



WILLIAMS WOODLAND PARK
NEIGHBORHOOD ASSOCIATION, INC.
www.williamswoodlandpark.com

Association Meeting Minutes – May 30th 2017

Neighborhood Business

- Introductions
 - *Introduction and what are you looking forward most this summer*
 - *Front porch living and kids for the win!*
- Approve April meeting minutes
 - *Approved by voice vote*
 - *No 'nays'*
- Finance update – Ed Fenstermacher
 - *Balance - \$21k*
 - *Two beautification grants have been fully paid out, rest have been called for*
 - *Received the grants for the hanging baskets*
 - *Currently 45 paid memberships, 5 short of the goal of 50*
- Income Tax proposal - Ellen Cutter
 - *Works for Greater Fort Wayne Inc.*
 - *Proposal by Fort Wayne to raise funds to improve alley ways, sidewalks, and riverfront redevelopment*
 - *50/50 split between alleyway & sidewalks / riverfront redevelopment*
 - *Current taxes*
 - *1% property tax*
 - *Income tax 1.35%*
 - *Allowed to be up to 3.75%*
 - *State average 1.59%*
 - *John Crawford has proposed to add .15% to the income tax, making it 1.5%*
 - *Would generate \$13.5millions/year*
 - *Fort Wayne would receive \$9.6million/year*
 - *Currently 70% of total city budget is used on public safety*
 - *Proposal will be presented to City Council June 27th*
 - *Geoff Paddock is WWPN's representative*
 - *Vote July 11th*
 - *See attached for more information*
 - *Vote*
 - *To send a representative (Paul McComas) and/or letter in support of this tax proposal*
 - *Voice vote*
 - *All 'ayes'*
 - *No 'Nays'*

- Security Concerns – Open Discussion
 - *Please pitch in as much as possible during neighborhood cleanups, both during WWPN’s cleanups, and surrounding neighborhood events*
 - *Pete gave a recap of the recent shooting death on Creighton*
 - *Pete also implored the neighborhood to support neighbors who live next to nuisance properties, especially those who live on the corners of the neighborhood*
 - *Should WWPN find an attorney to represent the neighborhood against bad landlords?*
 - *Officers to discuss at the next Officer’s Meeting next week*

Presentation

- The Courtyard - MaryClare Ackers
 - *See attachments for more information on The Courtyard as well as information on volunteer opportunities*
 - *The Courtyard provides housing for homeless youth, or kids who have aged out of foster care*
 - *Organized and ran by SCAN*
 - *The Courtyard is always looking for volunteers!*
 - *Mission for the youth in the program: To become self-sufficient, to understand caring relationships, and to help move them to better housing*
 - *30% of income covers rent, funds help cover the difference*
 - *Staffed from 9am to 2am*
 - *Community garden*
 - *36 units*
 - *Always full. Always a waiting list*
 - *~30% turn over in units every year*
 - *The Courtyard is the only housing setup of its kind in the country*
 - *Newspaper did a profile recently*
 - *Fort Wayne Center for Nonviolence is currently doing a once a month class at The Courtyard*
 - *IHCDA also did an article*
 - *Vast majority of residents are from Allen County*

Closing

- Dessert sign up
- Ice Cream Social 2-4 pm on June 11
- Reminder – Next WWPN Neighborhood Meeting is June 27
 - Speaker - Karpeles Manuscript Museum
- Another Summer Bible School at the Hoffman’s Jul 18,19,20

We are INVESTING in **OUR FUTURE**

PRIMARY LOCAL TAXES

INCOME

TAX

1.35%

STATUTORALLY
CAPPED @ 3.75%

PROPERTY

TAX

1%

CONSTITUTIONALLY
CAPPED @ 1%

COUNTY INCOME TAX RATE

Allen County is 81st out of 92 counties in terms of income tax dollars available for economic development purposes

0.98% expenditures
0.37% Property Tax Cap Relief*

*State average rate is 0.27%

Total LIT per County



Average Indiana County LIT Rate: 1.59%

Statutory Cap: 3.75%

Local Income Tax Proposal

**GREATER
FORT WAYNE INC.**

METRO CHAMBER ALLIANCE



Councilman Crawford has proposed a 0.15 point Local Income Tax (LIT) increase.

Allen County's rate would still remain lower than the state average.

The proposal would generate an additional \$13.5 million per year to fund sidewalks, alleyways, and future phases of Riverfront development.

- Fort Wayne \$9.6 million
- Allen County \$2.8 million
- New Haven \$562,000
- Huntertown \$182,000
- Leo-Cedarville \$136,000
- Woodburn \$58,000
- Monroeville \$47,000
- Grabill \$40,000
- Zanesville \$5,000

THESE ARE MAY, 2017 PHOTOGRAPHS OF FORT WAYNE SIDEWALKS



- 1600 miles of existing sidewalks; 100 more miles needed for safe routes to school for our children
- More kids are walking to school due to school bus cuts
- This is a SAFETY issue for our kids
- This is an investment in ALL neighborhoods

Facts on Sidewalks and Alleyways

GREATER FORT WAYNE INC.
METRO CHAMBER ALLIANCE



Facts on Sidewalks and Alleyways

**GREATER
FORT WAYNE INC.**
METRO CHAMBER ALLIANCE



- 150 Miles of existing alleyways that have never been touched
- This is an investment in OUR neighborhoods
- People on Social Security fixed incomes will NOT be taxed



THESE ARE MAY, 2017 PHOTOGRAPHS OF FORT WAYNE ALLEYWAYS



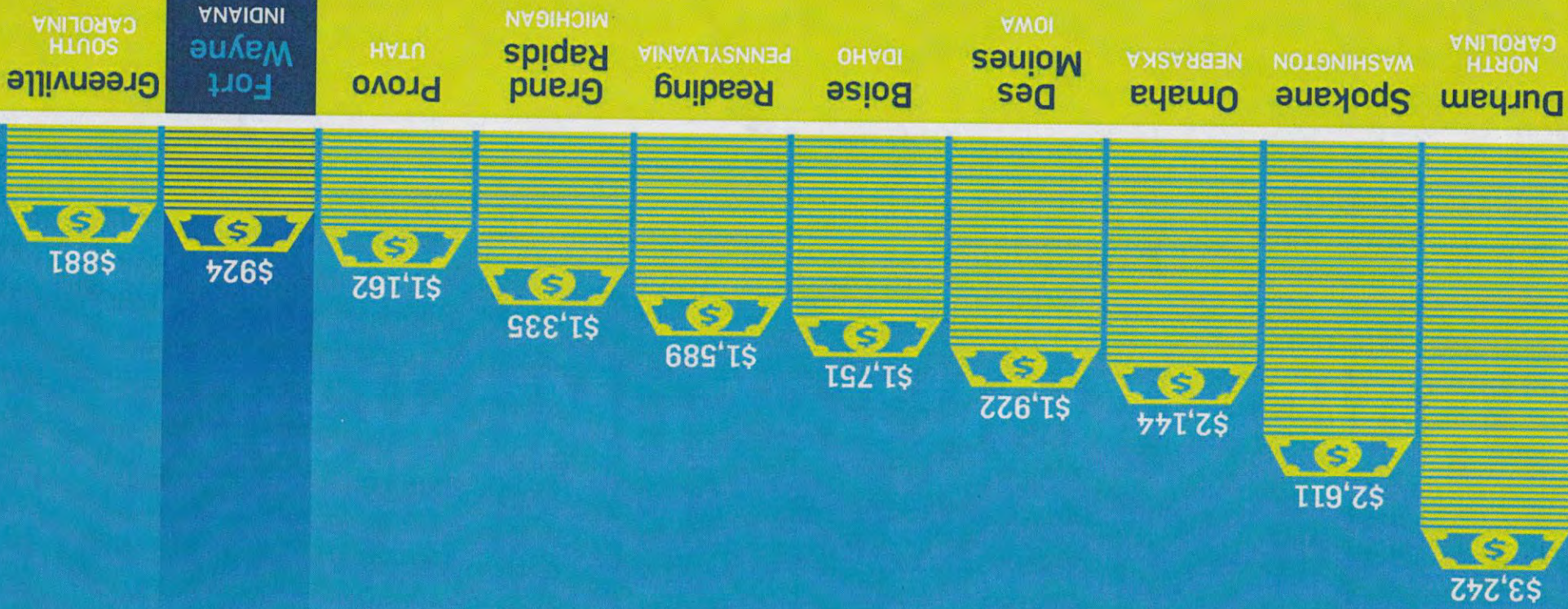
RIVERFRONT PROMENADE

\$100 million project

Groundbreaking 2017

HOW WE STACK UP

Per Capita Taxes for Goods and Services



PROPOSAL: .15% INCREASE OF LOCAL INCOME TAX

**\$75,000 INCOME
PAYS AN ADDITIONAL
\$8.80/MONTH
\$106.00/YEAR**

**\$100,000 INCOME
PAYS AN ADDITIONAL
\$11.75/MONTH
\$141.00/YEAR**

**\$49,000 INCOME
PAYS AN ADDITIONAL
\$5.77/MONTH
\$69.00/YEAR**

\$20 M ON ALLEYWAYS

\$20 M ON SIDEWALKS

THIS IS A SAFETY ISSUE FOR OUR CHILDREN

GET INVOLVED:

- THINK BOLDER
- SPEAK POSITIVELY ABOUT FORT WAYNE
- EMBRACE CHANGE
- INVEST IN YOUR COMMUNITY



MILESTONES:

June 27 – 5:30pm Ordinance is presented at City Council meeting and public testimony is heard

July 11 – 5:30pm Vote on ordinance is held by City Council

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An Innovative Apartment Living Experience

What do tenants pay to live in “The Courtyard” Apartments?

The apartment rents are based according to income with a minimum required monthly payment of \$50.00. All tenants will be encouraged to actively seek employment. When the Tenant is able to obtain a paying job, the rent for the apartment is based on a ratio of 30% of the monthly income.

Do tenants pay their own utilities or is it part of the rent?

All utilities, water, heat, air conditioning, electric and waste removal, are a part of the rent. However, if use of these services is abused to an extreme, limitations on the community-provided utilities could be limited. All land-line phone bills, cable, internet service providers and other tenant desired items beyond what is provided, are the tenant’s responsibility. *The Courtyard Apartments and the Common areas have FREE wireless access.*

Are there housing management staff on site?

The Courtyard property manager is available for lease clarification, rent payment and other housing needs during specific business hours. The social service provider has on call staff during all hours and the tenant liaison and social services supervisor are available during business hours. A list of important phone numbers, including emergency numbers and key property management and social service numbers, is given to each Resident so that maximum support and direction can be available when needed.

Is drinking alcohol allowed in the building?

Underage drinking is not allowed. Contributing to the delinquency of a minor with alcohol or drug consumption is a legal matter and will be reported to the local police. This is a serious lease violation and will result in eviction. For Tenants ages 21 or over, no alcohol is allowed in the common areas of The Courtyard, including outside courtyard spaces around the building.

What kind of supportive services are available on site in “The Courtyard?”

The Courtyard provides many supportive services, including educational and supportive employment assistance, on-site case management and access to counseling, training in health, safety and well-being, entrepreneurial skills training, material aide, on-site leadership opportunities, creative arts development, and various peer led groups, among other available voluntary services.

How are safety and security issues handled?

There are many personal, community living and building safety rules, regulations and systems to protect Tenant’s well-being. *The building is a smoke free facility with designated off-site smoking areas.* No illegal drugs, violence, and physical threats will be tolerated. There is an extensive security camera monitoring system indoor and outdoor to keep tenants safe.

What is the policy on overnight guests?

Overnight visitors must be signed in at the building entrance. Residents may have the same visitor no more than 14 days out of any given 45 period stipulated by the Housing Management Co.



An Innovative Apartment Living Experience

Who is eligible to live in “The Courtyard” Young Adult Community Living Apartments?

Preference for units in this development are for use by former foster youth transitioning out of foster care, those homeless or at the risk of becoming homeless in the next 6 weeks, individuals between the ages of 18-25. Additional qualifications include applicants with: (1) Low to no income. (2) No arrest or felony convictions including but not limited to murder, rape, robbery, burglary, weapons charge, sexual offense or arson. (3) A desire to live in The Courtyard to become self-sufficient, learn skills of independence, and work towards personal goals.

Is there a screening process to be accepted as a tenant into “The Courtyard?”

Yes. The process requires necessary documentation requested by the Housing Management Company and the supportive services staff, a waiting list placement, and apartment availability. There is also an application with instructions.

Are the supportive services voluntary or mandatory?

The Courtyard is a Housing First facility, which means that services and trainings for tenants at The Courtyard are voluntary, not mandatory. However, the Staff is committed to on-site supportive services that are interesting, enjoyable and created in such a way that Tenants will want to be involved as they build a community of excellence and move toward self-sufficiency. Tenants are encouraged to pursue educational development, maintain employment and attain independence.

Are tenants allowed to have pets in the Apartment building?

No. Pets are allowed on the property unless the pet is necessary because the tenant has a disability which requires the services of the pet. If approved, there are regulations which must be followed and will be explained by the on-site tenant liaison.

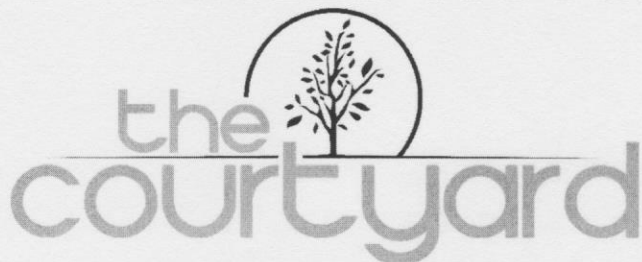
Are there tenant rules for living in “The Courtyard?”

Yes. Just like any other apartment complex, The Courtyard tenants must follow Apartment and Building *Rules and Regulations*. The Apartment and Building Rules are part of the lease and failure to follow them constitutes a lease violation and could result in a reason for eviction. Any newly initiated rules will be presented to tenants already living in the development 45 days prior to the rule coming into effect. The housing management staff must follow Fort Wayne Housing Authority rules for subsidized housing. If a tenant struggles with non-compliance with the rules, there are staff present on site that can help advocate for the Tenant so eviction can be avoided.

How long can tenants live in “The Courtyard?”

The Courtyard is a Permanent Supportive Housing development. Residents in the Courtyard are able to lease their apartments for as long as they want to stay. If prospective candidates meet the resident eligibility criteria, they will be required to sign a lease. Resident requirements for living at The Courtyard are based on rules set by our funders and laws set by the Federal Government.

VOLUNTEER OPPORTUNITIES AT



WAYS TO VOLUNTEER

• ACTIVITIES

- Babysitting during Moms Group or other parenting groups
- Guys Night Out (to local sporting events or community events)
- Shopping Days (transporting and accompanying tenants to WalMart, Glenbrook, Jefferson Pointe, etc.)
- Job Search Assistance
- Activity Outing (CrazyPinz, TinCaps Game, Summer Festivals)
- Mani-Pedi Parties
- Wii Sports Tournaments
- Exercise Classes (Yoga, Pilates, Kickboxing, C25K)

• EDUCATION

- Resume Writing assistance
- Credit Counseling & Tax Preparation
- Mentoring/Young Leaders
- Computer training for basic programs (Word, Excel, PowerPoint)

• TRANSPORTATION

- Routine transportation to the food banks
- Transportation to Church or other spiritual services
- As needed transportation to the grocery store or food banks
- Transportation to appointments

APPLICATION & SCREENING REQUIREMENTS

- SCAN Volunteer Application
- State and local background checks
- Sex offender registry
- Commitment of 6 months of involvement
- Drug Screen & TB test
- Review of Ethics and Confidentiality Policy with signature

CONTACT INFORMATION

- MaryClare Akers, Manager, Young Adult Programs makers@scaninc.org or 260-421-5000 ext. 2321
- Dave Kemp, Courtyard Volunteer Coordinator drk01hockey@comcast.net 512-698-9960


SCAN
Preparing parents. Protecting children.

THE COURTYARD VOLUNTEER OPPORTUNITIES
MaryClare Akers, Manager, Young Adult Programs at SCAN & The Courtyard • 530 Home Ave FW, IN6807




the courtyard


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"It's a way for me to start off in life, as an adult, in a positive way!"
Courtyard Tenant



The Courtyard is a brand new apartment community consisting of 36 apartment homes designed to fit the needs of former foster youth.*



The Courtyard provides a way for individuals leaving foster care* to rediscover their dreams and have a fresh start toward creating a home of their own.



It provides Tenants with the opportunity to successfully complete educational and vocational goals without facing the challenge of high rent, utilities and other housing barriers.

260-387-7068

courtyard-fw.com

530 Home Avenue | Fort Wayne, IN 46807



*With preference for a target audience. Please visit courtyard-fw.com for more information.



Apartment Amenities:

Spacious Open Floorplans

~ 1 Bed = 682 Sq Ft

~ 2 Bed = 885 Sq Ft

8 Ft ceilings

Walk-In Closets

Fully Furnished Kitchens With:

~ Dishwasher

~ Refrigerator

~ Stove/Range

~ Microwave

Bar Stools for Kitchen Island

Utilities Included

Free WiFi

Cable-Ready

Full Size Bed



The Courtyard Community Amenities:

Urban Garden

Commercial Training Kitchen

Arts & Crafts Room

Computer Center

WiFi Enabled Laundry Center

Fitness Center

Balconies

Grilling Area

Spacious Community Areas

Close to Local Parks

Playground

Events & Activities

On Site Management

Educational & Vocational Opportunities



SCAN

Preparing parents. Protecting children.

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