

Housing Continuum & Services



No Shelter

Individuals living on the street, in a car, places not meant for human habitation (ie abandoned building), the Housing and Urban Development (HUD) definition of homelessness

Temporary Housing: Time limited housing options



Emergency Shelter

Emergency Shelter is a facility that offers overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for people experiencing homelessness in general or for specific populations of the homeless community, typically with a time limit of 45 days or less. *Just Neighbors, The Rescue Mission/ Charis House, St Joseph Missions, YWCA*

Transitional Housing

Transitional housing provides temporary housing accommodations and supportive services to people without permanent housing options over a longer timeframe than emergency shelter; may charge fees. *A Mother's Hope, Shepherd's House, Vincent Village, YWCA Hope and Harriet*

Permanent Housing: Tenant signs lease for their own unit



Rapid Rehousing Housing (RRH)

The Rapid Rehousing program provides subsidized permanent housing with supportive services for up to 24 months, with the hope that individuals and families in the program will be able to stabilize enough to be able to stay in their homes at the end of the time period when the subsidy has ended.

Permanent Supportive Housing (PSH)

Provides homes and services for people in need of long-term support. Vouchers available for those who qualify as chronically homeless: HUD definition for housing status as well as a qualifying disability. Vouchers can be used at various rentals in the community and can be lifetime as long as lease status is maintained.



Affordable Housing Rentals

When ready to obtain own housing, tenants should look to spend no more than 30% of their income on rent each month; more than this makes a household rent burdened; Subsidized Housing options charge rent based on 30% of tenant's income.



Other Resources

Coordinated Entry (CE)

A prioritization list to ensure that the individuals most in need are connected to housing resources; CE assessment is completed, scored, and determines what services/ housing they are eligible for. Focus on HUD homeless definitions.

Brightpoint is lead agency; others can complete the assessment

Street Outreach

Trained service providers who meet individuals where they live or at other public sites to offer services. Connect to needed resources such as housing, food, medical care and transportation. *HART, PATH, Project.ME, PRC, TRM*

Vouchers

Housing Choice Vouchers (HCV), formerly known as Section 8, are offered through Fort Wayne Housing Authority (FWHA) via waiting list; priority is given to those experiencing homelessness

Rental Assistance Programs

Other vouchers and rental assistance programs, such as RRH and PSH, may be available from time to time

Veterans Services

Based on veteran status, additional housing resources may be available. *Brightpoint (SSVF), VA (others)*

Scan to access the
Everyone Home website



Housing Statistics

\$20.94/hr
\$43,560/yr

FT Wage needed to afford
Market Rate 2BR rental
at \$1089/mo

Since 2020,
income needed for
median rent is higher
than average income
of renter households

61.4%

Single parent households
are **rent burdened**,
spending over 30% income
on rent versus
39.7%
for all households

Know your lease: late
payments, notice requirements;
failure to pay rent for even one
month may lead to eviction
filing

45%

increase in Allen County
rent averages from
2017-2022

Landlords want 3x the rent
amount in monthly income

Landlords screen for rental
history, criminal history, and
credit score; no credit is better
than bad credit; eviction history
makes it harder to obtain a new
lease

Less than 8%

of available rentals are
affordable for households
at risk of homelessness;
over 90% of these households
are rent burdened

Eviction Information- Allen County

Eviction is about possession of the property;
Damages is about money owed.

Tenants can work out arrangements with landlord prior to Initial Hearing;

Tenants should show up to **all** hearings; Hearing will determine time
Tenant has to vacate property if Landlord is entitled to legal possession
of the property; Damages are determined at a separate hearing; Some
evictions can be sealed if certain criteria are met;

**NO ONE with a valid lease should be forced to leave a property without
the landlord going through the eviction process.**



Housing Stability Resources

Just Neighbors

- Rental assistance
- Search for new/ emergency housing
- Utilities assistance
- Food, clothing, transportation and other services

eip@ihnfw.org or 260-918-6662

Legal Help

Apply for legal representation

Eviction Hearing

Indiana Legal Services, Inc.:

Call M-F 10AM - 2PM 844-243-8570
or www.indianalegalservices.org

Damages Hearing

Volunteer Lawyer Program:

Call 260-407-0917 at least 30 days
before your court date. You may
have a second trial about money
that the VLP can help with.

Talk to a lawyer for legal advice

Legal Line: 260-423-2358,

- Tuesdays 5 p.m. - 7 p.m.

Eviction Clinics: 347 W. Berry St
Suite 101, Fort Wayne, IN 46802

- 1st Wednesday, 6-8 p.m.
- 3rd Wednesday, 1-3 p.m.

Sources: indianahousingdashboard.com, Prosperity Indiana,
June 2024, local landlord conversations

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Everyone Home website

