



Housing Options Zoning Ordinance Amendments

Project Overview

WHAT: Staff are conducting public outreach on draft zoning ordinance amendments to facilitate the development of innovative housing solutions to increase housing diversity and affordability.

WHO: The amendments have been developed by the Housing Options Review Work Group which is comprised of staff from the Allen County Department of Planning Services and the Fort Wayne Community Development Division.

WHY: To implement housing related policies and action steps in the All In Allen Comprehensive Plan where goals recommend supporting and strengthening complete neighborhoods and enabling sustainable, diverse and accessible housing choices along with creative design and development solutions throughout Allen County to meet the needs of all residents.

ALL IN ALLEN

Moving Forward Together



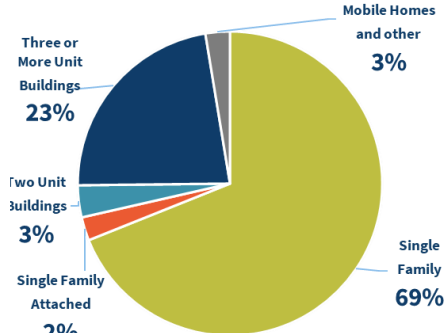
Fort Wayne-Allen County Comprehensive Plan

Demographics and Housing Demand

The development of the goals and strategies of the Housing and Neighborhoods Chapter of the All In Allen plan was based on an evaluation of housing market, demographic, and development trends along with public and stakeholder engagement throughout the planning process. Housing market data referenced a Housing Market Potential Study completed by Zimmerman Volk Associates.

The study reveals that our current housing unit mix is primarily detached single family residential which does not match up with the growing housing market which seeks housing options outside of typical for-sale detached single family.

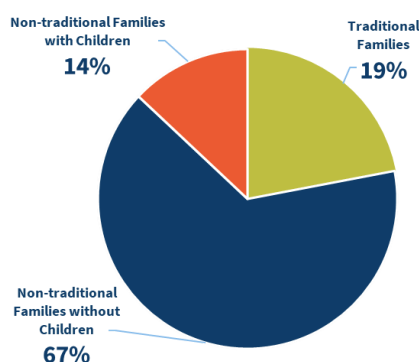
Housing Unit Mix



Housing Unit Mix:

- 69% are single family detached properties
- 23% are buildings with 3 or more units
- 3% are buildings with two units
- 2% are single family attached units
- 3% are mobile homes or other unit types like recreational vehicles and vans

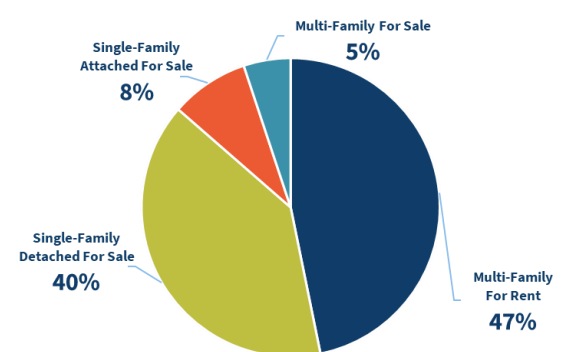
Household Makeup



Household Makeup:

- 67% are considered nontraditional with either no children or childless couples
- 14% are nontraditional families with children
- 19% are traditional families (2 parent household) with children

Potential Housing Market

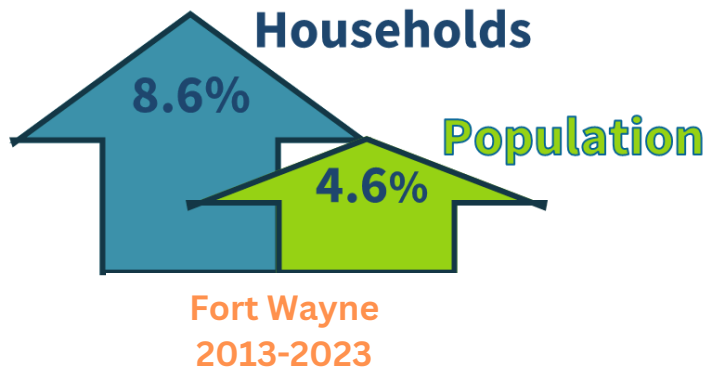
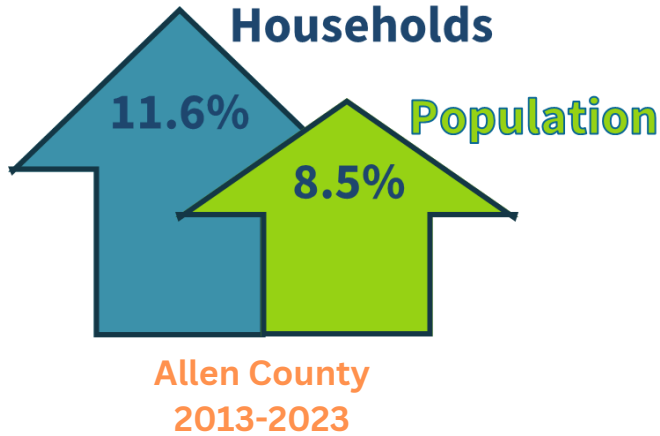


Potential Housing Market:

- 47% seek multiple family for rent
- 40% seek single family detached for sale
- 8% seek single family attached for sale
- 5% seek multiple family for sale options.

Household and Population Data

Household and population growth is also impacting housing demand in our community.



Source: U.S Census Bureau

Households

The number of households increased 11.6% in Allen County and 8.6% in Fort Wayne from 2013 to 2023.

Population

Population has also grown, although less than households, with population increasing 8.5% in the County and 4.6% in the City from 2013-2023.

The difference in growth between households and population show the demographic trend for smaller household sizes and ties back to the need for a mix of housing units in our community as indicated in the Zimmerman Volk Housing Market Potential Study.

A Phased Approach to Increasing Housing Diversity and Supply

The Housing Options Review Work Group developed amendment recommendations based on their review of existing policies and ordinances and best practices research from other cities. Implementation of these recommendations is proceeding in three phases, each dedicated to a specific housing type and incorporating additional technical amendments.

✓ Phase 1

Housing Type Focus:
Accessory Dwelling Units



Allen County Amendment - November 2024
Fort Wayne Amendment - March 2025

► Phase 2

Housing Type Focus:
Zero Lot Line Housing Types



Process underway
Anticipated Completion - Q4 2025

» Phase 3

Housing Type Focus:
Cottage Court Housing Types



Anticipated - Q1 2026



Learn more & ask questions at:

<https://engage.cityoffortwayne.org/housing-options-amendments>

