

AGENDA
WYOMING CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
MONDAY, AUGUST 5, 2013, 7:00 P.M.

- 1) Call to Order**
- 2) Invocation**
Pastor Curt Anes, Resurrection Life Church
- 3) Pledge of Allegiance**
- 4) Roll Call**
- 5) Student Recognition**
- 6) Approval of Minutes**
From the regular meeting of July 15, 2013 and the special joint meeting of July 18, 2013
- 7) Approval of Agenda**
- 8) Public Hearings**
7:01 p.m. To Consider the Establishment of an Industrial Development District for Gordon Food Service in the City of Wyoming
- 9) Public Comment on Agenda Items** (3 minute limit per person)
- 10) Presentations and Proclamations**
 - a) Presentations
 - b) Proclamations
 1. National Night Out 2013 - August 6, 2013
- 11) Petitions and Communications**
 - a) Petitions
 - b) Communications
- 12) Reports from City Officers**
 - a) From City Council
 - b) From City Manager
- 13) Budget Amendments**
 - 1) Budget Amendments No. 06 through 13, to Reappropriate Monies for Open Purchase Orders, Capital Outlay, Uncompleted Projects and Other Encumbrances from the 2012-2013 Fiscal Year to the 2013-2014 Fiscal Year
 - 2) Budget Amendment No. 15 – To Appropriate \$62,155 of Budgetary Authority and Recognize \$62,155 of Additional Grant Revenue Based on Additional HUD Funding Through the Community Development Block Grant Program
 - 3) DDA Budget Amendment No. 01 – To Appropriate Monies for Open Purchase Orders, Capital Outlay, Uncompleted Projects and Other Encumbrances from the 2012-2013 Fiscal Year to the 2013-2014 Fiscal Year
- 14) Consent Agenda**

(All items under this section are considered to be routine and will be enacted by one motion with no discussion. If discussion is desired by a Council member, that member may request removal from the Consent Agenda.)

 - a) Of Appreciation to Betty Bennett for her Service as a Member of the Board of Canvassers of the City of Wyoming
 - b) Of Appreciation to Dorothy Newman for her Service as a Member of the Board of Canvassers of the City of Wyoming

- c) Of Appreciation to Bruce Robey for his Service as a Member of the Board of Canvassers of the City of Wyoming

15) Resolutions

- d) To Establish Industrial Development District 295 for Gordon Food Service in the City of Wyoming
- e) To Accept the Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment Report

16) Award of Bids, Contracts, Purchases, and Renewal of Bids and Contracts

- f) To Authorize the Mayor and City Clerk to Enter into Recreational Facilities Agreement Amendment with Godwin Heights Public Schools
- g) To Award the Pinery Park Concession Building Bid and to Authorize a Budget Amendment for the Project (Budget Amendment No. 14)
- h) To Authorize the Mayor and City Clerk to Execute an Agreement with the Michigan Department of Transportation for the Relocation of Street Lights Associated with the Reconstruction of 28th Street and Clyde Park Avenue Intersection
- i) To Authorize the Repair of the 44th Street and Byron Center Avenue Bridges by the Anlaan Corporation (Budget Amendment No. 16)
- j) To Award the Bid for the Rathbone Street Sanitary Sewer Replacement
- k) To Authorize the Purchase of Aluminum Sign Blanks
- l) To Authorize the Purchase of Reflective Sheeting from 3M Company
- m) To Authorize the Purchase of Three Valve Actuators from Actuator Specialties, Inc.
- n) To Concur with the Purchase of Water Meters
- o) To Accept a Proposal for the Purchase of Water Meters
- p) To Award a Bid for Painting and Repair of the Gezon Storage Tank
- q) To Authorize the Purchase of Supplies from IDEXX Laboratories for Microbiological Analysis
- r) To Authorize the Purchase of Laboratory Supplies

17) Ordinances

- 12-13 To Add a Definition to Section 90-2 Definitions “A” for Athletic Training Facilities and to Add Sections 90-472(6), 90-507(11), 90-542(3) and 90-371(22) to the Code of the City of Wyoming (Athletic Training Facilities) (FIRST READING)
- 13-13 To Amend Section 90-61(2) to the Code of the City of Wyoming (Vision Clearance Corner) (FIRST READING)
- 14-13 To Amend Section 90-796(3), 90-798(5), 90-799(2)(d) and Portions of Tables 90-799-2 and 90-799-4 of the Code of the City of Wyoming (Signage) (FIRST READING)

18) Informational Material

19) Acknowledgment of Visitors

20) Closed Session (Pending Litigation)

21) Adjournment

PROCLAMATION
NATIONAL NIGHT OUT 2013
August 6, 2013

WHEREAS, the National Association of Town Watch is sponsoring a special, coast-to-coast community crime prevention project on the evening of August 6, 2013 called “National Night Out”; and

WHEREAS, it is essential that all citizens in the City of Wyoming be aware of the importance of crime prevention programs and the positive impact that their participation can have on reducing crime in our neighborhoods; and

WHEREAS, “National Night Out” provides an opportunity for the City of Wyoming to join forces with hundreds of other communities across the country in support of safer neighborhoods and to demonstrate the success of cooperative crime prevention efforts; and

WHEREAS, neighborhood spirit and cooperation is the theme of the “National Night Out” project and is also the key ingredient in helping the Wyoming Police Department to fight crime; and

NOW, THEREFORE, I, JACK A. POLL, Mayor of the City of Wyoming, Michigan do hereby call upon all the citizens of the City of Wyoming to join the National Association of Town Watch in supporting and participating in “National Night Out” on Tuesday, August 6, 2013.

BE IT FURTHER RESOLVED THAT I, JACK A. POLL, Mayor of the City of Wyoming, Michigan do hereby proclaim Tuesday, August 6, 2013 as:

NATIONAL NIGHT OUT

in the City of Wyoming.

JACK A. POLL, MAYOR
City of Wyoming, Michigan

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 006

To the Wyoming City Council:

A budget increase of \$ 161,960 For The General Fund is requested for the following reason:
To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	<u>161,960</u>

Recommended: *Jemaly Affelt*
Finance Director

Curtis Holt
City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

Heidi A. Isakson
City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
 To the 2012 - 2013 Fiscal Year
For The General Fund
 Budget Amendment Number 006

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
101-136-13600-984.000	District Court	State Designated Fund		\$ 62,960
	Information			
101-258-25800-984.017	Technology	Capital Outlay - Computer Equipment		0
	Facilities			
101-267-26700-956.014	Maintenance	Veterans Memorial Park		2,790
101-267-26700-967.000		Project Costs		
	Police			
	Administration			
101-305-30500-973.056		Computer System		50,990
101-305-30500-984.017		Computer Equipment		5,380
101-305-30500-973.000	2010 BYRNE JAG	Capital Outlay - JAG BYRNE	32,060	
101-507.000		Federal Grant - JAG BYRNE	<u>(32,060)</u>	0
101-305-31000-984.017	Detective Bureau	Capital Outlay - Computer Equipment Logical Mobile Forensics Solution Kit		6,090
101-305-31506-709000	OHSP - Safety Belt	Salaries - Uniform O.T.	13,010	
101-305-31506-709010		Salaries - Uniform O.T. Admin	9,920	
101-305-31506-715000		FICA	1,780	
101-305-31506-718000		Pension	5,300	
101-305-31506-718200		Pension Retiree Health - DC Plan	170	
101-305-31506-719000		Workers Comp. Insurance	800	
101-305-31506-740000		Operating Supplies	27,000	
101-305-31506-956520		Other Services - Grand Rapids Dist.	720	
101-305-31506-956521		Other Services - Grandville Dist.	25,730	
101-305-31506-956522		Other Services - Kentwood Dist.	15,190	
101-305-31506-956523		Other Services - Walker Dist.	18,170	
101-305-31506-956525		Other Services - Kent County Dist.	12,040	
101-305-31506-956527		Other Services - Rockford Dist.	13,920	
101-505002		Federal Grants - OHSP - Safety Belts	<u>(143,750)</u>	0

August 5, 2013

City of Wyoming
Schedule of Reappropriations
To the 2012 - 2013 Fiscal Year
For The General Fund
Budget Amendment Number 006

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
101-305-32100-860.000	Training Act 302	Travel and Training		12,610
	Fire			
101-337-33800-975.000	Buildings	Capital Outlay PO #2013-349 Kidde Fire Trainers Inc.		5,050
101-337-33900-956.007	Fire Fighting	Fire Memorial		830
101-337-42600-986.309	Civil Defense	Capital Outlay - Siren with Controller Per Resolution #24478		15,260
				<u>\$ 161,960</u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 007

To the Wyoming City Council:

A budget increase of \$ - For The Allocation Fund is requested for the following reason:

To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	0

Recommended:



 Finance Director



 City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
To the 2012 - 2013 Fiscal Year
For The Allocation Fund
Budget Amendment Number 007

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
Public Works - Engineering				
110-441-44700-980.074	Capital Outlay - Miscellaneous Equipment	PO #2013-795 Applied Imaging		\$ 9,650
110-441-44700-999.202	Transfers - Major Streets			(2,410)
101-441-44700-999.203	Transfers - Local Streets			(1,450)
110-441-44700-999.500	Transfers - Sewer Fund			(2,890)
110-441-44700-999.591	Transfers - Water Fund			(2,900)
				<hr/>
				\$ -
				<hr/>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 008

To the Wyoming City Council:

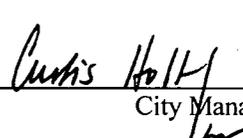
0.00 \$ 6,360 For The Major Street Fund is requested for the following reason:

To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	<u>6,360</u>

Recommended: _____

 Finance Director

_____ 
 City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
To the 2012 - 2013 Fiscal Year
For The Major Street Fund
Budget Amendment Number 008

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
Street Maintenance				
202-441-46300-801.000	Professional Services	PO #2013-274 VK Endeavors LLC	\$	3,950
202-441-48300-802.002	Administrative Fee - Engineering Allocation			<u>2,410</u>
			\$	<u><u>6,360</u></u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 009

To the Wyoming City Council:

A budget increase of \$ 5,400 For The Parks and Recreation Fund is requested for the following reason:

To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	<u>5,400</u>

Recommended: 
 Finance Director


 City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
To the 2012 - 2013 Fiscal Year
For The Local Street Fund
Budget Amendment Number 009

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
Street Maintenance				
203-441-46300-801.000	Professional Services PO #2013-274 VK Endeavors LLC		\$ 3,950	
203-441-48300-802.002	Administrative Fee - Engineering Allocation			<u>1,450</u>
			\$	<u><u>5,400</u></u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 010

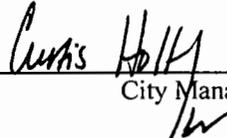
To the Wyoming City Council:

A budget increase of \$ 106,520 For The Parks and Recreation Fund is requested for the following reason:

To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		<u> </u>	<u> </u>	<u>106,520</u>

Recommended: 
Finance Director


City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

Heidi A. Isakson
City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
 To the 2012 - 2013 Fiscal Year
For The Parks and Recreation Fund
 Budget Amendment Number 010

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
208-752-75600-956.010	Facilities	Other Services - Dog Park		7,290
208-752-75600-975.112		Capital Outlay - Lemery Park Improvement	\$ 4,000	
		PO #2013-561 A-1 Asphalt Sealing & Repair Inc.	<u>38,500</u>	42,500
208-752-75600-975.120		Capital Outlay - Buck Creek Nature Preserve	\$ 4,000	
		PO #2013-561 A-1 Asphalt Sealing & Repair Inc.	<u>38,500</u>	42,500
	Senior Center			
208-752-75800-975.225		Capital Outlay - Senior Center Improvement	\$ 6,500	
		PO #2013-655 Progressive AE	<u>7,500</u>	14,000
	Recreation			
208-752-76100-956.400		Other Services - Teen Council		<u>230</u>
				<u>\$ 106,520</u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 011

To the Wyoming City Council:

A budget increase of \$ 168,000 For The Sewer Fund is requested for the following reason:
 To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	<u>168,000</u>

Recommended:  Finance Director  City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ years, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
 To the 2012 - 2013 Fiscal Year
 For The Sewer Fund
 Budget Amendment Number 011

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
590-441-54300-801.000	Sanitary Sewer Treatment	Repairs and Maintenance PO #2013-657 Prein & Newhof PC		5,020
Administrative Services				
590-590-54100-802.002		Administrative Fee - Engineering Services		2,890
Treatment				
590-590-54300-775.000		Maintenance Supplies PO #2013-737 Systems Specialties PO #2013-777 Kendall Electric Inc.	57,830 <u>13,990</u>	71,820
590-590-54300-930.000		Repairs and Maintenance PO #2013-648 Tetra Tech Inc. PO #2013-786 Allied Roofing & Siding	3,950 <u>7,300</u>	11,250
Capital Outlay				
590-590-54400-980.800		Capital Outlay - Maintenance Equipment PO #2013-216 Tetra Tech Inc. PO #2013-785 Kerr Pump & Supply	25,100 <u>40,570</u>	65,670
590-590-54400-986444		Plant Expansion PO #2008-13 JF New		<u>11,350</u>
				<u>\$ 168,000</u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 012

To the Wyoming City Council:

A budget increase of \$ 887,400 For The Water Fund is requested for the following reason:
 To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	<u>887,400</u>

Recommended: 
 Finance Director


 City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ years, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
 To the 2012 - 2013 Fiscal Year
For The Water Fund
 Budget Amendment Number 012

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
591-441-57300-972.573	Capital Outlay	Water PO #2013-746 My-Com Inc.		844,950.00
591-591-55100-802.002	Administration	Administrative Fee - Engineering Allocation		2,900.00
	Pumping and			
591-591-55300-801.000	Treatment	Professional Services PO #2012-836 Meyers Bueche & Nies	\$ 1,200	
591-591-55300-930.000		Repairs and Maintenance		
		PO #2013-524 Allied Mechanical Serv	\$ 12,400	
		PO #2013-751 Allied Mechanical Serv	5,550	
		PO #2013-693 Dixon Engineering	1,000	
		PO #2013-700 DL Contracting LLC	4,610	
		PO #2013-688 Parkway Electric & Comm	5,690	
		PO #2013-268 Siemens Industry, Inc.	1,800	31,050
	Trans & Dist.			
591-591-55900-930.000	Gezon Station	Repairs and Maintenance PO #2013-699 DL Contracting LLC		7,300
			\$	<u>887,400</u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

Budget Amendment Number 013

To the Wyoming City Council:

A budget increase of \$ 315,400 For The Motor Pool Fund is requested for the following reason:
 To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		<u> </u>	<u> </u>	<u>315,400</u>

Recommended: 
 Finance Director


 City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
To the 2012 - 2013 Fiscal Year
For The Motor Pool Fund
Budget Amendment Number 013

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
662-441-58500-977.000	Capital Outlay Depr Reserve	Buildings PO #2013-649 Progressive Building		59,030
662-441-58500-985.000		Vehicles PO #2013-407 Spaulding Mfg. Inc.		82,490
663-441-58500-987.000		Equipment PO #2013-400 T&W Electronics Inc.		<u>173,880</u>
				<u>\$ 315,400</u>

CITY OF WYOMING BUDGET AMENDMENT REQUEST

Date: August 5, 2013

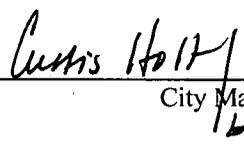
DDA Budget Amendment Number 001

To the Wyoming City Council:

A budget increase of \$ 3,970 For The Motor Pool Fund is requested for the following reason:
 To reappropriate monies for open purchase orders, capital outlay, uncompleted projects and other encumbrances from the 2012-2013 fiscal year to the 2013-2014 fiscal year per the attached list.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>See Attached Sheet</u>				
Fund Balance/Working Capital		_____	_____	<u>3,970</u>

Recommended: 
 Finance Director


 City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2013-2014 be amended by adoption of the foregoing budget amendment.

Motion carried: _____ yeas, _____ nays

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

 Heidi A. Isakson
 City Clerk

August 5, 2013

City of Wyoming
Schedule of Reappropriations
To the 2012 - 2013 Fiscal Year
For The Downtown Development Authority
DDA Budget Amendment Number 001

<u>Account Number</u>	<u>Activity</u>	<u>Purpose</u>	<u>Amount</u>	<u>Total</u>
995-000-72800-801.009	Economic Development	Professional Services - Marketing Flash Drives - 28 West Video Project Talent Fee - 28 West Video Project		3,490 480
				<hr/>
				\$ 3,970

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO BETTY BENNETT FOR HER SERVICE
AS A MEMBER OF THE BOARD OF CANVASSERS
OF THE CITY OF WYOMING

WHEREAS:

1. Public Act 51 of 2013 eliminated local Boards of Canvassers, and gave responsibility for canvassing local elections to County Boards of Canvassers.
2. Betty Bennett has served faithfully and effectively as a member of the Board of Canvassers since March 17, 1997.

NOW, THEREFORE, BE IT RESOLVED:

1. Council Members and citizens of the City of Wyoming wish to express their deep appreciation to Betty Bennett for her dedicated service as a member of the Board of Canvassers.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO DOROTHY NEWMAN FOR HER SERVICE
AS A MEMBER OF THE BOARD OF CANVASSERS
OF THE CITY OF WYOMING

WHEREAS:

1. Public Act 51 of 2013 eliminated local Boards of Canvassers, and gave responsibility for canvassing local elections to County Boards of Canvassers.
2. Dorothy Newman has served faithfully and effectively as a member of the Board of Canvassers since May 1, 1995.

NOW, THEREFORE, BE IT RESOLVED:

1. Council Members and citizens of the City of Wyoming wish to express their deep appreciation to Dorothy Newman for her dedicated service as a member of the Board of Canvassers.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO BRUCE ROBEY FOR HIS SERVICE
AS A MEMBER OF THE BOARD OF CANVASSERS
OF THE CITY OF WYOMING

WHEREAS:

1. Public Act 51 of 2013 eliminated local Boards of Canvassers, and gave responsibility for canvassing local elections to County Boards of Canvassers.
2. Bruce Robey has served faithfully and effectively as a member of the Board of Canvassers since April 15, 1996.

NOW, THEREFORE, BE IT RESOLVED:

1. Council Members and citizens of the City of Wyoming wish to express their deep appreciation to Bruce Robey for his dedicated service as a member of the Board of Canvassers.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

RESOLUTION NO. _____

RESOLUTION TO ESTABLISH INDUSTRIAL DEVELOPMENT DISTRICT 295
FOR GORDON FOOD SERVICE IN THE CITY OF WYOMING

WHEREAS:

1. The City of Wyoming has the authority to establish Industrial Development Districts within the City of Wyoming under the provisions of Act 198 of Public Acts of 1974, as amended.
2. Gordon Food Service has requested that the City establish an Industrial Development District for its property located at 584, 650 and 651 50th Street SW, Wyoming, Michigan, and legally described on the attachment.
3. Staff reviewed the request and found that the project to be located within the district will promote the economic health of the community by encouraging private capital investment and creating new employment opportunities in the City of Wyoming.
4. Staff recommends that the City Council establish this district.
5. A public hearing was held on August 5, 2013, at 7:01 p.m., at which time the property owners of real property within the proposed district and all residents and taxpayers of the City of Wyoming were afforded the opportunity to be heard.
6. The City Council believes it is in the public interest of the City of Wyoming to establish the district.

NOW, THEREFORE, BE IT RESOLVED:

1. The Wyoming City Council establishes Industrial Development District Number Two Hundred Ninety-Five (295) in the City of Wyoming, Kent County, Michigan, under the provisions of Act 198 of the Public Acts of 1974 as amended, for real and personal property at 584, 650 and 651 50th Street SW, Wyoming, Michigan, and legally described on the attachment.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENT: Exhibit A - Legal Description

Resolution No. _____

EXHIBIT A

Legal Description

Address: 548 50th Street SW, Wyoming, MI 49548

Tax Parcel No.: 41-17-25-300-026

Legal Description:

Y977AA-3: PART S 1/2 SW 1/4 COM 30.63 FT 90D 00M E ALONG S 1/8 LINE FROM ELY LINE OF HWY US 131 /200 FT WIDE/ TH 90D 00M E ALONG S 1/8 LINE 610.09 FT TO A PT 1089 FT W FROM W LINE OF PENN CEN RR R/W /100 FT WIDE/ TH S 1D 52M E PAR WITH SD RR R/W 375.0 FT TH 90D 00M W 545.27 FT TO A LINE BEARING S 11D 36M E FROM BEG TH N 11D 36M W 382.61 FT TO BEG SEC 25 T6N R12W 4.97 ACRES;

Address: 651 50th Street SW, Wyoming, MI 49548

Tax Parcel No.: 41-17-25-300-043

Legal Description:

PART OF SW 1/4 COM AT N 1/4 COR TH S 87D 56M 00S W ALONG N SEC LINE 885.20 FT TH S 4D 35M 30S E 2599.36 FT TH S 88D 12M 30S W 67.08 FT TH S 4D 35M 30S E 915.91 FT TH SLY 21.21 FT ON A 3042.94 FT RAD CURVE TO RT /LONG CHORD BEARS S 4D 23M 30S E 21.21 FT/ TO N LINE OF S 433.0 FT OF N 1/2 SW 1/4 TH S 88D 12M 30S W 601.33 FT ALONG SD N LINE TO BEG OF THIS DESC - TH S 1D 47M 30S E 433.0 FT TO S 1/8 LINE TH S 88D 12M 30S W ALONG S 1/8 LINE TO ELY LINE OF HWY US131 TH NLY ALONG SD ELY LINE TO A LINE BEARING S 88D 12M 30S W FROM BEG TH N 88D 12M 30S E TO BEG EX COM AT N 1/4 COR TH S 87D 56M 00S W ALONG N SEC LINE 885.20 FT TH S 4D 35M 30S E 3970.0 FT TO S LINE OF N 1/2 SW 1/4 TH S 88D 12M 30S W ALONG SD S LINE 825.10 FT TH N 1D 47M 30S W 33.0 FT TO N LINE OF 50TH ST /66 FT WIDE/ & TO BEG OF THIS EX TH WLY 97.68 FT ALONG A 45.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 88D 12M 30S W 79.60 FT TH N 88D 12M 30S E 79.60 FT TO BEG * SEC 25 T6N R12W 2.75 A.;

Address: 650 50th Street SW, Wyoming, MI 49548

Tax Parcel No.: 41-17-25-300-044

Legal Description:

PART OF N 1/2 SW 1/4 COM AT N 1/4 COR TH S 87D 56M 00S W 885.20 FT ALONG N SEC LINE TH S 4D 35M 30S E 3970.0 FT TO S 1/8 LINE TH S 88D 12M 30S W ALONG S 1/8 LINE 489.66 FT TO BEG OF THIS DESC - TH N 1D 47M 30S W 433.0 FT TO N LINE OF S 433 FT OF N 1/2 SW 1/4 TH S 88D 12M 30S W ALONG SD N LINE 200.0 FT TH S 1D 47M 30S E 433.0 FT TO S 1/8 LINE TH N 88D 12M 30S E ALONG S 1/8 LINE 200.0 FT TO BEG * SEC 25 T6N R12W 1.99 A.

RESOLUTION NO. _____

A RESOLUTION TO ACCEPT THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND HOUSING NEEDS ASSESSMENT REPORT

WHEREAS:

1. The City of Wyoming has been an entitlement city for Community Development Block Grant (CDBG) funds since 1974, and HUD regulations require the development of an Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment as part of the CDBG Consolidated Plan.
2. The Wyoming City Council awarded the bid and authorized the execution of a contract for professional services with McKenna Associates to develop the Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment.
3. Founded on significant public engagement; evaluation of community demographics, age and condition of housing, and regional market trends; the preliminary report has been reviewed and commented upon by the Wyoming Community Development Committee, Wyoming Planning Commission, and Wyoming City Council.
4. McKenna Associates has finalized the report and it is ready for City of Wyoming acceptance.

NOW, THEREFORE, BE IT RESOLVED:

1. The Wyoming City Council does hereby accept the Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment completed by McKenna Associates.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENT:

AI and Housing Needs Assessment

2013

WYOMING, MICHIGAN

Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment



JULY 15, 2013

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND HOUSING NEEDS ASSESSMENT

City of Wyoming, Michigan



July 15, 2013

Prepared for:
City of Wyoming, Michigan

Prepared by:

McKenna
ASSOCIATES

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ACKNOWLEDGEMENTS

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Kent Vanderwood, At Large

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Appendix

- Property Tax Hardship Exemption Guidelines
- Fair Housing Complaint and Testing Statistics 2004 – 2012
- Public Engagement News Articles

I. Introduction and Executive Summary of the Analysis

Exercising free and unfettered access to residential housing is considered one of the most important choices that American families make, affected by personal, educational, and employment goals. Because the decision of where to “settle down” is so critical to advancing equal access to positive opportunity, access to fair housing is a goal that the Local, State, and the Federal Government must achieve in order to fulfill true equality for all persons.

The Department of Housing and Urban Development’s defines “fair housing choice” as the ability of persons with similar income levels to enjoy the same housing choices regardless of race, color, religion, sex, handicap, familial status, or national origin.

Community Development Block Grant (CDBG) Entitlement Jurisdictions, such as Wyoming, have an obligation to become fully aware of the existence, nature, and causes of all barriers to fair housing and the resources available to minimize and overcome them. Without such information, Wyoming’s fair housing planning objectives will fall short. The City may waste limited resources on initiatives that were believed to help overcome access to fair housing that, in fact, had minimal measurable outcomes. Updating the Analysis of Impediments to Fair Housing Choice allows the City to review and investigate contemporary barriers to fair housing.

This Analysis of Impediments was structured using recommended formatting in accordance with the Fair Housing Guide, published by the U.S. Department of Housing and Urban Development (HUD). At the end of the document, there is an Action Plan to help City staff and leaders identify ways to remove barriers and increase fair and affordable housing options for all, especially protected classes, including racial and ethnic minorities and low- to moderate-income persons.

The Housing Needs Analysis is an important companion to the Analysis of Impediments. Using demographic and market data, it analyzes the demand for housing in Wyoming and the Greater Grand Rapids area, then compares that to the available supply to determine the opportunities for development and redevelopment, as well as the availability of affordable housing. Together, the Analysis of Impediments and Housing Needs Analysis can be used to guide future housing and land use decisions in Wyoming.

A. Who Conducted

The 2013 Analysis of Impediments to Fair Housing Choice (AI) was prepared by the City of Wyoming with assistance from McKenna Associates in accordance with the Fair Housing Guide, published by the U.S. Department of Housing and Urban Development (HUD).

B. Participants

The City requested input from the following groups during the development of the AI:

- Residents of Wyoming
- Wyoming Mayor and City Council
- Wyoming Community Development Committee
- Wyoming Downtown Development Authority
- Wyoming Housing Commission
- Wyoming Planning Commission
- Wyoming Zoning Board of Appeals
- Stiles Roar Rentals/Hidden Spring LLC
- S&C Properties
- Granger Group
- LINC Community Revitalization, Inc.
- Fair Housing Center of West Michigan



The City of Wyoming Community Services Department, with assistance from McKenna Associates, held two daytime focus groups with representation from developers, landlords, housing providers, fair housing advocates and non-profits and a public forum during the evening on March 27, 2013.

Focus Group #1: Developers, Financiers, Rental Property Owners, Chamber of Commerce Representatives and Related Sectors

March 27, 2013, 10:00 to 11:30 AM, Wyoming Public Library

“SWOT ANALYSIS” - Focus group participants were asked to discuss and analyze perceived Strengths, Weaknesses, Opportunities, and Threats to the development of additional housing in Wyoming. Through the exercise, participants were asked to think about the following questions:

1. How can the potential pool of buyers/renters in Wyoming be increased?
2. What market niches have been successful in Wyoming?
3. What do potential buyers/renters look for in housing and neighborhoods?
4. How can the market for housing in Wyoming best be leveraged to improve the housing stock and attract new residents?

Table I.1: Focus Group #1 Responses - "Strengths"

STRENGTHS
Bus routes running north/south through community, connecting Wyoming to Grand Rapids
Diversity of residents (race/family size/age)
The Grand Rapids Metropolitan Area is growing!
For residents wanting access to transit, good schools, and affordable housing, Wyoming Schools are a good option
Young residents may be priced out of central Grand Rapids
Byron Center Schools
Neighborhood loyalty
Southern portion of town is close to RiverTown Crossings Mall (jobs)
Metro Health Hospital
Wyoming rental inspections
Fast code enforcement response
The "Panhandle" (SW corner of City) is growing
Public Safety – Police/Fire/EMS has improved over the last three to four years

Table I.2: Focus Group #1 Responses - "Weaknesses"

WEAKNESSES
Area directly south of 44 th Street: feels neglected by City
Rental inspections off track – should target offenders (visibly deteriorating, complaint based), not everyone
First Impression: not good, neighborhoods can look "dumpy"
Property taxes higher than surrounding communities
Residents who utilize Section 8 Housing Vouchers and other housing assistance are sometimes not aware of the housing costs not covered by rent (water, heat, gas, electric, etc.)
Lack of community groups and neighborhood associations.
Lack of volunteer assistance for neighborhood improvements

Table I.3: Focus Group #1 Responses - "Opportunities"

OPPORTUNITIES
Bus Rapid Transit on S. Division Ave.
Gentrification in downtown Grand Rapids, new residents may move to Wyoming
Grandville and Byron Center School Districts
Market school districts to new residents; public relations
New Performing Arts Center bond proposal; will it pass?
City is close to RiverTown Crossings Mall
Metro Health Hospital
M-6
Small businesses on S. Division Ave., 28 th Street
Home repair programs
Neighborhood organizations (need more, very few established neighborhood associations in the City)
Increasing rents
Immigration

Low-cost healthcare program at Metro Health

Table I.4: Focus Group #1 Responses - "Threats"

THREATS
Perceived increase in low-income families due to gentrification in downtown Grand Rapids
Residential decline in Kentwood, Godfrey Lee , Godwin Heights School Districts
Combination of Rogers High School and Wyoming Park High School – people see it as Wyoming Park High School closing
Businesses going to M-6 and downtown Grand Rapids, Wyoming right in middle
Poor maintenance of rental homes and small businesses
Unattractive business districts
Building inspection process is costly: <ul style="list-style-type: none"> • Need to be proactive, rather than reactive • Inspections of foreclosures before Certificate of Occupancy is issued, which prevents people from buying “fixer uppers” and living in them while they bring them into compliance, allow people some time to make repairs
Lack of housing maintenance programs by entities other than the City (CDBG)
Increasing rental costs
New immigrants and overcrowding of housing units

Focus Group #2: Non-Profits and Fair Housing Stakeholders

March 27, 2013, 1:30 PM to 3:00 PM, Wyoming Public Library

“FIX, KEEP, ASPIRE” - Focus group participants were asked to discuss and analyze the conditions and trends in Wyoming that should be “kept” (don’t change, we like it) “fixed” (let’s modify to make better), and “aspired” for (we would like to have this “item” in the future). The term “item” can refer to a community improvement, amenity, policy, law/regulation or event. Through the exercise, participants were asked to think about the following questions:

1. What are the social, economic, environmental, or physical barriers to affordable, quality, housing in Wyoming?
2. How can they be reduced or eliminated?
3. How can the cause of environmental justice be advanced in Wyoming’s neighborhoods?
4. What are the barriers to economic development in Wyoming and in what neighborhoods are they most pronounced?

Table I.5: Focus Group #2 Responses "Fix"

FIX
It is difficult to develop/rehabilitate residential properties
Current practice of selling property to investors vs. single owners in minority neighborhoods
It is difficult to get homes under foreclosure or that are bank owned to follow property maintenance codes
Property maintenance issues off of 28 th St., closer to Grand Rapids
Housing discrimination based on familial status

Housing discrimination based on disability status
Housing discrimination based on race
Trends of posing housing availability advertisements online (without professional review); prolific use of internet has increased Familial Status complaints
GM plant brownfield, can't use public funds (Neighborhood Stabilization Program, for example)
It's difficult to develop infill sites: Home Builders Association of Greater Grand Rapids
Cost of not educating new residents of all types about housing opportunities in Wyoming and Grand Rapids metropolitan area
Increase access to housing assistance and social services for immigrants (as opposed to refugees)
Fair housing testing: testers scripted to be Hispanic were required to provide "papers" while testers scripted as Canadian were not required to provide "papers"
Advertising for senior housing developments not being inclusive (accessibility, race, religion)

Table I.6: Focus Group #2 Responses "Keep"

KEEP
Fair Housing Center's Advertisement Review Program
New PILOT (Payment in Lieu of Taxes) ordinance
Training and education programs for fair housing
Partnership / strong relationship between Fair Housing Center of West Michigan and City
NSP (Neighborhood Stabilization Program) funding
Relationships with CDCs (Community Development Corporations)
Refugees' access to housing assistance and social services

Table I.7: Focus Group #2 Responses "Aspire"

ASPIRE
Work with banks regarding maintenance of all bank-owned properties, especially along 28 th Street corridor
Stabilize neighborhoods that have been hit by foreclosures
Use PILOT program along 28 th Street corridor
Re-institute ROC program (previously led by Urban League)
Better protections against discrimination based on sexuality
Create "communities of opportunity"
Improved bus routing
High-quality mixed-income housing development along Division St. Bus Rapid Transit line
More active neighborhood associations
Fair housing training for community planners – especially with regards to accessibility requirements
Infill – make it easier from a zoning and code perspective

Public Forum

March 27, 2013, 7:00 PM to 8:30 PM, Wyoming Public Library

The City publicized a Public Forum for the benefit of this study, and while a few persons pre-registered for the public forum, with the exception of City staff, only one person attended the public forum. The City's Department of Community Services utilized the Wyoming Record, the Wyoming Advance,

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Facebook, and E-Notice lists for rental property owners and developers to advertise the Public Forum. Additionally, between February 11th and March 15th, the local newspaper published four articles about the Analysis of Impediments and Housing Needs Assessment process, including a solicitation for attendees for all three of the public engagement mechanisms. In spite of the low attendance at the forum, McKenna made the scheduled presentation and solicited information from the one attendee, and Community Services staff.

Fair Housing and Housing Needs Survey

The City created a survey on fair housing and housing needs using “Survey Monkey” (www.surveymonkey.com). The survey was posted on the City’s website, a solicitation was printed in the Wyoming Advance (newspaper of general circulation) and a link to the survey was sent via e-mail to individuals who have opted to receive information from the city via e-mail. A total of 471 persons participated in the survey. Many questions allowed respondents to select more than one answer and fill in information under “other” and respondents were permitted to skip questions. Below is a summary of the key findings from the survey.

- Of those who answered the question (449), 62% said they were Wyoming residents, 22% indicated they were non-residents of Wyoming and 6% indicated they were landlords.
- Of those who answered the question (418), 73% said if they encountered housing discrimination they would report it, and 12% said they would not know what to do.
- Of those who answered the question (432), only 5.5% said they believed they encountered housing discrimination.
- Of those who answered the question (383), 54.5% said they would contact the Wyoming Housing Commission, and 42% said they would contact the City of Wyoming.
- Of those who answered the question (242), 45% believed race was the cause of housing discrimination and 20% believed familial status (Living with children under the age of 18) was the cause. 39% said they believed discrimination did not occur.
- Of those who answered the question (349), 35% said that Employment issues (Low wages, unemployment, lack of job training, lack of transportation options to/from work) and 18% said that Landlords, realtors, banks and insurance providers are worried of financial loss when working with individuals and families that receive government assistance (housing subsidies, food stamps, etc.) played the largest role in preventing individuals and families from accessing the housing they desire.
- Of those who answered the question (383), 26% said they would attend educational opportunities regarding fair housing laws if offered by the City of Wyoming.
- Of those who answered the question (382), 84% said they owned their home or live with someone who does.
- Of those who answered the question (320), 86% said they plan on owning a home within the next five years.
- Of those who answered the question (168), roughly 81% said they wanted to live in the southern portion of the City, citing schools, available land, and close proximity to the highway and jobs as the reason.

C. Methodology Used

The preparation of the Analysis of Impediments involved the following process:

- A comprehensive review of the City’s laws, regulations and administrative procedures, policies, and practices.
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing.
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes.
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.
- A review of public participant responses to focus groups and community.

The information needed for conducting the AI included the following:

- Public policies, practices, and procedures involving housing and housing-related activities.
- Zoning and land use policies, tax assessment/abatement practices.
- The nature and extent of fair housing complaints/suits or other data that may evidence the City’s achievement of fair housing choice.
- Demographic patterns.
- Home Mortgage Disclosure Act (HMDA) data.
- Results of Fair Housing testing.
- Patterns of occupancy in Section 8, public and assisted housing, and private rental housing.
- Prior Wyoming Analyses of Impediments to Fair Housing Choice.

The Housing Needs Assessment is an analysis of the supply and demand for various types of housing in greater Grand Rapids and Wyoming specifically, including recommendations for types of development. The specific methodologies and data required for Housing Needs Assessment is explained in Chapter VI. An explanation of neighborhood typologies found in Wyoming and the Wyoming “commuter-shed” are found in Chapter II.

D. How Funded

The Analysis of Impediments and Housing Needs Assessment are funded by the City of Wyoming’s Community Development Block Grant program and the Community Services Department.

E. Conclusions and Action Plan

Equal and fair access to residential housing (housing choice) is fundamental to meeting essential needs and pursuing personal, educational, and employment goals. Because housing choice is so critical, affordable housing is a goal the City and the private market must achieve if equality of opportunity is to become a reality.

The Conclusions and Action Plan are located in Chapter VII of this document.

II. Jurisdictional Background Data

A. Wyoming Housing Market

In order to analyze the market for housing in Wyoming, the boundaries of the regional housing market must be determined. Demand for housing does not stop at the City limits. In fact, when choosing housing, people will consider any neighborhood or community that is within a reasonable commuting distance of their job or school.

A map of the Overall Housing Market which Wyoming is a part of, was created showing the area within a 20.1 minute drive of the corner of 28th Street and Burlingame Avenue, in the heart of Wyoming. 20.1 minutes represents that average commute time for a Wyoming resident. The area inside that drive time boundary is the region where a person could live and have a similar commute to living in Wyoming.

The Overall Housing Market, which is shown on Map 1, covers most of the Greater Grand Rapids region. It stretches from Zeeland in the southwest to Rockford in the Northeast.

B. Housing Typologies

Identifying Different Typologies

Different households desire different types of housing. Some households prefer new homes with big yards and the latest amenities. Others prefer older homes with architectural detailing in a walkable neighborhood. When analyzing a housing market, it is important to determine which typologies are demanded in order to recommend actions that reflect the preferences of the community.

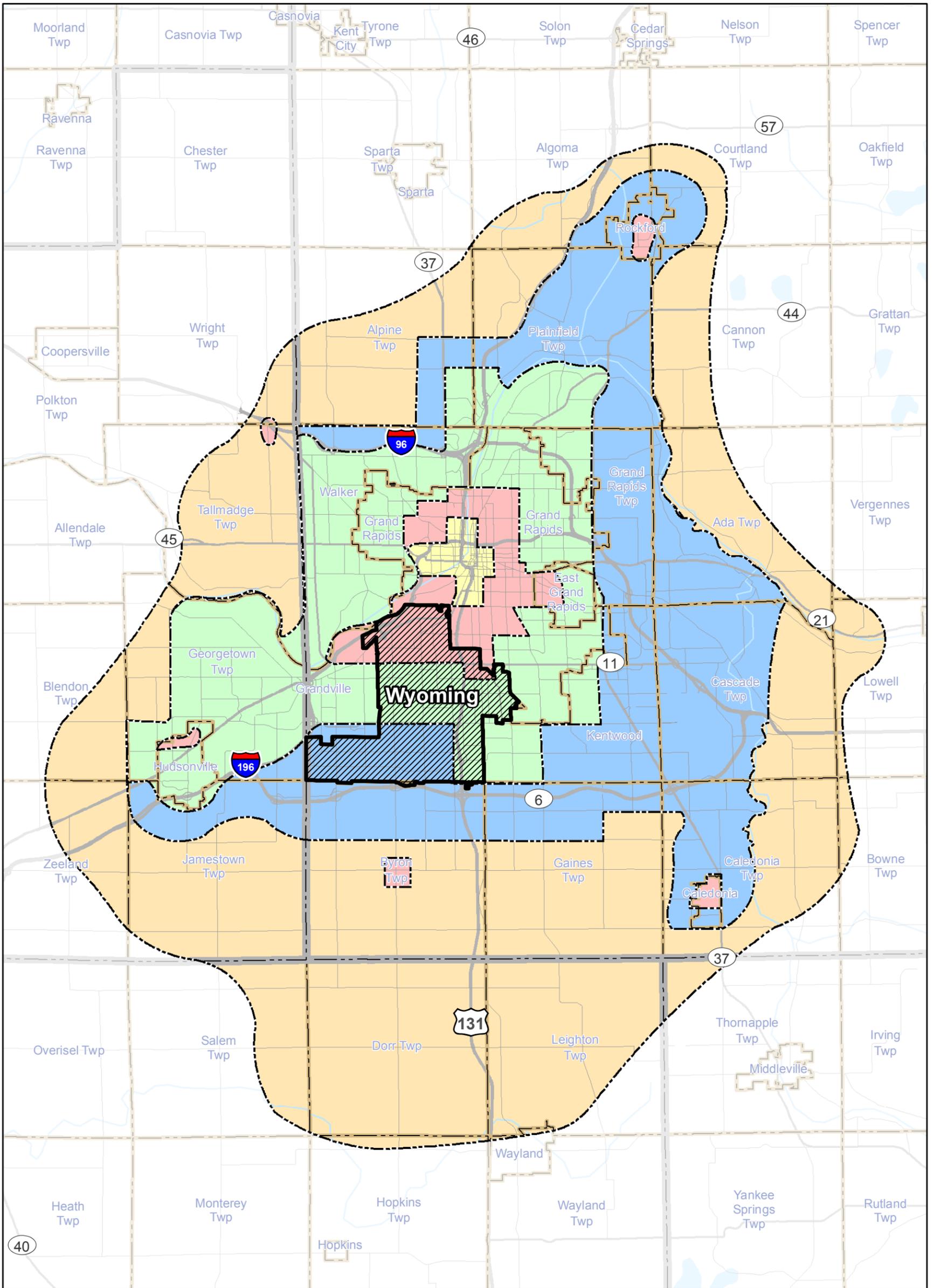
The typology categories are not based on existing demographics or projected demographics. They are simply reflections of the style of homes and the layout of neighborhoods. The assumption is that people who live in a given typology prefer that typology over others because they choose to live there, but not because of any particular demographic characteristic they may have.

The Housing Needs Assessment, which is included in Chapter VI, breaks down the supply, demand, and affordability of housing in the Grand Rapids region, and Wyoming specifically, by typology. For the purposes of this study, the region has been divided into five typologies:

- Urban Core Typology
- Historic Density Typology
- Post-War Community Topology
- Modern Large Lot Typology
- Rural Agricultural Typology

Map 1 shows the general locations of the typologies in the region. The boundaries on the map were drawn from local knowledge and aerial photography. Within each typology, there is a significant amount of variation in housing design, type/tenure, and upkeep. However, each of the five typology areas has consistent density, age of housing, and neighborhood design throughout within its boundaries.

Three of the typologies can be found within Wyoming – Historic Density, Post-War Community, and Modern Large Lot. Their locations for the purposes of this study can be found on Map 2.



Map 1
Housing Typologies
Greater Grand Rapids Housing Market, Michigan



July 11, 2013

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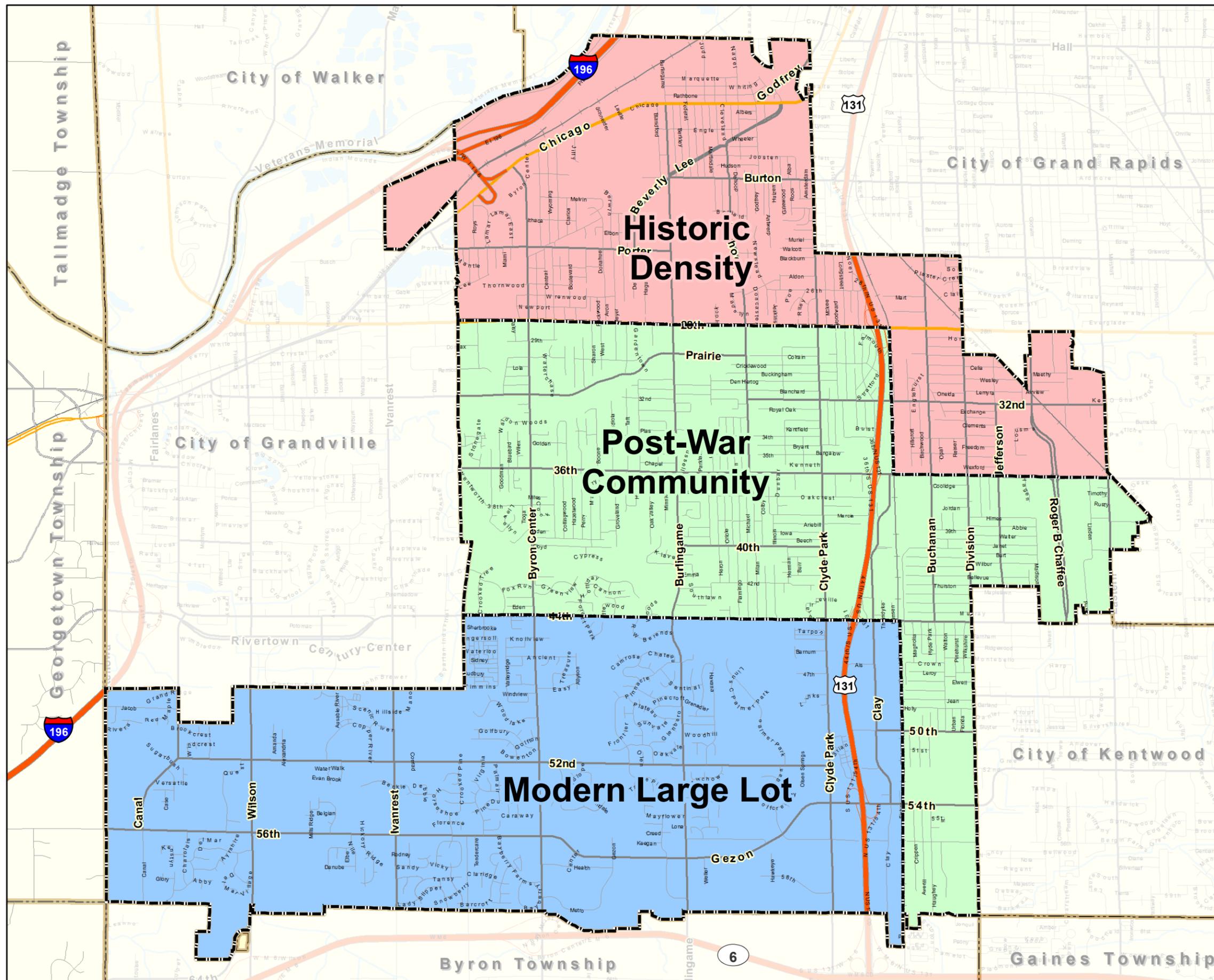
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|--------------------|--------------------|----------------------------|
| Urban Core | Modern Large Lot | Surrounding Municipalities |
| Historic Density | Rural Agricultural | County Boundaries |
| Post-War Community | City of Wyoming | Lake |

Data Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.

Map 2 Housing Typologies

City of Wyoming, Michigan

July 11, 2013



LEGEND

- Historic Density
- Post-War Community
- Modern Large Lot
- Surrounding Municipalities

0 2,000 4,000 FEET



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Data Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.

Urban Core Typology

The Urban Core housing typology is characterized by very dense housing in an urban setting. Multiple-family buildings, including condominiums and apartments are very common, including everything from high-rises to 4-6 story structures that take up entire blocks, to small 2-3 story apartment buildings. Commercial or industrial properties that have been converted to residential are also common, as are mixed use buildings including office and/or retail along with housing.



Single family homes in this typology tend to either be townhouses/rowhomes or are clustered very close together with small yards and limited driveways. They may be mixed in with other types of housing or with commercial or institutional uses.



The Urban Core typology tends to have older housing, although renewed interest in central city living means that significant numbers of new units have been constructed in this typology within the last 10-20 years.

In the Greater Grand Rapids housing market, the Urban Core typology can be found in downtown Grand Rapids and in surrounding neighborhoods such as Heartside, North Monroe, and the Lower West Side.

Currently, there is no Urban Core Typology housing in Wyoming, but opportunities exist to develop this type of housing, especially along 28th Street, in Wyoming's downtown area, and Division Avenue, along the Silver Line BRT corridor.

Historic Density Typology

The Historic Density Typology is characterized by homes built generally prior to World War II and laid out close together, with smaller yards, in gridded, dense neighborhoods. In some cases duplexes and small apartment buildings are interspersed with the single family homes.

Some Historic Density neighborhoods feature smaller homes, but others have large, ornate houses. Examples of the latter in the Grand Rapids area include Heritage Hill, Ottawa Hills, and the older portion of East Grand Rapids.



Historic Density communities can be re-created with new construction if their density patterns and layouts are replicated. Additionally, infill and renovations are popular options to update the housing stock while maintaining the desirable “bones” of the neighborhoods.



The Historic Density typology covers an area including much of the City of Grand Rapids, and the older portions of Grandville and East Grand Rapids. It also includes the older centers of Marne, Hudsonville, Caledonia, Byron Center, and Rockford.

Within Wyoming, the Historic Density Typology can be found generally north of 28th Street, especially along Porter Street and in the Galewood neighborhood.

Post-War Community Typology

The Post-War Community typology was built in the decades following World War II, during a time of economic and population boom in the United States. The homes in Post-War Community are on larger lots with larger yards, and there is less variation in size and design, than found in the Historic Density typology.



Post-War Community neighborhoods typically have interconnected streets but are not always complete grids. They frequently have sidewalks and are designed to allow children and families to walk or bike to parks and schools, but the retail is often separated and designed to be most accessible to cars rather than pedestrians.

Multiple-family housing in Post-War Community is usually in the form of small apartment complexes with two – four buildings and amenities like swimming pools and tennis courts. These complexes are usually separated from nearby single family homes.

Post-War Community is harder to replicate with new housing than other typologies, because the Modern Large Lot typology is designed to be an updated version of the same design principles. However, as they have aged, many Post-War Community neighborhoods have developed unique and desirable characters and could be targeted for renovation or infill in order to meet any unmet demand.



Post-War Community is the most populous housing typology in Greater Grand Rapids and also has the most housing units. It covers the outlying portions of the City of Grand Rapids, especially the southeast, northeast, and far west sides, as well as large portions of the cities of Walker, Kentwood, East Grand Rapids, Grandville and Hudsonville. Post-War Community housing can also be found in Georgetown, Plainfield, and Grand Rapids Townships.

Within Wyoming, the Post-War Community Typology can be found generally between 28th Street and 44th Street, including the Leisure Acres, Fisher Street Station, and Wedgewood neighborhoods.

Modern Large Lot Typology

The Modern Large Lot typology is found in the type of neighborhoods that has been built on the edge of metropolitan regions since approximately 1980. It is typified by homes on curvilinear streets with large yards. Neighborhoods are often self-contained, with one or two entrances from a major road to ensure privacy.

Homes in Modern Large Lot neighborhoods are frequently larger than in other typologies and are equipped with up-to-date amenities and floor plans. In some cases, they are custom built.

While residential streets in Modern Large Lot neighborhoods frequently have sidewalks, major roads frequently do not. There are very rarely parks, schools, or retail within the reach of the connecting sidewalks. However, these types of amenities are easily accessible by car.



Multiple-family housing in the Modern Large Lot typology typically includes large, self-contained complexes with robust amenities. These are generally separated from the single-family homes.

The Modern Large Lot typology covers the outer edge of urbanization in Greater Grand Rapids, including the eastern portion of Kentwood, the northern portion of Walker, and parts of Jamestown, Georgetown, Byron, Gaines, Caledonia, Cascade, Ada, Grand Rapids, Plainfield, and Alpine Townships.

Within Wyoming, the Modern Large Lot Typology can be found generally south of 44th Street, including neighborhoods like Chateau Estates, Chalet Estates, Bayberry Farms, and Delmar Farms.

Rural Agricultural Typology

The Rural Agricultural typology is the non-urbanized part of the housing market. Residential units in this area are either associated with agriculture or on very large “rural estate lots.” The age of housing can vary dramatically, from 100+ year old farmhouses to huge, modern homes built since 1990. Some lots are heavily wooded and include creeks or ponds.

Multiple-family housing is very rare, as available infrastructure generally doesn’t support it. Sidewalks and walkable destinations are also rare. Residents of the Rural Agricultural typology choose this typology because they value the natural environment, privacy, and open space, rather than urban amenities.



The Rural Agricultural typology covers the area within the Overall Housing Market that is not urbanized. It is not found within Wyoming.

C. Demographic Data

Population

According to the 2010 Census, Wyoming had 72,125 residents, as broken down in Table II.1. The City grew by approximately 5% between the 2000 and 2010 Censuses. The area defined as the Overall Housing Market also grew by 5%, to 614,311 people. Table II.1 shows the population change in the areas containing the various housing typologies described in Section B.

Public Input:

When discussing moving from Wyoming, respondents indicated they prefer to remain in their current homes: “I love Wyoming, it’s where we are planting our church and it’s the best place on earth” and “This is where I live, it’s quiet most of the time, has a park down the street and people are friendly”.

All the population growth in Wyoming and the Overall Housing Market came from additional population in the Modern Large Lot and Rural Agricultural areas. All other typologies declined in population, although the Post-War Community typology declined very slowly. Additionally, 2012 ESRI Data shows that the population of the Urban Core typology grew between 2010 and 2012 and is now higher than it was in 2000, likely due to the opening of new dense housing developments in downtown Grand Rapids.

Table II.1: Population Change 2000-2010

	2000 Population	2010 Population	Percentage Change
City of Wyoming	69,386	72,125	+3.9%
Historic Density	19,250	18,929	-3.0%
Post-War Community	36,764	35,921	-2.3%
Modern Large Lot	13,946	17,989	+29.0%
Overall Housing Market	584,857	614,311	+5.0%
Urban Core	25,228	24,625	-2.4%
Historic Density	110,926	101,603	-8.4%
Post-War Community	256,989	256,883	-0.1%
Modern Large Lot	121,188	144,222	+19.0%
Rural Agricultural	70,526	86,978	+23.2%

Source: U.S. Census, ESRI

Race and Ethnicity

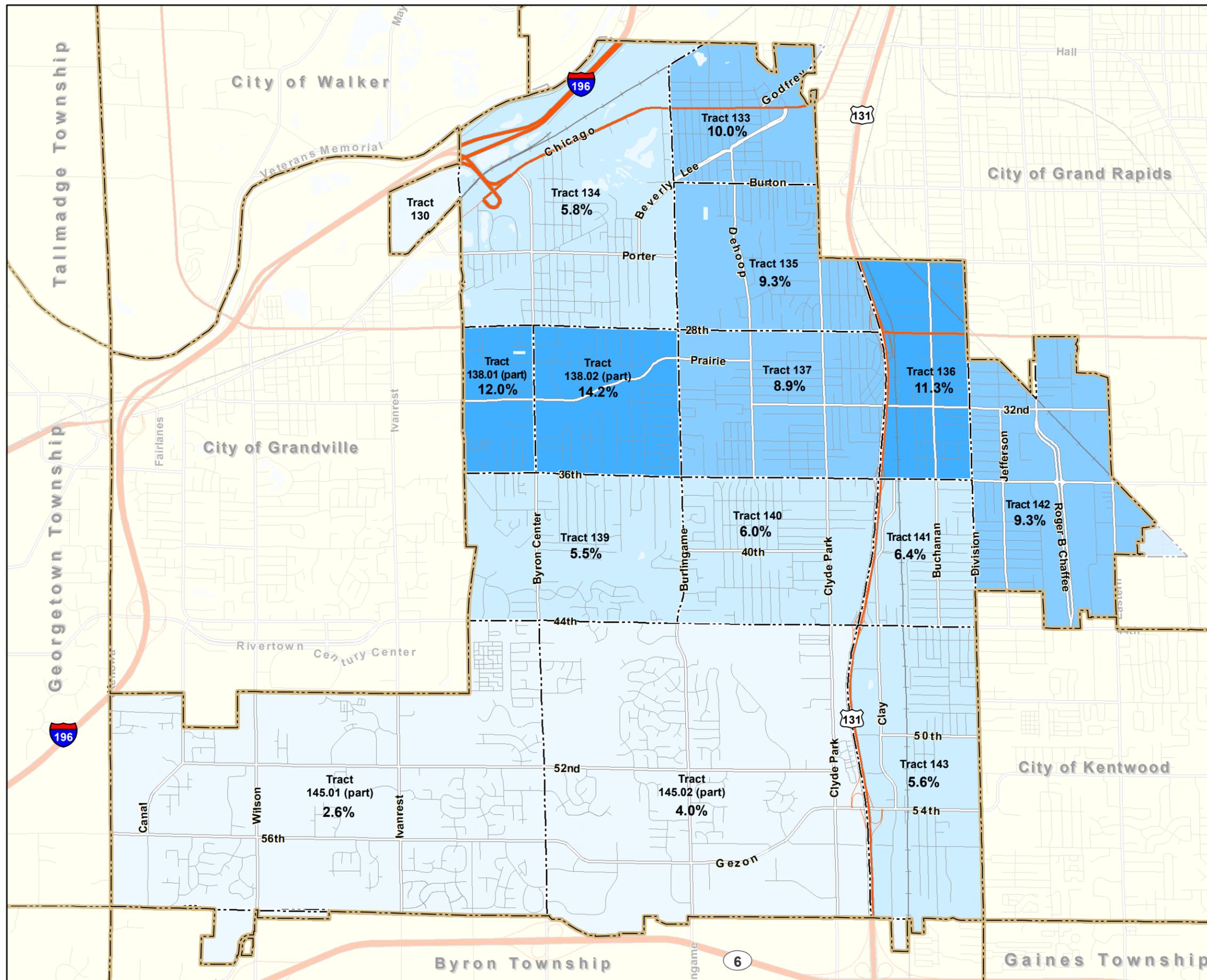
In the 2010 Census, 75.8 percent of Wyoming’s population identified as White, 7.2 percent identified as Black, 2.8 percent identified as Asian, 9.6 percent identified as “some other race and 3.8 percent identified as two or more races. 19.4 percent of the City’s population identified as being of Hispanic or Latino ethnicity. Persons identifying as Hispanic or Latino can be of any race.

When this data is viewed at the census tract level, one can get a better understanding of the diversity in various areas within the city. For example, there appears to be a residential relationship between census tracts with higher percentages of Black and higher percentage of Two or More Races. It is also worth noting there is a higher percentage of residents noting “Other” race within the City when compared to Kent County and the State of Michigan, potentially indicating that many Hispanic and Latino or foreign born respondents consider themselves to be of a race that the census does not identify.

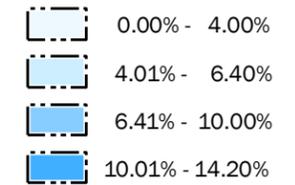
Map 3 Percent African-American Residents by Census Tract

City of Wyoming, Michigan

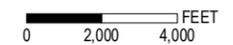
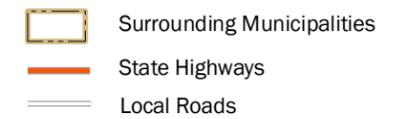
July 11, 2013



AFRICAN AMERICAN RESIDENTS



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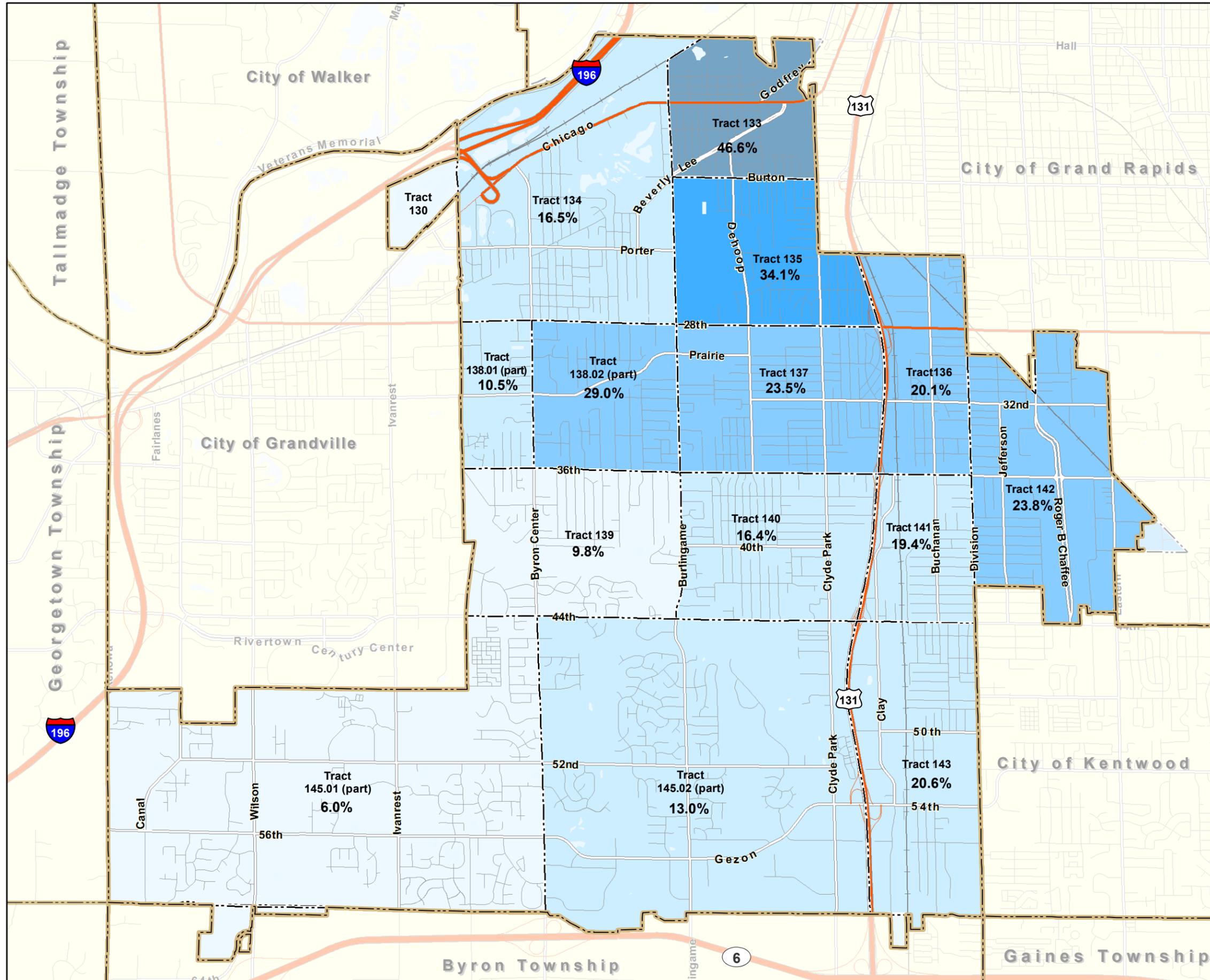
McKENNA
ASSOCIATES

Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.
Data Source: 2010 U.S. Census

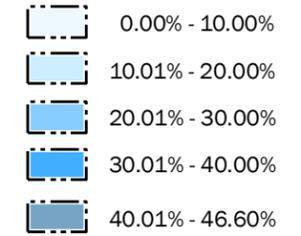
Map 4 Percent Hispanic Residents (of any race) by Census Tract

City of Wyoming, Michigan

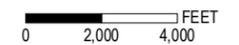
July 11, 2013



HISPANIC RESIDENTS



LEGEND



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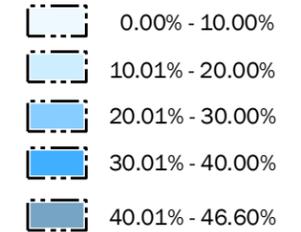
Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.
Data Source: 2010 U.S. Census

Map 5 Percent Other Minority Residents by Census Tract

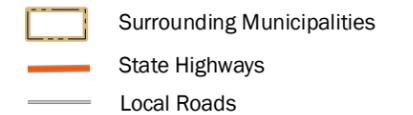
City of Wyoming, Michigan

June 4, 2013

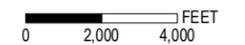
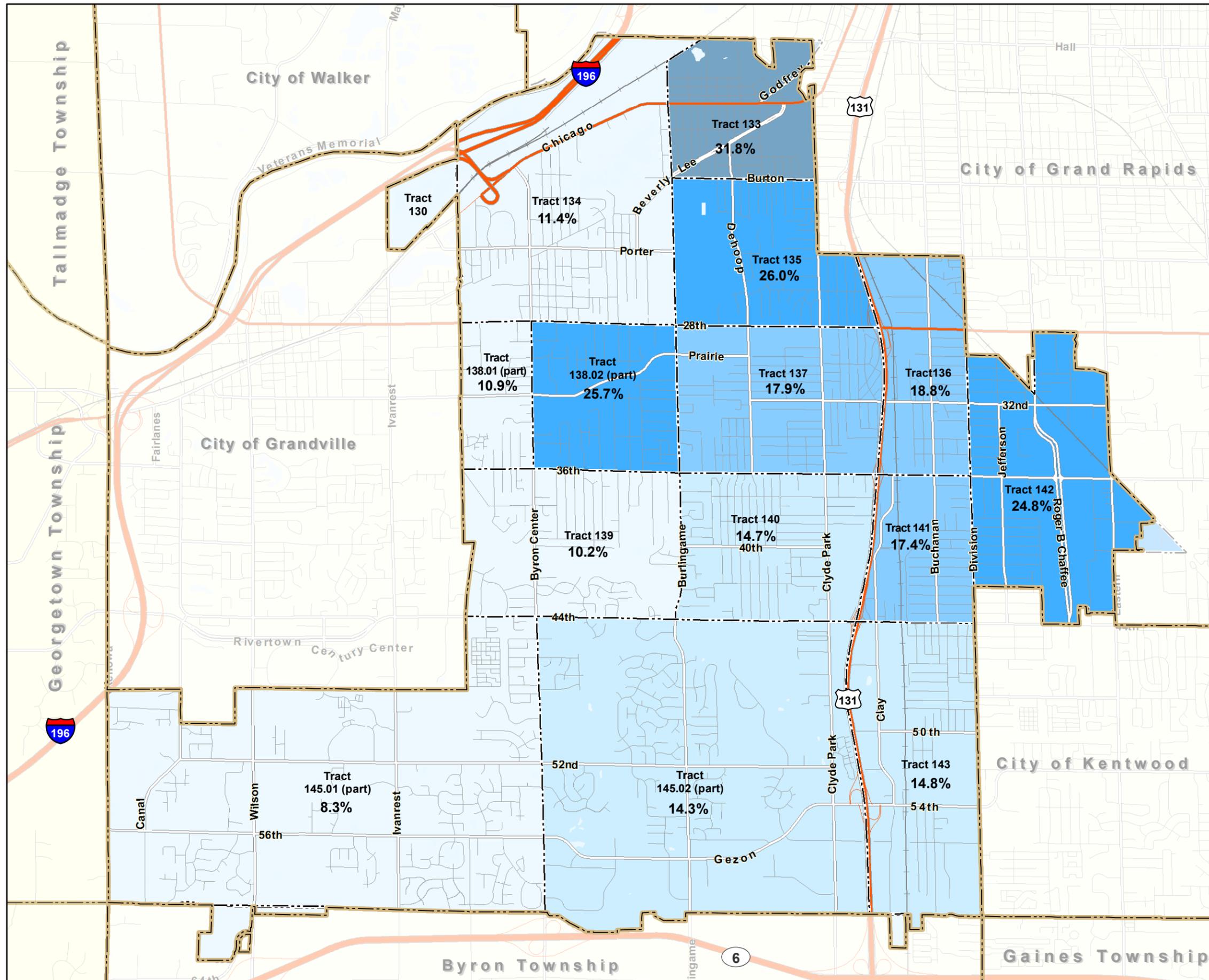
NON-AFRICAN AMERICAN AND NON-WHITE RESIDENTS



LEGEND



* Census Race Categories included in this map:
American Indian & Alaskan Native, Asian,
Pacific Islander, Other and Two or More Races



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Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.
Data Source: 2010 U.S. Census

Map 6 Very Low, Low and Moderate Income Persons 2012 by Census Block Group

City of Wyoming, Michigan

July 11, 2013

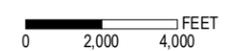
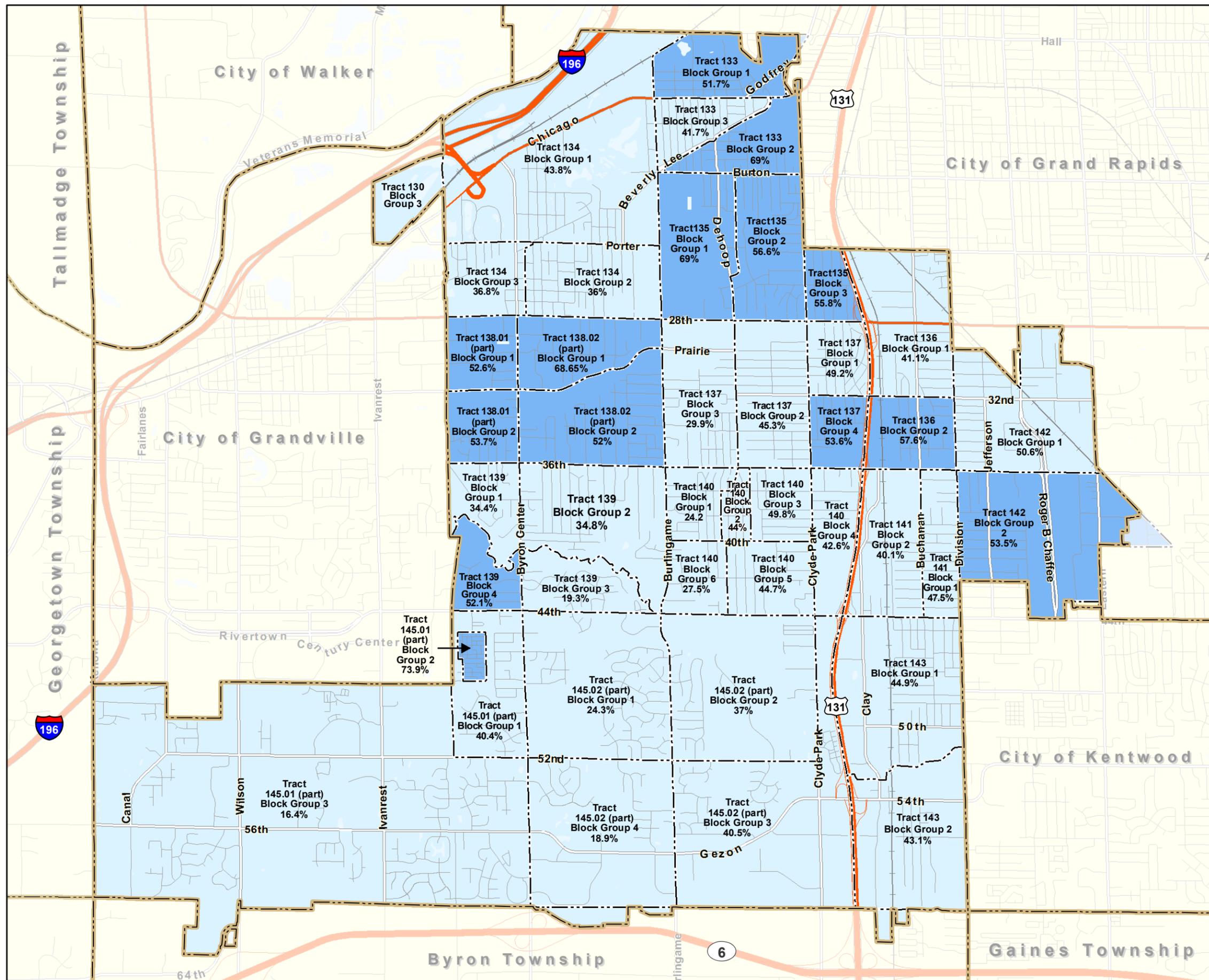
% PERSONS

-  Less than 51% very low, low, and moderate income block group
-  More than 51% very low, low, and moderate income block group

LEGEND

-  Surrounding Municipalities
-  State Highways
-  Local Roads

* Data is calculated for 2012 using 2000 Data/ Block Group



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ASSOCIATES

Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.
Data Source: 2000 U.S. Census

Table II.2: Population by Race

	Total Population	White	Black	American Indian & Alaskan Native	Asian	Pacific Islander	Other	Two or More Races
Census Tract 39 (part)	3 (100%)	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 41 (part)	1 (100%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 130 (part)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 133 (part)	4,969 (100%)	2,890 (58.2%)	497 (10.0%)	45 (0.9%)	46 (0.9%)	2 (0%)	1,201 (24.2%)	288 (5.8%)
Census Tract 134	5,384 (100%)	4,461 (82.9%)	310 (5.8%)	31 (0.6%)	84 (1.6%)	1 (0.0%)	308 (5.7%)	189 (3.5%)
Census Tract 135	4,609 (100%)	2,981 (64.7%)	428 (9.3%)	42 (0.9%)	96 (2.1%)	4 (0.1%)	859 (18.6%)	199 (4.3%)
Census Tract 136	2,058 (100%)	1,441 (70.0%)	233 (11.3%)	26 (1.3%)	51 (2.5%)	2 (0.1%)	205 (10.0%)	100 (4.9%)
Census Tract 137	7,042 (100%)	5,154 (73.2%)	626 (8.9%)	46 (0.7%)	210 (3.0%)	1 (0%)	748 (10.6%)	257 (3.6%)
Census Tract 138.01	1,585 (100%)	1,222 (77.1%)	190 (12.0%)	11 (0.7%)	35 (2.2%)	0 (0%)	76 (4.8%)	51 (3.2%)
Census Tract 138.02	6,783 (100%)	4,071 (60.0%)	964 (14.2%)	47 (0.7%)	182 (2.7%)	3 (0%)	1,190 (17.5%)	326 (4.8%)
Census Tract 139	6,455 (100%)	5,446 (84.4%)	356 (5.5%)	36 (0.6%)	152 (2.4%)	0 (0%)	243 (3.8%)	222 (3.4%)
Census Tract 140	6,703 (100%)	5,314 (79.3%)	401 (6.0%)	33 (0.5%)	194 (2.9%)	1 (0%)	491 (7.3%)	269 (4.0%)
Census Tract 141	1,853 (100%)	1,413 (76.3%)	118 (6.4%)	24 (1.3%)	34 (1.8%)	7 (0.4%)	174 (9.4%)	83 (4.5%)
Census Tract 142 (part)	3,703 (100%)	2,442 (65.9%)	346 (9.3%)	28 (0.8%)	136 (3.7%)	3 (0.1%)	539 (14.6%)	209 (5.6%)
Census Tract 143	2,955 (100%)	2,349 (79.5%)	166 (5.6%)	25 (0.8%)	75 (2.5%)	1 (0%)	197 (6.7%)	142 (4.8%)
Census Tract 145.01	10,611 (100%)	9,462 (89.2%)	280 (2.6%)	21 (0.2%)	368 (3.5%)	7 (0.1%)	240 (2.3%)	233 (2.2%)
Census Tract 145.02 (part)	7,411 (100%)	6,047 (81.6%)	300 (4.0%)	34 (0.5%)	359 (4.8%)	3 (0%)	472 (6.4%)	196 (2.6%)
Census Tract 146.01 (part)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 147.01 (part)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Wyoming	72,125 (100%)	54,696 (75.8%)	5,215 (7.2%)	450 (0.6%)	2,022 (2.8%)	35 (0%)	6,943 (9.6%)	2,764 (3.8%)
Kent County	602,622 (100%)	481,594 (79.9%)	58,648 (9.7%)	3,056 (0.5%)	14,053 (2.3%)	249 (0.1%)	26,963 (4.5%)	18,059 (3.0%)
State of Michigan	9,883,640 (100%)	7,803,120 (78.9%)	1,400,362 (14.2%)	62,007 (0.6%)	238,199 (2.4%)	2,604 (0.1%)	147,029 (1.5%)	230,319 (2.3%)

Note: Race categories include persons of Hispanic or Latino ethnicity.

Source: 2010 U.S. Census

Table II.3: Percent of Population Identifying as Hispanic or Latino

	Percent Self-Identifying as Hispanic or Latino
Census Tract 39 (part)	0.0%
Census Tract 41 (part)	0.0%
Census Tract 130 (part)	0.0%
Census Tract 133 (part)	46.6%
Census Tract 134	16.5%
Census Tract 135	34.1%
Census Tract 136	20.1%
Census Tract 137	23.5%
Census Tract 138.01	10.5%
Census Tract 138.02	29.0%
Census Tract 139	9.8%
Census Tract 140	16.4%
Census Tract 141	19.4%
Census Tract 142 (part)	23.8%
Census Tract 143	15.6%
Census Tract 145.01	6.0%
Census Tract 145.02 (part)	13.0%
Census Tract 146.01 (part)	0.0%
Census Tract 147.01 (part)	0.0%
Wyoming	19.4%
Kent County	9.7%
State of Michigan	4.4%

Source: 2010 U.S. Census

Age and Sex

Table II.4. illustrates the breakdown of the population by sex. In most populations, there are more women than men because women have longer life expectancies. That trend continues in Wyoming, Kent County, and the State of Michigan.

Table II.4: Population by Sex

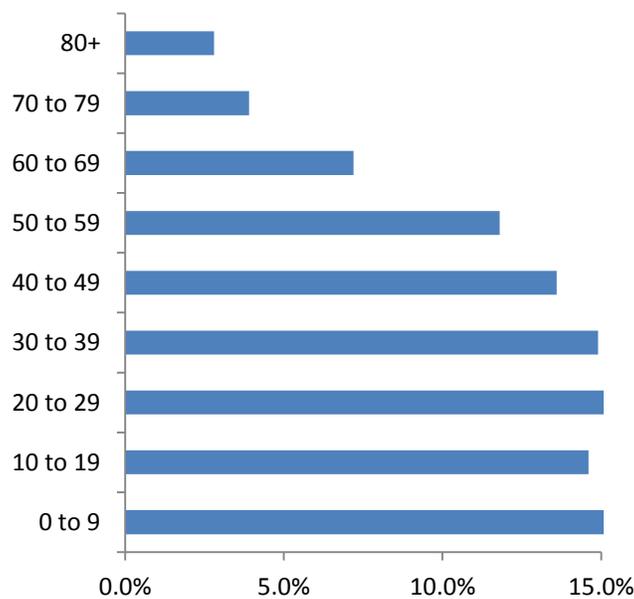
	State of Michigan	Kent County	Wyoming
Total Population	9,883,640 (100%)	602,622 (100%)	72,839 (100%)
Total Males	4,848,114 (49%)	259,102 (49.0%)	35,910 (49.3%)
Total Females	5,035,526 (50.9%)	307,520 (51.0%)	36,929 (50.7%)

Source: 2010 U.S. Census

The number of people in different stages of life is a crucial part of the analysis of communities, and has a significant impact on the demand for housing. Families with children demand a different type of housing from retirees or single young adults. They also demand different amenities, both in their neighborhoods and within their homes.

Figure II.1 shows the breakdown of the population of Wyoming by age. In general, the City’s population is young, with most of the population under 40 years old.

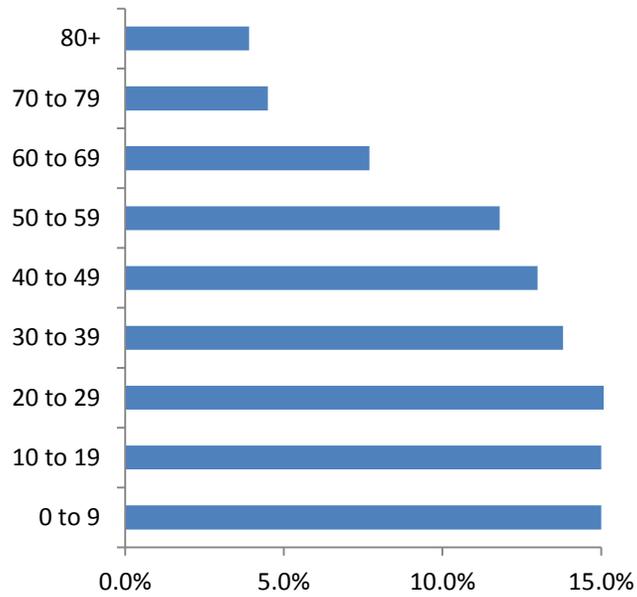
Figure II.1: Age Cohorts in Wyoming



Source: US Census 2010

The Overall Housing Market also has similar proportions to the City of Wyoming:

Figure II.2: Age Cohorts, Overall Housing Market



Children

An important element of analysis when looking at age cohorts is the number of children (in this case defined as people ages 0-19). Children under 20 years of age tend not to be householders, and families with children look for specific amenities in housing and neighborhoods, such as yards, parks, sidewalks, and schools.

Table II.5 shows the percentage of children in the City of Wyoming, the Overall Housing Market, and each housing typology area. The City population is about 30.2% children, and the Overall Housing Market population is similar. The area of the City with the most children is the Historic Density typology. That trend is repeated in the Overall Market.

Table II.5: Percentage of Population Under 20 Years Old, 2010

	Percentage of Population Under 20 Years Old, 2010
City of Wyoming	30.2%
Historic Density	33.2%
Post-War Community	28.9%
Modern Large Lot	29.7%
Overall Housing Market	30.0%
Urban Core	29.4%
Historic Density	33.6%
Post-War Community	29.3%
Modern Large Lot	29.3%
Rural Agricultural	29.5%

Source: US Census 2010

Retirement-Age Individuals

Another important area of analysis is the number of retirement-age individuals (in this case defined as people 70 years and older). Residents in this age range tend to “trade in” their housing for smaller, more manageable residences. They also desire to be near amenities and services.

Table II.6 shows the percentage of retirement-age individuals in the City of Wyoming, the Overall Housing Market, and each housing typology area. Just 13.9 percent of Wyoming residents are retirement age, compared to 16.0 percent in the Overall Housing Market. The typology with the largest percentage of retirees is Modern Large Lot, although Post-War Community and Rural Agricultural also have high percentages.

Table II.6: Percentage of Population over 70 Years Old, 2010

	Percentage of Population Over 70 Years Old, 2010
City of Wyoming	13.9%
Historic Density	11.9%
Post-War Community	14.5%
Modern Large Lot	14.8%
Overall Housing Market	16.0%
Urban Core	14.6%
Historic Density	11.9%
Post-War Community	16.9%
Modern Large Lot	17.3%
Rural Agricultural	16.7%

Source: US Census 2010

“Twenty-Somethings”

One of the signs of a community’s vitality is its ability to attract or retain recent college graduates and other people beginning their lives in the workforce. Young adults have more mobility than any other age group, and frequently move to communities and neighborhoods that offer entertainment, jobs, and social interaction, particularly with other people their age. In fact, many “twenty-somethings” (currently part of the Millennial generation) make location decisions prior to finding employment, in marked contrast to their parents and even those in Generation X.

As Table II.7 shows, Wyoming has been effective at retaining twenty-somethings. However, the typology with the highest percentage of 20 to 30 years olds is the Urban Core typology, which does not exist in Wyoming. The typology with the highest percentage of twenty-somethings within Wyoming is the Post-War Community typology. Anecdotal evidence suggests that young adults prefer dense, walkable environments.

Table II.7: Percentage of Population between 20 and 30 Years Old, 2010

	Percentage of Population Between 20 and 30 Years Old, 2010
City of Wyoming	15.6%
Historic Density	15.8%
Post-War Community	16.5%
Modern Large Lot	13.8%
Overall Housing Market	15.4%
Urban Core	20.9%
Historic Density	17.0%
Post-War Community	15.8%
Modern Large Lot	13.1%
Rural Agricultural	14.5%

Source: US Census 2010

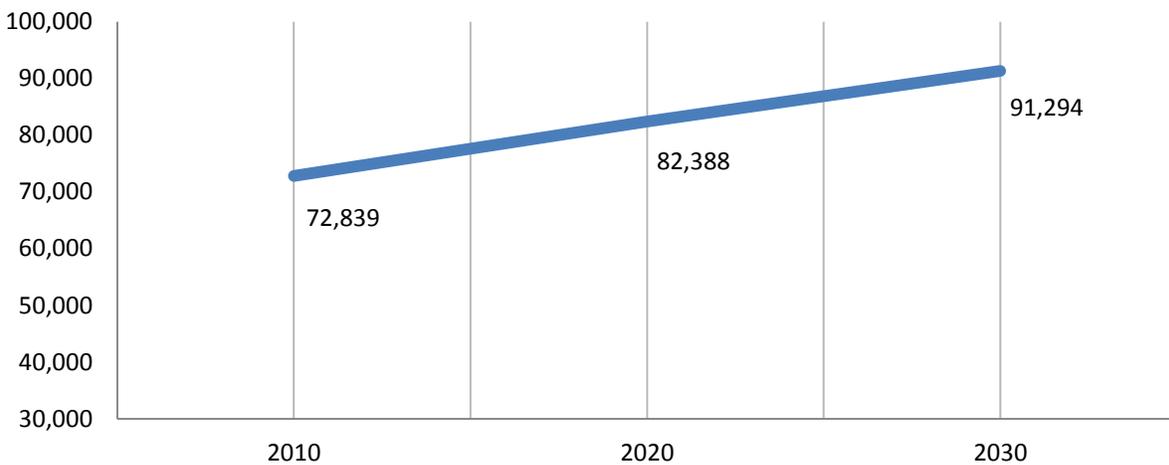
Projections to 2030

The following projections show a prediction of what the population of Wyoming will look like in 2020 and 2030. These projections provide an estimate of the anticipated future of the community and provide an indicator of housing demand well into the future.

The projections started with 2010 population data broken down into ten-year age groups. To project out to 2020, each group was moved ten years forward – for instance 21-30 year olds became 31-40 year olds. Mortalities were factored out using reasonable rates for each age group. An additional 3% of each group was added to account for new families moving to Wyoming. Finally, using the statewide birth rate and the estimated number of females of childbearing age, a new 0-10 age group was calculated. The process was then repeated to get the population and age cohorts for 2030.

As shown in Figure II.3 the Wyoming population is expected to increase significantly over the next 20 years.

Figure II.3: Wyoming Population Projection to 2030

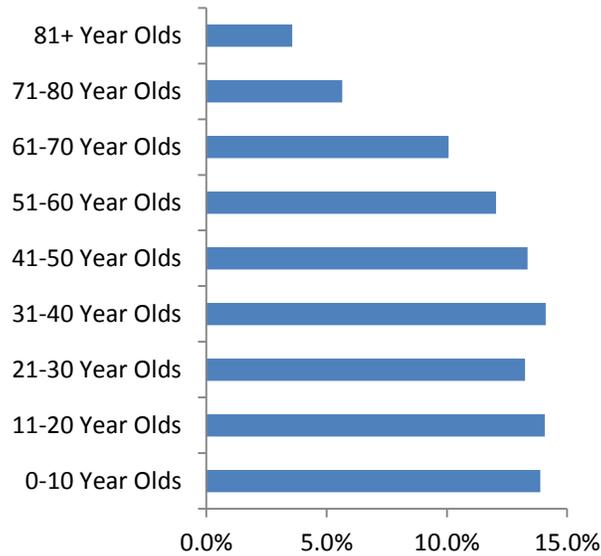


Source: US Census Bureau, McKenna Associates Projection

Age Distribution

As shown in Figure II.4, the City's age distribution is expected to retain the same balance that it has currently, with a large proportion of children and a generally even distribution through the age cohorts.

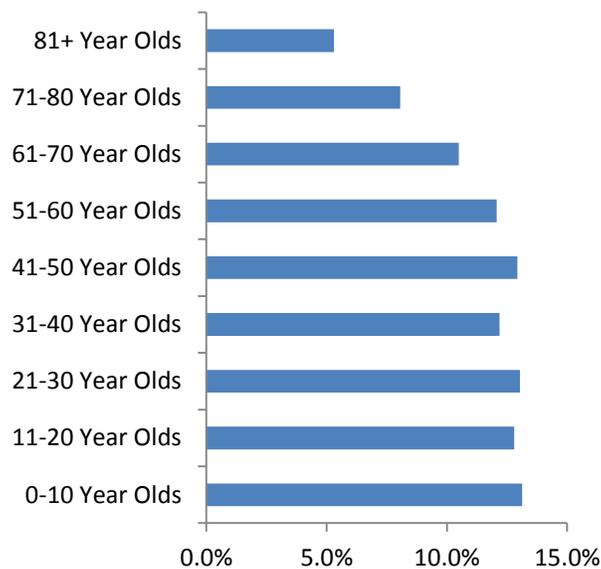
Figure II.4: Wyoming Age Distribution, 2020 Projection



Source: US Census Bureau, McKenna Associates Projection

Figure II.5 shows a similar trend, although the oldest age groups increase as the Baby Boomers continue to age. Still, the projections show a City with a balanced age distribution.

Figure II.5: Wyoming Age Distribution, 2030 Projection



Source: US Census Bureau, McKenna Associates Projection

Households

According to the 2010 Census, there are 26,970 households in the City of Wyoming. The average household size is 2.66 people. Table II.8 shows the number of households and average household size in the City, the Overall Market, and the typology areas.

In general, household sizes in Wyoming are larger than those in the region. Both regionally and in the City, the largest household sizes are in the Historic Density typology, with Post-War Community having the smallest.

Table II.8: Households, 2010

	2010 Households	Average Household Size
City of Wyoming	26,970	2.66
Historic Density	6,389	2.90
Post-War Community	14,139	2.50
Modern Large Lot	6,442	2.74
Overall Housing Market	231,173	2.58
Urban Core	10,434	2.27
Historic Density	35,623	2.82
Post-War Community	100,959	2.55
Modern Large Lot	54,008	2.63
Rural Agricultural	30,149	2.61

Source: US Census 2010

Households Trends

Table II.9 shows the change in the number of households between 2000 and 2010 in Wyoming, the Overall Market, and each typology area. Because of changes in the average household size, the number of households usually does not change at the same rate as the population. In many communities across Michigan and the United States, household sizes are shrinking, which means the demand for housing increases at a faster rate than the population.

However, that trend has not been true in Wyoming. The average household size actually increased between 2000 and 2010, from 2.63 to 2.66. As a result, the number of households grew more slowly than the population. Regionally, the typologies with the most growth in the number of households were also the typologies that grew in population. The only typology that gained households while losing population was the Urban Core, and as stated earlier, 2012 data indicates that the Urban Core has started to grow in population since 2010.

Table II.9: Change in Number of Households, 2000-2010

	Change in Number of Households, 2000-2010
City of Wyoming	+1.6%
Historic Density	-9.1%
Post-War Community	-4.5%
Modern Large Lot	+27.2%
Overall Housing Market	+7.3%
Urban Core	+1.7%
Historic Density	-6.4%
Post-War Community	+3.0%
Modern Large Lot	+20.6%
Rural Agricultural	+24.0%

Source: US Census 2000, 2010

Group Quarters Population

The table below illustrates the breakdown of household population (Family and Non-Family) and Group Quarters population (Institutionalized and Non-Institutionalized). Most (approximately 60%) of residents in the state of Michigan and Kent County live in a Husband-Wife Household, and Wyoming reflects this trend. Many census tracts in Wyoming have percentages of “Single Head of Household” families that far outpace those of the state of Michigan (22.1%) and Kent County (20.5%); 24.3 percent of households in Wyoming have single heads of household. Because “Single Head of Household” families often have only one wage earner and at least one dependent, finding housing that is affordable can be difficult for these families. Of Wyoming’s Institutionalized population, 100 percent were in nursing facilities, and of Wyoming’s Non-Institutionalized population, 16.3 percent were in college/university housing.

Table II.10: Household and Group Quarters Population in the state of Michigan, Kent County and Wyoming, 2010 U.S. Census*

	Family Household Population				Non-Family Household Population		Group Quarters Population	
	Total Population	Population: Total In Family Household	Population: Husband-Wife Household	Population: Single Head of Household	Population: 1-Person Household	Population: 2- or More-Person Household	Population: Institutionalized	Population: Non-Institutionalized
Census Tract 39 (part)	3 (100%)	3 (100%)	0 (0%)	3 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 41 (part)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 130 (part)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 133 (part)	4,969 (100%)	4,496 (90.5%)	2,843 (57.2%)	1,653 (33.3%)	253 (5.1%)	218 (4.4%)	0 (0%)	2 (0%)
Census Tract 134	5,384 (100%)	4,637 (86.1%)	3,345 (62.1%)	1,292 (24.0%)	452 (8.4%)	262 (4.9%)	0 (0%)	33 (0.6%)
Census Tract 135	4,609 (100%)	3,820 (82.9%)	2,399 (52.1%)	1,421 (30.8%)	496 (10.8%)	249 (5.4%)	0 (0%)	44 (1.0%)
Census Tract 136	2,058 (100%)	1,687 (82.0%)	1,129 (54.9%)	558 (27.1%)	236 (11.5%)	135 (6.6%)	0 (0%)	0 (0%)
Census Tract 137	7,042 (100%)	5,959 (84.6%)	4,013 (57.0%)	1,946 (27.6%)	624 (8.9%)	377 (5.4%)	75 (1.1%)	7 (0.1%)
Census Tract 138.01	1,585 (100%)	1,160 (73.2%)	722 (45.6%)	438 (27.6%)	318 (20.1%)	99 (6.2%)	0 (0%)	8 (0.5%)
Census Tract 138.02	6,783 (100%)	5,292 (78.0%)	3,193 (47.1%)	2,099 (30.9%)	903 (13.3%)	568 (8.4%)	0 (0%)	20 (0.3%)
Census Tract 139	6,455 (100%)	4,920 (76.2%)	3,486 (54.0%)	1,434 (22.2%)	811 (12.6%)	700 (10.8%)	0 (0%)	24 (0.4%)
Census Tract 140	6,703 (100%)	5,576 (83.2%)	3,887 (58.0%)	1,689 (25.2%)	724 (10.8%)	387 (5.8%)	0 (0%)	16 (0.2%)
Census Tract 141	1,853 (100%)	1,567 (84.6%)	960 (51.8%)	607 (32.8%)	179 (9.7%)	107 (5.8%)	0 (0%)	0 (0%)
Census Tract 142 (part)	3,703 (100%)	3,252 (87.8%)	2,073 (56.0%)	1,179 (31.8%)	267 (7.2%)	177 (4.8%)	0 (0%)	7 (0.2%)
Census Tract 143	2,955 (100%)	2,518 (85.2%)	1,812 (61.3%)	706 (23.9%)	279 (9.4%)	145 (4.9%)	0 (0%)	13 (0.4%)
Census Tract 145.01	10,611 (100%)	9,311 (87.7%)	8,025 (75.6%)	1,286 (12.1%)	700 (6.6%)	514 (4.8%)	74 (0.7%)	12 (0.1%)
Census Tract 145.02 (part)	7,411 (100%)	6,358 (85.8%)	5,107 (68.9%)	1,251 (16.9%)	671 (9.1%)	359 (4.8%)	0 (0%)	23 (0.3%)
Census Tract 146.01 (part)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Census Tract 147.01 (part)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Wyoming	72,125 (100%)	60,556 (84.0%)	42,994 (59.6%)	17,562 (24.3%)	6,914 (9.6%)	4,297 (6.0%)	149 (0.2%)	209 (0.3%)
Kent County	602,622 (100%)	494,442 (82.0%)	370,843 (61.5%)	123,599 (20.5%)	59,082 (9.8%)	37,745 (6.3%)	4,557 (0.8%)	6,796 (1.1%)
State of Michigan	9,883,640 (100%)	8,018,579 (81.1%)	5,835,825 (59.0%)	2,182,754 (22.1%)	1,079,678 (10.9%)	556,315 (5.6%)	109,867 (1.1%)	119,201 (1.2%)

Source: 2010 U.S. Census

Note: The U.S. Census defines a Household as an occupied housing unit. A Family Household has at least one member of the household related to the householder by birth, marriage, or adoption. Non-Family Households consist of people living alone and households which do not have any members related to the householder. A

Group Quarters consists of Institutional (e.g., correctional facilities, nursing homes, and mental hospitals) and Non-Institutional (e.g., college dormitories, military barracks, group homes, missions, and shelters) facilities. Given the various Census Data Tables used to aggregate the information in this table, some figures may double counted.

Foreign Born Population

According to the U.S. Census American Community Survey (ACS), taken between 2009-2011, it was estimated that Wyoming’s Foreign Born population was 10.6% during this time period. This percentage was higher than those of the state of Michigan (5.94%) and Kent County (7.3%). While Wyoming was estimated to have 12 percent of Kent County’s population, Wyoming was estimated to have 17.5 percent of Kent County’s Foreign Born population during this time period. Given that a high proportion of immigrants moving to Kent County move to the City of Wyoming, the City must be mindful of any potential fair housing choice impediments that may face its immigrant population.

Table II.11: Estimated Foreign Born Population in the state of Michigan, Kent County, and Michigan, 2009-2011 American Community Survey*

	Estimated Total Population	Estimated Native Born Population	Estimated Foreign Born Population
State of Michigan	9,884,793 (100%)	9,284,485 (93.9%)	591,534 (5.94%)
Kent County	604,306 (100%)	560,330 (92.7%)	43,976 (7.3%)
Wyoming	72,334 (100%)	64,657 (89.4%)	7,677 (10.6%)

Source: 2009-2011 American Community Survey (ACS), which is an ongoing statistical survey that samples a small percentage of the population each year.

Disabled Population

According to the American Community Survey (ACS) from 2009-2011, an estimated 11.3 percent of Wyoming's population had some type of disability. However, there are some disparities between the age cohorts. For example, only 2.7 percent of Wyoming children under five years old had a disability. One possible reason for this low number is that many children under 5 years old have an existing disability that is not diagnosed until they are older. On the other hand, 39.1 percent of Wyoming residents ages 65 and older have a disability. This is not surprising, as disabilities naturally occur as one ages. As the overall population of Wyoming continues to age, the number of disabled residents can also be expected to increase. Much of the disabled population will require specific service needs, such as supportive and accessible housing and transportation options.

Public Input:

In regards to fair housing in Wyoming, one resident stated: "there is a significant need for barrier free housing in all of Kent County".

**Table II.12: Estimated Population with a Disability by Age in Wyoming, 2009-2011
American Community Survey Three-Year Estimates**

	Estimated Total Civilian Non- Institutionalized Population	Estimated Population with a Disability (hearing, vision, cognitive, ambulatory, self- care, or independent living difficulty)
Under 5 Years Old	6,086	166 (2.7%)
5-17 Years Old	12,786	794 (6.2%)
18-64 Years Old	46,792	4,605 (9.8%)
65+ Years Old	6,566	2,569 (39.1%)
Wyoming	72,230	8,134 (11.3%)

Source: 2009-2011 American Community Survey (ACS), which is an ongoing statistical survey that samples a small percentage of the population each year.

**Table II.13: Estimated Population with a Disability by Age in State of Michigan, 2009-2011
American Community Survey Three-Year Estimates**

	Estimated Total Civilian Non- Institutionalized Population	Estimated Population with a Disability (hearing, vision, cognitive, ambulatory, self- care, or independent living difficulty)
Under 5 Years Old	592,002	4,538 (0.8%)
5-17 Years Old	1,736,681	108,334 (6.2%)
18-64 Years Old	6,112,944	719,376 (11.8%)
65+ Years Old	1,327,862	490,440 (36.9%)
State of Michigan	9,769,489	1,322,688 (13.5%)

Source: 2009-2011 American Community Survey (ACS), which is an ongoing statistical survey that samples a small percentage of the population each year.

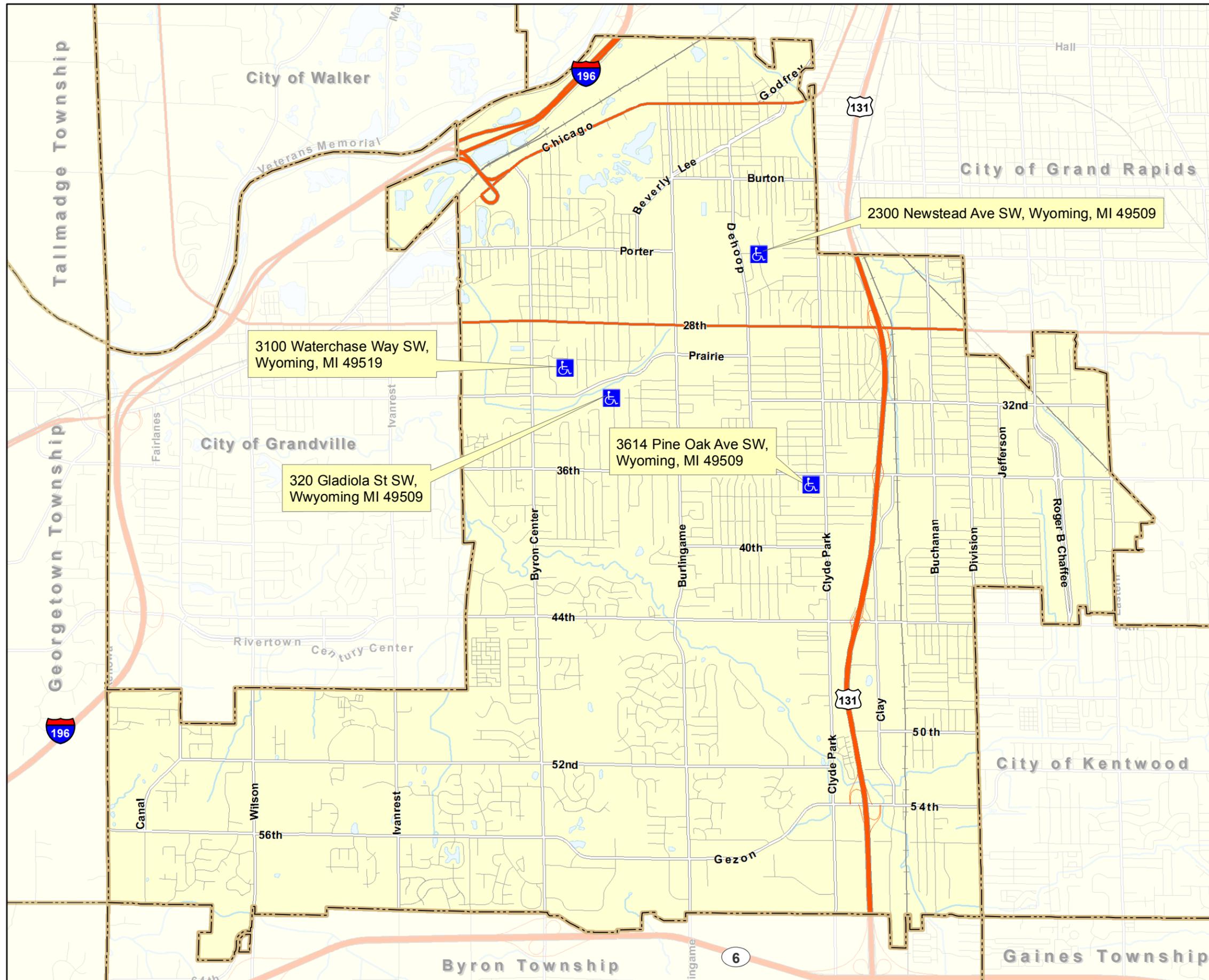
Map 7 Housing for the Disabled

City of Wyoming, Michigan

July 11, 2013

LEGEND

-  Surrounding Municipalities
-  State Highways
-  Local Roads



0 2,000 4,000 FEET



McKenna
ASSOCIATES

Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a.
Data Source: MSHDA, 2013

D. Income Data

One of the largest barriers to housing choice is that individuals or families may not have the income necessary to afford adequate housing. While some people have incomes below the threshold to qualify for public housing assistance, other people may have incomes too high to qualify for housing assistance but are nonetheless not able to afford adequate housing.

Median Income

Income is a measure of a community's collective buying power. The amount of money a household brings in helps determine what type of housing they demand. Additionally, people with similar income levels tend to cluster together in neighborhoods, because of a combination of housing affordability and individual choice. Income is also a factor of age, with older workers generally making more money than younger workers.

Table II.14 shows the median income in each of the typology areas, as well as the City as a whole and the Overall Market. In general, the incomes for each typology area in the City are higher than their regional equivalents. However, the Overall Housing Market's median income is higher than the City's because of the larger number of Modern Large Lot homes and a higher variation in incomes among the regional typology areas, as compared to Wyoming equivalents.

Table II.14: Median Income, 2011

	Median Income, 2010
City of Wyoming	\$47,372
Historic Density	\$38,355
Post-War Community	\$37,745
Modern Large Lot	\$64,600
Overall Housing Market	\$53,688
Urban Core	\$26,240
Historic Density	\$34,692
Post-War Community	\$40,587
Modern Large Lot	\$57,086
Rural Agricultural	\$47,606

Source: US Census 2006-2011

Between 2000 and 2011, Wyoming's median income has dropped 16.6 percent, adjusted for inflation. The decade included the ongoing economic slowdown that began nationally in 2008, but was felt in some parts of Michigan several years earlier. Declining incomes, relative to inflation, are a national trend felt in almost all communities.

Poverty Rates

Table II.15 shows the change in the percentage of families below the poverty line between 2000 and 2010 in Wyoming, Kent County, and the State of Michigan. Poverty rates have risen across the board, although Wyoming’s rose faster than the County and State.

Table II.15: Change in Estimated Poverty, 2000, 2009-11 in the State of Michigan, Kent County, and Wyoming

Percentage of Families Living Below the Poverty Level	2000	2009-2011 Three-Year Estimate
City of Wyoming	5.1%	12.4%
Kent County	6.3%	11.0%
State of Michigan	7.4%	11.9%

Source: 2009-2011 American Community Survey (ACS), which is an ongoing statistical survey that samples a small percentage of the population each year.

Note: Estimated population only includes the population for whom poverty status is determined.

E. Housing Profile

This section will catalogue the existing housing supply within the City of Wyoming and the Overall Housing Market. The supply must be calculated and analyzed in order to be compared to the demand for housing to give a broad picture of the community's housing needs in both the short and long term.

Number of Units

Wyoming's 28,983 housing units are distributed through the typologies, with the Post-War Community typology having substantially more units than the other two. In the Overall Market, the trend is similar, with the Post-War Community typology again being the largest, with Modern Large Lot the second largest.

Table II.16: Housing Units, 2010

	2010 Housing Units
City of Wyoming	28,983
Historic Density	7,228
Post-War Community	15,244
Modern Large Lot	6,851
Overall Housing Market	249,965
Urban Core	12,177
Historic Density	40,694
Post-War Community	107,875
Modern Large Lot	57,542
Rural Agricultural	31,677

Source: US Census 2010

Table II.17 shows the change in the number of housing units in each typology, the City as a whole, and the Overall Market since 2000. The typologies that increased are not surprising, as newer Modern Large Lot housing was built in outlying areas, while additional dense housing was built in the Urban Core. The typologies that declined did not decline significantly, indicating that demolition was not widespread.

Table II.17: Change in Total Housing Units, 2000-2010

	Change in Total Housing Units, 2000-2010
City of Wyoming	+5.4%
Historic Density	-0.9%
Post-War Community	-0.1%
Modern Large Lot	+27.5%
Overall Housing Market	+10.7%
Urban Core	+6.5%
Historic Density	-1.4%
Post-War Community	7.0%
Modern Large Lot	+22.4%
Rural Agricultural	+25.7%

Source: US Census 2010

Units by Type

While most of Wyoming’s housing stock is single family homes, there are a variety of multiple-family housing options in the community. The types of multiple-family housing developments tend to fit the typology of the single-family homes surrounding them, from duplexes and apartment buildings in Historic Density, to small apartment complexes in Post-War Community, to larger apartment complexes in Modern Large Lot. The average number of units in a multiple family development in Wyoming is approximately 6.5, as determined by a McKenna Associates calculation based on Census figures for the total number of multiple family structures and the number of units of each multi-family type.

Public Input:

When discussing the possibility of moving in the next five years, respondents indicated the following types of housing they would prefer to move to “senior citizen housing (independent living)”; “a nice condo, preferably on water”; “single family home with disability access and safety features”; and “attached condominium”.

Table II.18: Housing Type, City of Wyoming, 2010

Housing Type	% of Units
Single Family Attached	1.5%
Single Family Detached	72.6%
Duplex	3.4%
3-5 Units	2.5%
5-9 Units	4.4%
10 or more Units	15.7%

Source: US Census 2010

Housing Tenure

Deciding whether to own or rent a home is a personal choice based on financial and lifestyle factors. However, in general, a higher percentage of homeowners in an area creates a more stable community, as homeowners are less transient and have a financial stake in the upkeep of their homes.

Table II.19 shows the percentage of owner-occupied versus renter-occupied housing units in each typology, the City, and the Overall Market. The remaining percentages of housing units are classified as vacant or other. Wyoming has a slightly lower percentage of homeowners than the region at large. The proportion of renters and owners is fairly consistent across housing types, with around 60 percent owning and around 30 percent renting, except in the Urban Core, where the proportion is reversed, and in Rural Agricultural, where 86.5 percent of occupied homes are owner-occupied.

Table II.19: Housing Tenure, 2010

	% Owner-Occupied	% Renter-Occupied
City of Wyoming	57.6%	30.8%
Historic Density	58.5%	24.4%
Post-War Community	53.7%	36.8%
Modern Large Lot	62.3%	22.7%
Overall Housing Market	64.7%	27.8%
Urban Core	27.5%	58.1%
Historic Density	52.3%	35.2%
Post-War Community	65.1%	28.5%
Modern Large Lot	68.4%	25.4%
Rural Agricultural	86.5%	8.7%

Source: US Census 2010

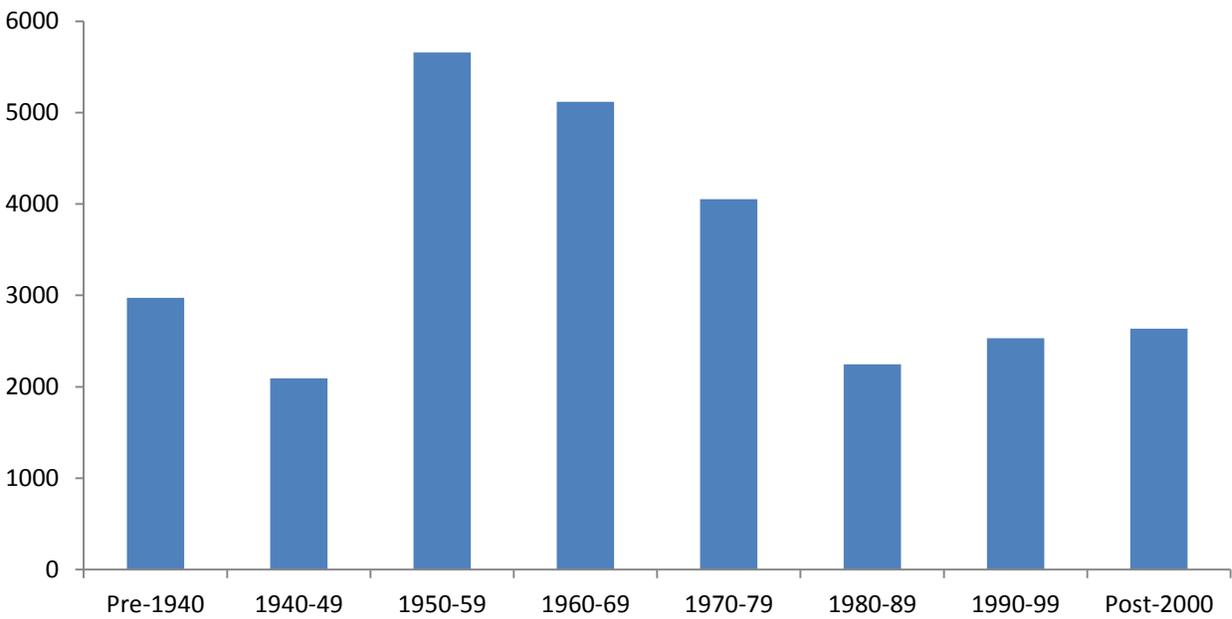
Note: Remaining units are "vacant" or "other"

Age of Housing

Figure II.6 shows the percentage of the total housing stock in the City of Wyoming that was built in each decade going back to 1940. Most of Wyoming’s housing stock was built during the post-World War II housing boom, which explains why so much of the City’s housing stock fits into the Post-War Community typology.

72.9 percent of Wyoming’s housing stock was built prior to 1978 and therefore could be at risk to contain lead-based paint.

Figure II.6: Number of Existing Housing Units Constructed Per Decade, City of Wyoming



Source: US Census 2010

Housing Value

Table II.20 shows the approximate average values of owner-occupied properties in each of the typologies, the City of Wyoming, and the Overall Market. In every category, Wyoming is more affordable than the region for the same housing typology. This could be used as an advantage as Wyoming strives to attract new residents – a homebuyer could find the same house for cheaper than in other nearby communities.

The average monthly housing payment for homeowners in Wyoming is \$1,131 per month, according to the 2010 US Census (This number includes the mortgage payment, as well as taxes, insurance, utilities and other costs.) The average monthly payment for renters in the City is \$672 (This number includes rent and utilities.)

Table II.20: Average Value of Owner-Occupied Property, 2010

	Average Value
City of Wyoming	\$101,200
Historic Density	\$89,306
Post-War Community	\$103,863
Modern Large Lot	\$164,152
Overall Housing Market	\$180,235
Urban Core	\$104,957
Historic Density	\$104,135
Post-War Community	\$125,204
Modern Large Lot	\$178,056
Rural Agricultural	\$145,053

Source: US Census 2010

Vacancy

Table II.21 shows the vacancy rates for residential units in each of the typologies, the City of Wyoming, and the housing market as a whole. Wyoming has a lower vacancy rate across all typologies than equivalent types of housing in the region at large.

Table II.21: Overall Vacancy

	Vacancy Rate
City of Wyoming	5.9%
Historic Density	8.3%
Post-War Community	5.3%
Modern Large Lot	4.7%
Overall Housing Market	7.5%
Urban Core	14.3%
Historic Density	12.5%
Post-War Community	6.4%
Modern Large Lot	6.1%
Rural Agricultural	4.8%

Source: US Census 2010

Note: In some cases, the number of owner-occupied, renter-occupied, and vacant properties will not add up to 100% due to units that could not be classified by the Census.

Analyzing the difference between rental vacancy and ownership vacancy gives a more nuanced picture of the vacancy situation. Table II.22 shows the vacancy by tenure. (“Ownership vacancy” indicates the percentage of homestead units that are for sale and “rental vacancy” indicates the percentage of rental units that are for rent).

In general, vacancy of rental properties is substantially higher than for homestead properties, with the exception of the regional Post-War Community typology. As with overall vacancy, generally vacancy in Wyoming is lower across all typologies than in the region at large.

Table II.22: Vacancy by Tenure

	Ownership Vacancy	Renter Vacancy
City of Wyoming	3.2%	8.7%
Historic Density	4.6%	13.0%
Post-War Community	5.3%	7.3%
Modern Large Lot	2.9%	8.8%
Overall Housing Market	4.4%	9.7%
Urban Core	8.0%	10.4%
Historic Density	4.2%	12.7%
Post-War Community	6.9%	5.8%
Modern Large Lot	1.9%	11.8%
Rural Agricultural	1.1%	23.6%

Source: US Census 2010

Foreclosures

Foreclosures, both by taxing authorities and by banks, can be destructive to neighborhoods. When homeowners are forced to leave their homes, the properties can become neglected and blighted. Even when well maintained, foreclosed homes sit vacant for long stretches, sometimes multiple years. They become a burden for the other residents on the block, many of whom could be dealing with their own financial difficulties.

F. Employment/Housing/Transportation Linkage

One of the major deciding factors for many households when choosing where to live is the distance from work or school. Thus, the locations of employers and schools and the transportation infrastructure for commuting are important drivers in housing choice. Fair access to jobs and schools through transportation linkages is a crucial component of fair housing.

Employment by Industry

Table II.23 shows a breakdown of the largest employment categories for residents of the City of Wyoming. The largest numbers of employees are in the manufacturing, education/health care, and retail segments, which is also true across the State of Michigan and nationwide. All in all, 36,774 Wyoming residents are employed.

Table II.23: Employment by Industry, City of Wyoming

Business Category	Employees	Percentage
Agriculture, Forestry, Fishing, and Hunting, and Mining	56	0.2%
Construction	1,550	4.2%
Manufacturing	8,370	22.8%
Wholesale Trade	2,292	6.2%
Retail Trade	4,878	13.3%
Transportation and Warehousing, and Utilities	1,650	4.5%
Information	187	0.5%
Finance and Insurance, and Real Estate and Rental and Leasing	1,849	5.0%
Professional, Scientific, and Management, and Administrative and Waste Management Services	3,619	9.8%
Educational Services, and Health Care and Social Assistance	6,797	18.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	3,502	9.5%
Other Services	1,521	4.1%
Public Administration	503	1.4%
Total Civilian Employed Population 16 Years and Over	36,774	100%

Source: US Census 2010

Unemployment Trend

Over the past decade, unemployment in Wyoming and Greater Grand Rapids has generally followed the trend of the State of Michigan and the United States as a whole, although the rate never got quite as high as some other areas. The unemployment rate in Kent County rose steadily from under 3% to over 8% the early-to-mid 2000s, then, after a brief recovery, spiked to a high of just under 12% in July 2009 at the height of the “Great Recession.” In recent years, unemployment has fallen. As of February 2013 (the most recent data available), the unemployment rate in Kent County was 6.3%.

The Michigan Talent Bank is a web portal by which employers seeking workers can post their job listings and job seekers can post their resumes for review by employers who are recruiting workers. Many of Michigan Talent Bank’s services are provided through a statewide network of more than 100 Michigan Works! Service Centers. The Michigan Works! System provides leadership and services in order to promote quality and excellence for the advancement of Michigan’s employees. It is a customer-driven

workforce development system that serves employers and job seekers to ensure that employers have the skilled workers they need and workers have good jobs that provide economic self-sufficiency.

At Michigan Works! Service Centers, dislocated workers can get help finding new jobs through self-serve labor market information, help with job seeking skills such as resume writing assistance and, as appropriate, skills training. Individuals receiving public assistance receive help in finding and keeping employment. Young people can find information and assistance in making the transition from school to a career. A local brick and mortar service center, the Grand Rapids Michigan Works! Service Center is located at:

At Michigan Works! Service Center
121 Franklin SE
Grand Rapids, MI 49503
616-336-4040
www.michworks.org
Monday thru Thursday 8:00am - 5:00pm
Friday 9:00am – 5:00pm
Computer hours may vary based on location

Largest Employers

Wyoming's industrial and commercial districts are clustered in certain parts of the City. Table II.24 shows the 10 largest employers in the city, the number of people they employ, and approximately where they are located. Employment clusters include the US-131 corridor, 28th Street, the Roger B. Chaffee Blvd industrial district, and the Gezon Parkway/Metro Health Village area.

Table II.24: Largest Employers, City of Wyoming

Employer	Number of Employees	General Location
Metro Health Hospital	2,284	M-6/Byron Center Ave
Gordon Food Service	961	Gezon Pkwy/Burlingame Ave
United Parcel Service	800	Gezon Pkwy/Clyde Park Ave
Wyoming Public Schools	615	36 th Street/Gladiola Ave
Priceline.com	568	44 th Street/Eastern Ave
Delphi	500	Burton Street/Burlingame Ave
Synergis	500	36 th Street/Eastern Ave
Country Fresh	419	28 th Street/Burlingame Ave
Michigan Turkey Producers	385	Chicago Dr/Byron Center Ave
City of Wyoming	335	28 th Street/DeHoop Ave

Source: Wyoming 2011 Comprehensive Annual Financial Report

Means of Transportation for Workforce

Most employees who live in Wyoming drive alone to work. The proportion of workers that carpool, use public transit, or get to work some other way are lower in Wyoming than in Kent County and the State of Michigan as a whole. This is unexpected, given the high quality of public transit service in Wyoming compared to other communities.

Table II.25: Estimated Means of Transportation to Work for Workers 16 Years and Over in the State of Michigan, Kent County, and Wyoming

	State of Michigan	Kent County	Wyoming
Car, Truck, or Van (Driving Alone)	3,527,070 (82.9%)	231,669 (81.6%)	31,653 (87.2%)
Car, Truck, or Van (Carpooled)	380,844 (8.9%)	28,010 (9.9%)	2,746 (7.6%)
Public Transportation	53,244 (1.3%)	5,580 (1.9%)	610 (1.7%)
Other Means/Worked from Home	294,399 (6.9%)	18,454 (6.5%)	1,279 (3.5%)
Total Estimated Workers 16 Years and Over	4,255,557 (100%)	283,714 (100%)	36,288 (100%)

Source: 2007-2011 American Community Survey (ACS), which is an ongoing statistical survey that samples a small percentage of the population each year.

The road system allows Wyoming residents to access jobs, education, and amenities by car with little difficulty. The major roads of the City generally form a grid, with thoroughfares approximately a mile apart (or a half-mile in some cases).

East-West Thoroughfares

The northernmost major east-west thoroughfare in Wyoming is **Burton Street**, which runs east from Burlingame Avenue through the Galewood neighborhood and into Grand Rapids' Garfield Park

neighborhood. West of Burlingame, traffic can continue on **Porter Street**, which is a half-mile south of Burton.

28th Street, one of the region’s busiest east-west routes, travels through the heart of Wyoming. In addition to connecting to neighborhoods, businesses, amenities to the east, it also connects to a bridge over the Grand River in Grandville, which is the most convenient way for many Wyoming residents to get to the City of Walker, and other areas northwest of Wyoming.

32nd Street and 36th Street also cross Wyoming and are used to access the industrial area along Roger B. Chaffee Boulevard. However, neither provides access very far east or west of Wyoming, with 32nd running only from Michael Avenue to Eastern Avenue and 36th running from Wentworth Drive to Kalamazoo Avenue.

Prairie Parkway runs from Michael Avenue to downtown Grandville approximately on the same axis as 32nd Street and provides a secondary option to 28th Street for western Wyoming and Grandville.

44th Street is another major regional thoroughfare, running from Rivertown Crossings Mall on the west to Gerald Ford International Airport on the east. It provides access to a number of major employers, including the Steelcase Headquarters.

52nd Street runs from Clyde Park Avenue to Canal Street and is an important east-west connection that serves less truck traffic than 44th and thus is preferred by many residents.

A winding but continuous roadway traverses the southern tier of Wyoming, known in various places as **54th Street, 56th Street, and Gezon Parkway**. In recent years, this corridor has become the home of some of Wyoming’s largest employers, such as Metro Health Hospital and Gordon Food Service.

North-South Thoroughfares

Named after the community in Byron Township located where it intersects 84th Street, **Byron Center Avenue** provides access from the heart of Wyoming to the Metro Health Hospital area.

Burlingame and Clyde Park Avenues run through the heart of Wyoming, carrying north-south traffic through the community’s densest areas.

Byron Center, Burlingame, and Clyde Park all end in the north at **Chicago Drive**, which is the historic route between Holland and Grand Rapids that passes through downtown Grandville and the northern edge of Wyoming. After changing names at the Grand Rapids city line (to Grandville Avenue), it continues into the region’s urban core.

Ivanrest and Wilson Avenues run north-south through Wyoming’s “panhandle” in the southwest part of the city. Both provide connections to Grandville, including the Rivertown Crossings area.

Division Avenue, named because it is the dividing line between the Southwest and Southeast sides of the region (for address purposes), is one of the region’s iconic thoroughfares, running from downtown Grand Rapids through Wyoming and Kentwood. South of 60th Street, Division forms the boundary between Gaines and Byron Townships.

Madison Avenue/Roger B. Chaffee Boulevard runs through Wyoming’s largest industrial area and is designed to accommodate a large amount of truck traffic. However, north of 28th Street, in the city of Grand Rapids, Madison runs through residential neighborhoods and is not considered a major regional thoroughfare.

Expressways

US-131 is Greater Grand Rapids’ primary north-south artery and the busiest freeway in the region. The freeway, which has exits at 28th Street, 36th Street, 44th Street, and 54th Street within the City of Wyoming, runs through downtown Grand Rapids to the northern suburbs and destinations such as Fifth Third Ballpark, before continuing to Northern Michigan. To the south, the freeway runs to Kalamazoo and eventually ends as a two-lane highway at I-80/90 in Indiana. US-131 also serves as a connection to I-94, which runs from Detroit to Chicago and destinations further west.

M-6 (the “Paul Henry Freeway” or “South Beltline”) runs just south of the Wyoming city limits between 60th and 68th Streets. Built in stages during the 2000s, it has been a catalyst for development, including the building of the new Metro Health Hospital. Wyoming is served by the Byron Center Avenue exit and the interchange with US-131, as well as the Wilson Avenue exit, which serves the panhandle area.

M-6 serves both as a major regional east-west thoroughfare and also a bypass of Greater Grand Rapids connecting I-96 on the east with I-196 on the west. For Wyoming residents, that connection is the principle means of getting to lakeshore destinations such as Holland or Saugatuck or cities to the east like Lansing or Detroit.

Further, all the land between 60th Street and M-6 will eventually become part of the City of Wyoming through an agreement with Byron Township under Act 425. This land will provide additional development opportunities for the City in future years.

I-196 runs along the Grand River in the northwest corner of Wyoming. Providing access from the southwestern suburbs to downtown Grand Rapids and the east side of the region, it is an important artery. However, Wyoming residents do not commonly use it, as the only exit within Wyoming is to Chicago Drive and only provides access to westbound I-196. Therefore, many commuters traveling to the center or the north or east sides of the region will take US-131 to its interchange with I-196 in downtown Grand Rapids. Going east, I-196 connects to I-96, which runs to Detroit. Going west, I-196 provides a connection I-94 and is the most direct route to Chicago.

Sidewalks

Sidewalks are an important pedestrian safety feature, and in most cases increase demand for housing in a neighborhood. The City of Wyoming has a dedicated sidewalk millage and plows sidewalks during the winter. This makes sidewalks more appealing to developers and homeowners, and has resulted in the successful construction of sidewalks in most of Wyoming’s newer neighborhoods. However, some major thoroughfares in the southern part of the city, especially 56th Street, do not have sidewalks, meaning walking and biking connections between neighborhoods are difficult.

Public Transportation

Additionally, many Wyoming residents have access to high-quality public transportation from the Interurban Transit Partnership, better known as The Rapid, which serves the Greater Grand Rapids area. The system had 11.9 million riders in 2012 and operates 27 fixed-route lines, as well as the Dial-a-Ride “GoBus” service. Improvements to the system are coming with the construction of the “Silver Line,” a Bus Rapid Transit (BRT) service along Division Avenue that will serve Wyoming residents. Service on the route is planned to begin in 2014.

Nine of The Rapid’s fixed routes run through Wyoming:

Route 1: Division

The Division Avenue route runs from downtown Grand Rapids to 68th Street, with a loop along 68th, Clyde Park Avenue, and 54th Street at the southern end of the route. Service north of 36th Street runs on 15 minute headways all day, while service south to 68th runs on 30 minute headways. During rush hour, busses loop on Jefferson Avenue between 32nd and 36th Streets to serve employers in that area.

Although Route 1 will run along a similar route to the Silver Line, service will continue after the BRT is implemented, with Route 1 serving as a local alternative to the express service.

Route 3: Madison

The Madison Avenue route runs from downtown Grand Rapids to 36th Street. While only a small portion of the route runs through Wyoming, this route is an important connection for employers in the Roger B. Chaffee Boulevard industrial district.

Route 4: Eastern

Similar to the Madison Avenue route, the Eastern Avenue route provides connections to business in the Roger B. Chaffee Blvd area. The route only passes through Wyoming for about a mile, however.

Route 8: Grandville/Rivertown Crossings

Route 8 runs from downtown Grand Rapids through Wyoming along Godfrey Avenue, Chicago Drive, Burlingame Avenue, and Prairie Parkway. The route travels through some of the most densely populated portions of Wyoming and serves as an important connection to employment and shopping destinations such as Rivertown Crossings Mall, Delphi, downtown Grandville, and downtown Grand Rapids. The route also passes near Wyoming and Godfrey Lee High Schools.

Service runs on 15 minute headways during rush hour to the corner of Prairie and Ivanrest in Grandville. All other service runs on 30 minute headways.

Route 10: Clyde Park

Route 10 runs down Clyde Park Avenue from downtown Grand Rapids to 56th Street. This route, which runs on 30 minute headways, provides an important north-south connection to employers and schools all along the corridor.

Route 16: Wyoming/Metro Health

Route 16 runs along Clyde Park Avenue to Burton Street (creating a doubling of service with Route 10 for residents of that neighborhood), then runs down Burton Street (again doubling service this time with Route 24), before turning onto DeHoop Avenue and running past Pinery Park and downtown Wyoming. South of 28th Street, the route follows Michael Avenue to 36th Street, then takes 36th Street to Byron

Center Avenue. The route ends at the Metro Health Hospital building, near Byron Center and Gezon Parkway.

Route 16 is a crucial connection for many Wyoming residents, connecting dense neighborhoods to major employment centers, parks, medical care, and schools. It runs on 30 minute headways all day, except late at night, when it runs on 60 minute headways.

Route 24: Burton Crosstown

Route 24 runs from downtown Grandville along Chicago Drive and Porter Street before connecting to Burton Street where it begins at Burlingame Avenue. The route serves an important connection to employment and shopping centers such as Woodland Mall, but also transports Wyoming residents to Calvin College. Service runs on 30 minute headways during the day and on 60 minute headways late at night.

Route 28: 28th Street Crosstown

The 28th Street route runs from downtown Grandville to Woodland Mall, passing through Wyoming's downtown area. The route not only connects Wyoming residents to jobs and shopping along the busy 28th Street corridor, it also serves as a connection to the numerous north-south routes, especially for those who live in the area near the intersection of Byron Center Avenue and 28th Street, which does not have a north-south route nearby. Service runs every 15 minutes during rush hour, and every 30 minutes at all other times.

Route 44: 44th Street Crosstown

The 44th Street route runs from Rivertown Crossings Mall on the west to Woodland Mall on the east. As the only east-west transit connection south of 28th Street, the route is an important link for riders on Wyoming's south side. Service runs on 30 minute headways during the day and 60 minute headways late at night.

Silver Line

The Silver Line will be a Bus Rapid Transit line running along Division Avenue. Construction began in April of 2013 and the line is expected to open in 2014. The line will include large, sheltered stops with real-time updates on when the next bus will arrive. The busses themselves will have the ability to change the timing of traffic lights to ensure prompt service. Stations will be located at 60th Street, 54th Street, 44th Street, 36th Street, and 28th Street within the City of Wyoming.

The new service is expected to be a substantial upgrade for residents along the Division Avenue corridor, and will create new opportunities for development. However, it is important to keep fair housing considerations in mind when new development opportunities arise.

It is not clear what the impact of the Silver Line will be for service on the existing Route 1 bus. It is unlikely to be cut entirely, but the number of runs may be reduced, leading to longer headways.

Regional Connections

All of the fixed route bus lines through Wyoming terminate in major employment, shopping, or institutional centers – including six of the nine providing service to downtown Grand Rapids. At these regional nodes, connections are available to other destinations, such as Grand Valley State University, Grand Rapids Community College, Aquinas College, shopping in the Knapp's Corner and Alpine Avenue

areas, and employment centers throughout the region. The table below describes The Rapid’s fare schedule as of September 2012:

Table II.26: The Rapid Bus Fares

	Fares
Adults	\$1.50
Senior Citizens and Persons with Disabilities	\$0.75
Children (Under 42 inches)	Free
Up to Three Transfers	Free
Passes	
Adult 10 Ride	\$11.50
Student 10 Ride	\$9.00
Reduced Fare 10 Ride	\$7.50
Monthly Pass	\$40.00
Monthly Pass (Senior/Disabled)	\$26.00
4-day pass	\$11.50
Day pass	\$4.60

Source: *ridetherapid.org*

Gaps in Service

While the transit service in Wyoming serves much of the population effectively, there are some gaps in service. First, there is **no continuous bus service along Burlingame Avenue**. This corridor, which runs through the heart of Wyoming, only has bus service for a short stretch between Prairie Parkway and Chicago Drive. Second, there is **no service along the 56th Street/Gezon Parkway corridor**. This corridor contains many of Wyoming’s largest employers, and while many routes terminate in this area, there is no public transportation connection between them.

Finally, **only a few services run on headways shorter than 30 minutes**, and even then, the 15 minute headways are only available during rush hour. While no services in Wyoming run at headways longer than 30 minutes during the work day, nighttime and weekend headways are generally longer.

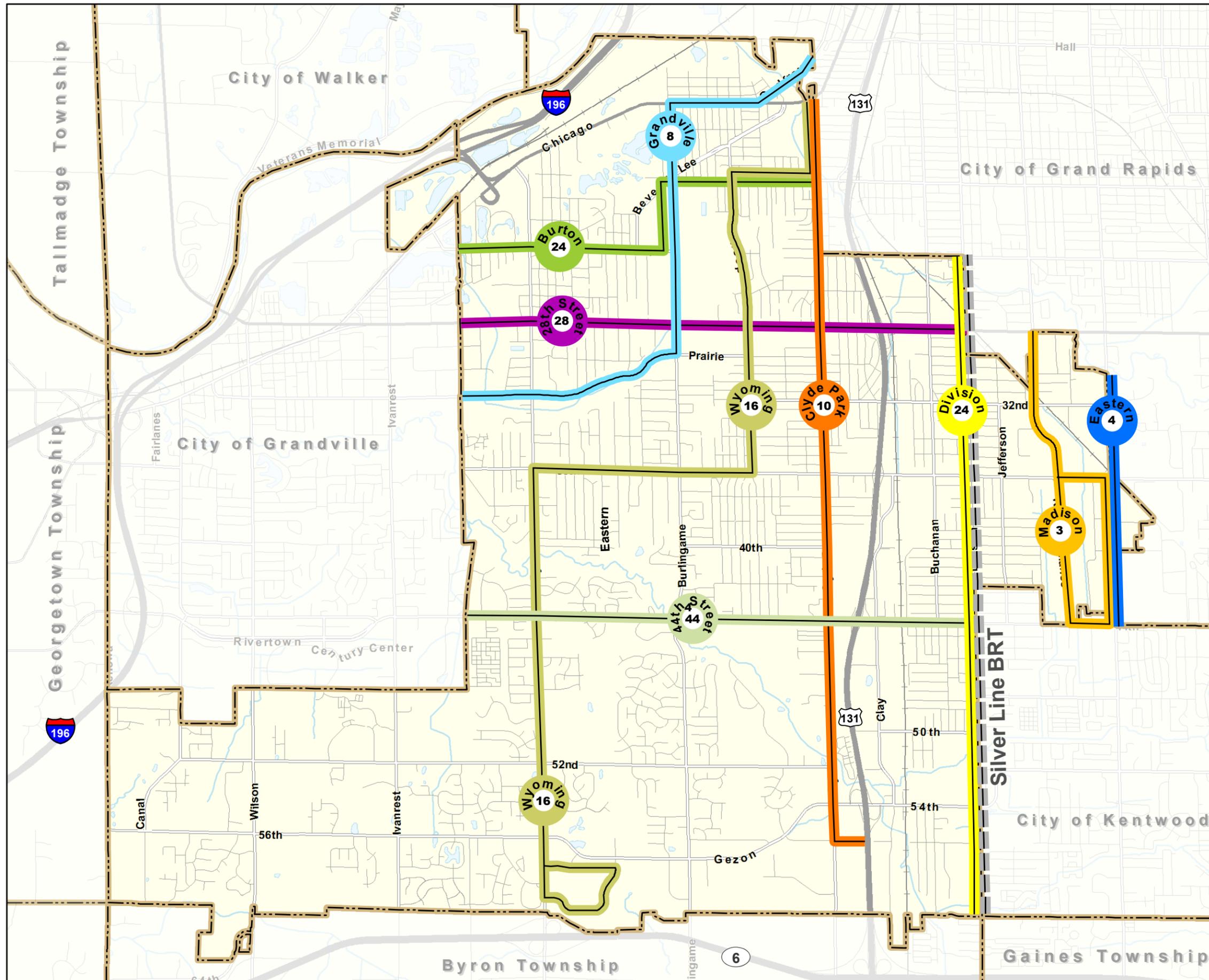
Rail

Grand Rapids is served by **Amtrak** daily passenger rail to Holland and Chicago along the **Pere Marquette line**. This service does not run through or stop in Wyoming, but transportation to the Grand Rapids Amtrak station via car or bus is not difficult.

Map 8 Bus Routes Through Wyoming

City of Wyoming, Michigan

July 11, 2013



Bus Routes

-  1 Division
-  3 Madison
-  4 Eastern
-  8 Grandville/Rivertown Crossings
-  10 Clyde Park
-  16 Wyoming/Metro Health
-  24 Burton Crosstown
-  28 28th Street
-  44 44th Street
-  BRT (under construction)

LEGEND

-  Surrounding Municipalities
-  State Highways
-  Local Roads

0 2,000 4,000 FEET



McKENNA
ASSOCIATES

Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a. Data Source: rapid, 2013

Schools and Education

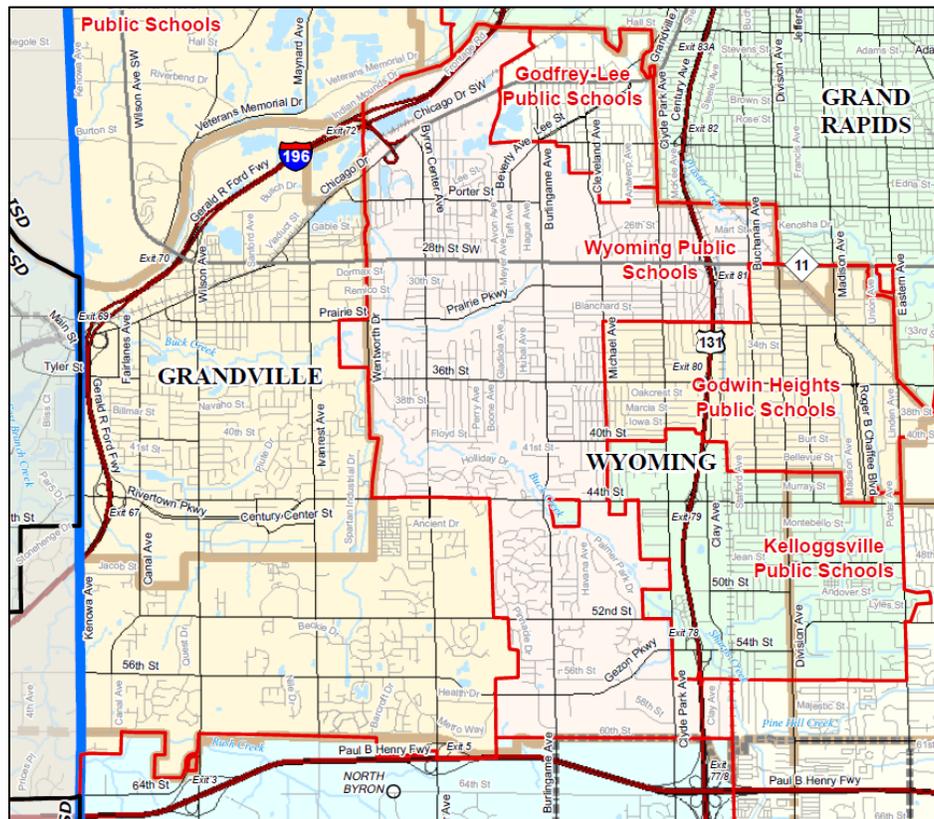
Schools are one of the biggest drivers of housing choice, especially for households with children. If a family is not satisfied with the schools in their area, then they seek out a private school, which adds an extra household cost. Even for households without children, school quality impacts housing prices and values. Therefore, even when all other aspects of a neighborhood are desirable, housing values can be impacted negatively by poor schools. Similarly, even in a neighborhood with few amenities, quality schools can drive housing values up.

The State of Michigan's Schools of Choice program has impacted school districts across the State, including in Wyoming. The program, which allows students to attend schools outside the district they live in, has been blamed for falling performance in some districts. However, it also allows neighborhoods to overcome a poor perception of their school district, because the local schools have less of an impact on the choices of potential residents. Households can choose the neighborhood for other reasons, knowing that their children can attend schools in other school districts.

Wyoming is served by seven public school districts:

- Godfrey Lee Public Schools
- Godwin Heights Public Schools
- Wyoming Public Schools
- Kelloggsville Public Schools
- Grandville Public Schools
- Kentwood Public Schools
- Byron Center Public Schools

Map 9: School Districts Serving Wyoming



Source: Michigan Department of Education

Note: Byron Center schools are the light blue area in the southern portion of the map. Kentwood schools are the tan area in the southeast.

Public School Districts

Godfrey Lee Public Schools includes the historic north end of the City, including the Galewood neighborhood. The school district is small but diverse, with families of many backgrounds, including a large number of Hispanic immigrants, sending their children there. The district has struggled financially due to its small size, but it remains a symbol of community pride for the neighborhood.

Godwin Heights Public Schools covers the east-central part of Wyoming, including a dense residential community that is older than much of the rest of the City. The Godwin Heights area has contains many large industrial employers and until recently was home to the General Motors-Wyoming plant, before that plant closed. Like Godfrey Lee, the district has faced challenges, but is an important asset for the residents of the surrounding community.

Wyoming Public Schools includes a broad swath of the City, including the core neighborhoods around 28th Street. Recently, the school district decided to consolidate the two high schools – Wyoming Park and Rogers – into a single Wyoming High School. The district is perceived to be higher quality than Godfrey Lee or Godwin Heights but not as high quality as Grandville.

Kelloggsville Public Schools is a district split roughly equally between the cities of Kentwood and Wyoming. The district recently completed a brand new building for its high school. Kelloggsville is perceived to be approximately equal quality to Wyoming Public Schools, but it is substantially smaller.

Public Input:
 When discussing moving to their neighborhood of choice in Wyoming, respondents indicated they would prefer to “live closer to the country”; “[have] access to quality shopping, retail and housing” and “[live] closer to Grandville [because of] higher incomes levels and nicer houses and convenience”.

Grandville Public Schools is centered on the City of Grandville but also includes portions of Wyoming and Walker. Grandville Public Schools are considered the most desirable school district in the City of Wyoming. Additionally, several Grandville schools are located in Wyoming’s “panhandle” area, including Grandville High School, Century Park Learning Center, and Grandview Elementary School.

Kentwood Public Schools and **Byron Center Public Schools** each serve very small portions of the south end of Wyoming.

Michigan Merit Exam

Table II.27 shows the percentage of 11th graders in each of the school districts that scored “Proficient” or better on the 2012 Michigan Merit Exam.

Table II.27: Percentage of 11th Graders Scoring "Proficient" or Above on 2012 Michigan Merit Exam

District	Math	Reading	Science	Social Studies	Writing
Godfrey Lee	9.6%	29.6%	7.8%	17.4%	20.9%
Godwin Heights	12.0%	41.6%	8.0%	31.2%	25.6%
Kelloggsville	22.2%	47.3%	13.2%	30.5%	33.5%
Wyoming	16.0%	42.6%	10.7%	28.5%	38.9%
Grandville	41.3%	66.6%	31.2%	47.2%	62.4%
Kentwood	24.9%	48.6%	20.0%	37.6%	43.4%
Byron Center	36.9%	69.9%	36.9%	50.8%	61.4%

Source: Michigan Department of Education

Private/Charter Schools

Table II.28 shows the private schools within the City of Wyoming, as well as their general location.

Table II.28: Private Schools in the City of Wyoming

School	Grades	Location
Tri-Unity Christian	Pre-12	Wilson Ave and 52 nd Street
Potter’s House	K-12	Byron Center Ave and 28 th Street
West Michigan Lutheran	9-12	Clyde Park Ave and 36 th Street
San Juan Diego Academy	K-8	Godfrey Ave and Chicago Dr
Holy Trinity Lutheran	K-8	Burlingame Ave and 44 th Street
St. John Vianney	K-8	Clyde Park Ave and 44 th Street
Anchor Point Christian	K-6	Clyde Park Ave and 36 th Street
Vanguard Charter	K-8	Burlingame Ave and 52 nd Street

Source: Individual School Websites

Colleges and Universities

There are several colleges and universities located throughout the Greater Grand Rapids region:

Grand Valley State University

With over 24,000 students, Grand Valley State is the largest university in the Grand Rapids region. Its main campus is in Allendale, in Ottawa County, but its presence in downtown Grand Rapids is growing, through investments in the Pew Campus just west of the Grand River on Fulton Street, and its Health Sciences Campus on Medical Hill. Classes are also offered in Holland. The Grand Rapids and Allendale campuses can be reached by public transportation from Wyoming.

Grand Rapids Community College

Located in the heart of Grand Rapids, GRCC offers two-year associates degrees in a wide variety of fields. Its mission is to offer educational opportunities to as broad a swath of the community as possible, which means flexible class times, course offerings aimed at both traditional students and working professionals, and a low cost of attendance. GRCC's campus is easily accessible by public transit.

Aquinas College

Located in Grand Rapids' Eastown district, Aquinas is a four-year Catholic university with approximately 2,100 students. The school focuses on a liberal arts curriculum and has a small graduate school with approximately 500 students. Aquinas is located near bus routes, but no routes run directly to the campus. The Aquinas baseball team plays its home games in Wyoming, in Kimble Field, which is located in Marquette Park.

Calvin College

Located at the intersection of Burton Street and the East Beltline in the City of Grand Rapids, Calvin College is a four-year university affiliated with the Christian Reformed Church with approximately 4,000 students. Known for its religious focus and quality academics, Calvin attracts students from all over the country. Calvin's campus can be reached directly from Wyoming by the Route 24 (Burton Crosstown) bus route.

Kendall College of Art and Design

Located in downtown Grand Rapids, Kendall College of Art and Design was originally founded as a training facility for furniture designers. Since then, it has grown into a full-service art school with over 1,400 students and is now part of Ferris State University. The campus is easily accessible via public transportation.

Ferris State University

In addition to Kendall College of Art and Design, Ferris State University, which has its main campus in Big Rapids, Michigan, offers several other programs at its downtown Grand Rapids branch campus.

Davenport University

Founded as a business college for working professionals, Davenport University today is making the transition to a traditional four-year model. The university has over 12,000 students at 11 locations around the State of Michigan, but its flagship campus is in Caledonia Township, near the interchange of M-6 and M-37. That campus is not accessible by public transportation, but is easily reachable by car from much of Wyoming via M-6.

Cornerstone University

Cornerstone is an independent Christian university with approximately 3,000 students located at Leonard Street and the East Beltline on the northeast side of Grand Rapids. Formerly known as Grand Rapids Baptist Seminary, the school has grown quickly over the past two decades. Bus Route 15 (East Leonard) runs to the campus, but the trip from Wyoming via public transportation is very long and difficult.

Cooley Law School

Thomas M. Cooley Law School, which has over 3,600 students studying at its three campuses in Grand Rapids, Lansing, and Auburn Hills, provides legal education in a flexible scheduling format. Its campus in downtown Grand Rapids partners with Western Michigan University to provide students with additional resources and is easily accessible via public transportation.

Michigan State University College of Human Medicine

Located on Grand Rapids' "Medical Hill," Michigan State Medical School partners with Spectrum Health System for a full-service medical school program. The program's headquarters, known as the Secchia Center, is easily accessible via public transportation and will be on the route of the new Silver Line.

Grace Bible College

Located in Wyoming, near Pinery Park, Grace Bible College prepares students for careers in religious occupations through a curriculum that includes religious education and vocational preparation, along with other liberal arts courses. Route 16 and other bus routes serve the campus.

Others

Western Michigan University and Central Michigan University also offer programs in the greater Grand Rapids area. Other institutions offering post-secondary education in the Grand Rapids region include **University of Phoenix and ITT Technical University** (ITT Tech's Grand Rapids area campus is located in Wyoming in the Metro Health Village).

III. Evaluation of Wyoming's Current Fair Housing Legal Status

A. Fair housing complaints or compliance reviews where the Secretary has issued a charge of or made a finding of discrimination

Requests were made and data received from the U.S. Department of Housing and Urban Development (HUD) and the Michigan Department of Civil Rights (MDCR) for housing discrimination complaints investigated by either agency within the City of Wyoming from January 1, 2004 to March 5, 2013. Because HUD and the MDCR work together, it is possible that some complaints are double-counted. It is also possible that other complaints have been made to other agencies, such as the Fair Housing Center of West Michigan, and is not represented in the tables below. Data provided by the Fair Housing Center of West Michigan is located in Section B.

Public Input:

When discussing encounters with housing discrimination this non-resident of Wyoming stated: "I am a landlord and the only color I like is GREEN and on time".

Table III.1: Housing Complaints Investigated by the U.S. Department of Housing and Urban Development, 1/1/2004 to 3/5/2013

Filing Date	Case Number	Basis for Complaint	Issues	Location	Case Completion Type, Detailed
4/12/2004	05-04-0691-8	Disability,	382 - Discrimination in terms/conditions/privileges relating to rental,	49509	25 No Cause
7/28/2004	05-04-1190-8	Race, Color,	312 - Discriminatory refusal to rent and negotiate for rental,	49509	06 Withdrawal Without Resolution
11/9/2004	05-05-0156-8	Race,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	49519	25 No Cause
12/8/2004	05-05-0254-8	Race,	310 - Discriminatory refusal to rent,	49509	25 No Cause
4/8/2005	05-05-0782-8	Race,	300 - Discriminatory refusal to sell,	49519	25 No Cause
4/8/2005	05-05-0794-8	Race,	300 - Discriminatory refusal to sell,	49519	25 No Cause
5/18/2005	05-05-0880-8	Race,	382 - Discrimination in terms/conditions/privileges relating to rental,	49519	25 No Cause
1/30/2007	05-07-0474-8	Familial Status,	382 - Discrimination in terms/conditions/privileges relating to rental,	49519	06 Withdrawal Without Resolution
2/27/2007	05-07-0563-8	National Origin,	355 - Discrimination in the brokering of residential real property,	49548	18 Withdrawn After Resolution
5/2/2008	05-08-1965-8	National Origin, Sex,	440 - Other discriminatory acts,	49519	Cause (FHAP)
7/23/2008	05-08-1462-8	National Origin,	320 - Discriminatory advertising, statements and notices,	-	01 Untimely Filed
7/23/2008	05-08-1476-8	Familial Status,	322 - Discriminatory advertisement - rental,	49548	16 Conciliated/Settled
8/1/2008	05-08-1585-8	Race, National Origin,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	49519	18 Withdrawn After Resolution

12/7/2008	05-09-0429-8	Familial Status,	322 - Discriminatory advertisement - rental,	49509	18 Withdrawn After Resolution
5/28/2009	05-09-1210-8	Race,	430 - Otherwise deny or make housing unavailable,	49519	25 No Cause
8/12/2009	05-09-1653-8	Familial Status,	322 - Discriminatory advertisement - rental,	49548	16 Conciliated/Settled
9/1/2009	05-09-1790-8	Familial Status,	322 - Discriminatory advertisement - rental,	49509	16 Conciliated/Settled
11/27/2009	05-10-0332-8	Familial Status,	322 - Discriminatory advertisement - rental,	49519	Cause (FHAP)
1/11/2010	05-10-0439-8	Familial Status,	320 - Discriminatory advertising, statements and notices,	49519	Cause (FHAP)
5/14/2010	05-10-1084-8	Familial Status,	312 - Discriminatory refusal to rent and negotiate for rental, 382 - Discrimination in terms/conditions/privileges relating to rental,	49519	25 No Cause
5/9/2011	05-11-0957-8	Familial Status,	322 - Discriminatory advertisement - rental,	49509	16 Conciliated/Settled

Housing discrimination cases investigated by the U.S. Department of Housing and Urban Development were recorded by Zip Code. In some cases the Zip Codes listed above are initially used for addresses outside Wyoming city limits. Therefore, some complaints listed above may have occurred just outside of Wyoming but nevertheless provide insight into the types of housing complaints being made in greater Wyoming.

Three complaints investigated by HUD were conciliated /settled, with all three complaints related to discriminatory advertising. Three complaints investigated by HUD were found to have cause; two related to discriminatory advertising and one due to “other discriminatory acts.”

Table III.2: Housing Complaints Investigated by the Michigan Department of Civil Rights, 1/1/2004 to 3/5/2013

Filing Date	Case Number	Basis for Complaint	Respondent	Location	Closure	Award
4/8/2004	322532	Housing, Eviction, Physical Disability	Wyoming Housing Commission	Wyoming, MI	Insufficient Evidence - No Adjustment	\$0
4/20/2005, Reopened 5/24, 10/24	342531	Housing, Black or African American, Other Terms & Conditions, Race	C.J. Mac Enterprise Rental Properties	Wyoming, MI	Customer Declined to File, Insufficient Evidence - No Adjustment	\$0
7/31/2008	390301	Housing, White, Harassment/Not Sexual, Age	Randy D. VanderHout	Wyoming, MI	Evidence - No Adjustment	\$0
8/5/2008	390500	Housing, Jamaican, Black or African American, Referred by HUD, Other Terms & Conditions, National Origin, Race	Parkcrest Apartments	Wyoming, MI	Withdrawn - Adjustment	\$0
4/21/2008	386268	Housing, Other Hispanic/Latino, Multi-Racial, Harassment/Not Sexual, National Origin	Anne Harrington	Wyoming, MI	Post-Investigation Settlement Agreement / Adjustive Action	\$0

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4/21/2008	386273	Housing, Other Hispanic / Latino, Multi-Racial, Harassment/Not Sexual, National Origin	Marie Z Aller	Wyoming, MI	Insufficient Evidence - No Adjustment	\$0
3/4/2010	410986	Housing, E-mail, Repeat Customer, Familial Status	Ron & Nancy Krommendyk	Wyoming, MI	Post- Investigation Settlement Agreement / Adjustive Action	\$300
5/17/2010	413674	Housing, Multi-Racial, Referred by HUD, Failure to Rent, Familial Status	Dykman Enterprises LLC	Wyoming, MI	Insufficient Evidence - No Adjustment	\$0
5/11/2011	424248	Housing, E-mail, Referred by HUD, Other Terms & Conditions, National Origin	Leisure Acres of Wyoming	Wyoming, MI	Settlement Agreement	\$0
1/14/2013	441224	Housing, E-Mail, Referred by Other Agency, Single, Other Terms & Conditions, Familial Status, Marital Status, Age	Heritage Square Association	Wyoming, MI	Open	-

Housing discrimination investigated by the Michigan Department of Civil Rights revealed four cases that resulted in evidence of discrimination or a settlement agreement/adjustive action related to age, race, ethnicity, familial status and “other terms.”

B. Fair housing discrimination suit filed by the Department of Justice or private plaintiffs

McKenna Associates, the preparers of this Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment are not aware of housing discrimination suits filed by the U.S. Department of Justice or private plaintiffs not discussed below.

Public Input:

In regards to the cause of fair housing discrimination, a resident of Wyoming stated “discrimination exists. However I have never been subject to it”.

Since at least 2004, the City of Wyoming has contracted with the Fair Housing Center of West Michigan to conduct fair housing testing of properties. Since then, the City has requested the FHC to test only on issues of disability, familial status, source of income, race and sex. Fair housing tests were controlled and analyzed to measure differences in treatment based on a single protected class. All but one test involved two equally qualified testers who differed significantly only on the protected class providing basis for the test. Each test was given one of the following determinations:

- **Evidence:** Indicates evidence of significant differences in treatment (not necessarily evidence of illegal housing discrimination.)
- **NSD:** Indicates “no significant difference” in the treatment or information received by the testers (used when the testers experiences are comparable.)
- **NSE:** Indicates “no significant evidence” of differences in the treatment of information received by the testers (used when differences are identified but are either not significant for the purposes of fair housing or outside factors affected the test controls.)

- **Inconclusive:** Indicates when comparison and analysis are not possible (i.e. the property is no longer available, one or both testers are unable to make contact with an agent, etc.)

For the purposes of calculating the rate of evidence in testing, only those tests with conclusive results are considered and thus all tests deemed “Inconclusive” are omitted from the calculation. Below is a table that lists the results of fair housing testing.

Table III.3: Fair Housing Testing Results by Basis: City of Wyoming Funded Services 2004-2012, Fair Housing Center of West Michigan

Test Basis	Evidence	NSD	NSE	Inconclusive	Total	Evidence Rate
Disability	0	1	0	0	1	0%
Familial Status	21	15	6	4	46	50.0%
Source of Income	1	2	0	0	3	33.3%
Race	65	69	0	13	147	48.5%
Sex	0	1	0	0	1	0%
Total	87	88	6	17	198	48.1%

The testing that occurred in the City indicated that out of the 198 tests funded by the City of Wyoming through contracts with the Fair Housing Center of West Michigan, 48.5 percent of testing on the basis of race showed evidence of different treatment and 48.1 percent of tests showed evidence of different treatment between testing pairs.

The Fair Housing Center of West Michigan has also assisted individuals with fair housing cases in Wyoming. Below is a table displaying the cases by basis and housing transaction type. A majority of the cases involved rental housing (85%) and over a third of all cases were on the basis of race (34.9%).

Table III.4: Fair Housing Cases by Basis and Housing Transaction Type: City of Wyoming Funded Services 2004-2012, Fair Housing Center of West Michigan

Case Basis / Housing Transaction Type	Condo	Rental	Sales	Zoning	Lending	Total	Percentage by Basis
Age	2	2	1			5	7.9%
Disability		6		1		7	11.1%
Familial Status	1	13				14	22.2%
Source of Income		5				5	7.9%
Marital Status	1	1				2	3.2%
National Origin		3	2		2	7	11.1%
Race		21	1			22	34.9%
Sex		1				1	1.6%
Total	4	52	4	1	2	63	100%
Percentage by Housing Transaction Type	6.3%	82.5%	6.3%	1.6%	3.2%	100%	

C. Reasons for any trends of patterns

After reviewing the data provided by the U.S. Department of Housing and Urban Development, the Michigan Department of Civil Rights and the Fair Housing Center of West Michigan, there appears to be a trend of potential discriminatory housing activity involving or on the basis of:

- Rental Housing
- Race
- Familial Status
- National Origin
- Discriminatory advertising in housing advertisements

As explained earlier, data provided by the U.S. Department of Housing and Urban Development was provided at a zip code level, which also includes areas outside Wyoming City limits, while data provided by the Michigan Department of Civil Rights and the Fair Housing Center of West Michigan only included data for the City of Wyoming. Additionally, the data provided does not necessarily indicate that housing discrimination occurs with malicious intent, but does indicate that some level of housing discrimination has occurred and does occur within the City of Wyoming and/or directly surrounding the City.

D. Discussion of other fair housing concerns or problems

The Federal Fair Housing Act prohibits housing discrimination based on race, color, national origin, religion, sex, disability, and familial status (i.e., presence of children in the household) within housing. Michigan's Elliot Larsen Civil Rights Act prohibits discriminatory practices and policies based upon religion, race, color, national origin, age, sex, height, weight, familial status, or marital status within housing.

While U.S. and Michigan civil rights legislation does not include sexual orientation and gender identity as a protected class, housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of lesbian, gay, bisexual, and transgender (LGBT) persons.

In 2007, the Kalamazoo-based Arcus Foundation partnered with four Michigan Fair Housing Centers (the Fair Housing Center of West Michigan was a partner) to explore housing discrimination on the basis of sexual orientation in a report titled Sexual Orientation and Housing Discrimination in Michigan. After conducting fair housing tests, the study found that 38% of all tests within Grand Rapids suburbs showed evidence of discrimination.

Public Input:

In regards to fair housing in Wyoming, one landlord stated: "Being a landlord and knowing other landlords, I am often surprised to find discriminatory practices. I recently heard of a situation here in Wyoming where a senior was discriminated against because the landlord didn't think he/she could keep up with the yard work. Unbelievable to me! On the other side of discrimination, I also know of landlords who prefer to rent to people with disabilities or the elderly because 1) they often stay a longer time and 2) there is less property damage, etc."

As more research is conducted and collected on the effects of discrimination on this population subgroup, it is expected that laws could be amended at a local, state or federal level to add this population subgroup to a list of protected classes covered under U.S. and Michigan civil rights legislation.

IV. Identification of Impediments to Fair Housing Choice

A. Public Sector

Zoning and Site Selection

The Wyoming Zoning Ordinance contains ten distinct zoning district classifications which permit residential development. They are:

1. R-1 Residential District
2. R-2 Residential District
3. R-3 Residential District
4. R-4 Residential District
5. R-5 Residential District
6. R-6 Residential District
7. R-7 Special Multiple-Family Residential District
8. ER Estate Residential District
9. PUD-1 Low-Density Planned Unit Development
10. DC Downtown Center District

The City of Wyoming is currently developing a form-based code that would replace the Downtown Center district. The code would include six “context areas” designed to reflect different city goals with regard to the built environment. The areas zoned for the form-based code (likely portions of the 28th Street and Division Avenue corridors, and potentially major roads such as Burton Street and Chicago Drive in the Galewood neighborhood) would permit a wide variety of uses, including housing, provided that the design goals are met.

The existing residential zoning district classifications permit single family homes, duplexes, row/townhouses, high rise apartments, condominiums and mobile home parks within the city, with various setback height and minimum lot frontage/area requirements. The City of Wyoming contains a multitude of lot sizes, land uses, densities and building types to accommodate the housing choices of residents. **The analysis did not reveal any ordinance provisions that impede the construction of or access to fair housing.**

The definition of a “Family” means either of the following:

1. “A domestic family which is one or more persons living together and related by the bonds of blood, marriage or adoption, together with caretaker of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic housekeeping unit in a dwelling.”
2. “The functional equivalent of the domestic family which is persons living together in a dwelling unit whose relationship is of a regular, permanent and distinct character or has a demonstrable and recognizable bond which renders the persons a cohesive unit. All persons must be cooking and otherwise operating as a single housekeeping unit.”

The definition of a “Family” does not include “any society, club, fraternity, sorority, association, lodge, coterie, organization or group where the common living arrangement and/or the basis for the establishment of the functional equivalency of the domestic family is likely or contemplated to exist for a limited or temporary duration.”

The placement of adult foster care group homes and adult foster congregate facilities was reviewed to ensure equal access to the City’s residential neighborhoods. The Wyoming Zoning Ordinance defines Adult Care Facilities in the following manner:

1. **Adult care facilities, state-licensed:** A facility for the care of adults, over 18 years of age, as licensed and regulated by the state under Michigan Public Act 218 of 1979, and rules promulgated by the state department of human services, providing foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically “handicapped” who require supervision on an ongoing basis, but do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.
2. **Adult day care facility:** A facility other than a private residence, which provides care for more than six adults for less than a 24-hour period.
3. **Adult foster care family home:** A private home with the approved capacity to receive six or fewer adults to be provided with foster care for 24 hours a day for five or more days a week and for two or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
4. **Adult foster care large group home:** A private home with approved capacity to receive at least 13 but not more than 20 adults to be provided supervision, personal care, and protection, in addition to room and board, for compensation, for 24 hours a day, five or more days a week, and for two or more consecutive weeks.
5. **Adult foster care small group home:** A private home with the approved capacity to receive seven to 12 adults who are provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, five or more days a week, and for two or more consecutive weeks for compensation.
6. **Congregate adult care facility:** A private home with the approved capacity to receive more than 20 adults.

All of the above uses are permitted as a principal use in one or more of the City’s various zoning districts.

On January 16, 2012, the City of Wyoming amended the City’s Zoning Ordinance to regulate residential facilities to house persons on parole or probation. In 2009, the City became aware that State and Federal parolees and probationers were being relocated to certain motels in the City after increases in the volume of police calls and the death of a terminally ill parolee. The City was concerned that without resources from the State of Federal government, City Police would be overwhelmed with providing adequate services to areas in the City with high densities of parolees and probationers. As such, the City of Wyoming now regulates housing facilities for parolees of more than two persons as a special use, and only allows such facilities to be within the I-2 Industrial Zoning District. The ordinance does not apply to persons living in a single family structure who meet the ordinance’s definition of “family” and only applies to each individual building in a multiple building apartment complex. As State and Federal policy

and resources with regards to parolees and probationers changes, the City may want to reevaluate the regulations pertaining to housing for parolees and probationers.

A review of the regulations for accessory buildings and uses revealed that Wyoming does not appear to prohibit accessory dwelling units, or ADUs. Accessory Dwelling Units are secondary dwelling units established in conjunction with and clearly subordinate to a single family detached dwelling unit and are located on the same parcel. ADUs are sometimes built above a detached garage or within the rear yard and can sometimes resemble a pool house in size and design. The benefits for a community that permits or promotes establishing an ADU are:

1. They provide property owners with rental income, companionship, security, and services.
2. They can add affordable housing units to the existing housing stock within a neighborhood.
3. They can make housing units available to low- and moderate-income people who might otherwise have difficulty finding homes within the community.
4. They can add appropriate housing for people in various stages in the life cycle within single-family neighborhoods.
5. They can protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood with appropriate regulation (size, height, appearance, parking of additional vehicles, etc.)

While housing demand and land availability for development and redevelopment in Wyoming is not at a point that leaves ADUs as the only way to create new housing, ADUs can be beneficial for intergenerational households (families living with post-teen children, families living with their parent(s), families living with extended family) by providing an additional living/cooking space that is separate enough for privacy but close enough for safety.

Comprehensive (Master) Plan

The City of Wyoming's Land Use Plan 2020 was adopted and amended in November 2006 and was subsequently amended in March of 2012. The 2012 amendment included the inclusion of the 2035 Thoroughfare Plan and the Turn on 28th Street Area Plan.

SWOT Analysis:

Perceived threats in Wyoming include: "a costly business inspection process that needs to be proactive, rather than reactive"; "increasing rents"; and "not a lot of non-city / CDBG housing maintenance programs".

As related to the residential issues in the Future Land Use Plan, the plan strives to achieve the following:

- Continue active enforcement of the city's housing code.
How it relates to fair housing choice: *housing that does not have major code violations ensures that housing is safe and respectable for all that demand housing. Active code enforcement decreases the susceptibility that many low- to moderate-income households to landlords that do not adequately maintain properties. Active code enforcement should remain a focal point of the City's building, zoning and planning administration.*
- Maintain the walkability of the city, both within its existing neighborhoods and its new development.
How it relates to fair housing choice: *trends in housing demand at a local level indicate housing seekers want the ability to walk to and from destinations within their neighborhood. While having walkable neighborhoods (ADA compliant sidewalks, sidewalks on both side of the street,*

crosswalks) is important, residents will not choose to integrate walking in their daily lives other than for exercise and leisure unless there are destinations within a reasonable range of their home. These destinations include schools, parks, churches, shopping, workplaces and transit stops. Ensuring that sidewalk and non-motorized networks (such as designated bike lanes and transit stops) are provided in order to connect homes to schools, shopping and workplaces must also be a goal. The affect for all households (and especially low- to moderate-income households) is less auto-dependence (which can cost in the thousands annually) and an increase in active and healthy lifestyles.

- Promote Wyoming as a diverse urban center, rather than a suburban satellite.

How it relates to fair housing choice: changes in urban development have shown that residents demand more excitement in the shopping, dining, and employment areas of their community. This has been translated to mean that active, multi-purpose areas with amenities for users of all ages and income levels are in high demand. Many shopping areas have been developing their once vast parking lots into additional retail and restaurant space, and some shopping areas have integrated into more pedestrian-friendly outdoor environments into the designs. Further, there has been interest in integrating denser housing options within walking distance of these centers. This results in placemaking, or the idea that a location is more than just its use, but is intended to be a destination in itself. Such development, as proposed on 28th Street, should be promoted as a means to create a center of activity in a Wyoming that otherwise has many different focal points with only one use in mind.
- Encourage the use of planned unit development to achieve a mix of residential types, styles, and densities in attractive, walkable environments.

How it relates to fair housing choice: Past theories on neighborhood development told planners and developers that the best way to create a stable neighborhood was to construct homes that were identical in relation to size, price point and design. Unfortunately, when changes in resident preferences or changes in income occur, this can result not in just a vacancy here or there, but has resulted entire neighborhoods becoming vacant in some communities. Contemporary neighborhood design theory tells us that the best way to maintain property values, decrease neighborhood vacancies and promote places that aggregate all the advantages of social networks is to build neighborhoods that offer a mix of housing sizes, types, and prices that offer opportunities for walking. These neighborhoods also have the positive side effect of decreasing areas with large swaths of low-income residents and instead offer opportunities for families of all types and incomes to interact and benefit each other. Wyoming is wise to ensure that future housing developments offer housing that caters to each niche, which will also benefit the community when changes in housing demand for one particular type of housing occurs.
- Increase residential densities in mixed-use areas to ensure a sufficient population to support businesses and create a vibrant atmosphere.

How it relates to fair housing choice: In many small- to medium-sized cities (such as Wyoming), the single family neighborhood is the most protected and valued part of the community. Residents come out in droves when someone proposes a change in the center of one of those neighborhoods. However, market trends and realities tell that denser living (townhomes, apartment style living, housing that is conducive to transit) will be required for communities. Weighing the desire to preserve the character of existing single family neighborhoods and the necessity to increase the variety of housing options leaves many commercial shopping areas as the place to introduce denser housing options. Not only are these shopping areas full of jobs and

amenities, but they also have underutilized land in the form of larger than necessary parking lots and are on major thoroughfares, making them ripe and appropriate for denser housing options. Wyoming would be wise to support the development of denser housing near or within mixed use shopping/employment centers on major thoroughfares.

- Promote reinvestment in older employment areas that are located near residential areas to foster “walk-to-work” opportunities.

How it relates to fair housing choice: *Underutilized and obsolete employment centers can take a toll on a community’s image and ability to attract new employers. Some underutilized employment centers exist on large lots that are located in areas not designed for uses other than automobile access, and some obsolete centers exist on small lots lining major traffic thoroughfares, such as Division Ave. and 28th St. Wyoming should promote the installation of pedestrian amenities and the redevelopment of sites along major thoroughfares adjacent to existing neighborhoods and the reuse of underutilized industrial land through brownfield redevelopment and mixed use development so that all employment sites are served by different modes of transportation*

- Encourage live/work units.

How it relates to fair housing choice: *The live-work unit is an old idea that has been modernized to meet the needs of entrepreneurs, artists, small businesses and professionals. A live-work unit is a space that combines your workspace with your living quarters. A storekeeper might have lived above his shop or a doctor's office was a room off the Doctor’s home foyer. With the advent of zoning, municipalities began restricting where people could live and conduct their business. Areas zoned for residential use could not be used for commerce and areas zoned for commercial use could not be residential, with the reasoning being to prevent disruptions by noises or traffic often associated with commercial endeavors and simpler enforcement of building codes and taxing. The advent of advanced telecommunication technology and the nature of some home businesses has proven that very little off-site impacts actually occur from live-work units. Live work units also allow for smaller “start-ups” to have fewer overhead costs, as the work and home are one unit. Wyoming is wise to support live/work units and would also be wise support them in future housing developments.*

PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders

Within Wyoming, the Wyoming Housing Commission and other providers provide a network of public and publicly-assisted housing. The table below illustrates the assisted housing providers availability within Wyoming.

Table IV.1: Subsidized Housing in Wyoming

Facility	Address	Who Administers	Programs	For Whom	Housing Type	# of Units
Bayberry Farms Village Retirement	2520 56th St. SW Wyoming, MI 49418	MSHDA	MSHDA-LIHTC / Market Rate	Elderly	Low Rise Apartment, Townhouse	81
Pine Oak Apartments	850 36th St. SW Wyoming, MI 49509	MSHDA	Section 236 / R/S	Elderly	Mid Hi-Rise	127
Rogers Group Home	320 Gladiola St. SW Wyoming, MI 49509	MSHDA	Special Housing / Section 8	Elderly	Low Rise Apartment	16
David's House	2390 Banner Dr. SW Wyoming, MI 49509	HUD	Section 8	Elderly	Low Rise Apartment	10
Pinery Park	2300 Newstead Ave. SW, Wyoming, MI 49509	HUD	Section 8 / Barrier Free	Elderly / Family	Mid Hi-Rise / Townhouse	125
Villa Esperanza	1446 44th St. SW Wyoming, MI 49509	HUD	Section 8 / Section 202	Elderly	Low Rise Apartment	40
Oak Forest	3614 Pine Oak Ave. Wyoming, MI 49509	Other	LIHTC	Family	Low Rise Apartment	12
Waldon Woods	2405-2649 Waldon Woods Dr. SW, Wyoming, MI 49519	Wyoming Housing Commission	Public Housing	Family	Townhouse	52
Westwood Apartments	Scattered Sites	Wyoming Housing Commission	Public Housing / Barrier Free	Elderly	Low Rise Apartment	75
Total Units						538

Source: MSHDA Directory of Subsidized Housing, Accessed April 2013

As can be seen in the table above, the Wyoming is able to offer 538 assisted housing units, ranging from mid high-rises, low-rise apartments, townhomes and detached houses for the elderly, families and the disabled concentrated in the eastern portion of the City. As the City explores options for further development of subsidized housing, the City should advocate for assisted housing in the western portion of the City and along transit lines, such as the Silver Line along Division Avenue.

Wyoming Housing Commission Tenant Selection and Housing Choice

Responses to the following questions regarding tenant selection and housing choice in public housing were provided by the Wyoming Housing Commission through questionnaires and a review of public housing agency documents which are available in the appendix of this document.

Table IV.2: Section 8 Voucher Tenant Report

Race of Head of Household	Count	Percent
White	279	27%
Black	668	64%
American Indian / Alaskan Native	5	0%
Asian / Pacific Islander	5	0%
Hispanic	90	9%
Total	1047	100%
Income levels	Count	Percent
Extremely Low	591	57%
Very Low	354	34%
Low	101	10%
Over Income	0	0%
Total	1046	100%
Age of Householder	Count	Percent
Elderly (62 or older)	136	13%
Near-Elderly (55 to 61)	85	8%
Other (54 or younger)	825	79%
Total	1046	100%
Sex	Count	Percent
Male	67	6%
Female	979	94%
Total	1046	100%
Disabled/Handicapped Householders	Count	Percent
Disabled/Handicapped	397	38%
Not Disabled/Handicapped	649	62%
Total	1046	100%

Source: Wyoming Housing Commission

A tenant report originating from May 2, 2013 indicated that of residents participating in the Wyoming Housing Commission Section 8 Voucher program, 27 percent of total householders were white, 64 percent were black and 9 percent were Hispanic. 90 percent of households were extremely low or very low income. 79 percent of total householders were younger than 54 and 94 percent of total householders were female. 38 percent of householders were disabled. Based off these figures, many of the Section 8 households are lower income and disproportionately minority, and headed by females when compared to the population of Wyoming and the surrounding area. This is due to the demand and utilization rates of these programs and not direct action of the Wyoming Housing Commission.

The following questions were answered with the assistance from Rebeca Venema, Executive Director of the Wyoming Housing Commission:

General Questions

What are the demographics of residents within Wyoming Housing Commission Owned/Operated Properties (race/age/family size)?

All types of persons live in Wyoming Housing Commission Owned/Operated Properties.

How many units does the WHC operate? Where are they located? What are the unit sizes?

The WHC operates 195 units within Kent and Ottawa Counties ranging from one to five bedroom units.

How many units are ADA-accessible?

Six units, two other units have partial ADA accessibility.

Tenant Selection; Housing Choices for Subsidized Housing

Is there a pattern, in one or more assisted housing developments, of concentration of tenants by race or ethnicity? Are any local housing developments racially or ethnically identifiable?

No.

Do the tenant selection policies and procedures of HUD-assisted multi-family housing providers, including the local Public Housing Authority (PHA) exclude -- or limit the participation of -- persons with disabilities in one or more types of housing developments they manage?

No.

If the answer to either of these questions is yes, are the policies and procedures in use consistent with the requirements of federal, State and local law and HUD regulations and guidance?

N/A.

What are these policies and procedures and how do they specifically affect the manner in which applications for housing are treated, rejected or selected as tenants?

No answer given.

Has any local (within Wyoming) housing provider that the PHA works with been found to be in noncompliance with one or more civil rights laws or regulations?

No. None known.

If yes, has the provider initiated appropriate corrective actions?

N/A.

Are there any court lawsuits involving the tenant selection and assignment policies and procedures of any of these providers?

No. None known.

If court order(s) relate to leasing practices, what is the status of actions to comply with the orders) and what are the results?

N/A.

If there are concentrations of racial or ethnic groups in one or more public housing developments, has the PHA undertaken any efforts designed specifically to desegregate these developments (e.g., changes to the PHA's tenant selection and assignment plan; participation in HUD's Public Housing Affirmative Compliance Actions Program)?

No.

What is the location pattern of minority and non-minority certificate and voucher holders (by family type) who rent units under the Section 8 Certificate and Voucher Housing Assistance Programs?

All persons are eligible to apply for housing.

Are minorities located primarily in minority neighborhoods and Whites in predominantly white neighborhoods regardless of family type (e.g., large family, small family, and elderly family)?

No.

If the answer to the previous questions is yes, what specific steps does the local PHA take to promote increased housing choices for voucher holders?

N/A.

Can certificate and voucher holders use the certificates and vouchers they receive from the local PHA outside the PHA's geographic jurisdiction?

Yes.

Does the local PHA provide assistance to voucher holders from other PHA's and wish to reside in the local jurisdiction? In what ways?

Yes, the WHC will absorb or bill other agencies to administer the transferred housing voucher.

Does the PHA help certificate and voucher holders to find suitable housing especially individuals with disabilities?

Yes, the WHC will provide a list of known available units.

Does this help include providing up-to-date information to minority and disabled home seekers about various facilities and services available in all area and neighborhoods with available housing that would meet their needs? Facilities and services include schools, day care, health and welfare and other social services agencies, employment centers and public transportation.

Yes, during briefing with applicant, additional information is given (i.e. websites that list available listings.)

Does the PHA encourage certificate and voucher holders to look for housing in neighborhoods that are not traditional residential areas for the holder in question, and in particular minority certificate or voucher holders?

Yes, at briefing.

Does the PHA assist the search process in any other ways, such as:

- Calling to confirm the availability of units located in non-traditional neighborhoods?
- Providing a master list of the name and addresses, number of units, etc. of multifamily developments in a metropolitan or other regional area that make units available to Section 8 participants?

Yes, at briefing.

Does this help include assisting individuals with disabilities in finding suitable housing with accessible design features if needed?

Yes.

Has the local PHA completed its Section 504 assessment of the need and developed a plan for providing such housing opportunities, if an unmet need still exists?

No.

What steps does the PHA take to promote the availability of accessible existing housing resources suitable for Section 8 participant families in which one or more persons are mobility impaired?

Provide available units listing, if reasonable accommodations are needed they will be assessed.

What steps does the PHA take to promote housing choices for certificate or voucher holders with other types of disabilities?

N/A.

Does the PHA apply for additional housing vouchers especially those allocated for specific groups such as individuals with disabilities, veterans, etc.?

Yes, the WHC is allotted Vouchers for Non-Elderly Disabled.

Does the PHA provide clear information to all participants concerning their housing rights and the steps they should take, including requesting assistance from the PHA in the housing search, if they believe they have encountered housing discrimination?

Yes, in briefing.

If the jurisdiction's analysis includes review of the leasing practices in assisted housing developments, should changes or new steps be instituted to promote more inclusive tenancy patterns?

N/A.

Should the jurisdiction regularly monitor tenant characteristic data for these developments as an indicator of marketing policies, procedures and practices?

N/A.

In light of efforts currently made by the PHA, and their results, should other steps be initiated to promote greater housing choice for one or more racial or ethnic group or disabled Section 8 participants?

No, we have no exceptions on who may apply. All are welcome to apply.

Sale of Subsidized Housing and Possible Displacement

If the PHA, or other assisted housing providers (such as private section 8 housing owners) have sold or plan to sell assisted housing projects, what policies and procedures are in place provide alternative housing to displaced tenant households?

Issue voucher to move, in case of foreclosure there is the Foreclosure Act.

Are steps being taken to assure that displaced households are provided a varied choice of replacement housing, in particular so that minority households have an opportunity to select housing outside of areas of minority concentration and not just inside areas?

Yes.

Does the jurisdiction have a specific policy with respect to such displacement that it requires housing providers owning assisted housing in the jurisdiction to implement when the sale of such housing occurs?

Yes, the Housing Commission follows all procedures and will issue voucher to relocate. In case of foreclosure, there is the Foreclosure Act.

What policies and procedures should be adopted or changed by the jurisdiction, PHA or other agencies to assure that current tenants in assisted housing projects will be provided opportunities to select replacement housing in a full range of neighborhoods if one or more such projects are to be sold and the tenants displaced?

N/A.

Who within the jurisdiction's governing structure is responsible for such selections and what specific steps should be taken to accomplish these changes?

N/A.

Substantial Rehabilitation to Assisted Units

If alterations were undertaken in a project of 15 or more units and the cost of the alterations were 75% or more of the replacement cost of the completed facility – Was the project designed to be readily accessible to and usable by individuals with disabilities?

No.

Were a minimum of 5% of the total dwelling units or at least one unit, whichever is greater, made *accessible for persons with mobility impairments*?

No.

Were an additional 2% of the total units made accessible for persons with hearing or vision impairments?

No.

Were the special (and often individualized) needs of tenants with disabilities being taken into consideration during major rehabilitation of assisted housing especially when temporary relocation is necessary?

No.

Are reasonable changes made to the temporary relocation rules, policies, practices or services to accommodate the special needs of persons with disabilities?

Yes.

Homeless Population

Wyoming, along with Grand Rapids and Kent County, participates in a regional Continuum of Care (CoC) which receives funding on a competitive basis from the U.S. Department of Housing and Urban Development. Additionally, the Grand Rapids Area Coalition to End Homelessness is a network of public, non-profit and religious organizations are available to provide resources to those who are about to become homeless, are homeless and those who are entering permanent housing. The coalition is made up of 70 agency members, 200 individual partners, 5 full-service shelters with 90 beds, 2 mission shelters with 191 beds and 2 domestic violence shelters with 45 beds. The Coalition has adopted a 10 year plan to end homelessness by 2014. For many who find themselves in situations where housing is inaccessible, access to the skills necessary for budgeting, jobs/job training, transportation and health problems can prevent individuals from remaining in housing. For others, jobs and transportation are accessible, but finding housing that is affordable is difficult. Understanding the unbreakable link between education/job training, employment, transportation and housing is key in ensuring fair and affordable housing for the residents of Wyoming.

Sale of Subsidized Housing and Possible Displacement

If displacement occurs due to a Housing and Urban Development (HUD) or Michigan State Housing Development Authority assisted project, then Wyoming shall provide relocation assistance to displaced persons in accordance with the Federal Uniform Relocation Assistance and Real Property Policies Act of 1970, as amended.

Property Tax Policies

According to information and forms found on the City of Wyoming's website under the Assessing Department, Under Michigan Public Act 206 of 1893, the Board of Review is able to offer a hardship exemption for property taxes to homesteads. The Board of Review follows the policy guidelines adopted by the Wyoming City Council in making a determination, which includes a review of household

asset and income thresholds in addition to medical or extraordinary hardship situations. Applicants are required to fill out an application for the program. Details of the application are located in the appendix of this document.

The City, while not offering exemptions requiring property assistance related to foreclosure, does offer information on their website regarding the various resources available in Kent County and the Michigan State Housing and Development Authority.

SWOT Analysis:

Perceived opportunities in Wyoming include: “the home repair program”; “marketing of school system”; and “more neighborhood organizations”.

Below are the effective property tax rates for residential properties within the City of Wyoming. Property taxes are levied on the assessed value, which is typically considered to be 50% of the market value of the home. For example, if the market value of a recently purchased home within Wyoming City/Wyoming School District was assessed at \$140,000, the taxable value would be \$70,000. Mills are levied in units per \$1,000 of taxable value.

Therefore, the estimated tax bill for a principal residence within Wyoming City/Wyoming School District would be $(\$70,000 / \$1,000) \times 37.891 = \$2,652.87$.

The rates below represent the property taxes levied on principal residences (and non-principal residences.) In the City of Wyoming, the following have taxing jurisdiction:

- School Districts (there are seven that serve the City)
- City of Wyoming Government
- RAPID Public Transit
- Kent Intermediate School District
- Grand Rapids Community College
- State of Michigan Educational Fund
- Kent County Government
- Wyoming Public Library

In Wyoming, the highest tax rates exist within the Byron Center School District, and the lowest tax rates exist within the Godwin Heights and Granville School District.

Table IV.3: Property Tax Rates in Wyoming By School District: Summer+Winter 2012

School District	Millage Rate For P.R.E (Non-P.R.E.)
Byron Center	40.0481 (58.0481)
Godfrey-Lee	43.5246 (61.5246)
Godwin Heights	36.6981 (54.6981)
Grandville	36.6481 (54.6981)
Kelloggsville	39.3681 (57.3681)
Kentwood	38.3481 (56.3481)
Wyoming	37.8981 (55.8981)

Source: City of Wyoming Treasurer's Office

Planning, Zoning, and Diversity Boards

Diversity in representation of citizens in the community, including lower income individuals, racial and ethnic minorities, women, persons with disabilities, and families with children should be a basic element of the City's efforts to affirmatively further fair housing.

Planning Commission

The purpose of the Planning Commission is to make and adopt a master plan for the physical development of the City, considering such factors as land use, transportation, public facilities and utilities, and recreation and open space; to plan for the redevelopment of blighted areas; to prepare and update as needed a zoning plan; to review development proposals, including rezoning, special uses, subdivision plats and site plans.

The Planning Commission consists of nine members; representative in so far as possible of different professions or occupations. Members shall hold no other City office, except that they can serve on the Zoning Board of Appeals. Members are appointed by the Mayor with concurrence of City Council.

Planning Commission meetings are held at 7:00 PM on the third Tuesday of each month at City Hall.

Zoning Board of Appeals

The purpose of the Zoning Board of Appeals is to hear and decide appeals after Public Hearings for variances from minimum Zoning Code requirements or to hear and decide appeals to a City official's interpretation of a Zoning Code requirement. The Board of Zoning Appeals must interpret the provisions of the Zoning Code in a manner as to carry out the interests and purposes of the Code. The Board also may be asked to settle questions of the location of boundary lines between different zoning districts.

The Zoning Board of Appeals consists of seven members and two alternates. One of the members may be a member of the City Council. Members are appointed by the City Council.

Zoning Board of Appeals meetings are held at 1:30 PM on the first and third Monday of each month at City Hall.

Downtown Development Authority

The purpose of the Downtown Development Authority is to halt property value deterioration and increase property tax valuation within the Downtown Development Authority District as established by Ordinance No. 26-98, to eliminate the causes of such deterioration, and to promote economic growth. The Downtown Development Authority is the governing body of the Wyoming Downtown Development District, and as such shall have the power to authorize the levy and collection of taxes, the acquisition and disposal of interest in real and personal property, the creation and implementation of development plans in the District, the promotion of economic growth, the issuance of bonds and other evidences of indebtedness, and the use of tax increment financing, and other such powers as provided under Public Act 197 of 1978.

The Downtown Development Authority consists of nine members; the Mayor, five members representing the business interests in the District, one resident of the district and two other members. Members are appointed by the Mayor with concurrence of City Council.

Downtown Development Authority meetings are held at 7:30 AM on the first Tuesday of January, April, July and October at City Hall.

Housing Commission

The purpose of the Housing Commission is to provide decent, safe and sanitary subsidized housing for low income families. The Housing Commission administers HUD-subsidized programs related to Housing, such as Public Housing, Section 8 Rental Vouchers, Family Self-Sufficiency and Homeownership. It must comply with all HUD regulations pertaining to these programs. It also assists families in becoming self-sufficient.

The Housing Commission consists of five members. One of the five members must be a resident. No member of the Commission shall have any interest directly or indirectly in any contract for property, materials or services to be acquired by the Housing Commission. Members are appointed by the Mayor with concurrence of City Council.

Housing Commission Meetings are held at 1:00 PM on the third Tuesday in January, March, May, August, October and December at the Westwood Apartments Community Room.

Community Development Committee

The Purpose of the Community Development Committee is to develop studies and applications as necessary and appropriate for recommendation to City Council relative to the expenditure of HUD Community Development Block Grant (CDBG) funds on an annual basis, and to advise the City Council on desired changes in the CDBG program during the fiscal year.

The Community Development Committee consists of nine members, at least some of which must reside in low/moderate income areas qualified for HUD CDBG project funds.

The Community Development Committee meets at 6:30 PM, on call, generally four to six times per year at City Hall. The bulk of the meetings are between October and April, when the next year's CDBG application is being prepared.

Boards/Commissions Survey¹

The five boards listed above were surveyed. The survey asked each board/commission member about their race, ethnicity, gender, and neighborhood of residence. As of June 3, 2013, 33 of the potential 41 board members (80%) responded.

¹ Note: There are nine persons assigned to the Zoning Board of Appeals; seven members and two alternates. Because there are 12 responses, some responses may have been collected in error or the same member may have completed the survey more than once. For the purposes of this analysis, the survey data is used to reveal only trends.

Planning Commission

- There were nine respondents from the Planning Commission.
- Only eight individuals responded to the question: “What is your race?” with seven (87.50%) selecting White and one (12.50%) selecting Black or African American and eight (100%) selecting Non-Hispanic as their ethnicity.
- The majority of the Planning Commission, eight members (88.89%) are male with one female (11.11%).
- Of the nine respondents, two (22%) live north of 28th Street and seven (78%) live south of 44th Street.

Zoning Board and Appeals

- There were 12 respondents from the Zoning Board and Appeals. Out of which, one respondent (8.33%) indicated they also serve on the Downtown Development Authority.
- Out of 12 respondents, six indicated (100%) identified White as their race. 11 individuals (91.67%) identified their ethnicity as Non-Hispanic and one individual (8.33%) selected Hispanic for their ethnicity.
- The majority of the Zoning Board and Appeals, 11 members (91.67%), are male with one female member (8.33%).
- Of the 12 respondents, only ten answered the question: “Which electoral precinct do you live in?”. Of the ten who answered, one (10%) respondent lives north of 28th Street, two (20%) live between 28th and 44th Streets, and seven (70%) live below 44th Street.

Downtown Development Authority

- There were six respondents from the Downtown Development Authority, out of which two other positions are held by at least one (if not two) of the members. The boards and commissions that feature this overlap are the Housing Commission with one member (16.67%) and the Zoning Board of Appeals with one member (16.67%).
- Out of the six respondents, six (100%) identified White as their race and their ethnicity as Non-Hispanic.
- Separating by gender, four (66.67%) respondents are males and two (33.33%) are females.
- Of the six respondents, only four answered the question: “Which electoral precinct do you live in?” Of the four who answered, three (75%) live between 28th and 44th Streets and one (25%) lives south of 44th Street.

The Housing Commission

- There were two respondents from the Housing Commission. Out of which, one (50%) respondent indicated they also serve on the Downtown Development Authority.
- Out of two respondents, (two) 100% identified White as their race and their ethnicity as Non-Hispanic.
- Separating by gender, one respondent responded as male (50%) and one female (50%).
- Of the two respondents, both (100%) indicated they lived south of 44th Street.

The Community Development Committee

- There were six respondents from the Community Development Committee and all six individuals (100%) only sit on the Community Development Committee.
- Out of the six respondents, all (100%) respondents identified White as their race and their ethnicity as Non-Hispanic.

- The Committee is evenly split according to gender with three males (50%) and three females (50%).
- Of the six Committee members, two (33.33%) live between 28th and 44th Streets and four (66.66%) live south of 44th Street.

A review of the data indicates that of the five boards/commissions surveyed and of those that answered the questions, 96.88 percent of respondents indicated they were Non-Hispanic Whites, 78.79 percent of respondents indicated they were male and 63.3 percent indicated they lived south of 44th Street. Please be aware that while some respondents may have taken the survey more than once, the level of possible survey error does not dismiss the trends revealed above.

As vacancies are created, the Mayor and City Council are advised to appoint board members from different races, ethnicities, genders and geographic locations. While some boards, such as the Downtown Development Authority, the Housing Commission and Community Development Committee may have specific residency or ownership requirements, ensuring that Non-White residents, Hispanics, women and residents north of 28th Street and residents between 28th and 44th Streets are represented is crucial with diversity being important on all city boards, not just the five examined.

Building Codes (Accessibility)

The City of Wyoming Inspection Division is the enforcing agency for the State of Michigan Construction Code. The division's responsibilities apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures within the City.

The City of Wyoming adheres to the Michigan Building Code, Electrical Code, Plumbing Code and Mechanical Code and Michigan Residential Code promulgated by the State of Michigan under Public Act 230 of 1972, Public act 245 of 1999 and Act 217 of 1956.

Smoke Detectors

Michigan building code requires that "hard wired" smoke detectors are to be installed in newly constructed homes, home undergoing major renovation and existing apartments. This includes having detectors in each bedroom. Apartments are required by law to have at least one "hard wired" detector on each level and near sleeping areas no matter the age of the building. Additionally, the City's property maintenance code requires that all equipment be kept in operable condition per the International Fire Code and the Michigan Residential Code.

Rental Registration & Property Maintenance

Wyoming has implemented a rental inspection program and property maintenance program to ensure maintenance of all residential rental buildings meet minimum code standards. Wyoming has adopted the International Property Maintenance Code, 2006 as published by the International Code Council, Inc. by reference (Chapter 10, Buildings and Building Regulations, Article VII.) The property maintenance code defines the standards at which property owners shall maintain their rental properties.

The Rental Inspection Program requires that all residential units offered for rent or lease be registered with the City and undergo inspections every two years. If properties have 20 units or less, all of the apartments are inspected. If a property has more than 21 or more units, the City inspects 10 percent of

rental units, but not less than 10 units per property. The City may inspect additional dwelling units if inspectors find violations in a certain percentage of dwelling units. If inspectors find violations in the units or in the common property areas, the owner receives a notice of repair with a reasonable time limit to repair them.

Access for Inspection Purposes

A majority of inspections that do occur in the City are related to general building, electrical, mechanical and plumbing and rental inspections, which require exterior and interior inspection in order to receive a certificate of occupancy. City code enforcement and compliance often does require an inspection to verify complaints, though these inspections are generally exterior inspections and may be interior inspections, some of which do not require owner consent. The City does require residential rental inspections.

Nature of Inspections

Inspections within the City are done as a part of the permitting and code enforcement process.

B. Private Sector

Government policies and procedures that regulate, monitor, or otherwise impact rental, sales, and property insurance practices can play a significant role in promoting fair housing choice. The City should consider reviewing their current policies and procedures in light of private sector practices to determine, what, if any, changes might be made to strengthen their role where private sector practices appear to discriminate or otherwise contribute to restrict housing choices for all persons, especially lower-income residents, racial and ethnic minorities, women, persons with disabilities, parents of minor children and younger adults.

Public Input:

In regards to the reasons behind why individuals and families are unable to access the housing they desire and needs, a resident of Wyoming stated that it is the result of “a poor credit rating [and] the inability to pay rent for [the] unit desired”.

Until the recent past, many mortgage lending and real estate appraisal policies and practices were openly discriminatory. Decisions as to property values, lending criteria, and related factors frequently rested on the race, ethnicity, or religion of the applicant and the racial, ethnic, and religious makeup of the neighborhood in which the applicant sought to move to. Lending policies and practices also treated applicants differently based on gender. Because of the close relationship between mortgage lending and appraisal activities, the policies and practices in one area significantly impacted those in other areas.

Studies show the need for affirmative action by lenders themselves to look at their policies and practices and change the manner in which judgments are made by every person who plays a role in the lending process.

On June 21, 2013 a database search of realtor.com, the official site of the National Association of Realtors, was conducted to see a list of realtors that serve the City of Wyoming. The search revealed 111 realtors. A review of photographs, first names and last names were used to infer the gender, race and ethnicity of realtors found in the search.

Table IV.4: Characteristics of Realtors Serving Wyoming

Gender - Race/Ethnicity	Count	Percent
Male - White	39	35%
Female - White	20	18%
Female - African American	1	0%
Male - Hispanic	3	3%
Female – Hispanic	3	3%
Male - Undetermined Race/Ethnicity	30	27%
Female - Undetermined Race/Ethnicity	15	14%
Total Male	72	65%
Total Female	39	35%
TOTAL	111	100%

Source: realtor.com

As can be seen, a majority of the realtors serving the City of Wyoming are males, and it may be inferred that few female and minority realtors. Regardless of gender, race or ethnicity, realtors are able to receive diversity training through the *At Home With Diversity*® (AHWD). AHWD, offered since 1998, is an educational program designed to present a picture of the changing face of the real estate industry. More importantly, the class teaches realtors how to work effectively with a multicultural market of buyers. The training includes topics of diversity, fair housing and business planning development in a full-day certification course. Of the 111 realtors listed as serving Wyoming, 10 indicated they received AHWD training.

C. Public and Private Sector

Fair Housing Enforcement

Effective fair housing enforcement lies at the heart of a comprehensive program to affirmatively further fair housing.

To assure good standing for HUD Community Planning and Development (CPD) Programs, the City should address any and all concerns expressed by HUD in contract conditions that relate to fair housing and equal opportunity performance as required by the laws and regulations governing these programs. These concerns include any and all court decisions relating to fair housing and other civil rights laws to which the City, its landlords and the Wyoming Housing Commission is subject. Presently, the City contracts with the Fair Housing Center of West Michigan on an annual basis to provide fair housing testing outreach and fair housing complaint assistance.

Fair Housing Ordinance

In 1983, the City of Wyoming adopted a Fair Housing Ordinance to prevent and prohibit housing discrimination mirroring Federal and State laws. However, Wyoming's Fair Housing Ordinance prohibits housing discrimination on the basis of "source of income" (i.e. Section 8 vouchers, other income from government programs or such payments as child support and alimony.) The ordinance does not apply in situations where there are small housing accommodations (units for less than three families where the

owner or member of owner's family lives on site, the rental is within the landlord's home or the rental is temporary in nature (vacated by owner while maintaining legal residence.)

The ordinance also requests any person that believes they have been discriminated against within 30 days contact the City Manager who shall forward a copy to the City Attorney, who after investigation of the complaint will make a reasonable attempt to conciliate the complaint. If conciliation is not successful, the City Manager is required to refer the complaint to the City Attorney who shall follow the same procedure as for handling complaints for violations of other chapters.

Michigan Department of Civil Rights

To carry out the guarantees against discrimination, the Michigan Constitution of 1963 created the Michigan Department of Civil Rights (MDCR). The MDCR investigates alleged discrimination against any person because of religion, race, color or national origin and to "secure the equal protection of such civil rights without such discrimination." Public Acts 453 and 220 of 1976 and subsequent amendments have added sex, age, marital status, height, weight, arrest record, and physical and mental disabilities to the original four protected categories. The MDCR has an agreement with the US Department of Housing and Urban Development (HUD) to accept HUD housing complaints under the Fair Housing Act, Title VIII, U.S. Civil Rights Act of 1968, as amended.

The MDCR works to prevent discrimination through educational programs that promote voluntary compliance with civil rights laws and investigates and resolves discrimination complaints. It also provides information and services to businesses on diversity initiatives, equal employment law, procurement opportunities and feasibility studies, and joint venture/strategic alliance matchmaking.

A complaint may be filed at any of the Department's regional centers or satellite offices, if the alleged discrimination has occurred within the past 180 days. When MDCR determines a complaint may be appropriate for mediation, claimant and respondent are offered the option to mediate, by mail. The decision to mediate is voluntary and must be agreed to by both parties. When the parties agree to mediate, the investigation is postponed to allow reasonable time for mediation to take place. When mediation results in a settlement or withdrawal of the complaint, no further action is taken by MDCR. If the complaint is not resolved at mediation, the complaint is investigated like any other complaint. Mediation is generally available any time after a formal complaint has been taken and is available statewide.

If mediation is not agreed upon or a resolution cannot be found, the complaint proceeds through the investigative process and is then reviewed by the regional director of MDCR. The Commission makes the final determination of probable cause that an illegal act of discrimination occurred. If no probable cause is found, the complainant may ask for reconsideration of the complaint within ten (10) days of the determination.

If probable cause is found, the complaint proceeds through the resolution process. A complaint may be resolved through a settlement between the parties. If a settlement cannot be reached, MDCR issues a formal complaint and a public hearing takes place before the state Attorney General. After the hearing, MDCR issues an order to either cease and desist the discriminatory practice or dismiss the case. Appeal for judicial review in the Court of Common Pleas is available to a complainant or respondent who is not satisfied with the MDCR's final order.

The Michigan Civil Rights Commission, Lansing Office, can be reached at:

Michigan Department of Civil Rights, Lansing Executive Office
 Capitol Tower Building
 110 W. Michigan Ave., Suite 800
 Lansing, MI 48933
 Phone: (517) 335-3165
 Fax: (517) 241-0546

HUD Office of Fair Housing and Equal Opportunity

The mission of the HUD Office of Fair Housing and Equal Opportunity is to enforce the Fair Housing Act and other civil rights laws. HUD and MDCR jointly work in carrying out investigative and enforcement functions. If a right to fair housing is being violated, a complaint can be submitted to the nearest HUD office in Chicago, IL. HUD's Chicago office is responsible for fair housing oversight in the Midwest region, including Illinois, Indiana, Michigan, Minnesota, Michigan, and Wisconsin.

Complaints based upon alleged violations of fair housing law are filed directly with HUD or brought to HUD's attention by MDCR. HUD's Chicago office then investigates the allegations.

HUD's Chicago office can be reached at:
 U.S. Department of Housing and Urban Development
 Ralph H. Metcalfe Federal Building
 77 West Jackson Boulevard, Room 2101
 Chicago, Illinois 60604-3507
 Phone: (312) 353-7776 or 1-800-765-9372
 Fax: (312) 886-2837
 TTY: (312) 353-7143

Fair Housing Center of West Michigan

The Fair Housing Center of West Michigan is another valuable source of assistance in reporting housing discrimination within the Greater Grand Rapids Region. Every spring, the Fair Housing Center of West Michigan and the City of Wyoming host a free Fair Housing and Section 8 Seminar that provides practical, up-to-date information to assist housing professionals in their daily compliance with federal, state and local fair housing laws. Landlords, rental agents, property management personnel, real estate agents, residents and others are invited to attend.

Fair Housing Center of West Michigan
 20 Hall Street SE
 Grand Rapids, MI 49507
 Phone: (616) 451-2980
 Toll free: 1-866-389-FAIR
 Fax: (616) 451-2657
<http://www.fhcwm.org/contact>

Informational Programs

Effective fair housing enforcement and the creation of future fair housing options begins with education. To assure compliance with HUD Community Planning and Development programs, the City should ensure that education and information is accessible to residents, landlords and city employees.

Annually, the City of Wyoming and the Wyoming Housing Commission partners with the Fair Housing Center of West Michigan to provide training to landlords on fair housing laws, Section 8 Housing Vouchers. The most recent landlord education seminar was offered on March 28, 2013 and attracted 90 people. The session is available to all who wish to attend. The City posts information on their website about the training and also informs all persons who have registered rental units in the City. This event is by far the most popular fair housing event.

Visitability in Housing

“Visitability” means: (1) at least one entrance is at grade (no step), is approached by an accessible route such as a sidewalk and (2) the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space.

Visitability allows mobility impaired residents to visit families and friends where this would not otherwise be possible. A Visitable home also serves persons without disabilities (e.g. a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.). One difference between “Visitability” and “accessibility” is that accessibility requires that all features of a dwelling unit must be made accessible for mobility impaired persons. A Visitable home provides less accessibility than an accessible home, and is meant to be designed for only those units not required to be accessible.

After speaking with Jim De Lange, Chief Building Official for the City of Wyoming, Michigan Building Codes do require that for certain multi-family housing developments a percentage of housing units are required to be accessible. In addition, Michigan building codes also require that all new housing units be modifiable, which requires that housing units be designed in such a way that modifications be made at a later date with such features as grab bars in mind.

Determination of Unlawful Segregation

Where there is a determination of unlawful segregation or other housing discrimination by a court, or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973, or where the Secretary has issued a charge under the Fair Housing Act regarding assisted housing within a recipient’s jurisdiction, an analysis should be performed of the actions which could be taken by the recipient to help remedy the discriminatory condition, including actions involving the expenditure of funds by the jurisdiction.

To the knowledge of the analysis preparers, there has been no determination of unlawful segregation in the City of Wyoming.

V. Assessment of Current Public & Private Fair Housing Programs and Activities in Wyoming

Effective fair housing enforcement lies at the heart of any comprehensive program to affirmatively further fair housing for all individuals.

Community Reinvestment Act Compliance

Passed by Congress in 1977, the Community Reinvestment Act (CRA) states that “regulated financial institutions have continuing and affirmative obligations to help meet the credit needs of the local communities in which they are chartered.” The act then establishes a regulatory regime for monitoring the level of lending, investments, and services in low- and moderate-income neighborhoods. According to the National Community Reinvestment Coalition:

Approximately once every several years, examiners from four federal agencies assess and ‘grade’ lending institutions activities in low- and moderate-income neighborhoods. If a regulatory agency finds that a lending institution is not serving these neighborhoods, it can delay or deny that institution’s request to merge with another lender or to open a branch or expand any of its other services. The financial institution regulatory agency can also approve the merger application subject to specific movements in a bank’s lending or investment record in low and moderate-income neighborhoods.

While denials of bank applications are rare, federal agencies can make approvals conditional upon specific improvements in a bank’s CRA performance. In addition, dialogue between banks and community organizations often result in bank commitments to increase lending and/or start affordable housing and small business lending programs.

The CRA requires that financial institutions progressively seek to enhance community development within the area they serve. On a regular basis, financial institutions submit information about mortgage loan applications as well as materials documenting their community development activity. The records are reviewed to determine if the institution satisfied CRA requirements. The assessment includes a review of records as related to the following:

- Commitment to evaluating and servicing community credit needs;
- Offering and marketing various credit programs;
- Record of opening and closing offices;
- Discrimination and other illegal credit practices; and
- Community development initiatives.

The data is evaluated and a rating for each institution is determined. Ratings for institutions range from substantial noncompliance in meeting credit needs to an outstanding record of meeting community needs. The table below summarizes the most recent CRA performance ratings published from 2002 to 2012 for banks subject to CRA in communities surrounding Wyoming (Byron Center, Caledonia, Grand Rapids, Hudsonville and Kentwood.) There were no CRA Performance ratings published for any banks in

Wyoming. The table below lists the most recent rating of examined banks and does not include ratings for the same bank twice.

Table V.1: Most Recent CRA Rating of Examined Banks in Jurisdictions Surrounding Wyoming

Rating	Examined Banks	
	Number	Percent
Outstanding	1	8.3%
Satisfactory	11	91.7%
Needs to Improve	0	0%
Substantial Noncompliance	0	0%

Source: FFIEC Interagency CRA Ratings, 2002-2012

HMDA Data Analysis

Home Mortgage Disclosure Act (HMDA) data consists of information about mortgage loan applications for financial institutions, savings and loans, savings banks, credit unions and some mortgage companies. These data contain information about the location, dollar amount, and types of loans made, as well as racial and ethnic information, income, and credit characteristics of all loan applicants. The data is available for government loans, home purchases, loan refinances, and home improvement loans.

Public Input:

In regards to the reasons behind why individuals and families are unable to access the housing they desire and needs, a realtor/broker stated that it "could be any factor, but I feel most in Wyoming are fair and informed".

HMDA data can provide a picture of how different applicant types fare in the mortgage lending process. The data can be used to identify areas of potential concern that may warrant further investigations. For example, by comparing loan approval rates of minority applicants with non-minorities that have similar income and credit characteristics, areas of potential discrimination may be detected. HMDA was also enacted by Congress to provide investors and public agencies with information to guide investments in housing. Likewise, HMDA analysis can be used to forge partnerships among banks and community organizations in underserved minority or low-income neighborhoods.

The Federal Reserve is the primary regulator of compliance with fair lending regulations. When federal regulators examine financial institutions, they use HMDA data to determine if applicants of a certain gender, race or ethnicity are rejected at statistically significant higher rates than applicants with other characteristics. The Federal Reserve uses a combination of sophisticated modeling and loan file sampling and review to detect lending discrimination.

The HMDA data tables in this section present summary HMDA data by Metropolitan Statistical Areas/Metropolitan Divisions (MSA/MD). For the City of Wyoming, the Grand Rapids-Wyoming MSA/MD is used (2010 Population: 774,160.) This MSA/MD includes data from Barry, Ionia, Kent, and Newaygo Counties. While the data cannot be used to specifically determine denial rates and general applicant characteristics for the City of Wyoming, it can suggest areas for further examination within the Grand Rapids-Wyoming MSA/MD. The City of Wyoming is the second largest municipality in the Grand Rapids-Wyoming MSA/MD (2010 Population: 72,125) behind Grand Rapids (2010 Population: 188,040.)

Table V.2: Disposition of Loan Applications by Loan Type, Grand Rapids - Wyoming MSA/MD, 2011

	Applications Received	Loans Originated	Applications Approved But Not Accepted	Applications Denied	Applications Withdrawn	Files Closed For Incompleteness
Conventional Home-Purchase Loans	5,043 (100%)	3,664 (72.7%)	207 (4.1%)	618 (12.3%)	381 (7.6%)	173 (3.4%)
Government Guaranteed Home-Purchase Loans (FHA, VA, and FSA/RHS)	3,875 (100%)	2,653 (68.5%)	160 (4.1%)	639 (16.5%)	296 (7.6%)	127 (3.3%)
Refinance Loans	20,342 (100%)	12,805 (62.9%)	762 (3.7%)	4,207 (20.7%)	1,715 (8.4%)	833 (4.1%)
Home Improvement Loans	1,540 (100%)	892 (57.9%)	51 (3.3%)	446 (29.0%)	113 (7.3%)	38 (2.5%)
Total Applications	30,800 (100%)	20,014 (65.0%)	1,180 (3.8%)	5,910 (19.2%)	2,505 (8.1%)	1,171 (3.8%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

Overall, roughly two-thirds (65%) of all loan applications received were originated and one-fifth (19.2%) were denied. Very few applications were withdrawn (8.1%), closed due to incomplete files (3.8%) or approved but not accepted (3.8%). Conventional Home-Purchase Loans (72.7%) and Government Guaranteed Home-Purchase Loans (68.5%) were originated at higher rates than Refinance Loans (62.9%) and Home Improvement Loans (57.9%).

Table V.3: Denial Rate of Applications for Conventional Home-Purchase Loans and Government Guaranteed Home Purchase Loans (FHA, VA, and FSA/RHS) by Race and Ethnicity, Grand Rapids - Wyoming MSA/MD, 2011

Race	Conventional Home-Purchase Loans		Government Guaranteed Home-Purchase Loans (FHA, VA, and FSA/RHS)	
	Applications Received	Applications Denied (% denied)	Applications Received	Applications Denied (% denied)
American Indian/ Alaskan Native	3	1 (33.3%)	12	2 (16.7%)
Asian	100	15 (15%)	40	6 (15.0%)
Black or African American	72	15 (20.8%)	141	27 (19.1%)
Native Hawaiian/ Other Pacific Island	5	0 (0%)	8	2 (25.0%)
White	4,402	523 (11.9%)	3,413	545 (16.0%)
2 or More Minority Races	0	0 (0%)	1	0 (0%)
Joint (White/Minority Race)	50	8 (16.0%)	37	5 (13.5%)
Race Not Available	411	56 (13.6%)	223	52 (23.3%)
Ethnicity	Applications Received	Applications Denied (% Denied)	Applications Received	Applications Denied (% Denied)
Hispanic or Latino	109	19 (17.4%)	232	61 (26.3%)
Not Hispanic or Latino	4,510	531 (11.8%)	3,450	533 (15.4%)
Joint (Hispanic or Latino/ Not Hispanic or Latino)	25	5 (20.0%)	25	6 (24.0%)
Ethnicity Not Available	399	63 (15.8%)	168	39 (23.2%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

For Conventional Home-Purchase Loans, Whites had lower denial rates than all other races and Non-Hispanics had lower denial rates than Hispanics. For government guaranteed home purchase loans, joint race and Asian applicants had lower denial rates than other races and Non-Hispanics had lower denial rates than Hispanics. It is important to note that for all groups other than White, the number of loan applications was small. As such, caution should be used in interpreting data about racial and ethnic groups.

Table V.4: Denial Rate of Applications for Refinance Loans and Home Improvement Loans by Race and Ethnicity, Grand Rapids - Wyoming MSA/MD, 2011

Race	Refinance Loans		Home Improvement Loans	
	Applications Received	Applications Denied (% denied)	Applications Received	Applications Denied (% denied)
American Indian/ Alaskan Native	39	17 (43.6%)	7	3 (42.9%)
Asian	279	69 (24.7%)	11	6 (54.5%)
Black or African American	319	96 (30.1%)	39	29 (74.4%)
Native Hawaiian/ Other Pacific Island	19	2 (10.5%)	2	1 (50%)
White	17,539	3,476 (19.8%)	1,242	318 (25.6%)
2 or More Minority Races	5	1 (20.0%)	0	0 (0%)
Joint (White/Minority Race)	178	32 (18.0%)	9	1 (11.1%)
Race Not Available	1,964	514 (26.2%)	230	88 (38.3%)
Ethnicity	Applications Received	Applications Denied (% Denied)	Applications Received	Applications Denied (% Denied)
Hispanic or Latino	322	139 (43.2%)	52	23 (44.2%)
Not Hispanic or Latino	17,949	3,254 (18.1%)	1,231	329 (26.7%)
Joint (Hispanic or Latino/ Not Hispanic or Latino)	164	38 (23.2%)	12	4 (33.3%)
Ethnicity Not Available	1,907	506 (26.5%)	245	90 (36.7%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

For Refinance Loans, Native Island / Pacific Islanders and joint race applicants had lower denial rates than all other races and Non-Hispanics had lower denial rates than Hispanics. For Home Improvement Loans, joint race and White applicants had lower denial rates than other races and Non-Hispanics had lower denial rates than Hispanics. It is important to note that for all groups other than White, the number of loan applications was small. As such, caution should be used in interpreting data about racial and ethnic groups.

Table V.5: Denial Rate of Applications for Conventional Home-Purchase Loans by Race/Ethnicity and Income, Grand Rapids - Wyoming MSA/MD, 2011

Race	Income of Applicants 99% or Less of MSA/MD Median		Income of Applicants 100% or More of MSA/MD Median	
	Applications Received	Applications Denied (% denied)	Applications Received	Applications Denied (% denied)
American Indian/ Alaskan Native	2	1 (50.0%)	1	0 (0%)
Asian	44	8 (22.7%)	55	7 (12.7%)
Black or African American	49	13 (26.5%)	22	2 (9.0%)
Native Hawaiian/ Other Pacific Island	3	0 (0%)	2	0 (0%)
White	1,820	306 (16.8%)	2,501	204 (8.2%)
2 or More Minority Races	0	0 (0%)	0	0 (0%)
Joint (White/Minority Race)	19	4 (21.1%)	31	4 (12.9%)
Race Not Available	144	31 (21.5%)	197	22 (11.2%)
Ethnicity	Applications Received	Applications Denied (% Denied)	Applications Received	Applications Denied (% Denied)
Hispanic or Latino	77	16 (20.8%)	30	2 (6.7%)
Not Hispanic or Latino	1,859	309 (16.6%)	2,570	209 (8.1%)
Joint (Hispanic or Latino/ Not Hispanic or Latino)	7	2 (28.6%)	18	3 (16.7%)
Ethnicity Not Available	138	36 (26.1%)	191	25 (13.1%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

In 2011, the Grand Rapids-Wyoming MSA/MD 100 percent median income used was \$52,945. The above table displays Conventional Home-Purchase Loan Applications for different races/ethnicities depending on their income (below or above the median income.)

HMDA Data Analysis Summation

In general, applicants with higher incomes were denied loans at lower rates than those with lower incomes for Conventional Home-Purchase Loans. Amongst lower income applicants, Whites were denied loans at lower rates than all other races and Non-Hispanics had lower denial rates than Hispanics. Amongst higher income applicants, Whites and African Americans were denied at lower rates than other races and Hispanics were denied loans at lower rates than Non-Hispanics and Joint Ethnicity applicants. It is important to note that for all groups other than White, the number of loan applications was small. As such, caution should be used in interpreting data about racial and ethnic groups.

Table V.6: Denial Rate of Applications for Government Guaranteed Home-Purchase Loans (FHA, VA, and FSA/RHS) by Race/Ethnicity and Income, Grand Rapids - Wyoming MSA/MD, 2011

Race	Income of Applicants 99% or Less of MSA/MD Median		Income of Applicants 100% or More of MSA/MD Median	
	Applications Received	Applications Denied (% denied)	Applications Received	Applications Denied (% denied)
American Indian/ Alaskan Native	10	2 (20.0%)	2	0 (0%)
Asian	32	4 (12.5%)	7	1 (14.3%)
Black or African American	123	28 (22.8%)	17	3 (17.6%)
Native Hawaiian/ Other Pacific Island	3	1 (33.3%)	5	0 (0%)
White	2,592	453 (17.5%)	782	102 (13.0%)
2 or More Minority Races	0	0 (0%)	1	0 (0%)
Joint (White/Minority Race)	15	2 (13.3%)	22	4 (18.2%)
Race Not Available	160	40 (25.0%)	58	13 (22.4%)
Ethnicity	Applications Received	Applications Denied (% Denied)	Applications Received	Applications Denied (% Denied)
Hispanic or Latino	214	3 (1.4%)	14	4 (28.6%)
Not Hispanic or Latino	2,591	438 (16.9%)	822	109 (13.3%)
Joint (Hispanic or Latino/ Not Hispanic or Latino)	17	1 (5.9%)	8	0 (0%)
Ethnicity Not Available	113	9 (8.0%)	50	10 (20.0%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

In 2011, the Grand Rapids-Wyoming MSA/MD 100 percent median income used was \$52,945. The above table displays Government Guaranteed Home-Purchase Loan Applications for different races/ethnicities depending on their income (below or above the median income.)

Amongst lower income applicants, Asians and joint race applicants were denied loans at lower rates than all other races and Hispanics had lower denial rates than Non-Hispanics. Amongst higher income applicants, Whites were denied at lower rates than other races and Non-Hispanics were denied loans at lower rates than Hispanics and joint ethnicity applicants. It is important to note that for all groups other than White, the number of loan applications was small. As such, caution should be used in interpreting data about racial and ethnic groups.

Table V.7: Denial Rate of Applications for Refinance Loans by Race/Ethnicity and Income, Grand Rapids - Wyoming MSA/MD, 2011

Race	Income of Applicants 99% or Less of MSA/MD Median		Income of Applicants 100% or More of MSA/MD Median	
	Applications Received	Applications Denied (% denied)	Applications Received	Applications Denied (% denied)
American Indian/ Alaskan Native	17	8 (47.1%)	15	9 (60.0%)
Asian	120	38 (31.7%)	135	28 (20.7%)
Black or African American	153	49 (32.0%)	124	39 (31.5%)
Native Hawaiian/ Other Pacific Island	6	2 (33.3%)	12	0 (0%)
White	6,424	1,589 (24.7%)	9,535	1,670 (17.5%)
2 or More Minority Races	1	1 (100%)	3	0 (0%)
Joint (White/Minority Race)	31	8 (25.8%)	121	21 (17.4%)
Race Not Available	677	213 (31.5%)	1,010	247 (24.5%)
Ethnicity	Applications Received	Applications Denied (% Denied)	Applications Received	Applications Denied (% Denied)
Hispanic or Latino	184	90 (48.9%)	97	40 (41.2%)
Not Hispanic or Latino	6,564	1,602 (24.4%)	9,766	1,699 (17.4%)
Joint (Hispanic or Latino/ Not Hispanic or Latino)	29	10 (34.5%)	111	26 (23.4%)
Ethnicity Not Available	652	206 (31.6%)	981	249 (25.4%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

In 2011, the Grand Rapids-Wyoming MSA/MD 100 percent median income used was \$52,945. The above table displays Refinance Loan Applications for different races/ethnicities depending on their income (below or above the median income.)

Amongst lower income applicants, Whites and joint race applicants were denied loans at lower rates than all other races and Non-Hispanics had lower denial rates than Hispanics. Amongst higher income applicants, joint race applicants and Whites were denied at lower rates than other races and Non-Hispanics were denied loans at lower rates than Hispanics and joint ethnicity applicants. It is important to note that for all groups other than White, the number of loan applications was small. As such, caution should be used in interpreting data about racial and ethnic groups.

Table V.8: Denial Rate of Applications for Home Improvement Loans by Race/Ethnicity and Income, Grand Rapids - Wyoming MSA/MD, 2011

Race	Income of Applicants 99% or Less of MSA/MD Median		Income of Applicants 100% or More of MSA/MD Median	
	Applications Received	Applications Denied (% denied)	Applications Received	Applications Denied (% denied)
American Indian/ Alaskan Native	5	3 (60.0%)	2	0 (0%)
Asian	7	4 (57.1%)	4	2 (50.0%)
Black or African American	28	22 (78.6%)	10	6 (60.0%)
Native Hawaiian/ Other Pacific Island	2	1 (50.0%)	0	0 (0%)
White	716	218 (30.4%)	510	96 (18.8%)
2 or More Minority Races	0	0 (0%)	0	0 (0%)
Joint (White/Minority Race)	5	1 (20.0%)	4	0 (0%)
Race Not Available	119	50 (42.0%)	107	37 (34.6%)
Ethnicity	Applications Received	Applications Denied (% Denied)	Applications Received	Applications Denied (% Denied)
Hispanic or Latino	39	19 (48.7%)	11	3 (27.3%)
Not Hispanic or Latino	708	226 (31.9%)	508	99 (19.5%)
Joint (Hispanic or Latino/ Not Hispanic or Latino)	7	3 (42.9%)	5	1 (20.0%)
Ethnicity Not Available	128	51 (39.8%)	113	38 (33.6%)

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2011

In 2011, the Grand Rapids-Wyoming MSA/MD 100 percent median income used was \$52,945. The above table displays Home Improvement Loan Applications for different races/ethnicities depending on their income (below or above the median income.)

Amongst lower income applicants, Whites and joint race applicants were denied loans at lower rates than all other races and Non-Hispanics had lower denial rates than Non-Hispanics. Amongst higher income applicants, Whites were denied at lower rates than other races and Non-Hispanics were denied loans at lower rates than Hispanics and joint ethnicity applicants. It is important to note that for all groups other than White, the number of loan applications was small. As such, caution should be used in interpreting data about racial and ethnic groups.

A higher denial rate for minorities does not necessarily indicate fair housing problems. It is possible that minorities may have lower incomes than non-minorities within their respective income brackets. It is also possible that credit histories vary among applicants with different racial/ethnic characteristics. Without a detailed analysis of each applicant (such data are unavailable in the HMDA records due to confidentiality), it is unclear if a reason for the lending difference is due to variables other than income (e.g., credit history, debt-to-income ratios, equity) or if discrimination in lending could be occurring. However, it is clear that Whites and Non-Hispanics are able to access financing at higher rates than Non-Whites and Hispanics.

VI. Housing Needs Analysis

A. Quantitative Analysis

The following chapter includes a qualitative analysis of the housing market in Wyoming. The analysis will be performed for the City itself and for the Overall Housing Market (referred to as the “Overall Market”) defined in Chapter II, in order to get a full picture of the demand for housing in the broader market.

The analysis will calculate the aggregate demand for housing and compare it to the supply of housing, showing the “gap” between the two and determining whether new housing is demanded, and what type of housing would be meet the unmet demand. The gap analysis will be performed for Wyoming, the Overall Market, and each typology to determine not only whether housing is demanded, but also what types are demanded.

Demand

Demand is calculated by determining the number of households in the three study areas (the City and the two Commuting Areas) that are pre-disposed to own or rent, then calculating the affordable price of housing for households based on income. The first step is to take the population in the study area broken down into age cohorts, and then determine the number of households headed by a member of each age cohort using national headship rates. Once the number of households in each age group is determined, they are further broken down into “owners” and “renters”, based once again on national patterns of housing tenure by age. This breakdown provides the total number of rental and homestead properties demanded in the study area.

Next, price demand is calculated. For the purposes of this study, it is assumed that homeowners will pay up to 28% of their gross monthly income in mortgage payments, and will pay 10% down, while renters will pay up to 25% of their gross monthly income in rent. These figures are used to calculate affordable rents and home values, and the households are categorized to give the number of homestead and rental properties demanded at each price point.

*SWOT Analysis:
Perceived strengths in Wyoming include:
“diversity of residents”; “Wyoming Schools”;
“the growth of Grand Rapids Metro”; and
“neighborhood loyalty”.*

Supply

Supply is calculated by determining the number of housing units rented/for rent and owned/for sale in each of the price categories determined by the demand analysis. The analysis begins with the overall number of units in the study area and their tenure, as found in the US Census. Then, using home value data from the census, the number of existing homestead properties in each affordability category is determined.

Similarly, for rental properties, the US Census breaks down units by contract rent, which creates categories of affordability.

Affordability

In general, households are considered burdened by their housing costs if the monthly cost of their rent exceeds 25% of their gross income or the monthly cost of their mortgage payment (including taxes, insurance, etc) exceeds 28% of their gross income. The difference in the two figures is to account for the equity that homeowners gain every time they make a payment.

Calculating the affordable monthly rent for a given income is simple – if the rent is under 25% of the monthly gross income, the housing unit is affordable for that income level. For owner-occupied properties, affordability is calculated by figuring the affordable mortgage based on the gross income. For purposes of this analysis, a 4% interest rate has been used to calculate the affordable mortgage and it was estimated that 25% of every payment went for taxes, insurance, and other non-mortgage expenses like PMI.

The affordability figures do not include other costs such as insurance or utilities. Anecdotally, for some low-income households, these costs have actually proved more burdensome than the monthly housing cost. However, reliable data is not available, especially because these costs vary based on the physical characteristics of the housing unit and the size of the household.

Table VI.1 shows the affordable rent and mortgage payment for several income categories in the greater Grand Rapids area. The AMI shown is for two-person households, reflecting the approximate average household size. The mortgage payments shown do not include taxes or insurance.

Table VI.1: Maximum Affordable Monthly Housing Costs

Income Level	Annual Income	Max. Affordable Mortgage Payment	Max. Affordable Mortgage	Max. Affordable Rent
120% AMI	\$64,425	\$1,074	\$144,941	\$1,342
100% AMI	\$53,688	\$894	\$120,784	\$1,118
80% AMI	\$42,950	\$715	\$96,627	\$894
50% AMI	\$26,843	\$447	\$60,392	\$559

Source: ESRI, US Census 2010, McKenna Associates Calculation

Supply-Demand Gap

Having determined the supply and demand in the study area, the two are compared in order to show whether there is a market “gap”. First, the overall numbers of units supplied and demanded are analyzed, and then the number in each price point is compared (for both ownership and rental). The gap analysis points to the areas of the market that are saturated and the areas with latent demand.

Finally, the regional gap for each typology will be compared to the gap in Wyoming to see where the City has opportunities for new housing developments.

Because all figures used are estimates and in some cases are based on reported percentages rather than raw numbers, some charts may not add completely due to rounding.

Headship and Homeownership Rates

The headship rate is the number of households in each age group divided by the population in that age group. By definition, a household resides in a dwelling unit under its control. Using the data in the following Table VI.2, we can calculate the propensity of the population in each age cohort to 1) form a household based on the headship rate, and 2) own or rent a dwelling unit.

For the purposes of this study we have used national headship and homeownership rates for the purposes of determining propensity to form a household, and then to own or rent a dwelling unit. The underlying assumption is that housing preferences of study area households will closely match national rates, and using national rates can smooth over anomalies or variances in the data reported at a small level such as the study area. Also, because the Census uses age cohorts that begin with 5s (15-24, 25-34, etc) for this data, but other data is reported in cohorts that begin with 1 (11-20, 21-30, etc), adjustments have been made to make the homeownership and headship rates fit the categories used for other data, in order to make comparisons.

Table VI.2: Homeownership and Headship Rates, United States, 2010

	Homeownership Rate	Headship Rate
11-20	2.0%	7.2%
21-30	30.2%	35.9%
31-40	54.4%	53.7%
41-50	68.3%	59.5%
51-60	76.1%	60.3%
61-70	78.2%	67.4%
71-80	70.1%	67.2%
81+	65.0%	66.9%

Source: U.S. Census

*City of Wyoming Housing Market***Demand**

Table VI.3 shows the number of households headed by each age group, and then breaks down those households into owners and renters. The number of households is based on the national headship rate, and the homeowner/renter split is based on national homeownership rates (See Table VI.2). The table shows that **the total housing demand in the City of Wyoming is 15,387 ownership units and 11,188 rental units.**

Table VI.3: Estimated Homeowner/Renter Demand by Age Group - City of Wyoming

Age Group	2010 Population	Households	Homeowners	Renters
11-20	10,629	765	15	750
21-30	11,400	4,093	1,236	2,857
31-40	10,830	5,816	3,164	2,652
41-50	9,912	5,897	4,028	1,869
51-60	8,604	5,188	3,948	1,240
61-70	5,253	3,540	3,540	772
71-80	2,824	1,898	1,331	568
81+	2,055	1,374	893	481
Total	72,839	28,572	15,387	11,188

Source: US Census, McKenna Associates Calculations

Note: Number of households does not equal sum of homeowners and renters due to rounding

Table VI.4 and Table VI.5 show the range of housing prices affordable to residents of the City by age cohort and income level. In general, younger and lower income households tend to rent, while older and higher incomes tend to own. These figures will be compared to the available housing stock to generate an understanding of over- or under-supply in the market.

Table VI.4: Ownership Demand by Age and Income, in Number of Households – City of Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	9	4	3	0
21-30	481	172	265	318
31-40	914	708	617	925
41-50	1,095	819	758	1,356
51-60	1,009	724	717	1,499
61-70	248	155	135	234
71-80	559	300	221	251
81+	375	201	148	169
Total	4,689	3,082	2,863	4,753

Source: US Census, McKenna Associates Calculations

Table VI.5: Renter Demand by Age and Income, in Number of Households – City of Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	430	174	146	0
21-30	1,112	397	611	736
31-40	766	594	517	775
41-50	508	380	352	630
51-60	317	227	225	471
61-70	248	155	135	234
71-80	238	128	94	107
81+	202	108	80	91
Total	3,821	2,163	2,160	3,043

Source: US Census, McKenna Associates Calculations

Supply

Table VI.6 and Table VI.7 show an analysis of the affordability of housing units in the City of Wyoming. The tables show that housing in the City tends to cluster in the middle ranges, so that residents with incomes over 50% of AMI can find housing that is affordable to them. However, only a small percentage of housing is affordable to those with incomes under 50% and residents looking for luxury housing may struggle to find any available.

Table VI.6: Supply of Homestead Housing Units by Value - City of Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	1,111	7,022	5,499	3,030

Source: US Census, McKenna Associates Calculation

Table VI.7: Supply of Rental Housing Units by Monthly Rent - City of Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	875	5,403	1,526	544

Source: US Census, McKenna Associates Calculation

Overall Gap

Table VI.8 shows the overall gap between the number of units demanded and the number of units supplied in the City of Wyoming. There is a slight oversupply of homestead units and a slight undersupply of rental units, likely meaning that households who would usually rent based on their age and income are in the ownership market. **Overall, there is a demand for 1,566 additional housing units in Wyoming.**

Table VI.8: Overall Gap Analysis, City of Wyoming

Type of Housing Unit	Homestead	Rental	Total
Number of Households	15,387	11,188	26,575
Number of Homes	16,662	8,347	25,009
Over/Under Supply of Homes	-1,275 oversupply	2,841 undersupply	1,566 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

Table II.9 shows the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. While there is plenty of housing affordable to households earning between 50 and 120 percent of AMI, there is a significant shortage of affordable homes for those with incomes below 50 percent. Additionally, there is a shortage of luxury housing for households with high incomes, which could lead to those residents leaving Wyoming for communities such as Byron Center, Jenison, and Hudsonville.

Table VI.9: Affordability Gap Analysis: Homestead Properties, City of Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	4,689	3,082	2,863	4,753
Number of Homes	1,111	7,022	5,499	3,030
Over/Under Supply of Homes	3,578 undersupply	-3,940 oversupply	-477 oversupply	2,385 undersupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that most rental housing is priced to be affordable to those between 50 and 80 percent of AMI. Not only is there an undersupply of both affordable and luxury housing, there is also an undersupply in the 80-120 percent range.

Table VI.10: Affordability Gap Analysis: Rental Properties, City of Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	3,821	2,163	2,160	3,043
Number of Homes	875	5,403	1,526	544
Over/Under Supply of Homes	2,946 undersupply	-3,329 oversupply	635 undersupply	2,499 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Overall Greater Grand Rapids Housing Market

The following tables analyze the overall housing market in Greater Grand Rapids to determine the supply-demand gap for all housing typologies.

Demand

Table VI.11 shows the number of households headed by each age group, and then breaks down those households into owners and renters. The table shows that **the total housing demand for the Overall Market is 149,849 ownership units and 95,055 rental units.**

Table VI.11: Estimated Homeowner/Renter Demand by Age Group – Overall Market

Age Group	2010 Population	Households	Homeowners	Renters
11-20	92,808	6,682	134	6,549
21-30	95,161	34,163	10,317	23,846
31-40	82,254	45,782	24,905	20,876
41-50	80,236	47,740	32,607	15,134
51-60	72,818	43,909	33,415	10,494
61-70	47,395	31,944	24,980	6,964
71-80	27,626	18,564	13,013	5,551
81+	24,097	16,121	10,479	5,642
Total	618,171	244,905	149,849	95,055

Source: US Census, McKenna Associates Calculations

Table VI.12 and Table VI.13 show the range of housing prices affordable to residents of the Overall Market by age cohort and income level. In general, younger and lower income households tend to rent, while older and higher incomes tend to own.

Table VI.12: Ownership Demand by Age and Income, in Number of Households – Overall Market

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	77	31	26	0
21-30	4,018	1,434	2,208	2,657
31-40	7,192	5,577	4,855	7,281
41-50	8,864	6,629	6,133	10,980
51-60	8,536	6,126	6,064	12,688
61-70	8,030	5,001	4,378	7,572
71-80	5,464	2,932	2,160	2,457
81+	4,400	2,361	1,739	1,978
Total	46,580	30,092	27,564	45,614

Source: US Census, McKenna Associates Calculations

Note: Sum of units does not equal total units reported above due to rounding.

Table VI.13: Renter Demand by Age and Income, in Number of Households – Overall Market

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	3,753	1,522	1,273	0
21-30	9,286	3,314	5,104	6,142
31-40	6,029	4,675	4,070	6,103
41-50	4,114	3,077	2,847	5,096
51-60	2,681	1,924	1,904	3,985
61-70	2,238	1,394	1,220	2,111
71-80	2,331	1,251	921	1,048
81+	2,369	1,271	936	1,065
Total	32,801	18,428	18,276	25,550

Source: US Census, McKenna Associates Calculations

Supply

Table VI.14 and Table VI.15 show an analysis of the affordability of housing units in the Overall Market. The tables show that housing in the region tends to cluster in the middle ranges, so that residents with incomes over 50% of AMI can find housing that is affordable to them. Unlike Wyoming, the region has a substantial supply of luxury housing. The number of housing units affordable to households with under 50% AMI is very small, which could indicate an affordability problem.

Table VI.14: Supply of Homestead Housing Units by Value – Overall Market

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	5,353	35,283	63,393	56,662

Source: US Census, McKenna Associates Calculation

Table VI.15: Supply of Rental Housing Units by Monthly Rent – Overall Market

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	2,755	19,297	26,928	19,766

Source: US Census, McKenna Associates Calculation

Overall Gap

Table VI.16 shows the overall gap between the number of units demanded and the number of units supplied in the Greater Grand Rapids Housing Market. There is a slight oversupply of homestead units and a slight undersupply of rental units, likely meaning that households who would usually rent based on their age and income are in the ownership market. This trend was also seen in Wyoming. **Overall, there is a demand for 15,467 additional housing units in Greater Grand Rapids.**

Table VI.16: Overall Gap Analysis, Greater Grand Rapids Housing Market

Type of Housing Unit	Homestead	Rental	Total
Number of Households	149,849	95,055	244,905
Number of Homes	160,691	68,747	229,438
Over/Under Supply of Homes	-10,842 oversupply	26,309 undersupply	15,467 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

Table VI.17 shows the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. There is a significant oversupply of housing affordable to people with 80% AMI incomes and above, but a large undersupply of housing affordable to those making under 50% of AMI. This indicates some overpricing in the home-ownership market and may mean that a large number of families that own homes are struggling to afford them.

Table VI.17: Affordability Gap Analysis: Homestead Properties, Overall Market

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	46,580	30,092	27,564	45,614
Number of Homes	5,353	35,283	63,393	56,662
Over/Under Supply of Homes	41,227 undersupply	-5,191 oversupply	-35,829 oversupply	-11,048 oversupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that most rental housing in the region is priced to be affordable to those between 50 and 120 percent of AMI. There is an undersupply of both affordable and luxury rental housing.

Table VI.18: Affordability Gap Analysis: Rental Properties, Overall Market

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	32,801	18,428	18,276	25,550
Number of Homes	2,755	19,297	26,928	19,766
Over/Under Supply of Homes	30,046 undersupply	-869 oversupply	-8,652 oversupply	5,784 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Opportunities for Wyoming - Overall

The Overall Market analysis suggests that there is an undersupply of rental housing in the region, especially rental housing that is affordable to low income families and rental housing that appeals to higher income households. Wyoming has similar patterns of pent-up demand from the population within its borders. **Mixed-income housing developments, potentially along the Silver Line corridor, could help fill both unmet market niches.**

Regionally, it appears that the homeownership market is expensive relative to incomes. This actually presents an opportunity for **Wyoming, which is more affordable across the board than the region.**

In order to gain a more nuanced perspective, the following sections will analyze the supply and demand for the five typologies discussed in Chapter II.

Urban Core Typology

The following tables will analyze the supply and demand of the Urban Core housing typology, as described in Chapter II. The Urban Core typology is found in the core of Grand Rapids. Currently, there is no existing Urban Core typology housing in Wyoming. However, if there is unmet demand for Urban Core housing, that demand could be met in Wyoming.

Demand

Table VI.19 shows the number of households headed by each age group, and then breaks down those households into owners and renters. Demand in the Urban Core typology skews very young, except for a significant number of 81+ year olds that live in senior housing facilities in downtown Grand Rapids. The table shows that **the total housing demand for the Urban Core typology is 5,805 ownership units and 4,289 rental units.**

Table VI.19: Estimated Homeowner/Renter Demand by Age Group – Urban Core Typology

Age Group	2010 Population	Households	Homeowners	Renters
11-20	4,174	301	6	295
21-30	5,479	1,967	594	1,373
31-40	4,051	2,175	1,183	992
41-50	2,807	1,670	1,141	529
51-60	2,327	1,403	1,068	335
61-70	1,317	888	694	194
71-80	591	397	278	119
81+	1,933	1,293	841	453
Total	26,226	10,095	5,805	4,289

Source: US Census, McKenna Associates Calculations

Table VI.20 and Table VI.21 show the range of housing prices affordable to residents of the Urban Core typology by age cohort and income level. There is significant demand from young people, especially those aged 20-40, in both categories.

Table VI.20: Ownership Demand by Age and Income, in Number of Households – Urban Core Typology

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	3	1	1	0
21-30	231	83	127	153
31-40	342	265	231	346
41-50	310	232	215	384
51-60	273	196	194	405
61-70	223	139	122	210
71-80	117	63	46	53
81+	353	189	140	159
Total	1,852	1,168	1,075	1,710

Source: US Census, McKenna Associates Calculations

Table VI.21: Renter Demand by Age and Income, in Number of Households – Urban Core Typology

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	169	68	57	0
21-30	535	191	294	354
31-40	286	222	193	290
41-50	144	108	100	178
51-60	86	61	61	127
61-70	62	39	34	59
71-80	50	27	20	22
81+	190	102	75	85
Total	1,522	818	834	1,116

Source: US Census, McKenna Associates Calculations

Supply

Table VI.22 and Table VI.23 show an analysis of the affordability of housing units in the Urban Core typology. The tables show that housing in downtown Grand Rapids tends to cluster in the middle ranges, so that residents with incomes over 50% of AMI can find housing that is affordable to them.

Table VI.22: Supply of Homestead Housing Units by Value – Urban Core Typology

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	299	1,064	913	449

Source: US Census, McKenna Associates Calculation

Table VI.23: Supply of Rental Housing Units by Monthly Rent – Urban Core Typology

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	631	3,386	1,927	948

Source: US Census, McKenna Associates Calculation

Overall Gap

Table VI.24 shows the overall gap between the number of units demanded and the number of units supplied in the Urban Core typology. There is a significant oversupply of rental units and a significant undersupply of homestead units, likely because most of the recent developments in the Urban Core typology area (such as 38 Commerce and The Gallery) have been rentals. **Overall, there is a slight oversupply of Urban Core typology housing.**

However, the **demand for Urban Core housing may be under-estimated** due to households that would otherwise be interested in this type of housing choosing other types simply because quality and/or affordable Urban Core housing is not available. In some cases, such as a young 20-something professional, a person might even choose not to form a household (i.e. to continue living with their parents) until they find housing that that appeals to them and is affordable. The success of recent additions to the Urban Core typology, especially in the rental market, such as 38 Commerce and The Gallery, gives anecdotal evidence of this “hidden demand.”

Table VI.24: Overall Gap Analysis, Urban Core Typology

Type of Housing Unit	Homestead	Rental	Total
Number of Households	5,805	4,289	10,095
Number of Homes	3,265	6,892	10,157
Over/Under Supply of Homes	2,540 undersupply	-2,603 oversupply	-62 oversupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

Table VI.25 shows the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. There are undersupplies in almost every category, with the oversupply in 50-80% group fairly small. The pent-up demand for homestead Urban Core typology housing (likely condominiums in large buildings) is biggest at the top and bottom of the income scale.

Table VI.25: Affordability Gap Analysis: Homestead Properties, Urban Core Typology

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	1,852	1,168	1,075	1,710
Number of Homes	299	1,604	913	449
Over/Under Supply of Homes	1,553 undersupply	-436 oversupply	162 undersupply	1,710 undersupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that most rental housing in the Urban Core typology is priced to be affordable to those between 50 and 120 percent of AMI. There is an undersupply of both affordable and luxury rental housing, but they are small compared to the oversupply of rental housing for those in the middle. However, as stated above the demand for Urban Core housing may be understated because households that would ordinarily choose this type of housing are unable to find quality or affordable alternatives and are choosing other typologies.

Table VI.26: Affordability Gap Analysis: Rental Properties, Urban Core Typology

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	1,522	818	834	1,116
Number of Homes	631	3,386	1,927	948
Over/Under Supply of Homes	890 undersupply	-2,568 oversupply	-1,094 oversupply	168 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Opportunities for Wyoming – Urban Core

The market for Urban Core typology housing is approximately balanced, with only 62 more units than are demanded based on the model. However, there is anecdotal evidence to suggest that **there is hidden demand for Urban Core housing**, especially among young professionals. That group will choose other typologies when Urban Core is not available, but national trends indicate that 20-somethings prefer Urban Core to most other housing types. The success of large-scale housing developments in the Urban Core typology area also indicates this hidden demand.

Additionally, there are areas where the methodology clearly shows pent-up demand for new housing, most notably **dense condominium buildings** that are close to transit, retail, and amenities. This type of housing would fit in well in the Silver Line corridor or potentially on a re-developed 28th Street.

Historic Density Typology

The following tables will analyze the supply and demand of the Historic Density housing typology, as described in Chapter II. The Historic Density typology is found in the City of Grand Rapids, portions of East Grand Rapids and Grandville, and the northern part of Wyoming.

Demand

Table VI.27 and Table VI.28 show the number of households headed by each age group, and then break down those households into owners and renters. Demand in the Historic Density typology skews young, with the largest portion of demand coming from people between the ages of 21 and 40. The table shows that **the total housing demand for the Historic Density typology is 22,135 ownership units and 15,258 rental units. Of these, 4,236 ownership units and 2,826 rental units are demanded within the City of Wyoming.**

Table VI.27: Estimated Homeowner/Renter Demand by Age Group – Historic Density Typology, Overall

Age Group	2010 Population	Households	Homeowners	Renters
11-20	16,209	1,167	23	1,143
21-30	17,273	6,201	1,873	4,328
31-40	15,291	8,211	4,467	3,744
41-50	12,548	7,466	5,099	2,367
51-60	10,313	6,219	4,732	1,486
61-70	6,147	4,143	3,240	903
71-80	3,200	2,151	1,508	643
81+	2,743	1,835	1,193	642
Total	101,603	37,393	22,135	15,258

Source: US Census, McKenna Associates Calculations

Table VI.28: Estimated Homeowners/Renters Demand by Age Group - Historic Density Typology, Wyoming

Age Group	2010 Population	Households	Homeowners	Renters
11-20	2,830	204	4	200
21-30	2,981	1,070	323	747
31-40	2,896	1,555	846	709
41-50	2,499	1,487	1,015	471
51-60	2,054	1,238	942	296
61-70	1,174	791	619	172
71-80	619	401	281	120
81+	473	317	206	111
Total	18,910	7,063	4,236	2,826

Source: US Census, McKenna Associates Calculations

Table VI.29 and Table VI.30 show the range of housing prices affordable to residents of the regional Historic Density typology by age cohort and income level. Notably, the demand skews towards income extremes – under 50% of AMI and over 120% of AMI.

Table VI.29: Ownership Demand by Age and Income, in Number of Households – Historic Density Typology, Overall

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	13	5	5	0
21-30	729	260	401	482
31-40	1,290	1,000	871	1,306
41-50	1,386	1,037	959	1,717
51-60	1,209	868	859	1,797
61-70	1,041	649	568	982
71-80	633	340	250	285
81+	501	269	198	225
Total	6,803	4,427	4,110	6,794

Source: US Census, McKenna Associates Calculations

Table VI.30: Renter Demand by Age and Income, in Number of Households – Historic Density Typology, Overall

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	655	266	222	0
21-30	1,685	601	926	1,115
31-40	1,081	838	730	1,095
41-50	643	481	445	797
51-60	380	272	270	564
61-70	290	181	158	274
71-80	270	145	107	121
81+	270	145	107	121
Total	5,275	2,930	2,965	4,087

Source: US Census, McKenna Associates Calculations

The demand for Historic Density housing in Wyoming shows similar trends to the regional demand, as shown below.

Table VI.31: Ownership Demand by Age and Income, in Number of Households – Historic Density Typology, Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	2	1	1	0
21-30	126	45	69	83
31-40	244	189	165	247
41-50	276	206	191	342
51-60	241	173	171	358
61-70	199	124	108	187
71-80	118	63	47	53
81+	86	46	34	39
Total	1,292	848	786	1,310

Source: US Census, McKenna Associates Calculations

Table VI.32: Renter Demand by Age and Income, in Number of Households – Historic Density Typology, Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	114	46	39	0
21-30	291	104	160	192
31-40	205	159	138	207
41-50	128	96	89	159
51-60	76	54	54	112
61-70	55	35	30	52
71-80	50	27	20	23
81+	47	25	18	21
Total	966	546	548	767

Source: US Census, McKenna Associates Calculations

Supply

Table VI.33 and Table VI.34 show an analysis of the affordability of housing units in the regional Historic Density typology. The tables show that housing in the region tends to cluster in the middle ranges, so that residents with incomes over 50% of AMI can find housing that is affordable to them. Unlike Wyoming, the region has a substantial supply of luxury housing. The number of housing units affordable to households with under 50% AMI is very small, which could indicate an affordability problem.

Table VI.33: Supply of Homestead Housing Units by Value – Historic Density Typology, Overall

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	1,458	11,531	5,640	2,084

Source: US Census, McKenna Associates Calculation

Table VI.34: Supply of Rental Housing Units by Monthly Rent – Historic Density Typology, Overall

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	983	7,772	3,801	1,405

Source: US Census, McKenna Associates Calculation

Most of the Historic Density housing in Wyoming is affordable to those with under 120% of AMI, but not to those with under 50% of AMI. Additionally, there is very little housing that would appeal to those making over 120% AMI.

Table VI.35: Supply of Homestead Housing Units by Value – Historic Density Typology, Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	223	2,876	1,329	73

Source: US Census, McKenna Associates Calculation

Table VI.36: Supply of Rental Housing Units by Monthly Rent – Historic Density Typology, Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	173	1,068	302	108

Source: US Census, McKenna Associates Calculation

Overall Gap

The tables below show the overall gap between the number of units demanded and the number of units supplied in the Historic Density typology, both in the region and in Wyoming. **There is an undersupply of Historic Density housing across the board in the region. Wyoming, however, has an oversupply of rental housing in the Historic Density typology.**

Table VI.37: Overall Gap Analysis, Historic Density Typology, Overall

Type of Housing Unit	Homestead	Rental	Total
Number of Households	22,135	15,258	37,393
Number of Homes	20,713	13,961	34,674
Over/Under Supply of Homes	1,422 undersupply	1,297 undersupply	2,719 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Table VI.38: Overall Gap Analysis, Historic Density Typology, Wyoming

Type of Housing Unit	Homestead	Rental	Total
Number of Households	2,826	4,236	7,063
Number of Homes	1,650	4,501	6,151
Over/Under Supply of Homes	1,176 undersupply	-265 oversupply	912 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

The tables below shows the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. In both Wyoming and the region overall, there are undersupplies of both affordable and luxury housing, with the supply clustering in the middle of the affordability scale.

Table VI.39: Affordability Gap Analysis: Homestead Properties, Historic Density Typology, Overall

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	6,803	4,427	4,110	6,794
Number of Homes	1,458	11,531	5,640	2,084
Over/Under Supply of Homes	5,345 undersupply	-7,104 oversupply	-1,530 oversupply	4,710 undersupply

Source: US Census, McKenna Associates Calculations

Table VI.40: Affordability Gap Analysis: Homestead Properties, Historic Density Typology, Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	1,292	848	786	1,310
Number of Homes	223	2,876	1,329	73
Over/Under Supply of Homes	1,069 undersupply	-2,028 oversupply	-543 oversupply	1,237 undersupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that most rental housing in the Historic Density typology is priced to be affordable to those between 50 and 120 percent of AMI. As with homestead properties, there is an undersupply of affordable and luxury Historic Density housing in both the region and Wyoming.

Table VI.41: Affordability Gap Analysis: Rental Properties, Historic Density Typology, Overall

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	5,275	2,930	2,965	4,087
Number of Homes	983	7,772	3,801	1,405
Over/Under Supply of Homes	4,293 undersupply	-4,842 oversupply	-836 oversupply	2,683 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Table VI.42: Affordability Gap Analysis: Rental Properties, Historic Density Typology, Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	966	546	548	767
Number of Homes	173	1,068	302	108
Over/Under Supply of Homes	793 undersupply	-522 oversupply	246 undersupply	659 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Opportunities for Wyoming – Historic Density

There is an undersupply of Historic Density housing in the region which could be filled in Wyoming.

The undersupply comes from excess demand for affordable alternatives and also for luxury housing. Programs to help families with incomes under 50% of AMI could help close the affordability gap. The majority of Wyoming's existing Historic Density housing is in the Godfrey Lee School District, which could be an impediment to developing luxury housing there. However, a large-scale development in the 28th Street area or along the Silver Line could create housing that replicates the Historic Density typology while appealing to upper-income residents.

Post-War Community Typology

The following tables will analyze the supply and demand of the Post-War Community housing typology, as described in Chapter II. The Post-War Community typology is found in the outlying portion of the City of Grand Rapids, as well as the suburbs of Walker, Kentwood, East Grand Rapids, Georgetown Township, Grand Rapids Township, Plainfield Township, and Hudsonville. In Wyoming, the Post-War Community typology is found generally between 28th and 44th Streets, although it extends further south along Division Avenue.

Demand

The tables below show the number of households headed by each age group, and then break down those households into owners and renters. Demand for the Post-War Community typology skews older than Urban Core or Historic Density. The table shows that **the total housing demand for the Post-War Community typology is 63,065 ownership units and 40,112 rental units. Of these, 8,665 ownership units and 5,627 rental units are demanded within the City of Wyoming.**

Table VI.43: Estimated Homeowner/Renter Demand by Age Group – Post-War Community Typology, Overall

Age Group	2010 Population	Households	Homeowners	Renters
11-20	38,019	2,737	55	2,683
21-30	40,716	14,617	4,414	10,203
31-40	35,707	19,175	10,431	8,744
41-50	32,496	19,335	13,206	6,129
51-60	29,927	18,046	13,733	4,313
61-70	19,908	13,418	10,493	2,925
71-80	12,587	8,459	5,930	2,529
81+	11,046	7,390	4,803	2,586
Total	257,911	103,176	63,065	40,112

Source: US Census, McKenna Associates Calculations

Table VI.44: Estimated Homeowners/Renters Demand by Age Group – Post-War Community Typology, Wyoming

Age Group	2010 Population	Households	Homeowners	Renters
11-20	5,083	366	7	359
21-30	5,945	2,134	645	1,490
31-40	5,442	2,922	1,590	1,333
41-50	4,777	2,843	1,942	901
51-60	4,167	2,513	1,912	601
61-70	2,622	1,767	1,382	385
71-80	1,527	1,026	719	307
81+	1,078	721	469	252
Total	35,957	14,292	8,665	5,627

Source: US Census, McKenna Associates Calculations

The tables below show the range of housing prices affordable to residents of the regional Post-War Community typology by age cohort and income level. As with other typologies, the demand skews towards income extremes – under 50% of AMI and over 120% of AMI.

Table VI.45: Ownership Demand by Age and Income, in Number of Households – Post-War Community Typology, Overall

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	31	13	11	0
21-30	1,719	613	945	1,137
31-40	3,012	2,336	2,033	3,049
41-50	3,590	2,685	2,484	4,447
51-60	3,508	2,518	2,492	5,215
61-70	3,373	2,101	1,839	3,181
71-80	2,490	1,336	984	1,120
81+	2,017	1,082	797	907
Total	19,740	12,684	11,586	19,055

Source: US Census, McKenna Associates Calculations

Table VI.46: Renter Demand by Age and Income, in Number of Households – Post-War Community Typology, Overall

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	1,537	624	522	0
21-30	3,973	1,418	2,184	2,628
31-40	2,525	1,958	1,705	2,556
41-50	1,666	1,246	1,153	2,064
51-60	1,102	791	783	1,638
61-70	940	586	513	887
71-80	1,062	570	420	478
81+	1,086	583	429	488
Total	13,892	7,775	7,707	10,738

Source: US Census, McKenna Associates Calculations

The demand for Post-War Community housing in Wyoming shows similar trends to the regional demand, as shown below.

Table VI.47: Ownership Demand by Age and Income, in Number of Households – Post-War Community Typology, Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	4	2	1	0
21-30	251	90	138	166
31-40	459	356	310	465
41-50	528	395	365	654
51-60	488	351	347	726
61-70	444	277	242	419
71-80	302	162	119	136
81+	197	106	78	88
Total	2,674	1,737	1,601	2,654

Source: US Census, McKenna Associates Calculations

Table VI.48: Renter Demand by Age and Income, in Number of Households – Post-War Community Typology, Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	206	83	70	0
21-30	580	207	319	384
31-40	385	298	260	390
41-50	245	183	170	303
51-60	153	110	109	228
61-70	124	77	68	117
71-80	129	69	51	58
81+	106	57	42	48
Total	1,927	1,085	1,087	1,527

Source: US Census, McKenna Associates Calculations

Supply

The tables below show an analysis of the affordability of housing units in the regional Post-War Community typology. The tables show that housing in the region tends to be affordable to those making over 80% of AMI, but the amount of affordable housing may not be sufficient for the demand.

Table VI.49: Supply of Homestead Housing Units by Value – Post-War Community Typology, Overall

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	1,565	14,800	36,097	17,168

Source: US Census, McKenna Associates Calculation

Table VI.50: Supply of Rental Housing Units by Monthly Rent – Post-War Community Typology, Overall

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	685	6,475	15,793	7,511

Source: US Census, McKenna Associates Calculation

The Post-War Community housing in Wyoming is generally less expensive than that in the region as a whole, with a much greater proportion affordable to those with incomes between 51 and 80 percent of AMI.

Table VI.51: Supply of Homestead Housing Units by Value – Post-War Community Typology, Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	270	3,693	4,323	308

Source: US Census, McKenna Associates Calculation

Table VI.52: Supply of Rental Housing Units by Monthly Rent – Post-War Community Typology, Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	549	3,392	958	342

Source: US Census, McKenna Associates Calculation

Overall Gap

The tables below show the overall gap between the number of units demanded and the number of units supplied in the Post-War Community typology, both in the region and in Wyoming. **There is an undersupply of Post-War Community rental housing across in the region, but an oversupply of homestead housing. Wyoming has an undersupply across the board, but the homestead undersupply is very small.**

Table VI.53: Overall Gap Analysis, Post-War Community Typology, Overall

Type of Housing Unit	Homestead	Rental	Total
Number of Households	63,065	40,112	103,176
Number of Homes	69,630	30,465	100,095
Over/Under Supply of Homes	-6,565 oversupply	1,176 undersupply	3,081 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Table VI.54: Overall Gap Analysis, Post-War Community Typology, Wyoming

Type of Housing Unit	Homestead	Rental	Total
Number of Households	8,665	5,647	14,292
Number of Homes	8,594	5,240	13,834
Over/Under Supply of Homes	71 undersupply	387 undersupply	458 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

The tables below show the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. In both Wyoming and the region overall, there are undersupplies of both affordable and luxury housing, with the supply clustering in the middle of the affordability scale. This is a similar trend to other typologies.

Table VI.55: Affordability Gap Analysis: Homestead Properties, Post-War Community Typology, Overall

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	19,740	12,684	11,586	19,055
Number of Homes	1,565	14,800	36,097	17,168
Over/Under Supply of Homes	18,175 undersupply	-2,116 oversupply	-24,511 oversupply	1,887 undersupply

Source: US Census, McKenna Associates Calculations

Table VI.56: Affordability Gap Analysis: Homestead Properties, Post-War Community Typology, Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	2,674	1,737	1,601	2,654
Number of Homes	270	3,693	4,323	308
Over/Under Supply of Homes	2,404 undersupply	-1,956 oversupply	-2,722 oversupply	2,346 undersupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that most rental housing in the Historic Density typology is priced to be affordable to those between 50 and 120 percent of AMI. As with homestead properties, there is an undersupply of affordable and luxury Historic Density housing in both the region and Wyoming.

Table VI.57: Affordability Gap Analysis: Rental Properties, Post-War Community Typology, Overall

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	13,892	7,775	7,707	10,738
Number of Homes	685	6,475	15,793	7,511
Over/Under Supply of Homes	13,207 undersupply	1,299 undersupply	-8,086 oversupply	3,227 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Table VI.58: Affordability Gap Analysis: Rental Properties, Post-War Community Typology, Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	1,927	1,085	1,087	1,527
Number of Homes	549	3,392	958	342
Over/Under Supply of Homes	1,378 undersupply	-2,307 oversupply	129 undersupply	1,186 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Opportunities for Wyoming – Post-War Community

There is an undersupply of rental housing in the Post-War Community Typology in the region which could be filled in Wyoming. Because many of Wyoming’s major institutions, such as the library, City Hall, Wyoming High School, and Roger’s Plaza, are surrounded by the Post-War Community, this represents an opportunity for Wyoming to develop new housing in its downtown.

Modern Large Lot Typology

The following tables will analyze the supply and demand of the Modern Large Lot housing typology, as described in Chapter II. The Modern Large Lot typology is found at the edge of the urbanized area surrounding Grand Rapids. In Wyoming, the Post-War Community typology is found generally south of 44th Street.

Demand

The tables below show the number of households headed by each age group, and then break down those households into owners and renters. Demand for the Modern Large Lot typology skews older than any other typology, with householders between the ages of 41 and 60 making up the largest share. The table shows that **the total housing demand for the Modern Large Lot typology is 36,942 ownership units and 21,906 rental units. Of these, 4,482 ownership units and 2,735 rental units are demanded within the City of Wyoming.**

Table VI.59: Estimated Homeowner/Renter Demand by Age Group – Modern Large Lot Typology, Overall

Age Group	2010 Population	Households	Homeowners	Renters
11-20	21,345	1,537	31	1,506
21-30	18,393	6,783	2,048	4,734
31-40	18,460	9,913	5,393	4,520
41-50	20,552	12,228	8,352	3,876
51-60	19,254	19,254	8,835	2,775
61-70	12,764	8,603	6,727	1,875
71-80	7,067	4,479	3,329	1,420
81+	5,120	3,426	2,226	1,199
Total	144,366	103,176	36,942	21,906

Source: US Census, McKenna Associates Calculations

Table VI.60: Estimated Homeowners/Renters Demand by Age Group – Modern Large Lot Typology, Wyoming

Age Group	2010 Population	Households	Homeowners	Renters
11-20	2,716	196	4	192
21-30	2,473	888	268	620
31-40	2,491	1,338	728	610
41-50	2,635	1,568	1,071	497
51-60	2,384	1,437	1,094	344
61-70	1,457	982	768	214
71-80	702	471	330	141
81+	504	337	219	118
Total	17,989	7,217	4,482	2,735

Source: US Census, McKenna Associates Calculations

The tables below show the range of housing prices affordable to residents of the regional Modern Large Lot typology by age cohort and income level. As with other typologies, the demand skews towards income extremes – under 50% of AMI and over 120% of AMI.

Table VI.61: Ownership Demand by Age and Income, in Number of Households – Modern Large Lot Typology, Overall

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	18	7	6	0
21-30	798	285	438	528
31-40	1,557	1,208	1,051	1,577
41-50	2,270	1,698	1,571	2,812
51-60	2,257	1,620	1,603	3,355
61-70	2,162	1,347	1,179	2,039
71-80	1,398	750	553	629
81+	935	502	370	420
Total	11,395	7,416	6,771	11,359

Source: US Census, McKenna Associates Calculations

Table VI.62: Renter Demand by Age and Income, in Number of Households – Modern Large Lot Typology, Overall

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	863	350	293	0
21-30	1,844	658	1,013	1,219
31-40	1,305	1,012	881	1,322
41-50	1,054	788	729	1,305
51-60	709	509	504	1,054
61-70	603	375	329	568
71-80	596	320	236	268
81+	503	270	199	226
Total	7,477	4,283	4,183	5,963

Source: US Census, McKenna Associates Calculations

The demand for Modern Large Lot housing in Wyoming shows similar trends to the regional demand, as shown below.

Table VI.63: Ownership Demand by Age and Income, in Number of Households – Modern Large Lot Typology, Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	2	1	1	0
21-30	104	37	57	69
31-40	210	163	142	213
41-50	291	218	201	361
51-60	279	201	198	415
61-70	247	154	135	233
71-80	139	74	55	62
81+	92	49	36	41
Total	1,365	897	826	1,394

Source: US Census, McKenna Associates Calculations

Table VI.64: Renter Demand by Age and Income, in Number of Households – Modern Large Lot Typology, Wyoming

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	110	45	37	0
21-30	241	86	133	160
31-40	176	137	119	178
41-50	135	101	94	167
51-60	88	63	62	130
61-70	69	43	38	65
71-80	59	32	23	27
81+	50	27	20	22
Total	928	533	525	750

Source: US Census, McKenna Associates Calculations

Supply

The tables below show an analysis of the affordability of housing units in the regional Modern Large Lot typology. The table shows that Modern Large Lot Housing in the region is very expensive, with over half of both the homestead and rental units affordable only to those making over 120% of AMI.

Table VI.65: Supply of Homestead Housing Units by Value – Modern Large Lot Typology, Overall

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	934	3,422	12,278	22,868

Source: US Census, McKenna Associates Calculation

Table VI.66: Supply of Rental Housing Units by Monthly Rent – Modern Large Lot Typology, Overall

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	347	1,270	4,588	8,489

Source: US Census, McKenna Associates Calculation

Modern Large Lot housing in Wyoming is generally less expensive than that in the region as a whole, especially for rentals, where there is a significant supply affordable to those with incomes under 80% of AMI. However, owning a Modern Large Lot typology home in Wyoming is out of reach of many people with incomes under 120% of AMI.

Table VI.67: Supply of Homestead Housing Units by Value – Modern Large Lot Typology, Wyoming

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	144	153	1,528	2,913

Source: US Census, McKenna Associates Calculation

Table VI.68: Supply of Rental Housing Units by Monthly Rent – Modern Large Lot Typology, Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	153	943	266	95

Source: US Census, McKenna Associates Calculation

Overall Gap

The tables below show the overall gap between the number of units demanded and the number of units supplied in the Modern Large Lot typology, both in the region and in Wyoming. **There is an undersupply of Modern Large Lot rental housing but an oversupply of homestead housing.**

Table VI.69: Overall Gap Analysis, Modern Large Lot Typology, Overall

Type of Housing Unit	Homestead	Rental	Total
Number of Households	36,942	21,906	58,848
Number of Homes	39,502	14,664	54,166
Over/Under Supply of Homes	-2,560 oversupply	7,242 undersupply	4,682 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Table VI.70: Overall Gap Analysis, Modern Large Lot Typology, Wyoming

Type of Housing Unit	Homestead	Rental	Total
Number of Households	4,482	2,735	7,217
Number of Homes	4,738	1,456	6,194
Over/Under Supply of Homes	-256 oversupply	1,279 undersupply	1,023 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

The tables below show the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. Because Modern Large Lot housing is so expensive, there are very few opportunities for households with incomes under 80% of AMI to live affordably in the Modern Large Lot typology.

**Table VI.71: Affordability Gap Analysis: Homestead Properties,
Modern Large Lot Typology, Overall**

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	11,395	7,416	6,771	11,359
Number of Homes	934	3,422	12,278	22,868
Over/Under Supply of Homes	10,461 undersupply	3,944 undersupply	-5,057 oversupply	-11,509 oversupply

Source: US Census, McKenna Associates Calculations

**Table VI.72: Affordability Gap Analysis: Homestead Properties,
Modern Large Lot Typology, Wyoming**

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	1,365	897	826	1,394
Number of Homes	144	153	1,528	2,913
Over/Under Supply of Homes	1,221 undersupply	744 undersupply	-702 oversupply	-1,519 oversupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that most rental housing in the Historic Density typology is priced to be affordable to those between 50 and 120 percent of AMI. As with homestead properties, there is an undersupply of affordable and luxury Historic Density housing in both the region and Wyoming.

Table VI.73: Affordability Gap Analysis: Rental Properties, Modern Large Lot Typology, Overall

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	7,477	4,283	4,183	5,963
Number of Homes	347	1,270	4,588	8,489
Over/Under Supply of Homes	7,130 undersupply	3,012 undersupply	-374 oversupply	-2,526 oversupply

Source: US Census, ESRI, McKenna Associates Calculations

Table VI.74: Affordability Gap Analysis: Rental Properties, Modern Large Lot Typology, Wyoming

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	1,927	1,085	1,087	1,527
Number of Homes	153	943	266	95
Over/Under Supply of Homes	775 undersupply	-410 oversupply	259 undersupply	655 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Opportunities for Wyoming – Modern Large Lot

Modern Large Lot housing is very expensive across the region, leaving few opportunities for affordable housing of this type. Rental housing is more affordable than homeownership, especially in Wyoming.

Wyoming may be able to attract additional development in the Modern Large Lot typology area by encouraging developments that use Low Income Housing Tax Credits to create mixed-income communities. This type of financing would allow developers to build additional units with a smaller investment, as well as providing opportunities for lower income households to live in this type of housing.

Rural Agricultural Typology

The following tables will analyze the supply and demand of the Rural Agricultural housing typology, as described in Chapter II. The Rural Agricultural typology is made up of all the non-urbanized area that is within the Wyoming housing market (the area within a 20.1 minute drive of the 28th Street/Burlingame Avenue intersection). There is no Rural Agricultural typology within Wyoming, and it is unlikely that there will be in the future, barring large-scale demolition of existing development. However, in order to show the full picture of the housing market, it is important to analyze the Rural Agricultural typology.

Demand

The table below shows the number of households headed by each age group, and then breaks down those households into owners and renters. Demand in the Rural Agricultural typology is more evenly distributed age-wise than other typologies, with the largest proportion of householders between 30 and 60 years old. The table shows that **the total housing demand for the Rural Agricultural typology is 19,143 ownership units and 13,491 rental units.**

Table VI.75: Estimated Homeowner/Renter Demand by Age Group – Rural Agricultural Typology

Age Group	2010 Population	Households	Homeowners	Renters
11-20	13,065	941	19	922
21-30	12,801	4,595	1,388	3,208
31-40	11,745	6,307	3,431	2,876
41-50	11,833	7,041	4,809	2,232
51-60	10,997	6,631	5,046	1,585
61-70	7,258	4,892	1,066	1,066
71-80	4,179	2,808	1,969	840
81+	3,255	2,178	1,416	762
Total	88,066	35,393	19,143	13,491

Source: US Census, McKenna Associates Calculations

The tables below show the range of housing prices affordable to residents of the Rural Agricultural typology by age cohort and income level. There is significant demand from young people, especially those aged 20-40, in both categories.

Table VI.76: Ownership Demand by Age and Income, in Number of Households – Rural Agricultural Typology

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
11-20	11	4	4	0
21-30	540	193	297	357
31-40	991	768	669	1,003
41-50	1,307	978	905	1,619
51-60	1,289	925	916	1,916
61-70	343	213	187	323
71-80	827	444	327	372
81+	594	319	235	267
Total	5,902	3,845	3,539	5,858

Source: US Census, McKenna Associates Calculations

Table VI.77: Renter Demand by Age and Income, in Number of Households – Rural Agricultural Typology

	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Affordable Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
11-20	528	214	179	0
21-30	1,249	446	687	826
31-40	831	644	561	841
41-50	607	454	420	752
51-60	405	291	288	602
61-70	343	213	187	323
71-80	353	189	139	159
81+	320	172	127	144
Total	4,635	2,623	2,587	3,646

Source: US Census, McKenna Associates Calculations

Supply

The tables below show an analysis of the affordability of housing units in the Rural Agricultural typology. Rural housing tends to be expensive, in part because of the large lot sizes. Additionally, there is a much smaller proportion of rental housing in the Rural Agricultural typology than in other typologies.

Table VI.78: Supply of Homestead Housing Units by Value – Rural Agricultural Typology

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	1,097	3,926	8,495	14,093

Source: US Census, McKenna Associates Calculation

Table VI.79: Supply of Rental Housing Units by Monthly Rent – Rural Agricultural Typology

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	51-80% AMI	81-120% AMI	Over 120% AMI
Number of Units	110	394	849	1,413

Source: US Census, McKenna Associates Calculation

Overall Gap

The table below shows the overall gap between the number of units demanded and the number of units supplied in the Rural Agricultural typology. There is a significant oversupply of homestead units and a significant undersupply of rental units, which is not surprising for a rural area. **Overall, there is an undersupply of housing in the Rural Agricultural typology.**

Table VI.80: Overall Gap Analysis, Rural Agricultural Typology

Type of Housing Unit	Homestead	Rental	Total
Number of Households	19,143	13,941	10,095
Number of Homes	27,581	2,765	10,157
Over/Under Supply of Homes	-8,438 oversupply	10,726 undersupply	2,288 undersupply

Source: US Census, McKenna Associates Calculations

Note: Total housing units does not equal census figure because of units that are in poor condition or are otherwise not considered part of the market.

Homestead Gap

The table below shows the gap between the number of housing units affordable for owner-occupation in each income group and the number of households within each income group. There is an oversupply of housing affordable to every income group except for households making under 50 percent of AMI.

Table VI.81: Affordability Gap Analysis: Homestead Properties, Rural Agricultural Typology

Home Value	< \$60,392	\$60,392 to \$96,627	\$96,627 to \$144,941	> \$144,941
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	5,902	3,845	3,539	5,858
Number of Homes	1,097	3,926	8,495	14,093
Over/Under Supply of Homes	4,805 undersupply	-81 oversupply	-4,926 oversupply	-8,235 oversupply

Source: US Census, McKenna Associates Calculations

Rental Gap

The analysis of rental housing shows that there are undersupplies of rental housing for all income categories in the Rural Agricultural typology. As stated above, however, this is not surprising, as rental housing is not common in rural areas.

Table VI.82: Affordability Gap Analysis: Rental Properties, Rural Agricultural Typology

Monthly Rent	< \$559	\$559 to \$894	\$894 to \$1,342	> \$1,342
Affordable To	Under 50% AMI	50-80% AMI	80-120% AMI	Over 120% AMI
Number of Households	4,635	2,623	2,587	3,646
Number of Homes	110	394	849	1,413
Over/Under Supply of Homes	4,525 undersupply	2,229 undersupply	1,738 undersupply	2,223 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Opportunities for Wyoming – Rural Agricultural

Although there is a significant undersupply of rental housing in the Rural Agricultural typology, that it is unlikely to be an opportunity for Wyoming. First, rental housing is rare in rural areas, so the excess demand shown on the model is skewed by the very low supply. Second, according to the analysis used in this document, there is no Rural Agricultural typology housing within Wyoming. Unlike the Urban Core typology, which could be constructed in Wyoming, **it is unlikely that the conditions required for the Rural Agricultural typology will be built within the City limits.**

Comparisons

The table below shows the gaps in each typology in the Overall Market and in Wyoming. It shows, at a glance, where the opportunities for new development in Wyoming exist. In addition the latent demand from inside the City itself, Wyoming could also capture regional pent-up demand through incentives and planning.

Table VI.83: Comparison of Gaps among Typologies

	Homestead	Rental	Total
Urban Core Typology			
Overall	2,540 undersupply	-2,603 oversupply	-62 oversupply
Wyoming	N/A	N/A	N/A
Historic Density Typology			
Overall	1,422 undersupply	1,297 undersupply	2,719 undersupply
Wyoming	1,176 undersupply	-265 oversupply	912 undersupply
Post-War Community Typology			
Overall	-6,565 oversupply	1,176 undersupply	3,081 undersupply
Wyoming	71 undersupply	387 undersupply	458 undersupply
Modern Large Lot Typology			
Overall	-2,560 oversupply	7,242 undersupply	4,682 undersupply
Wyoming	-256 oversupply	1,279 undersupply	1,023 undersupply
Rural Agricultural Typology			
Overall	-8,438 oversupply	10,726 undersupply	2,288 undersupply
Wyoming	N/A	N/A	N/A
All Typologies			
Overall	-10,842 oversupply	26,309 undersupply	15,467 undersupply
Wyoming	-1,275 oversupply	2,841 undersupply	1,566 undersupply

Source: US Census, ESRI, McKenna Associates Calculations

Conclusions – Opportunities for New Development in Wyoming

Based on the data, there are the following opportunities for new development in Wyoming:

- **Homestead properties are undersupplied regionally in the Urban Core typology.** This may indicate a demand for additional condominium buildings or townhouses along walkable and/or transit-oriented corridors. Additionally, there may be some “hidden” demand for additional Urban Core typology housing because households seeking this type of housing may not be able to find it due to the low supply, and therefore they end up living in other typologies, most likely Historic Density. The Division Avenue/Silver Line corridor and the DDA area along 28th Street should be targeted for this type of development. Metro Health Village may also be a possibility for Urban Core Typology housing, especially for seniors looking for convenient access to the health care facilities.
- There is a significant market for **additional housing of the Historic Density typology, especially for owner-occupied units.** Well over 50% of the regional pent-up demand for owner-occupied Historic Density housing comes from Wyoming. Programs such as homeownership counseling, down payment assistance, and others that promote home ownership in this type of housing should be pursued, and new housing development in areas targeted for Historic Density typology housing should be incentivized. Further, outside the current Historic Density typology area, new developments can replicate the characteristics of the typology by utilizing New Urbanist principles. This can be incentivized by the city through the Planned Unit Development process.

Public Input:
In regards to fair housing in Wyoming, one resident stated: “to some extent I think Wyoming needs to worry less about providing fair housing and start worrying more about retaining the people who make the city vibrant. As a long standing resident, business owner, and Landlord I worry more about the gentrification and the depression of property values when so much of the city has become rental property, and large portions of the city are far less well maintained than they were 20-30 years ago. I’m not sure how you fix this, but I would be willing to bet that the per capita income has shrunk significantly and the “real wealth” as well. Wyoming needs to find ways to attract middle class families that have moved to Hudsonville, Byron Center, etc.”.
- **Rental housing in the Post-War Community typology is heavily demanded regionally,** with a small undersupply in Wyoming. Wyoming could attract this latent demand by incentivizing the development of high-quality multiple-family properties (preferably mixed income) as part of mixed-use developments with the Post-War Community Area. The former Taft Elementary School is currently being developed in to assisted living, which is an example of this type of redevelopment. Another potential redevelopment site is the vacant former school site at Burlingame Avenue and 36th Street.
- There is pent-up demand for **affordable housing in the Modern Large Lot typology, both rental and homestead.** However, developing low-income housing could be difficult in this part of the city due to resident opposition and the lack of amenities such as public transit. However, mixed-income properties using Low Income Housing Tax Credits would create opportunities for lower-income households to live in the Modern Large Lot typology if they so choose. In some areas, the Master Plan calls for Large Lot estate residential. In these areas, large lots should continue to be encouraged to preserve the character of the area.

A. Development Analysis

Capacity to Absorb Demand

Table VI.84 shows the number of housing units demanded of the various typologies present in Wyoming. However, in order to meet that demand, additional units would have to be built in the city. Map 10 shows the vacant parcels in the city and identifies the zoning classification for each. There are approximately 536 vacant acres in the city of Wyoming that are zoned for residential development (excluding previously approved PUDs). Table VI.84 shows the number of acres, the maximum permitted number of units per acre based on the zoning ordinance, and the total number of units that could be developed within each zoning district for each typology.

Table VI.84: Total Potential Units Per Typology, Based on Zoning Ordinance

Zoning Districts by Typology	Vacant Acres	Maximum Permitted Units Per Acre	Total Potential Units
Historic Density Typology	40.929		356
DC Downtown Center	4.508	23.2	105
R-2 Residential	31.716	5.2	165
R-3 Residential	1.175	3.6	4
R-4 Multi-Family Residential	3.529	23.2	82
Post-War Community Typology	102.839		535
R-1 Residential	17.074	4.4	74
R-2 Residential	78.626	5.2	409
R-3 Residential	7.139	7.3	52
Modern Large Lot Typology	392.399		1,128
ER Estate Residential	182.559	0.5	91
R-1 Residential	203.407	4.4	887
R-7 Special Multi-Family	6.434	23.2	149
Total	536.168		2,018

Source: REGIS, City of Wyoming, McKenna Associates Calculation

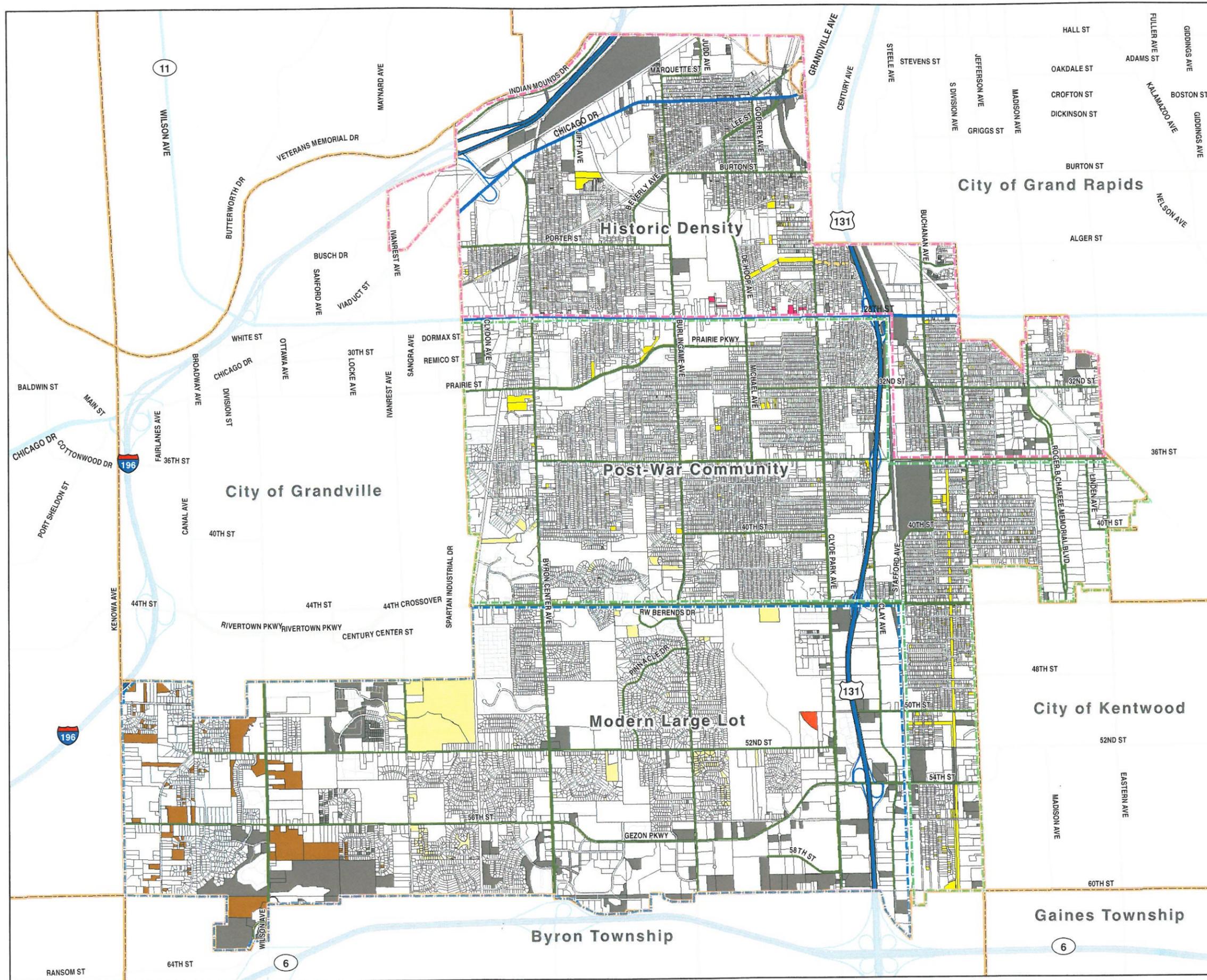
Total Potential Units are rounded to nearest whole unit. Notes on calculations of maximum permitted units per acre:

- R-1 and R-2 districts allow only single-family development (one unit per lot), so the number of units per acre is the number of lots that can fit in one acre based on the minimum lot size in the district (10,000 square feet in R-1 and 8,400 square feet in R-2).
- Duplexes are permitted in R-3 districts. Therefore, the maximum permitted units per acre was determined by dividing 43,560 square feet (one acre) by the minimum lot size (12,000 square feet), then multiplying by 2 units per lot.
- Multiple-family developments are permitted in DC, R-4, and R-7. For these districts, the maximum permitted units per acre were calculated by finding the maximum developable square footage per lot (minimum lot size = one acre, maximum lot coverage = 40%, for all three districts), which is approximately 17,424 square feet. Assuming that 20% of each building will be used for common space, mechanical equipment, etc, that leaves 13,939 square feet for units. At 600 square feet per unit (the City's minimum size for one-bedroom units), the maximum of 23.2 units per acre was determined.

Map 10 Vacant Parcels by Zoning District

City of Wyoming, Michigan

June 4, 2013



ZONING DISTRICTS

- R-1 Residential District
Total Acreage: 220.50 ac
- R-2 Residential District
Total Acreage: 110.40 ac
- R-3 Residential District
Total Acreage: 8.30 ac
- R-4 Residential District
Total Acreage: 3.50 ac
- R-5 Residential District
Total Acreage: 0.00 ac
- R-6 Residential District
Total Acreage: 0.00 ac
- R-7 Special Multiple-Family Residential District
Total Acreage: 6.50 ac
- ER Estate Residential District
Total Acreage: 182.50 ac
- DC Downtown Center District
Total Acreage: 4.50 ac
- Non-Residential or PUD
Total Acreage: 979.60 ac

TOPOLOGIES

- Historic Density
- Post-War Community
- Modern Large Lot



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Table VI.85 compares the number of potential units that could be developed in each typology area to the excess number of units demanded in that typology (i.e. the number of new units demanded). The demands presented are those produced from within Wyoming.

Table VI.85: Demand for New Units vs Potential Supply of New Units

	Excess Demand	Potential New Units	Difference
Historic Density Typology	912 units	356 units	556 units
Post-War Community Typology	458 units	535 units	-77 units
Modern Large Lot Typology	1,023 units	1,128 units	-105 units

There is a demand for 912 new units in the Historic Density typology, but only room within that area for 356 new units. **Therefore, the additional for new housing in Historic Density style will need to be built outside of the Historic Density area.** The most logical areas for this new housing area along the 28th Street and Division Avenue corridors. The new housing could also replicate the Urban Core typology, which tends to appeal to the same age and income groups as the Historic Density typology.

There is a demand for 458 new units in the Post-War Community typology, and there is room under current zoning for 535 new units in that part of the city. **The hypothetical additional 77 units would have to be filled by residents moving to Wyoming from elsewhere in the area (or from out of the region)** but this could very well happen given the undersupply of over 3,000 units of Post-War Community housing at the regional level.

There is a demand for 1,023 new units in the Modern Large Lot typology, with room for 1,128 new units in that area (not including PUDs that have already been improved but may not be built out). As with Post-War Community, **the additional 105 units would have be filled with residents coming from outside Wyoming**, but with a regional undersupply of almost 4,700 units, there is plenty of demand for Modern Large Lot Housing.

*Major Development Areas***28TH Street/Downtown Wyoming**

28th Street between US-131 and Burlingame Avenue is the traditional heart of Wyoming. Because of the era in which most of Wyoming was developed, it has a different development pattern than most traditional downtowns. Downtown Wyoming was the Grand Rapids area's first suburban shopping district. Anchored by Roger's Department Store (later Klingman's Furniture), the Studio 28 movie theater, and the Roger's Plaza shopping center with its unique indoor-outdoor format, the district was popular in its heyday due to its modern feel and ample parking.

Today, however, both Studio 28 and the Roger's/Klingman's property are vacant, and the city is working to leverage the existing institutions in the area (such as City Hall, Wyoming High School, and Pinery Park) to redevelop the area with a more "traditional" and dense feel. Currently, the stretch is zoned "Downtown Center," a mixed use zoning district that encourages density. However, in upcoming months, the corridor will be rezoned using a form-based code to more specifically incentivize urban form and density.

From a housing perspective, the 28th Street corridor is a prime location for the additional Urban Core and Historic Density typology housing that the Housing Needs Analysis shows is demanded in the city.

Figure VI.1: Klingman's/Roger's Site



Figure VI.2: Studio 28 Site



Silver Line Corridor/Division Avenue

Division Avenue is the oldest developed corridor in Wyoming, since it runs directly south from downtown Grand Rapids and also because of the streetcar line that used to run along it. For this reason, it is the most dense corridor in Wyoming and the Historic Density housing typology extends further south along it than along other north-south corridors.

Rapid mass transit is returning to the Division Avenue corridor with the building of the Silver Line Bus Rapid Transit Line. Currently under construction and expected to be completed in 2014, the Silver Line has already generated interest from developers in mixed use projects and dense housing types such as Townhomes along the corridor.

The City has responded to this development opportunity by developing a form based code that would incentivize density near Silver Line stations (approximately every mile – 28th, 36th, 44th, 54th, and 60th Streets) while also allowing density (albeit on a smaller scale) in areas more than a quarter mile from a station. The city is also working closely with the City of Kentwood to coordinate zoning regulations in areas where Division is the boundary line between the two communities.

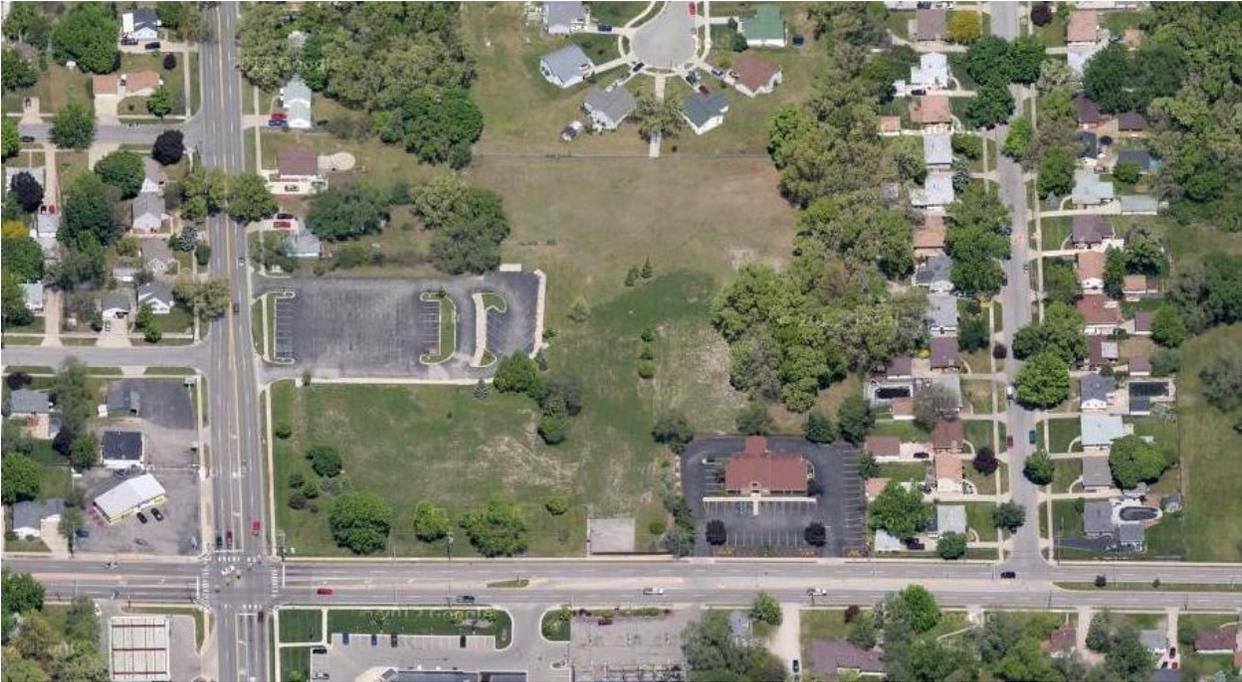
**Figure VI.3: Silver Line Station Areas:
36th Street (top), 44th Street (middle), 54th Street (bottom)**



36th/Burlingame

The corner of 36th Street and Burlingame Avenue is a vacant lot that used to hold a school and is one of the few large redevelopment sites away from the 28th Street and Division Avenue corridors. Surrounded by Post-War Community typology housing, the site could be redeveloped in a number of ways, including senior housing, apartments, townhomes, or other housing options. It could also have a retail or institutional component to provide a mix of uses at the busy intersection.

Figure VI.4: Potential Infill Site at 36th Street and Burlingame Avenue



Metro Health Area/Gezon Parkway

Metro Health Hospital moved from Grand Rapids’ Eastgate neighborhood to their current site in Wyoming in 2005. The area around the hospital, known as “Metro Health Village” is designed as a walkable district with retail, office, and medical uses. However, much of the Village area remains undeveloped. This is an opportunity, as new uses are likely to fill in the vacant lots in the coming years. Residential uses, which were not part of the original plan, may be targeted. This area will be especially attractive to seniors looking to be close to both retail and medical facilities. Depending on the design, housing in this area could fulfill the currently unmet demand for either Historic Density or Modern Large Lot rental housing.

Figure VI.5: Metro Health Village

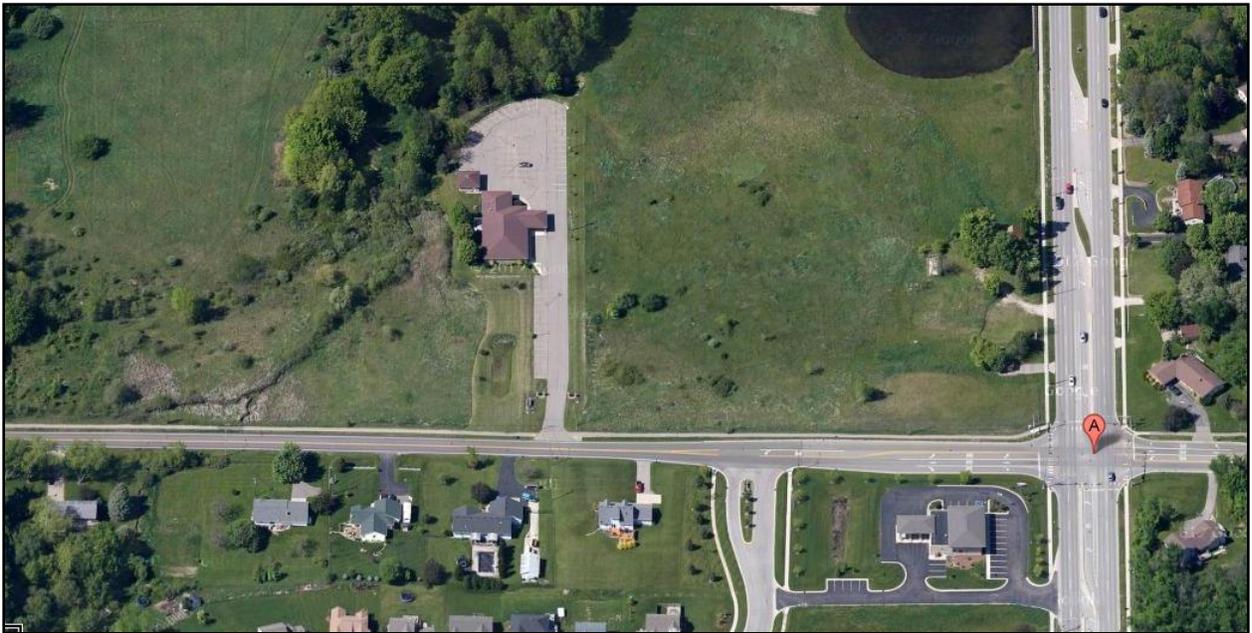


The “Panhandle”

Wyoming’s “Panhandle” area (the part of the city south of the City of Grandville), is the most recent part of the city to be developed and is a popular and desirable area for housing, especially because of the well-regarded Grandville School District. Prior to the housing crash in 2008, most of the development in the area was single family subdivisions for owner-occupied homes. Because of the economic crisis, many new subdivisions were un-completed, although new homes have begun to be built in the vacant lots in recent years.

Because of the changes in the housing market, developers have started to propose new rental housing rather than owner-occupied properties. This fits with the unmet demand for Modern Large Lot rentals calculated in the Housing Needs Analysis. The city is working with these developers from a zoning standpoint to permit the new apartment complexes while ensuring that they fit with the character of surrounding neighborhoods.

Figure VI.6: Potential Development Site at 52nd Street and Wilson Avenue



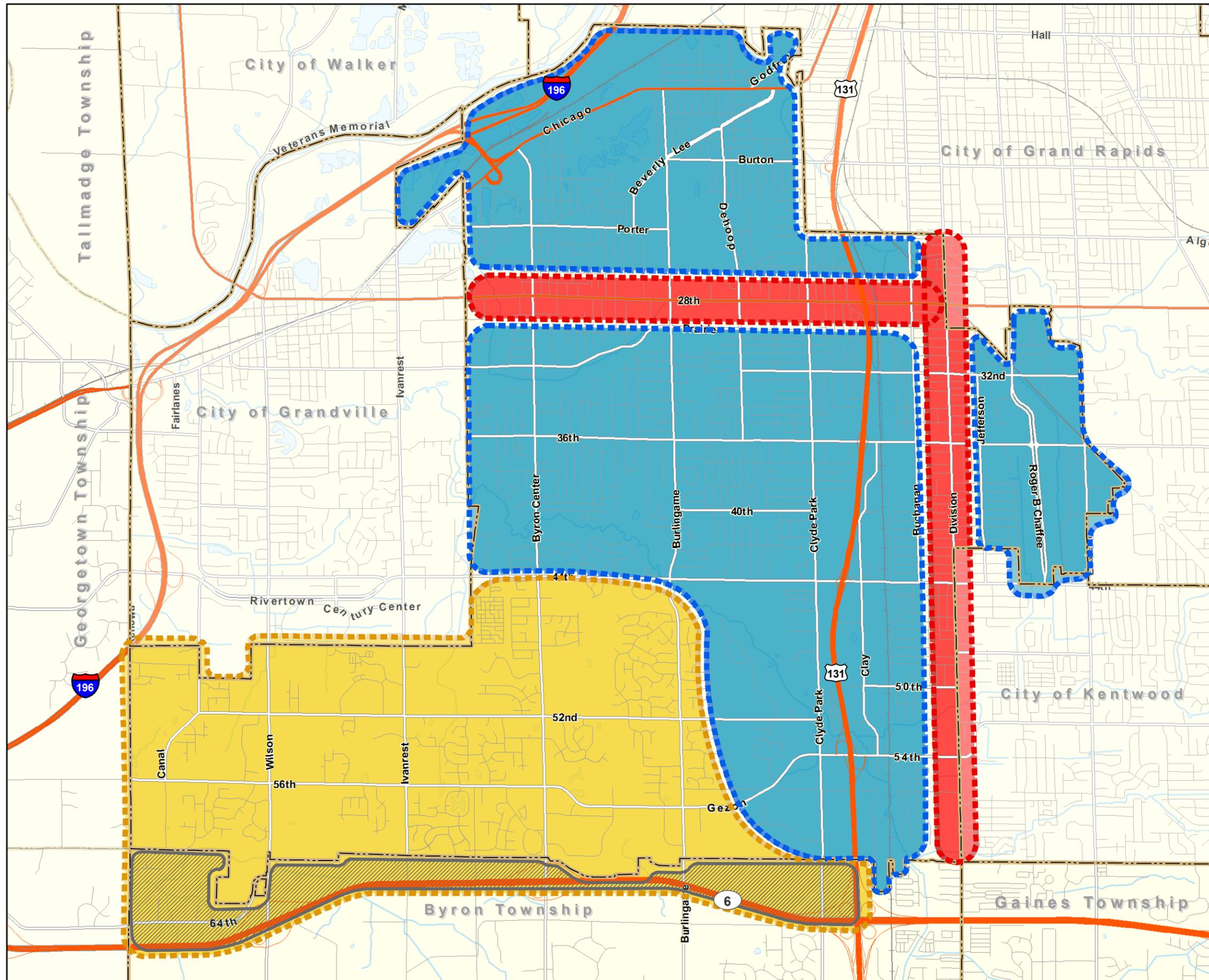
VII. Conclusions and Action Plan

On the following pages are recommended actions based on the preceding data and information.

Map 11 Recommended Actions

City of Wyoming, Michigan

June 4, 2013



Recommended Actions

-  Dense Mixed Use Redevelopment
-  Maintenance and Infill
-  New Development within Zoning Parameters
-  Area to be Annexed to Wyoming Through Act 425 Agreement

LEGEND

-  Surrounding Municipalities
-  State Highways
-  Local Roads

0 2,000 4,000 FEET



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Base Map Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 12a. Data Source: rapid, 2013

Topic	Impediment or Opportunity	Suggested Actions	Priority
<p>Transportation-Housing-Employer Linkage</p>	<p>As new land in the southern and western portion of the city is developed, individuals desiring to live there may not have adequate transit options. This will impact residents at all income levels, but will disproportionately impact low-to-moderate income households.</p>	<p>Work with The Rapid to review transit routes on an annual basis and ensure that new developments are adequately served by regular transit service.</p>	<p>Ongoing</p>
		<p>Ensure that the City's Complete Streets Plan includes all segments of the city, all thoroughfares, and all types of users.</p>	<p>Medium</p>
	<p>As built-up parts of the city are redeveloped (higher density housing units, housing units developed for seniors and/or low income residents) the particular transportation needs of these residents may not be met.</p>	<p>Repair and maintain existing sidewalks.</p>	<p>Ongoing</p>
		<p>Require that pedestrian and bicycle transportation routes are installed within new commercial, residential and mixed use developments and ensure that non-motorized transportation routes connect to existing and/or planned employment centers and public amenities .</p>	<p>Medium</p>
		<p>Encourage the redevelopment of key sites along 28th Street that would be conducive to mixed use development, especially to provide mixed income housing units in the Urban Core or Historic Density typology style.</p>	<p>Medium</p>
		<p>Target redevelopment and the creation of dense, mixed-income housing options along the Silver Line (Division Avenue) corridor, especially near stations (28th Street, 36th Street, 44th Street, 54th Street)</p>	<p>Medium</p>

Topic	Impediment or Opportunity	Suggested Actions	Priority
Education	<p>While higher education is offered by colleges and universities in greater Grand Rapids, the cost of tuition can be an impediment to access, especially for low-to-moderate-income individuals. Higher education is crucial to improve economic mobility and can lead to stable employment, higher incomes, and the ability to choose the housing that best meets the desires of the individual.</p>	<p>Build relationships with non-profits and philanthropic organizations to provide additional opportunities for scholarships and other tuition assistance for graduates of the school districts that serve Wyoming.</p>	Ongoing
	<p>Early childhood education has benefits that last well into a child's school-age years. Preschool programs give children the social and educational development they need to succeed as they grow older.</p>	<p>Work with the City's school districts, Grand Rapids Community College, and the Kent Intermediate School District to increase linkages between high school and college so that interested high school students can begin attending college while still in high school, including allowing high school students to graduate with an associate's degree.</p>	Medium
	<p>Support Head Start and other Preschool programs with City resources, especially the use of City-owned recreational and activity space.</p>	<p>Support Head Start and other Preschool programs with City resources, especially the use of City-owned recreational and activity space.</p>	Medium
Topic	Impediment or Opportunity	Suggested Actions	Priority
Banking, Finance and Insurance	<p>Heightened scrutiny by lenders since the 2008 recession prevents many would-be buyers from entering the owner housing market.</p>	<p>The City should work with social service agencies, MSU Extension, local school districts, secondary education providers and lending institutions to encourage their work with families who seek to better their housing situation by offering free or reduced-cost financial literacy tools and estate planning.</p>	High

	<p>Lower real estate prices have allowed for some families to leave rental housing and enter the owner housing market without a full understanding of the costs - financial and otherwise - of homeownership.</p>	<p>Work with social service agencies and lending institutions to create a "home network" to act as a local clearinghouse for all housing programs (rental housing, owner housing, senior housing) so that housing seekers are matched with the best option for their needs and desires.</p>	<p>Medium</p>
Topic	Impediment or Opportunity	Suggested Actions	Priority
Private Housing and Development Incentives	<p>Vacant buildings can remain undeveloped because it is cheaper for investors, speculators, and slumlords to "land-bank" — that is, to sit on vacant, often blighted buildings.</p>	<p>Develop local incentive programs for infill and mixed-income housing.</p>	<p>Ongoing</p>
		<p>Conduct a study of vacant property to market redevelopment sites within the City, promoting that sites are vacant and are ripe for redevelopment, especially crucial sites like Klingman's, Studio 28, and the General Motors site.</p>	<p>High</p>
		<p>Create a program to assist with the demolition of obsolete buildings in exchange for the redevelopment of the site.</p>	<p>Medium</p>

	<p>Opportunities for mixed-income communities are rare because many neighborhoods contain only a single type of housing unit.</p>	<p>Incentivize multi-family redevelopment sites, including renter and owner housing options, within walking distance (1/4 mi.) of existing commercial and employment centers. Focus centers should be the Galewood neighborhood (especially along Burton Street and Chicago Drive), as well as the 28th Street and Division Avenue corridors.</p>	<p>Medium</p>
Topic	Impediment or Opportunity	Suggested Actions	Priority
<p>Public Bodies and Boards</p>	<p>A review of the Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Community Development Committee and Housing Commission members indicates that a majority of members are male and live south of 28th Street.</p>	<p>As terms expire, City Council should want to ensure that the selection of Board/Commission members is more balanced by gender, race, ethnicity, and geography so that different aspects of the community are represented.</p>	<p>High</p>

Topic	Impediment or Opportunity	Suggested Actions	Priority
<p>Subsidized Housing and Cost of Living Assistance</p>	<p>Some individuals may not be aware that public, subsidized or cost of living assistance may be available to them.</p>	<p>Assist and support non-profit and community groups in their efforts to assist low-income families in finding quality, affordable housing, and also in their efforts to provide cost of living assistance.</p>	<p>Medium</p>
		<p>Ensure that information on the resources available to help residents with the costs of housing is available, including using TV, radio, internet, and social media, in addition to more traditional forms of outreach.</p>	<p>Medium</p>
		<p>Proactively assist homeowners in using the Community Foreclosure Response Toolkit.</p>	<p>Medium</p>
	<p>The development of the Silver Line (Bus Rapid Transit) will make Division Ave. very attractive for redevelopment.</p>	<p>Leverage the resulting development pressure to incentivize mixed-income transit-oriented developments with dense housing typologies that allow a wide variety of community members access to the new transportation opportunities.</p>	<p>Medium</p>
	<p>Ongoing programs to assist homeowners with home renovations have been successful in improving housing quality.</p>	<p>Continue to support home renovation assistance programs for homeowners.</p>	<p>Medium</p>

Topic	Impediment or Opportunity	Suggested Actions	Priority
<p>Housing and Laws Discrimination</p>	<p>Available data indicates that the gay, lesbian, bisexual and transgendered population faces housing discrimination in the State of Michigan due to a lack of laws protecting them from such discrimination.</p>	<p>Consider amending the City of Wyoming's Fair Housing Ordinance to prohibit housing discrimination on the basis of sexual orientation and gender identity.</p>	<p>High</p>
	<p>A review of discrimination complaints and fair housing testing reveals that the City may have instances of housing discrimination within rental housing and discriminatory advertising based on race, national origin and familial-status (presence of children under the age of 18.)</p>	<p>Consider encouraging landlords of residential rental properties to receive fair housing training or require them to self-train on fair housing laws and regulations and submit proof to the City. Such training is offered by the Fair Housing Center of West Michigan in conjunction with the City of Wyoming.</p>	<p>Medium</p>
	<p>Information from the focus groups indicates that banking institutions, in an attempt to "triage and sell" the oversupply of homes, invested in selling properties in higher income, higher value and whiter neighborhoods. Homes in lower income, lower value and minority neighborhoods sat vacant, were not maintained or secured. This represented a form of redlining.</p>	<p>Increase code enforcement on trouble properties, regardless of ownership status or vacancy status. Create a fund specifically for maintaining vacant and unsecured lots.</p>	<p>Medium</p>

Topic	Impediment or Opportunity	Suggested Actions	Priority
<p>Land Use and Zoning</p>	<p>Data found in the community survey indicates that residents want to live in single family homes in the southern and western neighborhoods. Reasons cited included proximity to M-6, newer homes, Grandville Public Schools, and being close to shopping and workplaces. Regardless of housing price and type, different portions of the City should have a variety of housing types and price points.</p>	<p>Provide information and resources to help developers make use of existing State and Federal incentives for infill development and mixed-income housing.</p>	<p>High</p>
		<p>Streamline processes and procedures, where applicable, to ensure that zoning and building regulations are not an impediment to redevelopment.</p>	<p>High</p>
		<p>Require new housing developments to set aside a certain percentage of housing units for low-to-moderate income households.</p>	<p>Medium</p>
		<p>Consider promoting the development of accessory dwelling units as a means to provide increased housing options.</p>	<p>Medium</p>
		<p>Create a mixed-density residential zoning district adjacent to the City's commercial and planned commercial corridors.</p>	<p>Medium</p>
		<p>Allow higher density development along Division Ave. as a means to capitalize on the Bus Rapid Transit.</p>	<p>Medium</p>
		<p>Implement zoning incentives, such as density bonuses or relaxed dimensional standards, for mixed-income housing and/or community amenities.</p>	<p>Medium</p>

	<p>The City's Zoning Ordinance requires that in the event that three or more unrelated parolees live together, they are only permitted to live in the Industrial Zoning District. This appears to be the only residential use that is required to locate in an Industrial Zoning District.</p>	<p>The City should consider the status of congregate living facilities for parolees and allow such facilities to be permitted in other zoning districts. Housing for parolees should be held to the same standard as other congregate living facilities.</p>	<p>Medium</p>
Topic	Impediment or Opportunity	Suggested Actions	Priority
<p>Water / Infrastructure Improvements</p> <p style="text-align: center;">Sewer</p>	<p>Water, sewer, and stormwater service are some of the most expensive municipal services to provide. Oftentimes, the development of such services can either promote or hinder development in a community. Additionally, when water and sewer service is not adequately maintained, water pressure and quality of potable water can decrease. In older neighborhoods, this is especially important. Poor water service can hinder redevelopment of infill sites and can make density difficult.</p>	<p>Incentivize or require on-site stormwater improvements to reduce strain on the stormwater system.</p>	<p>Medium</p>
		<p>Prioritize the upgrading (but not emergency repair) of sewer, water, and stormwater infrastructure in areas of Wyoming that are planned to receive infill development and density increases.</p>	<p>Medium</p>

VIII. Appendix

- Property Tax Hardship Exemption Guidelines
- Fair Housing Complaint and Testing Statistics 2004 – 2012
- Public Engagement News Articles

2013 POVERTY EXEMPTION POLICY & GUIDELINES

The following ***policy and guidelines***, adopted by the City Council, shall be followed by the Wyoming Board of Review when considering ***poverty exemptions***:

1. **Total Assets**, other than a vehicle, personal property and the homestead being claimed, total assets may not exceed:
 - a. Claimant\$ 2,500.00
 - b. Household\$ 5,000.00

2. **Total Annual Income** shall not exceed the following amounts according to household size:

a.	One person, the owner:	\$14,600
b.	two persons:	\$15,900
c.	three persons:	\$19,090
d.	four persons:	\$23,050
e.	five persons:	\$27,010
f.	six persons:	\$30,970
g.	seven persons:	\$34,930
h.	eight persons:	\$38,890

For each additional person, add \$3,960

3. Income limits reflect changes in "Poverty Guidelines" published annually by the State Tax Commission, STC. The dollar amounts, above, are based on the most recent STC Bulletin, No. 11 of 2012, to be used with 2013 assessments.

4. Medical and extraordinary hardship situations may be used to qualify applicants who do not otherwise meet the above income and asset tests.

5. The Board of Review shall follow the above policy and guidelines when making poverty exemption decisions. The same standards shall apply to each claimant in Wyoming for the assessment year "unless the Board of Review determines there are substantial & compelling reasons why there should be a deviation from the policy and guidelines and the substantial & compelling reasons are communicated in writing to the claimant."

6. Applicants, except as stated above, shall satisfy all requirements of Public Act 390 of Michigan Public Acts of 1994 (Principle Residence Exemptions) and State Tax Commission bulletin No. 5 of 1995. Both PA 390 and Bulletin No. 5 are adopted as part of this Policy.

The following items are defined as **INCOME** and **must be included with the application:**

1. Money wages and salaries before deductions.
2. Net receipts from self-employment. (These are receipts from a person's own business, professional enterprise, or partnership, after deductions for business expenses.)
3. Net receipts from farm self-employment. (These are receipts from a farm which one operates as an owner, renter, or sharecropper, after deductions for farm operating expenses.)
4. Regular payments from social security, railroad retirement, unemployment compensation, strike benefits from union funds, workers compensation, veterans payments, public assistance (including Aid to Families with Dependent Children, Supplemental Security income, Emergency Assistance or General Relief money payments.)
5. Alimony, child support, and military family allotments or other regular support from an absent family member or someone not living in the household.
6. Private pensions, government employee pensions (including military retirement pay), and regular insurance and annuity payments.
7. College or university scholarships, grants, fellowships, and assistantships.
8. Dividends, interest, net rental income, net royalties, periodic receipts from estates or trusts, and net gambling or lottery winnings.

2013 POVERTY EXEMPTION APPLICATION

I, _____, Petitioner, being the owner and residing at the property that is listed below as my principal residence, apply for property tax relief under MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893. The principal residence of persons who, in the judgment of the township supervisor or city assessor and board of review, by reason of poverty are unable to contribute toward the public charges is eligible for exemption in whole or in part from taxation per MCL 211.7u(1).

In order to be considered complete, this application must: 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

PERSONAL INFORMATION: Petitioner must list all required personal information.

Property Address of Principal Residence:	Daytime Phone Number:	
Age of Petitioner:	Marital Status:	Age of Spouse:
Number of Legal Dependents:	Age of Dependents:	
Applied for Homestead Property Tax Credit (yes or no):	Amount of Homestead Property Tax Credit:	

REAL ESTATE INFORMATION: List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the BOR meeting.

Property Parcel Code Number:	Name of Mortgage Company:	
Unpaid Balance Owed on Principal Residence:	Monthly Payment:	Length of Time at This Residence:
Property Description:		

ADDITIONAL PROPERTY INFORMATION: List information related to any other property you, or any household member owns.

Do you own, or are buying, other property (yes or no)? If yes, complete the information below.	Amount of Income Earned from Other Property:		
Property Address	Name of Owner(s)	Assessed Value	Amount & Date of Last Taxes Paid
		\$	
		\$	

EMPLOYMENT INFORMATION: List your current employment information.

Name of Employer:	Name of Contact Person:
Address of Employer:	Employer Phone Number:

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRA's (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income.

Source of Income	Monthly or Annual Income (indicate which)

CHECKING, SAVINGS AND INVESTMENT INFORMATION: List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments.

Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment

LIFE INSURANCE: List all policies held by all household members.

Name of Insured	Amount of Policy	Monthly Payment	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

MOTOR VEHICLE INFORMATION: All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Year	Monthly Payment	Balance Owed

LIST ALL PERSONS LIVING IN HOUSEHOLD: All persons residing in the residence must be listed.

First & Last Name	Age	Relationship to Applicant	Place of Employment	Amount of Monetary Contribution to Family Income

PERSONAL DEBT: All personal debt for all household members must be listed.

Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

MONTHLY EXPENSE INFORMATION: The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.

Heating:	Electric:	Water:
Phone:	Cable:	Food:
Clothing:	Health Insurance:	Garbage:
Daycare:	Car Expense (gas, repair, etc):	Other (list type):
Other (list type):	Other (list type):	Other (list type):
Other (list type):	Other (list type):	Other (list type):
Other (list type):	Other (list type):	Other (list type):

MEDICAL OR OTHER EXTRAORDINARY SITUATIONS

Use the space below to explain the nature of any special hardships.

Provide dollar amounts of any unusual expenses resulting from these special situations. (Attach copies of bills.) Good documentation could result in a claim being approved in spite of otherwise non-qualifying income and asset amounts.

VII. OTHER COMMENTS

Total Costs: \$ _____

Less Reimbursements: \$ _____
(i.e. insurance, medicare,
or Medicaid)

Net Cost of
Unusual Circumstance \$ _____

Notice: Any willful misstatements or misrepresentations made on this form may constitute perjury, which, under the law, is a felony punishable by fine or imprisonment.

Notice: Per MCL 211.7u(2b), a copy of all household members federal income tax returns, state income tax returns (MI-1040) and Homestead Property Tax Credit claims (MI-1040CR 1, 2, 3 or 4) must be attached as proof of income. Documentation for all income sources including, but not limited to, credits, claims, Social Security income, child support, alimony income, and all other income sources must be provided at time of application.

Petitioners: *Do not sign this application until witnessed by the Supervisor, Assessor, Board of Review or Notary Public.* (Must be signed by either the Supervisor, Assessor, Board of Review Member or Notary Public)

STATE OF MICHIGAN
COUNTY OF KENT

I, the undersigned Petitioner, hereby declare that the foregoing information is complete and true and that neither I, nor any household member residing within the principal residency, have money, income or property other than mentioned herein.

Petitioner Signature

Date

Subscribed and sworn this _____ day of _____, 2013

Assessor Signature: _____ Printed Name: _____

BOR Member Signature: _____ Printed Name: _____

Notary Signature: _____ Printed Name: _____

My Commission Expires: _____

This application shall be filed after January 1, but prior to the first day of the March, July or December Board of Review to the address below.

Board of Review
c/o Assessor
City of Wyoming
1155 28th St SW
Wyoming, MI 49509

DECISIONS OF THE MARCH BOARD OF REVIEW MAY BE APPEALED IN WRITING TO THE MICHIGAN TAX TRIBUNAL BY JULY 31 OF THE CURRENT YEAR. JULY OR DECEMBER BOARD OF REVIEW DENIALS MAY BE APPEALED TO MICHIGAN TAX TRIBUNAL WITHIN 35 DAYS OF THE DENIAL. A COPY OF THE BOARD OF REVIEW DECISION MUST BE INCLUDED WITH THE FILING.

Michigan Tax Tribunal
PO Box 30232
Lansing, MI 48909
Phone: 517-373-3003
Fax: 517-373-1633
E-mail: taxtrib@michigan.gov

II. Contact Information

PREPARER'S NAME, if different from Applicant:

Print: _____

Sign: _____

Preparer's Mailing Address: _____

Preparer's Phone Number: _____

Relationship of preparer to applicant: _____

Memorandum

To: Michael Gradis, Associate Planner
McKenna Associates

From: Elizabeth Vezino Stoddard, Director of Advocacy
Fair Housing Center of West Michigan

Date: Thursday, April 11, 2013

RE: Fair Housing Complaint and Testing Statistics 2004-2012

This memorandum serves as a response to the request of McKenna Associates for data regarding fair housing testing and casework conducted by the Fair Housing Center of West Michigan under contracts with the City of Wyoming from 2004-2012. It is the understanding of the Fair Housing Center that such information will be utilized for the purposes of completing an Analysis of Impediments to Fair Housing Choice (AI) study for the City of Wyoming. It is important to note that this is not representative of all the fair housing testing and casework conducted by the Fair Housing Center in the City of Wyoming during this time period, but rather only reflects the work directly funded by the City of Wyoming. In fact, this data represents only about 65% of the testing and casework conducted by the Fair Housing Center in the City of Wyoming from 2004-2012.

FAIR HOUSING TESTING

All tests were controlled and analyzed to measure differences in treatment based on a single protected class. All but one test involved two (2) equally qualified testers who differed significantly only on the protected class providing basis for the test. Each test was give one of the following determinations:

- **Evidence:** Indicates evidence of significant differences in treatment (not necessarily evidence of illegal housing discrimination)
- **NSD:** Indicates “no significant difference” in the treatment or information received by the testers (used when the testers experiences are comparable)
- **NSE:** Indicates “no significant evidence” of differences in the treatment of information received by the testers (used when differences are identified but are either not significant for the purposes of fair housing or outside factors affected the test controls)
- **Inconclusive:** Indicates when comparison and analysis are not possible (i.e. the property is no longer available, one or both testers are unable to make contact with an agent, etc.)

For the purposes of calculating the rate of evidence in testing, only those tests with conclusive results are considered and thus all tests deemed “Inconclusive” are omitted from the calculation.

FAIR HOUSING TESTING RESULTS

Fair Housing Testing Results by Basis: City of Wyoming Funded Services 2004-2012 <i>Fair Housing Center of West Michigan</i>						
Test Basis	Number of Tests by Result				Total	Evidence Rate
	Evidence	NSD	NSE	Inconclusive		
Disability	0	1	0	0	1	0%
Familial status	21	15	6	4	46	50%
Source of income	1	2	0	0	3	33%
Race	65	69	0	13	147	49%
Sex	0	1	0	0	1	0%
TOTAL	87	88	6	17	198	48%

FAIR HOUSING CASES

Fair Housing Cases by Basis and Housing Transaction Type: City of Wyoming Funded Services 2004-2012 <i>Fair Housing Center of West Michigan</i>						
Case Basis	Transaction Type					Total
	Condo	Rental	Sales	Zoning	Lending	
Age	2	2	1			5
Disability		6		1		7
Familial status	1	13				14
Source of income		5				5
Marital status	1	1				2
National origin		3	2		2	7
Race		21	1			22
Sex		1				1
TOTAL	4	52	4	1	2	63

Wyoming adopts its Community Development plan for next year

BY ANYA ZENTMEYER
advancelocalnews@mlive.com

The Wyoming City Council has adopted its Consolidated Housing and Community Development One-Year Action Plan for 2013-14, keeping in line with federal requirements for all Community Development block grant entitlement cities.

The coming year will be the city's 38th year receiving CDBG funds from the U.S. Department of Housing and Urban Development. This year, \$467,670 has been budgeted from GDBG funds in Wyoming's Community Development Program. CDBG funds are used for projects addressing affordable housing needs, homeless needs and non-housing community development needs.

Along with the \$467,670 of HUD entitlement grant monies, Wyoming's Community Development Program's expected resources for 2013-14 include \$147,670 in anticipated program income and \$298,648 to be reprogrammed from prior years, totaling \$913,988.

At an April 1 Wyoming City Council meeting, Dave Jacobs, executive director of Home Repair Services, spoke to the productivity of his organization as a subrecipient of the CDBG funds.

"This will be the 15th year that you've partnered with us now and you've continued to help us keep alive programs like our minor health and safety repair program, the wheelchair ramp program and our foreclosure intervention counseling, as well," he said.

Home Repair Services will see \$5,000 added to the approximately \$50,000 in CDBG funds it received last year for providing Wyoming residents with minor home repairs, accessibility modifications, air sealing and foreclosure prevention services.

In the last 12 months, Home Repair Services has spent a total of \$180,000 on critical repair work in the city of Wyoming, Jacobs said, assisting a total of 322 Wyoming homeowners. Assistance included foreclosure intervention counseling for 142 residents, 45 furnace jobs, 12 weatherization projects, 10 roof repairs, eight wheelchair ramps and "dozens of other small maintenance type jobs," Jacobs said.

He added that his organization has brought money to Wyoming, too, including \$14,000 from the Kent County Senior Millage, \$22,000 from the Kent County Department of Human Services, and in 2012, \$91,000 from a special deal with DTE Energy that allowed for the repair of 45 Wyoming furnaces in three months.

"We just very much appreciate your ongoing support," he told council members. "I want you to know that we do not take this for granted."

Subrecipients of the funds also include the Fair Housing Center of West Michigan, which took an 11 percent cut in its portion of CDBG funding from \$17,000 last year to \$15,000, said Director of Community Services Rebecca Rynbrandt.

Rynbrandt also said Wyoming has seen an

increase in panhandling, which she attributed in part to the housing foreclosure crisis and the dipping economy. As a result, the Community Development Program will add on Salvation Army Booth Family Services as its newest subrecipient in order to provide HUD Continuum of Care administration to the Grand Rapids Coalition to End Homelessness this year.

No cuts resulting from sequestration are reflected in the current budget, Rynbrandt said; however, Wyoming's Community Development Program does expect an official notice in the future regarding projected cuts, which she said are anticipated to be between 5 percent and 8 percent.

"We believe at this time that we have funds available to be able to cover that loss," she said, but added that the Community Development Program will not be able to make up funds for the following year.

"Effects are yet to be determined - they will be based upon the priorities that are identified by the City Council and Community Development Committee," she said. "We will not do an across-the-board cut."

The Wyoming Community Development Committee will assess the outcomes of an Impediments to Fair Housing Needs Assessment survey that is currently under way to monitor the impact of homeless persons in the Wyoming community, she said, among other factors that will help city officials to better "make informed decisions."



Three housing development forums being offered in Wyoming

Published: Friday, March 15, 2013, 11:40 AM Updated: Friday, March 15, 2013, 11:42 AM

[Sheila McGrath | Advance Newspapers](#)

By

-

The City of Wyoming Community Development Office will host a series of discussions regarding housing development in March.

Developers, financiers, rental property owners and managers, nonprofit leaders and neighbors are invited to share innovative ideas, observations and concerns for Wyoming's future housing development needs.

Participants are invited to attend any or all of the discussions offered on Wednesday, March 27 at the Wyoming Public Library, 3350 Michael Ave. SW.

The events are free, but space is limited and registration is required. To register, contact the City of Wyoming Parks and Recreation Department at 530-3164 and use the registration codes listed for each session below.

A 10 a.m. discussion will be targeted toward for-profit organizations and their representatives. Use registration code 261501-00.

A 1:30 p.m. discussion will be targeted toward nonprofit organizations and their representatives. Use registration code 261501-01.

A 7 p.m. open public forum will be held for civic leaders, homeowner association members and the general public. Use registration code 261501-02.

Each session will review the results of the Analysis to Impediments to Fair Housing Choice and Housing Needs Assessment survey that is being administered in partnership with McKenna and Associates. The survey includes questions related to illegal discrimination and enforcement, land-use planning, zoning and Community Development block grant funding. Landlords, developers, social service agency staff, residents and occupants are invited to take the survey by visiting

<https://www.surveymonkey.com/s/WyomingAISurvey>.

For further information, call the city of Wyoming at 530-7266, or visit the city website at www.wyomingmi.gov.

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Phillip McKenna, AICP, PCP..... President
Sarah Traxler, AICP.....Project Manager
Michael Gradis, AICP.....Project Planner
Christopher Khorey, AICP.....Market Analyst
Sabah Aboody-KeerGIS Mapping

08/05/2013

RR:rr

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO ENTER INTO
RECREATIONAL FACILITIES AGREEMENT AMENDMENT WITH GODWIN HEIGHTS
PUBLIC SCHOOLS

WHEREAS:

1. The City of Wyoming and Godwin Heights Public Schools have an established Recreation Facilities Agreement for the use and improvement of Hillcroft Park, which commenced September 1, 2000 and terminates August 31, 2050. (Ref: resolution number 19849.)
2. Both the City of Wyoming and Godwin Heights Public School District wish to amend the agreement specifically related to submittal deadlines for facility schedules for use.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby authorize the Mayor and City Clerk to enter into an agreement amendment with Godwin Heights Public Schools.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried: Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:

Recreational Facilities Agreement Amendment

Resolution No. _____

RECREATIONAL FACILITIES AGREEMENT AMENDMENT

THIS RECREATIONAL FACILITIES AGREEMENT AMENDMENT entered into this August 5, 2013, between the CITY OF WYOMING, of 1155 - 28th Street, S.W., Wyoming, Michigan, hereinafter referred to as the "City," and the GODWIN HEIGHTS PUBLIC SCHOOLS, 15 36th Street S.W., Wyoming, Michigan, hereinafter referred to as "GHPS."

Preliminary Statements

The City and GHPS executed a Recreation Facilities Agreement on October 9, 2000 for a 50 year period commencing on September 1, 2000 and terminating on August 31, 2050 for the improvement and mutual use of Hillcroft Park located at 340 32nd Street, Wyoming, Michigan.

Section 15 of said agreement provides for the amendment of said agreement by written agreement of both parties.

Agreement Amendment

It is hereby agreed that Section 8 shall be amended to read as follows:

The District shall have first priority for the use of the Park between the hours of 3 p.m. and 6 p.m., Monday through Friday, August 1 through June 10. The District shall provide schedules in advance to the City for its proposed use of the Park. The City shall schedule activities for the Park by March 15 of each year for fall and winter activities and by November 1 for spring and summer activities and reserves the right to schedule other activities that do not interfere with the District's activities on its submitted schedule. Failure of the District to submit a schedule to the Director of **Community Services, or designee, by July 1** of each year for fall and winter activities and by **March 1** for spring and summer activities will constitute forfeiture of the District's right of first priority of use. In the event the City uses or permits other organizations to use said Park, such use will not interfere with the right of use by the District granted herein and the City shall provide for all cleanup and maintenance required as a result of said use. The City shall reimburse the District for any out-of-pocket expenses incurred by the District at total actual cost as a result of any other use of the Park with the City's permission, providing those costs are over and above normal maintenance activities. City resident use of the Park shall not be restricted with the exception of those facilities otherwise scheduled by the District or City or rented for use by the City.

CITY OF WYOMING

Dated: _____, 2013

By _____
Jack A. Poll, Mayor

Dated: _____, 2013

By _____
Heidi A. Isakson, City Clerk

Godwin Heights Public Schools

Dated: _____, 2013

By _____
Authorized Signature

Dated: _____, 2013

By _____
Witness

RESOLUTION NO. _____

A RESOLUTION TO AWARD THE PINERY PARK CONCESSION BUILDING BID
AND TO AUTHORIZE A BUDGET AMENDMENT FOR THE PROJECT

WHEREAS:

1. The current concession building located in Pinery Park is obsolete and in need of replacement.
2. Four bids were received for the demolition and replacement of the concession building ranging from a low of \$176,242 to a high of \$250,000.
3. The low bid from Vander Kodde Construction has been reviewed and found complete by staff and architect Fishbeck Thompson Carr & Huber.
4. Funds are available in the Community Development Block Grant Fund account number 256-400-69214-965.113 and Parks and Recreation Operational Millage Fund Balance to pay for the project.
5. Pinery Park Little League shall fund those costs related to upgrading the project to a food service concession.

NOW, THEREFORE, BE IT RESOLVED:

1. The Wyoming City Council does hereby award the bid for the Pinery Park Concession Building in the amount of \$176,242.
2. The Wyoming City Council does hereby authorize the budget amendment for use of \$50,750 in Parks and Recreation Operational Millage fund balance and that also recognizes a planned reimbursement of \$11,700 by Pinery Park Little League.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENT:

Wyoming Rehabilitation Manual

Resolution No. _____

STAFF REPORT

Date: July 30, 2013

Subject: Pinery Park Restroom & Concession Building Project

From: Rebecca Rynbrandt, Director of Community Service

Meeting Date: August 5, 2013

RECOMMENDATION: It is recommended that the City Council:

1. Award the bid to the low bidder Vander Kodde Construction in the amount of \$176,242.00 for the demolition and reconstruction of the restroom and concession building located in the southern portion of Pinery Park, immediately adjacent to the Pinery Park Little League fields.
2. Approve a budget amendment to provide for the use of Parks and Recreation Millage funds to be matched by Community Development Block Grant (CDBG) funds to provide for the project award plus Health Department required change orders (to be negotiated with contractor) and contingency. The budget amendment is in the amount of \$50,750.

SUSTAINABILITY CRITERIA:

Environmental Quality – The project includes demolishing the current facility thought to be built in the 1960's or 1970's, and replacing it with a modern, up to code restroom/concession. This replacement need was originally identified in the 2005 Hamilton-Anderson Facility Inventory and Assessment Study and continuously affirmed in the City's 5-Year Recreation Master Plan. Our consultant Fishbeck, Thompson, Carr & Huber (FTC&H) has joined with me in reviewing the bids, finding Vander Kodde's to be in order.

Social Equity – The City Council, Parks and Recreation Commission, Community Development Committee, and its citizens identified the need for this project within the community's 5-Year Recreation Master Plan, Community Development Action Plan, and FY 2014 budget.

Economic Strength – Well maintained parks are catalysts in improving and maintaining property values within the community. Park facilities through programmed and passive use provide for economic stimulus and community prosperity.

DISCUSSION:

The current restroom/concession building, initially built and donated to the community by the Pinery Park Little League, is obsolete, requiring significant and ongoing repair and maintenance and does not meet current public health codes or Americans with Disabilities Act regulations.

The City of Wyoming moved forward with plans to replace the obsolete facility to our standard park restroom/concession specifications as built at Lamar and Gezon parks. The standard architectural plan, a pre-packaged concession building, was bid for this project.

Following the release of the request for bids, the Kent County Health Department notified Pinery Park Little League that they were operating a food service concession. In order to allow the league to operate a food service concession from the new building, rather than a pre-packaged concession, changes are required to the building's design. Said changes have been estimated at \$11,700 per FTC&H.

BUDGET IMPACT:

Pinery Park is located within a CDBG eligibility area as defined by the federal Housing and Urban Development Department. Funds are available to finance this project out of the Community Development Block Grant fund and the Parks and Recreation Operational Millage fund.

Project Costs	
Vander Kodde Construction Low Bid	\$176,242
Pinery Park Little League Requested Changes to Food Service Concession (TBD, Contractor Negotiated)	\$11,700
Project Contingency (10%)	\$18,800
Project Cost (Rounded)	\$206,750

Pinery Park Little League has committed to paying the costs for their requested changes. 50% or \$5,850 shall be paid by August 15, 2013 and the remainder at the conclusion of construction.

Project Funding	
Community Development Block Grant	\$156,000
Parks and Recreation Millage (Fund Balance)*	\$39,050
Pinery Park Little League (Reimbursement)*	\$11,700
Project Cost (Rounded)	\$206,750

*The actual amount requested for Parks and Recreation Fund Balance use is **\$50,750**. Pinery Park Little League will reimburse the Parks and Recreation Fund \$11,700 or actual costs related to changing to a Food Service Concession. CDBG funds are budgeted in account number 256-400-69214-956.113. The attached budget amendment would transfer \$50,750 from the Parks and Recreation Fund Balance to account number 208-752-75600-975.113. Further it recognizes an increase in reimbursement income from Pinery Park Little League in account number 208-676.000.

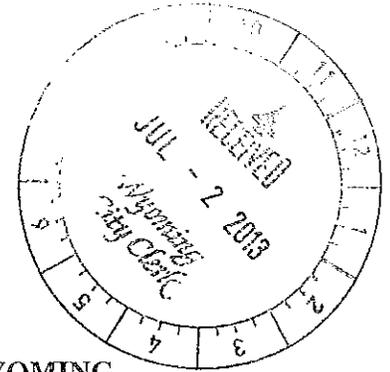
ATTACHMENTS:

Resolution
 Budget Amendment
 Vander Kodde Construction Bid

Kent County Health Department
 Correspondence

BID PROPOSAL FORM

Bids to be received by the
City Clerk of the City of Wyoming,
1155 - 28th Street SW,
P.O. Box 905, Wyoming,
Michigan 49509-0905
Bid for: "PINERY PARK CONCESSION BUILDING"
11:00 A.M.; July 2, 2013



TO THE CITY MANAGER OF THE CITY OF WYOMING

The undersigned proposes to furnish all labor, equipment and materials to perform the work specified herein and on the documents obtained from online from FTC&H as per section II of this bid, in accordance with the specifications contained herein and on the attached drawings and in accordance with bid specifications contained herein for the "lump sum" of:

\$ 176,242.00

NAME OF COMPANY BIDDING: VANDER KODDE CONSTRUCTION

ADDRESS 441 44th ST SW

CITY Wyoming STATE MICH ZIP 49548

AUTHORIZED SIGNATURE(S) TOM VANDER KODDE

NOTE: Price includes \$1,500.00
for 1404 water heater (electrical)

ITS PRESIDENT

Tom Vander Kodde

ITS _____

DATE 7-2-13 PHONE 616 538 7470 CELL 292 6947

EMAIL tom@vanderkotteconstruction.com WEB SITE _____

All proposals are to be in sealed envelopes and plainly marked "BID FOR PINERY PARK CONCESSION BUILDING". The City Council of the City of Wyoming reserves the right to accept or reject all or any bids or to waive formalities, and to award the bid in any manner deemed to be in the best interest of the City.

BID DUE: 11:00 A.M.; Tuesday, July 2, 2013
Wyoming City Clerk's Office
1155 - 28th Street SW
P O Box 905
Wyoming, Michigan 49509-0905



BID BOND
(Percentage)

BOND No. _____

KNOW ALL PERSONS BY THESE PRESENTS, That we VanderKodde Construction Co.
of 441 - 44th St. SW Grand Rapids, MI 49548

_____, hereinafter referred to as the Principal, and
Western Surety Company

as Surety, are held and firmly bound unto City of Wyoming

of 1155 - 28th Street SW, Wyoming, MI 49509

_____, hereinafter referred to as the Obligee, in the amount of
5% of Amount Bid

(5% of Amount Bid), for the payment of which we bind ourselves, our legal representatives,
successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has submitted or is about to submit a proposal to Obligee on a contract for _____
Pinery Park Concession

NOW, THEREFORE, if the said contract be awarded to Principal and Principal shall, within such time as may be
specified, enter into the contract in writing and give such bond or bonds as may be specified in the bidding or
contract documents with surety acceptable to Obligee; or if Principal shall fail to do so, pay to Obligee the
damages which Obligee may suffer by reason of such failure not exceeding the penalty of this bond, then this
obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this 1st day of July, 2013.

Principal

VanderKodde Construction Co.

BY: Tom VanderKodde

Surety

Western Surety Company

BY: Patricia Seeley
Patricia Seeley, Attorney-in-Fact

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Thomas L Stuit, Dennis Jay Hendricks, Patricia Seeley, Greg T Christie, Jerry H Niewiek, Lori Heemstra, Sharon J Steere, Individually

of Grandville, MI, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 23rd day of October, 2012.

WESTERN SURETY COMPANY



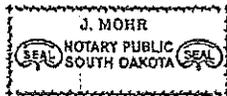
Paul T. Bruflat
Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 23rd day of October, 2012, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

June 23, 2015



J. Mohr
J. Mohr, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 1st day of July, 2013.



WESTERN SURETY COMPANY

L. Nelson
L. Nelson, Assistant Secretary

Authorizing By-Law

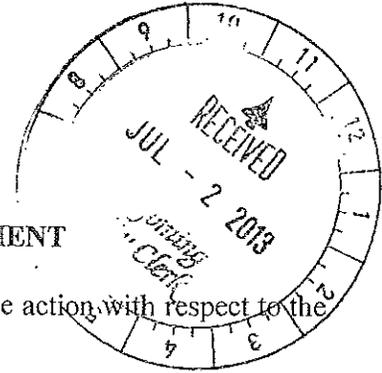
ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



CITY OF WYOMING
 PO Box 905
 1155 - 28th Street SW
 Wyoming, Michigan 49509-0905



EQUAL EMPLOYMENT OPPORTUNITY STATEMENT

Contractor hereby agrees to abide by the following requirements for affirmative action with respect to the work to be performed under this Contract.

1. Contractor shall not discriminate against any employee or applicant for employment because of color, race, religion, sex, national origin, height, weight, age or handicap or any other reason prohibited by federal or state law. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment advertising, layoff, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.
2. In soliciting or advertising for employees placed by or on behalf of Contractor, Contractor shall state that all qualified applicants will receive consideration for employment without regard to color, race, religion, sex, national origin, height, weight, age or handicap or any other reason prohibited by federal or state law. For this purpose it shall suffice to place the words "An Equal Opportunity Employer" in the advertisement and a predominant place at the office of said Contractor.
3. Contractor shall send notice of the City's policy regarding equal employment to each labor union or representative of workers with which Contractor has any agreement, contract or other understanding.
4. Contractor shall furnish information and reports as requested by the City in accordance with this policy. Contractor shall provide access to his/her employment books, records and account to any duly authorized representative of the City in order to allow such representative to ascertain whether or not this policy is being complied with by Contractor.
5. Contractor shall post this policy in conspicuous places so as to be available to all employees and applicants for employment.
6. In the event the City determines that the Contractor has failed to abide by the terms stated in this policy, the City may, at its option, withhold payments until full compliance by the requirements of this policy are complied by the Contractor or may choose to terminate the Contract. The City may further choose to bar said Contractor from further contracts until such time as compliance with the requirements contained herein is achieved.

CONTRACTOR

By Pom VanderKode



SUBCONTRACT PROVISION FORM

Subject to the approval of the City of Wyoming, the Contractor may sublet the item or items of work so stipulated below, provided the name and signature of the subcontractor is listed in the space provided.

NAME OF CONTRACTOR OR SUBCONTRACTOR DOING THE WORK	DESIGNATED ITEMS
KOSTER OR FRIERS	EXCAVATING
HOONHOBST OR COLDWATER	CONCRETE
DOSTER HOUSE MASONRY	MASONRY
MASONS STREET ELECTRICAL	ELECTRICAL

The undersigned certified that the Bidder, whose name appears on this proposal, has permission to use our name as Subcontractor for performing the items listed above.

Signed ROGUE TRUCK MECH

Signed PLUMBING

By VP & L

By HUAC

Address TJ'S QUALITY PAINTING
WEST MECH CAULKING

Address CAULKING PAINTING
CAULKING

Signed

Signed

By

By

Address

Address

Signed

Signed

By

By

Address

Address

NOTE: SIGNATURES TO FOLLOW UPON AWARD

Jon

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

700 Fuller Avenue N.E.

Grand Rapids, Michigan 49503

Phone: (616) 632-6900

Fax: (616) 632-6892

Email: KCEHmail@kentcountymi.gov

Website: www.accesskent.com/Health



ADAM LONDON, RS, MPA
ADMINISTRATIVE HEALTH OFFICER

July 24, 2013

John Edgerle
Pinery Park Little League Concessions
4880 Burlingame Ave SW
Wyoming, MI 49509

**Re: Plan Review #20130063
Pinery Park Little League Concessions
2525 DeHoop Ave SW
City of Wyoming**

Dear Mr. Edgerle:

Plans for the project captioned above were received by the Kent County Health Department on July 17, 2013 and were reviewed for the purpose of determining compliance with structural and facility requirements of Act 92 of P.A. 2000 as amended, *Michigan Modified Food Code*. My review of these plans raised questions, which were not addressed in the plans submitted. Several conversations and emails served to provide this information. The following items were discussed at that time and will be included as a condition of this office's approval:

1. A water heater with a minimum input heating capacity of 50,000 Btu/hr or 12kw and 50 gallons of storage is required to meet the peak hot water demand.
2. An air curtain is to be installed over the serving window to protect against the entrance of insects.
3. The drain lines from the following pieces of equipment are to discharge through an air-gap into the sanitary sewer:
 - a. Ice machine
 - b. Ice bins
 - c. Rinse and sanitize sections of the three-compartment sink
4. A mop sink is to be installed in the storage room for the disposal of waste water.
5. Floors, walls, and ceiling in the concession area are to be finished to be smooth, nonabsorbent, and crack or crevice free. Floor or wall junctures are to be coved.

July 24, 2013
Plan Review #20130063
John Edgerle
Re: Pinery Park LL Conc.
Page Two

With the addition of the items listed above, the Kent County Health Department approves the plans submitted to construct your new concession building. Please note that other local permits may be required prior to construction. You will need to contact this office at least five business days prior to opening to schedule a pre-opening inspection. At the time of the pre-opening inspection, the following items will be required:

1. All construction is to be completed as detailed in the original plans except where amended by this or any subsequent health department correspondence.
2. Documentation is to be provided that indicates that a managerial employee is currently certified under a personnel certification program accredited by ANSI, utilizing the Conference of Food Protection standards.
3. All food service personnel are to have a working knowledge of food service sanitation as it relates to their job description.
4. A check made payable to the Kent County Health Department for \$230.00 must be provided for your Food Service License.

If you have any questions relative to this approval, please give me a call. I will look forward to working with you on this project.

Sincerely,



Jim Boyd, R.S.
Plan Review Specialist
Environmental Health Division

cc: Natasha Baskin, Sanitarian, KCHD
Wyoming Building and Plumbing Inspection Offices

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE
AN AGREEMENT WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION FOR
THE RELOCATION OF STREET LIGHTS ASSOCIATED WITH THE
RECONSTRUCTION OF 28TH STREET AND CLYDE PARK AVENUE INTERSECTION

WHEREAS:

1. The Michigan Department of Transportation (MDOT) is currently reconstructing the intersection of 28th Street (M-11) and Clyde Park Avenue with a new concrete pavement in the City of Wyoming.
2. The project includes removing the existing street lights and reconstructing them upon completion of the intersection reconstruction.
3. MDOT has prepared the attached City-State Agreement for the project, identifying the costs and obligations of each respective party.
4. The City's share of the project is estimated to be \$318 and can be financed out of the Capital Improvement Program account number 400-441-50200-972.502, 2013 CP 28th and Clyde Park.

NOW, THEREFORE, BE IT RESOLVED:

1. The Major and City Clerk are hereby authorized to execute the attached City-State Agreement with MDOT for removing the existing street lights and reconstructing them upon completion of the 28th Street (M-11) and Clyde Park Avenue reconstruction project.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS: City-State Agreement

SPECIAL TRUNKLINE
UTILITY WORK
BY LOCAL AGENCY

DA	
Control Section	NH 41062
Job Number	110036A
Federal Project	NH 1241(066)
Federal Item	HH 8102
CFDA No.	20.205 (Highway Research Planning & Construction)
Contract	13-5415

THIS CONTRACT is made and entered into this date of _____, by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CITY OF WYOMING, a Michigan municipal corporation, hereinafter referred to as the "CITY"; for the purpose of fixing the rights and obligations of the parties in agreeing to the relocation by the CITY of utility facilities benefiting Highway M-11 within the corporate limits of the CITY.

WITNESSETH:

WHEREAS, the DEPARTMENT is planning concrete reconstruction of the intersection of Highway M-11 (28th Street) and Clyde Park Avenue; and

WHEREAS, the DEPARTMENT has determined that certain CITY facilities require relocation to facilitate the DEPARTMENT'S construction; and

WHEREAS, the CITY has requested that they be authorized to relocate their facilities, said relocation being hereinafter referred to as the PROJECT, is further described as follows:

Temporary relocation of street lighting necessary for the reconstruction of the intersection of Highway M-11 (28th Street) and Clyde Park Avenue; together with necessary related work, located within the corporate limits of the CITY; and

WHEREAS, the DEPARTMENT'S participation in the PROJECT will be limited to relocation in kind to make the CITY whole of those facilities being relocated; and

WHEREAS, the PROJECT COST has been determined to be \$14,020; and

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties shall undertake and complete the construction of the PROJECT in accordance with this contract. The term "PROJECT COST", as herein used, is hereby defined as the cost of the physical construction necessary for the completion of the PROJECT as determined by the DEPARTMENT.

2. The CITY shall perform all the PROJECT work. The performance of PROJECT work will be subject to the following provisions:

- A. The CITY will design, or cause to be designed, the PROJECT, and shall accept full responsibility for that design. Any review undertaken by the DEPARTMENT shall not relieve the CITY of its obligation hereunder.
- B. No PROJECT work is to be performed by the CITY until authorization in writing has been given to the CITY by the DEPARTMENT which specifies that such work may commence.
- C. The PROJECT work shall be performed in accordance with plans and specifications reviewed by the DEPARTMENT. No changes will be made to the plans and specifications reviewed by the DEPARTMENT which affect the PROJECT without the same being re-reviewed by the DEPARTMENT.

The DEPARTMENT'S review does not relieve the CITY of meeting any applicable requirements of law or of other public bodies or agencies with respect to the design, construction, or operation of the PROJECT.

- D. The CITY will comply with all applicable State, Federal and local statutes, ordinances and regulations, and obtain all permits that are required for the performance of the PROJECT work.
- E. The CITY shall provide all construction engineering and inspection necessary for the PROJECT; however, the DEPARTMENT may, at its own expense, provide a competent inspector, together with necessary assistance, to assist the field representative of the CITY in completing the PROJECT. Said inspector of the DEPARTMENT, acting through the CITY'S engineer, shall have the right to reject any or all portions of the work which are not executed pursuant to the plans and specifications.
- F. No portion of the work included in this contract shall be subcontracted, assigned, or otherwise disposed of except with the written consent of the DEPARTMENT.
- G. Prior to the performance of any PROJECT work the CITY shall notify the District Engineer, Michigan Department of Transportation at the following location when the work will commence so arrangements may be made, if necessary, to have an inspector present while the work is in progress.

Michigan Department of Transportation
 Erick Kind, Grand Rapids TSC Manager
 2660 Leonard Street, NE
 Grand Rapids, MI 49525

H. The CITY shall secure a permit from the DEPARTMENT for the PROJECT work and shall conform with all DEPARTMENT permit requirements for any work to be performed within the state trunkline right-of-way.

No charge will be made by the DEPARTMENT to the CITY for any inspection work on the PROJECT pursuant to the Supplemental Specifications of Permit Form 2205.

I. The operation and maintenance of the facilities shall remain the sole responsibility of the CITY.

J. The PROJECT work shall be performed in accordance with the requirements and guidelines set forth in Federal Aid Policy Guide (FAPG) Chapter I, Subchapter G, Part 645, Subpart A: Utility Relocations, Adjustments and Reimbursement and such other pertinent Directives and Instructional Memoranda of the FHWA as may be applicable.

Accounts relative to the PROJECT work shall be subject to review and audit by the FHWA and billings shall be prepared in accordance with pertinent directives of the FHWA.

K. Buy America Requirements (23 CFR 635.410) shall apply to the PROJECT and will be adhered to, as applicable, by the parties hereto.

3. The PROJECT COST shall be charged to and paid by the DEPARTMENT and the CITY in the following proportions and in the manner and at the times hereinafter set forth:

DEPARTMENT -	87.5%
CITY -	12.5%

The PROJECT COST and the respective shares of the parties, after Federal-aid, is estimated to be as follows:

TOTAL ESTIMATED COST	FEDERAL AID	BALANCE AFTER FEDERAL AID	DEPT'S SHARE	CITY'S SHARE
\$14,020	\$11,475	\$2,545	\$2227	\$318

In the event that the CITY determines the PROJECT will exceed the estimate as set forth herein, the CITY shall advise the DEPARTMENT in writing and receive approval prior to the performance of such work.

4. In order to fulfill the obligations assumed by the DEPARTMENT under the terms of this contract, the DEPARTMENT shall make prompt payment to the CITY for its share of the PROJECT COST upon execution of this contract and receipt of billing from the CITY for work performed.

All billings submitted to the DEPARTMENT, for reimbursement for items of work performed under the terms of this contract, shall be prepared in accordance with the procedures of the DEPARTMENT. Progress billings may be submitted monthly during the time work is being performed provided, however, that no bill of a lesser amount than \$1,000.00 shall be submitted unless it is a final or end of fiscal year billing. All billings shall be labeled either "Progress Bill Number _____" or "Final Billing".

Final billing under this contract shall be submitted in a timely manner but not later than twelve months after completion of the work. Billings for work submitted later than twelve months after completion of the work will not be paid.

5. The CITY shall establish and maintain accurate records, in accordance with generally accepted accounting principles, of all expenses incurred for which payment is sought or made under this contract, said records to be hereinafter referred to as the "RECORDS". Separate accounts shall be established and maintained for all costs incurred under this contract.

The CITY shall maintain the RECORDS for at least three (3) years from the date of final payment made by the DEPARTMENT under this contract. In the event of a dispute with regard to the allowable expenses or any other issue under this contract, the CITY shall thereafter continue to maintain the RECORDS at least until that dispute has been finally decided and the time for all available challenges or appeals of that decision has expired.

The DEPARTMENT, or its representative, may inspect, copy, or audit the RECORDS at any reasonable time after giving reasonable notice.

If any part of the work is subcontracted, the CITY shall assure compliance with the above for all subcontracted work.

Final settlement of costs shall be made upon completion of all PROJECT work and final audit by the DEPARTMENT. In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract, or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the CITY, a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the CITY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the CITY shall: (a) respond in writing to the responsible Bureau or the DEPARTMENT indicating whether or not it

concur with the audit report, (b) clearly explain the nature and basis for any disagreement as to a disallowed item of expense and, (c) submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the "RESPONSE". The RESPONSE shall be clearly stated and provide any supporting documentation necessary to resolve any disagreement or questioned or no opinion expressed item of expense. Where the documentation is voluminous, the CITY may supply appropriate excerpts and make alternate arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The CITY agrees that failure to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the CITY, the CITY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the CITY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the CITY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the CITY under this contract or any other agreement, or payable to the CITY under the terms of 1951 PA 51, as applicable. Interest will be assessed on any partial payments or repayment schedules based on the unpaid balance at the end of each month until the balance is paid in full. The assessment of interest will begin thirty (30) days from the date of the invoice. The rate of interest will be based on the Michigan Department of Treasury common cash funds interest earnings. The rate of interest will be reviewed annually by the DEPARTMENT and adjusted as necessary based on the Michigan Department of Treasury common cash funds interest earnings. The CITY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision only as to any item of expense the disallowance of which was disputed by the CITY in a timely filed RESPONSE.

6. The CITY agrees to comply with all applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resources and Environmental Protection Act, 1994 PA 451 as amended by 1995 PA 60, MCL 324.9101 et. seq., for all PROJECT work performed under this contract, and the CITY shall require its contractors and subcontractors to comply with the same.

7. This contract is not intended to increase or decrease either party's liability or immunity from tort claims.

8. All work performed in connection with the PROJECT will be subject to the provisions of 1925 P.A. 17, Subsection 2, MCLA 250.62, but any reference to State Highway Commission shall be deemed to be the DEPARTMENT for the purposes of this section.

9. The CITY agrees to indemnify and save harmless the State of Michigan, the Michigan State Transportation Commission, the DEPARTMENT and all officers, agents, and employees thereof:

- A. From any and all claims by persons, firms, or corporations for labor, materials, supplies or services provided to the CITY in connection with the contract which the CITY shall perform under the terms of this contract; and
- B. From any and all claims for injuries to, or death of, any and all persons, for loss of or damage to property, environmental damage, degradation, response and cleanup costs, and attorney fees or other related costs, arising out of, under, or by reason of this Agreement, including the design of the PROJECT, except claims resulting from the sole negligence or wilful acts or omissions of said indemnitee, its agents or employees.

It is expressly understood and agreed that the CITY shall take no action or conduct which arises either directly or indirectly out of its obligations, responsibilities, and duties under this contract, which results in claims being asserted against or judgments being imposed against the State of Michigan, the DEPARTMENT, and/or the Michigan State Transportation Commission.

In the event that the same occurs, for the purpose of this contract it will be considered as a breach of this contract thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan State Transportation Commission a right to seek and obtain any necessary relief or remedy, including but not by way of limitation, a judgment for money damages.

10. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", as set forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6 and the Regulations of the United States Department of Transportation (49 C.F.R. Part 21) issued pursuant to said Act, including Appendix "B", attached hereto and made a part hereof, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract. The parties will carry out the applicable requirements of the DEPARTMENT'S Disadvantaged Business Enterprise (DBE) program and 49 CFR, Part 26, including, but not limited to, those requirements set forth in Appendix C.

11. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the CITY and for the DEPARTMENT; upon the adoption of a resolution approving said contract and authorizing the signatures thereto of the respective officials of the CITY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed the day and year first above written.

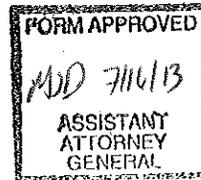
CITY OF WYOMING

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By _____
Title:

By _____
Department Director MDOT

By _____
Title:



APPROVED AS TO FORM:

Jack Shute

APPROVED BY:

Michael D. [Signature]

Administrator
Real Estate

2/17/13
Date

Bid Comparison

Contract ID: 157.13
Contract Year: 2013
Description: Sanitary Sewer Replacement
Location:
Projects(s): 157.13

Rank	Bidder	Total Bid	% Over Low	% Over Est.
0	ENGINEER'S ESTIMATE	\$98,665.00	-22.37%	0.00%
1	(2) Diversco Construction Co. Inc.	\$127,105.50	0.00%	28.82%
2	(3) GEORGETOWN CONSTRUCTION CO	\$130,307.00	2.51%	32.07%
3	(00679) My-Con, Inc.	\$138,499.70	8.96%	40.37%
4	(9) Kamminga & Roodvoets, Inc	\$142,159.75	11.84%	44.08%
5	(14) Wyoming Excavators, Inc.	\$164,698.50	29.57%	66.92%
6	(01234) Bultsma Excavating, Inc.	\$185,617.53	46.03%	88.12%

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Diversco Construction Co. Inc.		(2) GEORGETOWN CONSTRUCTION CO	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0001	1002	REMOVE TREES 8" TO 18"	3	Ea	\$300.00	\$900.00	\$200.00	\$600.00	\$200.00	\$600.00
0002	1003	REMOVE TREES 19" TO 36"	3	Ea	\$500.00	\$1,500.00	\$600.00	\$1,800.00	\$600.00	\$1,800.00
0003	1008	REMOVE CURB & GUTTER	592	Ft	\$5.00	\$2,960.00	\$5.00	\$2,960.00	\$4.00	\$2,368.00
0004	1035	REMOVE SIDEWALK	326	SY	\$4.00	\$1,304.00	\$5.00	\$1,630.00	\$5.00	\$1,630.00
0005	1125	REMOVE EX SEWER	388	LF	\$15.00	\$5,820.00	\$3.00	\$1,164.00	\$2.00	\$776.00
0006	1142	REMOVE EX COVER AND CASTINGS	2	EA	\$200.00	\$400.00	\$100.00	\$200.00	\$200.00	\$400.00
0007	1145	REMOVE EX DRAINAGE STRUCTURES	2	EA	\$600.00	\$1,200.00	\$500.00	\$1,000.00	\$300.00	\$600.00
0008	1550	REMOVE CONCRETE	185	Syd	\$5.00	\$925.00	\$5.00	\$925.00	\$5.00	\$925.00
0009	3015	SANITARY SERVICE CONNECTION	416	LF	\$24.00	\$9,984.00	\$42.00	\$17,472.00	\$41.00	\$17,056.00
0010	3065	SEWAGE PUMPING	1	LS	\$5,000.00	\$5,000.00	\$350.00	\$350.00	\$8,000.00	\$8,000.00
0011	3180	SANITARY SEWER 8" 0'-14'	388	LF	\$25.00	\$9,700.00	\$71.00	\$27,548.00	\$50.00	\$19,400.00
0012	3275	SAN. SEWER DRAINAGE STRUC. STD 4' DIA 0' TO 14' DEPTH	2	EA	\$1,500.00	\$3,000.00	\$2,200.00	\$4,400.00	\$1,700.00	\$3,400.00
0013	3320	F & LAY 6" WYES ON 8" SANITARY SEWER	13	EA	\$70.00	\$910.00	\$250.00	\$3,250.00	\$200.00	\$2,600.00
0014	4031	Drainage Structure Castings	2	Ea	\$380.00	\$760.00	\$750.00	\$1,500.00	\$500.00	\$1,000.00
0015	6145	6" AGGREGATE BASE 21AA - MODIFIED	1,450	SY	\$4.00	\$5,800.00	\$6.00	\$8,700.00	\$5.40	\$7,830.00
0016	6215	SIDEWALK RAMP, ADA	1,000	Sft	\$3.00	\$3,000.00	\$3.50	\$3,500.00	\$3.70	\$3,700.00

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE Bid Price	Total	(1) Diversco Construction Co. Inc.	Bid Price	Total	(2) GEORGETOWN CONSTRUCTION CO	Bid Price	Total
0017	6217	Detectable Warnings	32	Ft	\$60.00	\$1,920.00	\$65.00	\$2,080.00	\$30.00	\$960.00		
0018	6240	CONCRETE CURB AND GUTTER, 30"	592	Lft	\$15.00	\$8,880.00	\$13.00	\$7,696.00	\$14.00	\$8,288.00		
0019	6270	CONCRETE SIDEWALK, 4"	2,600	SF	\$2.50	\$6,500.00	\$2.25	\$5,850.00	\$2.25	\$5,850.00		
0020	6280	CONCRETE PAVEMENT NON REINFORCED, 4"	185	SY	\$18.00	\$3,330.00	\$18.50	\$3,422.50	\$20.00	\$3,700.00		
0021	6295	ADJUST CASTINGS	2	EA	\$425.00	\$850.00	\$350.00	\$700.00	\$400.00	\$800.00		
0022	6333	BITUMINOUS MIXTURE - 3C	160	TON	\$53.00	\$8,480.00	\$73.00	\$11,680.00	\$74.00	\$11,840.00		
0023	6335	BITUMINOUS MIXTURE - 4C	160	TON	\$55.00	\$8,800.00	\$75.00	\$12,000.00	\$76.00	\$12,160.00		
0024	7005	TOP SOIL 4" SCREENED	556	SY	\$4.00	\$2,224.00	\$5.00	\$2,780.00	\$3.00	\$1,668.00		
0025	7015	CLASS A SEED HYDRO-MULCH	556	SY	\$0.50	\$278.00	\$1.00	\$556.00	\$1.00	\$556.00		
0026	8010	MINOR TRAFFIC CONTROL DEVICES	1	LS	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$11,000.00	\$11,000.00		
0027	8100	BARRICADE TYPE II LIGHTED - FURNISHED	40	EA	\$40.00	\$1,600.00	\$15.00	\$600.00	\$20.00	\$800.00		
0028	8101	BARRICADE TYPE II LIGHTED - OPERATED	40	EA	\$6.00	\$240.00	\$1.00	\$40.00	\$5.00	\$200.00		
0029	8110	BARRICADE TYPE III LIGHTED - FURNISHED	2	EA	\$175.00	\$350.00	\$100.00	\$200.00	\$100.00	\$200.00		
0030	8111	BARRICADE TYPE III LIGHTED - OPERATED	2	EA	\$25.00	\$50.00	\$1.00	\$2.00	\$100.00	\$200.00		
Bid Totals:						\$98,665.00		\$127,105.50		\$130,307.00		

CONTRACT

THIS CONTRACT AWARDED on the 5th day of August 2013 by and between the CITY OF WYOMING, Kent County, Michigan, party of the first part, hereinafter called the "City" and

**DIVERSCO CONSTRUCTION COMPANY, INC.
570 MARKET AVENUE, SW
GRAND RAPIDS, MI 49503**

party of the second part, hereinafter called the "Contractor."

Witnesseth, that the City and the Contractor, for the considerations hereinafter mentioned, agree as follows:

ARTICLE I - THE CONTRACT

The following shall be deemed to be part of this Contract:

- A. Performance Bond, Payment Bond, and Resolution from Board of Directors**
- B. Information for Bidders**
- C. Bid Proposal Form**
- D. Award of Bid**
- E. Certificate of Insurance (per City of Wyoming's Contractor Insurance Requirements)**
- F. Subcontract Provision**
- G. Letter of Credit (5% of Annual Contract Amount)**
- H. Equal Employment Opportunity Statement**
- I. All Provisions required by law to be inserted in this contract, whether actually inserted or not.**
- J. Special Specifications as listed below:**

SEE ATTACHED

ARTICLE II - SCOPE OF THE WORK - SUBJECT MATTER

The Contractor hereby agrees to furnish all of the materials and all of the equipment and labor necessary to perform all of the work shown on the drawing and described in the specifications for the project entitled:

RATHBONE STREET SANITARY SEWER REPLACEMENT

all in accordance with the requirements and provisions of the Contract. The Contractor likewise agrees to do all incidental and appurtenant work in connection therewith.

ARTICLE III - TIME OF COMPLETION

The work to be performed under this contract shall be completed on or before August 30, 2013. Should the Contractor be obstructed or delayed in the prosecution or completion of his work by any act, neglect or default of the City, then the time herein fixed for completion of the work shall be extended for a period equivalent to the time lost by reason of such delay for the causes herein mentioned. The duration of such extension shall be determined by the City Manager or his authorized representative.

ARTICLE IV - LIQUIDATED DAMAGES

Should the work under this Agreement not be finished within the time specified, the City is hereby authorized to deduct out of the money which may be due or become due to the Contractor under this Agreement, as damages for the noncompletion of the work aforesaid, within the time hereinbefore stipulated for its completion, the sum of Four Hundred Dollars (\$400.00) for each calendar day by which the Contractor shall fail to complete the work or any part thereof in accordance with the provisions hereof, and such liquidated damages shall not be considered as a penalty. It is understood that the City shall not forfeit its right to liquidated damages in the event that delay is partly caused by it. In this event, said damages shall be apportioned so that each day of delay attributable to the City shall be subtracted from the total days of delay, and the Contractor shall pay liquidated damages for the remainder.

ARTICLE V - THE CONTRACT SUM

The City agrees to pay and the Contractor agrees to accept the sum of:

**ONE HUNDRED TWENTY-SEVEN THOUSAND ONE HUNDRED FIVE DOLLARS
AND 50/100 CENTS (\$127,105.50)**

the amount named in the Proposal, as full compensation for all labor, supervision, equipment, materials, and incidental expense required in executing all of the work contemplated in this Contract, including also all loss or damage arising out of the nature of the work or from the action of the elements or from any unforeseen obstruction or difficulties which may be encountered in the prosecution of the same or from other causes of every description connected with the work.

It is further agreed that the sum named may be increased or decreased in accordance with the units of work actually completed at the Contract unit prices, and may be increased by the addition of items of work not included in the proposal items.

ARTICLE VI - CITY CHARTER TO BE GOVERNING DOCUMENT

The City Charter of the City shall be the governing document in all contractual relations with the City of Wyoming. In the prosecution of the work under this Contract, eight (8) hours shall constitute a day's labor. The City retains the right to determine finally all questions as to the proper performance under this Contract or any unfinished portion thereof, and in case of improper, dilatory or imperfect performance thereof to suspend the work at any time and to order the partial or entire reconstruction of the same. The City likewise retains full power to determine all questions arising under this Contract according to the true intent and meaning thereof.

ARTICLE VII - COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS

The Contractor shall keep himself fully informed of and shall at all time comply with all local, state, and federal laws, rules, and regulations applicable to this Contract and the work to be done hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

Witnesses

CITY OF WYOMING

_____ By _____
Jack Poll
Its Mayor Date

_____ By _____
Heidi A. Isakson
Its City Clerk Date

CONTRACTOR Date

By _____

Its _____

Correct in form: _____
City Attorney Date

Certification of funds: _____
City Comptroller Date

The Contract above was approved and ordered executed by the Council of the
City of Wyoming at a session held _____, 20 ____.

Attest: _____
City Clerk Date

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE REPAIR OF THE 44TH STREET AND BYRON
CENTER AVENUE BRIDGES BY THE ANLAAN CORPORATION

WHEREAS:

1. The City operates numerous bridges over the creeks and streams within the City.
2. The City experienced approximately 10-inches of rainfall on April 18, 2013, which led to the declaration of a state of emergency.
3. The 44th Street and the Byron Center Avenue bridges over Buck Creek sustained damage from the storm run-off on April 18, 2013.
4. The Anlaan Corporation submitted an estimate to repair the bridges for approximately \$65,000.
5. Insufficient funds are available in the Major Street Fund, Street Maintenance account 202-441-46300-930.000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council authorizes the Anlaan Corporation to complete the repairs to the 44th Street and the Byron Center Avenue bridges for approximately \$65,000.
2. The City Council authorizes a budget amendment of \$65,000 from the Major Street Fund to the Major Street Fund, Street Maintenance account 202-441-46300-930.000.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:
Staff Report

STAFF REPORT

DATE: July 25, 2013

SUBJECT: Storm Damage – Bridge Repair

FROM: W. Scott Zastrow, Assistant Director of Public Works

Date of Meeting: August 5, 2013

RECOMMENDATION

The Public Works Department recommends that the City Council authorize the Anlaan Corporation to complete the repairs to the 44th Street and the Byron Center Avenue bridges over Buck Creek.

SUSTAINABILITY CRITERIA

Environmental Quality

The City of Wyoming is ardently involved in the protection of Michigan's natural resources and the health and welfare of the public. The repair of the bridge will insure the protection of the Buck Creek watershed.

Social Equity

The street system within the City provides the same high quality service to all residents without regard to income level or socio-economic status. All of the City's residents enjoy equal access to the benefits of the City's street system.

Economic Strength

The street system provides the businesses and residents of the City with a safe and reliable method of access to all areas of the City.

DISCUSSION

On April 18, 2013, the City of Wyoming was impacted by approximately 10-inches of rainfall, which caused the City to declare a state of emergency. The rainfall led to a high water level in the Buck Creek. The high water level caused scour along the bridge abutments of the 44th Street and the Byron Center Avenue bridges; therefore, a contractor needs to be hired to repair the abutments.

The amount of water that flowed through the Buck Creek watershed caused some erosion and flooding issues. Because of the erosion and flooding issues, the Public Works staff identified a need to have the bridge structures throughout the City inspected to determine if any damage was caused by the flood waters or the debris flow.

Scott Civil Engineering, Co. performed the inspections. Through the inspections, the Scott Civil Engineering, Co. identified scour damage to the 44th Street and the Byron Center Avenue bridges over Buck Creek.

The work to repair the damage is highly technical. The Anlaan Corporation is currently reconstructing the Burlingame Avenue bridge over Buck Creek. The Anlaan Corporation has the technical expertise to complete the repairs as outlined by the Scott Civil Engineering, Co. and has submitted an estimate to complete the repairs.

BUDGET IMPACT

The estimated cost of the bridge repairs by the Anlaan Corporation is approximately \$65,000. Insufficient funds are available in the Major Street Fund, Street Maintenance Account 202-441-46300-930.000; therefore, funds will have to be transferred from the fund balance.

RESOLUTION NO. _____

RESOLUTION TO AWARD THE BID FOR THE RATHBONE STREET
SANITARY SEWER REPLACEMENT

WHEREAS:

1. The sanitary sewer located in Rathbone Street between Burlingame Avenue and Federal Avenue was found to have deteriorated beyond repair
2. On July 30, 2013, the City received six bids for the proposed sanitary sewer replacement.
3. Diversco, Incorporated submitted the lowest bid of \$127,105.50.
4. Sufficient funds are available in the Sewer Fund, Capital Outlay account 590 441 54400 972.544.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council awards the Rathbone Street Sanitary Sewer Replacement project to Diversco, Incorporated in the amount of \$127,105.50.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:

Staff Report

Bid Tabulation

Contract

STAFF REPORT

DATE: July 31, 2013

SUBJECT: Award of Bid, Sanitary Sewer Reconstruction, Rathbone Street

FROM: W. Scott Zastrow, Assistant Director of Public Works

Date of Meeting: August 5, 2013

RECOMMENDATION

The Public Works Department recommends awarding the Rathbone Street Sanitary Sewer Replacement project to the low bidder, Diversco, Incorporated for \$127,105.50.

SUSTAINABILITY CRITERIA

Environmental Quality

The City of Wyoming is ardently involved in the protection of Michigan's natural resources and the health and welfare of the public. The reconstruction of the sanitary sewer will insure sewage is conveyed to the Cleanwater Plant for proper treatment.

Social Equity

The wastewater collection system within the City provides the same high quality service to all residents without regard to income level or socio-economic status. All of the City's residents enjoy equal access to the benefits of the City's wastewater collection system.

Economic Strength

The wastewater collection system provides the businesses and residents of the City with a safe and reliable method to dispose of sewage.

DISCUSSION

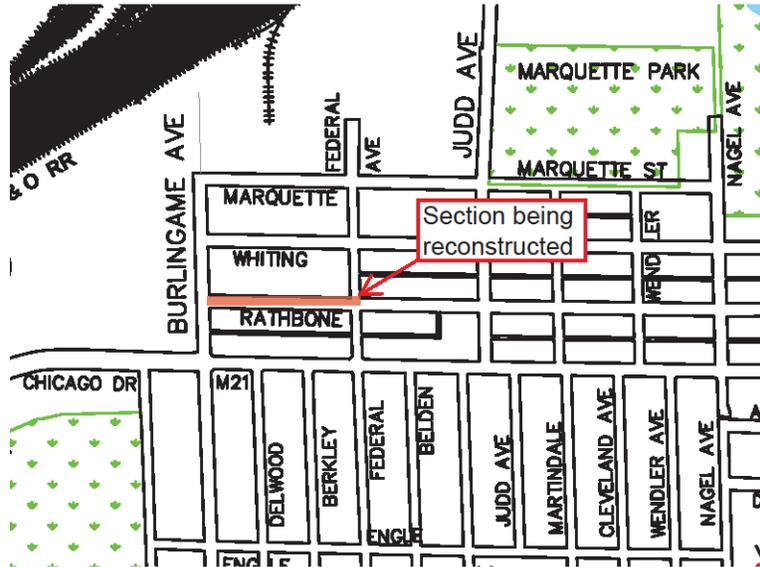
Each year, the Public Works department hires a contractor to clean and inspect the City's sanitary sewers. The Public Works department divides the City's sanitary sewers into five areas. The aforementioned divisions insures all of the City's sanitary sewers to be inspected approximately once every five years.

In 2012, a contractor was cleaning and inspecting the sanitary sewers north of 28th Street. While inspecting the sanitary sewer on Rathbone Street, portions of the pipe wall were found to be missing. The clay pipe had deteriorated to a point that portions of the pipe had been carried away with the flow of the sewage.

The Public Works department dispatched a crew in an attempt to repair or replace a portion of the pipe. Typically the crews are able to repair approximately 3-feet of pipe. The sanitary sewer pipe along Rathbone Street was found to be in such poor condition, the crew had to replace 10-

feet of pipe. The crew never found solid pipe to connect the replacement pipe to and had to make a temporary repair.

Based upon the inspection and the Public Works department's temporary repair, the Public Works department has determined that 400 feet of sanitary sewer in Rathbone needs to be reconstructed.



On July 30, 2013, the City of Wyoming received six bids for the Rathbone Street Sanitary Sewer Reconstruction project. Eight bids were sent to prospective contractors. Diversco, Incorporated submitted the lowest bid of \$127,105.50.

BUDGET IMPACT

The project cost including Engineering and Contingencies is estimated to be approximately \$143,700. Sufficient funds are available in the Sewer Fund, Capital Outlay account, 590 441 54400 972.544.

ATTACHMENT

Bid Tabulation
Contract

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE PURCHASE OF
ALUMINUM SIGN BLANKS

WHEREAS:

1. As detailed in the attached Staff Report, it is recommended that the City authorize the purchase of aluminum sign blanks from 3M Company, Allmac Signs, Custom Products Corp., Dornbos Sign Inc., MD Solutions, Ratchco Safety Supply Inc., and Vulcan Signs per the unit bid prices as received and awarded by the Kent County Road Commission.
2. It is in the best interest of the City to enter in the cooperative bid with the Kent County Road Commission for the purchase of aluminum sign blanks.
3. The cost of aluminum sign blanks is estimated to be approximately \$25,000. Sufficient funds are available in the Major and Local Street Traffic Supplies Accounts 202-441-47400-775.000 and 203-441-47400-775.000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council hereby authorizes the purchase of aluminum sign blanks from 3M Company, Allmac Signs, Custom Products Corp., Dornbos Sign Inc., MD Solutions, Ratchco Safety Supply Inc., and Vulcan Signs per the unit bid prices as received and awarded by the Kent County Road Commission.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried	Yes
	No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:

Staff Report

STAFF REPORT

DATE: July 25, 2013

SUBJECT: Bid Award – Aluminum Sign Blanks

FROM: William D. Dooley, Director of Public Works

Date of Meeting: August 5, 2013

RECOMMENDATION

It is recommended that the City Council authorize the purchase of aluminum sign blanks through the cooperative bid with the Kent County Road Commission for approximately \$25,000.

SUSTAINABILITY CRITERIA

Environmental Quality

The City of Wyoming is ardently involved in the protection of Michigan's natural resources and the public's health and welfare. The City can continue to protect the environment by purchasing aluminum sign blanks that are able to be recycled when damaged beyond repair.

Social Equity

It is necessary to ensure that all of the traffic regulation and guide signs within the City of Wyoming are maintained properly to guide all motorists and pedestrians safely and efficiently throughout the City. The replacement of traffic signs will allow the City of Wyoming to continue to provide high quality roads to all residents without regard to income or socio-economic status.

Economic Strength

By participating in the cooperative bid with the Kent County Road Commission, it ensures the City's ability to get better pricing on materials and services, therefore, reducing the overall cost of aluminum sign blanks for the City.

DISCUSSION

In February, 2013, the Kent County Road Commission awarded their contract for aluminum sign blanks to 3M Company, Allmac Signs, Custom Products Corp., Dornbos Sign Inc., MD Solutions, Ratchco Safety Supply Inc., and Vulcan Signs. No one bidder qualified as the lowest bidder, and no one bidder could bid 100% of the items on the bid. It is in the best interest of the City to enter into the cooperative bid with the Kent County Road Commission for the purchase of aluminum sign blanks.

BUDGET IMPACT

The Traffic Division will use approximately \$25,000 of aluminum sign blanks during the year. Sufficient funds are available in the Traffic Supplies Accounts 202-441-47400-775.000 and 203-441-47400-775.000.

ATTACHMENTS:

Kent County Road Commission Bid Tabulations

KENT COUNTY ROAD COMMISSION BID TABULATION

Tabulation of Bids for: **Purchase of 2013 Requirements of Traffic Signs and Sign Elements, as needed, with two one year renewal optio**

Date: **February 7, 2013 8:30 AM**

Bidder	3M Co.	Allmac Signs	Custom Products	Dornbos Sign	MD Solutions	Rathco Safety	US Standard Signs	Vulcan Signs
Aluminum Street Sign Blanks - White Type IV Sheeting one side, drilled								
18" x 6"		2.93	3.56	3.75		3.15		3.24
24" x 6"		3.90	4.57	4.55		4.20		4.30
30" x 6"		4.88	5.71	5.69		5.25		5.65
36" x 6"		5.85	6.48	6.83		6.30		6.35
42" x 6"		6.83	7.56	7.96		7.35		7.55
24" x 9"		5.86	6.48	6.83		6.30		6.35
30" x 9"		7.32	8.10	8.55		7.88		7.90
36" x 9"		8.78	9.51	10.24		9.45		9.41
42" x 9"		10.25	11.10	11.97		11.03		11.10
48" x 9"		11.71	12.29	13.65		12.60		12.70
Aluminum Sign Blanks								
12" x 6" Rectangle		1.45	1.43	1.38		1.58	1.38	1.36
12" x 18" Rectangle		3.15	3.75	4.13		3.42	3.39	3.28
36" x 12" Rectangle		6.30	7.19	8.25		6.84	6.50	6.65
12" x 48" Rectangle		8.40	9.56	11.00		9.13	8.67	8.82
24" x 18" Rectangle		6.30	7.19	8.25		6.84	6.50	6.57
30" x 24" Rectangle		6.30	11.88	13.75		11.41	10.84	10.85
30" Diamond		10.51	14.85	17.19		14.26	13.40	13.44
36" Diamond		18.91	21.38	24.75		20.53	19.52	19.52
48" x 24" Vertical		16.82	19.01	22.00		18.25	17.34	17.40
48" x 48" Square		33.62	37.69	44.00		36.50	34.69	34.71
18" x 18"		4.73	5.52	6.19		5.13	4.87	4.99
24" x 24"		8.40	9.56	11.00		9.13	8.67	8.63
36" x 24"		12.61	14.25	16.50		13.69	13.00	13.08
30" x 12"		5.25	6.19	6.88		5.70	5.41	5.55
9" x 12"		1.58	2.14	2.06		1.71	1.97	1.89
12" x 12"		2.10	2.74	2.75		2.28	2.40	2.32
36" x 9" Center Drilled		4.73	5.63	6.19		5.13	4.87	5.06

Bidder	3M Co.	Allmac Signs	Custom Products	Dornbos Sign	MD Solutions	Rathco Safety	US Standard Signs	Vulcan Signs
Aluminum Blank with Type II Sheeting on one side								
24" x 18" White		9.15	10.64	11.07		10.32		11.15
Finished Signs on Aluminum with Type IV Sheeting								
30" Stop (R1-1)		23.40	23.67	23.30		24.63		22.86
36" Stop (R1-1)		36.14	38.38	33.55		35.46		33.17
36" Yield (R1-2)		18.63	18.06	32.54		16.28		17.14
36" RR Advance (W10-1)		37.32	39.20	17.20		35.91		35.10
30" Stop Ahead Symbol (W3-1A)		28.17	31.46	28.94		29.44		26.60
36" Warning Sign (Blank with Border)		37.32	38.05	37.44		35.91		36.45
30" Warning Sign (Blank with Border)		25.92	26.61	26.00		24.94		25.31
18" x 24" Chevron (W1-8)		12.44	13.52	12.48		11.97		12.47
24" x 30" Speed Limits (R2-1)		20.73	22.44	20.80		19.95		20.25
24"x24" No Rt/Lft Turn Sym (R3-1/R3-2)		16.99	18.45	18.32		15.96		17.02
12" x 12" No Parking Symbol (R8-3A)		4.25	6.24	4.58		5.00		4.80
12" x 18" No Parking Symbol		6.22	7.39	6.87		7.18		7.10
30" x 18" Wrong Way (R5-9)		15.55	16.88	15.60		14.96		15.19
18"x24" No Parking Sym (Blank Bottom)		12.44	14.01	13.74		12.65		12.93
18" x 18" Road Ends Panel (ER-1)		9.33	10.26	9.36		8.98		9.45
36" x 24" Wrong Way (R5-9)		24.88	26.25	24.96		23.94		24.30
30" x 30" Do Not Enter (R5-4)		25.92	27.35	26.00		24.94		25.31
36" x 36" Do Not Enter (R5-4)		37.32	39.20	37.44		35.91		36.45
24" x 30" Keep Right Symbol (R4-7)		20.73	22.44	20.80		19.95		20.25
12" x 36" One Way (R6-1)		12.44	13.52	12.48		11.97		12.62
48" x 9" RR Cross Buck (R15-1)		NB	52.47	45.00		49.60		49.18
30" x 30" Speed Reduction _____ (W3-5)		25.93	32.91	25.17		29.18		26.60
30"x30" Rt/Lft Lane Must Turn Rt/Lt (R3-7)		25.93	27.35	26.00		24.94		25.31
12" x 36" Obstruction Panel (OM-3)		12.44	13.52	12.48		11.97		12.62
48" x 30" Road Closed (R11-2)		41.40	43.56	41.60		39.90		40.50

60"x30" Rd Closed to Thru Traff (R11-4)	51.75	54.32	52.00	49.88	50.62
24"x36" Cntr Lane Lft Turn Only Sym	24.84	26.25	24.96	23.94	24.30
Finished Signs on Aluminum with Type II Sheeting					
24" x 30" Natural Beauty	17.33	20.98	29.62	17.20	30.91

Bidder	3M Co.	Allmac Signs	Custom Products	Dornbos Sign	MD Solutions	Rathco Safety	US Standard Signs	Vulcan Signs
Finished Signs on Aluminum with Type XI Sheeting								
36" School Warn (S1-1) fluor. Yel/grn		67.26	68.87	58.37		57.24		59.90
36" Stop Ahead (W3-1A) fluor. Yellow		67.26	78.98	68.02		67.54		74.44
36" Signal Ahead (W3-3) Fluorescent Yellow.		67.28	78.98	67.95		67.54		65.83
40" x 30" No Passing Zone W14-3 Fluorescent Yellow		62.24	33.66	38.92		37.95		36.71
Finished Signs on HDO Plywood with Type IV Sheeting								
48"x24" Dbl & Sngl Arrow (W1-7, W1-6)		NB	235.01	33.60		36.77		32.40 (on metal)
Steel Sign Posts-Street Sign Posts								
12' 3# U - Painted Green		NB	22.61	20.65	23.32	21.96*		28.80
14' 3# U - Painted Green		NB	26.38	24.08	26.68	25.62*		33.60
14' 3# U - Galvanized		NB	34.34	31.08	32.49	30.52*		39.50
Delineator Posts								
7' 1.12# - Painted Green		NB	6.00	4.82		5.30**		6.98
7' 1.12# - Galvanized		NB	7.60	6.18		6.25**		8.42
Sheeting - Type II/Type IV								
15" x 50yd PS White 3M Scotchlite Punched	138.75/*		512.51/*	205.50/*		397.50/*		407.30/*
15" x 50yd PS Black 3M Scotchal Punched	148.13/*		283.22/*	225.00/*		286.58/*		281.00/*
24" x 50yd PS Scotchlite	195.00/360.00		231.00/471.30	281.00/504.00		288.00/456.00		228.00/438.00
30" x 50yd PS Scotchlite	243.75/450.00		288.75/589.13	351.00/630.00		360.00/570.00		285.00/547.50
36" x 50yd PS Scotchlite	292.50/540.00		346.50/706.95	421.20/756.00		432.00/684.00		342.00/657.00
8" x 50yd Wht/Ornge R or L Barricade PS	*/120.00		*/169.41	*/204.00		*/188.00		*/173.40
24" x 50yd Blk Nonreflective PS Scotchal	222.00/*		281.82/*	298.80/*		NB/*		314.53/*
Border - Type II/Type IV								
½" x 50yd PS White	4.06/7.50		5.08/NA	6.83/11.90		12.00/12.75		4.75/9.13

3/4" x 50yd PS White	6.09/11.25	7.62/NA	10.23/17.85	15.00/18.50	7.13/13.69
9/16" x 50yd PS Black	5.20/*	10.26/*	NA/*	15.00/*	7.87/*
1" x 50yd PS Black	9.25/*	14.10/*	16.13/*	15.65/*	14.00/*
Type XI Sheeting - Fluorescent Yellow and Yellow/Green					
24" x 50yd	1080.00	1330.20	1084.00	1176.00	1209.00
30" x 50yd	1350.00	1662.75	1330.00	1470.00	1511.25
36" x 50yd	1620.00	1995.30	1576.00	1764.00	1813.50

Bidder	3M Co.	Allmac Signs	Custom Products	Dornbos Sign	MD Solutions	Rathco Safety	US Standard Signs	Vulcan Signs
Type XI Fluorescent Orange Work Zone Sheeting								
36" x 50yd	1620.00		1995.30	1180.00		1764.00		1813.50
48" x 50yd	2160.00		2660.39	1828.00		2352.00		2418.00
Firm Price Period	One Year		One Year	One Year	One Year	One Year	One Year	2/12/13-1/12/14
Payment Terms	Net 30	Net 30	Net 30	Net 30	Net 30	Net 30	Net 30	Net 30
Delivery - 30 days max.	20 days ARO	21-30 days	30 days	30 days	30-45 days	-	21 days	Stk item 3-5 days
							All or None	Non Stk 30 days
							\$2000 min order.	

Rathco:

* bundles of 50 ea, truckload (40,000 min) quantities any mix, prices good for orders prior to 4/1/13

** bundles of 100 ea, truckload (40,000 min) quantities any mix, prices good for orders prior to 4/1/13

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE PURCHASE OF
REFLECTIVE SHEETING FROM 3M COMPANY

WHEREAS:

1. In July of 2013, the State of Michigan extended their contract to January 1, 2014 with 3M Company for the purchase of reflective sheeting used in the construction and maintenance of traffic signs.
2. It is in the best interest of the City to enter in the cooperative bid with the State of Michigan for the purchase of reflective sheeting.
3. The cost of reflective sheeting is estimated to be approximately \$30,000. Sufficient funds are available in the Major and Local Street Traffic Supplies Accounts 202-441-47400-775.000 and 203-441-47400-775.000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council hereby authorizes the purchase of reflective sheeting from 3M Company in the amount of the unit bid prices as received and awarded by the State of Michigan.

Moved by Councilmember:
 Seconded by Councilmember:
 Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

 Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:
Staff Report

STAFF REPORT

DATE: July 25, 2013
SUBJECT: Bid Award – Reflective Sheeting
FROM: William D. Dooley, Director of Public Works
Date of Meeting: August 5, 2013

RECOMMENDATION

The Public Works Department recommends that the City Council authorize the purchase of reflective sheeting from 3M Company, the State of Michigan's low bidder.

SUSTAINABILITY CRITERIA

Environmental Quality

The City of Wyoming is ardently involved in the protection of Michigan's natural resources and the health and welfare of the public.

Social Equity

It is necessary to ensure that all of the traffic regulation and guide signs within the City of Wyoming meet reflectivity standards to guide motorists and pedestrians safely and efficiently throughout the City. The replacement of traffic signs will allow the City of Wyoming to continue to provide high quality roads to all residents without regard to income or socio-economic status.

Economic Strength

By participating in the cooperative bid with the State of Michigan, it ensures the ability to get better pricing on materials and services, therefore, reducing the overall cost of reflective sheeting for the City.

DISCUSSION

In July of 2013, the State of Michigan extended the contract to the lowest bidder, 3M Company, for the purchase of reflective sheeting until January 1, 2014. It is in the best interest of the City to enter into the cooperative bid with the State of Michigan for the purchase of reflective sheeting from 3M Company.

BUDGET IMPACT

The Traffic Division will use approximately \$30,000 of reflective sheeting during the year for the maintenance and construction of traffic signs. Sufficient funds are available in the Traffic Supplies Accounts 202-441-47400-775.000 and 203-441-47400-775.000.

ATTACHMENTS:

State of Michigan Contract

Form No. DMB 234A (Rev. 1/96)
 AUTHORITY: Act 431 of 1984
 COMPLETION: Required
 PENALTY: Failure to deliver in accordance with Contract
 terms and conditions and this notice may be considered
 in default of Contract

STATE OF MICHIGAN
 DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
 PROCUREMENT
 P.O. BOX 30026, LANSING, MI 48909
 OR
 530 W. ALLEGAN, LANSING, MI 48933

April 3, 2012

CHANGE NOTICE NO. 3

TO

CONTRACT NO. 071B8200201

between

THE STATE OF MICHIGAN

and

NAME & ADDRESS OF CONTRACTOR 3M Company 3M Center-Building 225-5 S-08 PO Box 33225 St. Paul, MN 55133-3225 Email: dfmoran@mmm.com	TELEPHONE Dan Moran (800) 553-1380 ext. 3
	CONTRACTOR NUMBER/MAIL CODE
	BUYER/CA (517) 373-0301 Sue Cieciva
Contract Compliance Inspector: Sue Cieciva (517) 373-0301 Reflective Sheeting and Traffic Marking Tape – MDOT, MSI, and DNR	
CONTRACT PERIOD: 3 yrs. + 2 one-year options From: July 2, 2008 To: July 1, 2013	
TERMS Net 30 Days	SHIPMENT 20-60 Days A.R.O.
F.O.B. Delivered	SHIPPED FROM Various
MINIMUM DELIVERY REQUIREMENTS 1-Unit	

NATURE OF CHANGE (S):

Effective immediately, the last option year on this Contract is exercised, therefore the Contract expiration date is hereby CHANGED to July 1, 2013.

In addition, this Contract is hereby INCREASED by \$2,100,000.00.

All other terms, conditions, specifications and pricing remain unchanged.

INCREASE AMOUNT: \$2,100,000.00

AUTHORITY/REASON:

Per agency request dated January 19, 2012, DTMB, Procurement request dated February 1, 2012, vendor agreement by email dated March 13, 2012, and State Administrative Board approval on April 3, 2012.

TOTAL REVISED ESTIMATED CONTRACT VALUE: \$5,564,634.24

**REFLECTIVE SHEETING, TYPE II, ENGINEER GRADE
SPECIFICATIONS AND ITEM LISTING**

CATEGORY A: - Reflective Sheeting; Type II; Engineer Grade; Pressure Sensitive.

- Colors are as indicated below.
- All prices are per square foot.
- Must be available in 3/4 inch wide rolls, and 1 inch to 48 inch wide rolls, in any 1 inch increment.
- Must be available in lengths of 50 yards and 100 yards.

BRAND: 3M "Scotchlite", Series 3290/3290T

Item No.	Unit	Commodity	Description	Unit Price
1.	Sq.Ft.	801-49-82-1000	Silver. <i>Product #: 3290/3290T</i>	\$0.74
2.	Sq.Ft.	801-49-82-1005	Yellow. <i>Product #: 3271/3271T</i>	\$0.74
3.	Sq.Ft.	801-49-82-1010	Red. <i>Product #: 3272/3272T</i>	\$0.74
4.	Sq.Ft.	801-49-82-1015	Blue. <i>Product #: 3275/3275T</i>	\$0.74
5.	Sq.Ft.	801-49-82-1020	Green. <i>Product #: 3277/3277T</i>	\$0.74
6.	Sq.Ft.	801-49-82-1025	Brown. <i>Product #: 3279/3279T</i>	\$0.74

CATEGORY B: - Non- Reflective Sheeting; Pressure Sensitive.

- Colors are as indicated below.
- All prices are per square foot.
- Must be available in 3/4 inch wide rolls, and 1 inch to 48 inch wide rolls, in any 1 inch increment.
- Must be available in lengths of 50 yards and 100 yards.

BRAND: 3M "Scotchcal"

Item No.	Unit	Commodity	Description	Unit Price
1.	Sq.Ft.	801-48-75-1000	Black. <i>Product #: 3650-12</i>	\$0.6322
2.	Sq.Ft.	801-48-75-1005	White. <i>Product #: 3650-10</i>	\$0.6322
3.	Sq.Ft.	801-48-75-1010	Red. <i>Product #: 7725-13/7725-53</i>	\$0.7342
4.	Sq.Ft.	801-48-75-1015	Red. <i>Product #: 3650-114</i>	\$0.6322

REFLECTIVE SHEETING, TYPE IV HIGH INTENSITY PRISMATIC
SPECIFICATIONS AND ITEM LISTING

CATEGORY A: - Barricade Sheeting; Type IV, High Intensity Prismatic; Pressure Sensitive;

Orange with Silver.

- All prices are per roll.

Ref. BRAND: 3M "Scotchlite", Series 334/336

Item No.	Unit	Commodity	Description	Unit Price
1.	ROLL	801	10" x 50 yards; Right. <i>Product #: 334R/336R</i>	\$153.75
2.	ROLL	801	10" x 50 yards; Left. <i>Product #: 334L/336L</i>	\$153.75

CATEGORY B: - Reflective Sheeting; Type IV; High Intensity Prismatic; Pressure Sensitive.

- Colors are as indicated below.

- All prices are per square foot.

- Must be available in 3/4 inch wide rolls, and 1 inch to 48 inch wide rolls, in any 1-inch increment.

- Rolls must be available in lengths of 50 yards and 100 yards.

Ref. BRAND: 3M Series 3930

Item No.	Unit	Commodity	Description	Unit Price
1.	Sq.Ft.	801	White. <i>Product #: 3930</i>	\$1.45
2.	Sq.Ft.	801	Yellow. <i>Product #: 3931</i>	\$1.45
3.	Sq.Ft.	801	Red. <i>Product #: 3932</i>	\$1.45
4.	Sq.Ft.	801	Blue. <i>Product #: 3935</i>	\$1.45
5.	Sq.Ft.	801	Green. <i>Product #: 3937</i>	\$1.45
6.	Sq.Ft.	801	Brown. <i>Product #: 3939</i>	\$1.45

**REFLECTIVE SHEETING, DIAMOND GRADE
SPECIFICATIONS AND ITEM LISTING**

- CATEGORY E:** - Transparent Acrylic ; Durable; Electrocut Film (EC Film); Pressure Sensitive;
- Colors are as indicated below.
 - All prices are per square foot.
 - Must be available in 1 inch to 36-inch wide rolls, in any 1-inch increment.
 - Rolls must be available in lengths of 50 yards.
- Ref. BRAND: 3M "Scotchlite", Series 1170

Item No.	Unit	Commodity	Description	Unit Price
1.	Sq.Ft.	801-49-94	Clear. <i>Product #: 1170</i>	\$1.41
2.	Sq.Ft.	801-49-94-1000	Yellow. <i>Product #: 1171</i>	\$1.41
3.	Sq.Ft.	801-49-94-1005	Red. <i>Product #: 1172</i>	\$1.41
4.	Sq.Ft.	801-49-94-1015	Blue. <i>Product #: 1175</i>	\$1.41
5.	Sq.Ft.	801-49-94-1020	Green. <i>Product #: 1177</i>	\$1.41
6.	Sq.Ft.	801-49-94-1025	Black. <i>Product #: 1178</i>	\$1.41
7.	Sq.Ft.	801-49-94-1035	Brown. <i>Product #: 1179</i>	\$1.41

- CATEGORY F:** - Reflective Sheeting; Durable; Diamond Grade; Pressure Sensitive.
- Orange and White barricade sheeting.
 - All prices are per roll
- Ref. BRAND: 3M "Scotchlite", Series DG6

Item No.	Unit	Commodity	Description	Unit Price
1.	ROLL	801-49	<i>Product #: DG6</i>	\$1.20

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE PURCHASE OF THREE
VALVE ACTUATORS FROM ACTUATOR SPECIALTIES, INC.

WHEREAS:

1. The City owns and operates a 36” watermain under 44th Street, which has seven 30” ball valves that are not functional.
2. The Public Works staff has been determined that the valve actuators need to be replaced to make the seven 30” ball valves operational.
3. Actuator Specialties, Inc., has submitted a quote to supply three replacement valve actuators.
4. Sufficient funds are available in the Water Fund, Transmission and Distribution – Mains, Maintenance Supplies account, 591-441-56200-775.000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council authorizes the purchase of three valve actuators from Actuator Specialties, Inc. for \$50,100.
2. The Wyoming City Council waives the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of bidders and the bid opening procedure.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:

Staff Report

STAFF REPORT

DATE: July 22, 2013

SUBJECT: Purchase Authorization, Additional Valve Actuators for 30" Ball Valves

FROM: William Scott Zastrow, P.E., Assistant Director of Public Works

Date of Meeting: August 5, 2013

RECOMMENDATION

It is recommended that the City Council authorize the purchase of three additional valve actuators for 30" ball valves from Actuator Specialties, Inc.

SUSTAINABILITY CRITERIA

Environmental Quality

The Public Works Department is ardently involved in the protection of Michigan's natural resources and the public's health and welfare. In order to continue to protect the environment and the public, the water supply system needs to be maintained in optimal working condition.

Social Equity

The water supply system within the City provides the same high quality service to all residents without regard to income level or socio-economic status. All of the City's residents enjoy equal access to the benefits of the City's water supply system.

Economic Strength

The water supply system provides the businesses and residents of the City with a safe and reliable source of water.

DISCUSSION

A 36" watermain was constructed under 44th Street from Burlingame Avenue to Kalamazoo Avenue in 1964. The watermain has eight 30" ball valves located in the watermain that serve as isolation valves. One of the valves was repaired in March of 2013. Seven remaining valves are inoperable; therefore, the valves need to be repaired.

The watermain serves as a major source of supply for the City's businesses and residence east of Burlingame Avenue and north of Buck Creek. The watermain also serves as the primary source of supply for the City of Kentwood.

The valves in the watermain would be utilized if a portion of the watermain failed and needed to be isolated. If the isolation valves were used, portions of the water supply system would see reduced flows, but the majority of the water supply system would still have water to protect the public and supply safe drinking water.

In November 2012, the City Council awarded the purchase of an actuator under Resolution 24348. This purchase allowed the Public Works staff to verify if the replacement actuator would function properly. In March 2013, the Public Works Department verified the replacement actuator would function well. The Public Works Department would like to purchase three additional actuators.

The seven remaining ball valves are broken and will not open or close. In order to repair the valves, the actuators need to be replaced. The actuators were manufactured by the Limitorque. Actuator Specialties, Inc., is the only company located in Michigan that services Limitorque valve actuators.

Upon the completion of the repairs of these three valves, the four remaining valves will need to have the actuators replaced. The four remaining valve repairs will be scheduled in fiscal year 2015.

BUDGET IMPACT

Actuator Specialties has quoted the replacement actuators at \$16,700.00 each, for a total cost of \$50,100.00. Sufficient funds are available in the Water Fund, Transmission and Distribution – Mains, Maintenance Supplies account 591-441-56200-775.000.

RESOLUTION NO. _____

RESOLUTION TO CONCUR WITH THE PURCHASE OF WATER METERS

WHEREAS:

1. As detailed in the attached Staff Report from the Assistant Director of Public Works, the City was evaluating meters that comply with required changes as a result of “The Reduction of Lead in Drinking Water Act.”
2. During the meter evaluation process, the current meter supplier was unable to continue to supply brass water meters.
3. Michigan Meter Technology Group, Inc., was contacted and supplied 157 brass meters to the City for a total cost of \$14,499.64.
4. It is recommended the City Council concur with the purchase of the water meters that were purchased from Michigan Meter Technology Group, Inc., during the evaluation process.
5. Funds for the purchase of the meters are budgeted in the Water Fund, Transmission and Distribution, Meters account 591-441-56500-775000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby concur with the purchase of the water meters from Michigan Meter Technology Group, Inc., in the total amount of \$14,499.64.
2. The City Council does hereby waive the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of bidders and the bid opening procedure.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

ATTACHMENTS:
Staff Report

Heidi A. Isakson, Wyoming City Clerk

Resolution No. _____

STAFF REPORT

DATE: July 30, 2013

SUBJECT: Purchase of Water Meters

FROM: W. Scott Zastrow, Assistant Director of Public Works

Date of Meeting: August 5, 2013

RECOMMENDATION

It is recommended that the City Council authorize the purchase of Neptune lead free water meters from Michigan Meter Technology Group, Inc. per the proposal dated July 8, 2013. It is also recommended that the City Council authorize the payment of \$14,499.64 to Michigan Meter Technology Group, Inc. for meters that have been supplied in July 2013.

SUSTAINABILITY CRITERIA

Environmental Quality

The Public Works Department is ardently involved in the protection of Michigan's natural resources and public's health and welfare. The City uses water meters manufactured of brass. The use of brass allows for the water meter to be recycled thus reducing the consumption of natural resources and the dumping of materials in landfills.

Social Equity

Water meter replacements are provided throughout the City without regard to income level or socioeconomic status. All of the City's residents enjoy equal access to the benefits of the of the Public Works Department's water meter replacement program.

Economic Strength

The use of lead free water meters allows the Public Works Department to provide high quality service. The high quality service allows the Public Works Department to maintain the City's water supply system which sustains public and private property values.

DISCUSSION

The City's water supply system has approximately 22,800 metered water connections. The American Water Works Association recommends that water meters be replaced approximately every seven years. Wyoming has an ongoing water meter replacement program, but over half of the city's meters are in excess of ten years old. It is important that this program continues uninterrupted.

The water industry has been undergoing significant changes over the last three years. On January 4, 2011, the Federal government enacted Public Law 111-380, "The Reduction of Lead in Drinking Water Act". On January 4, 2014, the new law will go into effect. In order to comply with the new law, all water supply parts that come in contact with drinking water are required to have a Total Allowable Concentration (TAC) of leachable lead be less than five parts per billion. In order for the City to comply with the new law, the Public Works Department has been reviewing water meter vendor products.

Manufacturers have taken two approaches to achieve the TAC requirement. One of the approaches has been to remove all lead from brass utilized in water supply parts. Another method has been to substitute brass with plastic polymers.

Brass has been traditionally used in the drinking water industry because of brass's strength, hardness, and resistance to corrosion. Strength is important due to the internal pressure of the water supply system. Hardness is important due to the durability of the parts during installation and operation. Resistance to corrosion is important due to the internal and external exposure to moisture.

The water meter industry is a relatively small industry. There are five manufacturers of water meters within the United States. Because of the relatively small number of manufacturers, the Public Works Department completed a review of the various water meter products available. The department identified the meters supplied by Neptune Technology Group to be in Wyoming's best interest, based upon cost and quality, and requested a proposal from Neptune to provide the City with water meters.

Neptune Technology Group manufactures a brass water meter which is lead free. Their brass water meters have significant salvage value and can be enhanced to provide Wyoming with the option of developing a city-wide Advanced Metering Infrastructure (smart metering system) in the future.

The Neptune Technology Group submitted the attached proposal for their water meters. Neptune Technology Group supplies their water meters only through Michigan Meter Technology Group, Inc., in Michigan.

During the evaluation process, the previous supplier was unable to continue to supply brass meters. Michigan Meter Technology Group, Inc., supplied 157 brass meters for \$14,499.64, which allowed the Public Works Department to serve the public's needs related to water meter service.

BUDGET IMPACT

There are approximately 20,200 ($\frac{5}{8} \times \frac{3}{4}$ ") water meters in the City, which comprises approximately 89% of the City's water meters. The \$89.44 cost of the ($\frac{5}{8} \times \frac{3}{4}$ ") Neptune brass meter is \$35.56 less than City's current cost for similar sized meters. This reduction in cost will result in an estimated savings of \$42,000 for fiscal year 2014, based upon the use of at least 1,200 water meters. Additional saving will be recognized through the recycling of the water meters in the future.

Sufficient funds have been budgeted in the Water Fund, Transmission and Distribution, Meters account 591 441 56500 775000.

RESOLUTION NO. _____

RESOLUTION TO ACCEPT A PROPOSAL
FOR THE PURCHASE OF WATER METERS

WHEREAS:

1. As detailed in the attached Staff Report from the Assistant Director of Public Works, "The Reduction of Lead in Drinking Water Act" requires that water supply parts that come in contact with drinking water have a total allowable concentration of leachable lead of less than five parts per billion.
2. Neptune Technology Group manufactures brass water meters which are lead free.
3. It is recommended the City Council accept a proposal from Michigan Meter Technology Group, Inc., the sole authorized distributor and factory trained service provider for Neptune water meter products in the State of Michigan.
4. Funds for the purchase of the water meters are budgeted in the Water Fund, Transmission and Distribution, Meters account 591-441-56500-775000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby accept the quotation for the purchase of water meters from Michigan Meter Group, Inc. through December 31, 2014, at the prices shown on the attached quotation.
2. The City Council does hereby waive the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of bidders and the bid opening procedure.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

ATTACHMENTS:
Staff Report
Sole Source Documentation
Proposal

Heidi A. Isakson, Wyoming City Clerk

Resolution No. _____

STAFF REPORT

DATE: July 30, 2013

SUBJECT: Purchase of Water Meters

FROM: W. Scott Zastrow, Assistant Director of Public Works

Date of Meeting: August 5, 2013

RECOMMENDATION

It is recommended that the City Council authorize the purchase of Neptune lead free water meters from Michigan Meter Technology Group, Inc. per the proposal dated July 8, 2013. It is also recommended that the City Council authorize the payment of \$14,499.64 to Michigan Meter Technology Group, Inc. for meters that have been supplied in July 2013.

SUSTAINABILITY CRITERIA

Environmental Quality

The Public Works Department is ardently involved in the protection of Michigan's natural resources and public's health and welfare. The City uses water meters manufactured of brass. The use of brass allows for the water meter to be recycled thus reducing the consumption of natural resources and the dumping of materials in landfills.

Social Equity

Water meter replacements are provided throughout the City without regard to income level or socioeconomic status. All of the City's residents enjoy equal access to the benefits of the of the Public Works Department's water meter replacement program.

Economic Strength

The use of lead free water meters allows the Public Works Department to provide high quality service. The high quality service allows the Public Works Department to maintain the City's water supply system which sustains public and private property values.

DISCUSSION

The City's water supply system has approximately 22,800 metered water connections. The American Water Works Association recommends that water meters be replaced approximately every seven years. Wyoming has an ongoing water meter replacement program, but over half of the city's meters are in excess of ten years old. It is important that this program continues uninterrupted.

The water industry has been undergoing significant changes over the last three years. On January 4, 2011, the Federal government enacted Public Law 111-380, "The Reduction of Lead in Drinking Water Act". On January 4, 2014, the new law will go into effect. In order to comply with the new law, all water supply parts that come in contact with drinking water are required to have a Total Allowable Concentration (TAC) of leachable lead be less than five parts per billion. In order for the City to comply with the new law, the Public Works Department has been reviewing water meter vendor products.

Manufacturers have taken two approaches to achieve the TAC requirement. One of the approaches has been to remove all lead from brass utilized in water supply parts. Another method has been to substitute brass with plastic polymers.

Brass has been traditionally used in the drinking water industry because of brass's strength, hardness, and resistance to corrosion. Strength is important due to the internal pressure of the water supply system. Hardness is important due to the durability of the parts during installation and operation. Resistance to corrosion is important due to the internal and external exposure to moisture.

The water meter industry is a relatively small industry. There are five manufacturers of water meters within the United States. Because of the relatively small number of manufacturers, the Public Works Department completed a review of the various water meter products available. The department identified the meters supplied by Neptune Technology Group to be in Wyoming's best interest, based upon cost and quality, and requested a proposal from Neptune to provide the City with water meters.

Neptune Technology Group manufactures a brass water meter which is lead free. Their brass water meters have significant salvage value and can be enhanced to provide Wyoming with the option of developing a city-wide Advanced Metering Infrastructure (smart metering system) in the future.

The Neptune Technology Group submitted the attached proposal for their water meters. Neptune Technology Group supplies their water meters only through Michigan Meter Technology Group, Inc., in Michigan.

During the evaluation process, the previous supplier was unable to continue to supply brass meters. Michigan Meter Technology Group, Inc., supplied 157 brass meters for \$14,499.64, which allowed the Public Works Department to serve the public's needs related to water meter service.

BUDGET IMPACT

There are approximately 20,200 ($\frac{5}{8} \times \frac{3}{4}$ ") water meters in the City, which comprises approximately 89% of the City's water meters. The \$89.44 cost of the ($\frac{5}{8} \times \frac{3}{4}$ ") Neptune brass meter is \$35.56 less than City's current cost for similar sized meters. This reduction in cost will result in an estimated savings of \$42,000 for fiscal year 2014, based upon the use of at least 1,200 water meters. Additional saving will be recognized through the recycling of the water meters in the future.

Sufficient funds have been budgeted in the Water Fund, Transmission and Distribution, Meters account 591 441 56500 775000.



NEPTUNE Take Control.

July 8, 2013

Mr. W. Scott Zastrow, P.E.
Assistant Director of Public Works
City of Wyoming
2660 Burlingame Avenue, aSW
Wyoming, MI 49509

Dear Mr. Zastrow;

Michigan Meter Technology Group is the sole authorized distributor and factory trained service provider for Neptune Water Meter products in the State of Michigan. Neptune has a long-standing relationship with Michigan Meter and they bring over 180 years of water works experience to the Michigan water community. Their local office and warehouse is at 799 E. Whitcomb St. in Madison Heights, MI. You can contact them via phone at 248|585|3700.

As our distributor, Michigan Meter maintains a substantial inventory of product and are factory trained and authorized, enabling them to uniquely meet the needs of the water community in Michigan.

Thank you for your interest in Neptune. If you have any questions or need more information, please contact me at your convenience.

Sincerely,

Craig Adams
District Manager
Neptune Technology Group, Inc.
630|677|0831



Michigan Meter Technology Group, Inc.
 799 East Whitcomb Ave • Madison Heights, Michigan 48071
 248 • 585 • 3700

July 8, 2013

Mr. W. Scott Zastrow, P.E.
 Assistant Director of Public Works
 City of Wyoming
 2660 Burlingame Avenue, SW
 Wyoming, Michigan 49509

Reference: Neptune Water Metering Systems

Dear Mr. Zastrow:

Thank you considering Neptune and Michigan Meter.

We are pleased to offer the City Neptune's metering solution which will seamlessly integrate with Wyoming's current system (below pricing is per meter):

Positive Displacement (Nutating Disk)	Standard	Pit Set
5/8"x3/4" T10, No Lead E-coder Meter	\$ 89.44	\$103.44
3/4" T-10, No Lead E-coder Meter	\$ 138.67	\$152.67
1" T-10, No Lead E-Coder Meter	\$ 193.33	\$207.33
1.5 T-10, No Lead E-Coder Meter	\$ 380.00	\$394.00
2" T-10, No Lead E-Coder Meter	\$ 494.67	\$508.67
Compound	Standard	Pit Set
2" Tru Flo Compound Meter, No Lead	\$1,333.33	\$1,333.33
3" Tru-Flo Compound Meter, No Lead	\$1,866.67	\$1,866.67
4" Tru-Flo Compound Meter, No Lead	\$2,533.33	\$2,533.33
6" Tru-Flo Compound Meter, No Lead	\$4,266.67	\$4,266.67
Turbine	Standard	Pit Set
1.5" Turbine Meter , No Lead	\$ 453.33	\$ 453.33
2" Turbine Meter, No Lead	\$ 466.67	\$ 466.67
3" Turbine Meter, No Lead	\$ 920.00	\$ 920.00
4" Turbine Meter, No Lead	\$1,200.00	\$1,200.00
6" Turbine Meter, No Lead	\$2,266.67	\$2,266.67
Strainer		
2 " Bronze Strainer, No Lead	\$ 380.00	
3" Bronze Strainer, No Lead	\$ 600.00	
4" Bronze Strainer, No Lead	\$ 773.00	
6" Bronze Strainer, No Lead	\$1,333.33	

NEPTUNE METER ARE PROUDLY POURED AND COMPLETELY BUILT IN OUR
 ALABAMA NO LEAD FOUNDRY
www.michiganmeter.com

Mr. W. Scott Zastrow, P.E.
July 8, 2013
Page 2 of 2

The quoted pricing is good through December 31, 2014. Freight is allowed on Purchase Orders over \$25,000.00.

Attached you will please find a detailed description of our proposed solution.

Thank you for considering Michigan Meter for your metering needs. We look forward to providing you with all your Neptune meter and Ford water service product needs in the future.

Very truly yours,
Michigan Meter Technology Group, Inc.



Glen Michel

Attachment
Cc: Wyoming file, quote file, Craig Adams - Neptune

NEPTUNE METER ARE PROUDLY Poured AND COMPLETELY BUILT IN OUR
ALABAMA NO LEAD FOUNDRY
www.michiganmeter.com

RESOLUTION NO. _____

RESOLUTION TO AWARD A BID FOR PAINTING
AND REPAIR OF THE GEZON STORAGE TANK

WHEREAS:

1. As detailed in the attached Staff Report from the Water Treatment Plant Operations Supervisor, eight bids were received for the painting and repair of the Gezon five million gallon steel storage tank.
2. It is recommended the bid be awarded to Seven Brothers in the amount of \$519,600.
3. Funds for the project are budgeted in the Water Fund account number 591-591-56100-930000.

NOW, THEREFORE, BE IT RESOLVED:

1. The Wyoming City Council does hereby award the bid for the painting and repair of the Gezon storage tank to Seven Brothers in the amount of \$519,600.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

ATTACHMENTS:
Staff Report
Letter from Dixon Engineering

Heidi A. Isakson, Wyoming City Clerk

Resolution No. _____

STAFF REPORT

Date: July 29, 2013

Subject: Award of Bid for Painting and Repair of Gezon Five Million Gallon Tank

From: Robert Veneklasen, Water Treatment Operations Supervisor

Meeting Date: August 5, 2013

Recommendation

It is recommended the bid provided by Seven Brothers of Shelby Township be accepted for performance of the painting and repairs to the Gezon 5.0 million gallon steel storage tank at a cost of \$519,600.00.

Sustainability Criteria

Environmental Quality – The proper maintenance of the water storage tanks maintains the tank integrity to avoid potential failure, maintain reliability, and retain the highest drinking water quality for our customers.

Social Equity – The utility function within the City of Wyoming provides the same high quality service to all areas of the City without regard to income level or socio-economic status. All of Wyoming’s residents enjoy equal access to the benefits of our state-of-the-art drinking water technologies.

Economic Strength – The solicitation of bids for repair and maintenance of the water storage tanks provides the best value and ensures the lowest rate for our residents and customers.

Discussion

On July 23, 2013 eight bids were received for the painting and repair project on the 5.0 million gallon steel water storage tank located at the Gezon pump station. The bids were the result of solicitations and advertisement of project specifications developed and established by Dixon Engineering of the City’s behalf. This was performed in an effort to obtain the most favorable project pricing. Further, the project bid included an alternate bid for performance of the project in the spring of 2014. This alternate was explored to allow staff to determine the best time for this tank to be out of service and if this approach revealed more favorable pricing. The following is a list of the vendors that participated in the project bidding and their corresponding bid.

<u>Firm</u>	<u>Bid</u>	<u>Alt. Bid</u>
Seven Brothers	\$519,600	\$519,600
L&T Painting	\$525,850	\$542,500
LC United	\$536,000	\$536,000
MC Sandblasting	\$569,200	\$531,100
Horizon Brothers	\$690,000	\$686,000
TMI Coatings	\$809,000	\$820,000
Geo. Kountoupes	No Bid	\$558,000
Superior Industrial	N/A	\$897,558

Dixon Engineering has pre-qualified the firms participating in the bidding process and has reviewed the bids submitted for accuracy. Dixon Engineering has confirmed the apparent low bidder, Seven Brothers, has successfully completed similar projects.

Seven Brothers performed a blast and paint project at the City's Clean Water Plant this past spring. Tom Wilson, Maintenance Supervisor, indicated Seven Brothers performed the work well, was satisfied with their work, and would hire them again.

Budget Impact

The painting and repair of the Gezon five million gallon steel storage tank project is appropriately budgeted in account number 591-591-56100-930000.

July 26, 2013

Mr. William Dooley, Director of Public Works
Mr. Gerald Caron, Water Treatment Plant Superintendent
City of Wyoming
1155 28th St. SW
Wyoming, MI 49509

Subject: 5 Million Gallon Gezon Reservoir Repainting and Repairs –
Recommendation for Award

Dear Bill and Jerry:

Dixon Engineering has reviewed the bids received for repainting and repairs to the City's 5 million gallon Gezon reservoir and recommends award to the low bidder, Seven Brothers Inc., of Shelby Township, MI, for the base bid amount of \$519,600. Seven Brothers is also the low bidder for the spring schedule alternate, also at \$519,600. Bidding was very competitive with 8 bids received, 5 below the project estimate from our 2013 inspection report of \$560,000. Seven Brothers is a prequalified contractor with Dixon and in the past has successfully completed similar projects, including tanks this year in Dowagiac, Niles and Sparta.

A few irregularities in the bids are noted on the bid tab:

1. MC Sandblasting's bid had a tabulation error in Division 09 97 13, however their total bid was computed correctly.
2. Superior Industrial conditioned their bid on requiring a longer schedule. We consider this to be a nonconforming bid, however as they are the high bidder, this is a moot point.
3. L&T Painting did not acknowledge addendums #1 and #2 on their proposal form, however they did include copies of the addendums with their bid. L&T was the second low bidder for the fall base bid and fourth low bidder for the spring bid.

Enclosed find three copies of two Notices of Award, one for the base bid fall schedule and one for the alternate bid spring schedule. After the City selects the preferred alternate, please sign and forward all copies of that Notice of Award to the contractor for signature. The contractor is to return one copy to the City, forward a copy to our office, and retain a copy for his files. Also, please remind the contractor he then has ten days to forward to our office the required bonds and certificate of insurance for inclusion in the contract documents.

Also enclosed are the completed bid tab and our proposal to provide project administrations and field inspection services. The original bid packages have been returned to Laura Jackson in Purchasing.

If you have any questions regarding our recommendation, please contact me at (616) 374-3221, ext. 303.

FOR DIXON ENGINEERING, INC.,

Ira M. Gabin, P.E.
Vice President

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE PURCHASE OF
SUPPLIES FROM IDEXX LABORATORIES
FOR MICROBIOLOGICAL ANALYSIS

WHEREAS:

1. As detailed in the attached Staff Report, it is recommended that the City Council authorize the purchase of laboratory supplies from IDEXX Laboratories.
2. The laboratory uses two proprietary IDEXX methods known as QuantiTray and Sim Plate in the testing of drinking water and IDEXX Laboratories is the sole source for these products.
3. It is estimated that the annual expenditure for laboratory supplies from IDEXX Laboratories will total approximately \$60,000 and funds are available in account number 591-591-55310-740000.

NOW, THEREFORE, BE IT RESOLVED:

1. The Wyoming City Council does hereby authorize the purchase of laboratory supplies from IDEXX Laboratories.
2. The Wyoming City Council does hereby waive the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of bidders and the bid opening procedure.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

ATTACHMENTS:
Staff Report
Quote

Heidi A. Isakson, Wyoming City Clerk

Resolution No. _____

Staff Report

Date: July 15, 2013
Subject: IDEXX Purchases
From: Jaime Halm, Utilities Laboratories Manager
Meeting Date: August 5, 2013

Recommendation:

It is recommended that purchases from IDEXX continue to be allowed on an as-needed basis, up to an estimated amount of \$60,000.

Sustainability Criteria:

Environmental Quality – The Water Treatment Plant is actively engaged in the protection of the public health of Wyoming’s citizens. A large part of this work is conducting laboratory analysis to quantifiably document our treatment success and compliance with regulatory requirements. The IDEXX testing techniques use materials that are recyclable.

Social Equity – The Utility function within the City of Wyoming provides the same high quality service to all areas of the City, as well as to its wholesale customer communities, without regard to income level or socio-economic status. All of Wyoming’s residents enjoy equal access to the benefits of our state-of-the-art drinking water treatment technologies.

Economic Strength – By maintaining our own independent laboratories in the Utilities Department, we are able to keep our costs as low as possible, while generating more analytical data in which we have higher confidence. The methods the laboratory currently uses are less labor intensive and give a faster turnaround time than other available methods. Some supplies must be purchased from IDEXX because they are an exclusive provider (i.e. QuantiTray and SimPlate). Other supplies (i.e. sample bottles, Coliform testing media, sterile dilution water) are purchased from IDEXX to provide standardization across methods.

Discussion:

The WTP laboratory goes through a considerable amount of consumable supplies to conduct regulatory compliance and process control testing and monitoring. The one type of supply that is likely to be used at a rate that would exceed \$8500 on an annual basis is related to microbiological analysis. We currently use methods known as QuantiTray and SimPlate, which are proprietary technologies and do not have other alternatives available in the market. Therefore, their manufacturer (IDEXX) is our sole source for these supplies. These techniques are approved by the USEPA for use in generating reportable drinking water data, and give us greater accuracy with less labor and turnaround time. For the purpose of standardization, we also purchase sample bottles, Coliform testing media, and sterile dilution water from IDEXX.

Budget Impact:

We have a standing order for four cases of IDEXX QuantiTrays (100 trays/case), six cases of bottles (200 bottles/case), three boxes of Colilert media (200 tests/box), seven cases of sterile dilution water (10 bottles/case), and four SimPlate kits (100 tests/kit) every month. We periodically order an additional box of something if we're running low, but the standing order pretty much covers our needs.

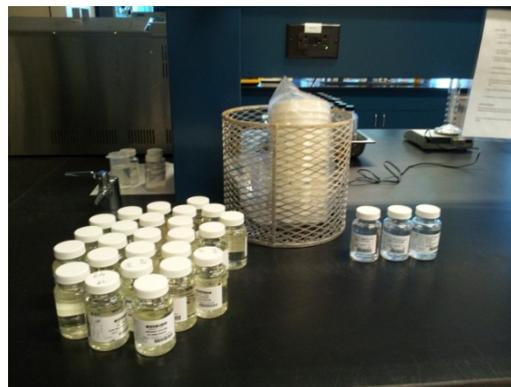
The attached quote from IDEXX gives unit pricing for the supplies described above. The cost is \$4,226.28 for product plus \$196.87 for shipping, for a monthly total of \$4,423.15. The grand total for the year is \$53,077.80.

Allowing for the extra order in case of emergencies or an increase in sample load would put us at a **maximum annual expense of \$60,000 per year, including shipping.** I recommend that the Council provide approval to continue to make this purchase on an as-needed basis. The ledger account 591-591-55310-740000 is the account we use for these purchases.



Henry McCall (Operator 1) performing microbiological analysis using IDEXX SimPlate.

Regulatory compliance drinking water samples in IDEXX sterile bottles.



collected



IDEXX SimPlates and QuantiTray samples in the incubator.



QUOTE PER JIM

Number / Date
20108889 / July/16/2013

Ship to Address
CITY OF WYOMING
WATER TREATMENT PLANT
16700 NEW HOLLAND STREET
HOLLAND MI 49424
UNITED STATES
UNITED STATES

Sold to Address
CITY OF WYOMING
PO Box 905
WYOMING MI 49509-0905
UNITED STATES
UNITED STATES

Bill-to Customer 12266

Net weight : 64.019

Material ID Commodity/COO	Description Batch	Exp.Date	Quantity Backorder item	UnitPrice	Total Value
98-12973-00 3822005090/US	WP200I GAMMA IRRAD COLILE		3	678.60	2,035.81
98-09221-00 2832301000/US	WV120SBST-200, VESSELS W/S		6	94.91	569.47
98-21378-00 3926909910/US	WQT100 QUANTI-TRAY DISPOS		4	127.00	508.00
98-05761-01 3822001090/US	WHPC-100 HPC, SIMPLATE MUL		4	232.00	928.00
98-09444-01 3822001090/US	WSW-10 STERILE WATER (10		7	26.43	185.00
Items total					4,226.28
Freight Value					196.87
Total amount					USD 4,423.15
					=====

All local taxes at customer charge

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE PURCHASE OF
LABORATORY SUPPLIES

WHEREAS:

1. As detailed in the attached Staff Report, the City of Wyoming purchases laboratory supplies as needed for the Clean Water and Drinking Water Plants.
2. It is recommended that the City Council authorize the purchase of the laboratory supplies from VWR International, LLC using the State of Michigan (MiDEAL) contract.
3. Funds for the purchase of the laboratory supplies are available in various departmental accounts and will be charged to the appropriate account at the time of purchase.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby authorize the purchase of the laboratory supplies from VWR International, LLC using the MiDEAL contract prices through September 30, 2014.
2. The City Council does hereby waive the provisions of Sections 2-252, 2-253, 2-254 and 2-256 of the City Code regarding publication and posting of bid notices, notification of bidders and the bid opening procedure.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on August 5, 2013.

ATTACHMENT:
Staff Report

Heidi A. Isakson, Wyoming City Clerk

Resolution No. _____

STAFF REPORT

Date: July 15, 2013
Subject: Laboratory Supplies
From: Jaime Halm, Utilities Lab Manager
Meeting Date: August 5, 2013

Recommendation:

It is recommended that the City authorize the purchase of laboratory supplies using the State of Michigan (MiDEAL) bid.

Sustainability Criteria:

Environmental Quality – The Clean Water and Water Treatment Plants actively engage in the protection of the natural environment and the public health of Wyoming’s citizens. A large part of this work is conducting laboratory analysis to quantifiably document our treatment success and compliance with regulatory requirements.

Social Equity – The Utility function within the City of Wyoming provides the same high quality service to all areas of the City without regard to income level or socio-economic status. All of Wyoming’s residents enjoy equal access to the benefits of our state-of-the-art wastewater and drinking water treatment technologies and analytical capabilities.

Economic Strength – By maintaining our own independent laboratories in the Utilities Department, we are able to keep our costs low, while generating more analytical data in which we have higher confidence. Authorizing the purchase using the MiDEAL contract allows the Clean Water and Water Treatment Plant to purchase items as needed, at the lowest possible prices.

Discussion:

The Utilities Department has two full service laboratories, with staffing and instrumentation necessary to perform numerous analyses required for regulatory compliance and treatment process control. Currently, the laboratories serve the City of Wyoming and several wholesale customer communities in providing analytical services and guidance on regulatory programs, sample collection procedures, and data interpretation. The Water Treatment Plant laboratory also provides contract analytical services for the City of Grand Rapids and its customer communities.

Budget Impact:

Funds for the purchase of the laboratory supplies will be charged to the appropriate account at the time of purchase. It is estimated the City will spend approximately \$ 150,000 over the next year using the Mi-DEAL contract.

ORDINANCE NO. 12-13

AN ORDINANCE TO ADD A DEFINITION TO
SECTION 90-2 DEFINITIONS "A" FOR ATHLETIC TRAINING
FACILITIES AND TO ADD SECTIONS 90-472(6), 90-507(11),
90-542(3) AND 90-371(22) TO THE CODE OF THE CITY OF WYOMING

THE CITY OF WYOMING ORDAINS:

Section 1. That the following definition is hereby added to Section 90-2 Definitions "A" to read as follows:

Athletic Training Facility. A specialized indoor facility provided for the training needs and related activities of athletes. Unlike a health club, these facilities are primarily for the prearranged use of specific teams and programs, rather than for general public walk-in use. This use includes specialized sports facilities, such as ball courts, hockey rinks, gymnasiums, gymnastics, and pools, and may include weight rooms, classrooms and meeting space. Activities may include training sessions, practices and competitive events.

Section 2. That Section 90-472(6) is hereby added to the Code to read as follows:

(6) Athletic training facility.

Section 3. That Section 90-507(11) is hereby added to the Code to read as follows:

(11) Athletic training facility.

Section 4. That Section 90-542(3) is hereby added to the Code to read as follows:

(3) Athletic training facility.

Section 5. That Section 90-371(22) is hereby added to the Code to read as follows:

(22) Athletic training facility

Section 6. This ordinance shall be in full force and effect on the _____ day of _____, 2013.

I hereby certify that the above-entitled Ordinance was adopted by the City of Wyoming at a _____ session of the City Council held on the _____ day of _____, 2013.

Heidi A. Isakson
Wyoming City Clerk



July 30, 2013

MAYOR
Jack A. Poll

AT-LARGE COUNCILMEMBER
Sam Bolt

AT-LARGE COUNCILMEMBER
Kent Vanderwood

AT-LARGE COUNCILMEMBER
Dan Burrill

1ST WARD COUNCILMEMBER
William A. VerHulst

2ND WARD COUNCILMEMBER
Richard K. Pastoor

3RD WARD COUNCILMEMBER
Joanne M. Voorhees

CITY MANAGER
Curtis L. Holt

Ms. Heidi A. Isakson
City Clerk
Wyoming, MI

Subject: Request to amend Zoning Code Sections 90-2 Definitions "A", Section 90-472 Special Use Approval I-1 Light Industrial District, Section 90-507 Special Use Approval I-2 General Industrial District, Section 90-542 Special Use Approval I-3 Restricted Industrial District and Section 90-371 Principal Permitted Uses B-2 General Business District to establish a definition and districts permitted for an athletic training facility.

Recommendation: To approve the subject Zoning Code amendments.

Dear Ms. Isakson:

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on July 16, 2013. Staff had the following comments:

On June 18, 2013 the Planning Commission considered and approved two site plans for the construction of new athletic training facilities. The first request was for Elite Training, a baseball and softball training facility to be located on Clyde Park Avenue in a B-2 General Business District. Elite Training is a permitted use in that zoning district. They will be relocating from an Industrial zoned facility in Grand Rapids. The second request was by For the Kids Gymnastics, who desire a new and larger facility on Gezon Parkway near their existing location on Burlingame Avenue. Both the Gezon Parkway and Burlingame Avenue properties are zoned I-3 Restricted Industrial, which does not allow athletic training facilities. In granting the site plan approval, it was recognized that the building met the requirements for an industrial structure. It is the potential use of that structure which would require either a use variance or an accommodating ordinance amendment. For the Kids Gymnastics was granted a use variance by the Board of Zoning Appeals in June 2005 to occupy their current site.

The granting of the use variance to For the Kids Gymnastics was not unprecedented. Prior to that decision, the BZA had granted use variances for other indoor athletic facilities. In October 2002, Powerhouse Gymnasium was granted a use variance to occupy an industrial building at 1701 Porter Street. In addition, in November 2003, a baseball and softball training facility was granted a use

variance to occupy an existing industrial building at 5770 Clay Avenue. In all three of the use variance requests the recurring message was that with but a few exceptions, commercial buildings do not have the high ceilings with wide and unobstructed floor spaces necessary to accommodate the requirements for an athletic training facility.

Staff believes the allowance for athletic training facilities in the Industrial districts is reasonable. Many of our current industrial buildings are marginal for reuse for manufacturing given today's strict processes. Also, the athletic training facilities could effectively serve as temporary uses on some properties until a higher industrial use of the property can be obtained.

Currently, the Zoning Code allows athletic training facilities as a permitted use in the B-2 General Business district under Section 90-371 (5) "Physical culture facilities, such as gymnasiums and reducing salons." Staff proposes to amend the Zoning Code to allow athletic training facilities in the Industrial districts by Special Use Approval from the Planning Commission and continue to allow the use by-right in the B-2 district. As such, these uses would also be permissible by Special Use approval in the B-3 Planned Business district. A new definition for an athletic training facility is also recommended to specifically distinguish team and program oriented operations from the more casual recreational facilities typically found in commercial districts.

PROPOSED ORDINANCE AMENDMENTS:

1. Section 90-2 Definitions "A" - Athletic training facility:

A specialized indoor facility provided for the training needs and related activities of athletes. Unlike a health club, these facilities are primarily for the prearranged use of specific teams and programs, rather than for general public walk-in use. This use includes specialized sports facilities, such as ball courts, hockey rinks, gymnasiums, gymnastics, and pools, and may include weight rooms, classrooms and meeting space. Activities may include training sessions, practices and competitive events.

2. Section 90-472 Special Use Approval I-1 Light Industrial District

(6) Athletic training facility.

3. Section 90-507 Special Use Approval I-2 General Industrial District

(11) Athletic training facility.

4. Section 90-542 Special Use Approval I-3 Restricted Industrial District

(3) Athletic training facility.

5. Section 90-371 Principal Permitted Uses B-2 General Business District

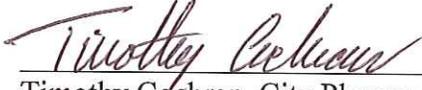
(22) Athletic training facility.

The Development Review Team suggested the Planning Commission recommend to the City Council the subject Zoning Code amendments to Section 90-2 Definitions "A", Section 90-472 Special Use Approval I-1 Light Industrial District, Section 90-507 Special Use Approval I-2 General Industrial District, Section 90-542 Special Use Approval I-3 Restricted Industrial District and Section 90-371 Principal Permitted Uses B-2 General Business District to establish a definition and districts permitted for an athletic training facility.

There were no comments made during the public hearing.

A motion was made by Hegyi, supported by Goodheart, to recommend to City Council the Zoning Code amendments as recommended by the DRT. After discussion, the motion carried unanimously. Additional explanation regarding this proposal may be obtained from the Planning Commission minutes of July 16, 2013.

Respectfully submitted,



Timothy Cochran, City Planner
Planning and Development Department

cc: Curtis Holt, City Manager
Rebecca Rynbrandt, Director of Community Services

JRS/sak
8/5/13

ORDINANCE NO. 13-13

AN ORDINANCE TO AMEND SECTION 90-61(2)
TO THE CODE OF THE CITY OF WYOMING

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-61(2) of the Code of the City of Wyoming is hereby amended to read as follows:

(2) Within the vision clearance corner, the following shall apply. Any shrubbery, structure, wall, fence, sign or other device shall not exceed 36 inches in height above the ground level. A sign with a post no larger than one foot in diameter shall be allowed if no part of the sign is lower than ten feet from the adjoining street level. Tree branches shall be a minimum of ten feet above the adjoining street level within the vision clearance corner.

Section 2. This ordinance shall be in full force and effect on the _____ day of _____, 2013

I hereby certify that the above-entitled Ordinance was adopted by the City of Wyoming at a _____ session of the City Council held on the _____ day of _____, 2013.

Heidi A. Isakson
Wyoming City Clerk

Ordinance No. 13-13

July 30, 2013

MAYOR
Jack A. Poll

AT-LARGE COUNCILMEMBER
Sam Bolt

AT-LARGE COUNCILMEMBER
Kent Vanderwood

AT-LARGE COUNCILMEMBER
Dan Burrill

1ST WARD COUNCILMEMBER
William A. VerHulst

2ND WARD COUNCILMEMBER
Richard K. Pastoor

3RD WARD COUNCILMEMBER
Joanne M. Voorhees

CITY MANAGER
Curtis L. Holt

Ms. Heidi A. Isakson
City Clerk
Wyoming, MI

Subject: Request to amend Zoning Code Section 90-61 (2) Vision clearance corner to increase the permitted height.

Recommendation: To approve the subject Zoning Code amendment.

Dear Ms. Isakson:

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on July 16, 2013. Staff had the following comments:

In late 2011, the Zoning Code was amended to allow solid fences in front yard areas to be up to 36 inches in height above the ground level. Previously, such fences were limited to a maximum of 30 inches and had resulted in numerous variance requests to the Board of Zoning Appeals. Subsequently, it has been identified that Zoning Code Section 90-61 (2) (Vision clearance corner) should also be considered for amendment. That provision states that in a vision clearance corner "any shrubbery, structure, wall, fence, sign or other device shall not exceed 2 ½ feet in height above the adjoining street level." A vision clearance corner is a triangle at the intersection of two streets where adequate visibility of on-coming traffic, bicyclists, and pedestrians must be maintained. Since solid fences are now permitted to a height of 36 inches, it is reasonable to allow other plantings and objects to also be of this height. Staff is comfortable that the additional six inches in height will not create any increased visibility concerns.

PROPOSED ORDINANCE AMENDMENT:

Note – amended ordinance language emphasized in **bold**.

Section 90-61 Vision clearance corner.

(2) Within the vision clearance corner, the following shall apply. Any shrubbery, structure, wall, fence, sign or other device shall not exceed **36 inches in height above the ground level**. A sign with a post no larger than one foot in diameter shall be allowed if no part of the sign is lower than ten feet from the adjoining street level. Tree branches shall be a minimum of ten feet above the adjoining street level within the vision clearance corner.

The Development Review Team suggested the Planning Commission recommend to the City Council the subject Zoning Code amendment to Section 90-61 (2) Vision clearance corner.

There were no comments made during the public hearing.

A motion was made by Arnoys, supported by Goodheart, to recommend to City Council the Zoning Code amendment as recommended by the DRT. After discussion, the motion carried unanimously. Additional explanation regarding this proposal may be obtained from the Planning Commission minutes of July 16, 2013.

Respectfully submitted,



Timothy Cochran, City Planner
Planning and Development Department

cc: Curtis Holt, City Manager
Rebecca Rynbrandt, Director of Community Services

ORDINANCE NO. 14-13

AN ORDINANCE TO AMEND SECTION 90-796(3), 90-798(5),
90-799(2)(d) AND PORTIONS OF TABLES 90-799-2 AND 90-799-4
OF THE CODE OF THE CITY OF WYOMING

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-796(3) of the Code of the City of Wyoming is hereby amended to read as follows:

(3) *Clear vision area.* No sign shall be located within, project into, or overhang the clear vision area as required in Section 90-61; provided a pole sign with a post no larger than one foot in diameter shall be allowed if no part of the sign is lower than ten feet from the adjoining street level.

Section 2. That Section 90-798(5) of the Code of the City of Wyoming is hereby amended to read as follows:

(5) *Illumination of signs in residential districts.* Signs for home occupations may not be illuminated.

Section 3. That Section 90-799(2)(d) of the Code of the City of Wyoming is hereby amended to read as follows:

(2)(d) *Directional signs.* Directional signs are permitted as necessary to direct the public to entrances and exits, parking areas and activity areas, as approved on the required site plans. A free standing directional sign shall not be located within the clear vision area.

Section 4. That the following portions of Table 799-2 entitled “Secondary sign requirements – nonresidential districts” are hereby amended as follows:

	<u>B-1</u>	<u>RO-1</u>
Moving image sign as a part of a wall, pole or ground sign	P	P
Maximum number per lot	1	1

Section 5. That the portion of Table 799-4 entitled “Temporary signs – nonresidential districts” is hereby amended to read as follows:

	<u>Permit Required</u>
Construction sign	N

Section 6. This ordinance shall be in full force and effect on the _____ day of _____, 2013

I hereby certify that the above-entitled Ordinance was adopted by the City of Wyoming at a _____ session of the City Council held on the _____ day of _____, 2013.

Heidi A. Isakson
Wyoming City Clerk

Ordinance No. 14-13



MAYOR
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AT-LARGE COUNCILMEMBER
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AT-LARGE COUNCILMEMBER
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CITY MANAGER
Curtis L. Holt

July 30, 2013

Ms. Heidi A. Isakson
City Clerk
Wyoming, MI

Subject: Request to amend Zoning Code Section 90-796 (3) Clear vision area, Section 90-798 (5) Illumination of signs in residential districts, Section 90-799 (2)(d) Directional signs, Table 90-799-2 Secondary sign requirements-nonresidential districts, and Table 90-799-4 Temporary signs-nonresidential districts to establish new signage requirements.

Recommendation: To approve the subject Zoning Code amendments.

Dear Ms. Isakson:

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on July 16, 2013. Staff had the following comments:

In May 2010, the signage provisions of the Zoning Code were substantially amended. In administering the ordinance requirements staff has become aware of a few references, contradictions and applications which we believe should be changed to improve the Code. The proposed amendments are generally minor and do not substantially alter the recommendations of the Sign Committee and Planning Commission from 2010.

The proposed amendments are as follows:

- 1. Section 90-796 (3) Clear vision area.

This amendment would properly cross reference to Section 90-61 (instead of Section 90-37) regarding height limitations of signs in clear vision areas.

- 2. Section 90-798 (5) Illumination of signs in residential districts.

This amendment would remove “(a) Signs permitted in residential districts may be front lit only illuminated, unless otherwise prohibited.” Churches, schools and public buildings in residential districts may have ground signs of up to 60 sq. ft.

Moveable (LED) images are permitted by right for up to 40% of the sign area. This amendment would eliminate the contradiction within the Code. The provision under (b) would remain that prohibits signs for home occupations from being illuminated.

3. Section 90-799 (2) (d) Directional signs.

Zoning Code Table 90-799-2 Secondary sign requirements - nonresidential districts properly restricts directional signs to a 6 sq. ft. area and a 3 foot height limit. The text under Section 90-799 (2) (d) properly identifies the area limit, but states that a 4 foot height limit is allowable. This amendment would strike the sentence “ No directional sign may exceed six square feet.” Also, the phrase “may not exceed four feet in height and” would be removed. This will remove both the area and height statement from the text, leaving the requirements within the Table. A minor change replacing the word “triangle” with “area” also occurs in reference to clear vision areas. This amendment would eliminate the contradictions within the Code.

4. Table 90-799-2 Secondary sign requirements – nonresidential districts.

The Code prohibits moving image signs from the B-1 Local Business and RO-1 Restricted Office Districts. Moving image signs are allowed in all other business zoned districts of the City. Business owners in the B-1 and RO-1 districts have inquired to allow moving images to enhance their messaging. Both districts are generally those transitional areas adjacent to neighborhoods. The residential districts allow moving image signs for schools, churches and public buildings. This amendment would allow moving image signs in the B-1 and RO-1 districts, the same as in all other business districts.

5. Table 90-799-4 Temporary signs - nonresidential districts.

The Code requires a permit for construction signs. Temporary signs are generally administered with a weekly fee connected to the permit. Construction signs for large projects may be up for more than a year. Permits are required for all permanent signs. Staff suggests allowing construction signs to be placed without permit, but still regulated as to size, location and duration. This was the historical practice in the City prior to the recent amendments.

PROPOSED ORDINANCE AMENDMENTS:

Note – added ordinance language emphasized in **bold**.

1. Section 90-796 (3) Clear vision area.

No sign shall be located within, project into, or overhang the clear vision area as required in section **90-61**; provided a pole sign with a post no larger than one foot in diameter shall be allowed if no part of the sign is lower than ten feet from the adjoining street level.

2. Section 90-798 (5) Illumination of signs in residential districts: Signs for home occupations may not be illuminated.

3. Section 90-799 (2) (d) Directional signs: Directional signs are permitted as necessary to direct the public to entrances and exits, parking areas and activity areas, as approved on the required site plans. A freestanding directional sign shall not be located within the clear vision **area**.

4. Table 90-799-2 Secondary sign requirements-nonresidential districts.

	<u>B-1</u>	<u>RO-1</u>
Moving image sign as a part of a wall, pole or ground sign	P	P

5. Table 90-799-4 Temporary signs – nonresidential districts.

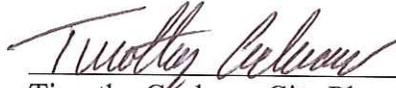
	<u>Permit Required</u>
Construction sign	N

The Development Review Team suggested the Planning Commission recommend to the City Council the subject Zoning Code amendments to Sections 90-796 (3) Clear vision area, Section 90-798 (5) Illumination of signs in residential districts, Section 90-799 (2) (d) Directional signs, Table 90-799-2 Secondary sign requirements – nonresidential districts and Table 90-799-4 Temporary signs – nonresidential districts.

There were no comments made during the public hearing.

A motion was made by Bueche, supported by Hegyi, to recommend to City Council the Zoning Code amendments as recommended by the DRT. After discussion, the motion carried unanimously. Additional explanation regarding this proposal may be obtained from the Planning Commission minutes of July 16, 2013.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Timothy Cochran".

Timothy Cochran, City Planner
Planning and Development Department

cc: Curtis Holt, City Manager
Rebecca Rynbrandt, Director of Community Services