



PHA Profile: Fort Wayne Housing Authority The Courtyard

Basic PHA Stats

Location: Fort Wayne, Indiana
 Housing Choice Vouchers: 3,099
 Public Housing Apartments: 747



Program Description

The Courtyard is the only apartment community of its kind geared specifically toward those individuals aging out of foster care in the state of Indiana. Not only does it offer safe and affordable housing options to young adults who have no other options available, it offers supportive services to its residents 24 hours a day, seven days a week. These supportive services provide assistance with educational achievement, financial responsibility, medical health and wellbeing, employment support and parenting and child services.

The complex offers state-of-the-art training areas, arts and craft labs, a fitness center, commercially-equipped training kitchen, urban gardening areas, educational and employment training programs and much, much more.

Project Details	
Total Number of Units	36
Total Development Cost	\$7.2 million
Number of Units dedicated to homeless or special-needs populations	36
Homeless or special-needs populations served	individuals aging out of foster care
Developer	SCAN, Inc., Biggs TC Development and Biggs Property Management
Owner (managing member)	SCAN, Inc.
Property Manager	Biggs Property Management
Service Provider(s)	SCAN, Inc.

Funding Sources

Capital Sources Used	Yes/No
Low Income Housing Tax Credits	Yes
Federal (HOME, CDBG, SHP, other)	Yes
State Sources	No
Local Sources	Yes

Operating Sources Used	Yes/No
Project-based Section 8	Yes
CoC Operating	No
State Sources	No
Local Sources	No

Service Sources Used	Yes/No
Project-based Section 8 cash flow	Yes
Medicaid	No
State Sources	No
Local Sources	Yes

Rewards

In a matter of months, the Fort Wayne Housing Authority was able to partner effectively and efficiently to house twenty-six individuals. The Housing Authority began accepting applications for The Courtyard on April 17, 2014. In total, fifty-six applications were received, which were processed immediately in order to have vouchers issued by the anticipated move in date, set for July 2014. Once the processing was complete, the Fort Wayne Housing Authority determined that twenty-six of the initial applicants were eligible to receive a voucher. Biggs Property Management was notified of the eligible individuals and Biggs then met with the clients to discuss the next steps in moving them into their new homes. On July 17, 2014, after months of construction and additional preparation, all twenty-six individuals became official residents of The Courtyard.

Partners

Fort Wayne Housing Authority had an ongoing collaboration with the development team, which made this an innovative way for the housing authority to aid the often underserved demographic. In addition, a formal MOU exists between the property owner and the Fort Wayne Housing Authority. See the attached Housing Assistance Payments (HAP) Contract.

Words of Wisdom from Housing Authority

“Should another PHA consider developing this type of housing in another locale, replication of this program would be relatively simple and would be a wonderful program to oversee; however, it would take quite a bit of time, money and dedication. Many young adults are at risk of becoming homeless because they have nowhere else to go once they’ve aged out of the system. Providing them with an affordable place to live as well as ongoing supportive services will ensure that they go on to become productive and contributive members of society.”

Contact Person for PHAs Interested in Implementing a Similar Program

Name	Title	Phone	Email
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