. Outstanding evictions, landlord balances, utility collections or unpaid returned checks will not be accepted. 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
EVICTION ISSUES	Must be 3 years old for scattered site housing; debt to EHA must be paid in full	Old evictions must be paid off, or be in repayment without delinquent payments	Current eviction, negative rental history, or outstanding balance owed to another community will not be accepted.	Must be 3 years old; paid; or dismissed. Will consider case by case
CONTACT INFORMATION	PHONE: 812-428-8500 WEBSITE: www.advantixcorp.com	PHONE: 812-423-3169 WEBSITE: www.echousing.org	PHONE: 812-423-3169 EMAIL: office@HOPEofEvansville.org WEBSITE: www.hopeofevansville.org	PHONE: 812-424-8627 EMAIL: housing@memorialcdc.org WEBSITE: www.memorialcdc.org

Income Guidelines are based on Area Median Income (AMI) adjusted for number of people within the household. For those who have income requirements, you may find limits at https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_IN_2022.pdf or contact the agency for latest AMI guidelines.