



**FORT WAYNE** housing authority

*Celebrating 85 years of affordable housing in the community*

**2022**

**Report to the Community**

# MISSION STATEMENT

*We are building and developing vibrant, inclusive neighborhoods throughout Fort Wayne offering residents safe, quality, and affordable housing and programs that foster community, alleviate poverty, and encourage long-term economic self-sufficiency.*

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# GREETINGS

*FWHA Family,*

**fw**ha  
FORT WAYNE housing authority

*Celebrating 85 years of affordable housing in the community*



In 1937, the Indiana General Assembly adopted enabling legislation giving local government authority to participate in federal low-rent housing programs. Subsequently, on the 8th day of February 1938, the Common Council of the City of Fort Wayne, Indiana, passed a resolution creating the Housing Authority of the City of Fort Wayne, Indiana. The first Board of Commissioners appointed to serve were William B.F. Hall (Chairperson), David Lewis, Ernest C. Gallmeier, Edward W. Meyers and Albert H. Schaaf. The first organizational meeting of the Commissioners of the FWHA was held at Fort Wayne City Hall on the 24th of February 1938. In the same year, WPA workers constructed the first FWHA prefabricated three-room house which rented for \$2.50 a week. On opening day, 3,000 persons lined up to visit this model home. Forty-four more such houses were constructed later that year on vacant city lots that were purchased by the Authority for \$1.00.

Since the cold day in February, 85 years later, Fort Wayne Housing Authority is a Moving to Work (MTW) that runs a YouthBuild work and education program and administers Emergency Solutions grant for local homeless families in Fort Wayne. Managing over 4000 units of conventional housing and vouchers that to provide homes for over 4,000 families and nearly 9,000 family members. As a friend of the Fort Wayne community, our team of housing, maintenance and social service professionals aims to create partnerships to offer resources that will empower our residents and enhance their quality of life.

We remain committed to aiding our families and we're proud to share that during the 2023 National Association of Housing and Redevelopment Officials conference we received six Awards of Merit. As a result of this accomplishment, the Fort Wayne Housing Authority's winning entries will be added to the NAHRO resource bank of information alongside housing and redevelopment agencies and community development departments involved in significant and innovative efforts to improve housing throughout the nation.

Additionally, Fort Wayne Housing Authority was accepted to the 2023 Campaign for Grade-Level Reading Public Housing Communities Honor Roll. The honor roll recognizes affordable housing authorities who have launched reading programs designed to ensure early school success for children from low-income families. We also received funding from the Federal Communications Commission (FCC) from the Affordable Connectivity Outreach Grant Program – Pilot Program Grants (ACP Outreach Grant Program). This funding will eliminate technology barriers not only for our residents but any family within the Fort Wayne community who is eligible.

These are just a few of our accomplishments during this 85th anniversary year. As we continue to be of service to the Fort Wayne community we will continue to identify and implement innovative programs focusing on access and equity for our participants. We will also remain steadfast in our commitment to helping them to achieve lifelong economic self-sufficiency. The benefit of these programs and services demonstrates that the investment in our residents' futures is of the utmost importance to our organization.

Faithfully yours,

George Guy  
CEO / Executive Director

# Board of Commissioners

**The FWHA is governed by a Board of Commissioners who are appointed by the mayor. All commissioners are residents of the Fort Wayne community and are responsible for evaluating all policies and procedures, adopting organization and capital budgets, and ensuring FWHA meets all organizational goals.**

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**CHRISTOPHER H. PAYNE III**



**DONNA HARRIS**



**DELOIS MCKINLEY-ELDRIDGE**



**SANDRA BLACK**



**JIM MORLAN**



**DR. DEBRA FAYE  
WILLIAMS-ROBBINS**



**WIL SMITH**

# Statistics Snapshot

PUBLIC HOUSING	HCVP	TAX CREDIT	MARKET RATE
658 UNITS	3,139 VOUCHERS	158 UNITS	9 UNITS
1,098 FAMILY MEMBERS SERVED	7,327 FAMILY MEMBERS SERVED	251 FAMILY MEMBERS SERVED	9 FAMILY MEMBERS SERVED
98.6 % OCCUPIED	93.5 % UTILIZED	98 % OCCUPIED	100 % OCCUPIED

## Services Overview



### RESIDENT SERVICES

3 VIRTUAL RESIDENT meetings

7 RESIDENT activities (IN PERSON)

57 VIRTUAL RESIDENT activities

355 VIRTUAL ACTIVITY participants

143 SOCIAL SERVICES referrals



### MAINTENANCE

4,158 WORK ORDERS completed

213 UNITS rehabbed



### INSPECTIONS

988 annual INSPECTIONS

531 initial INSPECTIONS

124 special INSPECTIONS

1,557 re-INSPECTIONS

# Housing Programs

## I. Housing Opportunity Programs (HOP)

### *ESG/ Ready to Rent program overview:*

Ready to Rent (R2R) is a short-term rental and financial assistance program. **The primary purpose** of ESG is to stabilize housing for homeless or at-risk of homelessness families and individuals.

**The secondary purpose** of the program is to help these families achieve economic self-sufficiency. ESG utilizes a housing first approach by providing permanent housing to participants without any prerequisites including completing treatment or services before receiving assistance. ESG participants are provided case management, housing search assistance and ongoing supportive services while enrolled in the program to help them locate, secure, and maintain housing stability.

### *CDBG/ Housing Search Assistance program overview:*

**One of the primary challenges** low-income families face is navigating the housing market. Participants enrolled in the Housing Search Assistance program qualify to receive housing navigation and location assistance, housing counseling, and housing placement services, at no cost. Coordination of supportive services are aligned with the needs identified to help eliminate housing barriers and increase rental application approvals.

The program is available to Fort Wayne, Allen County resident housing voucher holders and currently unassisted/unsubsidized income eligible individuals and families who have applied for but are waiting to receive housing assistance. In addition to supportive services, the hands-on HSA tenancy workshops are designed to increase housing renter's ability to compete, locate and secure permanent housing more effectively and efficiently.

### Data

17 families

TOTAL  
enrolled/served

17 families

(100% placement rate)

FAMILIES APPROVED AND/OR SECURED  
permanent housing

\$51,209.61

CITY/ESG  
award

\$141,000.00

STATE/ESG  
award

### Data

148 families

TOTAL  
enrolled/served

59 families

(40% placement rate)

FAMILIES APPROVED AND/OR SECURED  
permanent housing

\$25,000.00

CITY/ESG  
award



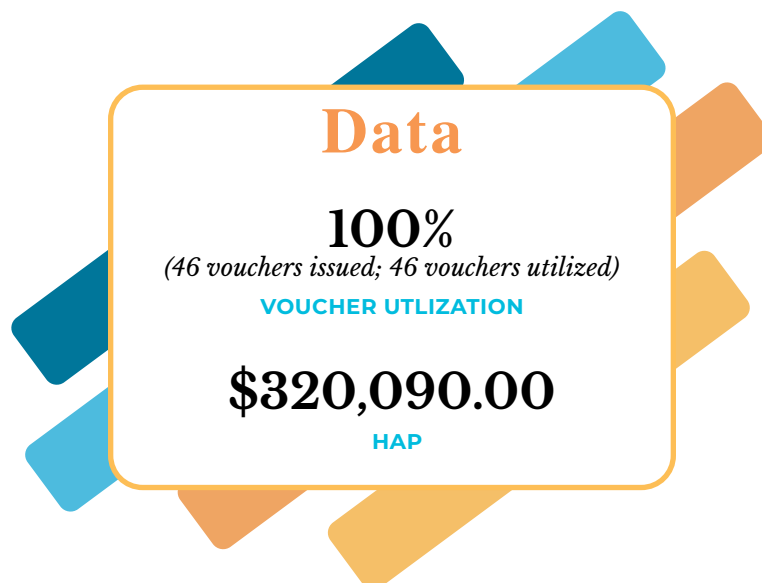
## II. Special Purpose Voucher Program (EHV)

### *Emergency Housing Voucher program overview:*

**The Emergency Housing Voucher (EHV) program**, funded by the American Rescue Plan (ARP), provides 70,000 housing vouchers through Public Housing Agencies (PHAs) to assist people who are experiencing or at risk of homelessness; are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless. FWHA was awarded 46 EHV vouchers to serve families residing in Allen County, Indiana. In addition to the housing vouchers, the program also provides a wide array of supportive services to help address housing barriers and long-term housing stability.

The successful launch and outcomes of the EHV program have garnered national attention from the Department of Urban and Housing Development (HUD) and Affordable Housing Industry leaders. During the peak of the Covid Pandemic we were able to concentrate our efforts and capacity to equitably expedite and house a large number of families over a short period of time.

The EHV program provided us with the opportunity, tools, and a fresh perspective on how best to serve our most vulnerable families in need of critical housing services. We developed a standard model and approach to building and sustaining cooperative and collaborative community service provider partnerships, effective client case management and access to supportive services that address housing barriers, long-term housing stability and promote self-sufficiency.





# Housing Opportunities Program Participant

*Ivery Parr*



“I was new to town and [Sarah] helped me locate good houses in good neighborhoods with good schools for my children. And [Sarah] was so helpful every step of the way, through the whole process. I love my new home!”

*- Ivery Parr*



# Housing Opportunities Program Participant

*Hindiyo Hassan*



“It was great to find a house big enough for my large family! It was very tough to find one and I appreciate the help [from FWHA’s Housing Search Assistance Program] as I have never been through something like this before.”

- *Hindiyo Hassan*

# Housing Opportunities Program Participant

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*Hombreshia Pinkston*



“The Housing Authority  
has helped me, and my  
family find affordable  
housing.”

- *Hombreshia  
Pinkston*



**FORT WAYNE** housing authority

*Celebrating 85 years of affordable housing in the community*

**At FWHA, diversity, equity, inclusion, and belonging are essential in carrying out our mission. We are committed to promoting inclusive environments that improve people's lives. We are building a culture where all forms of diversity are seen as real value to those we serve, our community, organization, and employees.**

# Diversity, Equity, Inclusion, and Belonging

*Creating a Community of Inclusion for All*

The Fort Wayne Housing Authority's vision is to cultivate vibrant, inclusive neighborhoods throughout Fort Wayne, where all residents have safe, quality, affordable housing and a high standard of living built on economic self-sufficiency. To bring this vision to life, it was critical that the organization itself reflected the diverse families it serves, as well as practiced inclusivity both inside and outside its walls. To meet the needs of the community, we need to understand our community, the organization resolved. That's why in March 2022, they finalized a Diversity, Equity, Inclusion and Belonging statement to serve as the foundation on which to truly bridge gaps end-to-end.

Through affordable housing programs, housing choice voucher programs and enrichment and career services, the FWHA aims to meet the needs of a diverse community. But beyond simply meeting a temporary need, making a rewarding investment in the lives of thousands of families means understanding those families at a core level. That's why the team sought to become even better equipped to serve their customers by creating a Diversity, Equity, Inclusion and Belonging (DEIB) statement.

Instead of a hindrance or a challenge to overcome, diversity—and valuing differences—is seen as a powerful tool that helps the FWHA to accomplish its purpose of elevating the community from the ground up. For the housing agency, creating meaningful impact in a diverse community begins with representing that diversity within their own walls. With an inclusive culture where diversity and equity are the bedrock for understanding the unique needs of the community, the FWHA is poised to execute life-changing programs and services.

While the FWHA's mission statement exemplifies the commitment to provide safe, quality, affordable housing to economically disadvantaged residents in Fort Wayne, it primarily addressed the economic impact of the agency's work without exploring the complex and interrelated factors that often accompany poverty. With the new DEIB statement, the team has adopted a more holistic approach to combating societal disadvantages at a fundamental level and encouraged employees to leverage shared experiences with clients.

The DEIB statement was finalized in March 2022, following a series of strategic meetings and group breakout sessions led by diversity and inclusion experts who incorporated insight and experiences from staff members to help shape the narrative. Overall, the project cost approximately \$1,750. Representatives from every area of the organization contributed so that all voices were heard. As they developed the statement, they considered how the FWHA values diversity, equity, inclusion and

belonging, how they serve diverse populations through their work, and the organization's commitment to social justice and ending systemic racism. After several variations of the new statement were proposed, everyone in the organization voted for the option that resonated with them most.

Keeping in mind that the FWHA is committed to action that promotes justice for marginalized people, they decided on the following DEIB Statement:

***At FWHA, diversity, equity, inclusion, and belonging are essential in carrying out our mission. We are committed to promoting inclusive environments that improve people's lives. We are building a culture where all forms of diversity are seen as real value to those we serve, our community, organization, and employees.***

As a result of putting DEIB at the forefront of the work they do, the FWHA has set the pace for other organizations to do the same and effect change in the lives of those who need it most. It's uncommon for housing agencies to recognize the value of and incorporate DEIB within the very organization. But FWHA staff felt even more connected to their community and were empowered to serve them best. They deepened their own understanding of the importance of DEIB, which enriched their relationships with clients through practicing empathy and reinforcing their commitment to the community. As the needs of the community evolve, the FWHA is well positioned to evolve along with them—always encouraging diversity, fighting for equity, practicing inclusion and fostering a sense of belonging.



# George Guy appointed to lead national housing organization



In October 2023, Fort Wayne Housing Authority CEO and Executive Director George Guy was appointed president of the National Association of Housing and Redevelopment Organizations (NAHRO).

In accepting his two-year appointment, he shared words of inspiration with the more than 19,500 housing and community development providers and professionals throughout the United States.

*“...we are starting our journey together, and a strategic plan is underway. One of our first goals is to bring back the NAHRO education task force. To cultivate the next generation of leaders, we must nurture and encourage their innovation.”*

*“NAHRO is 90, and it will be up to you and me to chart the course for the next 90 years. We must collaborate to address the issues impacting our industry to do this. Over the next two years as your national president, I invite you to join me as we will work with elected officials across all branches of government and community leaders and request their partnership in creating legislation and policies that will address systemic matters of housing equity, mobility, and food insecurity.”*

*“I am honored to serve as your president, and I look forward to working alongside you as we elevate the awareness of NAHRO within our communities and the nation. This organization belongs to you. Please take advantage of all NAHRO has to offer. Attend conferences, legislative sessions, and state meetings. Make new friends, exchange ideas, and share resources. We will do so by being intentional and collaborating to have a collective impact that will help transform the communities we serve.”*





# Healthy Eating Active Living (HEAL)

## *Educating our Children About Health Lifestyles and Addressing Food Insecurities*

**The Healthy Eating Active Living program** began as a simple cooking class advocating for healthy eating. The class addressed the needs of communities with food deserts and lack of education about the importance of quality nutrition. It was intended for adults, but the FWHA discovered that many children were interested in learning firsthand how their lives could be improved by adopting healthier lifestyles. They were interested in learning how to prepare simple meals for themselves. When the FWHA expanded the classes to include children, they gave the kids not only the gift of knowledge, but also the ability to prepare simple, healthy foods, and contribute to their families' wellbeing.

According to Livestrong.com, in the United States, most people fall short of the recommended amounts for various food groups. More than 80% of Americans' diets are low in essential foods, including vegetables, fruits and dairy. **Only 2.7% of Americans** have a "healthy lifestyle," meaning they meet the following qualifications:

- Being sufficiently active
- Eating a healthy diet
- Being a nonsmoker
- Having a healthy body fat percentage

**Among high school students**, only 8.5% meet fruit recommendations and 2.1% meet vegetable recommendations. According to the Centers for Disease Control and Prevention, specifically in Indiana, more than 35% of adults are obese. Racial and ethnic minority groups historically have not been afforded opportunities for economic, physical, and emotional health, which have contributed to this statistic. Additionally, in the city of Fort Wayne, food deserts—or urban areas where there is less access to both affordable and quality, nutritious food—abound.

With all this in mind, the Fort Wayne Housing Authority founded the Healthy Eating Active Living (HEAL) program, welcome to everyone, but carefully designed to serve minorities who are disproportionately affected by poor health. Initially, the cooking class was intended to teach adults how to make both healthy and affordable meals and share how healthy choices contribute to improved wellbeing in every area of life. Students were then encouraged to share their learnings with their children and promote healthy living within their families. Classes were strategically hosted during the summer of 2022 on the same day and across the street from the weekly farmer's market, which sold fresh fruits, vegetables, and other healthy foods. This gave class attendees the opportunity to put their learnings into practice right away.

The classes proved so successful that a new need was created—the children wanted to get involved, too! They wanted to learn how to prepare simple meals for themselves and contribute to their families in a daily, practical way by helping with cooking, as well as in a way that would affect long-term, and even intergenerational health outcomes.

In response to this incredible opportunity to educate families from the youngest to the oldest, Denise Porter-Ross, who volunteered to teach, pivoted the class design to cater to children. She is a service coordinator at one of the FWHA's local sites. Throughout the summer, 8-10 children attended faithfully every week to learn how to prepare simple, healthy meals. They also proudly brought home nutritious treats for the rest of their families and were provided coupons for free fruits and vegetables from the farmer's market. Part of the market's mission is to give back to low-

income families, so contributing the vouchers was an opportunity for them to invest in the community as well.

The impact this program made was multifaceted. Not only were the children empowered to make a difference in the health of their own lives, but they also were equipped with the practical skills to make a lasting difference in the lives of their families and future generations. Following the summer session, the HEAL program was brought back by popular demand in the fall. Both children and adults attended the class and learned alongside one another. The curriculum was even expanded to include basic knife skills and knife safety, as well as celebrated diversity through dishes that were influenced by cultures all around the world.





# Bridging the Learning Gap

*Read, Art, Brain Smart Summer Camp*

*A study published in 2020 by the American Education Research Journal showed that 52% of students lost an average of 39% of their total school year gains during the summer months.*

The research indicated that the most vulnerable children, including those from low-income families and with limited parental availability and skill, were at even higher risk of what's known as summer learning loss, summer setback, or summer slide. Many of these children are the very children the FWHA serves, so the agency established the Read, Art, Brain Smart Summer Camp to fill the gap between the school year with fun, engaging and educational activities that stimulated learning throughout the summer months.

As students return to school in the fall, many of them – and especially those from socioeconomically disadvantaged groups – begin classes with lower achievement levels than they completed the previous school year with. Without any continued learning during the summer, on average, students' achievement scores can decline the equivalent of one month's worth of school-year learning. Because the FWHA's remit extends beyond simply providing housing for families and instead strives to create an environment for all to thrive, they created a program to solve this important scholastic gap.

In partnership with the local school district, the FWHA hosted the first annual Read, Art, Brain Smart Summer Camp to fuel learning even when school was not in session. The free camp offered engaging, unique, creative, age-appropriate and relevant classes that both supplemented and augmented knowledge gained during the school year and gave kids a fun and productive way to spend their free time.



The four-day-a-week camp introduced new themes each week, including math and budgeting, during which kids brought their learning to life with real opportunities to open savings accounts, create a budget and make decisions about what to spend their money on. During Reading Week, the children read a book and completed an art project based on the book they read. At the end of the day, each child took a book home with them to add to their personal libraries.

In a true partnership, a counselor from the local Adams Elementary School attended a portion of the camp, while a teacher from the school district conducted the classes daily and were paid by the school. Other community partners also invested in the children's education by serving as guest facilitators on a number of topics to help prepare the kids for adulthood and beyond. A Chase bank representative taught budgeting and moneysaving skills, while a librarian conducted story time and other reading activities to improve literacy and cultivate a love for reading, as well as art activities to fuel creativity and imagination. These subjects were especially important because summer learning loss peaks in the areas of math and reading. In addition to these, a nutritionist taught how eating healthy foods and living a healthy lifestyle contributed to overall well being. Students put their learning into practice right away when they chose healthy snacks during the program.

Students ranged in age from 8-14, so the program also was a significant benefit to working parents who had peace of mind knowing that their children were in a safe learning environment at no extra cost to them. Based on the success of the program, the FWHA plans to make this an annual program and expand the infrastructure to accommodate more kids. As the camp evolves, the FWHA hopes to see the impact of the camp multiply as they set children up for a successful school year.



# Helping Our Neighbors Connect

## FOBROADBAND: AFFORDABLE CONNECTIVITY PROGRAM

The Affordable Connectivity Program is a Federal Communications Commission (FCC) benefit program that helps ensure that all families can afford the internet connection they need for work, school, healthcare and more. The program can help connect those struggling to afford internet service and bridge the digital gap.

Adopting this program for its own residents, the FWHA not only educates community members about the program and helps them to enroll, but also helps them obtain internet service. Now, thanks to the FWHA, residents who have been approved for the ACP benefit receive internet service and equipment at no cost at all.

**The Affordable Connectivity Program** is a benefit offered by the FCC that makes it possible to connect families with limitless online resources through free internet service. They have access to valuable internet services regardless of their credit status, are not disqualified based on previous past due balances, and are able to maintain quality, high-speed connections required for online work, schooling, appointments and more.

Among families served by the FWHA, it's likely that internet service is an expense that is deprioritized in favor of other essential survival items, including food, gas and utilities. But the prevalence of technology has made digital connectivity essential as well. Especially in the wake of the COVID-19 pandemic, during which the majority of essential business was conducted online, internet access went from a luxury to a necessity.

For many, it was the only way to complete schoolwork, attend medical appointments, alleviate social isolation, and access Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), employment, housing and other applications. Low-income households should not have to choose between one basic necessity and another, and the Affordable Connectivity Program can eliminate the financial burden of adding the internet to a list of monthly bills and make life easier to navigate.

The Affordable Connectivity Program benefit provides a discount of up to \$30 per month toward internet service for eligible households, and up to \$75 per month for households on qualifying Tribal lands. Eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet from participating providers if they contribute between \$10-\$50 toward the purchase price.

However, many FWHA families who would benefit most from this program either aren't aware of it, don't know they are eligible or don't know how to apply. Recognizing how much their families' lives could transform through the program, the FWHA began educating them about the program and assisting them in enrolling and obtaining internet services.

Many FWHA residents don't have internet service at all, so the first step for them is to register for service, and then apply the ACP program discount to their bill. Once they are approved for the benefit, their \$9.95 per month bill was eliminated and they received service for free. Oftentimes, they even are eligible to upgrade to a higher internet speed and receive free equipment.



The FWHA helped about 20 households gain access to the internet and leverage the ACP program which currently pays no fee. They no longer must choose between groceries and applying for a job; or between paying their electric bill and attending a virtual doctor's appointment.

The FCC launched the ACP program at the end of 2021, and the FWHA plans to continue educating and helping their residents take advantage of the program. Rural areas, communities of color and older Americans often are the ones who lack access to reliable, high-speed internet, which further marginalizes them. Thanks to the FWHA, they can now bridge the digital divide and create new opportunities to successfully navigate life and take advantage of valuable resources to advance socially, professionally, and academically.



**your  
home**

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**your  
internet**

In partnership with Fort Wayne Housing Authority



# Saving the Lives of Our Children

*Promoting water safety with the Jorgensen YMCA*

Drowning is a leading cause of death for all American children, but research shows ethnic minorities are at greater risk of drowning for various reasons, including lack of access to water safety education.

Recognizing that children living in the Fort Wayne Housing Authority's neighborhoods were in more danger near the state's many lakes, ponds, rivers, and even bathtubs for small children, the FWHA teamed up with the Jorgenson YMCA to offer free water safety courses to families in their communities. Every child who completed the program was equipped with basic water survival skills, making a direct impact on the disproportionately high number of children in the area who were unable to swim.



Black children ages 5-19 drown in pools at a rate 5.5 times higher than white children, with the disparity peaking at ages 11-12 where black children drown 10 times more than white children. The statistic grows even more disparate among impoverished communities. This healthy inequity can be attributed to a number of factors, including lack of access to quality water safety education in certain groups. Health equity only occurs when everyone—regardless of ethnic background or economic opportunity—is afforded a fair and just opportunity to pursue and achieve their best health, through resources, education, healthcare and more.

The FWHA sought to create more health equity in their communities by introducing free water safety classes, in partnership with the Jorgenson YMCA, with a two-pronged approach: (1) cultivating a stress-free environment where children could have fun and play, and (2) leveraging that environment to instill valuable lessons in water safety that could save lives. The combination of a safe environment and guided play helps children develop the cognitive ability and courage to experience new things and retain their learning. With this in mind, each lesson consisted of 30 minutes of instruction and 30 minutes of play time.

To ensure each class was appropriate for the students' skill levels, instructors conducted a brief assessment at the beginning of each session. Children ages 6-17 were welcome, but the average age range was between 8-12—where drowning rates are the highest. Every child who completed the program left with the ability to put their head under

water, hold their breath, float, kick and perform other lifesaving skills in the pool.

Oftentimes in impoverished areas, swimming and water safety skills can fall to the wayside. When the struggle to provide consistent meals and shelter is paramount, creating opportunities for kids to learn new skills—even lifesaving ones—may not be of chief importance. And children are deeply impacted by the stress of economic and other insecurities. Seeking to come alongside families and elevate the importance of water safety, the FWHA and YMCA held the classes throughout the summer of 2022.

The two organizations collaborated to provide transportation to and from the classes for children whose parents could not attend, and they invited parents who did have their own transportation and could attend to join their children for class. FWHA staff members always accompanied students, ensuring they felt safe and supported during the new experience. Strong relationships between YMCA instructors, the FWHA team and families were forged, building lots of excitement and a solid foundation for future classes in summers to come, where even more children are expected to participate and ultimately lower the rate of child drowning in Fort Wayne.



# Programs

## *Housing, People, and Neighborhoods*

*In 2022, the FWHA was awarded a \$500,000 HUD Choice Neighborhood Initiative (CNI) grant. Choice Neighborhoods Planning Grants support the development of comprehensive neighborhood revitalization plans which focus on directing resources to address three core goals: Housing, People and Neighborhoods.*



**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 outcome of the households living in the target housing related to income and employment, health, and education.

**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.





**THE PLANNING GRANT** takes place over a 24-month period (2 years) in which FWHA will develop a transformation plan for the **neighborhood boundary** submitted during the planning grant stage. The transformation plan will be built by the residents of the FWHA, neighborhood, education officials, law enforcement, public housing agency, city, and planning partners.



**TALL OAKS** is the public housing property within the neighborhood boundary which will be revitalized with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.



# Financials

*Fiscal year ending in 06.30.23*

## WHERE THE MONEY COMES FROM

HUD Operating Subsidies & Grants	\$23,789,347
Rents Billed to Residents	\$2,632,975
HUD Capital Grants	\$389,048
Other Miscellaneous Revenue	\$1,919,206
Interest Income	\$93,281
	<b>\$28,823,857</b>





**FORT WAYNE** housing authority

*Celebrating 85 years of affordable housing in the community*

## WHERE THE MONEY GOES

Housing Assistant Payments	\$18,316,002
Administrative	\$3,937,475
Capital Expenditures	\$389,048
Non-Routine Maintenance	\$86,068
Building Maintenance	\$1,685,541
Utilities	\$915,508
Protective Services	\$357,511
Insurance & General	\$1,152,597
Resident Services	\$382,823
Interest Expenses	\$256,514
	<b>\$27,479,087</b>

# Employee List

## ADMINISTRATION

**GEORGE GUY**  
*CEO/Executive Director*

**SARAH SMITH**  
*Chief Operating Officer*

**JESSICA MATUSKA**  
*Executive Assistant*

**LASHAWNDA ARRINGTON**  
*Human Resources*

**SERENITY CLICK**  
*Administrative Assistant*

## CUSTOMER SERVICE

**BRITANNIE COOPER**  
*Customer Service*

## ASSET MANAGEMENT

**AMY JACOBOWITZ**  
*Vice President of Asset Management*

**DAN KULEFF**  
*Modernization and Construction Coordinator*

**TIANA HUNT**  
*Property Manager*

**PATRICIA MCKINNEY**  
*Property Manager*

**LAURA MOORE**  
*Property Manager*

**SAUNDRA JONES**  
*Property Manager*

**MARY BONNER-THOMAS**  
*Property Manager*

**CHRISTI STOLTE**  
*Occupancy Coordinator*

**GEORGE BROTHERS**  
*Building Maintenance Administrative Service Tech*

**MARK BERZ**  
*Lead Maintenance*

**CHRIS HEAD**  
*Maintenance Technician*

**ANDREW JUSTICE**  
*Maintenance Technician*

**ROOSEVELT MOORE**  
*Maintenance Technician*

**KENT SHATKIN**  
*Maintenance Technician*

**RUBY BATES**  
*Public Housing Intake Coordinator*

**DIANE CRAIG**  
*Public Housing Support Specialist*

## HOUSING CHOICE VOUCHER PROGRAM

**ANGIA DUKES**  
*Housing Programs Manager*

**TAYLOR ABDON**  
*Housing Programs Analyst*

**PAULA GARRETSON**  
*HCV Quality Assurance Manager*

**KYRA BANKS**  
*HCV Administrator*

**NICOL WINBUSH**  
*Program Specialist*

**LATOYA MOORE**  
*Program Specialist*

**CHRISTINA RUZICKA**  
*Program Specialist*

**HEATHER SMITLEY**  
*Program Specialist*

**ELIZABETH KAYSER**  
*Program Specialist*

**GABBY MCCANN**  
*Program Specialist*

**TAMY SMITH**  
*Temporary Program Specialist*

**CLARICE SEWELL**  
*Temporary Intake Support Specialist*

**SARAH RUSHER**  
*Housing Coordinator*



**FORT WAYNE** housing authority

*Celebrating 85 years of affordable housing in the community*

## FINANCE

**CAROLYN NICHTER**  
*Finance Manager*

**JONI JONES**  
*Accounting Clerk*

**BRIAN BUTCHER**  
*Senior Accountant*

**MARTHA ADEMASSU**  
*Accountant*

## YOUTHBUILD

**AVERY RICE**  
*YouthBuild Program Director*

**SUBHRA HARTZ**   
*YouthBuild Job Developer*

**PAIGE BRIGGS**   
*YouthBuild Program Manager*

**DERRICK SMITH**  
*YouthBuild Case Manager*

## ENRICHMENT AND CAREER SERVICES

**DENITA WASHINGTON**   
*Programs Manager*

**ANGELA HARRIS**  
*Programs Coordinator*

**LARISSA WILLIAMS**  
*Programs Manager*

**STEPHANIE ESQUIBEL**  
*Programs Coordinator*

**KELLY FLANAGAN**  
*Programs Manager*



# Our Communities



## Brooklyn Manor

3626 Brooklyn Avenue  
Fort Wayne, IN 46809

Brooklyn Manor is a 52-unit Tax Credit property for those who are 55 years of age and older. This property features both one- and two-bedroom units, as well as a community room, fitness center, Florida room, and beauty salon.



## Southside Senior Villas

7260 John Street  
Fort Wayne, IN 46816

Southside Senior Villas is a mixed-finance community with seven public housing and 9 conventional apartment homes. Southside Senior Villas features 16 one-bedroom units. It is conveniently located next to shopping, parks, banks, restaurants, and a golf course. It is conveniently located on the city bus line and is handicapped accessible.



## Scattered Sites

Scattered Site housing comprises 50 three- and four-bedroom single-family homes throughout Fort Wayne. These houses are in various neighborhoods within Fort Wayne.

However, they have recently received new roofing, furnaces, and air conditioning units. Scattered Sites offer families a traditional residential neighborhood feel with large lawn area and a detached garage.



## North Highlands

2100 St Marys Ave  
Fort Wayne, IN 46808

The North Highlands community has 105 one- and two-bedroom units in a mid-rise elevator apartment building with paid utilities, laundry facilities, air-conditioning, a fitness room, and community rooms. The local library branch and shopping, banking, and restaurants are located across the street. It is conveniently located on the city bus line.



## River Cove

2430 River Cove Trail  
Fort Wayne, IN 46825

River Cove comprises 75 family units ranging from one-bedroom to four-bedroom units. River Cove's amenities include paid water, a community room, playgrounds, and a basketball court. It is conveniently located on the city bus line and has handicapped-accessible units.



## Maumee Terrace

902-932 Harmar Street  
Fort Wayne, IN 46803

Maumee Terrace is a community comprised of 16 single-story apartments, all one-bedroom units. Maumee Terrace is located in downtown Fort Wayne. It is on a bus line and is handicapped accessible.



## Whispering Oaks

7288 Decatur Road  
Fort Wayne, IN 46816

Whispering Oaks is a senior community for individuals 62 years or older. It comprises 24 single-story, one-bedroom apartments. Whispering Oaks is located directly behind our Tall Oaks property. It is conveniently located on the city bus line and is handicapped accessible.



## Village of Brooklyn Pointe

2011 Nuttman Avenue  
Fort Wayne, IN 46809

Village at Brooklyn Pointe is a senior community for individuals 62 or older. It comprises 20 single-story, one- and two-bedroom apartments. Village at Brooklyn Pointe is located one block west of the corner of Brooklyn and Nuttman Ave. It is on a bus line and is handicapped accessible.



## Miami Homes

2111 Cheyenne Drive  
Fort Wayne, IN 46809

The Miami Homes community is comprised of 48 single-story efficiencies and one-bedroom apartments. Miami Homes is located on a bus line and within walking distance of a shopping center and various restaurants. There is an on-site laundry facility. A medical facility located on Broadway is adjacent to the community. Miami Homes offers modern amenities and 24-hour emergency maintenance.



## Brookmill Court

2751 Millbrook Drive  
Fort Wayne, IN 46809

Brookmill Court has 108 apartment homes located 4 miles southwest of downtown. The apartments range from one to five bedrooms. Each apartment home has a washer/dryer hook up, water and sewer are included, a community room for the many monthly activities held at the site, and playgrounds for the families. There is a Boys & Girls Club and a preschool on-site/ It is located on the City bus line near the Brooklyn Medical Center, shopping, and banking.



## Beacon Heights

2210 Beacon Street  
Fort Wayne, IN 46805

Beacon Heights is located two miles northeast of downtown, near the intersection of State and Beacon Streets. Beacon Heights has 100 one- and two-bedroom units in a five-story elevator apartment, with amenities such as paid utilities, laundry facilities, air conditioning, a computer lab, and a community room. It is on the city bus line near the hospital, medical facilities, shopping centers, and banking services.



## McCormick Place

2811 McCormick Avenue  
Fort Wayne, IN 46803

McCormick Place features 96 one through five-bedroom tax credit apartment homes. This site is the home of the Mary L. Morris Resource Center, which houses FWHA's Career Enrichment Department and hosts numerous events such as Teens Achieving Greatness, Fostering Achievement through Reading, Study Connections, Financial Literacy, family self-sufficiency program, and fun activities for the kids.



## Tall Oaks

7300 Decatur Road  
Fort Wayne, IN 46816

Tall Oaks is located in the Southtown area, off of Tillman and Decatur Rd. It is located on the PTC bus line. It is near a Wal-Mart shopping center and banking.

Tall Oaks has 105 one and two-bedroom units in a seven-story elevator apartment building with paid utilities, laundry facilities, air conditioning, a fitness room, a computer library, and a community room. Aging and In-Home Services offers an on-site nutrition program, serving meals Monday through Friday.

The Allen County Council on Aging provides a van that will take residents grocery shopping. There are monthly activities for the resident, such as public library bookmobile visits, BINGO in the community room, and on-site health activities.

You can join the Tall Oaks Resident Council, which meets monthly. Tall Oaks residents can also vote on-site because Tall Oaks is a polling place.



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Fort Wayne Housing Authority

**7315 HANNA STREET  
FORT WAYNE, IN 46816**

**PHONE: 260-267-9300**

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