

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

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. 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-Jones, Program Coordinator, has been in her position since August of 2011, and handles coordination of the Summer of Service Program, Monitor Sub recipients, and serves as a clerk to the Redevelopment Commission.

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 performs bookkeeper tasks.

In addition to the work done by the Community Development Department, the Mishawaka Housing Authority operates public housing in Mishawaka as well as not for profit housing designed to address the housing needs of low and moderate-income people. Housing agencies offer other services to residents in the communities, such as legal help, employment training, youth activities, fair housing counseling and homeownership counseling.

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. Gary O'Dell, served as President for the Redevelopment Commission in 2021.

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 2021 \$474,652 federal funds were allocated 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.

In 2021, the City of Mishawaka partnered with Habitat for Humanity for a phase 2 of the Jimmy Carter Build Project. This partnership provided assistance to six (6) income eligible first-time homebuyers achieve their dream of owning their own home.

A portion of CDBG funding was allocated for Public Infrastructure to continue with curb, sidewalk, drive approaches, and ADA ramp replacement. The Community Development Department also helps fund public agencies that provide services to Mishawaka residents.

The following organizations were allocated a total of \$71, 197.80 in CDBG funds in Program Year 2021:

CDBG-CV 3 Funds	
Mishawaka Food Pantry	\$45,000.00
Restaurant Assistance Program	\$250,000.00
YWCA Domestic Violence Program	\$15,000.00
REAL Services Adult Guardianship Program	\$13,000.00
Boys and Girls Club	\$20,000.00
Mishawaka Food Pantry	\$23,197.80

Unfortunately, with the COVID-19 pandemic many PY 2021 programs and projects were delayed due to staffing and supply shortages. The City continues to support and provide funding for public service organizations to help sustain a suitable living environment for Mishawaka residents.

In May 2021, the Coronavirus Aid, Relief and Security Act (Cares Act) Tranche 3 awarded the City of Mishawaka \$295,210 in CDBG CV- funds by the Department of Housing and Urban Development to prevent, prepare, and respond to the growing effects of the pandemic. City staff reached out to local agencies to develop a plan for these funds. Two Agencies responded and were allocated funding, The Mishawaka Food Pantry and the Restaurant Assistance Program. During the pandemic the Mishawaka Food Pantry experienced a major staffing change, and experienced challenges in serving their clients resulting in unspent funds. The Chamber of Commerce administered the Restaurant Assistance Program to help locally owned restaurants, purchase safety equipment and other items that would ensure the restaurants remain safely open to customers and

2021 Mishawaka Redevelopment Commission Members	
Gary O'Dell	President
Janet Whitfield-Hyduk	Vice President
Kris Ermeti	Secretary
Dr. Lindsey Jon Kintner	Member
William Pemberton	Member
Gary West	Member
Pat Hinkle	Attorney

employees. Unfortunately, based in part on the conditions placed on the use of these funds, we did not receive the response expected as only one restaurant choose to participate in the program.

Both of these programs had unspent funding for re-allocation to a new project that would help combat the effects in the pandemic. City Staff is currently working on details and plans on a new project. Once details are ready this will be submitted to the Department of Housing and Urban Development for approval and out for public review. If we are unable to develop an alternative project, these funds will go unspent and essentially be returned to the federal government. As with all federal funding there are requirements, statutes and regulations for the use of the funding. We are hopeful that this funding will be allocated/programmed soon.

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.

A portion of PY 2021 HOME funding subsidized construction costs associated with single family homes in the Carter Work Project.