The City of Fort Wayne’s Community Development Division works every day to create a welcoming and exciting city — a place all residents are happy to call home and where new residents and businesses want to locate.

In 2018, Community Development played a vital role in building a distinctive and vibrant downtown that attracts private investment and a talented workforce. As part of that work, we are planning for the next phases of riverfront development and working to ensure Riverfront Fort Wayne has the right mix of private development that will make it a regional destination as well as a source of pride for local residents.

The Division also concentrates on building healthy, safe and vibrant neighborhoods. Working in partnership with neighborhood leaders, our division helps provide options for safe and affordable housing, as well as ways to keep neighborhoods attractive and property values strong.

Following are some details of our achievements in 2018.

Community Development staff are proud to serve Fort Wayne residents and work collaboratively to build a city that is nationally recognized for its exceptional economy and quality of life.

Cindy Joyner
Director of Community Development
City of Fort Wayne
Everyone needs a safe and comfortable place to call home. Community Development’s Office of Housing & Neighborhood Services works every day to provide opportunities for low- and moderate-income Fort Wayne residents to live in affordable and well-maintained housing. Using federal dollars, the department also works to provide access to programming to help residents lead healthy and successful lives.

In 2018, Housing & Neighborhood Services put its resources to work in three exciting development projects:

- **Superior Lofts** – Real America’s adaptive re-use of the 1905 Graphic Packaging facility at 102 W. Superior St. resulted in 72 loft-style apartments, eight of which will be rented to low- and moderate-income residents.
- **Bottle Works Lofts** – Miller Valentine’s historic rehabilitation of the former Coca-Cola bottling facility, 1631 E. Pontiac St., and construction of 19 single-family homes all available to low- and moderate-income residents.
- **The Landing** – Model Group’s historic renovation of seven buildings and construction of one new building along West Columbia Street. The work includes seven affordable rental units.

In 2018, Housing & Neighborhood Services provided assistance to 1,800 households to prevent homelessness, provided transitional housing to 74 households, and provided permanent or transitional housing to 45 homeless households.

Finally, the department invested in the health of local residents through the work of Johnnie Mae Farm. Volunteers and farmers harvested more than 3,500 pounds of fresh produce throughout the growing season and provided it at low-cost to nearby residents, who live in what’s called a “food desert.”

In 2018 we accomplished:

- 292 unsafe and vacant homes demolished in 2018 and previous years
- 16 zero-interest loans accessed
- 19 homeless households provided permanent or transitional housing
- 83 people received assistance to prevent homelessness
- 2,000 low- and moderate-income residents received assistance through grants

More information about Housing & Neighborhood Services is available at www.fwcommunitydevelopment.org/housing.

The department’s Historic Preservation staff work to strengthen neighborhoods as well as preserve the community’s distinctive history. In 2018, staff received grant funding to complete a National Register nomination for Kensington Boulevard and produce a brochure for the Brookview-Imvington Park Historic District, assisted with Local Historic District designation of the Charles F. & Mollie Centlivre House, produced a City View show to promote Indian Village, performed extensive background research for various City departments and local agencies, and reviewed 125 certificates of appropriateness to ensure that local historic districts maintain their unique character.

**Planning & Policy**

Community Development’s Planning & Policy department provides the research and planning essential to ensuring community initiatives are thoughtfully and strategically developed.

Planning & Policy also worked on a placemaking initiative with the renowned Gehl Group and the Community Foundation of Greater Fort Wayne/Knight Foundation. The work involved studying downtown public spaces and testing ways to make them work better for people. Initial pilot projects included installation of overhead lighting, parklets and sidewalk decals as part of Art this Way in September.

Much of the department’s work revolves around placemaking, or creating a community that is welcoming, vibrant and interesting for all residents.

Planning & Policy works with the City’s Neighborhood Liaison to strengthen neighborhoods. The City also unveiled an easy-to-navigate neighborhoods website, introduced a newsletter and Facebook page focused on strengthening neighborhoods and organized meetings for leaders to learn more about how to build vibrant neighborhoods. Planning staff continued to work with neighborhood leaders to implement their area and neighborhood plans. Staff also collaborated with several faith-based groups in providing mapping, demographic data, and technical assistance as the organizations worked to improve the quality of life for Fort Wayne residents. In 2018 staff worked with residents of the La Cabana and La Croix Villas neighborhoods who asked to join the city so that they can receive valuable City services.

The City also launched a new Neighborhood Improvement Grant program and granted 11 neighborhoods with funds up to $5,000 to beautify public spaces and strengthen community involvement.

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Finally, the department invested in the health of local residents in 2018 by working with partners to operate the Johnnie Mae Farm. Volunteers and farmers harvested more than 3500 pounds of fresh produce throughout the growing season and provided it at low-cost to nearby residents, who live in what’s called a ‘food desert’ or more than a mile from a market that sells fresh fruit and vegetables.

In 2018 we accomplished:

- 292 unsafe and vacant homes demolished in 2018 and previous years
- 16 zero-interest loans accessed
- 19 homeless households provided permanent or transitional housing
- 83 people received assistance to prevent homelessness
- 2000 low- and moderate-income residents received assistance through grants

More information about Housing & Neighborhood Services is available at www.fwcommunitydevelopment.org/housing.

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Redevelopment & Economic Development

The City’s Redevelopment and Economic Development Department works to take down barriers to private development and investment, as well as helps stimulate business growth and entrepreneurship.

Redevelopment

Throughout 2018, the Redevelopment Department and Fort Wayne Redevelopment Commission partnered with the private sector to realize millions of dollars in community investment. The Commission funds critical infrastructure improvements and fills gaps in financing in order to make business growth and development possible.

Even more innovative public-private partnerships are underway in the city; the Redevelopment Commission took part in the following throughout 2018:

- **Boutique Hotel** — $27.7 million one-of-a-kind downtown specialty hotel with five floors, restaurants and ground floor retail spaces;
- **Hampton Inn & Suites** — Construction of 136-room hotel that will support the City’s growing convention and tourism industry;
- **Hall’s on the Riverfront** — Hall’s Restaurants adaptive re-use of the Cambray-Baltes Building into an urban restaurant located in the emerging riverfront district;
- **The Landing** — The historic renovation of seven buildings and construction of one new building along West Columbia Street downtown;
- **Electric Works** — Transformative adaptive re-use of the 39-acre former General Electric campus in south Fort Wayne; and
- **Speculative Buildings** — Two “spec” buildings located near the airport designed to attract new businesses to the community.

2018 saw the openings of three exciting public-private partnerships, including the:

- **Clyde Theatre**, a $7.5 million project to restore the Clyde Theatre at Quimby Village into a state-of-the-art performance venue in south Fort Wayne;
- **Skyline Tower**, a $44 million mixed-use downtown development with 12 stories and 124 apartments; and
- **Superior Lofts**, the adaptive re-use of the 1905 Graphic Packaging facility at 102 W. Superior St. into 72 loft-style apartments in the growing riverfront district.
Redevelopment cont.

The Fort Wayne Redevelopment Commission also invested in vital infrastructure needed to support business growth throughout the city. More than $11.4 million was approved for projects including lighting, trails, sidewalks, road reconstruction, utility installation and more. Some of the larger projects include investments in utilities for the new U.S. 30 Corporate Park, which is designed to spur business growth in the area, and the expansion of Ardmore Avenue near Fort Wayne International Airport.

Economic Development

Working in partnership with Greater Fort Wayne Inc., the City’s Economic Development staff helped the economy reach new heights in 2018.

Throughout the year...

- 2,445 Businesses expanded or relocated
- $335 MILLION Record-setting new jobs added to local economy
- $33 RECORD-JOB Private investment in the community

Also in 2018, the City’s Urban Enterprise Association began shifting its focus to concentrate on increasing entrepreneurship in the heart of the city. The new Summit City Entrepreneur and Enterprise District (SEED) was established and has begun offering tax incentives to businesses located in the urban core, as well as focusing on programs that support entrepreneurship, innovation, technology and small business development.

Finally, in 2018, the City-sponsored Community Development Corporation of Northeast Indiana approved **19 loans to small businesses for $5,924,000, which will attract $14,081,838 in private investment and create 81 new full time jobs.**
Neighborhood Code Compliance

Neighborhood Code Compliance works to enhance the health and safety of Fort Wayne's neighborhoods while improving property values and the quality of life for all residents.

In order to help protect residents from potentially dangerous conditions as well as improve the appearance of neighborhoods, Neighborhood Code ensures that properties meet minimum standards. In 2018, Neighborhood Code worked with 2,187 property owners to begin the process of bringing homes and buildings into compliance. Examples of minimum standards include ensuring roofing, foundations, gutters, paint, windows, decks, stairways and more are structurally sound.

"If we can work with residents and business owners to correct less expensive problems like failing gutters, they can avoid more costly and dangerous problems, such as collapsing foundations, in the future."

Susan B. Eisenhauer, Director of Neighborhood Code Compliance

Neighborhood Code Compliance also works to reduce blight by addressing properties with trash and debris, tall grass and weeds, and inoperable vehicles.

2,187 Minimum standards cases opened
6,926 Properties moved
2,705 Properties cleared of debris
438 Properties sealed
3,908 Abandoned vehicles brought to compliance

Neighborhood Code Compliance officers work in the 11 districts outlined in this photo.