

# COURT STREET VILLAGE REPORTER

Spring 2009  
Vol. 4 Issue 1

## NEIGHBORHOOD UPDATES

Grand Traverse District Neighborhood Association: Received a \$75,000 grant from the Ruth Mott Foundation for the renovation of Spring Grove (in back of the Stockton Center). GTDNA also received a grant to develop a greenway path.

May 15<sup>th</sup>-16<sup>th</sup>, 2009 the Vision 20-20 group organized, with over 280 volunteers from AmeriCorps, a neighborhood clean up. Vision 20-20 includes Court Street Village Nonprofit Housing Corp, Grand Traverse District Neighborhood Assoc., Genesee County Habitat for Humanity, The Land Bank, and the Stockton Center/Spring Grove. The groups worked together to build a new Playscape at Memorial Park, cleaned up Spring Grove & Riverbank Park, helped build new Habitat for Humanity Homes, and installed planters in downtown Flint.

Central Park Neighborhood Association: Met on March 11, 2009 with staff from U of M Flint to talk about creating a neighborhood master plan. CPNA would also like to have U of M Flint students do a demographic and land use study of the neighborhood.

Central Park held their neighborhood clean up day April 25, 2009. With over 50 volunteers, they were able to dispose of over 2 tons of trash in one day.

## COMMUNITY DEVELOPMENT UPDATES

The Berridge Lofts ribbon cutting ceremony was held December 18, 2008. There were more than 100 people in attendance, and tours were given of the new Berridge Lofts and Tinlinn Building. If interested in a tour or additional information, call Linda at 810 813-0771 or visit us at [www.berridgeplace.net](http://www.berridgeplace.net).

Court Street Village Nonprofit Housing Corp. submitted grant requests to the City of Flint for HOME funds. In April, we learned we were tentatively approved for \$193,318 for our Owner-Occupied ReHab program, and \$194,764 for our Purchase, ReHab, ReSale program. Court Street Village will also receive a CHDO operating grant for \$12,500.

Court Street Village Nonprofit Housing Corp. was awarded a Technical Support Assistant from MSHDA. The TA will help with our Purchase, ReHab, ReSale program and assist in other developmental projects.

Construction will soon begin on our three S. Grand Traverse houses. The houses are scheduled to be completely rehabbed by September 30, 2009. See below for buyer assistance information:

### ***EVICT YOUR LANDLORD!***

*Realize the dream of your own home!*

*Court Street Village Nonprofit Housing Corporation, Metro Housing Partnership and the City of Flint Department of Community and Economic Development can help you buy a newly-renovated home in the Grand Traverse District neighborhood for what you may be paying in rent. DOWN-PAYMENT ASSISTANCE can give you \$7,500 to \$40,000 in down payment and closing cost assistance that is forgiven after five, ten or fifteen years of home ownership and residency (depending on the program).*

Through the **FREE** Metro Housing Partnership **SmartBUYER**® Education class, you will learn:

- How to be a successful homeowner
- How to apply for a mortgage loan
- How to budget to buy a home
- How to avoid predatory lending
- How to maintain your home
- Money management and savings plans
- How to negotiate a contract
- What lenders look for when approving mortgages
- How to access grant and loan programs
- How to understand your credit
- What happens during the closing process

The **SmartBUYER**® education course consists of six hours of classroom time that can be completed in either one or two sessions. All graduates are eligible for down-payment assistance and one-on-one counseling. **BUILDING YOUR MONEY MUSCLE** workshops designed to give you money management and consumer skills. Topics include Budgeting, Savings, Banking, Credit, Taxes, and Insurance.

**Call Nicole @ (810) 767-7008 for information or to register!**



Board Member Profile  
**INGRID HALLING**  
Board President  
“believes in giving back”

At 6 months old, Ingrid was a refugee. Born in Breslau, Germany in 1944, her hometown became part of Poland as a result of the Potsdam/Yalta treaties. Her mother fled on foot with Ingrid in the baby carriage. It was two years before they were reunited with her father in West Germany. In May, 1952, along with her younger sister, the family came to Flint. Two months later her brother was born at St. Joseph Hospital. Ingrid learned English at the International Institute and started school in September; German was always spoken at home. Their sponsor, Calvary Lutheran, moved them into a furnished home on E. Hamilton and Ingrid says “we thought we had died and gone to heaven”. The cupboards were filled with dishes and canned goods, there was a dollhouse and a piano; it was a Norman Rockwell neighborhood. Ingrid remembers that “the people in Flint treated us better than the West Germans who told us, refugee go back where you came from”. The church lined up a job for her father in tool & die at AC. He worked his way up to become a design engineer and had 13 patents to his name by the time he retired. Ingrid’s mother taught German through the Community Education after-school program for 39 years. The entire family stayed involved with the International Institute and other community organizations.

Ingrid graduated from Central High School, received her bachelor’s degree in political science from U of M Flint and her library masters’ degree from U of M Ann Arbor. In 1966 she started her professional career at the Mott Library. Ten years later she moved to the U of M Flint library. The last 15 years of her career she was instrumental in establishing an automated system that served Genesee District Library, Baker College, Kettering University, MCC and Lapeer District Library. Ingrid’s younger sister retired from Mott Community College and her brother is an exhibit designer in New York City. Ingrid’s father died at age 77 and Ingrid helps care for her 88 year old mother, who has Parkinson’s disease.

Ingrid was an active board member of Leadership Flint, twice chair of the Resource Center Board (now Resource Genesee), and served as President of the Central Park Neighborhood Association for several years. Once she retired, she stepped down from the two Boards to pursue other interests, including golf, traveling, gardening and “artistic stuff” like beading. Ingrid says the last 1/3 of her life is the best because she can do whatever she wants, and do it on her own time schedule with her soul mate Bob. She’s never been happier.

Ingrid believes in giving back to the community and taking care of our neighborhoods. She says, “this community has provided a good living for a lot of people. People shouldn’t turn their backs on Flint”. As the President of Court Street Village Nonprofit, Ingrid stays involved because of “their focus on stabilizing neighborhoods”. She also believes collaboration is important in building strong neighborhoods and cities. Ingrid states, “Government and nonprofits no longer have the money they used to. We need to learn to become more efficient by working together. Without that, we won’t move forward”. When asked what the city needs to do for future prosperity she replies with these simple words, “downsize (through collaboration), old politics need to cease, and do what’s best for the city as a whole. What is good for Flint benefits the county as well”. Sound’s simple enough.

Visit us on one of our Facebook Causes pages; “Meds, Meals & Heat Assistance for the Elderly” and “Support Downtown Flint Neighborhoods”. You can even make a donation through one of our Facebook Cause pages.

\*Court Street Village is a 501 3 © as determined by the IRS. Donations are tax deductible as allowed by law. Donations can be mailed to CSVNP 727 East St. Flint, MI 48503.

## SENIOR HOUSING UPDATES

**MDOT VAN:** Court Street Village Nonprofit has received a Dodge Caravan through a grant program the Michigan Department of Transportation has for nonprofits. This new van will enable staff at our senior apartments to transport residents to appointments and stores more efficiently and cost-effectively.

**BOWLING LEAGUE:** Compassionate Care donated a Nintendo Wii to Court Street Village East apartments, and the residents have started a bowling league. Students from the International Academy join the seniors once a week to bowl. This is a great inter-generational experience for both. The residents are having fun and getting exercise at the same time! One resident said it was a long winter and the exercise and entertainment are much needed.

Court Street Village apartments received a \$5,000 grant from the **Merkley Trust** to help our hearing impaired residents. With this money we are able have an interpreter aid our seniors in communicating with health care professionals and family members.

CSVNP was named a recipient in the estate settlement of **Virginia Tripp**. An initial distribution of \$9,000 was gifted to CSVNP. This generous donation was made on behalf of Past President and Co-founder, Doris Sain, and will help our nonprofit continue its good work. Ms. Tripp was a member of Court Street United Methodist Church. Her legacy will live on through her gift, as well as the memory of her thoughtfulness.

We also received a nice donation from the **Rebekah Circle** at Grand Blanc United Methodist Church. The donation will help our seniors with much needed toiletry items.

### A Message to Our Donors

You answered the call and because of your desire to help low-income seniors, we received 86 new donations in 2008, as compared to 2007. Your donations have enabled us to help our most needy seniors. We helped distribute over 620 meals in 2008 to our senior residents. These are low income residents at our East and West apartment complexes. Most of them are women, and some live on less than \$6,000 per year. So far in 2009, over 440 meals have been distributed.

We have also been able to expand our Medicine Cabinet program and have helped an individual who had heart surgery, and no transportation, so she could begin therapy. Mrs. A. Stewart is currently in the middle of her 12 week therapy program and is making progress that she would not otherwise have been able to afford without your help.

Thank you to those who participated in Birdies for Buick Open, supported our Golf Outing, gave to our \$5 Senior Drive, donated on behalf of a Board member here at Court Street Village, or dropped \$100 in the mail to us just because it felt good!

## UPCOMING EVENTS

**Golf Scramble:** July 11, 2009 at IMA Brookwood. Call Norma at 810 767-7066 for more details.

**Birdies for Buick Open Charity Drive:** May 15 through the end of the Buick Open, August 2<sup>nd</sup>, 2009. Call Norma to make a pledge per birdie, or give a fixed donation.

**Charity Poker:** We will be at the Palace Poker Room August 4<sup>th</sup>-7<sup>th</sup>, 2009 to raise money for Court Street Village. If you like to play Texas Hold 'Em, come join us for the nightly 7pm tournament.



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Fax: 810-767-0636  
[www.courtstreetvillage.org](http://www.courtstreetvillage.org)

*"Providing quality Senior housing  
& promoting healthier neighborhoods"  
Near downtown & the Cultural Center.*

At Court Street Village we have a compassionate,  
caring staff of professionals dedicated to providing  
a safe, affordable place to live.

The Reporter is published bi-annually, with  
exceptions, by the Court Street Village Non Profit  
Housing Corporation, a non-profit 501, c) 3  
charitable organization, 727 East St, Flint, MI.



Visit our WEB site: [www.courtstreetvillage.org](http://www.courtstreetvillage.org)