



CCNDC

3535 Cass Ave.
Detroit, MI 48201
(313) 831-0199

Building Neighborhoods One Block At A Time

Fall 2005-Winter 2006

Welcome New Brainard St. Residents!

The Brainard St. Apartments is the newest addition to CCNDC's growing base of low-income, affordable rental housing in the Cass Corridor neighborhood.

The Brainard St. Apartments are situated over five acres in the center of Cass Corridor, between Second and Third Avenue. These apartments fill the last of large open spaces in the area. Dedicated to affordable housing, the Brainard St. Apartments will ensure that the Cass Corridor is a mixed-income neighborhood.

The apartments feature twenty brick modular buildings, with the architecture designed to match existing and historical structures in the neighborhood. There are 120 units, and an outdoor playscape area is also available for children. Currently in the works are a bar-b-que picnic area and a greenspace/community gardening area, which will complete the final features of the development.

Brainard Residents Essay Contest

Enter CCNDC's essay contest and the winner of each category will receive a \$25 gift prize. Your essay will be published in the next CCNDC Newsletter.

18 years old and under

*"Why I like Brainard Apartments"
(150 words)*

Over 18 years old

*"The Cass Corridor is the heart of Detroit because..."
(350 words)*

Submit a copy to 3535 Cass Ave or email it to mclin.ccndc@gmail.com. Please include your full name, date of birth, and street address. All submissions due by February 28, 2006.

Fun at the Annual Halloween Party



On October 29, the Friday before Halloween, nearly 200 neighborhood families and community members in the Cass Corridor attended the annual Brainard Park Halloween Party. Youth of all ages enjoyed hayrides and a pumpkin patch, along with hotdogs, chili, and arts and craft activities. Attendance was a record high this year, with residents from the new Brainard Apartments who brought in new energy to this annual tradition. Other festivities included mask painting, scary story telling, marshmallow roasting and a video screening.

A big thank you to the following organizations for helping make this event a success: Honest John's, People United As One, Pinnacle Management, Detroit Summer, St. Patrick Church and Senior Center, and all volunteers.

Building Community in the Cass Corridor

BOARD MEMBERS

George Bukas
President

Edward Sherls
Vice President

Marilynn Mullane
Treasurer

George McMahon
Secretary

Betty Bennett
Member

Terry Bennett
Member

Gerald Dudley
Member

Victor Lloyd
Member

Cedic Toles
Member

Cass Corridor Neighborhood Development Corporation (CCNDC) is a neighborhood community organization that makes sure affordable, quality housing is available to the residents of the Cass Corridor. The board members volunteer their time to the organization because they are committed to quality living in a diverse, integrated neighborhood.

CCNDC was formed in 1982 as a subsidiary of the Concerned Citizens of Cass Corridor, a neighborhood-based community group representing residents and business owners in the Cass Corridor. CCNDC formed as a result of the tenants of Vernon Murphy apartment building successfully acquiring their building in a judgement against an absentee landlord, and CCNDC became the development subsidiary to undertake the renovation. To date, CCNDC owns eight properties that provide affordable rental housing to low to moderate income residents.

MISSION STATEMENT

CCNDC serves to enhance the quality of community life for all residents in the Cass Corridor and to promote a healthy, safe and stable community where people of diverse backgrounds can live together as neighbors. CCNDC accomplishes this through rehabilitating and building decent, safe and affordable housing; promoting economic opportunities for community residents; and fostering a spirit of community and mutual support within the neighborhood.

Local Representatives & Other Important Numbers

Below are some important numbers to keep at hand. Let's keep our neighborhood safe and strong, and we can do our part by keeping our locally elected officials and representatives accountable to our community's needs!

Police District-Central

4747 Woodward Ave.
(313) 596-1300

Deputy Chief: Stacy Brackens
Commander: Frederick McClure
Central District Rep. in City of Detroit Law Dept.: Sarida Scott
Center District Rep. in Wayne Co. Prosecutors Office: Steve Robinson

Abandoned Vehicles Officer

Robert Demers
(313) 596-5110

Neighborhood City Hall

Chantel Clemmons
(313) 224-2989

State Senator-District 1

Hansen Clarke
(877) 252-7537

State Representative-District 6

Marsha Cheeks
(517) 373-0844

Wayne County Commissioner

Jewel Ware
(313) 224-0900

US Congress-District 13

Carolyn Cheeks Kilpatrick
(313) 965-9004

US Senators

Carl Levin
(313) 226-6020
Debbie Stabenow
(313) 961-4330

Board of Education-District 1

Carla Scott
Board Office
(313) 873-7860

Inside Pinnacle Management

If you've live in one of CCNDC's building, you may have interfaced with staff from Pinnacle Management. So what goes on behind the scenes to keep the buildings open and operating?

Pinnacle's mission is to make places livable, clean and affordable. In partnership with CCNDC, Pinnacle operates many of CCNDC's buildings, and is responsible for collecting rent, paying utilities, maintenance jobs, bill payments, and responding to emergency repairs. According to Pinnacle staff, all rent payments go directly to paying bills. With the tough economy and limited resources, Pinnacle strives to keep rents as affordable as possible, nearly 60% below the suggested affordable rent rate.

Pinnacle's maintenance staff works around the clock to keep all building running and functional. The staff works hard to respond as fast as possible to emergency repairs or other building situations that directly hamper quality of life. As a management company, Pinnacle must contract many services and maintenance projects to other contractors. Though some improvements do not happen overnight, Pinnacle is working behind the scenes to follow through.

Pinnacle believes that the approach to success in what they do is working side by side with residents, to make payments and to improve the quality of life in the neighborhood. That requires everyone's involvement to take part in the security and cleanliness around their their respective buildings, making the neighborhood viable in the long run.

CCNDC STAFF

Patrick Dorn
Executive Director

Ruth Taylor
Office Manager

Jozefa Hypnarowicz
Office Assistant

Bob Zinser
Housing Consultant

Clayton Harris
Michael Knight
Maintenance

Michelle Lin
Community Dev. Specialist

Karen McLeod
Ansonia Mgr.

Dave McLeod
Vernon Murphy Mgr.

PINNACLE MANAGEMENT STAFF

Rachel Dorn
Business Manager

Dave Kujawa
Maintenance Manager

Ali Clegg
Assistant Property Mgr.

Rose White
Office Assistant

Melinda Cox
Certification Specialist

Zac Dotson
Quentin Greenlee
Maintenance

James Deel
Grounds Keeper

Nate Rucker
Mt. Vernon Mgr.

Get Involved!

Want to tutor young people?
Interested in teaching an art
class?

Help coordinate a
neighborhood clean up?

Help plant flowers and
gardens?

Have a great idea about
working with youth?

Contact CCNDC if you have
ideas about how to make
our neighborhood stronger,
or would like to volunteer for
upcoming activities and/or a
local organization. contact
Michelle at CCNDC at (313)
821-0199 or
mclin.ccndc@gmail.com.

Holiday Bikes[®]

Back Alley Bikes

Saturday, December 17 (12-4pm)

Monday, December 19 (5-9pm)

Free rebuilt bicycles for children
ages 4-8 years old.

While supplies last.

Children must be accompanied by
a parent or guardian.

Located in the back of 3535 Cass Ave.

Driveway access to entrance available
off MLK, between Cass and Second Ave.

Voicemail: (313) 879-5073

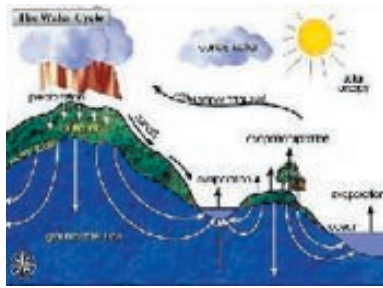
Back Alley Bikes is a collectively run
non-profit, reuse, repair bike shop that
seeks to educate and empower the
community. Call (313) 879-5073 to find
out more about BAB's programs and
hours.

Guest Article: What is Groundwater?

from Michigan Groundwater Stewardship Program, Wayne County

Did you know we all drink groundwater? Groundwater is all the water that saturates the soil below the ground. When rainwater hits ground that is not paved, the water soaks into the soil and infiltrates into the ground. Eventually it reaches a place where all the spaces between soil particles are filled with water. The water we use in our homes comes from the Detroit River, and the water we pull out of the river is recharged by groundwater. In order to keep our drinking water clean, we must also protect our groundwater.

The Michigan Groundwater Stewardship Program provides information and technical assistance tools to identify and reduce risks to groundwater associated with pesticide and nitrogen fertilizer use.



Anyone who owns or rents a home can benefit from a free one-on-one home assessment, called Home*A*Syst, that evaluates your home and property for pollution and health risks. Your groundwater educator will use the Home*A*Syst booklet to cover topics like managing household trash, yard and garden care, and hazardous household product management. Your groundwater educator is also available to give free group presentations on a variety of water quality topics. For more info or to request groundwater services, contact: Kibibi Blount Dorn, Groundwater Educator at (313) 921-

5080 or (313) 832-6719 or kibibid@hotmail.com or 4-H Community Center, 5710 McClellan, Detroit.

Various Local Resources

Midtown Alliance Meetings (313) 831-7931

Help make our neighborhood safe and clean

Date: 2nd Wednesday of each month

Time: 7:00pm

Location: Mario's Restaurant

(on Second b/t Willis and Alexandrine)

Central District Police/Community Relations Meetings

Date: Third Tuesday of each month

Time: 7:00pm

Call for location: (313) 596-1300

Drop-off recycling by:

Recycle Midtown

Date: Second Saturday of each month

Time: 10:00am-2:00pm

Location: 4444 Second Ave

(b/t Canfield and Prentis)

Bring: Paper products, cardboard, glass, metals, plastics, styrofoam

Note: Make sure all lids and labels are removed; all items cleaned and rinsed

More info: recycleMidtown@NDLogik.com

www.midtowndowntown.com

Cass Technical High School

For testing information call:

(313) 873-6601 or (313) 873-6602

Burton International School

Applications available at front office

Application due week of January 2, 2006

(313) 596-3800

Board of Education-General Info

(313) 873-3111

"Free" Clinics (will accept uninsured clients)

Woodward Corridor Family Medical Center

611 MLK Blvd (313) 832-6300

M W Th F 8:30-5 & T 8-8

Detroit Health Department

Herman Keifer Health Center

1151 Taylor (313) 876-4826

M-F 8-4:30 W 10-6:30

By appt. Sliding fee scale (\$5 min.)

Cabrini Clinic

1435 Sixth St. (313) 961-7863

Walk-in Medical Clinic Tu 5pm, Th 1pm & 6pm

Adult Mental Health Clinic W 3pm by appt.

WANT TO CONTRIBUTE TO THE NEXT NEWSLETTER?

Contact CCNDC and tell us what you'd like to write or any suggestions on how to make this newsletter better! Call (313) 831-0199 or email mclin.ccndc@gmail.com.