



OVERVIEW

The Gene B. Glick company conducts a comprehensive community resource and needs assessment scan, every two to three years. Information is gathered to gain greater insight on our broader community and ultimately, better serve our residents and the surrounding area. The overall assessment is developed collaboratively between the Resident Service Coordinator and Property Manager, and Resident Success Department. This scan provides insight into how each partner and community resource leveraged, impact our residents. We truly believe in the spirit of partnership and positively contribute to the communities surrounding our apartments. In depth resident-level demographic data is provided to site teams annually and blended with broader community level data to form a comprehensive scan of the community. Overall, our goal in this process is to provide accurate and current data, to assist site teams in ensuring resources and community partners adequately meet the needs of the demographics we serve.

While Resident Service Coordinators maintain a comprehensive resource directory in the data management system, we find it is critical to combine community level data, resident level data and categorized community resources in one place for the most holistic and comprehensive view.

This scan includes resident demographic data, a community needs assessment, opportunities for growth and community assets.

Edsall House Community Scan	
Address	310 West Berry Street Fort Wayne, IN 46802 Allen County
Property Profile	Edsall House is a 203-unit affordable housing community located in downtown Ft. Wayne, the second largest city in the state of Indiana. The community consists of (1) bedroom apartments, gated access, onsite laundry facilities, and access to public transportation. Each apartment offers central heat and air conditioning and a fully equipped kitchen. Edsall House has a full-time Service Coordinator that implements and facilitates resident programs and referrals to community partners. The residents of Edsall House have open access to a fully equipped business center.
Property Demographic Data	
Average Total Income	\$10,838
Average SSI/SS Income	\$10,133



Race	<p>25% Caucasian 4% African American 2% Hispanic *These numbers are based on residents willing to report race.</p>
Gender	<p>53% Female 46% Male</p>
Neighborhood overview	<p>Edsall House is located in Allen County on West Berry Street between the restored historical West Central Neighborhood and the downtown Community Center and has a population of 263,852. The community is just walking distance away from the Fort Wayne Botanical Gardens, Parkview Baseball Stadium, the Convention Center, the Civic and Embassy Theater and the Allen County Library. The heart of downtown Ft. Wayne is a 99-block district; the district extends from the south bank of the St. Mary's River on the north to the railroad embankment on the south near W. Baker Street, spanning from the east to Clay St. and west to Broadway.</p> <p>The Downtown Improvement District has maximized resources to deliver new and expanded programs to downtown Ft. Wayne. Such as Art This Way, Clean & Green, Downtown Live, Digital & Social Media Campaigns, and Public Space Activations. More than 250 businesses have been serviced and supported within the 99-block district.</p> <p>Edsall House is walking distance from several banking institutions, Lutheran Hospital, community-based organizations, and less than 5 miles from the nearest grocery store.</p>
Identified community leaders/potential partners	<p>Brightpoint Community Center Community Foundation of Greater Fort Wayne YMCA of Greater Ft. Wayne The Salvation Army United Way of Allen County</p> <p>The listed organizations provide a variety of services to Edsall House residents, including but not limited to counseling, food access, case management, aging in place support and resources. These services improve our resident's quality of life by assisting with maintaining stable and independent housing.</p>



Community challenges	<p>The following challenges have been identified by community-based organizations and leaders as well as our onsite team.</p> <ul style="list-style-type: none"> • Stable housing • Employability • Domestic Violence Support • Youth Development • Mental Health Support 		
Community Assets	<p>Leveraged assets</p> <ul style="list-style-type: none"> • Allen County Purdue Extension • Allen County Public Library • Allen County Council on Aging • American Red Cross NE Indiana • SHIP - State Health Insurance Assistance Program <p>Ft. Wayne’s planning and redevelopment strategy is a comprehensive plan relating to the growth and development of Allen County. The plan highlights assets that will serve this community for years to come.</p> <ul style="list-style-type: none"> • Integrated Transportation: public transit, passenger rail, pedestrian, bicycle, and vehicular. • Historic Preservation Commission: supports neighborhood associations and businesses during implementation of community development plans. • Summit City Entrepreneur and Enterprise District (SEED): supports innovation, technology, logistics, and emerging entrepreneurs. • 		
Census tract data	12- Allen County, Indiana		
Unemployment rate	2.6%		
Average HH income	\$54,454		
% of households living in poverty	15.5%		
Race	72% White, 15% African American or Black, 5% Asian, 9.1% Hispanic or Latino, 5% Asian, .2% American Indian and Alaska Native, 5.1% Two or more races.		
% of homeowner’s vs renters	62.6% homeowners		
Educational attainment	89% HS Graduate or higher, 28.2% Bachelor’s degree or higher		
Rental Vacancy rate			
Local Community Resources/Partners			
Organization Name	Overview	Contact Information	Program Focus Area



Aging & In Home Services of Northeast Indiana	AIHS is a private nonprofit organization that serves older adults, persons with disabilities, and their caregivers. Their mission is to promote dignity, independence, and advocacy to all they service.	260-745-1200 https://agingihs.org/	Health and Wellness Stability and Independence
Brightpoint	Brightpoint is a private nonprofit organization that promotes economic and community development. It is their mission to help communities, families, and individuals remove the causes and conditions of poverty.	260-423-3546 https://mybrightpoint.org	Stability and Independence
Citilink	Citilink is a public transportation organization committed to providing dependable transportation at a reasonable cost to the community. Citilink has expanded their services (MedLink) to include transit routes to medical centers in northeast Fort Wayne and medical centers beyond those boundaries.	260-432-4546 https://www.fwcitilink.com/	Basic needs
Community Foundation of Greater Fort Wayne	CFGF is a public grantmaking charity dedicated to improving the local community. CFGF brings local nonprofits, donors, and community leaders together to contribute financial resources, and innovative ideas that effect lasting change.	260-426-4083 https://cfgfw.org	Basic Needs Assistance Stability and Independence Foundational
Community Harvest Food Bank	Community Harvest is a nonprofit charitable organization in the state of Indiana. Their mission is to alleviate hunger and its causes.	https://www.communityharvest.org 260-447-3696	Food access
FSSA	FSSA is a state agency committed to assisting all Hoosiers to live in fully engaged communities and reach their greatest emotional, mental, and physical well-being.	800-402-0864 https://secure.in.gov/fssa	Basic Needs Health and Wellness Stability and Independence



Oak Street Health	Oak Street Health is a healthcare organization primarily located in the Midwest. Oak Street Health specializes in older adult health care. Their care model provides patients with comprehensive preventative care.	260-215-4079 www.oakstreethhealth.com/locations/fort-wayne-in	Health and Wellness Stability and Independence
Purdue Extensions	Purdue Extensions is an educational institution that has expanded its services beyond traditional education. The institution is committed to building vibrant communities and strong families by promoting healthy food choices and meal preparation.	260-481-6826 https://extension.purdue.edu/county/allen/	Food access Educational Health and Wellness
St. Vincent De Paul	St. Vincent De Paul is a faith-based charitable organization that seeks to serve our most vulnerable populations by building relationships, providing spiritual guidance, and meeting basic needs.	https://svdpsfw.org 260-456-3561	Basic Needs Foundational
Trinity English Lutheran	Trinity English Lutheran Church has a long history of supporting the Ft. Wayne community through benevolent outreach, music, arts, and youth programs. They have committed their resources to the spiritual growth and greater welfare of the people of Ft. Wayne.	info@TrinityEnglish.org 260-426-3424	Food access Foundational Basic needs

References:

1. US Census
2. Fort Wayne Community Development <https://www.fwcommunitydevelopment.org/se>
3. AASC Online - Resident demographic data
4. Yardi - Resident demographic data