

COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES OF DECEMBER 7, 2016
CITY HALL WEST CONFERENCE ROOM
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: DeJager, Dunklee, Hall, Krenz, Lopez

MEMBERS ABSENT: None

STAFF PRESENT: Rebecca Rynbrandt, Director of Community Services
Kimberly Lucar, Community Development Dept.

Call to Order

The meeting was called to order at 6:05 p.m.

Approval of Agenda

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

Approval of Prior Committee Minutes

Motion by DeJager, supported by Dunklee, to approve the minutes of November 2, 2016. Motion carried unanimously.

Public Comment on Agenda Items

There was no public.

Grant Request Presentations

Rynbrandt noted, after all the presentations have been given, the Committee members will rank each activity, with 1 as the highest priority and 18 as the lowest priority. They will then rank each public service activity, with 1 as the highest priority and 10 as the lowest priority.

Inner City Christian Federation – John Carman, Vice President of Operations at Inner City Christian Federation, presented. They have applied for One Time Assistance and Case Management to assist homeless families. Their organization has been addressing housing needs for the past 40 years, serving more than 2,000 families. Since 2011 they have assisted more than 200 families with rapid re-housing. The Kent County 2016 point-in-time count reflected 600 homeless households. In addition, the rental vacancy rates are under 2% and rental costs have increased by more than 10% in the past 12 months. Their One Time Assistance program addresses the goals of homelessness prevention and affordable housing in Wyoming's Regional Consolidated Plan. They use short-term rental assistance to help get families back on their feet. Their referrals come from the Salvation Army. They propose to provide 10 families with

one time assistance and case management services. They are asking for a total of \$20,000.00 for these activities.

Lopez asked if their statistics were city of Wyoming specific or for all of Kent County. Mr. Carman replied Kent County. Rynbrandt confirmed that the rental vacancy rate for the city of Wyoming is approximately 2%. Rynbrandt asked what makes their organization unique from others that provide these services. Mr. Carman responded that ICCF provides not only financial assistance, but also provides individual supportive services with a personal approach.

Community Christian Reformed Church (Godwin Neighbors) – David Klooster, Pastor Lee Ezra and Nikki Harris, representing CCRC, were in attendance. Mr. Klooster noted they are targeting part of the Godwin School District from 28th to 44th to Madison to U.S.-131. Ms. Harris is their community resources advocate and outreach person. She indicated they are currently running a food pantry and the needs continue to grow. At the North Godwin school, 92% of the students receive financial food assistance. They currently follow the model of the Access program but are not members of Access. Pastor Ezra, who is also a nurse at Spectrum, said they have a monthly food truck and serve over 100 families in the neighborhood. Families register at 8 a.m. and the food is delivered at 1 p.m. During that time they would like to provide families with clinical services. Mr. Klooster indicated the proposed ESL program would be an additional site in the Godwin area operating a few times per week in the evening hours. There is a high concentration of Hispanics and Vietnamese in this area. It would be an adults-only program. Godwin currently has a waiting list for their ESL program, and their program could assist with this need.

Regarding the food pantry, Hall asked why they could not tie into the Access program. Ms. Harris said they would be required to significantly expand their service area, and their program is more local. Hall asked if they have a system of tracking people that are served. Ms. Harris responded affirmatively. Many of the people served are from Arbor Park Apartments.

DeJager asked if their ESL program would be similar to the one at North Godwin. Mr. Klooster said their program would be for adults in the evenings. They are modeling their program after the one at Church of the Servant.

Rynbrandt asked if there are employees operating the food pantry. Ms. Harris said they have a team of volunteers to operate the food pantry and the food truck. Mr. Klooster noted eventually all three services proposed would require a salaried employee to oversee them. The food pantry and food truck are currently operating, but the ESL program is not operating yet. Rynbrandt asked if they were soliciting other funding sources. Mr. Klooster responded affirmatively. Rynbrandt explained that all services would have to be done at the Community CRC, which is in a Low Mod Area. Also, per federal rules, there can be no church activities going on at the same time as these community development activities.

Family Promise of Grand Rapids – Executive Director Cheryl Schuch, Director of Housing & Business Development Lisa Valk, and, Director of Family Services Lisa Cruden, were in attendance. Ms. Schuch stated their mission is to help families that are homeless, and keep those families together. They are seeking funding for Aftercare -

Rapid Re-Housing Financial Assistance and Aftercare - Rapid Re-Housing Stabilization Services. There has been a 300% rise in the number of homeless school age children in Michigan over the past four years. Most of the children of families they serve are under the age of five. Seventy-eight percent (78%) are single mothers, and 65% are people with children. Their organization has served over 3,000 children so far. They are unique in that they establish long-term relationships with the families they serve. They not only provide families with financial assistance, but also provide a one-on-one service delivery model to help sustain them and keep them from going back into the homeless system. Over 90% of their families served go into permanent housing. Over 90% have stable incomes when housing is secured. Over 95% of those in the Aftercare program were still housed after two years.

Hall asked how many families they currently serve. Ms. Valk replied about 250, with about 30% going in or out of Wyoming. There are currently 200 families on the wait list for housing throughout Kent County.

DeJager asked how families are referred to them. Ms. Valk replied through The Salvation Army's 2-1-1 system.

Under the Aftercare program umbrella, they are requesting:

Aftercare - Rapid Re-Housing Financial Assistance: \$30,000 to help 20 households (average \$1,500 per family).

Aftercare - Rapid Re-Housing Stabilization Services: \$20,000 to help 20 households (average \$1,000 per family). This includes one-on-one service delivery for up to nine months.

Home Repair Services of Kent County – Executive Director Joel Ruiter, Grant Administrator Chris Romero, and Repair Program Manager Bob Hengeveld were in attendance. Mr. Ruiter noted he has just completed his first year as the Executive Director for HRS. He noted their mission statement is “strong homeowners build strong communities.” They have been able to assist 649 Wyoming homeowners since 1996. Of the people they have assisted in Wyoming, the average annual income is \$18,204. Over the last six months they have completed 105 repair jobs in Wyoming, with 67 of those funded with Wyoming CDBG funds. They are requesting \$50,000 for Minor Home Repair to assist 50 households and \$25,000 for Access Modifications to assist 5 households. Mr. Hengeveld said they are grateful they can use Wyoming CDBG funds for furnace repair/replacement, along with leveraged funding sources from DTE and the Department of Human Services.

Hall asked if they see more opportunities to do work in Wyoming. Mr. Hengeveld responded affirmatively. They always have a waitlist that includes Wyoming households, and they prioritize it by greatest need.

Committee Discussion of Presentations

Rynbrandt noted that Cherry Health had submitted a detailed budget for dental services.

Regarding the CCRC application, the Committee felt their programs are still a work in progress. The food pantry and food truck are already in place and they have demonstrated a proven need, but the ESL program is not a solid program yet.

The Committee members proceeded to rank each activity, with 1 as the highest priority and 18 as the lowest priority, and also rank each public service activity, with 1 as the highest priority and 10 as the lowest priority. The initial ranking results follow:

City of Wyoming CDBG Granting Preliminary Commission Applicant Rankings for Awards FY 2017-2018	Total	Overall Ranking	Rank Order with 1 being your HIGHEST priority.	Public Services Rank Order (as of 12/12/16 1:37 p.m.)	
				Total	Rank Order
Fair Housing Center of West Michigan (Enforcement Services, Training)	65	14	Enforcement Services		
	64	13	Training		
Heart of West Michigan United Way	15	2	Coalition to End Homelessness/HUD Continuum of Care		
	54	10	Code Enforcement		
City of Wyoming	63	12	Demolition		
	23	4	Housing Rehabilitation Loan Program		
Salvation Army	26	5	Eviction Prevention Rental Assitance	10	1
The Potter's House	71	15	Literacy	37	7
Cherry Street Health Services, Inc.	84	17	Dental Services	46	10
Inner City Christian Federation	35	8	Case Management Services	21	4
	26	5	Rental Assistance	22	5
Community Christian Reformed Church - Godwin Neighbors	88	18	ESL Classes	43	9
	58	11	Food Pantry	30	6
Family Promise of Grand Rapids	76	16	Food Truck	42	8
	12	1	Housing	11	2
Home Repair Services of Kent County (Minor Home Repair, Access Modification)	20	3	Stabilization	13	3
	32	7	Access Modification		
	43	9	Minor Home Repair		

Rynbrandt noted these rankings will compliment additional information (HUD priorities documents, staff review of current funded agencies' monitoring reports, etc.) in formalizing staff recommendations to the Committee at January's meeting.

Public Comment in General

There was no public.

Adjournment

The meeting was adjourned at 8:45 p.m.

The next meeting of the Committee is January 4, 2017.

Kimberly S. Lucar
 Planning & Community Development Dept.