

COMMUNITY DEVELOPMENT COMMITTEE  
MEETING MINUTES OF DECEMBER 4, 2013  
CITY HALL WEST CONFERENCE ROOM  
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Hall, Krenz, Lopez

MEMBERS ABSENT: Jackson, Ziemba

STAFF PRESENT: Rynbrandt, Director of Community Services  
Lucar, Administrative Aide

OTHERS PRESENT: Brian Patterson-Compassion This Way  
Nancy Haynes & Elizabeth Stoddard-Fair Housing Center of  
West Michigan  
Ivor Thomas-Habitat for Humanity

Call to Order

Chair Hall called the meeting to order at 6:55 p.m.

Approval of Agenda

Motion by Lopez, supported by Krenz, to approve the agenda as presented. Motion carried unanimously.

Approval of Prior Committee Minutes

Motion by Krenz, supported by Lopez, to approve the prior meeting minutes of November 6, 2013. Motion carried unanimously.

Public Comment on Agenda Items

There was no public present.

Status of Dock Ministries Letter of Intent

Rynbrandt noted Dock Ministries withdrew their Letter of Intent because they do not believe more than 51% of the clients they serve are residents of Wyoming.

Letters of Intent Presentations

Compassion This Way Presentation - Brian Patterson, Director of Compassion This Way, indicated they have been operating the Taft Adopt A Block program for the past

two years. Their initial goal was to establish themselves in the neighborhood, and now they are considered the neighborhood's community center. They are asking for the same funding as the last two years - \$10,000 for their office rent/utilities and \$5,500 for program expenses. One of their major goals has been to promote cooperation among the neighbors, the schools, the Police Department and the overall community. They have seen a reduction in crime, an increase in employment and improved communication in the neighborhood. He presented a letter from Officer Jason Caster praising the services provided by this program. Some of the services they provide are a food pantry, K-12 tutoring, adult literacy, block parties, youth leadership, an on-site information center, job screening and referral services. Notable accomplishments are providing 24 children with tutoring, with shown academic improvement, feeding 56 families every month through the food pantry, 4 adults receiving their GED's and placing 7 adults with jobs. Some of their plans for the 2014-15 year will be to add engineering classes for children 7-10 years of age, parenting classes and non-English language tutoring.

Chair Hall asked their long-term goals. Patterson replied they would like to expand their program to the Prairie Creek Apartments community, which has expressed interest in their program. Chair Hall asked how they measured their success. Patterson responded that residents are beginning to stay in the neighborhood because they feel safer. The neighborhood is much more stabilized than it was two years ago. He sees residents getting jobs and children improving in school. People are being provided with resources that they normally would not have access to.

Lopez asked if they were soliciting any other sources of funding. Patterson said they hope to receive \$4,000 from the Sebastian Foundation. Lopez asked how they partner with the Police Department. Patterson said they are an intermediary between the residents and the Police Department. Lopez asked, if they do not receive funding from Wyoming, would they still be able to fund the program. Patterson said they would have to find a way, but it would be a hardship to the program. Lopez mentioned they submitted their Letter of Intent past the deadline date. Patterson said they dropped the ball and he apologized for their lateness. He hoped that they would consider foremost the value of the program.

Fair Housing Center of West Michigan Presentation – Director Nancy Haynes and Elizabeth Stoddard were in attendance. Haynes mentioned the City of Wyoming has been their longest standing fair housing supporter. They have six full-time and one half-time employees serving a 12 county area. Their approach is to provide education in preventing discrimination, promoting compliance and increasing awareness of fair housing. They also provide research in monitoring the state of fair housing and identifying barriers to housing choice. In addition, they provide advocacy in investigating and addressing discrimination and protecting housing choice. They provide fair housing services in three categories: complaint assistance/investigation, housing testing, outreach and education. In FY 2012/13 they served 100 clients

(including 68 attendees at the City-sponsored training), printed and distributed over 1,000 materials, accepted and investigated 8 new cases, resolved 7 previously initiated cases, filed one case with the MDCR and completed 16 housing tests. Haynes further explained the approximate cost of a unit of service, as per their Letter of Intent. They are requesting \$17,000 to provide these fair housing services.

Habitat for Humanity Presentation – Ivor Thomas, Director of Community Development, mentioned they are celebrating their 30<sup>th</sup> year of service. They are asking for \$15,000 to do \$20,000 moderate home repairs in the Godfrey- Lee area through their Brush with Kindness program (additional \$5,000 would be privately funded). Their strategy has been that, wherever they build new homes, they also rehab homes in that same neighborhood. The Godfrey-Lee neighborhood is a qualified low/moderate income area.

Hall asked how they differentiate themselves from Home Repair Services. Thomas replied their housing rehab is done in targeted neighborhoods, with the focus of improving the value of housing in the neighborhood as a whole, rather than individual houses throughout the city. Hall asked the type of repairs they propose. Thomas responded they will do mostly exterior repairs, such as window replacements, painting and landscaping. They also do emergency repairs, such as a furnace. Hall asked what this target area will ultimately look like. Thomas indicated the 1500 block of Rathbone will have 5 new homes and 19 existing homes rehabbed. This should also encourage other neighbors to make improvements.

#### Discussion of Applications, Presentations to Date

The Committee agreed to fund all three organizations, with the level of funding to be determined.

They requested the contract with the Fair Housing Center be revised to include quarterly itemized bills with a breakdown of service costs. The individual price points can be negotiated for each service.

They agreed that Compassion This Way should be encouraged to do more long-range strategic planning.

#### 2013-2014 Action Plan/Grant Update

Pinery Park Restroom/Concession Project Update – Rynbrandt noted this project is almost complete. The final inspections will be done soon.

Wyoming Senior Center Project Update – Rynbrandt informed that the City Council approved the low bid from VanderKodde Construction of \$181,952.00. A pre-construction meeting was held, and they will begin construction on January 6, 2014.

Committee Member Concerns and Suggestions

Chair Hall mentioned he is trying to recruit a new Committee member from the Godfrey-Lee area.

Public Comment in General

There was no public present.

Adjournment

Motion by Krenz, supported by Lopez, to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 9:05 p.m.

(The next meeting is scheduled for **January 15, 2014.**)

  
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Kimberly S. Lucar, Administrative Aide