

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:

- 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
- Reduce blight and clear unsafe structures
- Assist individuals and families with support through public services

Staff

The Department of Community Development is currently staffed by three full-time employees.

Roger Shields has served 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, Monitor Sub recipients, serves as a clerk to the Redevelopment Commission, and many other filing and bookkeeping tasks throughout the department.

Laura Viramontes, Grant Manager, who has been in her position since May of 2012, administrates the use of funds and programs funded by the Community Development Block Grant (CDBG) and HOME grants. She handled the Neighborhood Stabilization Program (NSP) grant. She also performed bookkeeper tasks in HOME and CDBG.

Community Development Department staff facilitates and manages redevelopment and revitalization programs. They work 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 2018:

2018 Mishawaka Redevelopment Commission Members	
Jim Pingel	President
Kris Ermeti	Vice President
Gary O’Dell	Secretary
Dr. Lindsey Jon Kintner	Member
William Pemberton	Member
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).

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 2018 we were granted \$483,097 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.

A portion of CDBG funding was utilized for Public Infrastructure to continue with curb, sidewalk, drive approaches, and ADA ramp replacement. 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 to moderate income housing construction continued through our partnership with Habitat for Humanity in the Jimmy Carter Build Project. Seventeen (17) First time Homebuyers were assisted with Down payment Assistance, giving eligible buyers the opportunity to own their own home.

The Community Development Department helps fund public agencies that provide services to Mishawaka residents. The following organizations were allocated a total of \$98,561 in CDBG funds in Program Year 2018:

YWCA Domestic Violence Program	\$15,000
REAL Services Adult Guardianship Program	\$15,000
Boys and Girls Club	\$35,000
Mishawaka Food Pantry	\$33,561

Home Investment Partnership (HOME)

HUD provides Home Investment Partnership (HOME) grants to local governments specifically to create affordable housing. The City of Mishawaka participates in the St. Joseph County Housing Consortium along with the City of South Bend and the unincorporated areas of St. Joseph County. The St. Joseph County Housing Consortium receives the allocation of Home Funding. 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 2018 Habitat was awarded funding from the Consortium for the construction of properties in the Jimmy Carter Project to be built in the City of Mishawaka and be sold to an income eligible homebuyer. The new homes provide affordable housing for low to moderate income families.

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. From June 28, thru July 1, 2018 the students worked on City beautification projects such as placing mulch and weed removal from flower beds at Rose Park, river bank clean-up, small tree and weed removal on hillside across from Beutter Park, trash pick-up throughout several areas in the city, and cleaning football helmets for preparation of tackle football practices held in August at Merrifield Park.



Summer of Service Program

The 2018 Summer of Service project was a success. The City of Mishawaka Redevelopment Department partnered with volunteers from Epic Church to perform scraping, painting, replacement of siding and light repairs to eligible properties in the City of Mishawaka. The properties addressed were: 713 Berlin Ave. and 209 W. Colfax.

The Berlin Avenue homeowner is an elderly single woman who met income guidelines. The house had code violations because of areas of faded aluminum siding. Because this is an older home built before 1978, lead-based paint was assumed. An Indiana-Licensed contractor was hired to perform all “prep and final paint work” as follows:



- Powerwashed house using TSP liquid following manufactures instructions
- Once paint preparation was complete, painted house, fascia, soffits, with one coat “Pro-Block acrylic latex primer, included using Flood PPG 04115 E B Emulsa Bond Latex Paint Primer Conditioner in paint, following manufactures instructions
- Applied white A-100 acrylic latex top-coat paint on siding, fascia, and soffits
- Include appropriate worksite cleanup from preparation activities, and removal of all visible paint chips and related debris from the work area



The Colfax homeowner is an elderly single woman who met income guidelines. The house had code violations because of areas of peeling paint on existing wood siding. Because this is an older house built before 1978, lead-based paint was assumed.

The following items were repaired by a licensed contractor hired by the City of Mishawaka to stabilize lead paint before the SOS volunteers performed the final painting task.

- Wet scraped all loose paint on siding, front porch exterior and interior, soffit and fascia. Once paint preparation was completed, everything was painted with one coat “Pro-Block” acrylic primer following manufactures instructions.
- Paint the soffit and fascia with one coat “A-100” acrylic latex flat white paint acrylic following manufactures instructions.
- Cleaned and prepared the concrete foundation surface to be painted, clean according to paint manufacturer’s instructions. Painted with one coat A-100 acrylic latex flat paint acrylic following manufactures instructions. Color was the choice of owner.

