

## **Department of Community Development**

The City of Mishawaka's Department of Community Development works to create vibrant neighborhoods and communities through revitalization and redevelopment efforts. At the core of this mission is the goal of providing every resident of our community access to a decent, safe, suitable and affordable living environment. The Department works to achieve this goal by:

- Rehabilitating and maintaining the City's affordable housing
- Investing in neighborhood public improvements such as streets, curbs, sidewalks
- Seeking opportunities to partner with local organizations to leverage resources to create homeownership opportunities for low-moderate income families
- Pursuing new and innovative opportunities to sustain the high quality of life in our community

### **Staff**

The Department of Community Development is currently staffed by three full-time employees. Roger Shields has been serving as the Construction Manager for the department since 1997 and has played a vital role in the department's programs such as spot-blight demolition, Summer of Service and Student Weekend. Roger also assists Code Enforcement with Weight and Measures activities as needed.

Marilyn Nelums, Program Coordinator, has been in her position since August of 2011, and handles coordination of the Summer of Service and Self Sufficiency programs, serves as a clerk to the Redevelopment Commission, and performs many other filing and bookkeeping tasks throughout the department.

Laura Raygoza, has been in her position since May of 2012 as Grant Manager. She has handled the Neighborhood Stabilization Program (NSP) grants, Community Development Block Grant (CDBG) and HOME grants. These grant funds have been utilized to subsidize Habitat for Humanity projects, rehabilitation projects for our Self-Sufficiency Program.

Community Development Department staff facilitates and manages redevelopment and revitalization programs, working with City officials and other City departments to implement the development activities approved by the Mayor, Common Council and Redevelopment Commission.

### **Redevelopment Commission**

The Redevelopment Commission serves as the governing body for the Department of Community Development. The Commission is made up of five voting members and one non-voting member who are each appointed to a one-year term by the Mayor and Common Council.

The following Commissioners served on the Mishawaka Redevelopment Commission in 2015:

Jim Pingel	President
Gary O'Dell	Vice-President
Kris Ermeti	Secretary
Dr. Gilbert Eberhart	Member
Ross Deal	Member
Larry Stillson	Member

For 2016, the following Commissioners have been appointed to serve:

Jim Pingel	President
Gary O'Dell	Vice-President
Kris Ermeti	Secretary
William Pemberton	Member
M. Gilbert Eberhart	Member
Bryan Tanner	Member

Officers were elected at the January 4th, 2016 Redevelopment Commission Meeting.

**2015-2019 Housing and Community Development (HCD) Plan**

Every five years the Department of Community Development, in conjunction with the City of South Bend and St. Joseph County, is required to submit a comprehensive plan to the U.S. Department of Housing and Urban Development (HUD). This plan indicates the priority needs and objectives to support strong neighborhood revitalization activity in St. Joseph County. For the City of Mishawaka, it details where and how the Department of Community Development intends to spend CDBG funds for a five-year period, the current cycle being 2015 - 2019.

The City of Mishawaka plan targets the Milburn Boulevard Neighborhood for revitalization activities during the current HCD cycle. It was designed to supplement work performed in the area by the City's Code Enforcement and Engineering Departments. Through 2015, the majority of the City's CDBG, and HOME funds are being directed toward this neighborhood that is bordered by the St. Joseph River, Panama/18<sup>th</sup> Street, Ironwood Drive and Union Street.

The Milburn Boulevard Neighborhood Improvement Plan includes spot-blight elimination, new construction of affordable housing and public infrastructure improvements. A key component of the HCD Plan, the Analysis of Impediments to Fair Housing in St. Joseph County, was completed in June 2010. The report identified barriers to fair housing choices in St. Joseph County and made recommendations to address the specific impediments.

**Community Development Block Grant (CDBG)**

The City of Mishawaka Department of Community Development's programs, staff and administrative costs are funded by grants from the U.S. Department of Housing and Urban Development (HUD). The Department is the administrator of the grants and uses the funds to

operate programs targeted at specific Mishawaka neighborhoods.

As a CDBG entitlement community, the City of Mishawaka receives annual grants from HUD to provide decent housing, a suitable living environment and expanded economic opportunities for low to moderate income residents. In 2015 we were granted \$472,520 to focus on those directives, and we responded with the following programs: Spot Blight Elimination; Lease-to-Own Self-Sufficiency; Summer of Service; Owner-Occupied Home Rehabilitation; Public Infrastructure Improvements; and Public Service Agency funding. As outlined in the HCD plan, activities funded with CDBG monies are focused on the Milburn Boulevard Neighborhood through 2016.

A portion of CDBG funding was utilized for Public Infrastructure to assist with curb, sidewalk, drive approaches, and ADA ramp replacement within the area bound by Grove St. on the south, Broadway on the North, Main St. on the east and Liberty on the west. Three homeowners were assisted with the owner-occupied repair program. The City continues to support and provide funding for public service organizations to help sustain a suitable living environment for Mishawaka residents. New Opportunities for low to moderate cost housing construction continue through our partnership with Habitat for Humanity.

The Community Development Department helps fund public agencies that provide services to Mishawaka residents. The following organizations were allocated a total of \$70,500 in CDBG funds in Program Year 2015:

- YWCA Domestic Violence Program \$8,500
- REAL Services Adult Guardianship Program \$6,500
- REAL Services Older Adult Crime Victim Program \$6,500
- Boys and Girls Club \$39,000
- Penn Township Food Pantry \$10,000

### **Home Investment Partnership (HOME)**

HUD provides Home Investment Partnership (HOME) grants to local governments specifically to create affordable housing. The City of Mishawaka utilizes HOME funds to partner with Habitat for Humanity to assist qualified families acquire homes through the First-Time Homebuyer Program. In 2015 one (1) property was complete and sold to an income eligible homebuyer and construction of seven additional properties will continue into 2016. The new homes provide affordable housing for low to moderate income families, replace blighted structures with new construction, increase neighborhood homeownership rates, stabilize the community and increase the City's tax base.

### **Summer of Service Program**

The 2015 Summer of Service project was a huge success. The City of Mishawaka Redevelopment Department partnered with volunteers from Epic Church to perform scraping, painting and light repair of one home and scraping, painting, light repair and the installation of siding to two garages in the City of Mishawaka. We might also add that because of this project, the lives of three senior homeowners changed incredibly.



*2213 Milburn Boulevard*



*606 West Broadway*



*1024 Locust*

### **Student Weekend**

The Summer of Service Student Weekend encourages youth volunteers to connect with the community, beautify the City, and touch the lives of Mishawaka residents. On June 19 & 20, 2015, students and supervisors gathered at Bethel College. From there, they spread out to rake and re-mulch Shiojori, Merrifield, and Beutter Parks, and cleaned the storage facility and football

equipment at Merrifield. The Department of Redevelopment provided 500 lanyards/identification badges for students.



*Summer of Service*



*Public Infrastructure Project Pictures*