

**Kent County**  
**Family & Children's**  
**Coordinating Council**

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**KCFCCC Meeting Minutes**  
**April 9, 2019** 12:00pm – 1:00pm  
Kent County Administration Building  
Room 311

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**Members/Alternates**

**Present:** Melanie Beelen, Ron Caniff, Candace Cowling, Judge Patti Gardner, Sandra Ghoston-Jones, Cynthia Gladyness, Jack Greenfield, Lynn Heemstra, Maureen Kirkwood, Adam London, Jacob Maas, George Meek, Jim Paparella, Kasie Pickart, Diana Sieger, Scott Smith, Michelle VanDyke, Matthew VanZetten.

**Members Absent:** Chris Becker, Lynne Ferrell, Tracey Fountain, Teresa Neal, Jackie O'Connor, Julie Ridenour, Savator Selden-Johnson (Scott Orr represented).

**Guests:** Peter Beck, Heather Boswell, Veneese Chandler, Anissa Eddie, Kristen Gietzen, Carol Paine-McGovern, Kristyn Peck, Wende Randall, Annemarie Valdez, Jan van der Woerd

**1. Welcome & Call to Order**

Adam London, Chair, called the meeting to order and asked for introductions.

Diana Sieger made a motion to accept the minutes from the February meeting, 2<sup>nd</sup> was provided by Jim Paparella, vote was unanimous.

**2. Public Comment**

None.

**3. Land Trust Presentation** – Adam introduced Jan van der Woerd, from ICCF. This program is designed around the affordable housing crisis. This program assists low income residents with home ownership or affordable rentals. He provided a handout with his presentation. The Land Trust is comprised of 213 scatter site rental properties, 140 of which are in Kent County. This was made possible due to the financing of foundations in Grand Rapids and Kent County. The deferred maintenance is currently being done. Some of the properties are currently occupied by renters, so as they choose to move out, properties are being renovated and offered for sale.

The Land Trust was created for affordable home ownership. This particular Land Trust is called the Community Homes Land Trust. It is designed to offer home ownership to those who would not otherwise have access in the market. What happens in this structure is that a home buyer who is income qualified and a first-time home buyer (or a buyer who has not owned a home in the last three years), has gone through home ownership education and housing counseling, purchases a home through the Land Trust, and the Land Trust maintains ownership of the land where the house sits. The homeowner pays a ground lease fee to the Land Trust. This ensures long term affordability of the house. In a ground lease, if the homeowner ever decides to sell, it is guaranteed to be sold to another income qualified household.

The Land Trust has very high occupancy rates and low eviction rates because they check in with homeowners who are delinquent in paying their land lease payment and try to work with them.

Jan explained the process used by the Land Trust to assist a home buyer in purchasing a house and later in the resale if they choose to sell. The Land Trust is the financial shock absorber if a house decreases in value. When a property increases in value, the Land Trust uses their portion of the profits to reinvest in more homes. Community Homes Land Trust uses the formula that is used by the majority of the Land Trusts around the country.

The biggest goal of the Land Trust is to provide affordable housing. The Land Trust works with homes that are \$150,000 or less in value. These homes are more affordable to purchase under this program than it is to rent in the current market. It also provides housing stability for this income group.

The ground lease payment is \$60 a month. Half of it goes to pay for the functions of the Land Trust and the other half goes to an individual repair fund for that household.

4. **Network 180 Executive Director Search Update** – Adam London gave an update, saying Network 180 has obtained an executive search firm to do some recruiting for the position. They are doing their work right now and have over 20 applications, and 8-10 look interesting. They expect to be reviewed when the search committee meets next, on the 26<sup>th</sup> of April. The game plan is to have the Executive Search Committee do the interviews to narrow it down to 1-3 candidates to bring forward to the Board of Directors of Network180 by the end of May, early June.
5. **Early Childhood Millage Update** – Sandra Ghoston-Jones provided this update. She said they are very close to having the administrative contract between the County and First Steps completed. It will go to the Finance Committee on April 16 for their approval. It is anticipated the contract will be in place by the first of May.

First Steps will be issuing their first RFP very shortly after the contract is signed.

She will keep the group updated on the process going forward. A lot has been completed in a very short amount of time.

6. **Miscellaneous**

- Maureen Kirkwood – She asked what the status is of the Strategic Planning. Sandra said it's currently on hold due to other commitments. She expects to take that back up later this year. She said that a lot of valuable information was gleaned.

Matthew VanZetten added that Wayman was preparing to request a new position to help Sandra manage some of the things keeping her from the Strategic Planning work.

- Ron Caniff – Ron shared that today is SAT Testing day in Michigan.
- Lynn Heemstra – She reported the Grand Rapids City Commission adopted a four-year Strategic Plan that can be found on their website. This takes the City into a strategic focus over the next for years on the following areas: Governmental Excellence, Economic Prosperity and Affordability, Engaged and Connected Community, Health and Environment, Mobility and Safe Community.

The City has also adopted a program for young people: LEAD, Leadership, Employment, Achievement and Direction. Those who live in the city of Grand Rapids and are 18-24 years old, the first session looks at Leadership and Employment Training and completion of the program will be placed with the Mayor's 100 Business. This starts April 29 through May 15. Interviews for the summer session, for 15-24-year-olds, are taking place now. They are targeting neighborhoods of need for this program. Lynn asked the group to refer young people who might be interested in a summer job to contact the City's office.

- Melanie Beelen – Baxter Community Center turns 50 this year. She also mentioned that Hershel Turner, the first director of Baxter, was an amazing basketball player and artist. In honor of him, there will be a couple of special events this summer. On June 11 and 12 there will be a Hershel Turner Basketball Legacy Camp. June 11 will be for 8-11 year-olds and June 12 will be for 12-18 year-olds. Hershel will be there. Yesterdog will be underwriting it. There is a limit of 50 kids for each day and will take place in the gym at the Community Center. Registration will be online. They are looking for kids from the Baxter neighborhood.
- Adam London – Please encourage family and friends to get the measles, mumps and rubella vaccination. It is only a matter of time before cases show up in Kent County. There is a possibility in the future of excluding those unvaccinated from attending school if an outbreak occurs.

7. **Adjournment** – Meeting adjourned at 12:59 PM. Next meeting is scheduled for Tuesday, June 4, 2019.