

**A RESOLUTION APPROVING THE DISTRIBUTION OF
FUNDS FROM THE CITY OF FORT WAYNE COMMUNITY
LEGACY FUND.**

Whereas, the City of Fort Wayne has created the City of Fort Wayne Community Legacy Fund to invest in projects that will have a collective impact that leads to transformational change within the community, and;

Whereas, the City of Fort Wayne through the Legacy process has received unprecedented public input from across the community and has worked with citizens, business leaders and elected officials to develop implementation priorities, and;

Whereas, the City of Fort Wayne seeks to advance transformational projects for our community with a focus on economic development, downtown and riverfront development, and youth development/prep sports, and;

Whereas, each Legacy project provides our community with an opportunity to make our City stronger and better positioned for growth, and;

Whereas, by working together, we will leave a lasting Legacy for future generations;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. The City of Fort Wayne Common Council hereby authorizes the Board of Trustees of the City of Fort Wayne Community Legacy Trust Funds to distribute to the following project:

Vincent Village – New facility

Funds in the amount of \$2,000,000 will be provided to Vincent Village from the City of Fort Wayne Community Legacy Fund pursuant to the attached Legacy application (Exhibit 1) and to be memorialized in a City of Fort Wayne Legacy Agreement with Vincent Village outlining the specific parameters for distribution of the grant funding.

SECTION 2. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Malak Heiny, City Attorney



LEGACY FUND APPLICATION

VINCENT VILLAGE SHELTER CITY OF FORT WAYNE, INDIANA

OCTOBER 1, 2024



VINCENT VILLAGE SHELTER – Legacy Fund Application

PART I: APPLICANT INFORMATION

1. *Proposal Name:*

Vincent Village Shelter

2. *Physical Address of Proposal:*

The Vincent Village project consists of two parcels of land: 02-12-13-226-017.000-074 and 02-12-13-226-018.000-074. The primary address for the existing shelter is 2827 Holton Avenue, Fort Wayne, IN 46806. However, the Department of Planning Services, in conjunction with a recent zoning variance process on the site, assigned 2809 Holton Avenue as the new address for the proposed project.

3. *Name and Address of Project Owner:*

Vincent Village, Inc.
2827 Holton Avenue
Fort Wayne, IN 46806

4. *Project Description:*

For over 32 years, Vincent Village has been the exclusive bridge between emergency shelters and permanent housing in Allen County, with a focus on parents with children and families who need more than 30 days reprieve to get their lives back on track. Vincent Village has systematized the process of accompaniment for up to two years in our Phase I Transitional Shelter and up to an additional five years in our Phase II Subsidized Rental Homes – complete with wrap-around services to aid in employment, transportation, childcare, healthy living, debt elimination, and family love.

The Vincent Village Transitional Shelter is the focus of this redevelopment project and Legacy Fund Application. Vincent Village has been operating its organization, including supportive services, and the transitional shelter out of a 100+ year old church and convent buildings, which have stood the test of time, but are far-beyond their expected useful life. Every dollar that is spent to try and outrun the impact of time and use on these once-proud structures, is one less dollar that can be used on supportive services for our families.

The future of the children and families currently housed at Vincent Village should not be dependent on the maintenance of physical structures. To that end, Vincent Village has embarked on a transformational redevelopment project of its Holton Avenue campus. The Vincent Village Shelter project, located at 2809 Holton Avenue in Fort Wayne, Indiana, is the \$17.86 million new construction of a 19,800 square foot facility that will replace multiple aging structures currently used for transitional housing for homeless families, ancillary supportive services, and office space for staff. The new facility will provide a comprehensive footprint for these services, including expanded and improved spaces to support Vincent Village's mission to end generational homelessness.

Key features of the new shelter facility include:

- Additional rooms to house more families
- Universal design for ADA-compliant access
- Expanded room sizes for family living and self-improvement
- Private restrooms per family to improve dignity, responsibility, safety, and efficiency
- Quiet rooms with mental health and spiritual resources
- Innovative spaces for youth and child services with sensory play area and computer lab
- Commercial kitchen and private counseling rooms
- Integrated staff office space for better interaction and support

Goals and Objectives:

- Enhance the capacity and quality of services provided to homeless families
- Improve the living conditions and dignity of residents
- Foster long-term sustainability through a dedicated endowment fund
- Address the specific needs of families experiencing homelessness with customized support and resources

Vincent Village's project to build a new shelter aligns with Plan It - Allen County, both the Northeast Indiana SDC Five-Year Plan and the READI 2.0 Investment Strategy and Fort Wayne's Community Plan to Prevent and End Homelessness – Everyone Home. The project addresses critical housing needs, enhances community amenities, and supports long-term sustainability and educational opportunities for families experiencing homelessness.



VINCENT VILLAGE SHELTER – Legacy Fund Application

PART II: PROJECT INFORMATION

1. Project Details

Total Project Costs:

\$17,865,556

Project Timeline:

Vincent Village Shelter Timeline		
Task	Start	Finish
Ongoing Capital Campaign	2023	2025
Architectural Design	August 1, 2024	January 1, 2025
Construction Documents	October 1, 2024	December 31, 2024
Permitting	January 1, 2025	March 15, 2025
Bidding	January 15, 2025	March 15, 2025
Financial Closing	March 30, 2025	
Construction Start	April 1, 2025	
Construction Completion	June 30, 2026	

2. Capital Need

Sources of Capital:

Vincent Village is requesting a Legacy Fund investment of \$2.0 Million on a \$17.86 Million project, creating nearly 9 to 1 leverage. Over \$9 million of this budget is funding raised through private philanthropy efforts. The proposed Legacy investment would be structured as a grant to the project that would be used to fund hard construction costs of the new shelter. The table below details the additional sources of permanent funding for the Vincent Village Shelter project and the status of each source. In addition to the permanent funding sources, Vincent Village has a commitment for a bridge loan from 3Rivers Federal Credit Union for \$6.6 million.

For a complete Sources and Uses Statement and Detailed Project Budget, please see Attachment A. For Financing Commitment letters, please see Attachment B.

Sources of Capital			
Source	Provider	Total Amount	Status
Capital Campaign / Fundraising	Individual Donors	\$ 9,435,556	\$8,916,227 committed
New Markets Tax Credit Equity	Fort Wayne New Markets Revitalization Fund and TBD	\$ 4,680,000	Verbal Commitment; pending Reservation Letter
City of Fort Wayne SEED	City of Fort Wayne	\$ 250,000	Committed
Legacy Funds	City of Fort Wayne	\$ 2,000,000	Submitted; pending City Council Approval
READI 2.0	Regional Development Authority (RDA)	\$ 1,500,000	Submitted; pending Board Approval
Total Sources of Funds		\$ 17,865,556	

Plan for Long-Term Sustainability:

Vincent Village, Inc. has been operating the homeless shelter, transitional housing and supportive services to families in Fort Wayne, Indiana for over 30 years. Because of this long-standing history in the community and the important and significant work that we do, we have had the opportunity to foster many long-term partnerships and relationships with individuals, businesses and foundations who donate annually to our organization. These private donations, along with rental income from 34 homes we manage, donations from our annual fundraising event, and governmental and foundation grants, we have a demonstrated track record and are confident of our ability to operate for decades to come. Additionally, the planned incorporation of energy efficient and green elements, including the possibility of solar panels, will assist with keeping utility costs as low as possible.

To go the extra mile and permanently ensure the long-term success of Vincent Village, Inc., our \$17.86 million development budget for the project includes a \$3 million endowment fund,

funded through private philanthropy efforts. This endowment fund will provide a self-sustaining source of funding for Vincent Village's operations. The fund assets will be invested, and annual distributions will be made to support our mission. Investment earnings that exceed the distribution will increase the value of the fund.

Please refer to Attachment C for a seven (7) year operating proforma for the project prepared using data from several past financial audits and future operating projections.

3. *Project Team*

Project Sponsor / Owner / Developer:

Vincent Village, Inc.
Rob Haworth, CEO / Executive Director
260-456-4172
rhaworth@vincentvillage.org

General Contractor:

Weigand Construction
Dave Jankowski, VP Director of Preconstruction
260-498-2420
djankowski@weigandconstruction.com

Architect:

Martin Riley
Jack Daniel, Principal & Architect
260-422-7994
jdaniel@martin-riley.com

Financial/Project Management Consultant:

The Model Group, Inc.
Katie Rademacher, Senior Developer
513-559-4558
krademacher@modelgroup.net

4. Additional Information

Site Control

The Vincent Village project consists of two parcels of land (and multiple buildings) both of which are owned by Vincent Village, Inc. Please refer to the table below for a list of parcel numbers and associated addresses currently in use. Once completed, the address of the new shelter will be 2809 Holton Avenue. The following documentation evidencing ownership is included in Attachment D.

- Allen County Auditor Property Records for 2823 and 2901 Holton Avenue
- Recorded Deeds for 2823 and 2901 Holton Avenue

Parcel Number	Building Addresses Used by Vincent Village	Address on Auditor's Property Card
02-12-13-226-017.000-074	2827 Holton (shelter) 2809 Holton (offices in church) 2803 Holton (two-family) 2820 Reed (Brightpoint)	2823 Holton Avenue
02-12-13-226-018.000-074	2901 Holton (youth services)	2901 Holton Avenue

Zoning

The two subject parcels for the Vincent Village Shelter project have a long zoning history dating back to 1989 when the original Use Variance was approved to allow a homeless shelter for families in an R-1 zoning district. This Use Variance approval had a condition placed on it that limited the number of homeless families to seven (7). In 2002, this condition was amended to allow ten (10) homeless families. Recently, in August of 2024, this condition was further amended to eliminate any restriction to the number of families to be housed on the site. Current plans for the project include living spaces for up to 13 families. Please see the complete list of applicable zoning cases below and Attachment E for documentation of the zoning approvals described above.

- (2827 Holton Avenue) 87- 1989 (Use Variance) to allow a shelter for homeless families (R-1 district)—conditions limited to seven (7) families and 24-hour supervision
- (2803 Holton Avenue) 60-1994 (Use Variance) to allow a duplex (TWO-FAMILY DWELLING) in an R1 district
- (2820 Reed Street) 114-1998 (Special Use) to allow a neighborhood facility in an R1 district
- (2820 Reed Street) 95-1998 (DSV) for reduction of number of off-street parking spaces from 56 to 41 in an R1 district
- (2827 Holton Avenue) 65-2002 (DSV) for side yard setback to 4.5 feet to allow room addition in R1 district; variance from #2 of Case #87-1989-Z to allow up to 10 families
- (2827 Holton Avenue) 85-2007 (DSV) for 0-foot setback to allow construction of handicap walkway in an R-1 district
- (2809 Holton Avenue) 2024-0095 (DSV) to eliminate any restriction to the number of families to be housed on the site.

Construction Contract and Schedule

Weigand Construction has been selected as the general contractor. The construction budget is based on an estimate received from Weigand. Once bids are final, anticipated in the first quarter of 2025, the construction contract will be executed. The construction duration is estimated at 14 months.

Plans and Specifications

Please see Attachment F for Architectural Plans for the proposed project.

Visuals and Renderings

Please see Attachment G for project renderings.

Market / Feasibility Studies

According to the *Everyone Home*, Fort Wayne's Community Plan to Prevent and End Homelessness, in 2018-2021, there were over 1,000 homeless individuals in Fort Wayne, many of which are female heads of household with children. Vincent Village, as the only organization providing transitional shelter for parents with children in Allen County, is working diligently to

help fill the great need for stable, affordable housing for this sector of the homeless population. The current Vincent Village Transitional Shelter houses and serves 10 families at one time, with forty families remaining on the waiting list. Families are permitted to stay at the shelter for up to two years as long as progress is made while obtaining services and becoming self-sufficient. The average stay is 96 days. On average, the shelter serves 45-50 families each year. The proposed shelter will provide space to serve 13 families at any given time.

VINCENT VILLAGE SHELTER – Legacy Fund Application

PART III: ECONOMIC / COMMUNITY IMPACT

The Vincent Village Shelter project meets the Guiding Principles of the Legacy Fund as follows:

Transformative Outcome

Physically, the Vincent Village Shelter project will transform 1.82 acres of land in the Southeast neighborhood of Ft. Wayne through the redevelopment of multiple deteriorating buildings into a beautiful new 19,800 sq. ft. facility that will house Vincent Village's Transitional Shelter, ancillary supportive services, and administrative office space. More importantly though, this project aims to provide a transformational impact on the lives of the dozens of families that are supported and served by the shelter each year. This transformation of lives, which includes stable housing, employment, finances, and families, has an overall positive impact and can greatly uplift a community and its economic outlook. Hopeful statistics for Vincent Village's clients include: 98% of families served by Vincent Village gained or retained employment, 80% graduated to long term housing in the last two years, 95% have a high school or college degree and 80% have some form of transportation.

Leverage

Legacy Funds are leveraged over 9 to 1. The Vincent Village Shelter is a \$17.86 Million project that combines various sources of financing, both public and private. Anticipated funding includes READI 2.0, New Markets Tax Credits, SEED Fort Wayne, and over \$9 million of private philanthropy, in addition to the hopeful Legacy Award. Please refer to the table in Part II.2 for specific funding source information and status.

Catalytic Impact

The elimination of deteriorated buildings followed by the redevelopment of almost two-acres in a dense residential neighborhood will not go unnoticed. The investment in this neighborhood will be seen and felt and has the potential to spur other development in the area.

Local Focus

The requested Legacy Funds will be used as a capital source for the new construction of the Vincent Village Shelter located in the southeast neighborhood of Fort Wayne, thus staying in and helping improve this local community that is in need of investment and revitalization

Community Plans

The Vincent Village Shelter project is consistent with multiple community plans, including the “Plan-it Allen!” comprehensive plan, Everyone Home – Fort Wayne’s Community Plan to Prevent and End Homelessness, the Northeast Indiana SDC Five-Year Plan, and the READI 2.0 Investment Strategy.

With regards to the Plan-it Allen! Comprehensive Plan, the project advances the goals of Land Use – Infill and Redevelopment that leads to improved community well-being, Housing and Neighborhoods - Neighborhoods that incorporate a wide range of housing options, and Community Identity and Appearance – improving the physical appearance and image of the community.

The project fulfills several needs identified in the Everyone Home Plan, including expanding access to deeply affordable housing, establishing low-barrier housing-focused shelters, increasing supportive services, and providing adequate transportation to services and employment.

Lastly, the project aligns with both the Northeast Indiana SDC Five-Year Plan and the READI 2.0 Investment Strategy. The project addresses critical housing needs, enhances community amenities, eliminates deteriorating structures, and supports long-term sustainability and educational opportunities for families experiencing homelessness.

Long term Sustainability

Please refer to *Part II – Plan for Long-Term Sustainability* of this application for more information. With regards to the on-going operational capacity of Vincent Village, the \$17.86 million development budget for the project includes a \$3 million endowment fund, paid for through private philanthropy. This endowment fund will provide a self-sustaining source of funding for Vincent Village’s operations. The fund assets will be invested, and annual

distributions will be made to support our mission. Investment earnings that exceed the distribution will increase the value of the fund.

Alignment with Community Priorities

- 21st Century Talent – With regards to education, training, and workforce development, Vincent Village provides services to both adults and children. Adult programs include the HOME Academy, which offers clients who are unemployed or underemployed intensive daily workshops that focus on building employment skills, communication skills, self-confidence, wellness, as well as exposure to post-secondary education options. Business leaders serve as volunteer workshop facilitators and area corporations partner for job placement.

Youth services focus on physical, cognitive, and emotional development through after-school tutoring, educational and enrichment activities, and referrals and coordination of services for special needs children.

- Quality of Life – The unique array of enriching supportive services and stable housing provided by Vincent Village to homeless families each year have a positive effect on their quality of life. At the same time, the redevelopment of Vincent Village's Holton Ave. campus will improve the aesthetics and visual appeal of the neighborhood contribute to the quality of life for all who live and work in this community.

Improve the Local Economy

The Vincent Village Shelter project will improve the local economy in multiple ways: First, through the stabilization and revitalization of deteriorating buildings in the Southeast Neighborhood of Ft. Wayne. The beautiful new Vincent Village Shelter will increase the curb appeal of Holton Avenue and have a positive effect on property values in the neighborhood. Second, the support and services provided by Vincent Village to homeless families sets them on a path to self-sufficiency and becoming contributing, productive members of the local economy. Third, construction of the new facility will result in dozens of temporary construction jobs.