



An Innovative Apartment Living Experience

Who is eligible to live in The Courtyard Young Adult Community Living Apartments?

Preference for units in this development are for use by former foster youth transitioning out of foster care, those homeless or at the risk of becoming homeless in the next six weeks, and individuals between the ages of 18-25. Additional qualifications include applicants with: (1) low to no income; (2) no arrest or felony convictions including but not limited to murder, rape, robbery, burglary, weapons charge, sexual offense, or arson; (3) a desire to live in The Courtyard to become self-sufficient, learn skills of independence, and work towards personal goals.

Is there a screening process to be accepted as a tenant of The Courtyard?

Yes. The process requires necessary documentation requested by the Housing Management Company and the supportive services staff, a waiting list placement, and apartment availability. There is also an application with instructions.

Are the supportive services voluntary or mandatory?

The Courtyard is a Housing First facility, which means that services and trainings for tenants at The Courtyard are voluntary, not mandatory. However, the staff is committed to on-site supportive services that are interesting, enjoyable, and created in such a way that tenants will want to be involved as they build a community of excellence and move toward self-sufficiency. Tenants are encouraged to pursue educational development, maintain employment, and attain independence.

Are tenants allowed to have pets in the apartment building?

No. Pets are not allowed on the property unless the pet is necessary because the tenant has a disability which requires the services of the pet. If approved, there are regulations which must be followed and will be explained by the on-site tenant liaison.

Are there tenant rules for living in The Courtyard?

Yes. Just like any other apartment complex, The Courtyard's tenants must follow the Apartment and Building Rules and Regulations. The Apartment and Building Rules are part of the lease. Failure to follow them constitutes a lease violation and could result in a reason for eviction. Any newly initiated rules will be presented to tenants already living in the development 45 days prior to the rule coming into effect. The housing management staff must follow Fort Wayne Housing Authority rules for subsidized housing. If a tenant struggles with non-compliance of the rules, there are staff present on-site that can help advocate for the tenant so eviction can be avoided.

How long can tenants live in The Courtyard?

The Courtyard is a Permanent Supportive Housing development. Residents of The Courtyard are able to lease their apartments for as long as they want to stay. If prospective candidates meet the resident eligibility criteria, they will be required to sign a lease. Resident requirements for living at The Courtyard are based on rules set by our funders and laws set by the federal government.



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What do tenants pay to live in The Courtyard?

The apartment rents are based according to income, with a minimum required monthly payment of \$50.00. All tenants will be encouraged to actively seek employment. When the tenant is able to obtain a paying job, the rent for the apartment is based on a ratio of 30% of the monthly income.

Do tenants pay their own utilities or is it part of the rent?

All utilities, water, heat, air conditioning, electric, and waste removal are a part of the rent. However, if use of these services is abused to an extreme, limitations on the community-provided utilities could be limited. All land-line phone bills, cable, internet service providers, and other tenant desired items beyond what is provided are the tenant's responsibility. *The Courtyard apartments and the common areas have FREE wireless internet access.*

Are there housing management staff on site?

The Courtyard property manager is available for lease clarification, rent payment, and other housing needs during specific business hours. The social service provider has on call staff during all hours, and the tenant liaison and social services supervisor are available during business hours. A list of important phone numbers, including emergency numbers and key property management and social service numbers, is given to each resident so that maximum support and direction can be available when needed.

Is drinking alcohol allowed in the building?

Underage drinking is not allowed. Contributing to the delinquency of a minor with alcohol or drug consumption is a legal matter and will be reported to the local police. This is a serious lease violation and will result in eviction. For tenants ages 21 or over, no alcohol is allowed in the common areas of The Courtyard, including outside courtyard spaces around the building.

What kind of supportive services are available on site in The Courtyard?

The Courtyard provides many supportive services, including educational and supportive employment assistance, on-site case management and access to counseling, training in health, safety, and well-being, entrepreneurial skills training, material aide, on-site leadership opportunities, creative arts development, and various peer led groups, among other available voluntary services.

How are safety and security issues handled?

There are many personal, community living, and building safety rules, regulations, and systems to protect the tenants' well-being. *The building is a smoke free facility with designated off-site smoking areas.* Illegal drugs, violence, and physical threats will not be tolerated. There is an extensive security camera monitoring system indoor and outdoor to keep tenants safe.

What is the policy on overnight guests?

Overnight visitors must be signed in at the building entrance. Residents may have the same visitor no more than 14 days out of any given 45 period stipulated by the Housing Management Co.
