

# West Central Neighborhood Association

# WCNA Newsletter

Summer 2007

## Construction Set to Begin on WCNA-owned Home

In the summer of 2005, the WCNA and others worked to clean up the property at 1134 Nelson Street to prevent the home from being demolished. Later that same year, the WCNA purchased the property and, after clearing the property title, put it up for sale in 2006.

Not being able to find a prospective owner-occupant with the funds and desire to rehabilitate the property, the WCNA embarked on a journey to do the rehabilitation on its own. The WCNA is using its status as a Community Housing Development Organization (CHDO) to access federal funds to be used toward the rehab project. The WCNA has also been receiving training and consultation through the City of Fort Wayne Office of Housing and Neighborhood Services to help it through the process.

After many months of meetings and planning, the WCNA has hired West Central resident Scott Stauffer to be the

general contractor for the project. Over the course of the next several months, look for the house to become a jewel of the neighborhood. A few of the many tasks to be completed include the removal of asphalt siding and restoration of the clapboards below, addition of second-story dormers, and the creation of a modern interior layout to include a second-floor full bath. The house will feature new heating and air-conditioning systems, plumbing, and electrical.

Once the project is completed, the home will be for sale to an owner-occupant who makes no more than 80% of the Area Median Income as required by U.S. Department of Housing and Urban Development (HUD). See chart below for income guidelines.

If you are interested in learning more about this property, please contact the WCNA at 385-WEST.



### 2006 HUD Income Limits

Median Income = 59,800 for a family of four


% of Median Income	Limit per Number of Persons in Household		
	1	2	3
<b>30%</b>	\$12,550	\$14,350	\$16,150
<b>50%</b>	\$20,950	\$23,900	\$26,900
<b>60%</b>	\$25,125	\$28,680	\$32,200
<b>80%</b>	\$33,500	\$38,250	\$43,050

### Improvements at Swinney Park

You've probably noticed that the tennis courts at Swinney Park have been overhauled, but look for additional improvements to start happening, too!

Construction is occurring to rehabilitate the pond in East Swinney Park, and a new pavilion is planned for the west side of the park.

Funding for these projects will come from donations from Dick Waterfield and the Waterfield Foundation and James Shields. Additional funding will come from County Economic Development Income Tax (CEDIT) allocations from the At-large City Councilmen Shoaff, Crawford, and Talarico; plus funds from an income tax bond and the Parks Department budget and bond.



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## Update on Improvements to Broadway Streetscape

In late 2006, the WCNA reported that the Broadway streetscape between West Jefferson Boulevard and the railroad overpass by GE would be getting a facelift beginning in 2007. The proposed improvements included the installation of ornamental street lighting, some brick sidewalk restoration, and new trash containers.

The WCNA had originally requested these improvements be made throughout the length of Broadway from Main Street to Taylor Street. Funding for that large a project was not available therefore the project scope was decreased.

Now however, the WCNA is eligible to receive additional "Civic Pride" funds through the Invent Tomorrow organization. These funds will be applied to the project to allow it to extend from Main Street to the railroad overpass at GE. In addition, the Downtown Improvement District will be supplying new trash containers.

Because the project scope was increased from the initial plan, additional time has been needed to study costs and feasibility. That study has in turn delayed the start of the project to 2008.

## Potential Local Historic District Designation for the 1000 Block of Broadway

On April 23, 2007, the City of Fort Wayne's Historic Preservation Commission voted to recommend the western side of the 1000 block of Broadway for Local Historic District (LHD) designation and to submit this recommendation to the City Council for approval.

The proposed LHD designation is in recognition of the architectural significance of the buildings, which retain a high degree of original integrity, and the historical significance of the buildings as they relate to the cultural development of the West Central neighborhood and Broadway corridor. LHD designation will act to protect the buildings from inappropriate exterior changes, including demolition, that could affect their architectural integrity. The City Council will vote on this matter in late May 2007, and the Mayor has final approval.

## Learn the History of Your House

Are you curious to know who first lived in your house? Have you wondered what former residents did for a living? Jill Downs, Research Specialist for the WCNA, will trace the history of your house back to its first owners, or close to it, and will research biographical information on the owner(s) for a fee of \$150. Proceeds benefit the WCNA. For anyone placing their house on the annual WCNA House and Garden Tour, the house history service will be done free of charge.



## Housing Rehabilitation Programs Available to Qualified Homeowners

Last September, the WCNA and the City of Fort Wayne hosted a "block party" to kick-off the Model Blocks Program. This is a program designed to help revitalize central city neighborhoods by focusing funding for such things as housing improvements, parks, streets and other public improvements, economic development, community facilities and other designated neighborhood projects in a certain, identified area. In West Central, this is the Wilt Street area. The goal is to create a concentrated, positive visual impact by stemming deterioration and igniting private sector investment.

The "Homeowner Rehab Program" provides low-to-moderate income homeowners in a designated Model Block area with 3% interest loans of up to \$20,000 toward projects associated with housing rehabilitation. *For more information on this program, contact Nancy Allen with the City of Fort Wayne at 427-2127.*

Community Connections provides a "Downpayment Assistance" program, which can provide up to \$15,000 toward the purchase of a home, to households with incomes at or below 80% of the median income level, which is \$49,050 for a family of four or \$34,350 for an individual. The organization also has a "Homebuyer Education" program which provides guidance to first-time and low-to-moderate income homebuyers on the process of buying a home. These programs are not limited to those living within the Model Block area.

*For more information on these programs, contact Trish Kraner at Community Connections at 427-6231.*

## Plant a Tree in West Central

Applications to purchase a tree to be planted in the public right-of-way are available on the City of Fort Wayne website at:


[http://www.cityoffortwayne.org/images/stories/community\\_development/redevelopment/files/street\\_tree\\_application\\_06-08.pdf](http://www.cityoffortwayne.org/images/stories/community_development/redevelopment/files/street_tree_application_06-08.pdf)

They may also be obtained by calling the City of Fort Wayne Division of Community Development at 427-1140.

## Low-Interest Loans Available for Home Improvement Projects Program Provided by the City of Fort Wayne

The City of Fort Wayne is offering a housing program to help existing low-to-moderate income homeowners bring their homes into compliance with City Building Codes, increase energy efficiency, and/or contribute to the revitalization of target neighborhoods which includes West Central.

The program provides for a low-interest loan of up to \$20,000 per household in any 10-year period. More information on this program is available on the City of Fort Wayne website at [http://www.cityoffortwayne.org/images/stories/community\\_development/hns/files/2006homeownerrehab.pdf](http://www.cityoffortwayne.org/images/stories/community_development/hns/files/2006homeownerrehab.pdf) or by calling 427-2127.



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## Home and Apartment Rentals and Sales Listings on the WCNA website

The WCNA has begun offering a new website service to those property owners within the West Central neighborhood who have residential places for rent or for sale that they would like to advertise. This is also a good place to go when looking for your own place to rent or buy! More information on this service may be found by logging onto:

<http://www.westcentralneighborhood.org/PolicyandFees.html>

. For now, the WCNA is offering this trial service for *free*.


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## Upcoming Neighborhood Events

**WCNA Garage Sale** – Friday, June 22 and Saturday, June 23. Set up on your own property and hope for great sales!

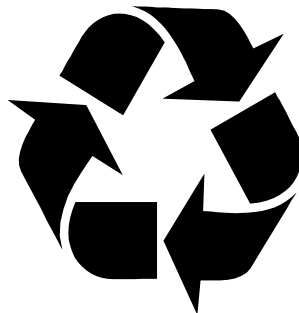
**WCNA Dumpster Day** – Saturday, June 30 from 8am to noon. Plan on discarding all those bulky items you didn't sell at the garage sale a week earlier! Dumpster will be located on the public parking lot on the corner of Wilt and Van Buren Streets.

The following items can **NOT** be placed in the Dumpster:

Anti-freeze	Freon refrigerant
Appliances containing Freon	Hazardous waste
Asphalt	Herbicides
Auto fluids	Items containing mercury
Auto parts	Lead acid batteries
Chemicals	Leaves
Closed containers	Liquids
Compressed gas	Oil-based paint
Concrete	Pesticides
Explosives	Special waste
Fertilizers	Radioactive materials
Fire extinguishers	Tires
Fluorescent light bulbs	Used oil

The following items should also **NOT** be placed in the Dumpster, but can be picked up with your regular garbage collection at no cost:

- Appliances without Freon
- Food waste
- Large furniture pieces
- Mattresses
- Latex paints, dried out and in open can only



## WCNA Tire Day

Scheduled for August 18. The WCNA will round up discarded tires throughout the neighborhood to turn into the City of Fort Wayne in exchange for a finder's fee. Please call 385-WEST the week of this date if you have tires to be picked up.

## WCNA House and Garden Tour 2007

The 25<sup>th</sup> annual West Central Neighborhood House and Garden Tour – September 8<sup>th</sup> and 9<sup>th</sup> from 11am to 5pm.

Planning for the 2007 Home and Garden Tour has already begun. We still need a few houses and all the volunteers that we can find. Tour planning meetings are the Tuesday following the WCNA meeting, and all are welcome. If you are interested contact any WCNA officer or come to the next WCNA meeting to offer your services.

## Wellspring Providing Special Services

Targeted to Ages 16-21

On January 7, Wellspring Interfaith Social Services, 1316 Broadway, began opening on Sundays from 1pm to 5pm to homeless and transient teens and adults, ages 16 through 21. Wellspring provides a hot meal, facilities for washing clothes, computer access, and telephone services. Recreational and educational resources are also available.

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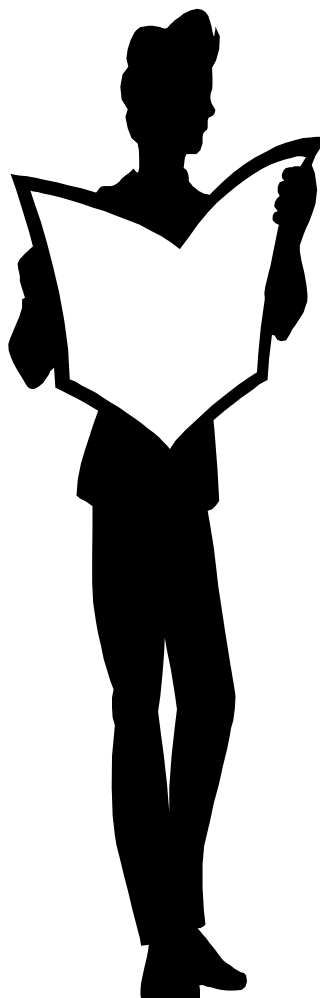
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### Important City Phone Numbers

**Animal Control**

427-1244

**City Utilities**

427-1234

**Drug Tip Hotline**

427-1262

**Garbage/Recycling Collection**

427-1270

**Neighborhood Code Enforcement**

427-1324

**Mayor's Advocate**

Ken Nicolet 427-1122

**Parking Control**

427-5050

**Police (non-emergency)**

427-1222

**Police Liaison Officer**

**Preservation Planners**

427-2160 Don Orban

427-2161 Creager Smith

**Street Department**

(leaves, potholes, snow)

427-1235

**Streetlight Maintenance**

427-1236

**Weed Control**

427-1329

**Zoning**

427-1324

**City Councilmen**

Tom Hayhurst District 4

432-8418 / tom.hayhurst@verizon.net

Tim Pape District 5

423-9411 / tmp@carsonboxberger.com

Sam Talarico, Jr. At-Large

485-2608 / sjt@barrettllaw.com

John Shoaff At-Large

459-0221 / jshoaff@proparkwest.com

John Crawford At-Large

485-5480

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**The West Central  
Neighborhood Association**

P.O. Box 13151  
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(260) 385-WEST  
(260) 385-9378  
www.westcentralneighborhood.org

**Officers**

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Jill Downs 385-9378  
jill.downs@westcentralneighborhood.org

**Message Board**

The main page of the WCNA website offers a Message Board feature to share your views and opinions with others. It's also a good way to ask for or offer help and suggestions. Whatever message you leave can be viewed and replied to by other visitors to the site.

**General Membership Meetings**

General membership meetings of the WCNA are held on the third Monday of every month at 7pm at Wellspring Interfaith Social Services, 1316 Broadway.

**Advertisement Guidelines**

The WCNA prints four newsletters per calendar year with a circulation of 1400 per issue. WCNA business members - receive 1 free, business card-sized ad in each newsletter of the calendar year after dues are paid. The WCNA does not provide typesetting services. Please submit a current business card, JPEG or PDF file or camera-ready artwork. Call 385-9378 for more information.

*Make checks payable to WCNA and mail to:*

WCNA  
PO Box 13151  
Fort Wayne, IN 46867-3151

**West Central Neighborhood Association, Inc.**

The WCNA Board of Directors approved the following revised statements on January 9, 2007:

Mission Statement

The mission of the West Central Neighborhood Association is to enhance the environment of the West Central neighborhood by improving the quality of urban life for it's residents, business owners, and visitors.

It is committed to the preservation of diverse neighborhood assets as well as economic and partnership development.

Vision Statement

The vision of the West Central Neighborhood Association is to create a friendly environment that is rich in beauty, culture, diversity, and community and that is valued by it's residents, business owners, and visitors.

**WCNA Now Able to Receive  
Tax-deductible Donations**

In December 2006, the WCNA received a ruling from the Internal Revenue Service (IRS) that the WCNA is now recognized as a 501(c)(3) non-profit organization. The WCNA applied for this status in December 2005 as it had become difficult to obtain grant funds as a 501(c)(4) non-profit organization, which it had been for many years.

Along with now having access to a much wider range of funding opportunities, another primary distinction between the two levels of non-profit status is that the WCNA may now receive tax-deductible donations. The WCNA is a tax-exempt, non-profit, educational and charitable organization under state and federal laws.

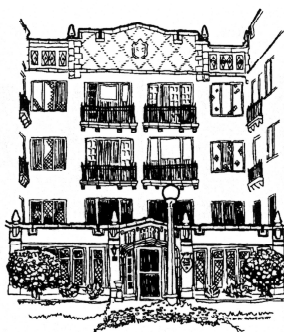
If you are interested in donating to the WCNA please call 385-WEST or write to P.O. Box 13151, Fort Wayne, Indiana, 46867-3151.

**WCNA 2007 Meeting Dates**

The WCNA holds monthly meetings on the third Monday of every month at 7pm at Wellspring Interfaith Social Services located at 1316 Broadway.

The 2007 meeting dates are:

January 15	April 16	July 16	October 15
February 19	May 21	August 20	November 19
March 19	June 18	September 17	December 17



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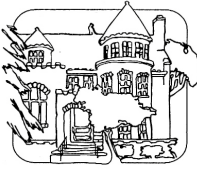
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**City of Fort Wayne Sign Ordinance**

Chapter 154 of the Fort Wayne City Code regulates the type, size, and placement of certain types of signage within the city of Fort Wayne. The following are a few provisions of note:

1. No sign shall be painted on or attached to rocks, trees, or any other natural object, except monument signs.
2. No sign shall be erected upon, maintained in, encroach upon or overhang any public right-of-way without the approval of the Board of Public Works...
3. Temporary signs must be removed within a certain number of days after the event or sale:
  - a. Real estate signs – remove within 7 days after closing the sale, or renting or leasing the property
  - b. Auction signs – permitted for 21 days prior to the event and removed within 5 days after the event
  - c. Garage sale signs – may be placed no more than 7 days prior to the sale and removed as soon as the sale is over

For further information or clarification of the sign ordinance, contact the Land Use Management staff of the City of Fort Wayne Planning Department at 427-1129. Additionally, the sign ordinance may be found on the web at:

<http://www.cityoffortwayne.org/planning/Applications%20&%20Ordinances/Sign%20Ordinance.pdf>

**St. Joseph Hospital announces building plans**

On Thursday, April 12, 2007, representatives from St. Joseph Hospital and the Fort Wayne Medical Education Program announced plans to rehabilitate the site's current Medical Office Building. The project, a \$7 million, 29,000-square-foot facility, will include doctors' offices and exam rooms and will serve as the new home for 40 medical residents. It is expected to open in March 2008. Kirk Ray, CEO of St. Joseph Hospital, gave a presentation on the plans at the May 21, 2007 WCNA meeting.

**Concerned Citizens Watch**

The Concerned Citizens Watch is a group that keeps an eye on the neighborhood for suspicious activity and works with the Fort Wayne Police department to help combat crime. We appreciate their vigilance and thank them for their time and efforts to make our neighborhood safer.

If you want information, or are interested in joining the group, contact Larry Coddling 422-8110, or Mike Anderson 420-8513.

**West Central Neighborhood Association  
2007 Membership Application**

January 2007 through December 2007

*Need not be a resident of the West Central neighborhood to apply*

**Individual: \$10.00**

**Business/Organization: \$50.00**

Your business card-sized logo will be printed in each newsletter of the calendar year *after* dues are paid – you must provide the logo.

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Contributions to the WCNA are tax-deductible in accordance with IRS Code regulations. The WCNA is a tax-exempt, non-profit, educational and charitable organization under state and federal laws.

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