



**SEFW**  
**TALL OAKS CNI**

Creating Neighborhoods of Choice

# SEFW TOWN HALL VISIONING



**FORT WAYNE** housing authority

February 15, 2024

5:30 – 7:30 pm

McMillen Center

# ABOUT HUD'S CNI PROGRAM



- Choice Neighborhoods is HUD's signature place-based program
- Grants programs designed to address struggling neighborhoods with distressed HUD-assisted housing through a comprehensive approach to neighborhood transformation
- Builds on the success and lessons learned from HOPE VI
- Provided annual appropriations from Congress beginning in 2010 and continuing today



# HUD'S CHOICE CORE GOALS

- **HOUSING** – Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood
- **PEOPLE** – Improve outcomes of households living in the target housing related to employment and income, health, and children’s education; and
- **NEIGHBORHOODS** – Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity that are important to families’ choices about their community



# OBJECTIVES AND METRICS

## HOUSING OBJECTIVES

- Well Management and Financially Viable
- Mixed-income
- Energy Efficient, Climate Resistant, and Sustainable
- Accessible, Health, and free from Discrimination

## PEOPLE OBJECTIVES

- Effective Education
- Income and Employment Opportunities
- Quality Health Care
- Housing Location, Quality, and Affordability

## NEIGHBORHOOD OBJECTIVES

- Private and Public Investment in the Neighborhood
- Amenities
- Effective Public Schools
- Safety

# TYPES OF CNI GRANT AWARDS

- **Planning Grants:** two-year grants that support the development of comprehensive neighborhood revitalization plans which focus on directing resources to address the three core goals: Housing, People, and Neighborhoods.
- **Typical Planning Grants Awards: \$500,000**
- **Implementation Grants:** five-year grants that support those communities that have undergone a comprehensive local planning process and are ready to implement their “Transformation Plan” to redevelop the neighborhood.
- **Implementation Grant Awards: up to \$50M**



# AS A RESULT OF PLANNING GRANT EFFORTS

**36%**  
REDEVELOPED  
HUD-ASSISTED  
HOUSING.

Of those, **50%**  
did so without an  
implementation grant.

**HOUSING**

Of those who have  
not redeveloped  
housing,  
**75%**  
ARE SCHEDULED  
TO START  
REDEVELOPMENT.

**74%**  
COMPLETED  
NEIGHBORHOOD  
IMPROVEMENTS.

Of those, **60%**  
did so without an  
implementation grant.

**NEIGHBORHOOD**

**42%**  
SAW INCREASED  
PRIVATE INVESTMENT  
in the neighborhood.

**81%**  
OFFERED  
NEW RESIDENT  
SERVICES.

Of those, **56%**  
did so without an  
Implementation Grant.

**PEOPLE**

**73%**  
SECURED  
ADDITIONAL  
RESOURCES FOR  
RESIDENT SERVICES.



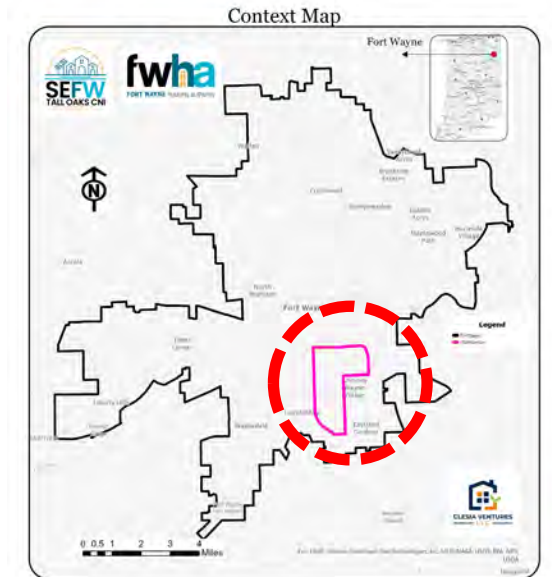
# UNLOCKING THE CHALLENGES FACING SEFW

## Challenges

- Unemployment
- Poverty
- Crime
- Education
- Health

## The Key

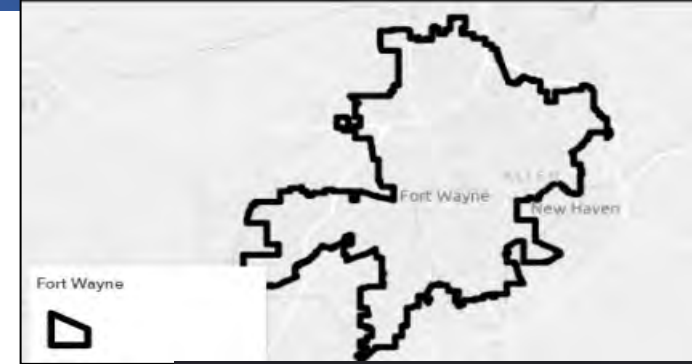
Establish a **Data-Driven** Community Revitalization Initiative for SEFW (CNI)



# DEMOGRAPHIC SNAPSHOT



- Could influence housing demand and social services
- Labor force dynamics and consumer preferences
- Guides formulate social policies related to AH, welfare programs and family support services
- Resource allocation



6,706

Households

109,507

Households

**30.1**

Median Age

**\$26,945**

Median Disposable Income

**19,553**

Total Population

**37.1**

Median Age

**\$47,840**

Median Disposable Income

**267,670**

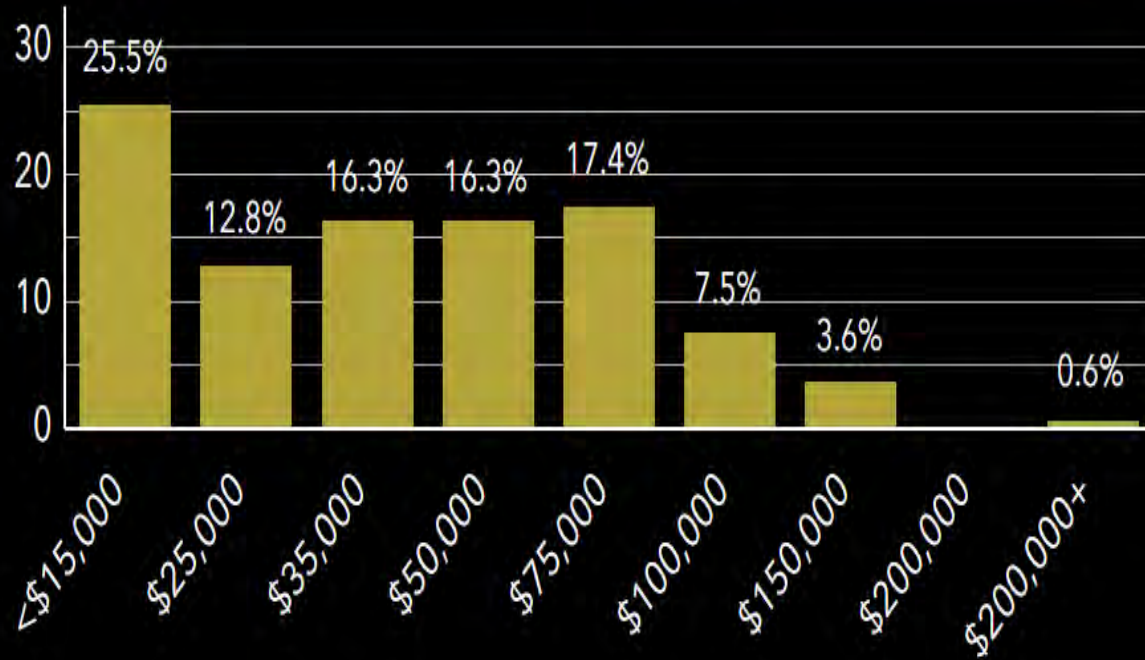
Total Population



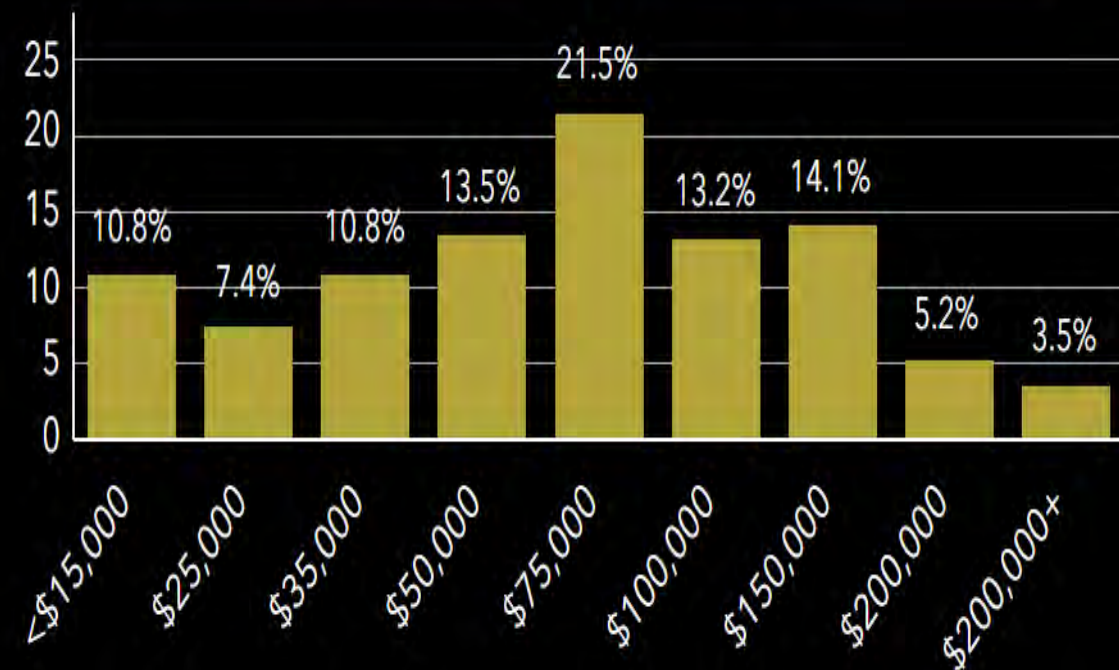
## CNI - SEFW

## FORT WAYNE

### Household Income



### Household Income





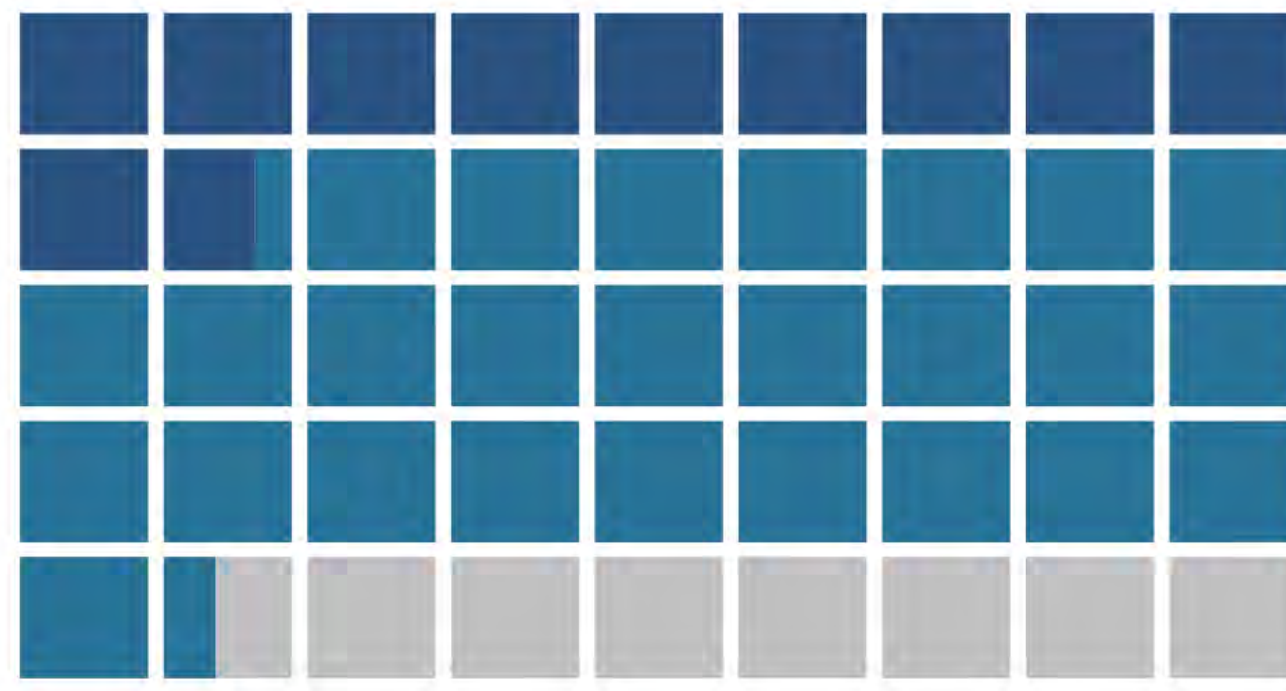
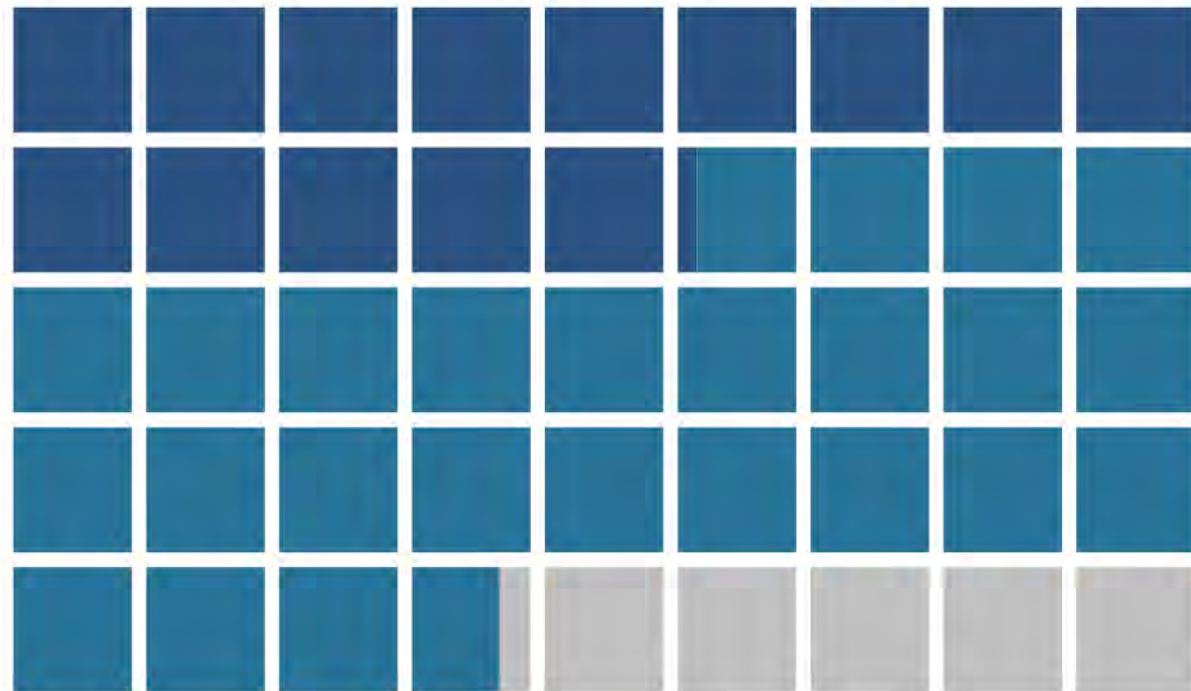
# POPULATION BY AGE

## CNI - SEFW

POPULATION BY AGE

POPULATION BY AGE

## FORT WAYNE



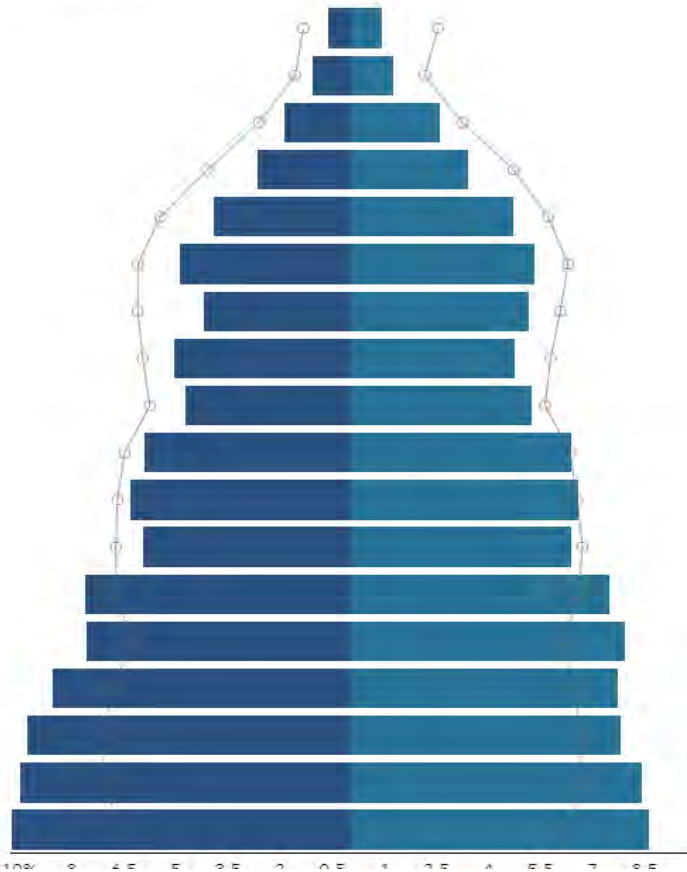
■ Under 18 (31.5%)
 ■ Ages 18 to 64 (56.8%)
 ■ Aged 65+ (11.7%)

■ Under 18 (23.8%)
 ■ Ages 18 to 64 (59.3%)
 ■ Aged 65+ (16.9%)



# POPULATION BY AGE

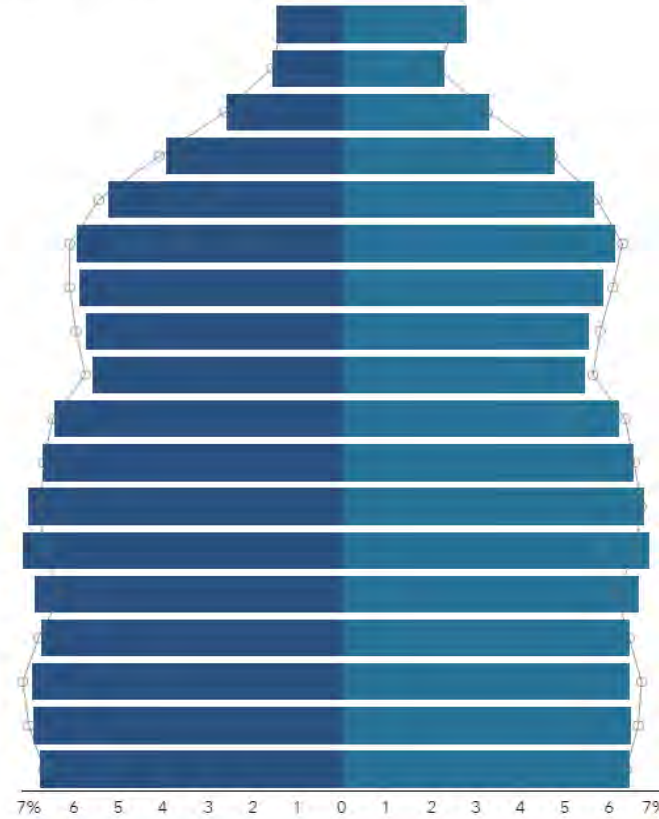
## CNI - SEFW



The largest group:  
2023 Males Age 0-4

The smallest group:  
2023 Males Age 85+

Age Pyramid



## FORT WAYNE

The largest group:  
2023 Females Age 25-29

The smallest group:  
2023 Males Age 85+

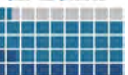
Dots show comparison to

Allen County



Dots show comparison to

Allen County



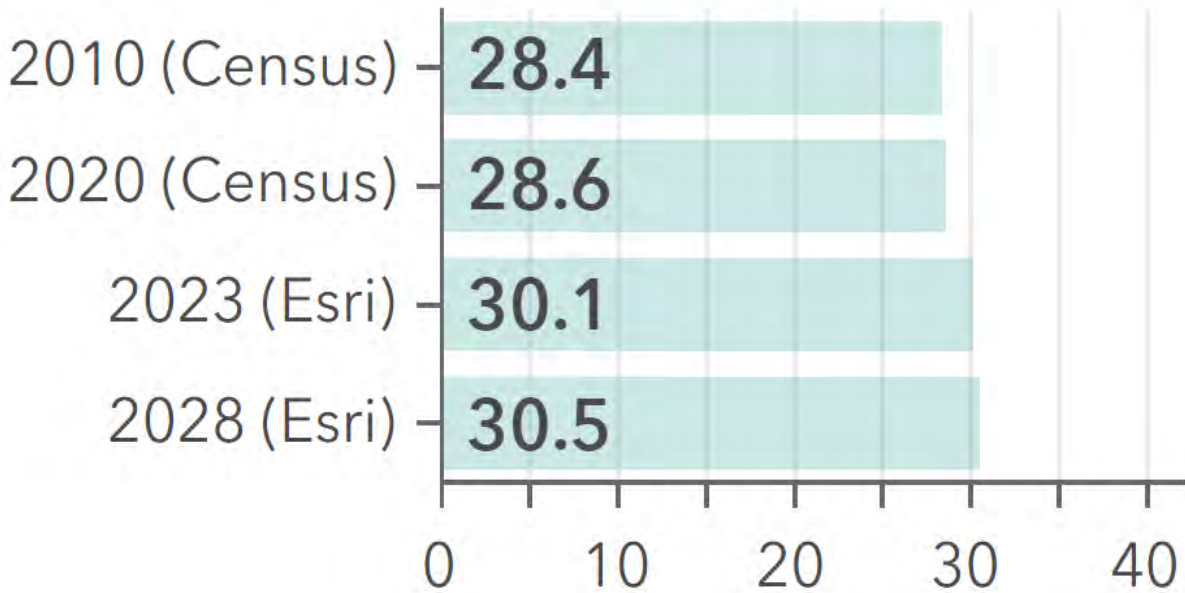




# COMMUNITY PROFILE

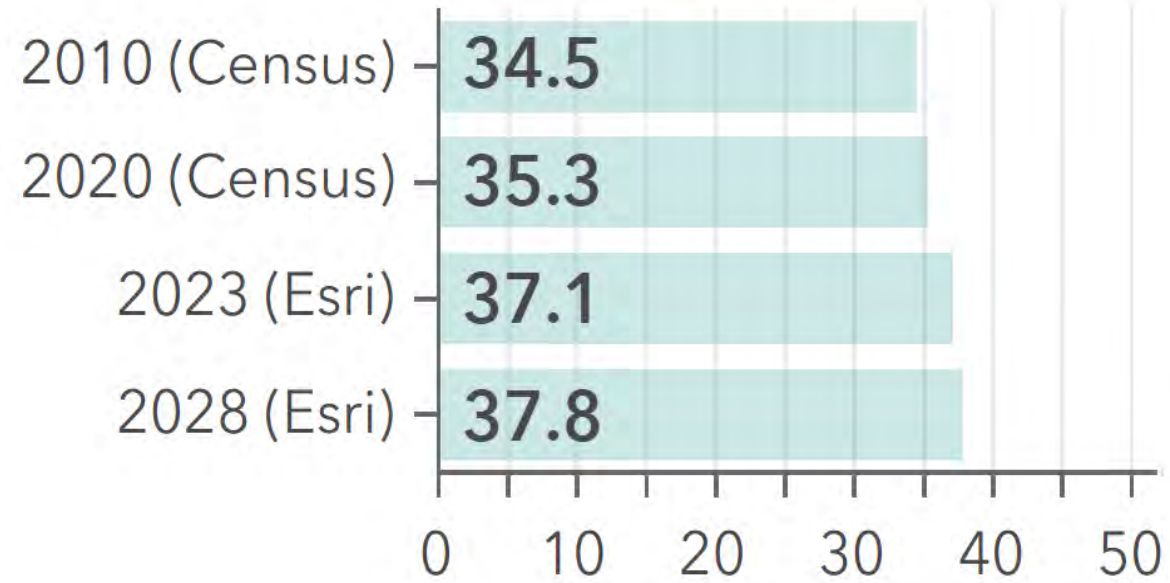
## CNI - SEFW

### Median Age



## FORT WAYNE

### Median Age



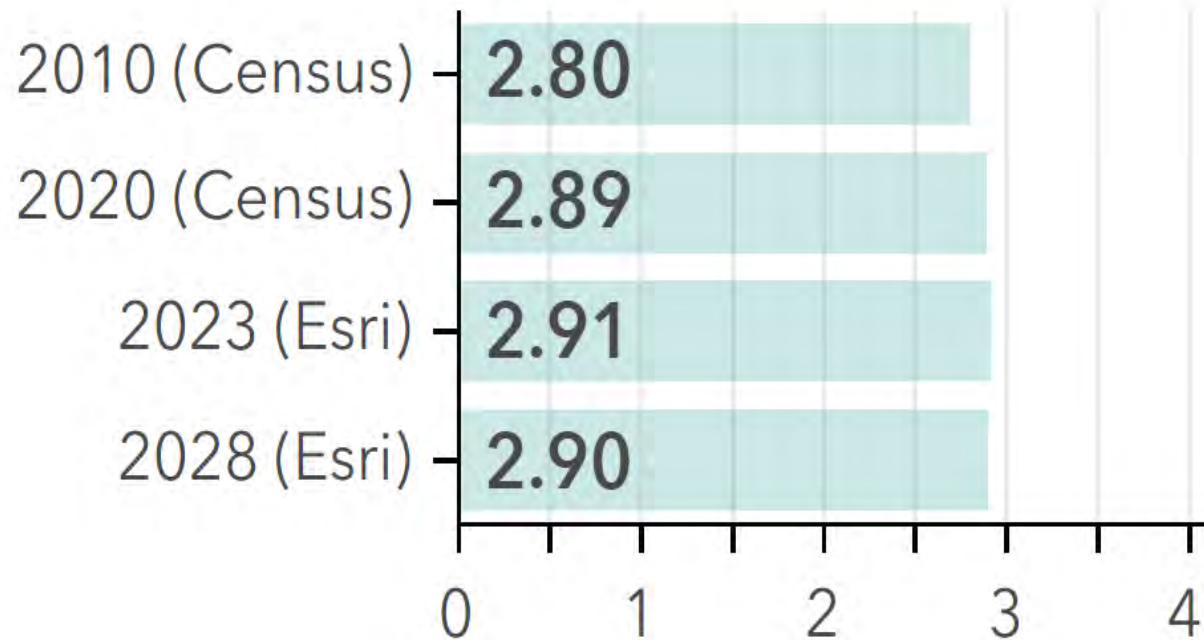




# COMMUNITY PROFILE

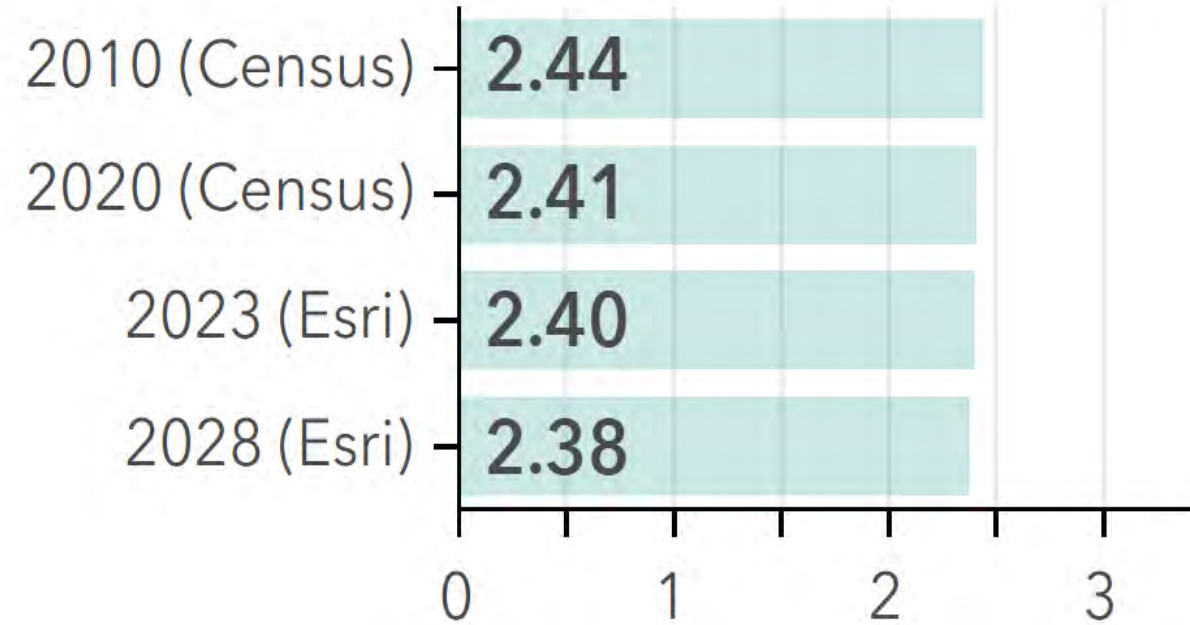
## CNI - SEFW

### Average Household Size



## FORT WAYNE

### Average Household Size

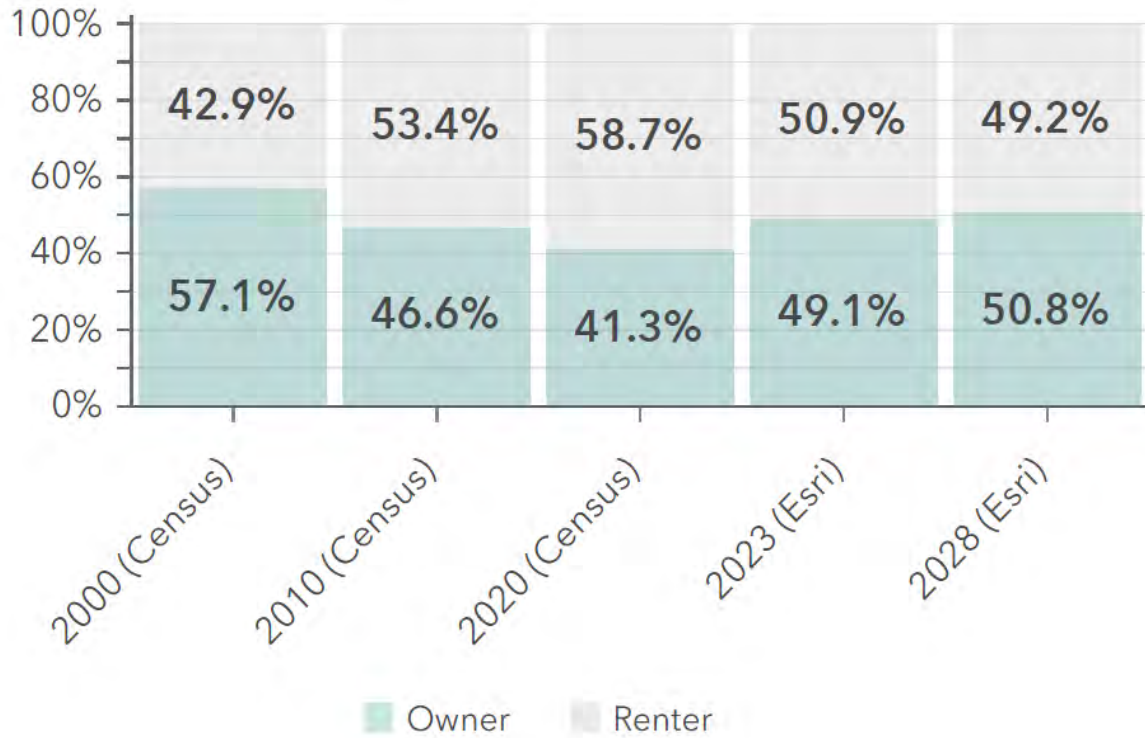




# COMMUNITY PROFILE

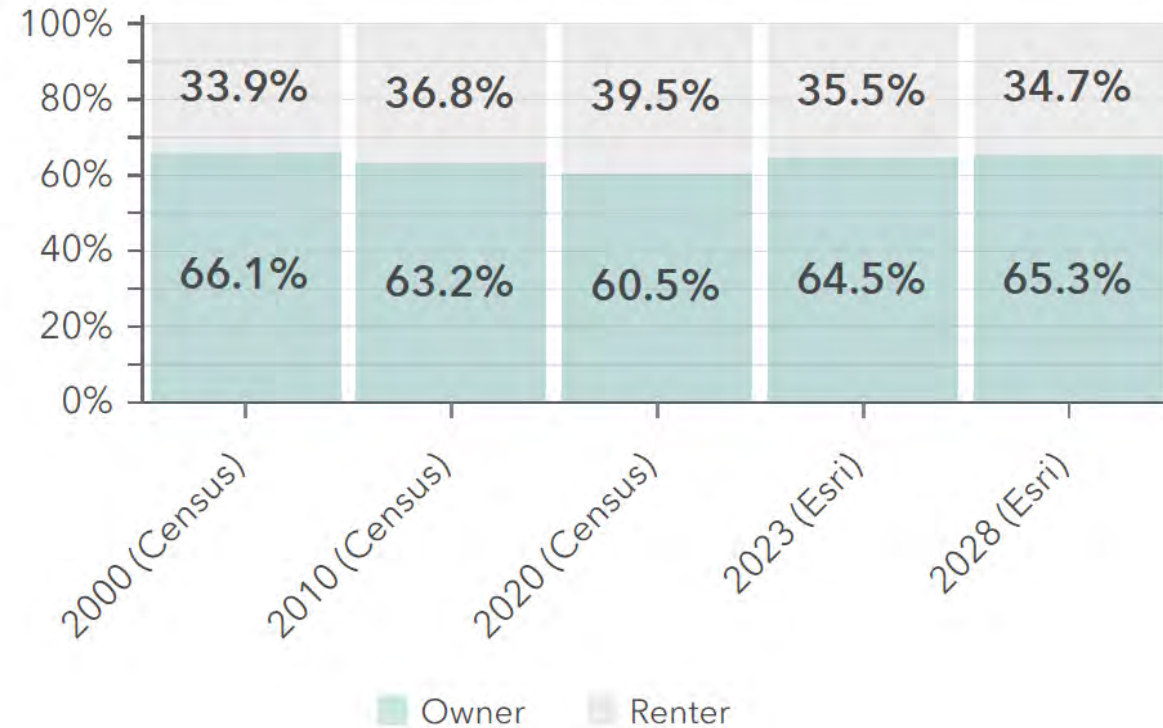
## CNI - SEFW

Owner vs Renter Occupied Units



## FORT WAYNE

Owner vs Renter Occupied Units

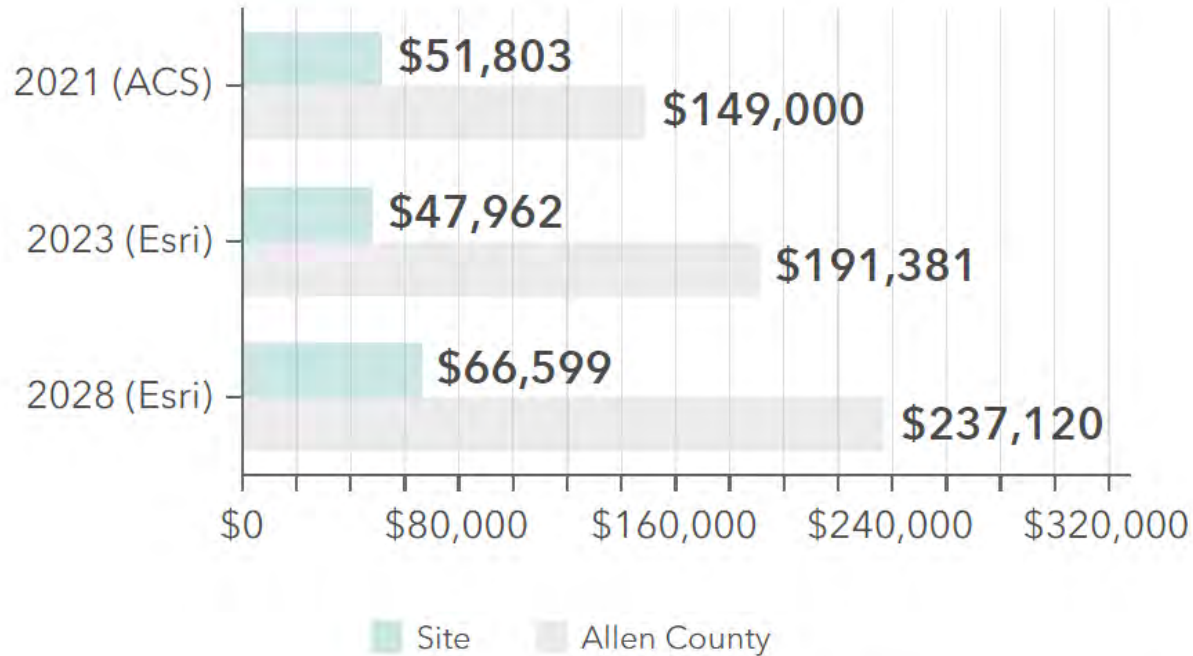




# COMMUNITY PROFILE

## CNI - SEFW

### Median Home Value

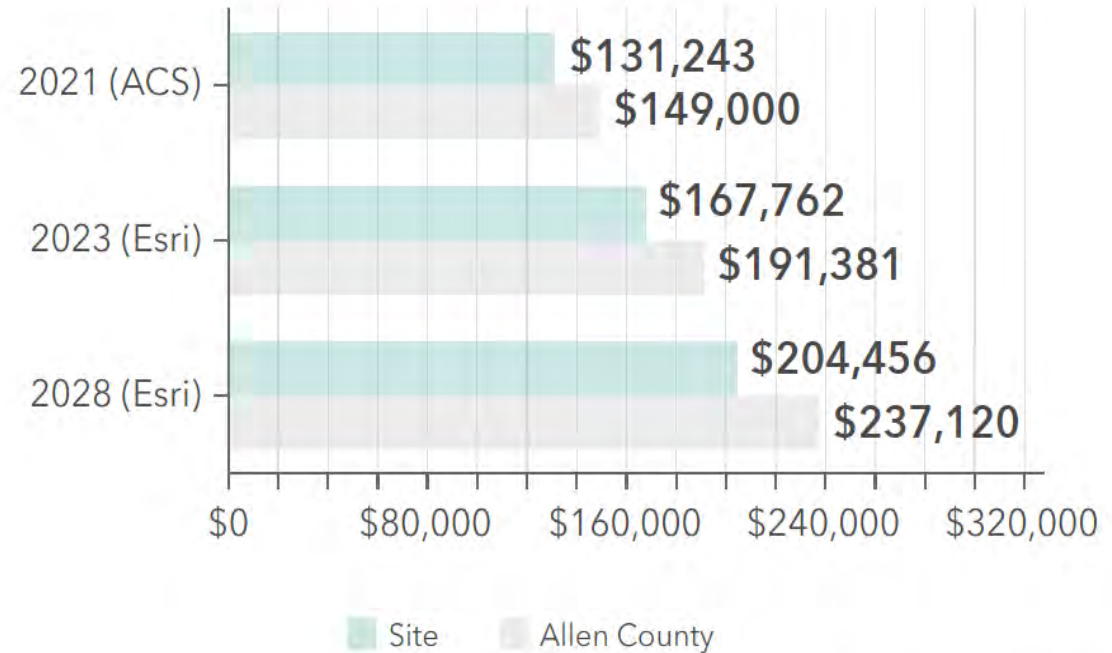


Bars show comparison to Allen County



## FORT WAYNE

### Median Home Value



Bars show comparison to Allen County





# COMMUNITY PROFILE

## CNI - SEFW

## FORT WAYNE

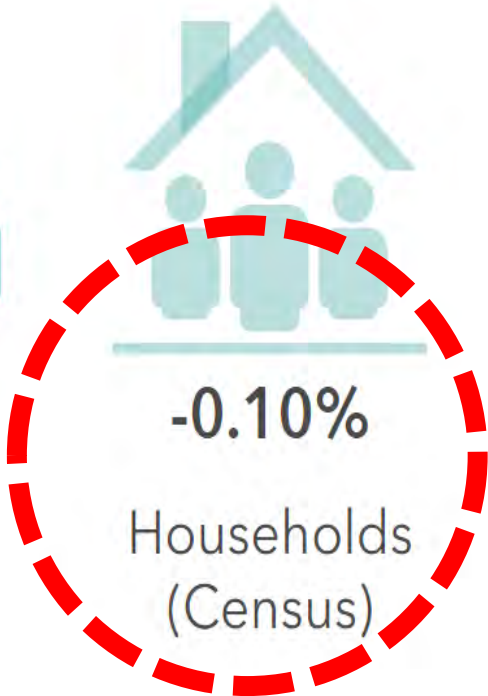
2000-2020 Compound Annual Growth Rate

2000-2020 Compound Annual Growth Rate



0.16%

Population  
(Census)



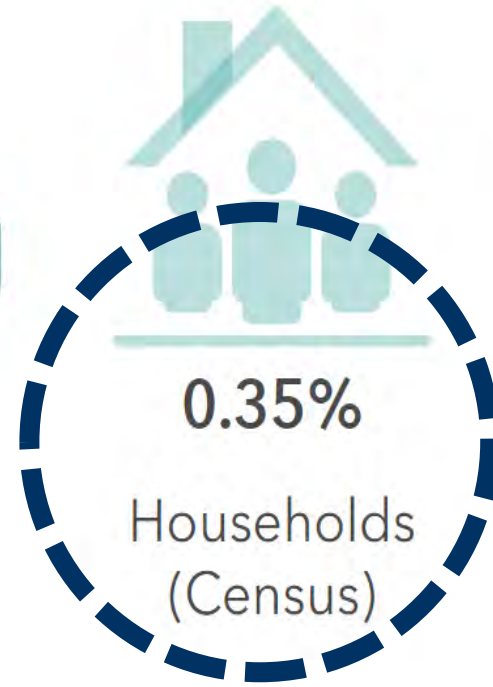
-0.24%

Housing Units  
(Census)



0.27%

Population  
(Census)



0.32%

Housing Units  
(Census)



# COMMUNITY PROFILE

## CNI - SEFW

## FORT WAYNE

2000-2020 Compound Annual Growth Rate

2000-2020 Compound Annual Growth Rate



0.16%

Population  
(Census)



-0.10%

Households  
(Census)



-0.24%

Housing Units  
(Census)



0.27%

Population  
(Census)



0.35%

Households  
(Census)



0.32%

Housing Units  
(Census)



# COMMUNITY PROFILE

## CNI - SEFW

## FORT WAYNE

Total Housing Units: Past, Present, Future

Total Housing Units: Past, Present, Future



7,456

7,303

7,359

7,455

112,804

115,860

117,728

119,958

2010  
(Census)

2020  
(Census)

2023  
(Esri)

2028  
(Esri)

2010  
(Census)

2020  
(Census)

2023  
(Esri)

2028  
(Esri)

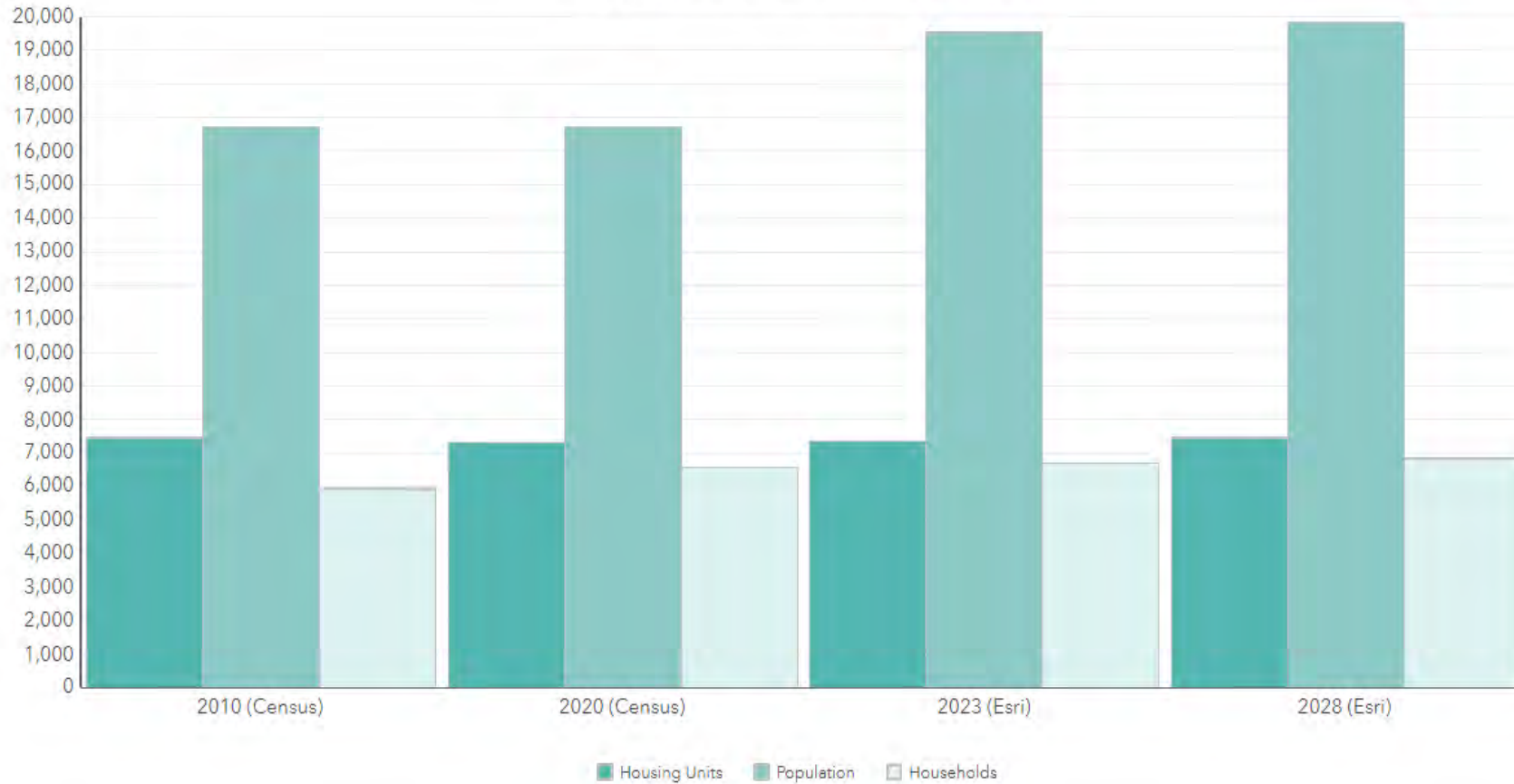


# COMMUNITY PROFILE

**CNI - SEFW**

Key Growth and Decline Rates

**FORT WAYNE**



Total Housing Units: Past, Present, Future



Total Housing Units: Past, Present, Future







# ECONOMIC DEVELOPMENT

## CNI - SEFW

## FORT WAYNE



24.2%

Services



50.4%

Blue Collar



25.4%

White Collar

### Employment



16.7%

Services



27.4%

Blue Collar



55.9%

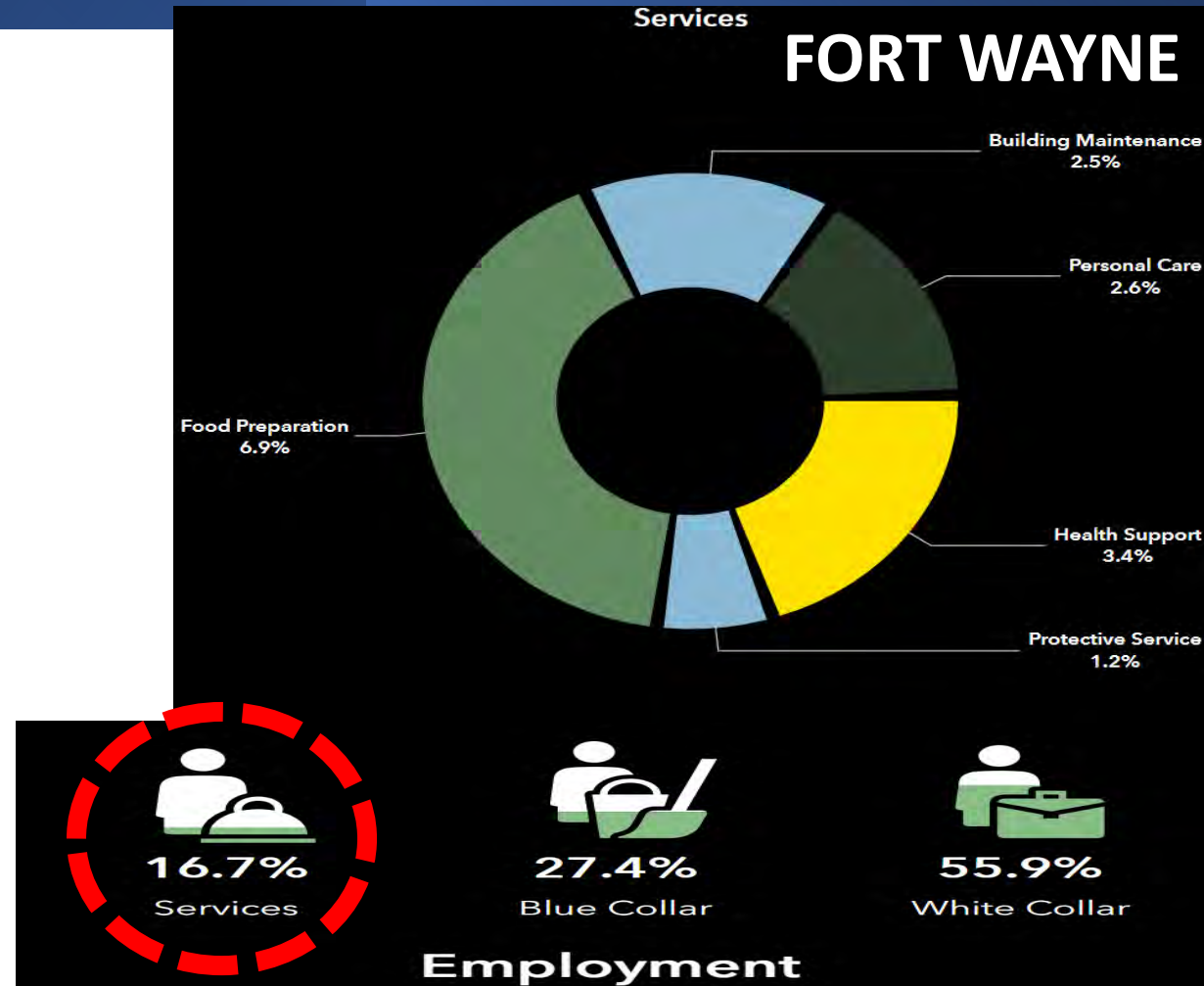
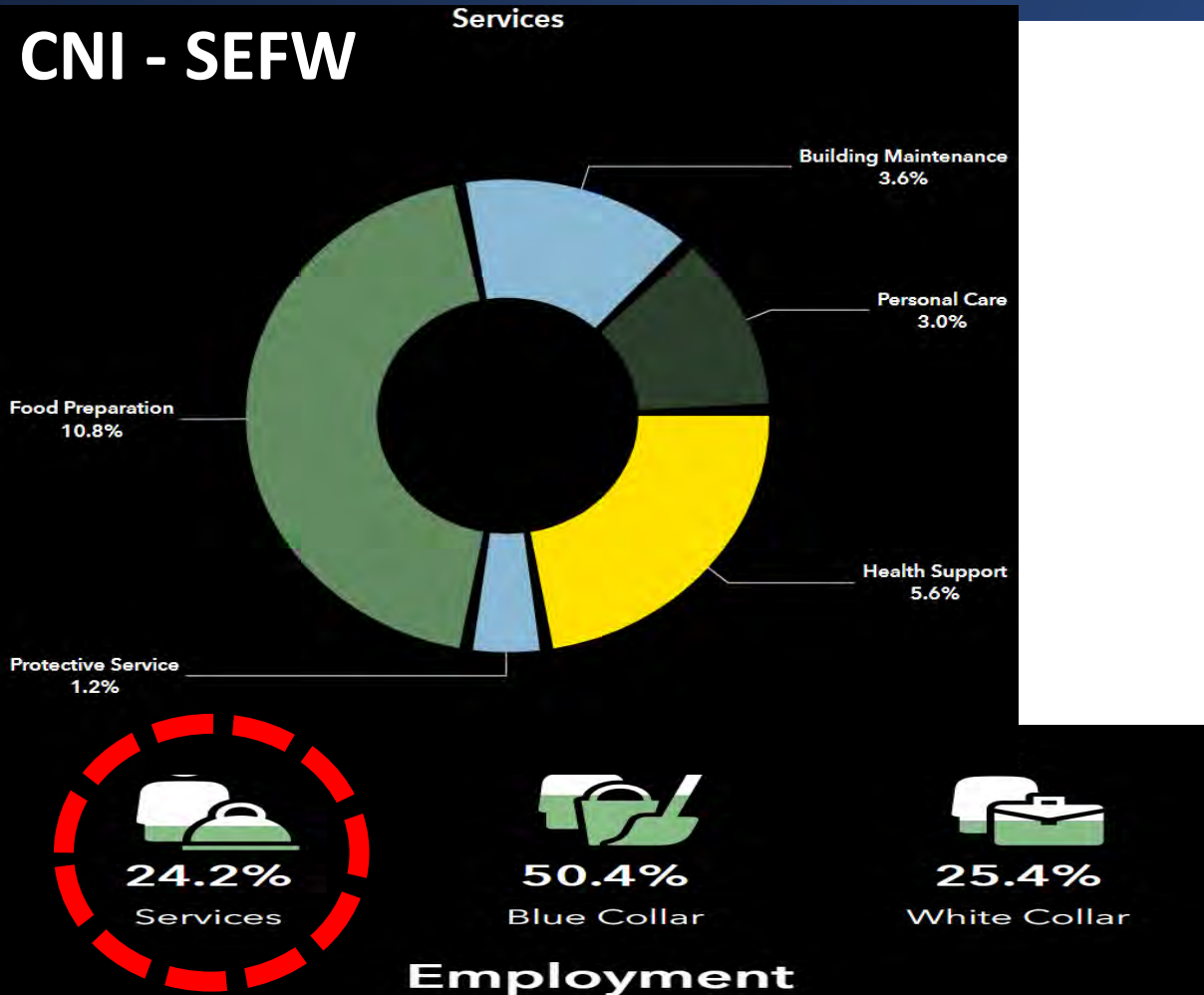
White Collar

### Employment

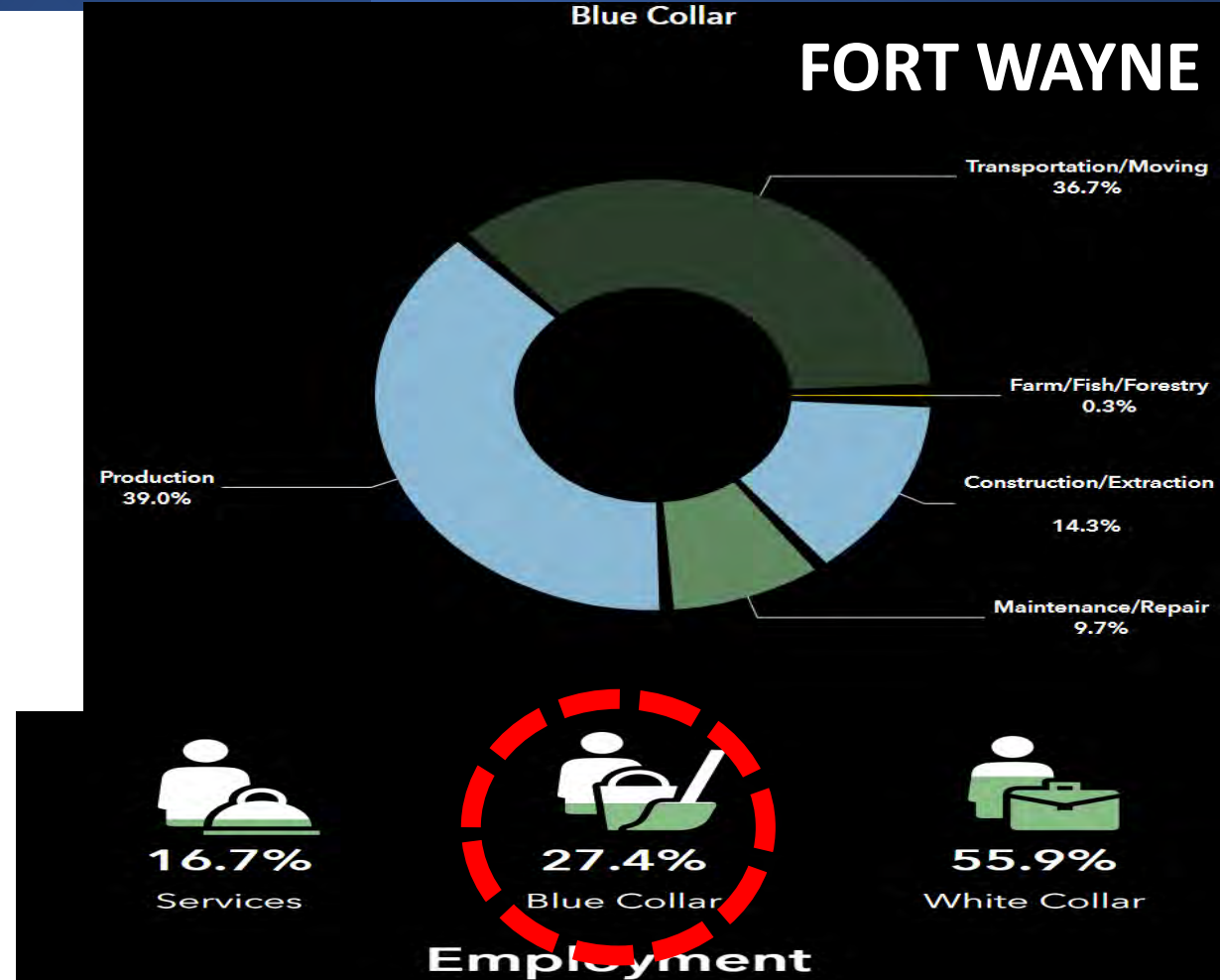
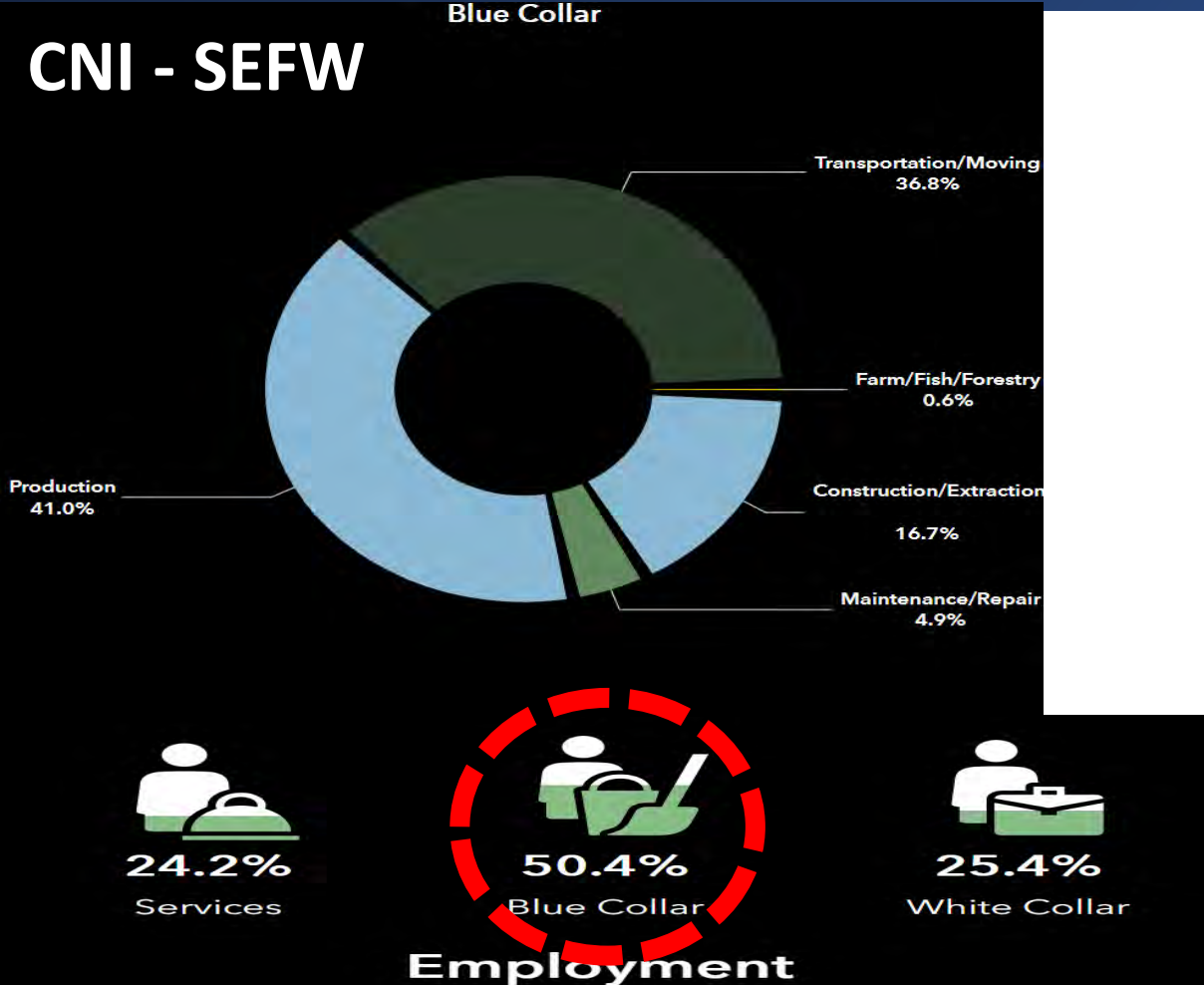




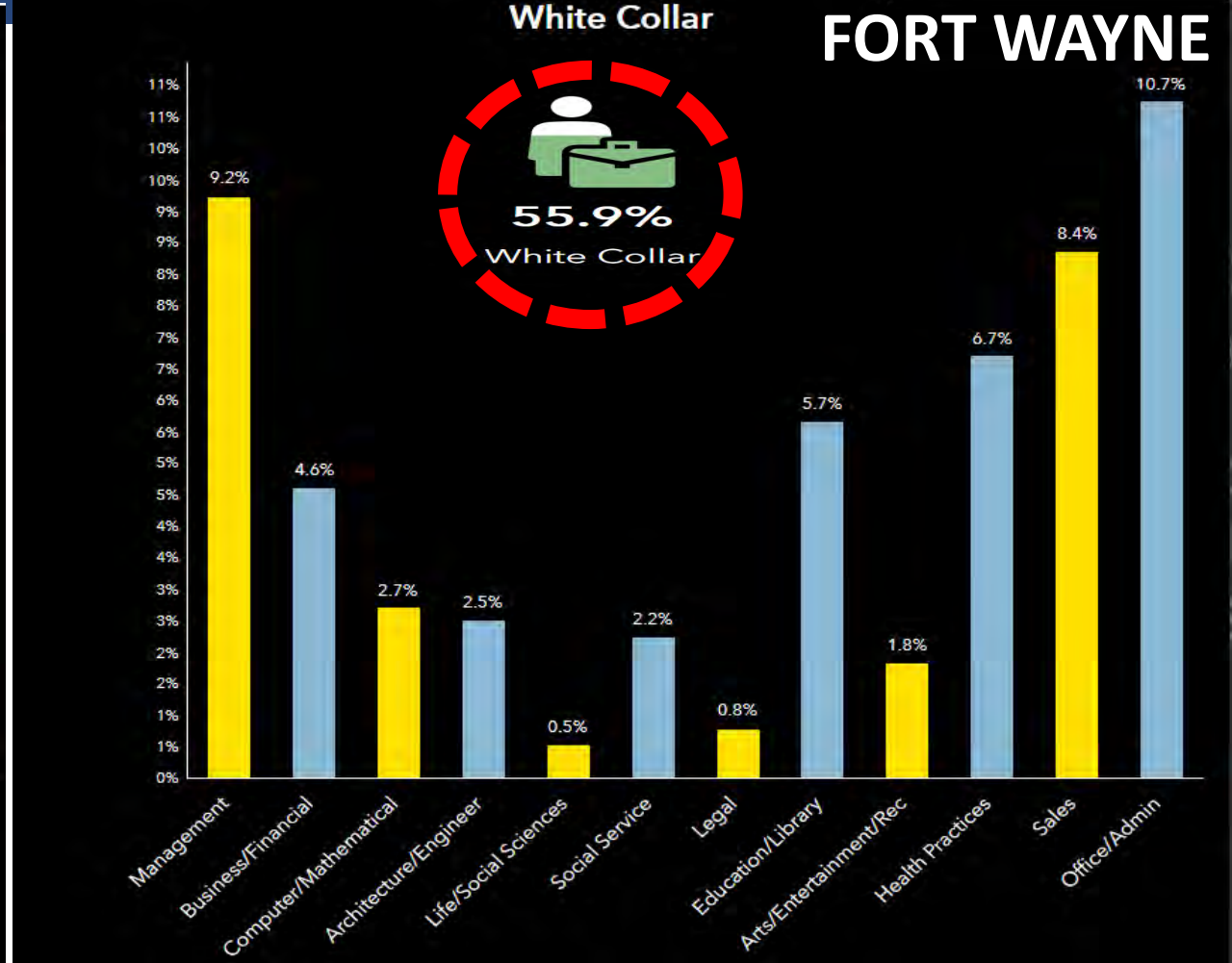
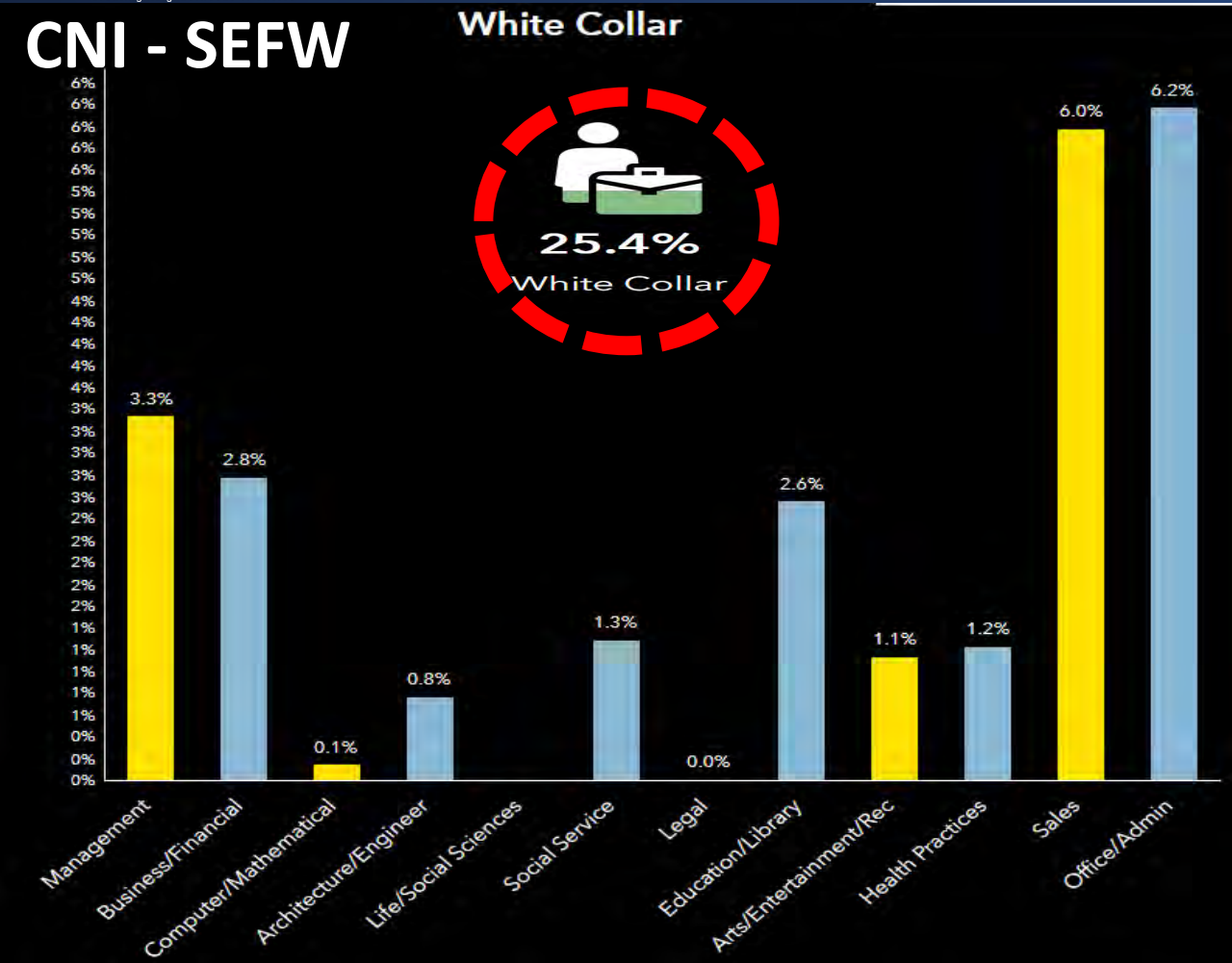
# ECONOMIC DEVELOPMENT



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# ECONOMIC DEVELOPMENT





# ECONOMIC DEVELOPMENT

## Transportation to Work

### CNI - SEFW



**1.3%**

Took Public Transportation



**19.6%**

Carpooled



**0.3%**

Walked to Work



**0.0%**

Bike to Work



**75%**

Drove Alone to Work

## Transportation to Work

### FORT WAYNE



**1.1%**

Took Public Transportation



**9.6%**

Carpooled



**1.5%**

Walked to Work



**0.5%**

Bike to Work



**81%**

Drove Alone to Work



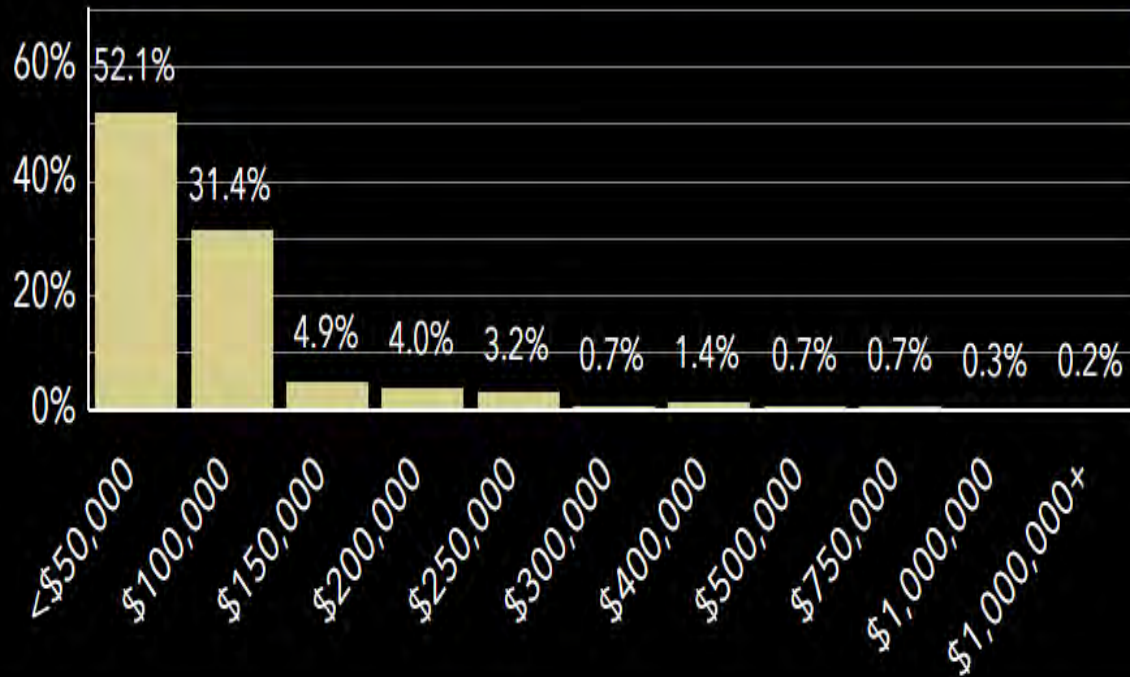


# ECONOMIC DEVELOPMENT

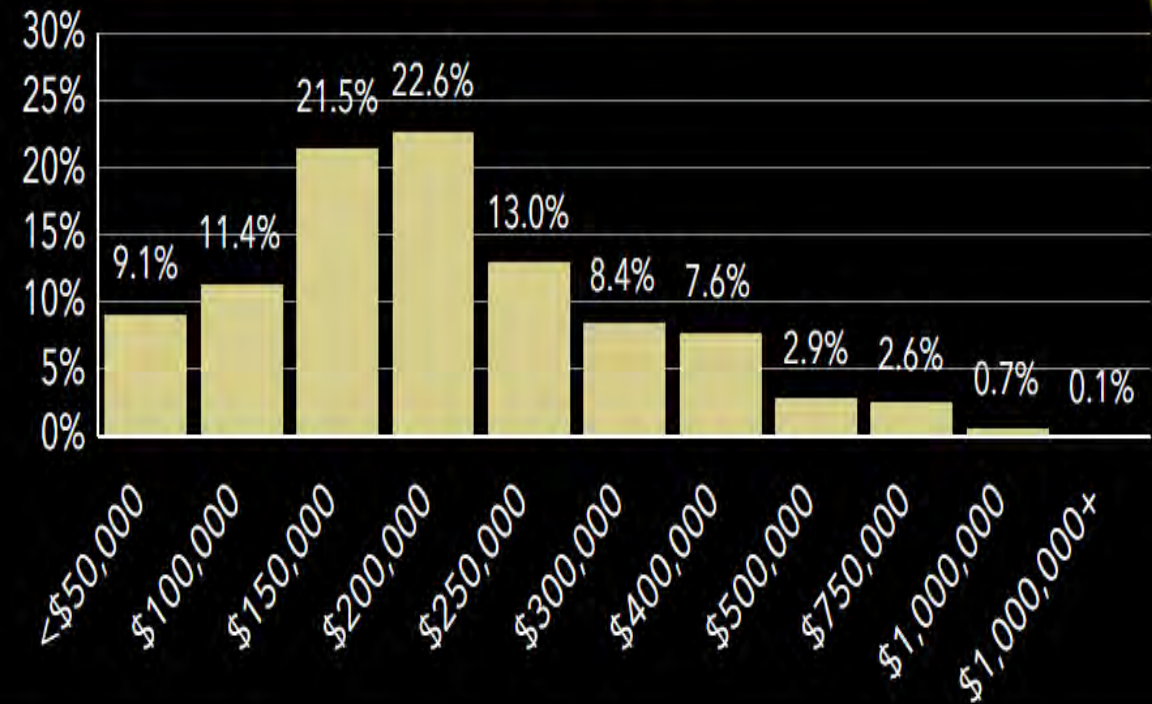
## CNI - SEFW

## FORT WAYNE

### Home Value



### Home Value



## CNI - SEFW

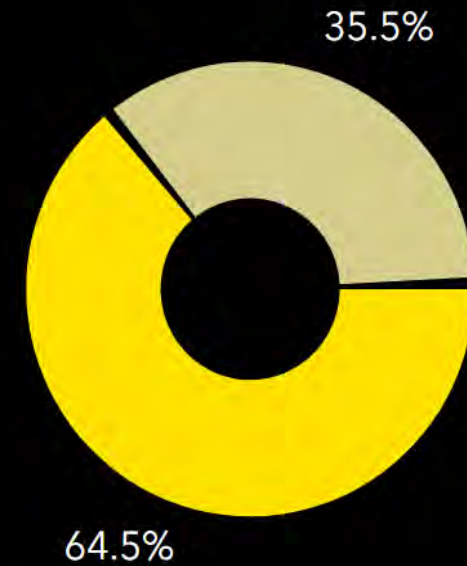
### Home Ownership



● Owner Occupied HUs    ● Renter Occupied HUs

## FORT WAYNE

### Home Ownership



● Owner Occupied HUs    ● Renter Occupied HUs

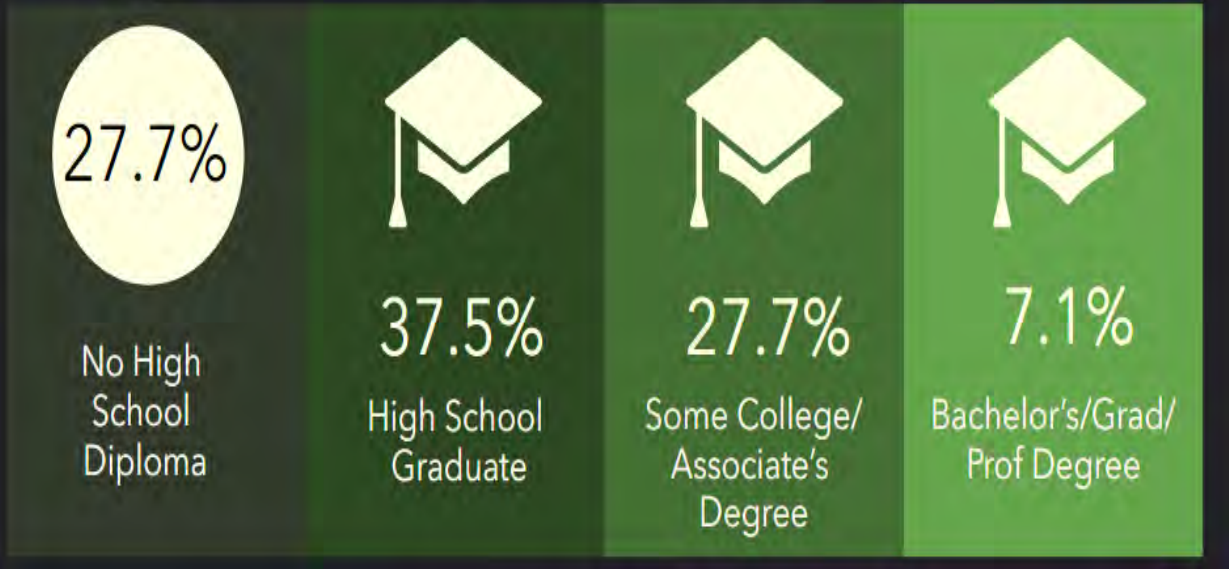


# ECONOMIC DEVELOPMENT

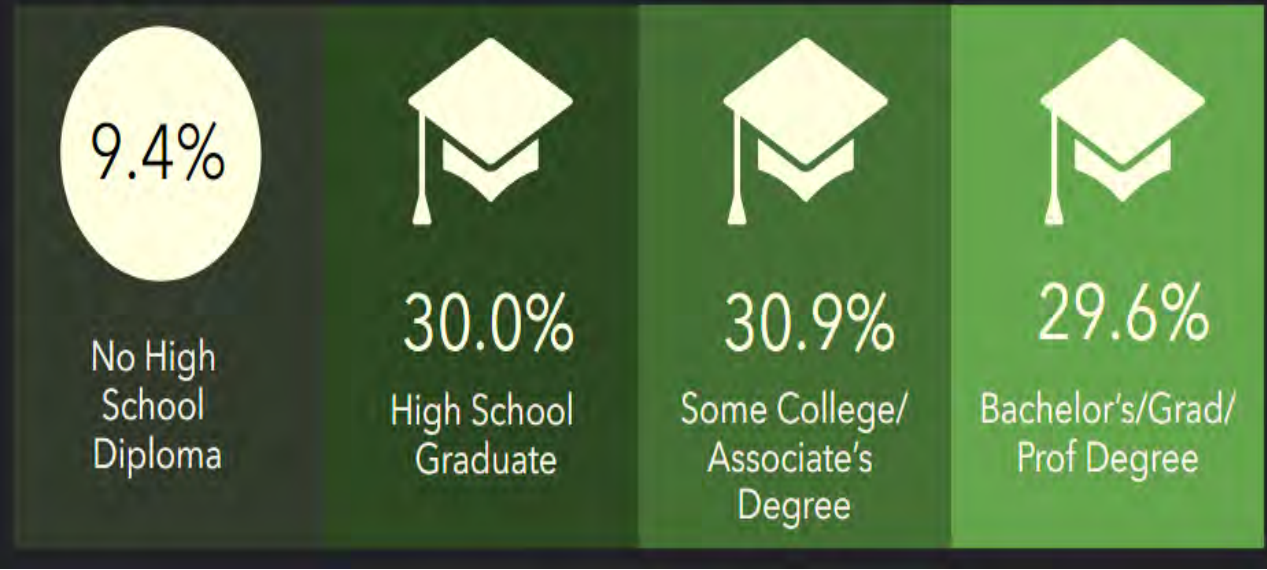
## CNI - SEFW

## FORT WAYNE

### EDUCATION



### EDUCATION





# WHAT'S IN MY COMMUNITY



## What's in My Community?

Places that make your life richer and community better

CNI Boundary  
CNI Boundary



# HOUSING CHARACTERISTICS

## CNI - SEFW



\$47,962 ↓

Median Home Value

321% lower than **Indiana** which is  
\$201,830

## FORT WAYNE



\$167,762 ↓

Median Home Value

20% lower than **Indiana** which is  
\$201,830

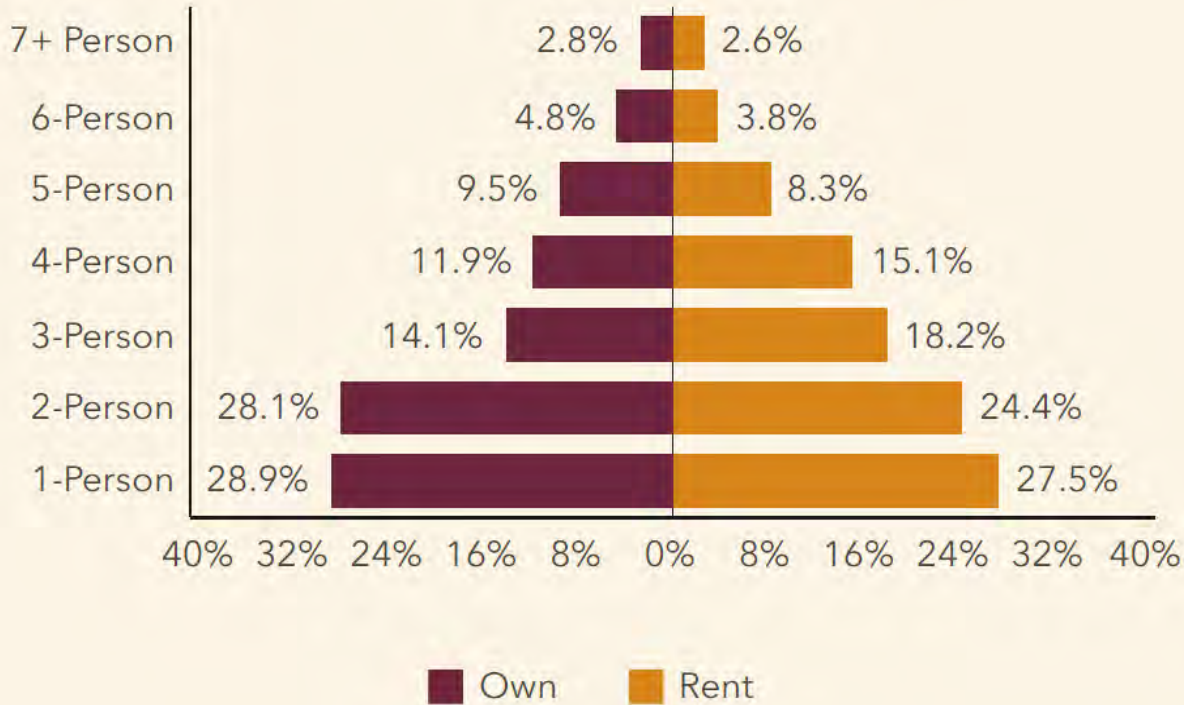


# HOUSING CHARACTERISTICS

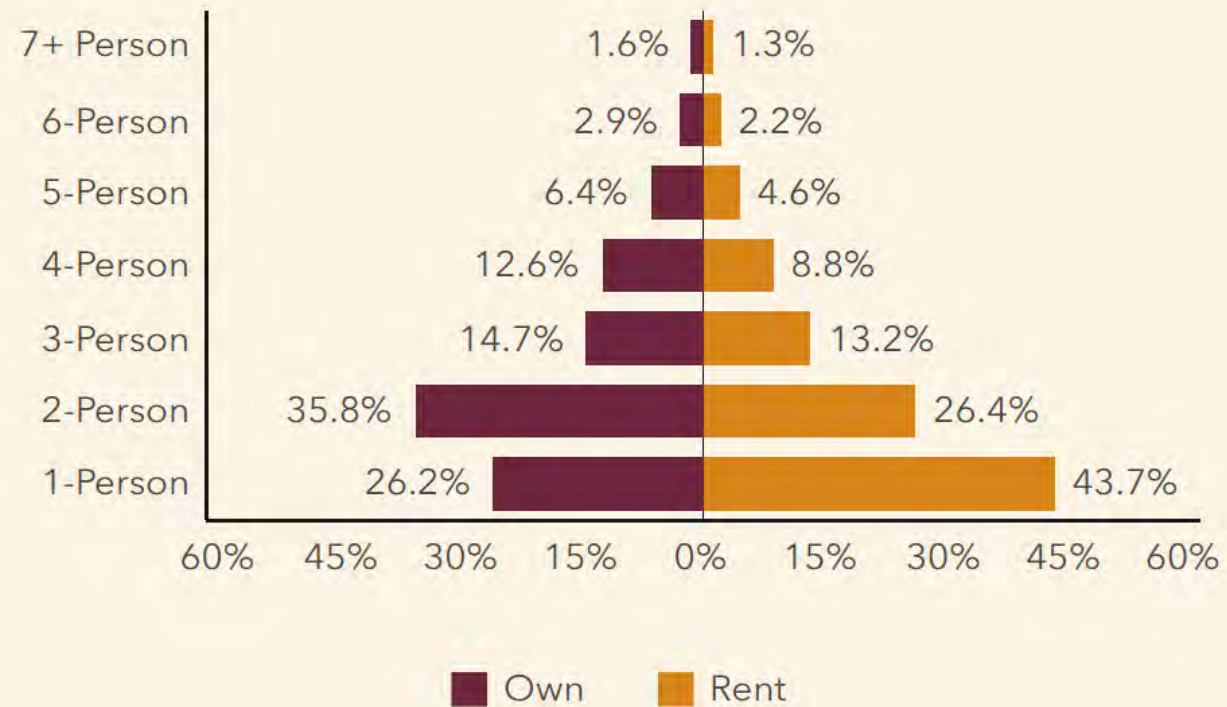
## CNI - SEFW

## FORT WAYNE

### Census Housing by Size



### Census Housing by Size





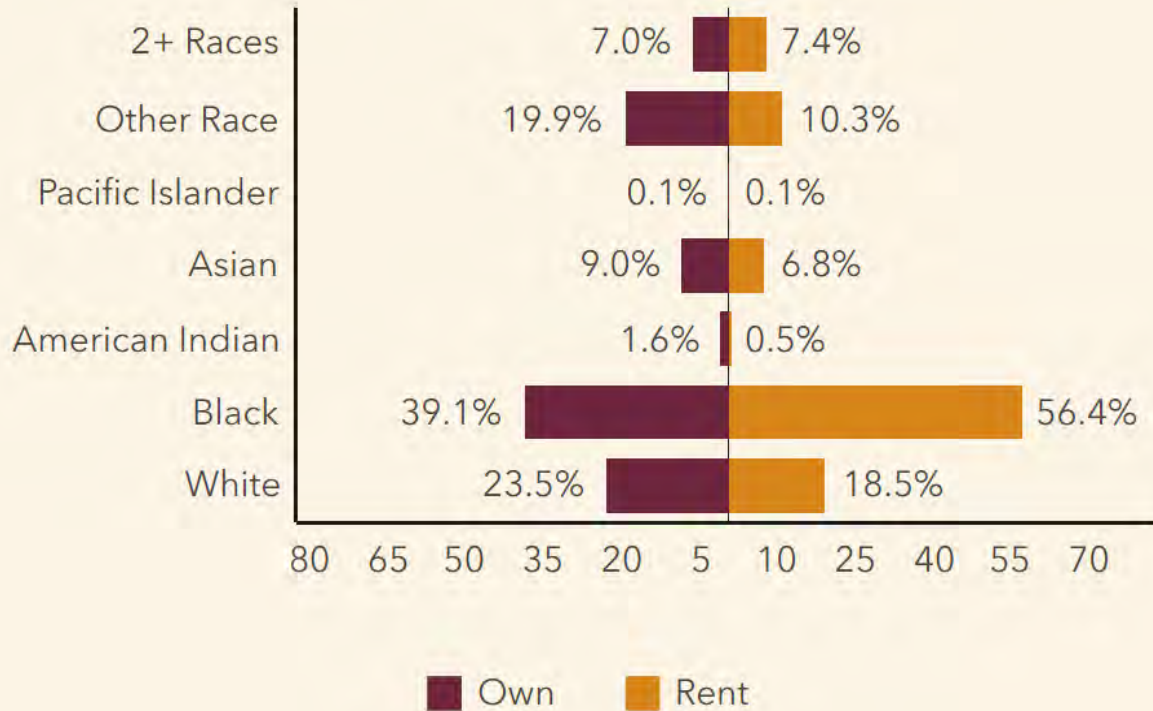


# HOUSING CHARACTERISTICS

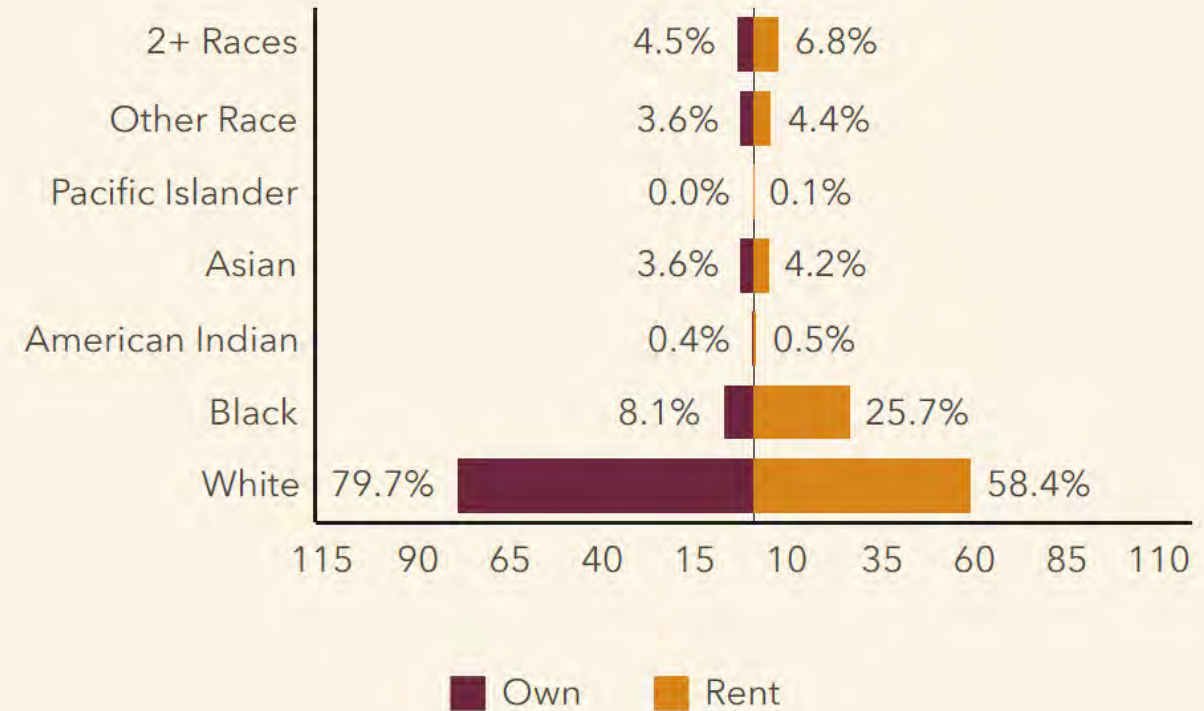
## CNI - SEFW

## FORT WAYNE

### Housing by Race of Householder



### Housing by Race of Householder

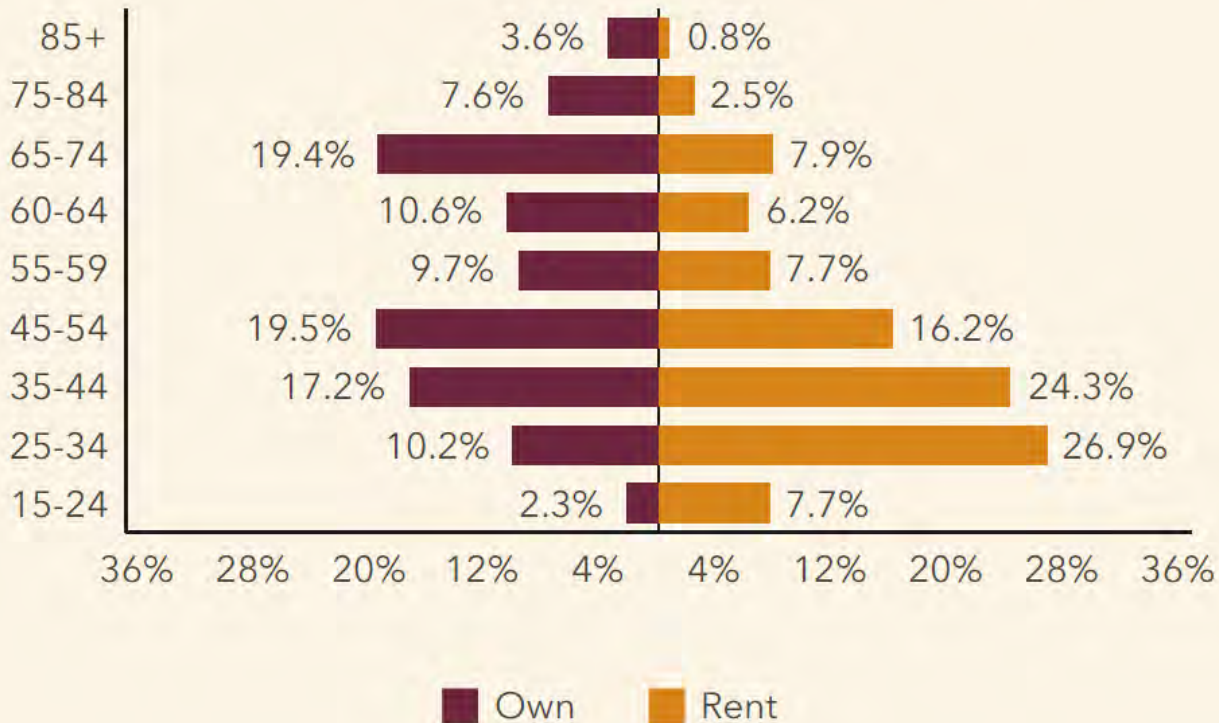


# HOUSING CHARACTERISTICS

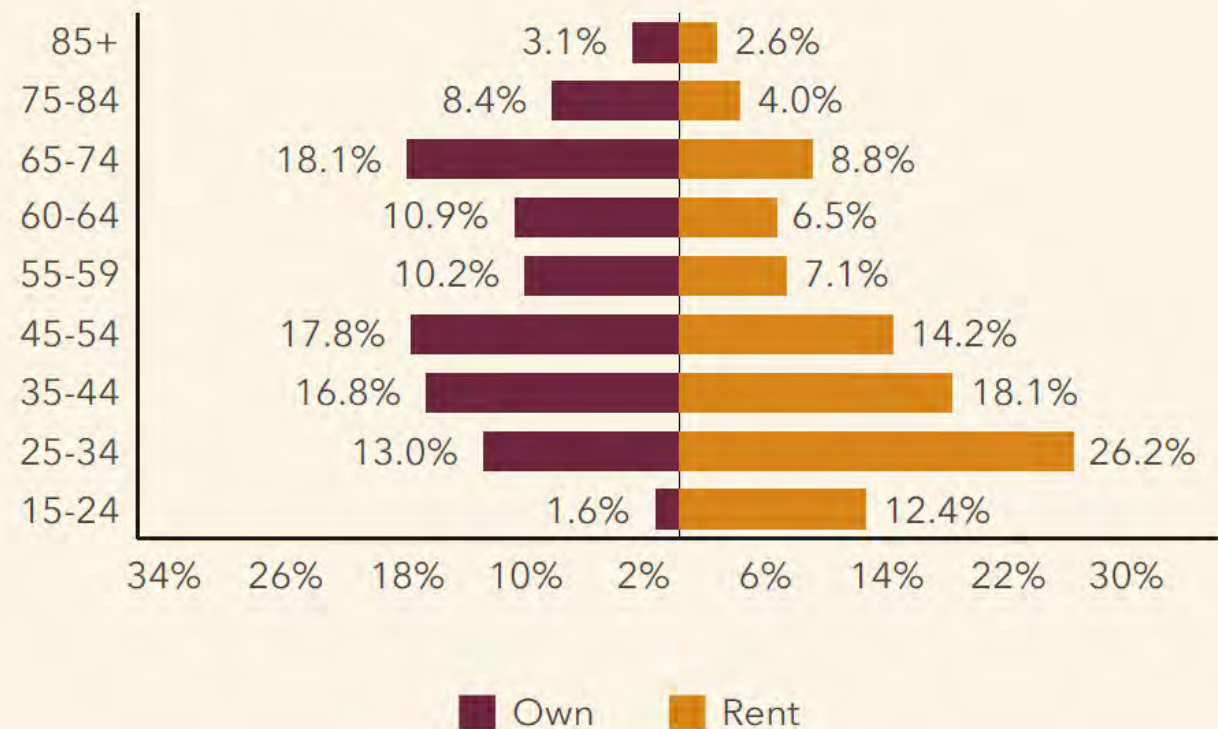
## CNI - SEFW

## FORT WAYNE

### Housing by Age of Householder



### Housing by Age of Householder





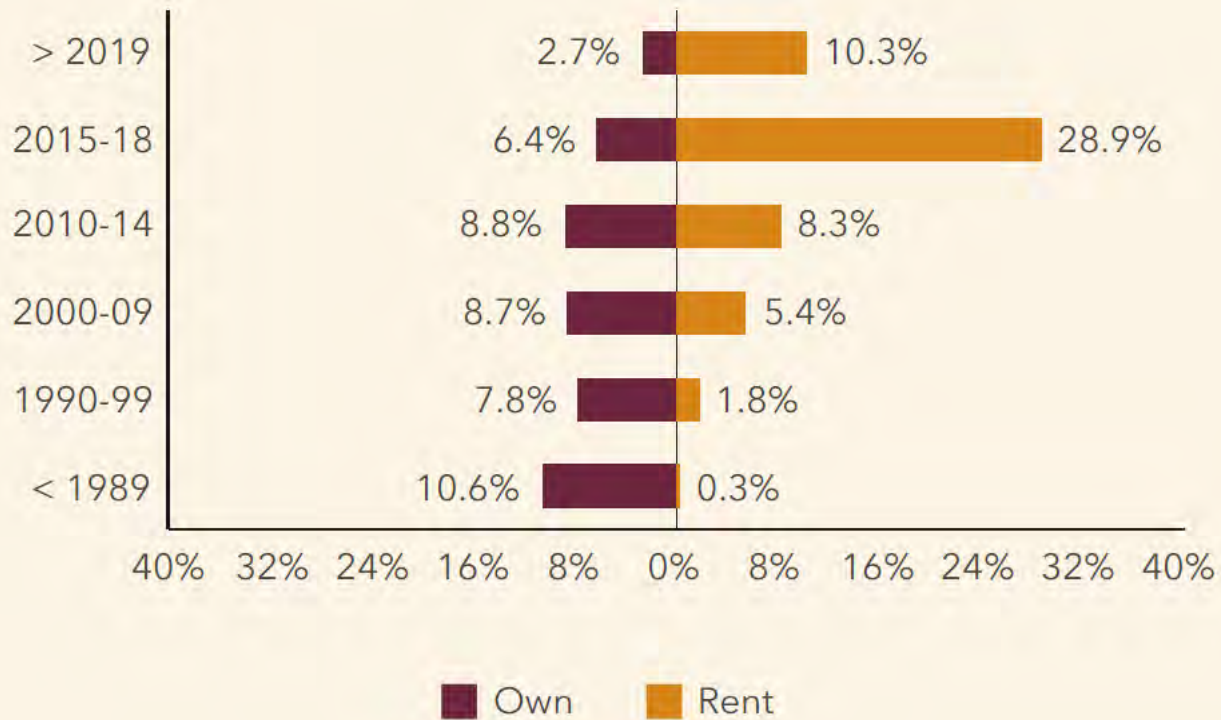


# HOUSING CHARACTERISTICS

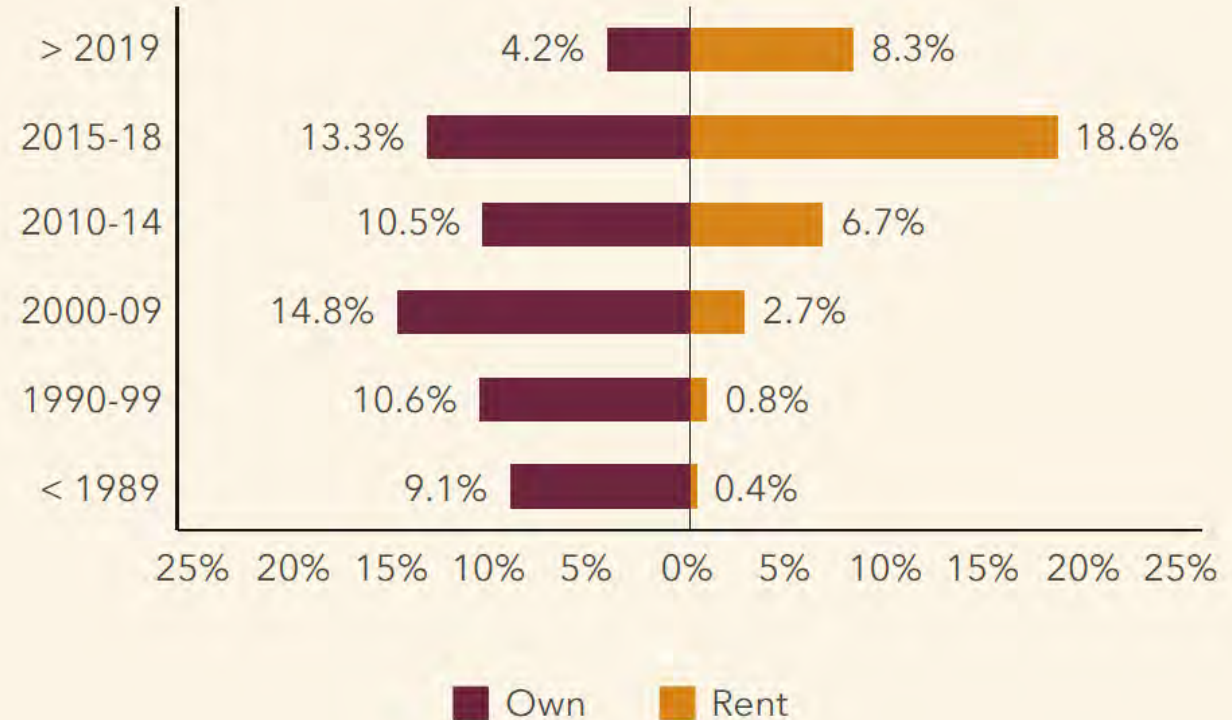
## CNI - SEFW

## FORT WAYNE

Year Householder Moved In



Year Householder Moved In







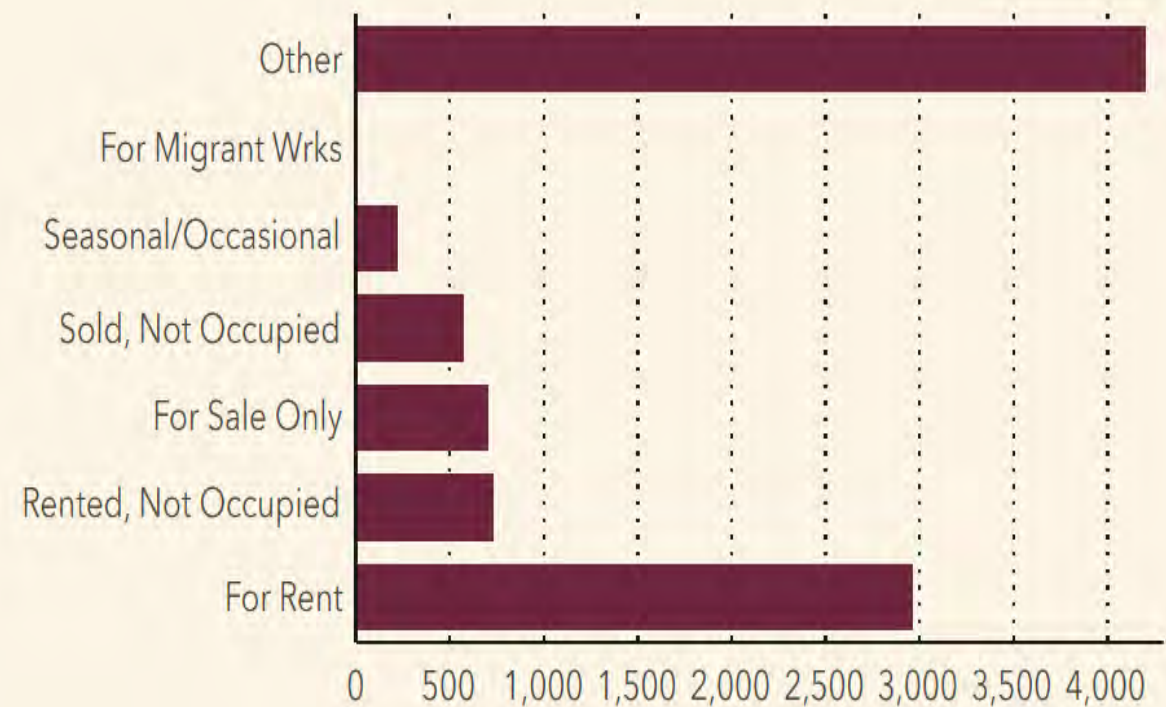
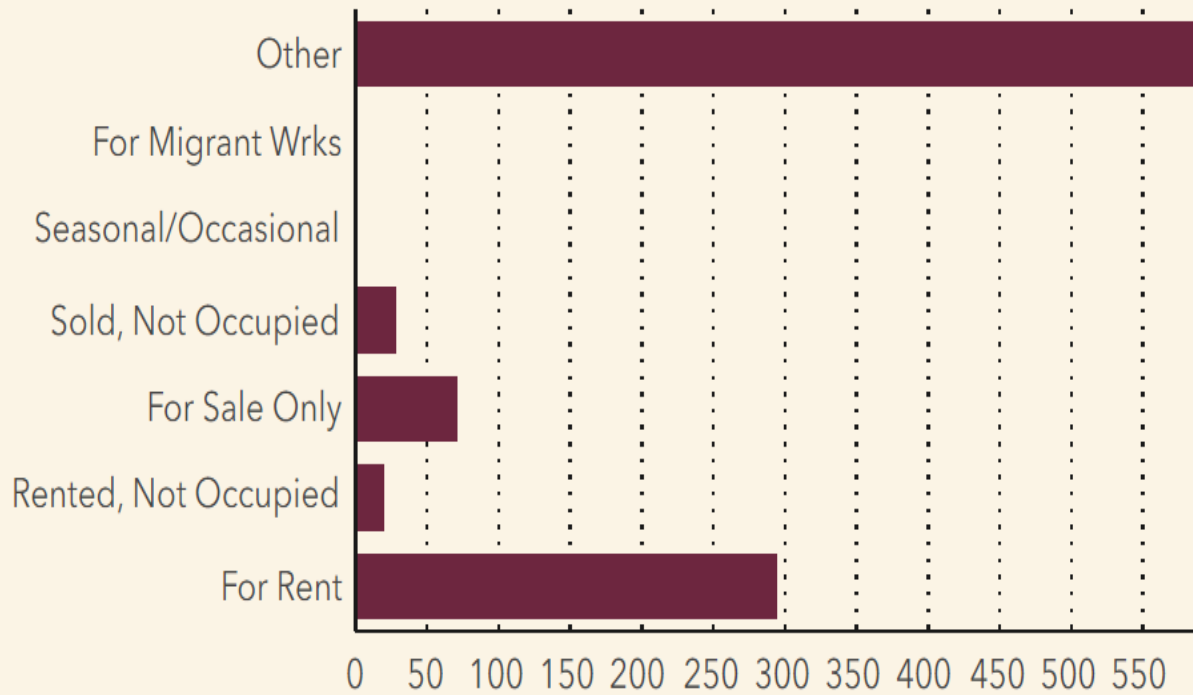
# HOUSING CHARACTERISTICS

## CNI - SEFW

## FORT WAYNE

Vacant Housing Units ( Total 1,000 )

Vacant Housing Units ( Total 9,409 )



# ACTIVITIES TO DATE

## December 2023

- Awarded Planning Grant

## November 2023

- Town Hall meeting #1

## December 2023

- Draft Transformation Plan outline to HUD

## April 2023

- HUD Site Visit

## October 2023

- Focus Groups (8) – August 2023

## Quarterly

- Reports submitted to HUD

## May 2023

- Budgets and Schedule approved by HUD

# REMAINING ACTIVITIES

## Bi-Monthly

- HUD meetings



## February 2024

- Community/Business Surveys



## March 2024

- Neighborhood Market Analysis



## June 2024

- Draft Transformation Plan submitted to HUD



## December 2024

- Final Transformation Plan submission



## September 2024

- HUD comments on Draft Transformation Plan



## May 2024

- Draft Transformation Plan presented to the community



## May 2024

- Development Partner Housing Plan modeling





# TODAY'S ACTIVITIES

Station #1a,b,c – Vision

Station #2 – Housing Typologies

Station #3 – Transportation

Station #4 – Commercial

Station #5 – Public Investment

Station #6 – Topic Survey

Station #7 – Community/Business Survey





# FWHA CNI WEBSITE

**GET INVOLVED!**  
**Visit our website for more!**



**Email us at [cni@fwha.org](mailto:cni@fwha.org)**

<https://fwha.org/choice-neighborhoods-initiative/>

