

Project Overview

Hillcrest Commons, located at 711 E. Tillman Road, will provide a permanent home for Fort Wayne’s most vulnerable adults facing chronic homelessness. This project proposes the demolition of the vacant, blighted Hillcrest school so that new life may be brought to the site through the construction of multi-family, permanent supportive housing consisting of 24 one-bedroom units. Together, Fort Wayne Housing Authority, Parkview Behavioral Health Institute, and the Model Group hope to stabilize the lives of individuals and families struggling with homelessness.

An energy-efficient three-story apartment building will be developed that contains programmed community space with a kitchen, fitness room, lounges for meeting and recreating, common laundry facilities, and an office and conference room for on-site delivery of services. Amenities also include off-street parking and an outdoor courtyard with garden. Security features will include a single point of access, locked entry doors, interior and exterior cameras and lights, and on-site staffing. Additionally, FWHA’s headquarters located adjacent to the project site will allow for easy and effective monitoring and maintenance of the building and grounds.

This project has widespread support from the City of Fort Wayne, the Corporation for Supportive Housing, Indiana Housing and Community Development Authority (IHCDA), and other local businesses and community groups.

Project Team

Owner: Fort Wayne Housing Authority
Developer: Model Property Development
Co-Developer: Fort Wayne Housing Authority
Property Manager: Fort Wayne Housing Authority
Social Service Provider: Parkview Behavioral Health Inst.
Architect: Martin Riley Architects
General Contractor: Model Construction



Project Details

- Permanent Supportive Housing (PSH) for individuals who are experiencing homelessness
- Located at 711 E. Tillman Rd
- 24 one-bedroom units
- Programmed Community Space with Kitchenette
- Fitness, Computer, Theater Rooms
- Onsite Laundry
- Outdoor gathering space and community garden
- Access to a variety of Supportive Services

Tentative Timeline

Construction Drawings Complete:	Jan. 16, 2024
Permits Secured:	March 30, 2024
HUD ER/Subsidy Layering Approval:	May 15, 2024
Closing/Construction Start:	June 1, 2024
Construction Completion:	October 1, 2025
Lease-up Completion:	Dec. 31, 2025

Project Financing

Estimated Cost: \$9 million
Sources: IHCDA HOME ARP and NHTF
IHCDA Development Fund Loan
City of Fort Wayne HOME
Developer Loan and Deferred Fees



PLEASE GIVE US YOUR COMMENTS!

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