



5 Year Consolidated Strategic Plan

July 1, 2010 through June 30, 2015

Wyoming, Michigan

GENERAL

Executive Summary

Community Development Block Grant funds have been used by the City of Wyoming since 1976. This Consolidated Strategic Plan (CSP) covers the five year period from July 1, 2010 through June 30, 2015. This CSP outlines the general goals the City wishes to follow for the next five years. The two major categories of proposed CDBG spending for this planning period are for housing rehabilitation (about 45%) and on Code Enforcement activities (about 23%). Other proposed projects include public improvements, clearance and fair housing activities. Generally, the main obstacle to meeting our needs is the insufficient amount of available funding.

The following is a listing of the 14 strategies in this plan:

Decent Housing Specific Objectives/Strategies:

1. Improve neighborhood property values by providing funds to acquire and demolish homes and related structures located in floodway areas, within low and moderate income areas. Relocation funds would also be offered as necessary. The vacant properties would be added to existing adjacent park or City owned property. This item has a "Low" priority.

2. Improve access to affordable rents by offering Public Housing units and Section 8 vouchers to low and moderate income families. This item has a "High" priority.

3. Improve the quality of owner housing by funding services provided by Home Repair Services, a local non-profit agency that offers such activities as minor home repairs, tool lending library, handicapped accessibility modifications, low cost building materials, volunteer coordination activities and home foreclosure intervention assistance. This item has a "Medium" priority.

4. Improve the quality of owner housing by offering affordable low interest loans and deferred loans for housing repairs, energy efficiency improvements and improvements that increase the value of the property to low and moderate income families. This item has a "Medium" priority.

5. Reduce blighting influences of deteriorating structures and garages by offering grants to home owners to clear such buildings, within low and moderate income areas. This item has a "Medium" priority.

6. Improve the quality of rental housing by offering affordable low interest loans for housing repairs, energy efficiency improvements and improvements that increase the value of the property to land lords that rent to low and moderate income families. This item has a "Low" priority.

7. Increase the availability of home ownership by providing homes through the sale of Public Housing, by providing monthly housing payment subsidies to those with Section 8 vouchers that wish to purchase homes and by purchasing, rehabbing and offering HUD Dollar homes to low and moderate income families. This item has a "Low" priority.

Suitable Living Environment Specific Objectives/Strategies:

8. Improve property values and reduce blighting influences by funding the City's Building Inspections code enforcement programs. CDBG funding will be limited to code enforcement activities in low and moderate income areas. This item has a "High" priority.

9. Increase access to fair housing by providing Wyoming citizens fair housing testing, mediation of complaints and education to landlords, real estate persons and the general public. This activity will be accomplished by funding programs of the Fair Housing Center of West Michigan and/or other similar agencies. This item has a "High" priority.

10. Promote neighborhood safety and improve neighborhood property values by providing funds to pay for rental space to house various community services and neighbor-drop-in type activities to be staffed by non-profit groups, within low and moderate income areas. This item has a "HIGH" priority.

11. Promote neighborhood safety and improve property values by providing youth crime prevention activities, such as school liaison officers and other youth programs, within low and moderate income areas. This item has a "High" priority.

12. Improve public facilities by funding projects that improve streets, streetscapes, sidewalks, sewer and water infrastructure, parks and other public facilities. All public facility improvement activities will benefit persons in low and moderate income areas. This item has a "Low" priority.

13. Improve property values and promote sustainable housing, recreation, business and industrial areas by updating the City's Master Plans and Zoning ordinances. This item has a "Low" priority.

Economic Opportunity Specific Objectives/Strategies:

14. Promote quality commercial districts by offering exterior building improvement loans to businesses as an overall benefit to low and moderate income neighborhoods. This item has a "Low" priority.

Managing the Process (91.200 (b))

1. Lead Agency:

The lead agency is the City of Wyoming. The daily CDBG activities will be handled by the Community Development Section of the Community Services Department. The Community Development Coordinator, under supervision of the Community Services Director, manages the daily operations of spending CDBG funds and the submittal of the annual CDBG application and performance report. Like typical municipal governments, the City Council acts as the legislative and policy-making voice of the City. As part of its activities, the City Council adopts the 5 Year Consolidated Strategic Plan and approves the 1 Year Annual Plan for CDBG funding. As the chief administrator, the City Manager is responsible for the day-to-day operations of the city, including the implementing of the policies and programs of the City Council.

2. Community Development Committee:

Relative specifically to this Consolidated Plan and CDBG funding, a Council-appointed group, the Community Development Committee, serves as an advisory group to the Council. That group also approves the Consolidated Plan and recommends the annual CDBG budget. The Community Services Director and the Community Development Coordinator serve as staff to the Community Development Committee.

3. Other City Groups:

Relative to other city groups potentially involved with the Consolidated Plan, the list includes the Housing Commission, the Parks and Recreation Department and its citizen's advisory group, the Parks and Recreation Commission, the Public Works Department, the Building Inspections Department and the Planning Department, related citizens groups and the Brownfield Redevelopment Authority.

4. Non-City Existing Groups – Housing:

- a. Emergency Shelter Task Force (ESTF)- The (ESTF) is a subcommittee of the Kent County Emergency Needs Task Force. It is comprised of representatives from over 50 housing and social service agencies benefiting the homeless, as well as local government and United Way officials. The Kent County Emergency Needs Task Force 1990-91 Update identified a number of areas in which progress had been made in dealing with these issues. They reported that:

An emergency shelter system has emerged which assures immediate placement of homeless persons in shelters or motels/hotels, seven days a week, 24 hours a day. Two transitional housing projects serving women and women with children (Liz's Housing and Hope Community, respectively) opened in 1991.

- b. Permanent Housing Coordinating Council (PHCC).- The (PHCC) is a group of permanent housing providers which meet on a regular basis, primarily for the purpose of communication. The PHCC is comprised of representatives from Dwelling Place, The Inner City Christian Federation, Habitat for Humanity, the Center for Independent Living, the Grand Rapids Housing Commission and others.
- c. Resource Allocators Consortium (RAC)- The Resource Allocators Consortium is an informal group of persons from local foundations, city and county governments, and the United Way who are responsible for awarding funds to agencies for housing and social services. The primary purposes of RAC are to ensure communication, and problem solving and resolution.
- d. Federal Emergency Management Agency (FEMA) - Local Award Committee- The United Way is responsible for channeling FEMA funds for emergency food and shelter to local nonprofit agencies. The Local Award Committee meets annually to make allocation decisions, which the United Way then implements through funding awards.

5. Existing Groups – Non-Housing:

- a. City Groups. In Wyoming, CDBG expenditures unrelated to housing have primarily been for recreation, street improvements and public services. Relative to recreation, the Wyoming Parks and Recreation Commission has coordinated with staff and the Wyoming Community Development Committee in determining park projects and priorities. Street programs have been coordinated with the Wyoming Engineering Department.
- b. Economic Development. Relative to economic development, there are four Wyoming groups that could become involved with the Consolidated Plan depending upon the type of activity. The Wyoming Downtown Development Authority includes several areas of low-moderate income neighborhoods. The Wyoming Local Development Finance Authority is charged with the infrastructure development of vacant industrially zoned land to promote industrial growth. The Wyoming Economic Development Corporation provides various types of incentives to industry, such as tax abatements, to further promote industrial growth. Future types of industrial rehabilitation or infrastructure expansion could involve either or both of these groups. The Brownfield Redevelopment Authority provides incentives for cleanup of contaminated property.
- c. Other Groups. Other non-housing groups that could coordinate efforts for the Consolidated Plan include Wyoming Chamber of Commerce, Metro Council, the Right Place Program, Interurban Transit Authority, Wyoming Utilities Department and various local and regional social services groups.

6. Overcoming Gaps in Coordination of Efforts

- a. Area Housing Network. The existing institutional structure in the Grand Rapids area provides a network of housing-related religious, private non-profit, social service, and governmental agencies which are capable of addressing the City of Wyoming's needs as identified in the Consolidated Plan. The majority are competent organizations with professional support staff.
- b. Housing and Social Service Providers. In their efforts to improve housing availability, conditions, and affordability, housing providers have become more aware of related social services, which can benefit their clients. Coordinating committees, as noted earlier, have also helped establish linkages among community housing and service providers. However, much more needs to be done to efficiently channel the right assistance to the persons most in need. As housing programs mature, so will the relationships between housing and social service providers.
- c. Non-Housing. For non-housing, coordination efforts seem much easier and less complicated. Most of the non-housing activities in the Consolidated Plan can effectively be implemented by city staff. However, industrial promotion efforts are often aided by the Right Place program and the Michigan Economic Development Corporation. No major gaps appear evident in non-housing program implementation.

Citizen Participation (91.200 (b))

Over the past 18 months citizens, funding requestors and City staff have had meetings in efforts to create, debate and process strategies for inclusion into the City's 5 Year Consolidated Strategic Plan. In 2009, we filled 5 vacant positions in our Community Development Committee. We now have a full 9 member citizens committee.

Here is a list of meetings and publications which shaped this plan:

5/26/2009 – A Community Development Committee (CDC) meeting was held. Staff presented the committee members with a history of the CDBG program from a national perspective, including a review of enabling legislation and HUD's rules concerning National Objectives and the use of funds. The members received a binder with guides to national objectives and eligible CD activities.

7/1/2009 – A Community Development Committee (CDC) meeting was held. This meeting elected a Chair Person and Vice Chair person. This meeting concentrated on educating the committee with what activities had been funded with CDBG funds since 1976.

8/5/2009 – A Community Development Committee (CDC) meeting was held. The City's Chief Building Inspector presented information on the city's code enforcement programs. The city's Chief of Police presented information on the current and proposed School Liaison Officer program.

9/2/2009 – A Community Development Committee (CDC) meeting was held. The executive director of the area's fair housing agency presented information the history of fair housing laws and the need for continued support for the city. The director of Home Repair Services, an area non-profit housing services agency, presented information on current and proposed funding needs for their agency.

10/21/2009 – A Community Development Committee (CDC) meeting was held. The Wyoming City Manager presented information on the past, present and future funding situations facing the

City.

11/4/2009 – A Community Development Committee (CDC) meeting was held. The city's Chief of Police and a police lieutenant talked about the city's problem with gang related graffiti. The city's Fire Chief explained the need for an improved 'Jaw of Life' rescue tool and the need for rescue harnesses.

12/2/2009 – A Community Development Committee (CDC) meeting was held. The City's Mayor talked about the current state of the city related to financing and specifically to decreases in State of Michigan revenue sharing and property taxes. Committee members debated proposals made by staff concerning both 1 and 5 year activities. Priorities for strategies were also discussed. It was the unanimous position of the committee that current community need dictates a change in priorities for fund use. To this end they recommended discontinuing or greatly diminishing support for the housing rehabilitation loan program and reallocating funds to code enforcement activities as the highest priority. They increased the allocation to Home Repair Services, in an effort to assist home owners previously served by the housing rehab loan program for emergency repairs. In addition, the committee was clear in its desire to fund expanded policing in CDBG eligible areas under the provision of Public Services.

1/26/2010 – a Public Hearing Notice was published, in the Wyoming Advance Newspaper, announcing a public hearing on 3/3/2010.

2/3/2010 – A Community Development Committee (CDC) meeting was held. Staff informed the committee of research completed on certain proposed CDBG eligible activities. Staff also informed the committee about staff's recent meeting with HUD representatives concerning past and proposed activities. HUD was pleased that we have moved away from the curb-side trash pick up program, as they did not believe this was a good use of CDBG funds. Research showed that only 36% of fire calls were to CD qualified areas. This means we cannot use CD funds for a jaws of life tool or for harasses. The small amount proposed for graffiti removal was deemed an ineffective use of CD funds.

3/1/2010 – The City Council set a public hearing for 5/3/2010.

3/3/2010 – A Public Hearing was held. The one citizen that was present said she was there to gain knowledge of the activities to be funded with CDBG monies. She did not have any negative comments. A Community Development Committee (CDC) meeting was held. The committee approved the 12 strategies and their relative priorities, previously stated in this 5-Year Plan.

3/9/2010 – A Public Hearing Notice was published, in the Wyoming Advance Newspaper, announcing a public hearing on 5/3/2010.

3/9/2010 – A Summary of the strategies of the 5 Year Plan was published, in the Wyoming Advance Newspaper.

3/23/2010 – A summary of the 5- Year Plan and notice of the 5/3/2010 public hearing was sent to 49 interested persons, public groups and news agencies.

5/3/2010 – The Wyoming City Council held a Public Hearing. No citizens presented any comments.

5/3/2010 – The Wyoming City Council approved the 5 Year Consolidated Strategic Plan.

5/18/2010 - An article was published, in the Wyoming Advance newspaper, which announced approval of the plan by the City Council and that the plan would be submitted to HUD on or about 6/2/2010. No public comments have been submitted to date.

Institutional Structure (91.215 (i))

1. General

The Grand Rapids area has a wide variety of religious, private non-profit, social service, and governmental agencies dealing with issues of housing and other needs of low-income persons and families. Although a number of these agencies are outside the City of Wyoming, the city is included in the service area of most of the organizations dealing with housing and other social concerns. This is in recognition of the fact that the problems of the low income transcend political boundaries and that working together to solve these problems provides a much more efficient and effective method of operation.

The Consolidated Plan process has already had the benefit of galvanizing a number of organizations and directing efforts toward unified actions, consistent with the goals of each organization. Further efforts will be needed to properly coordinate resources and target those most in need of assistance. As such, the formal structure necessary for implementation will continue to evolve throughout the implementation period of the Consolidated Plan. For the time being, the City of Wyoming will rely heavily on existing organizations to begin implementation.

2. Public Institutions -Housing

The public agencies, which relate to housing in the city, consist of the following- City of Wyoming (Community Services Division's Planning and Development Department), Wyoming Housing Commission, Kent County Mental Health and Michigan State Housing Development Authority.

3. Nonprofit Organizations -Housing

Non-profit housing related agencies assisting Wyoming residents include the following: Hope Network Center for Independent Living, Home Repair Services of Kent County, Catholic Human Development Office, The Salvation Army, AMI-Share, AIDS Resource Center, Grand Rapids Urban League and ASCET.

4. Non-Housing Organizations

The City relates to a large number of public and private non-housing organizations that may periodically have activities of significance to CDBG-related efforts. Examples include- Metro Council, Interurban Transit Authority, Chambers of Commerce, financial institutions, State, County and municipal government, etc.

Monitoring (91.230)

1. Community Development Committee.

The primary monitoring system will be the one established for Wyoming's Community Development Block Grant Program. The Community Development Committee will continue to ensure that the goals and aims of the CDBG Program will be upheld. Annually the Committee reviews and evaluates prior year's projects and spending. A similar monitoring program by the Wyoming Housing Commission will ensure that their programs and policies are also supported.

2. Code Enforcement.

Code Enforcement activities will be managed by the Chief Building Inspector, under the direction of the Director of Community Services.

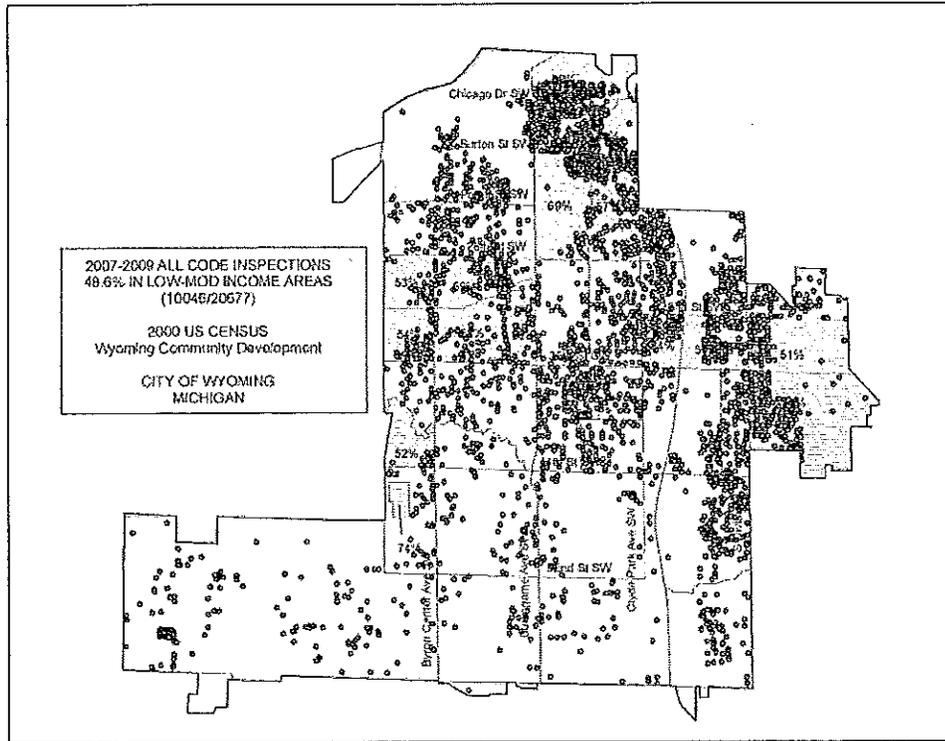
3. Rehabilitation.

The Wyoming Rehabilitation Committee, made up of three City staff members, oversees the various CDBG housing rehabilitation programs. The city has developed the "Rehabilitation Manual" which describes the available rehabilitation programs, including their purpose, eligibility, funding, and other requirements. The Manual also includes guidelines for administration of the overall program, and of specific activities. The Manual will continue to be used as the primary guide for administration of available CDBG program activities. Compliance of housing codes is enforced through our various housing rehabilitation programs and the City Building Inspections Office. The Community Development Coordinator and the Rehabilitation Specialist manage the daily operations of the rehabilitation program.

4. Home Repair Services.
Home repair Services provides home owners with various services such as minor home repairs, low cost building materials, a tool lending library, volunteers and accessibility modifications. The Community Development Coordinator monitors these services on a monthly basis and through an annual report.
5. Fair Housing.
The continuation of support for the Fair Housing Center of Greater Grand Rapids will provide an outlet for complaints of discrimination and a means of testing for compliance.
6. Overall Daily Monitoring.
The Community Development Coordinator, under the direction of the Director of Community Services, monitors overall daily program performance and timeliness on a monthly basis.

Priority Needs Analysis and Strategies (91.215 (a))

1. Priorities for allocating investment geographically.
A current three year incidence trend shows that 48% of all city code enforcement inspections occur in CDBG eligible areas. Therefore, we will reimburse the city's code enforcement expenses by that 48% amount, as they are spent. We will use a rolling three year incidence trend analysis to determine each year's CD percentage. Public improvements and public service activities will be done to serve persons in Census Tracts with 50%, or more, low-moderate income persons. Housing Rehabilitation Loans and services from Home Repair Services are given City-wide to income-eligible households.
The following map identifies code enforcement inspections through out the City with about 48% of them being conducted in low and moderate income areas.



2. Basis for assigning the priorities.
The Community Development Committee has approved the priorities for the strategies listed under paragraph 4 below.
3. Obstacles to meeting underserved needs.
The main obstacle is the short fall in funding.
4. Five year strategies.

Decent Housing Specific Objectives/Strategies:

- a. Improve neighborhood property values by providing funds to acquire and demolish homes and related structures located in floodway areas, within low and moderate income areas. Relocation funds would also be offered as necessary. The vacant properties would be added to existing adjacent park or City owned property. This item has a "Low" priority.
- b. Improve access to affordable rents by offering Public Housing units and Section 8 vouchers to low and moderate income families. This item has a "High" priority.
- c. Improve the quality of owner housing by funding services provided by Home Repair Services, a local non-profit agency that offers such activities as minor home repairs, tool lending library, handicapped accessibility modifications, low cost building materials, volunteer coordination activities and home foreclosure intervention assistance. This item has a "Medium" priority.
- d. Improve the quality of owner housing by offering affordable low interest loans and deferred loans for housing repairs, energy efficiency improvements and improvements that increase the value of the property to low and moderate income families. This item has a "Medium" priority.

e. Reduce blighting influences of deteriorating structures and garages by offering grants to home owners to clear such buildings, within low and moderate income areas. This item has a "Medium" priority.

f. Improve the quality of rental housing by offering affordable low interest loans for housing repairs, energy efficiency improvements and improvements that increase the value of the property to land lords that rent to low and moderate income families. This item has a "Low" priority.

g. Increase the availability of home ownership by providing homes through the sale of Public Housing, by providing monthly housing payment subsidies to those with Section 8 vouchers that wish to purchase homes and by purchasing, rehabbing and offering HUD Dollar homes to low and moderate income families. This item has a "Low" priority.

Suitable Living Environment Specific Objectives/Strategies:

h. Improve property values and reduce blighting influences by funding the City's Building Inspections code enforcement programs. CDBG funding will be limited to code enforcement activities in low and moderate income areas. This item has a "High" priority.

i. Increase access to fair housing by providing Wyoming citizens fair housing testing, mediation of complaints and education to landlords, real estate persons and the general public. This activity will be accomplished by funding programs of the Fair Housing Center of West Michigan and/or other similar agencies. This item has a "High" priority.

j. Promote neighborhood safety and improve neighborhood property values by providing funds to pay for rental space to house various community services and neighbor-drop-in type activities to be staffed by non-profit groups, within low and moderate income areas. This item has a "HIGH" priority.

k. Promote neighborhood safety and improve property values by providing youth crime prevention activities, such as school liaison officers and other youth programs, within low and moderate income areas. This item has a "High" priority.

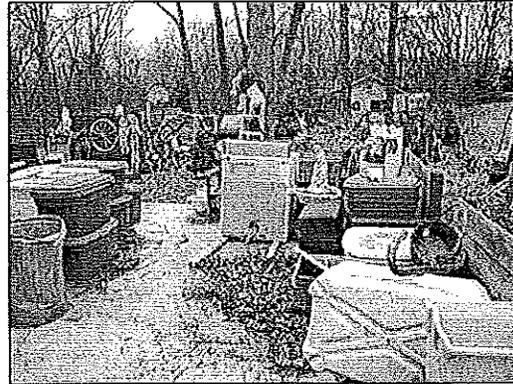
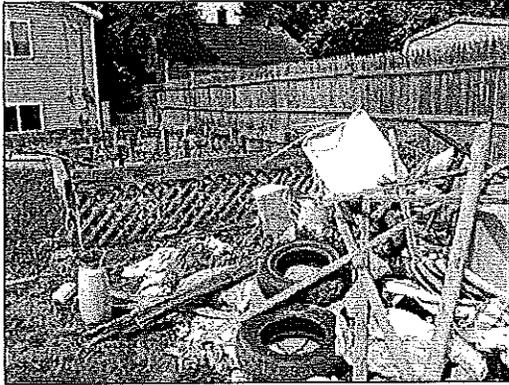
l. Improve public facilities by funding projects that improve streets, streetscapes, sidewalks, sewer and water infrastructure, parks and other public facilities. All public facility improvement activities will benefit persons in low and moderate income areas. This item has a "Low" priority.

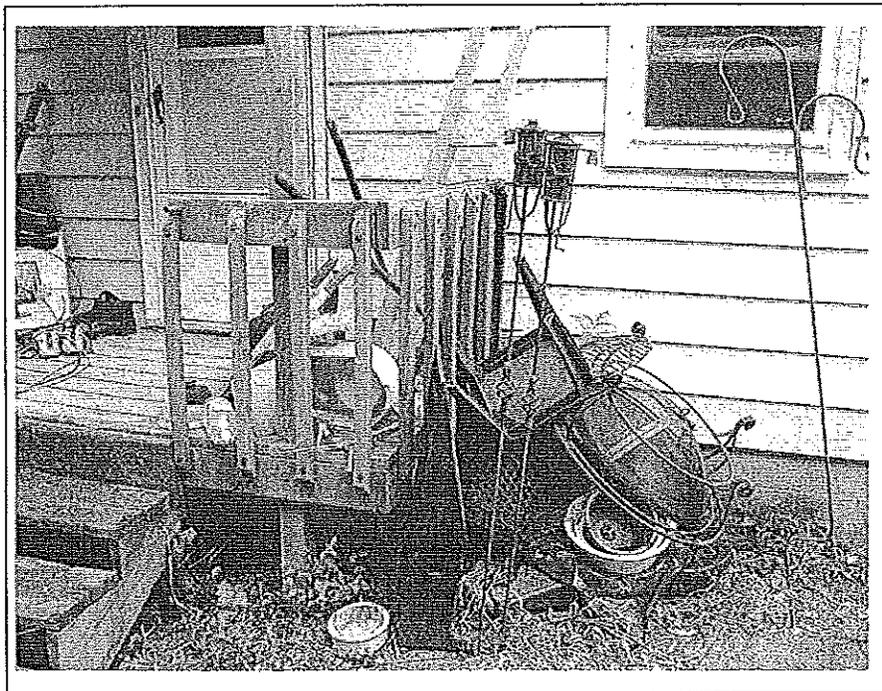
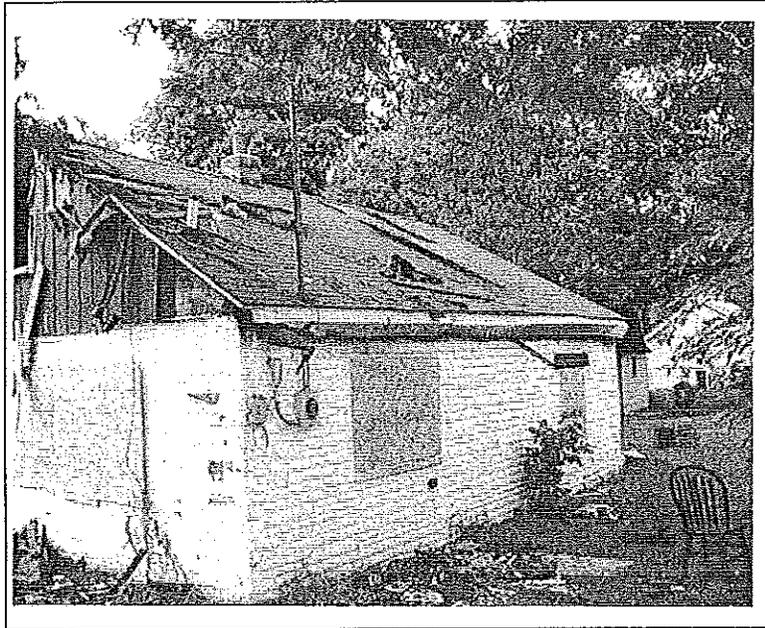
m. Improve property values and promote sustainable housing, recreation, business and industrial areas by updating the City's Master Plans and Zoning ordinances. This item has a "Low" priority.

Economic Opportunity Specific Objectives/Strategies:

n. Promote quality commercial districts by offering exterior building improvement loans to businesses as an overall benefit to low and moderate income neighborhoods. This item has a "Low" priority.

The following photos show examples of various code violations that were called to the City's attention by concerned neighbors. The Code Enforcement Program is used to notify property owners of these violations and to follow up with either fines or actual clean up by City contractors. The clean up costs are then placed against the property, along with taxes due each year.





Lead-based Paint (91.215 (g))

1. Lead poisoning is a major environmental health hazard facing many children. "Although lead was banned from residential paint in 1978, more than half of the total U. S. housing stock - an estimated 57 million older homes - contains some lead-based paint" (from the "Technical Assistance Bulletin I" from The National Center for Lead-Safe Housing").
2. Based on the above, the city will use the following as guidelines in implementing programs:

- a. The city will integrate lead hazard evaluation and reduction activities into all CDBG housing rehabilitation programs.
- b. The city will provide CDBG housing rehabilitation applicants with applicable information of the hazards of lead-based paint poisoning.

HOUSING

Housing Needs (91.205)

1. General

This part summarizes available information from the 2000 US Census on housing needs of households. Some data and charts are updated with the most current information. Data that is released, in the next five years, will be monitored. If new data shows significant changes, we may have to amend this 5 Year Plan. Most of this discussion will relate housing needs according to household income.

For the purposes of the CSP, Figure 1 indicates the income levels of 30% of income, very low and low income families. These income ranges are derived from the base figure of the Kent-Ottawa Standard Metropolitan Statistical Area's median income for a family of four, as determined by the U.S. Department of Housing and Urban Development in March 2009.

Figure 1 - INCOME CATEGORIES

INCOME RANGE	% OF AREA MEDIAN INCOME	2000 INCOME FAMILY OF FOUR
Extremely Low Income	0-30	\$0 - \$18,950
Very Low Income	31-50	\$18,951-\$31,550
Low Income	51-80	\$31,551-\$50,500

Source: U.S. Department of Housing and Urban Development 3/10/2009.

These same income ranges can be expressed for other family sizes, as shown in the figure 2.

Figure 2 - MAXIMUM INCOME CATEGORIES BY FAMILY SIZE

PERCENT OF AREA MEDIAN INCOME	FAMILY SIZE						
	1	2	3	4	5	6	7
0%-30%	\$13,250	\$15,150	\$17,050	\$18,950	\$20,450	\$2,000	\$23,500
Very Low Income 31%-50%	\$22,100	\$25,250	\$28,400	\$31,550	\$34,050	\$36,600	\$39,100
Low Income 51%-80%	\$35,350	\$40,400	\$45,450	\$50,500	\$54,550	\$58,600	\$62,600

Source: U.S. department of Housing and Urban Development 3/10/2009.
Note: Moderate income family limits are subject to adjustment by HUD for family sizes.

Family income directly affects the ability to afford housing. Cost burden related to housing is defined as shelter costs (including utilities) exceeding 30% of a household's gross income. Severe cost burden occurs when a household pays more than 50% for shelter. Understanding

the issue of cost burden is critical to understanding the needs of the lower income population groups. For example, low-income renters, particularly the very low income, routinely pay more than 30%, and sometimes more than 50%, of their monthly income for shelter.

As an example of cost burden and its effect on families, a household of four persons would have to have an annual income of \$20,200 to be able to afford a two-bedroom dwelling unit priced at the Section 8 Fair Market Rent (FMR) of \$505. (Fair Market Rent is the rent level established by HUD for various geographic areas as being the prevailing market rate for rental housing.) If that same family needed a three-bedroom unit, which was priced at the FNM level of \$631, their annual income would have to be \$25,240.

2. 0 – 30% Income

Families in this group have incomes between 0% and 30% of the area median income. Since housing need (cost of housing, costs of repairs, overcrowding problems, etc.) directly relates to family income, this group generally has the highest housing needs of all households. According to 2000 Census figures listed in the special HUD CHAS 'Housing Needs Table' located in the Appendix, of the households in this income group, 82% reported as having housing problems. There were no significant differences among large or small households with housing problems. There are no current indicators, which would change these percentages within the next five years.

3. Very Low Income

Families in this group have incomes between 31 % and 50% of the area median income. According to 2000 Census figures, of the households in this income group, 57% reported as having housing problems. There were no significant differences among large or small households with housing problems. There are no current indicators which would change these percentages within the next five years.

4. Low Income

Families in this group have incomes between 51 % and 80% of the area median income. According to 2000 Census figures, of the households in this income group, 25% reported having any housing problems. In this group, large related families tended to have a larger disproportionate incidence with housing problems.

Priority Housing Needs (91.215 (b))

The following are the five year housing strategies:

Decent Housing Specific Objectives/Strategies:

1. Improve neighborhood property values by providing funds to acquire and demolish homes and related structures located in floodway areas, within low and moderate income areas. Relocation funds would also be offered as necessary. The vacant properties would be added to existing adjacent park or City owned property. This item has a "Low" priority.
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4. Improve the quality of owner housing by offering affordable low interest loans and deferred loans for housing repairs, energy efficiency improvements and improvements that increase the value of the property to low and moderate income families. This item has a "Medium" priority.

5. Reduce blighting influences of deteriorating structures and garages by offering grants to home owners to clear such buildings, within low and moderate income areas. This item has a "Medium" priority.

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7. Increase the availability of home ownership by providing homes through the sale of Public Housing, by providing monthly housing payment subsidies to those with Section 8 vouchers that wish to purchase homes and by purchasing, rehabbing and offering HUD Dollar homes to low and moderate income families. This item has a "Low" priority.

Suitable Living Environment Specific Objectives/Strategies:

8. Improve property values and reduce blighting influences by funding the City's Building Inspections code enforcement programs. CDBG funding will be limited to code enforcement activities in low and moderate income areas. This item has a "High" priority.

9. Increase access to fair housing by providing Wyoming citizens fair housing testing, mediation of complaints and education to landlords, real estate persons and the general public. This activity will be accomplished by funding programs of the Fair Housing Center of West Michigan and/or other similar agencies. This item has a "High" priority.

Housing Market Analysis (91.210)

This section will provide a snapshot of the city by describing certain housing market and inventory characteristics, discussing housing needs and listing housing assistance resources and programs available.

1. Community Description

The city of Wyoming is located in western Michigan and borders the cities of Grand Rapids, Kentwood and Grandville. The city covers approximately 24.37 square miles (City Engineering Department). The City Planning Department estimates that of this area approximately 14.5 square miles, or 60%, is residentially used. Commercial and industrial uses cover about 4.5 square miles, or about 19% of the city, leaving roughly 5 square miles, or 21% undeveloped. The 2000 census lists Wyoming with a population of 69,398. Of Wyoming's 27,506 housing units about 33% are rental.

2. Background and Trends

Prior to becoming a township on April 3, 1848, the Wyoming area was generally agricultural with only a few grist and saw mills on the Grand River and Buck Creek waterways. Housing settlements sprang up in different parts of the township in the early 1800's. These settlements were named Fisher Station (rail depot), Galewood, Urbandale, Beverly, Wyoming Park (all along an electric rail route to Holland), and Godwin Heights and Home Acres (along a rail line to Kalamazoo and south). The population estimate of the township at that time was about 500. Approximately twelve years later, in 1860, the population more than doubled to 1,239 (US Census).

Wyoming started to become a suburban bedroom village in 1890 with the beginning of plats and the building of houses on small lots (40'X90'). Most non-farm employees traveled about 5 miles north to work at furniture factories and other industries in Grand Rapids.

During the housing boom following World War 1, plats were considered for approval at almost every town board meeting. A measure of the feverish building activity in the 1920s was the growth of the population from 6,501 in 1920 to 16,931 in 1930 (US Census).

Wyoming became a city on January 1, 1959 with a population of 45,829. Another abnormal housing growth pattern occurred between 1980 and 1990, when about 19% of Wyoming's current rental units were built.

According to City Assessor's records, Wyoming has a balanced tax base, with 57.5% of its value in residential properties, 22.4% in commercial and 20.1% in industrial. Strip commercial corridors still dominate about 11 miles of the city. The older housing is adjacent to the older commercial corridors along Chicago Drive and South Division Avenues.

A 2002 population estimate, made by the City Assessor's Department, indicated a population of about 71,400 for the City. The American Community Survey, the program that estimates population for the US Census Bureau, shows a 2008 population estimate for Wyoming of 72,104. Currently there is an average of only about 50 new housing units are being built each year. However, with the downturn of Michigan's economy, we do not see this average changing in the next 5 to 10 years.

3. Demographics

- a. General: Demographics and concentrations of minority and low and moderate income families have not changed significantly since the 2000 census. This may be due to the fact that the demographics of older housing has not changed. As shown on Figure 3, Wyoming's population grew by 9% from 1990 to 2000. Significant percentage increases in minority populations are shown, with the greatest increase of 197% for Other. The Hispanic population (Hispanic origin from any race) grew from 3% to 10% of the total population.

Figure 3 - POPULATION

Subject	1990 Census Data	2000 Census Data	% Change
White	59752	60288	1%
Black	1736	3362	94%
Native American	350	406	16%
Asian & Pacific Islanders	955	2052	115%
Other	1098	3260	197%
Total Population	63891	69368	9%
Hispanic (Any Race)	2234	6704	200%

Source: 2000 US Census.

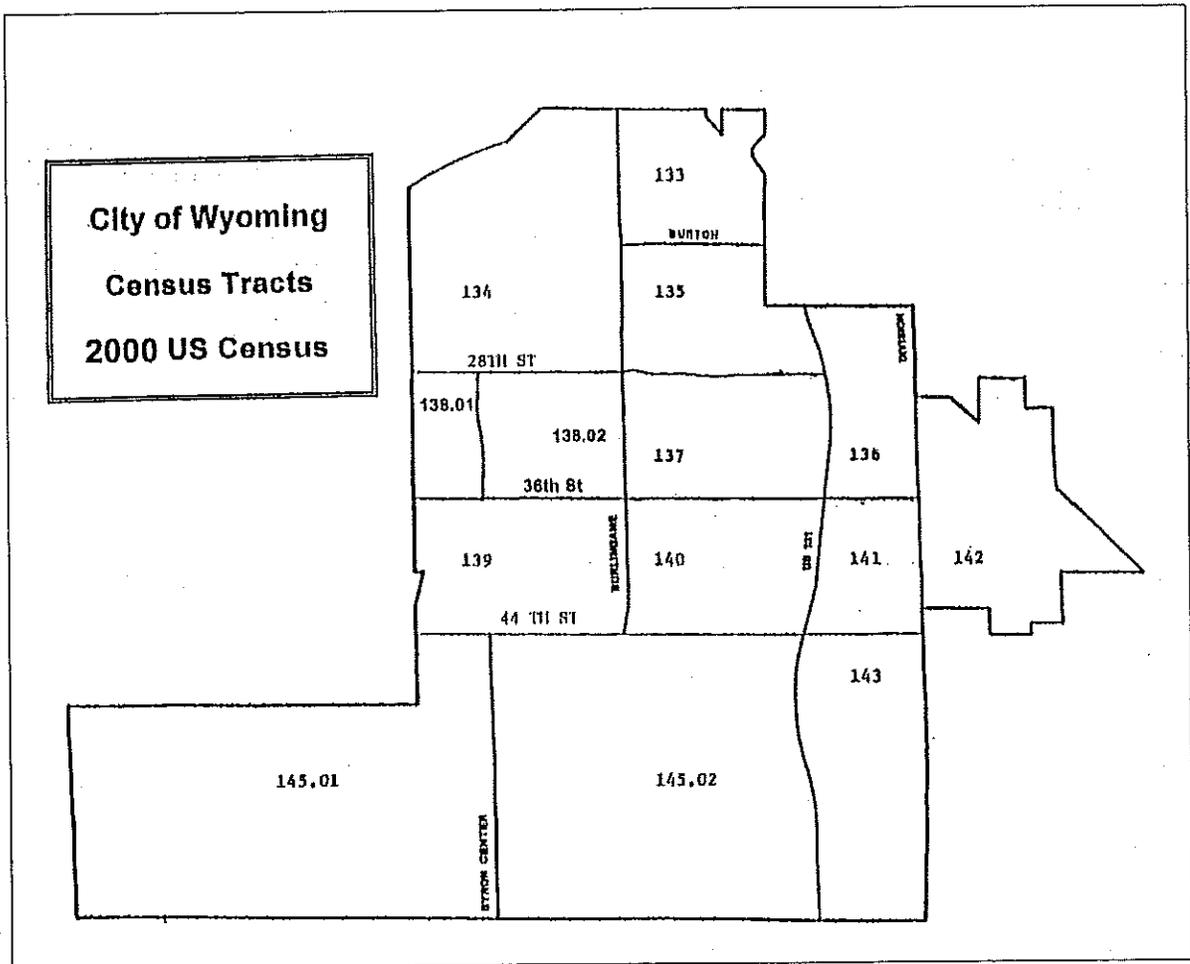
- b. Low Income Concentrations: As shown on Figure 4, concentrations of persons at or below the poverty level are indicated in CTs 133, 135 and 138.02. There are six census tracts where poverty levels are higher than the city as a whole. Of these, only CT's 135 and 138.02 are significantly higher, each with approximately 11.5% of persons at or below the poverty level.
- c. Racial/Ethnic Concentrations: Figure 4 notes non-white, Hispanic and poverty breakdowns by census tracts. Figure 4 indicates no significant concentrations of non-

white persons. The 2000 US Census counts show higher Hispanic percentages in tracts 133 and 142.

Item	City	Census Tracts													
		133	134	135	136	137	138.01	138.02	139	140	141	142	144	145.01	145.02
% Non-White	16	23	8	24	20	16	15	25	12	14	8	28	11	6	10
% Hispanic	10	20	7	16	11	9	16	14	5	8	12	17	6	3	7
% Poverty	7	10	5	11	3	7	9	12	7	4	7	8	8	5	6

Source: 2000 US Census.

Figure 4 - WYOMING DEMOGRAPHIC PERCENTAGES BY CENSUS TRACTS



4. Housing Availability

The following is a description of the current and anticipated conditions of the Grand Rapids area housing and real estate market.

Wyoming has a broad range of housing styles and prices, including smaller, affordable homes in attractive neighborhoods. An active rehabilitation program in older areas is helping to ensure that older housing continues to be an option for existing and potential homeowners.

In several developed areas of the city there remain a number of vacant lots, often owned by adjacent property owners, that become available for new construction.

The supply of single-family homes is available for purchase on the open real estate market, has increased due to the increase in foreclosures. However, most of these homes require rehabilitation prior to occupancy.

Wyoming has various types of government assisted rental housing. There are 206 public housing units that are available for people of lower incomes. In addition, there are 1,122 Housing Choice Vouchers that lower income people can use to select their own units.

Two Section 202 funded projects for seniors are located in Wyoming. Villa Esperanza, on 44th Street, has 39 units, and Pinery Park Apartments has 105 units for seniors as well as 20 units for families.

Four housing projects for seniors are noteworthy. Waldenwoods Woods Retirement Village, on Waldenwoods Street, has 56 units, Leisure Acres Condominiums on Banner Street has 97 units, Aurora Ponds on Byron Center has 130 units and Bayberry Apartments has 64 units.

All city-owned public housing units are currently in good physical condition and only require routine maintenance.

5. Housing Affordability

Low-income households are generally able to find housing, although typically the cost will exceed 30% of their income. This affordability gap is most dramatic among people on fixed incomes such as AFDC, General Assistance, Social Security, and SSI. With the recent increase in interest rates, housing affordability is a greater concern to low and moderate income families. The city will continue to apply for rent certificates through Section 8 rental assistance programs that help lower income households pay affordable rents.

Barrier-free apartments are available to persons with physical handicaps as a result of relatively recent handicap accessibility laws. However, due to insufficient Section 8 subsidies and the high rental cost of these apartments, these units are left vacant or are rented to persons without disabilities. In some instances rental subsidies could be used to access these units, although it is probably less expensive to renovate dwelling units already occupied by handicapped persons, rather than paying rental subsidies for new units. This renovation could be accomplished through existing programs.

6. Housing Conditions

Figure 5 and 6 gives housing information for the City. Part B describes housing conditions in the city, based largely on a 1981 structural exterior survey. The information collected through the 1981 Survey was updated to 1988 by adding all new housing units as Standard and upgrading all homeowner housing units rehabilitated with CDBG loans and grants from "Needing Rehab" to Standard. The study shows that only 3% occupied housing units need rehab. However, undoubtedly, many vacant units also need rehab, so it is likely that up to 4% of the city's housing units need rehab. A new City wide exterior structural survey would be desirable for better accuracy. City Staff did a small sample survey in 1994, but found housing to be in better condition than in 1981. City Staff also conducted two small exterior structural surveys in 2004. One of the 2004 surveys was done in Census Tract 133, Block Group 3, near Burton SW and Godfrey SW, and showed a minimal number of units needing rehabilitation. The other 2004 survey in Census Tract 142, east of South Division, also found only a few dwelling units needing rehabilitation.

The City's Community Development Housing Rehabilitation Programs has awarded about 30 housing repair loans annually, which not only improve certain homes directly, but also give neighbors the incentive to maintain and improve their properties. Rental housing on the whole in Wyoming appears to be in relatively good condition. Wyoming's multi-family units are relatively new, but some are showing the first signs of deterioration. The 1 and 2 family rental units are highly scattered throughout the City's older neighborhoods and are difficult to locate in order to analyze their specific conditions.

Figure 5 - MARKET AND INVENTORY CONDITIONS

A. Housing Stock					
Housing Stock Inventory Category	Total	Vacancy Rate	0 and 1 Bedroom	2 Bedrooms	3 or more Bedrooms
Total year-round	27497		4518	8433	14546
Total Occupied	26527		4359	8136	14032
Renter Occupied	8583		3863	3642	1070
Owner Occupied	17952		496	4494	12962
Total Vacant	970	3.53%			
For Rent	479				
For Sale	308				
Other	131				

Source: 2000 US Census

B. Substandard					
Category	% Substandard	% Suitable for Rehabilitation			
Renter	3%	90%			
Owner	3%	90%			

Source: 1988 Wyoming Housing Study

C. Public Housing					
Public Housing Category	Total	Vacancy Rate	0 and 1 Bedroom	2 Bedrooms	3 or more Bedrooms
1. Total	196	0%	85	60	49
2. Vacant	0	0%			

Source: Wyoming Public Housing 1/1/05

Figure 6 - WYOMING HOUSING UNITS (CHANGE 1990-2000)

Unit Type	1990	2000	% Increase
Total Units	25056	26535	5.9%
Owner Occupied	16297	17952	10.2%
Renter Occupied	7891	8583	8.8%
Median Contract Rent	397	516	30.0%

Source: 2000 US Census

7. Social and Institutional Conditions

Other social and institutional conditions exist, or will exist within the next few years, which also affect housing conditions, as noted below.

Wyoming City officials have a desire to maintain and preserve the existing housing.

Several non-profit corporations exist within the Grand Rapids area, which are capable of undertaking housing development projects.

Agencies and organizations involved with the homeless serve on the Emergency Shelter Task Force of Kent County, which meets on a regular basis to encourage communication and cooperation among homeless shelter and service providers.

The Michigan State Housing Development Authority (MSHDA), while not a local entity, has a long track record of support for housing development in the Grand Rapids area, and has been a creative force in the development of affordable housing programs.

Local foundations have become more interested in social issues, including housing and community development, and have indicated a willingness to continue this interest.

Community interest in the area of affordable housing is strong, as demonstrated by the designation of an Affordable Housing Task Force by the Greater Grand Rapids Citizens League. The Task Force has been meeting since September of 1990 and is expected to publish its findings in the near future.

8. Supply, Demand, and Cost of Housing

As of the 2000 Census, the City of Wyoming had 27,506 housing units, compared to 25,056 in 1990, a 5.9% increase. Of the 2,353 units developed between the Census polls, 682 were owner-occupied and 1,512 renter-occupied housing. Thus, the ratio between owner and renter occupied housing changed from 29% to 31 % from 1980 to 1990. The undocumented 4% in 1990 represents a relatively large increase in the number of vacant units.

Figure 7 shows Wyoming's per capita income increased by 18% compared to the county's 23% increase.

Figure 8 notes 2000 contract rents. As noted in an earlier figure, a very low-income family of four makes less than \$20,150. Paying 30% of their income for rent would involve a payment of \$500 per month. Assuming up to \$100 per month for utilities and other rent-related costs, that family could afford a contract rent somewhere under \$400. From the table, it may be determined that about 18% of the rental housing in Wyoming has a contract rent of under \$400 per month.

Figure 7 - AREA PER CAPITA INCOME (CHANGE 1987 - 1999)

City	1987	1999	% Change	% Change (Adj. for Inflation)
Wyoming	\$ 11,049	\$ 19,287	75%	18%
Grand Rapids	\$ 10,629	\$ 17,661	66%	12%
Kent County	\$ 11,883	\$ 21,629	82%	23%
Source: US Census				

Figure 8 - WYOMING CONTRACT RENTS

Contract Rent Range	Number of Units	% of Total Units
Less Than \$100	61	1%
\$100-199	258	3%
\$200-299	187	2%
\$300-399	993	12%
\$400-499	2264	26%
\$500-599	2778	32%
\$600-699	1204	14%
\$700-799	571	7%
\$1000 or more	63	1%
No cash rent	196	2%
Totals	8575	100%
Source: 2000 US Census		

9. Impact of Market Conditions

In the Grand Rapids area, rental vacancy rates may be increasing, if the incentives offered for renting are any indication. The Grand Rapids Real Estate Board's reports of sluggish home sales would also indicate that an adequate supply of housing is generally available. However, these units are not always available to the needy, as indicated in the above discussion.

It is unlikely that there will be substantial losses of rental units, although some conversions of rental apartments to condominiums are possible.

Given the limited incentives available, it is unlikely that the private sector will take the initiative to construct units that will be affordable to low-income families.

There is an increasing amount of attention paid to those with special needs, such as handicapped units. More apartment complexes are offering units specially designed for wheelchair-bound tenants.

Units for larger families, requiring three-bedrooms, are generally limited in supply. Most complexes have only one- and two-bedroom units, or a limited number of three-bedroom units.

Specific Housing Objectives (91.215 (b))

See the strategies as listed in the Priority Housing Needs section above.

Needs of Public Housing (91.210 (b))

There are currently 1098 families on the waiting list. Of those 198 are designated as elderly or disabled (108 families qualify for a one bedroom unit; 51 for 2 bedrooms; 32 for three bedrooms and 6 for a four bedroom unit and 1 for a 5 bedroom unit. Eleven (6%) of the 195 PH units meet the Section 504 requirements. Not all of the families designated as elderly or disabled need special accommodation living quarters.

The Wyoming Housing Commission is also responsible for administering services on behalf of

1,122 Housing Choice Vouchers. There are currently 400 families on the waiting list. These units must undergo inspections on a regular basis to ensure that federal housing quality standards are being maintained.

Public Housing Strategy (91.210)

The Wyoming Housing Commission follows the HUD mandates and assists those families classified as extremely low income to the fullest. They represent at least 30% of our new admissions.

The WHC implemented a homeownership program in 2005. The program is marketed to its current residents and provides assistance to aid them through the purchasing process. The WHC believes that homeownership gives the purchasers closer ties to the area and a vested interest in the outcome of policies that directly affect the communities in which they live.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Potential Barriers

- a. The current City of Wyoming Land Use Plan 2020 was adopted by the City Council on December 4, 2006. The plan promotes maintaining and sustaining quality neighborhoods. The plan seeks to, provide affordable housing opportunities, and promotes Wyoming as a diverse urban center rather than a suburban satellite to Grand Rapids. The plan encourages a mix of housing types for varied incomes, ages and lifestyles that will add to the City's energy. Current land use planning proposed updates include the revitalization of Division Avenue for transit oriented development (TOD) in response to a potential Bus Rapid Transit system along the corridor. The TODs are intended to provide for a broad range of dwelling opportunities including affordable housing.
- b. Zoning: Exclusionary zoning practices have received increasingly critical attention by national and state courts over the past 20 years. The most common practices under review were excessively large lot sizes, increased yard and setback requirements, minimum dwelling unit sizes, the definition of family, restrictions on mobile homes in or out of mobile home parks, and zoning that acted to exclude multiple family, or other housing types from the community. Although the City of Wyoming's Zoning Ordinance does require larger lots in some zoning districts, other districts offer much smaller lot sizes suitable for affordable housing. The Ordinance also provides a range of minimum dwelling unit sizes, from 1,040 to 1,280 square feet, which is in the small to moderate size range when compared with other suburban communities. The Wyoming Zoning Ordinance "Family" definition has been broadened to allow more types of living arrangements. Another Exclusionary practice exercised by some communities is an attempt to impede the development of adult foster care facilities. However, much of the zoning authority for Family (6 or fewer persons) AFC homes was taken over by the state, which requires communities to allow AFC Family homes by right in any residential zone district, subject to spacing requirements. AFC Group homes (7 or more persons) remain within local zoning authority. They are a Permitted Use in Wyoming apartment districts and a Special Approval Use in single family districts.
- c. Building, Housing, and Safety Codes: Wyoming has adopted the codes under the International Code Council (ICC), which include the International Building Code, the International Property Maintenance Code, the Michigan Electrical, Plumbing and

Mechanical Codes. None of these codes has been found to act to limit housing choice or affordability. Instead, they are designed to ensure certain minimum safety and health standards.

- d. **Transportation Services:** Public transportation plays an important role in ensuring that education, employment, and housing opportunities are available to a wide segment of the population, but particularly to those who depend on such transportation. In Kent County, the Interurban Transit Authority (ITA) provides public transportation services for the City of Wyoming, and portions of the remainder of the metropolitan area. These services include mass transit (bus), the GUS system (a downtown Grand Rapids commuter service), Ridesharing, and the Go-Bus (a demand-response system for seniors and disabled persons). In 2008, the American Community Survey Section of the U.S. Census reported that about 1.5% of the work force living in the City of Wyoming used public transportation. This compares to 1.6% of Kent County as a whole.

2. Reduction of Barriers

- a. **Land Use Planning and Development:** In the future, the city will consider the impact of its land use decisions on housing affordability and access. When assessing the need for recreational facilities, utility locations, street improvements, and other public improvements, the potential impact on housing development will be reviewed, where appropriate.
- b. **Zoning:** Recent efforts to encourage more affordable housing have included zoning text changes that will allow smaller lots and houses in a portion of the city, and the creation of a Planned Unit Development District that allows a mixture of housing types. In the City of Wyoming, Foster Care Group homes are a Permitted by Right use within multiple family zone districts. They are a special use approval in single family districts. As with many ordinances in Michigan, the City of Wyoming permits mobile homes either in or out of mobile home parks, with homes placed outside parks being subject to certain minimum requirements to ensure general compatibility with the surrounding neighborhood. In 1990, the city contained 841 pads in five mobile home parks. In October of 2000, a park with 33 units was condemned and all units were removed. This would change the total to 808 units in four parks. Although no vacant land is zoned for mobile home parks, rezoning applications may be submitted and reviewed by the city.
- c. **Building, Housing, and Safety Codes:** The city enforces the International Maintenance Code, which governs minimum shelter and maintenance standards to ensure a basic quality of living. The specific requirements do not generally affect affordability or access. General enforcement is on a complaint basis for both owner and rental housing. Code Enforcement complaints for FY 2009 were 11,673; including 87 dangerous buildings, 1,072 housing, 3,226 nuisances, 2,191 posted no occupancy, and 2,107 weed violations.
- d. **Transportation Services:** The city has provided its citizens with public transportation through the area-wide ITA. The ITA is funded by Grand Rapids and the surrounding five Cities.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

The actual number of homeless people within the City of Wyoming is unknown. Discussions with

city staff indicated that officials were unaware of any documented homeless population. In fact, various agencies and knowledgeable persons in the Grand Rapids area believe that most of the single homeless persons from the Kent County area remain within the City of Grand Rapids. It is assumed that any homeless persons from outside the city soon gravitate there because of the availability of shelter and supportive services.

The Grand Rapids Area community has responded to the needs of the homeless population throughout the entire metropolitan area in a variety of ways. Shelters have been built or renovated, a "soup kitchen" has been relocated in a renovated facility, and a 24-hour, 7-day shelter placement service has been established. Nearly all of these facilities are in the City of Grand Rapids, but while not in the City of Wyoming, they are, by definition, open to all homeless persons within the area.

While a number of agencies administer programs which are intended to prevent homelessness, two provide the bulk of available assistance. The Grand Rapids Urban League and the ACSET Kent/Grand Rapids CAP provide assistance with security deposits, first month's rent, and rent and utility arrearage. These funds are used to prevent eviction or assist persons entering permanent housing.

Priority Homeless Needs

The housing needs of homeless persons and families are being met primarily through the region's network of emergency and transitional shelters. Unmet needs continue to exist in the prevention of homelessness, particularly because of the lack of adequate funds for security deposits, first month's rent, and rent/utility arrearage. Support services, particularly case management for single men and persons leaving shelters for permanent housing, are needed. Related support services for special needs groups within the homeless population, such as ex-offenders, veterans, substance abusers, youth, victims of domestic violence, and others are also needed. It is believed that nearly all homeless persons in need of assistance fall within the very low-income range.

Homeless Inventory (91.210 (c))

See Homeless Needs and Priority Homeless Needs above.

Homeless Strategic Plan (91.215 (c))

See Homeless Needs and Priority Homeless Needs above.

Emergency Shelter Grants (ESG)

See Homeless Needs and Priority Homeless Needs above.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

1.

Community Development Needs

With an extensive commercial and industrial base, including areas of older, obsolete facilities, and with a relatively large population desiring all types of services, it would be easy to list an endless amount of needs in the various categories. This needs list for non-housing items will only include types and amounts of needs considered feasible and realistic in view of the types and amounts of funding that may be available, with at least some HUD monies included in each project. The nonhousing categories discussed are those accordingly to HUD's listing. The needs have been determined based on prior CDBG funding discussions with the city's Community Development Committee, review of the city's adopted planning studies, public meetings, and staff knowledge.

a. Public Facility Needs

Parks and Recreational Facilities is a category for which the city has expended considerable CDBG funds, almost \$2,000,000 since 1975. Because of CDBG low/mod benefit requirements, these expenditures have been limited to only certain city parks and facilities. As a result, the CDBG parks and facilities are among the best in the city. Needs for these parks and facilities continue. Specific projects are included in the city's adopted Recreation Plan.

None of the other Public Facility subcategories are indicated for possible funding, from a feasibility standpoint. Currently, the city is suffering from insufficient monies in the General Fund, so any increase in staffing for new Public Facilities appears unlikely. The Parks and Recreational Facilities spending is not even High Priority, partly for that reason.

The parks system has suffered due to many years of inadequate funds. However, the Parks and Recreation Department, since 1995, has its own permanent dedicated millage for operations. Capital funds from the millage are limited due to operational and maintenance needs for the community's 700 acre park system. Recently a facility feasibility study determined a \$2.6 million need for renovation of the Wyoming Senior Center, a facility of the Parks and Recreation Department. Generally, capital funds from the dedicated millage are limited to \$100,000 to \$200,000 annually for the entire park system.

b. Infrastructure Improvements

No projects are listed in this category.

Lack of funding and prioritization of more needy projects appears to be the greatest barrier for Infrastructure improvements.

c. Public Service Needs

Fair Housing Activities, as noted under G. Fair Housing Needs previously, has annually received CDBG monies, for the Fair Housing Center for complaint follow-up, testing for discrimination practices and educational activities for housing related industry personnel. About \$15,000 to \$17,000 per year would match historical funding.

There is a need to provide matching funding for prevention of youth related crime. A School Liaison Officer program can be used to provide the presence of a City police officer in and near schools experiencing increasing youth crime. We plan to provide about \$50,000 of CDBG funds each year for this type of public service.

d. Accessibility Needs

For this category, CDBG funds do not appear feasible. No study of need has been made.

e. Historic Preservation Needs

There are no Historic Preservation Districts in Wyoming. In May 2003, an attempt to create a district failed after holding public hearings.

f. Economic Development Needs

Relative to Commercial-Industrial Rehabilitation, Wyoming has had a CDBG-funded commercial rehabilitation program in the past, completing 41 projects. While the demand for commercial loans has lessened with this performance, there is still some need. The city has not financed industrial loans in the past, but they will be considered, if funds are available, since there is age and obsolescence in some of the plants. About \$1,000,000 would help satisfy this need, although the total need has not been ascertained. Several buildings may not structurally or economically warrant rehab. An additional \$2,000,000 is needed for their demolition. Acquisition and clearance of deteriorated and dilapidated commercial or industrial structures may be needed and \$200,000 could be used if funds are available.

The city's Commercial-Industrial Infrastructure for the most part is in good condition, with no combined sewers or other problems that would be evident in older systems. Minor improvements may be needed. However, the city does have a new industrial area, with about 70 vacant acres, where extension of streets, utilities and storm drainage facilities are needed. Currently, this area is under study for financing these improvements. CDBG monies may be one source, with the total need about \$2 million.

Relative to Other Development Needs, several of the large vacant industrial buildings lack buyer interest because of real or perceived site contamination. About \$50,000 could be used to finance the needed Environmental Assessment studies to determine developmental feasibility of these sites.

Expenditure for Commercial-Industrial Rehabilitation would need to be preceded by a promotional campaign to advise owners of available funds.

For Industrial Rehabilitation, the Wyoming Rehabilitation Manual would have to be revised and readopted by the City Council in order to allow this activity. For Commercial-Industrial Infrastructure, the need exceeds any potential CDBG funding, so that piggybacking with other grant programs plus private business support would be necessary.

g. Other Community Development Needs

In the past 5 years, flooding has been an increasing problem. CD funds could be used along with federal and state monies to acquire and demolish or move homes with the greatest risk of damage. There are 13 houses remaining in the Buck Creek Floodway.

Some commercial rehabilitation in low and moderate income neighborhoods is needed to improve the overall image of those areas. Future target areas will require field survey and analysis for prioritizing.

h. Administration and Planning

Administration of the City's CD program is needed and about \$490,000 is required over the next five years. Relative to neighborhood associations, Wyoming has few, with interest traditionally only being in response to short term crises. It is noted, however, concern about youth crime has increased interest in neighborhood associations.

2. Community Development Strategies

The following is a list of non-housing and other community development strategies:

Suitable Living Environment Specific Objectives/Strategies:

a. Promote neighborhood safety and improve neighborhood property values by providing funds to pay for rental space to house various community services and neighbor-drop-in type activities to be staffed by non-profit groups, within low and moderate income areas. This item has a "HIGH" priority.

b. Promote neighborhood safety and improve property values by providing youth crime prevention activities, such as school liaison officers and other youth programs, within low and moderate income areas. This item has a "High" priority.

c. Improve public facilities by funding projects that improve streets, streetscapes, sidewalks, sewer and water infrastructure, parks and other public facilities. All public facility improvement activities will benefit persons in low and moderate income areas. This item has a "Low" priority.

d. Improve property values and promote sustainable housing, recreation, business and industrial areas by updating the City's Master Plans and Zoning ordinances. This item has a "Low" priority.

Economic Opportunity Specific Objectives/Strategies:

d. Promote quality commercial districts by offering exterior building improvement loans to businesses as an overall benefit to low and moderate income neighborhoods. This item has a "Low" priority.

Antipoverty Strategy (91.215 (h))

The city's strategy to reduce poverty relies on promoting current and future programs, which assist low-income families and senior citizens. The following programs, administered by the city, assist households in poverty by reducing their expenses for such services and/or obligations:

1. Community Development Block Grant:

Loans at 3% annual interest are offered to households with incomes between 50% and 80% of the area median. Deferred Loans, repaid, at a reduced amount, at the time of sale of the property, are offered to households with incomes below 50% of the area median.

2. Senior Center:

The following programs are available to Wyoming senior citizens:

- a. Meals at \$1.00 each
- b. Delivered meals at \$1.00 each
- c. Free legal consultation services
- d. Free medical and blood pressure screenings

Should the Senior Center be closed, the above programs will likely still be provided, at alternative sites.

3. Poverty Exemptions of Property Taxes:

The city allows for an exemption of all or a part of real and personal property taxes to those persons, as determined by the Board of Review, to be in poverty. This exemption is allowed by Michigan Public Act 306 of 1893. Not all Michigan cities offer this exemption. For example, Wyoming's neighboring cities of Grand Rapids and Kentwood do not allow this exemption. Wyoming now averages 35 exemptions each year, which is a 40% increase over the last ten year average.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

This program involves states only. We would investigate any submitted proposals through the appropriate state agency.

NONHOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

Most of the housing and supportive services needs of the Special Needs population are met through regional efforts, both governmental and institutional. Examples include those programs serving the disabled, HIV/AIDS people and alcoholics. Historically, the Wyoming Senior Center provides considerable senior services. Wyoming does have a public housing population, but no information of particular unmet needs related to Community Development funding has yet been determined. Other than our housing rehabilitation programs, Wyoming currently has no specific objectives identified for the Special Needs population.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

Figure 9 estimates the supportive housing needs of Wyoming's persons with disabilities.

Figure 9 - NON-HOMELESS SPECIAL NEEDS PERSONS

City of Wyoming	
	Households in need of Supportive Housing
1. Elderly	829
2. Frail Elderly	139
3. Severe Mental Illness	51
4. Developmentally Disabled	92
5. Physically disabled	46
6. Persons with Alcohol/Other Drug Addiction	469
7. Persons with AIDS and Related Diseases	1
8. Other (Specify)	0

Explanation of calculations for above line item numbers:

- (Very Low Income Elderly from figure 3)-(Frail Elderly from #2 Below); $968-139=829$.
- (Very Low Income Elderly from Figure 3) \times (% with limitations to activities of daily living from "The Needs of the Elderly in the 21st Century" 1990 Zedlewski, HUD Chas Workbook 1993): $968 \times .144=139$.
- (Total Wyoming households, US Census) \times (% general national estimate, HUD CHAS Workbook 1993) \times (% needing help, HUD CHAS Workbook 1993); $24291 \times .01 \times .21 = 51$.
- (Wyoming households) \times (% general national estimate from HUD CHCDP Workbook) \times (% needing help, Wyoming households with Very Low Income); $24,291 \times .02 \times .19 = 92$.
- [(# Developmentally Disabled)-(# Severe Mental Illness)] \times (% with Very Low Income); $[486-243] \times .19 = 46$.
- [(# married families \times % with alcohol problems from HUD CHCDP Workbook)+(# Male headed households \times % with alcohol problems from HUD ChCDP Workbook)+(# Female headed households \times % with alcohol problems from HUD ChCDP Workbook)] \times (% Very Low Income); $[(13,645 \times .15)+(773 \times .15)+(2,514 \times .06)] \times .19 = 440$; Drug Abuse portion: [(# drug abusers from Kent County Health Department) \times (Wyoming as a % of the county)] \times (% very Low Income); $(11,689 \times .13) \times .19 = 29$; Total: $440+29=469$.
- [AIDS cases in 1992 in county, Kent County Health Department] \times (Wyoming as a % of the county)] \times (% Very Low Income); $(30 \times .13) \times .19 = .74$ or 1.

Source: Wyoming Planning/Community Development Department, October 1, 1993

The following is a summary of existing Wyoming facilities serving special needs populations:

Adult Foster Care Homes- These neighborhood-based homes provide supervised daily care for frail elderly, developmentally disabled and chronically mentally ill adults. The city currently contains 24 foster care homes, including 14 "Family" homes, caring for six or fewer persons and 10 "Group" homes, with seven or more. A total of 175 persons reside in these homes- 62 in Family homes, 113 in Group homes. These numbers are growing constantly, particularly for Family homes.

Homes for the Aged (Independent living): These provide supervised supportive care in an institutional setting, usually not affordable to lower-income persons. There are four such facilities located in Wyoming. Aurora Pond Retirement Residences, located at 2380 Aurora Pond Dr SW, has 132 apartments. Bayberry farms Village, located at 2520 56th St SW, has 64 units. Tender Care Health Center, located at 27 56th St SW, has 80 units. Waldon Woods Retirement Village, located at 2600 Waldon Woods Dr SW, has 85 units.

Nursing Homes: These include facilities that are generally privately owned nursing operations and regional public institutions such as the Michigan Veterans Facility and the Kent County

Community Hospital. Wyoming has one such facility. Heartland HHC – Crestview Manor, located at 625 36th St SW, has 46 nursing units and 34 independent care units.

Substance Abuse Recovery Residences: Several organizations maintain transitional residential facilities with structured support programs for recovering drug or alcohol dependent persons. Guiding Light and Mel Trotter Missions in Grand Rapids also offer transitional living settings for participants in recovery programs. The exact number in Wyoming is unknown.

The only known obstacle for providing services would be inadequate funds.

Housing Opportunities for People with AIDS (HOPWA)

This population is served by various regional agencies.

Specific HOPWA Objectives

Other than our housing rehabilitation program, there currently are no specific HOPWA objectives at this time.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative.