

## **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 Program, monitors all Sub recipients, 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 as Grant Manager since May of 2012. 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 and public infrastructure projects.

### **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 2016 and will continue to serve in 2017:

Jim Pingel	President
Gary O'Dell	Vice-President
Kris Ermeti	Secretary
Dr. Gilbert Eberhart	Member
William Pemberton	Member (non-voting)
Janet Whitfield Hyduk	Member
Robert Beutter	Attorney

## 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 2016, we were granted \$488,534 to focus on those directives and we responded with the following programs: Spot Blight Elimination; 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 were focused on the Milburn Boulevard Neighborhood through 2016.

A portion of CDBG funding was utilized for Public Infrastructure to continue with curb, sidewalk, drive approaches and ADA ramp replacement along the 200 block of West Battell St. Two income eligible 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-moderate 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 \$73,280 in CDBG funds in Program Year 2016:

YWCA Domestic Violence Program	\$10,000
REAL Services Adult Guardianship Program	\$6,500
REAL Services Older Adult Crime Victim Program	\$6,500
Boys and Girls Club	\$30,280
Mishawaka Food Pantry	\$20,000

## 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 2016, seven properties were complete and sold to an income eligible homebuyer and construction of seven additional properties will continue into 2017. 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.



*311 Laurel*



*403 E. Third*



*804 E. 4<sup>th</sup>*



*131 E 7<sup>th</sup>*



*502 W. 6th*



*120 E. Marion*



*116 E. Marion*

## Summer of Service Program

The 2016 Summer of Service project was a success. The City of Mishawaka Redevelopment Department partnered with volunteers from Epic Church to perform scraping, painting and light repairs of eligible properties in the City of Mishawaka. The properties assisted were:



*615 Imus (before)*



*(after)*



*1401 Panama (before)*



*(after)*

## 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, 2016, students and supervisors gathered at Bethel College. From there, they spread out to clean, rake and re-mulch various city parks. The Department of Redevelopment provided 500 lanyards and identification badges for students.