

**Update: Berridge Townhouse & Lofts Project**

Scheduled to open in late 2008, this 6.2 million dollar project will include 21 one-to-three bedroom loft apartments, with two commercial tenant spaces on the ground floor. Federal and State historic tax credits are part of the financing, which requires the loft apartments to be leased for the first five years. 8 units will be reserved for families with income up to 80% of the area median, with the rest renting at market rate. Tenants will be given an option to purchase their unit as a condo at the end of the five year period. The project will be a gated community and amenities will include reserved parking, security system and much more. Keep up to date on the construction progress on the WEB at [www.berridgeplace.net](http://www.berridgeplace.net)

To learn more contact Linda at 810 239-4971

OR

[csvleasing@sbcglobal.net](mailto:csvleasing@sbcglobal.net)

*Court Street Village East Apartments for Seniors****Did you know.....***

**FACT:** Over 75% of our senior residents are women

**FACT:** 66% of our residents earn less than \$10,000 per year

**FACT:** Nearly 87% live alone

**FACT:** 40% are over the age of 70

Providing low-income seniors with affordable housing is one of our missions here at Court Street Village. While the cost for food and other necessities continues to increase, the income of our seniors stays the same. We are committed to helping our seniors live in a safe, comfortable environment, and recognize the need to keep housing costs affordable. Court Street Village would like to thank its donors for supporting its mission and programs.

**Apartments Available**

There are still a few available apartments for seniors at our Apartment buildings on Court Street. We are offering, for a limited time, a one bedroom apartment for \$505.00, for those whose income qualifies. The \$505.00 includes your heat, air conditioning, water & sewer and trash removal. Other floor plans and rental rates may be available for you and your unique situation. Stop by and enjoy a tour of our beautiful community, check out our photo gallery at [www.courtstreetvillage.org](http://www.courtstreetvillage.org), or call Linda at 810 239-4700.

**June 21<sup>st</sup>, 2008 Golf Event**

You are the first to be invited to our very first Golf outing! All we've done is pick a date, June 21, 2008, so mark your calendars and call Norma at 767-7066 if you would like to receive an official invitation. For those who can't join us, we will have sponsorships available. We are also looking for people who can donate prizes for our raffle. Please help our efforts in continuing neighborhood and senior programs by getting a group of friends together to support this event!

## BOARD MEMBER PROFILE

### William A. Tipper "MOST LIKELY TO SUCCEED"



Born near Pittsburgh, in the steel town of Aliquippa, Pennsylvania, in 1932, William Albert Tipper is proud to be named after both grandfathers. Call him Willie, Billy or Bill, and he'll probably answer to all of them.

A star athlete in high school, Bill was named High School All-American in 1949. He also made All-Conference as a running back in football, and was a 3-time medalist in track & field. Bill helped lead their high school Basketball team to their first state championship title. They were undefeated that season, and still hold that record. Bill says he only played basketball "to stay in shape for football". A natural leader, he was team captain in football and track, and President of the Varsity "L" club. He graduated from High School in January, 1951, half a school season late, due to WWII and being forced to attend half days in the third grade.

A great athlete any college would be grateful to have, most colleges were segregated at the time, limiting his options. Bill was offered scholarships to Pittsburgh, Michigan State & Penn State, who were among the few major colleges who recruited black athletes at that time. Instead, he followed his buddy, Jim Frank, to Lincoln University in Jefferson City, MO. Now a college star athlete, Bill remembers when Jesse Owens came to speak at the college. "...he talked about life beyond college. What are you going to be able to tell the employer that you have to offer? At Lincoln, we were taught to achieve on the field and in the classroom". Bill earned a Bachelors Degree in Secondary Education, earning a major in Health & Physical Education and a minor in Social Studies. He later received his Masters degree in Community Education. As busy as he was with athletics, he found time to stay active in the Alpha Phi Alpha Fraternity, University Choir and Student Council.

Bill met his first wife while in Missouri. Her parents migrated to Flint to work for GM, and they followed. Upon college graduation, Bill's first job, in 1955, was with the Recreation and Park Department. By August 1956, he became a Flint Community School Director. Flint Community Schools had a lot of "firsts" back then, says Bill. "Fairview School had one of the first breakfast programs, funded by the Mott Foundation, and our day and evening programs for kids became well-know throughout the country". The head of the U.S. Department of Education came to Flint to look at these programs. Bill eventually moved on and worked at Probate Court with dependent and neglected children. After 6 years, his love for working in the school system got the best of him and he returned to the Flint Community Schools as a teacher, community school director, and high school administrator. He served under 4 Flint mayors on their city-wide advisory committees. Bill retired from the Flint Community Schools in 1992, after 32 years of service. Upon retirement, he remained active, serving on the Flint School Board for nearly 5 years and was Treasurer at Mount Olive Baptist Church for 13 years. Bill has been appointed National Chairman of the Senior Alpha Affairs Commission for Alpha Phi Alpha Fraternity, where he has been a member for over 55 years. Recently, Bill has been named President of the Flint Area Education Foundation.

Bill has served on the Board of Directors of Court Street Village Non-Profit Housing Corporation for over 15 years, and has been Secretary for nearly 4 years. Bill was involved in developing a Strategic Plan for Court Street Village in 2007 and continues to be active in all facets of long term development within the organization.

Bill and his second wife, Betty, have a total of 6 children and 12 grandchildren. His high school classmates were right. His love of family, church and community has taken him from "Most Likely to Succeed" to "Most Successful". Thank you for your commitment and dedication to Court Street Village and to the Flint Community.

## How you can help us

**VOLUNTEER:** Volunteering is great way to give back to the community. We are currently seeking volunteers to help in our Senior Apartments with activities. Now is great time to join our new Volunteer Auxiliary Group. Call Norma @ 767-7066.

**VG's Receipts:** By saving your VG's receipts, you can help us continue our neighborhood programs. Such a simple thing can give big rewards! Please spread the word to your friends and family so we can get a huge network of people contributing. We receive a donation back from VG's of 1% of all receipts turned in. You can mail them to us or place them in the collection boxes located at CSV East, CSV West and CSVNP Headquarters.

**Join the Citizens Nuisance Task Force:** The Task Force is dedicated to eliminating graffiti and cleaning up the City of Flint. Please check out their accomplishments and future plans by visiting our web site, [www.courtstreetvillage.org](http://www.courtstreetvillage.org) or call 767-2683 to report graffiti vandalism in the City of Flint.

**Donate Now:** Please consider a gift to Court Street Village Non Profit Housing Corporation so we can continue our community programs. Your gift is tax deductible as allowed by law. You can mail it, or go to the "Donate Now" tab on our web site, [www.courtstreetvillage.org](http://www.courtstreetvillage.org).

Let's Go Green!

Help us cut down on paper and postage by supplying us with your e-mail address. Our newsletter is published twice annually, so help us save the environment by calling or e-mailing Norma at 810 767-7066 [csvdevelopment@sbcglobal.net](mailto:csvdevelopment@sbcglobal.net). If e-mailing, please put "Go Green" as the subject. We will also be happy to e-mail information about any upcoming events. For your protection and privacy, we do not share our e-mail lists.

### ***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 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 become a successful homeowner & how to apply for a mortgage. How to avoid predatory lending. Money management & savings plans. What lenders look for when approving mortgages. How to access grants, loan programs and down payment assistance programs.**

The *SmartBUYER*® education course consists of six hours of classroom time that can be completed in either one or two sessions. All *SmartBUYER*® graduates are eligible for down-payment assistance and one-on-one counseling.

***BUILDING YOUR MONEY MUSCLE*** workshops are designed to give you money management and consumer skills. Topics include Budgeting, Savings, Banking, Credit, Taxes, and Insurance.

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



NON PROFIT  
ORGANIZATION  
U.S. POSTAGE PAID  
PERMIT # 98  
FLINT. MI

Court Street Village Non Profit Housing Corp.  
727 East Street  
Flint, MI 48503  
Phone: 810-767-0603  
Fax: 810-767-0636  
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)