



Community Planning and Development

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Community Development Act Advisory Committee (CDAAC)

DRAFT MINUTES

May 23, 2024

Community Room, City Hall

5:30 p.m.

- Members** Tiffany Burns (Chair), Tiyanna Williams (Vice-Chair), and Nathan Browning
- Absent** Stephanie Vallar and Julie Johnston
- City Staff** Alex Hoffmann-Zobel-Compliance Associate; and Deborah Simpson-Community Investment Secretary

I. CDAAC Meeting:

a. Call to Order

The meeting was called to order at 5:46 p.m.

b. Roll Call (*Quorum 3*) Yes

A roll call was conducted, and it was determined that quorum existed at 5:46 p.m.

c. Approval of Agenda

Nathan Browning motioned to approve the agenda at 5:48 p.m., seconded by Tiyanna Williams. A voice vote was taken, and the motion was approved.

d. Approval of Minutes

1) April 25, 2024

Tiyanna Williams motioned to approve the minutes at 5:49 p.m. Nathan Browning seconded. A voice vote was taken, and the motion was passed.

e. Public Comments on Non-Agenda Items

- There were no public comments

f. New Business

Alex Hoffman introduced the new Community Investment Secretary for the Community & Economic Development Department, Deborah Simpson.

g. **Old Business**

1) YWCA Duke Street project (30 – 40 min.)

- Kelli and Jeff Scheffers 3405 Duke Street. They have owned the property for over 20 years. They are working with YWCA to provide housing for domestic assault and trafficking victims.
 - Looking to building housing for assault victims.
 - Kelli and Jeff Scheffers, owners of Visser Construction.
 - Mainly work on residential projects, but occasionally work with commercial projects, as in this case.
 - Jeff Scheffers will be overseeing the project as the builder, developer, and contractor alongside Tim Hunnicut.
 - Jeff Scheffers also works with transitioning inmates leaving prison.
 - Katie Strohauer will be doing an environmental site visit and will need 3-4 weeks to complete the report and to receive the governmental interview and record requests that are needed.
 - The survey crew will be onsite the middle of next week, after Memorial Day, and will issue the drawing back in the first full week of June.
 - The engineer study of the storm sewer will be done after those are completed. They have also contacted Bobby Durkee, and he is aware of their project name and the status and wants it on record that everything is in the works.
 - Contacts with Intersect firm, Bill Adicka is the partner, and Mike Hoffman.

- Jessica Glynn, Vice President of Victim Services, YWCA Kalamazoo
 - Jessica Glynn oversees all services for intimate partner violence, sexual assault, human trafficking, stalking, and teen dating violence. YWCA are widely known for the shelter they've had for the last 40 years.
 - They are the only domestic violence service provider in Kalamazoo County.
 - They are the only comprehensive human trafficking provider in the State of Michigan.
 - The YWCA serves about 2400 people a year.
 - Focus on affordable housing for assault victims.
 - YWCA will provide vouchers with 30% perpetuity. Meaning the client who has a voucher or not, is going right into permanent, affordable housing forever if they are at that 30%.
 - Kalamazoo houses four units for survivors of domestic violence, that are project-based voucher units. With this project, they will go from four to twenty-three.
 - HUD Category 4 voucher holders will be able to immediately occupy a unit and avoid the shelter.
 - 90% of women and children who are experiencing homelessness have been victims of family violence. 60% of women are currently homeless were also victims.
 - YWCA starting in 1873 as a housing program and boarding house for women and has a shelter for survivors of sexual violence that were being exploited for lack of housing. YWCA has also been a transitional housing service.
 - The sexual violence movement started by survivors, and they founded the shelter, which became staff run.
 - They have been a rapid re-housing service provider for the last 10 years.
 - YWCA provide wrap-around services, by not lonely finding housing but keeping them housed.
 - They also provide therapy, legal services, and advocacy programs.

- YWCA can provide data on their trafficking program that show the need has decreased.
 - Their housing stability Index tools are used as one of their evaluative tools.
 - With their TSH program, they currently have twenty-four units for a two-year program where the client pays no rent during their transition back into permanent housing.
 - They will be going to the city, county, and the foundation to talk about the price of wrap-around care to keep their clients housed.
 - One rent-free unit will be reserved for a live-in superintendent which will be a former YWCA participant.
 - The trafficking shelter is not public. Door locks, panic buttons, and burner phones are provided to the residents for safety.
 - YWCA will be partnering with Zero Day to help women gain certification in some of the trades their programs offer, such as Carpentry.
 - All services are voluntary.
 - Project-based vouchers will be used.
 - Universal Intake-client is provided with choices, and they choose the services they want to be involved with.
 - Department of Justice has provided YWCA with an Office of Violence Against Women economic development grant to help with employment.
 - Programs to help domestic violence survivors with skill building.
 - Looking at worker co-op.
 - Working to help clients to establish their own businesses.
 - Visual sorting tools have been created to help clients deal with different scenarios.
 - Private office and community room on-site.
 - Research and evaluation component.
- Tim Hunnicut, CEO Zero Day
 - Community revitalization programming for veterans.
 - Tim Hunnicut has partnered with Marv Veldkamp of Silver Star in Battle Creek.
 - This is a 175-unit complex of affordable housing for veterans. All veterans must be qualified as homeless to live there.
 - They provide services such as advocacy, counseling, coaching, job training, and vocational assistance, to name a few.
 - They will be working with Jessica Glynn and the victims of the human trafficking program at YWCA. This will be their first time.
 - They've also worked with refugee resettlement programs.
 - Zero Day works with the Michigan Department of Corrections to help reduce the recidivism rate for all inmates across the state by creating better objectives.
 - There is a team of mental health professionals available.
 - They have vocational experiences and national accreditations to teach different trades. They have 14 apprenticeship programs.
 - Partnership with refugees to work with the veterans to learn the skills and worked on a property in Lansing in 2014.
 - People from 6 nations working with veterans.
 - Some veterans as young as 18 have become homeless.
 - These veterans are working for the Michigan National Guard. These programs have helped them secure permanent housing and permanent full-time jobs.


- Zero Day has a caseload upwards of 300 veterans per year taking advantage of one or more of their many programs, including counseling, coaching, life coaching, apprenticeships, or legal services.
 - Have provided housing for many Vietnam veterans, group ages range between 24-40.
 - Zero Day is the only veteran organization that has a 0% suicide track record in 12 years.
 - Organizations in the community help by providing services and companionship to the veterans.
 - Veterans are recruited from across the country.
 - Community Revitalization Project theory--Purpose over Profit.
- Marvin Veldkamp
 - Started in 1993 developing affordable housing communities.
 - Silver Star, Battle Creek located on federal government property, VA Medical Center.
 - \$500,000 commitment with Kalamazoo County millage for building homes for veterans, one- and two-bedroom which will cost \$200,000 per unit to build.
 - Worked with Sharilyn Parsons, with the City and have a soft commitment of \$500,000 the middle of last years and looking to secure another \$500,000 of HOME funds.
 - Mary Balkema introduced Marvin Veldkamp to Joshua Sledge of the Kalamazoo Community Foundation and is offering funds from their Investment Impact Fund and will be providing \$2 million of direct lending and will be going before the Board in June 2024.
 - The project is \$6.4 million total budget, 4% tax credit. Looking forward to beginning early next year, with a 12-month construction contract.
- h. Neighborhood Representatives/Members' Reports (10 min.)
- **Eastside** will be hosting a Juneteenth celebration at Trenches Church in the parking lot.
 - **Edison** will be starting night markets June 20, July 18, August 15, and September 19.
 - Nathan Browning is recruiting people to come to CDAAC meetings.
- i. Staff Communication/Updates (5 min.)
- Public outreach for the Consolidated Plans

j. **Public Comments**

There were no public comments.

k. **Adjournment**

Tiffany Burns adjourned the meeting at 6:53 p.m.

 Vice Co Chair
7.25.24
Deborah Simpson 7/25/2024