

## **NOTICE OF ELECTRONIC MEETING**

Due to the Michigan Department of Health and Human Services (MDHHS) Emergency Epidemic Order requiring gathering restrictions and the Michigan Occupational Safety and Health Administration (MIOSHA) Emergency Rule 5.8 requiring remote-work where feasible in order to minimize the spread of the COVID-19 virus during the pandemic, and in accordance with the Open Meetings Act allowing electronic meetings, the Wyoming City Council meeting scheduled for Monday, January 4, 2021 at 7:00 p.m., will be held electronically. A copy of the full agenda for this meeting is available at <https://bit.ly/3mqmScQ>.

### **Participate Via Zoom Meeting**

The meeting will be conducted by Zoom. Those wishing to participate in the meeting may join the Zoom meeting online or by phone.

#### Online

Visit at

[zoom.us/j/98649976683](https://zoom.us/j/98649976683).

#### By Phone

Alternatively, those wishing to participate may call toll free.

1. Call [877.853.5257](tel:877.853.5257) or [888.475.4499](tel:888.475.4499)
2. When prompted, enter meeting ID number [98649976683](tel:98649976683) followed by the # key.

### **Watch Council Live**

The meeting will also be shown live on WKTV (Comcast Cable Channel 26) and at [wktv.org/live26.html](http://wktv.org/live26.html).

### **Provide Public Comment**

Those wishing to comment on agenda items or to raise other issues to the City Council may send written comments by e-mail, voice messages by phone, or online during the meeting. All written comments and all voice messages will be provided in full to all City Council members.

Email Comments – Email [CityCouncilComments@wyomingmi.gov](mailto:CityCouncilComments@wyomingmi.gov).

By Phone – Call 616.228.6179 to leave a voice message up to 3 minutes in length by 5:00 p.m. on the date of the meeting.

In Zoom Meeting – Follow the instructions above to join the zoom meeting. Public comment will also be taken during certain times at the meeting. If you are joining the meeting online or through the zoom app on a computer, click participants and use the raise hand during the public comment period. If you are joining the zoom meeting through a mobile device, click the more button and select raise hand. If you are calling in to the zoom meeting, press \*9 to raise your hand during the public comment period.

Email City Council Members Directly – You can contact City Council members with their contact information provided at <https://bit.ly/2y6fYmS>.

## **Special Accommodations**

Persons with impairments or disabilities needing accommodations to participate in the meeting or persons who need language interpretation services may contact the City Clerk at either [Clerk\\_info@wyomingmi.gov](mailto:Clerk_info@wyomingmi.gov) or 616.530.7296 at least 36 hours before the meeting to make arrangements for appropriate accommodation.

## **Acomodación**

Personas que deseen asistir a esta reunión y necesiten acomodación para participar, como servicios de interpretación, deben comunicarse con la Oficina del Administrador de la Ciudad al 616.530.7296 or [Clerk\\_info@wyomingmi.gov](mailto:Clerk_info@wyomingmi.gov) al menos 36 horas antes de la reunión para hacer arreglos para el alojamiento apropiado.

**AGENDA**  
**WYOMING CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**MONDAY, JANUARY 4, 2021, 7:00 P.M.**

- 1) Call to Order**
- 2) Invocation** – Pastor Rick Piliéci, Grace Christian University
- 3) Roll Call**
- 4) Student Recognition**
- 5) Approval of Minutes**  
From the December 21, 2020 Regular Meeting
- 6) Approval of Agenda**
- 7) Presentations and Proclamations**
  - a) Presentations
    1. Wyoming Consolidated Housing and Community Development Plan—Megan Brace, Senior Project Manager, Western Economic Services, LLC
  - b) Proclamations
- 8) Public Hearings**

*If you wish to speak to an item during a public hearing you are welcome to do so. It is important to note this is not an opportunity for dialog or debate; this is an opportunity to provide comment to the City Council. Comments made during a public hearing may become part of the meeting's permanent record. Please begin by providing your name and address. There is a 3 minute limit per person.*

**7:01 p.m.** To Receive Comment on the Proposed Wyoming FFY 2021-2026 Consolidated Housing and Community Development Plan

**7:02 p.m.** To Receive Comment on the Proposed Vacation of Portions of Vangie Drive SW, Batt Drive SW and Southview Street SW
- 9) Public Comment on Agenda Items**

*This public comment period is reserved for comment on agenda items only. If you wish to speak about an item that is not on the agenda, please hold your comments until the acknowledgement of visitors at the end of the meeting. It is important to note this is not an opportunity for dialog or debate; this is an opportunity to provide comment to the City Council. Please begin by providing your name and address. There is a 3 minute limit per person.*
- 10) Petitions and Communications**
  - a) Petitions
  - b) Communications
- 11) Reports from City Officers**
  - a) From City Council
  - b) From City Manager
- 12) Budget Amendments**
  - a) Budget Amendment No. 48 – To Reduce the Budgetary Authority and Recognize Related Reduction in Grant Revenue of \$88.00 due to an Error in HUD's Initial Formula Allocations for the 2020-2021 Fiscal Year

**13) 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 Councilmember, that member may request removal from the Consent Agenda.*

- a) Of Appreciation to Douglas Wustman for His Service as a Member of the Parks and Recreation Commission for the City of Wyoming
- b) To Appoint David Britten as a Member of the Historical Commission for the City of Wyoming

**14) Resolutions**

- c) To Adopt the Proposed 2021-2026 City of Wyoming Consolidated Housing and Community Development Plan
- d) To Extend a Mayoral Emergency Order Temporarily Allowing Outdoor Structures at Some Establishments in the City
- e) To Accept the Bulletproof Vest Partnership (BVP) Grant
- f) To Vacate Portions of Vangie Drive SW, Batt Drive SW and Southview Street SW Located West of Division Avenue South and North of Plaster Creek Boulevard SW

**15) Award of Bids, Contracts, Purchases, and Renewal of Bids and Contracts**

- g) To Approve and Authorize Signing of a 1<sup>st</sup> Amendment to the Restated Development Agreement with Franklin Partners, L.L.C. for the Redevelopment of Site 36

**16) Ordinances**

- 1-21 To Amend Sections 2-403 and 2-423 of the Code of Ordinances to Modify Requirements to Serve on the Historical Commission and Community Enrichment Commission (Final Reading)
- 2-21 To Amend Chapter 90 of the Code of Ordinances by Amending Section 90-401B in Article 4B (First Reading)

**17) Informational Material**

QRV Replacement

**18) Acknowledgment of Visitors**

*This public comment period is an opportunity to share concerns or present topics to the City Council that were not part of this meeting's agenda. This is not an opportunity for dialog with Council, but Council may make referrals or request staff to follow up. Please provide your name and address. There is a 3 minute limit per person.*

**19) Closed Session** (as necessary)

**20) Adjournment**



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF APPRECIATION TO DOUGLAS WUSTMAN FOR HIS SERVICE  
AS A MEMBER OF THE PARKS AND RECREATION COMMISSION  
FOR THE CITY OF WYOMING

WHEREAS:

1. Douglas Wustman has served faithfully and effectively as a member of the Parks and Recreation Commission since July 3, 2006.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Douglas Wustman for his dedicated service as a member of the Parks and Recreation 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 January 4, 2021.

\_\_\_\_\_  
Kelli A. VandenBerg, Wyoming City Clerk

Resolution No. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO APPOINT DAVID BRITTEN AS A MEMBER OF THE  
HISTORICAL COMMISSION FOR THE CITY OF WYOMING

WHEREAS:

1. David Britten has submitted an application requesting appointment to the Historical Commission for the City of Wyoming.
2. A vacancy exists in an unexpired term ending June 30, 2023.
3. Mayor Jack Poll has recommended that David Britten be appointed as a member of the Historical Commission for the City of Wyoming.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council for the City of Wyoming, Michigan, does hereby confirm the appointment of David Britten to the Wyoming Historical Commission for the unexpired term ending on June 30, 2023.

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 January 4, 2021.

\_\_\_\_\_  
Kelli A. VandenBerg, Wyoming City Clerk

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO ADOPT THE PROPOSED 2021-2026 CITY OF WYOMING  
CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN

WHEREAS:

1. The City of Wyoming has applied for and obtained 46 years of Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development.
2. It is necessary to submit a Consolidated Housing and Community Development (HCD) Plan every five years to indicate objectives for spending HUD Community Development funds.
3. The City of Wyoming entered into a contract on July 15, 2020 with Western Economic Services (WES) to provide for professional planning and consultant services in the development of a new HCD Plan.
4. There has been an extensive public outreach process seeking input into the plan's development including public meetings, focus groups, and surveys.
5. The Wyoming Community Development Committee on November 18, 2020 unanimously recommended to the Wyoming City Council approval of the Goals and Priority Needs identified in the proposed City of Wyoming HCD Plan, covering the period from July 1, 2021 through June 30, 2026.
6. The City Council public hearing was held on January 4, 2021 on this matter.

NOW, THEREFORE, BE IT RESOLVED:

1. The Wyoming City Council does hereby approve the 2021-2026 City of Wyoming Consolidated Housing and Community Development Plan.

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 January 4, 2021.

\_\_\_\_\_  
Kelli A. VandenBerg, Wyoming City Clerk

Resolution No. \_\_\_\_\_

## STAFF REPORT

Date: December 22, 2020

Subject: 2021-2026 City of Wyoming Housing Consolidated Housing and Community Development Plan

From: Rebecca Rynbrandt, Director of Community Services

Meeting Date: January 4, 2021

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### **RECOMMENDATION:**

It is recommended that the City Council adopt the proposed 2021-2026 City of Wyoming Consolidated Housing and Community Development (HCD) Plan, as recommended for approval by the Wyoming Community Development Committee, covering the period from July 1, 2021 through June 30, 2026.

### **COMMUNITY, SAFETY, STEWARDSHIP:**

The development of the HCD Plan is essential to ensure an environment of equity and equality in making community planning decisions including the development of city regulations, administrative policies, procedures and practices; and targeting investments of the City's Community Development Block Grant (CDBG) funds, the Wyoming-Kent County HOME Investment Partnership Program (HOME) Consortium, Wyoming Housing Commission investments, and other housing and blight remediation efforts; and advocating for housing development projects and strategies, for both for-profit and non-profit developments throughout the community.

The HCD Plan is required to obtain our annual entitlement of CDBG funds from the Department of Housing and Urban Development (HUD). It is also necessary for the Wyoming-Kent HOME Consortium, Wyoming Housing Commission, and other area entities projects and programs to be *certified with consistency* in the plans vision in order to obtain various federal funding.

The HCD Plan provides the community with direction and tools to promote housing development and blight remediation throughout the City of Wyoming. The plan assists social service agencies, advocacy groups, government leaders, developers, appraisers and bankers in decision making regarding housing development within the City of Wyoming.

### **DISCUSSION:**

The City of Wyoming has been receiving CDBG funds as an entitlement City since the inception of the program in 1974. The development of an HCD Plan is required to be prepared and submitted to the HUD every five years. The current plan is set to expire June 30, 2021.

### ***Plan Development Oversight***

The development of the plan was overseen by a Steering Committee whose members included Mayor Jack Poll, Councilmember Marissa Postler, Wyoming Community Development Committee Chairperson and Planning Commissioner Chris Hall, City Planner Nicole Hofert, Community Development Specialist Stephanie Brock-Knooper, and me.

### ***Plan Public Engagement and Development***

Resident and stakeholder engagement throughout the plan's development have been robust and ongoing, including:

- A confirmed reach to over 10,000 individuals through our social media platforms, which resulting in 1,160 resident surveys being completed.
- Engagement, through surveys, of 207 community partners and stakeholders including financial institutions, businesses, social service agencies, housing developers, rental property owners, school districts, emergency management and public safety organizations providing detailed comment into the plan. We were particularly grateful for the help of the Kent County Permanent Housing Coordinating Council, Grand Rapids Area Coalition to End Homelessness, Grand Rapids Rental Property Owners Association, and Wyoming-Kentwood Chamber of Commerce in engaging their affiliate members to participate in the stakeholder surveys.
- Participation was enhanced and insights gained through contact with the Wyoming Community Development Committee, Planning Commission, Community Enrichment Commission, Parks and Recreation Commission, Greater Wyoming Community Resource Alliance, Housing Board of Appeals, Zoning Board of Appeals, and Construction Board of Appeals, Economic Development Committee, and Brownfield Authority.
- To confirm the recommendations formulated from survey results, before finalizing the final draft plan for review and recommendation to the Wyoming Community Development Committee, focus groups were held with non-profit and economic development business leaders on September 30 and October 2, and housing development and public infrastructure professionals on October 6 and October 8.
- The Wyoming Community Development Committee on November 18, 2020 to review the draft plan and unanimously recommended to the approval of the Goals and Priority Needs identified in the proposed City of Wyoming HCD Plan, covering the period from July 1, 2021 through June 30, 2026, to the Wyoming City Council approval of the proposed HCD Plan.
- A Wyoming City Council public hearing is set for January 4, 2021 as a final means of engaging with the public, affirming the development of the plan and its recommended priorities.

### ***Plan Recommended Goals and Priority Needs***

The following is a list of the Goals and Priority Needs proposed in the HCD Plan, formulated based upon federal regulations and required standards for HCD Plan inclusion, for the five-year

period beginning July 1, 2021 through June 30, 2026, with the rating of “High” and “Low” specifically related to the City of Wyoming:

Decent Housing Specific Goals/Priority Needs:

1. Improve the Condition of Existing Housing.
  - a. Health, safety and property maintenance of owner-occupied housing, including lead hazard reduction (“High” priority).
  - b. Housing in need of minor and emergency repairs, including accessibility modification (“High” priority).
  - c. Health, safety and property maintenance of rental and owner-occupied housing, including lead hazard reduction and home rehabilitation (“High” priority).
  
2. Support Efforts to Reduce Homelessness.
  - a. Increase in shelter and housing options (“High” priority).
  - b. Prevention of homelessness through tenant based rental assistance and rapid rehousing (“High” priority).
  - c. Regional response to the needs of the homeless population through Continuum of Care (“High” priority).
  
3. Increase Access to and Stability of Affordable Housing Options.
  - a. Access to affordable owner and rental housing (“High” priority).
  - b. Fair housing education and enforcement and housing consumer services (“High” priority).
  - c. Health, safety and property maintenance of rental and owner-occupied housing, including lead hazard reduction and home rehabilitation (“High” priority).
  - d. Renovation of housing to meet the needs of persons with disabilities or elderly households (“High” priority).
  - e. Increased housing stability through supportive programs such as homebuyer down payment assistance, legal assistance for housing matters, financial/homeownership counseling, and other support (“High” priority).

Suitable Living Environment Specific Goals/Priority Needs:

1. Provide suitable living environments.
  - a. Effective response to housing and other code violations in neighborhoods (“High” priority).
  - b. Clearance of blighted structures (“High” priority).
  - c. Public Safety Improvements in both neighborhood and commercial district areas (“High” priority).
  
2. Increase Access to Vital Public Services.
  - a. Community services for special needs populations and low/moderate income households (“High” priority).
  - b. Youth and senior citizen services, childcare and transportation services, mental health services (“High” priority).

3. Enhance Infrastructure and Public Facilities.

- a. Public infrastructure and facility improvements, including disaster mitigation (“Low” priority).
- b. Accessibility improvements to public infrastructure and facilities (“Low” priority).

Economic Opportunity Specific Goals/Priority Needs:

1. Increase Economic Opportunities.

- a. Improved access to jobs (“High” priority).
- b. Access to job training and job readiness training (“High” priority).
- c. Attracting businesses with higher paying jobs (“High” priority).
- d. Increased microenterprise opportunities for low- and moderate- income persons (“High” priority).

**BUDGET IMPACT:**

The City of Wyoming expects to have about \$5,000,000 available for the Community Development Programs during the five-year period beginning July 1, 2021 through June 30, 2026.

**ATTACHMENTS:**

Consolidated Plan  
Resolution

# City of Wyoming

2021-2026  
Consolidated Plan

Draft Report for Public Review

November 11, 2020



**CITY OF WYOMING**

**2021-2026 CONSOLIDATED PLAN**

Prepared for:  
The City of Wyoming, Michigan

Prepared by:  
Western Economic Services, LLC

**Draft for Public Review**  
**November 11, 2020**



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## EXECUTIVE SUMMARY

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### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnerships Program (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the City of Wyoming hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

The City of Wyoming has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

#### Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG program is to provide decent housing, a suitable living environment for the Area's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The City strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing is inclusive of helping persons experiencing homelessness obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment is inclusive of improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and increasing housing opportunities for low-income persons.
- Expanding economic opportunities is inclusive of creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for

low- and moderate- income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

### **Evaluation of past performance**

The City of Wyoming's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the City's website at:

<https://www.wyomingmi.gov/About-Wyoming/City-Departments/Planning-Community-Development/Community-Development>

The City of Wyoming made significant progress toward meeting its 5-year housing and community development goals through strategies employed during PY 2016-2020 Kent County and Cities of Grand Rapids and Wyoming Regional Consolidated Plan. During the 2018-2019 Program Year, the City spent \$513,268.11 on housing rehabilitation programs and support services for income qualified applicants, \$382,877.15 of which were payments of direct contractor expenses for housing improvements. \$61,101.00 was spent in support of coordinated Code Enforcement investigations and response in eligible low/mod income areas. It spent 100% of its funds for programs benefiting low and moderate-income persons. Public Facility Improvements were accomplished within Pinery Park, which consisted of creating of a dedicated pickleball court and electrical improvements to the Pinery Park shelter.

### **Summary of citizen participation process and consultation process**

A variety of public outreach and citizen participation were used to develop this Consolidated Plan. The 2020 Stakeholder Housing and Community Development Survey and Resident Survey were used to help establish priorities throughout the City by gathering feedback on the level of need for housing and community development categories. The Stakeholder survey received a total of 207 responses and the Resident Survey had 1,160 responses. Four Focus Groups and one public meeting were held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan was released for public review and one public hearing will be held to offer residents and stakeholders the opportunity to comment on the Plan.

Phone interviews are also currently being undertaken. The results of which will be summarized below.

### **Summary of public comments**

Comments made during the public review meeting and focus groups will be included in the form of transcripts in the Appendix. A summary of comments is included below:

- Need for more affordable housing options
- Need for services and housing for seniors
- Rents are unaffordable for many households
- Need for childcare
- Need for economic development to encourage better paying jobs

- Need for collaboration with other Cities
- Need for assessment of vacant commercial properties
- Increased need for services since COVID pandemic
- Need for stabilizing services more than stop-gap measures

### Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

### Summary

The following information compliments and affirms the 2020 Analysis to Impediments to Fair Housing Choice and Housing Needs Assessment completed by the City in December 2019. A copy of the 2020 Analysis to Impediments to Fair Housing Choice and Housing Needs Assessment may be found at:

<https://www.wyomingmi.gov/About-Wyoming/City-Departments/Planning-Community-Development/Community-Development>.

This consolidated planning process's additional needs assessment and market analysis, has been guided by the Housing and Community Development Survey and public input, identifying ten (10) priority needs. These are described below.

- **Maintain Housing Stock and Housing Rehabilitation:** Health, safety and maintenance of owner-occupied housing, including lead hazard reduction, renovation of housing to meet the needs of persons with disabilities or elderly households.
- **Homelessness:** Homelessness is growing in the City and more households face homelessness or are at-risk of homelessness. The growing homeless population in the City, as well as County-wide, keeps this a high priority for funding during this 2021-2026 Consolidated Plan. This includes both the need for shelter and housing options, as well as services.
- **Access to Affordable Owner Housing:** Access to affordable housing options is a high priority in the City of Wyoming as the proportion of households that are unstably housed accounts for a large proportion of the population, as demonstrated by the number of households with cost burdens. Cost burdens are defined as households paying more than 30 percent of their household income on their housing. This need was also echoed in the City's outreach efforts, surveys, focus groups, and community meetings. Increased opportunities for affordable owner-occupied housing should be prioritized, including access and stability through supportive programs such as homebuyer down payment assistance, legal assistance for housing matters, financial/homeownership counseling, and other support.
- **Access to Affordable Rental Housing:** Access to affordable housing options is a high priority in the City of Wyoming as the proportion of household that are unstably housed, as demonstrated by the proportion of renter households with cost burdens. Increased opportunities for access to affordable rental housing and stability for low- and moderate-income persons, including those at risk of becoming homeless, through programs such as tenant-based rental assistance and rapid re-housing should be prioritized
- **Fair Housing and Consumer Legal Services:** Fair housing education and enforcement and housing consumer legal services continue to be a high priority within the City to help ensure all households have equitable access to housing options.

- **Supportive and Community Services:** The need for community services for special needs populations, as well as low to moderate income households are a high priority in the City. These include youth and senior services, childcare and transportation services, mental health services, as well as other identified in *Section NA-50 Non-Housing Community Development Needs*.
- **Clearance of Blighted Structures:** To continue to encourage suitable living environments in the community, the clearance of blighted structures, including those in flood prone areas is essential to maintain and stabilize neighborhoods and the City.
- **Community Health and Safety:** To continue to encourage suitable living environments in the community neighborhood and commercial districts priority is given in investing in Public Safety improvements.
- **Public Infrastructure and Facility Improvements:** Public input suggested the need for a variety of public facility and infrastructure improvements, including disaster mitigation, as shown in *Section NA-50 Non-Housing Community Development Needs*. This also includes the need for ADA improvements in these public facilities.
- **Economic Opportunity:** Improved access to jobs including job training, attracting business with higher paying jobs, and supporting LMI residents with microenterprise efforts is an identified priority.

These Priority Needs are addressed with the five (5) following Goals:

### **Increase Access to Affordable Housing Options**

Rehabilitate and preserve owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards, as well as renovations to make homes accessible for persons with disabilities or elderly households.

### **Provide Suitable Living Environments**

The City of Wyoming will utilize Code Enforcement and Clearance/Demolition activities to accomplish this goal. There will be improved public health and safety, reduced blighting influences, and improved property values through code enforcement and clearance of blighted structures.

### **Enhance Infrastructure and Public Facilities**

Enhance publically-owned facilities and infrastructure that improves the community and neighborhoods, such as parks, streets, sidewalks, streetscapes and other public infrastructure and facilities, including improving accessibility to meet American with Disabilities Act (ADA) standards.

### **Increase Access to Vital Public Services**

Enhance access to public services by funding activities that support special needs and low-to-moderate income households in the community.

Increase opportunities for housing stability through homebuyer down payment assistance, tenant based rental assistance and other support; fair housing education and enforcement, legal assistance for housing matters, and financial/homeownership counseling.

The City will accomplish this goal through supporting agencies that provide housing and supportive services to households experiencing homelessness.

### **Increase Economic Opportunities**

Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), façade improvements, and other strategies.

## THE PROCESS

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### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1 Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	The City of Wyoming	
CDBG Administrator	The City of Wyoming	Community Services Dept- Community Dev. Services

Table 1 – Responsible Agencies

#### Narrative

The Lead Agency is the City of Wyoming. The daily CDBG activities will be handled by the Community Services Department's - Community Development staff. Like typical municipal governments, the City Council acts as the legislative and policy-making voice of the city. As part of its activities, the City Council adopts the Five-Year Regional Consolidated Plan and approves the annual submittal, including its Annual Action Plan, for CDBG funding. As the chief administrator, the City Manager is responsible for the day-to-day operations of the city, including the implementing of the policies and programs of the City Council.

#### Planning and Development Department:

The Director of Community Services and Community Development Specialist serve as staff to the Wyoming Community Development Committee (WCDC). The Director of Community Services directs and supervises programs and activities related to the Annual Action Plan and CDBG expenditures. The Community Development Specialist acts as Secretary to the WCDC, advises the Director of Community Services of, and implements as required, Community Development Block Grant (CDBG) regulations, recommended best practices, and other regulatory requirements to ensure program compliance with necessary local, state, and federal administrative and statutory law. The Community Development Specialist and Building Inspector (assigned as the Building Rehabilitation Specialist) work to process cases for Housing Rehabilitation programs. A Rehabilitation Committee, made up of the Community Services Director, Building Inspections Supervisor and City Planner, approve all housing rehabilitation applications and clearance/demolition applications.

#### Community Development Committee:

Relative specifically to this Annual Action Plan and CDBG funding, the Wyoming Community Development Committee (WCDC), a Council-appointed group made up of Wyoming residents, serves as an advisory body to the Director of Community Services, the City Manager and

the City Council. This group also recommends the approval of the Five-Year Regional Consolidated Plan and recommends the Annual Action Plan and its related annual CDBG budget to the City Council. During the budgeting process, this group interviews sub-recipient applicants and recommends priorities for funding.

#### Other City Groups:

There is an Interdepartmental Agreement with the Inspections Services office relative to funding Code Enforcement. Other city groups potentially involved with the Annual Action Plan includes the Wyoming Housing Commission, the Downtown Development Authority, the Parks and Recreation Commission, the Public Works Department and the Building Inspections and Parks and Recreation staff of the Community Services Department.

#### Kent County

The City will continue its consortium agreement with Kent County allowing them to receive and administer Wyoming's federal entitlement of HOME dollars throughout the Kent County-Wyoming HOME Consortium.

#### **Consolidated Plan Public Contact Information**

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## PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

### Introduction

During the development of the City's Consolidated Plan, the City made a variety of consultation efforts in order to involve outside agencies in the planning process. These efforts included a stakeholder survey, focus groups, and phone interviews. These processes allowed for continued collaboration in the City with both service providers and other governmental agencies, such as Kent County. The City has on-going efforts to keep open lines of communication and collaboration with outside entities and within the City's own departments.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City will continue to work with other City departments, neighboring cities, Kent County and area housing non-profits, such as the Fair Housing Center of West Michigan, Home Repair Services, The Heart of West Michigan United Way, The Salvation Army Social Services, Family Promise of Grand Rapids and ICCF. The City also works with the Disability Advocates of Kent County. In addition, the Director of Community Services is active with the Grand Rapids Area Coalition to End Homelessness/HUD Continuum of Care to address issues of homelessness and affordable housing and the Kent County Essential Needs Task Force and Housing Stability Alliance.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

As allowable through CDBG funds, the City will seek annually to invest in HUD Continuum of Care administration through its fiduciary, The Heart of West Michigan United Way to support the Coalition to End Homelessness goals. The Director of Community Services is active with the Grand Rapids Area Coalition to End Homelessness/HUD Continuum of Care. She also serves on the Governance Board of the Kent County Essential Needs Task Force and Steering Committee of the Housing Stability Alliance. Applications for funding will continue to be prioritized to assist in the administrations of subsistence payments for rental assistance to low-income persons pending eviction for the purpose of preventing homelessness and re-housing financial assistance and stabilization services for low-income families moving out of homelessness. The City will continue to consider the needs of at-risk populations and cooperate in metropolitan initiatives.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

See comments above regarding funding HUD Continuum of Care administration and prioritization of investments in services for unstably housed persons. The City of Wyoming does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	First Steps Kent
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
2	<b>Agency/Group/Organization</b>	KENT COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
3	<b>Agency/Group/Organization</b>	Family Network of Wyoming
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
4	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
5	<b>Agency/Group/Organization</b>	Frey Foundation
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
6	<b>Agency/Group/Organization</b>	United Church Outreach Ministry
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
7	<b>Agency/Group/Organization</b>	Fair Housing Center of West Michigan
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group, as well as on-going collaboration with the City.
8	<b>Agency/Group/Organization</b>	Kent Intermediate School District
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group, as well as on-going collaboration with the City.
9	<b>Agency/Group/Organization</b>	West Michigan Partnership for Children
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
10	<b>Agency/Group/Organization</b>	Legal Aid of Western Michigan
	<b>Agency/Group/Organization Type</b>	Legal Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group

11	<b>Agency/Group/Organization</b>	Family Promise of Grand Rapids
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
12	<b>Agency/Group/Organization</b>	Mel Trotter Ministries
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Community Needs and Economic Development Focus Group
13	<b>Agency/Group/Organization</b>	Sustainability Business Practices LLC
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group
14	<b>Agency/Group/Organization</b>	LINC Up Nonprofit Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group

15	<b>Agency/Group/Organization</b>	City of Wyoming Departments
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis Anti-poverty Strategy Blight remediation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group, Interviews of key personnel for Hazard Mitigation.
16	<b>Agency/Group/Organization</b>	Copper Rock Construction
	<b>Agency/Group/Organization Type</b>	Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group
17	<b>Agency/Group/Organization</b>	DISABILITY ADVOCATES OF KENT COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group
18	<b>Agency/Group/Organization</b>	ICCF NONPROFIT HOUSING CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group
19	<b>Agency/Group/Organization</b>	Redstone Homes
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group

<b>20</b>	<b>Agency/Group/Organization</b>	Wyoming Housing Commission
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended the Affordable Housing and Infrastructure Focus Group

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City made every attempt to be inclusive in its outreach efforts.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Heart of West Michigan United Way	Affordable HUD Continuum of Care administration to support the Coalition to End Homelessness goals.
Wyoming (re)Imagined (Community Master Plan)	City of Wyoming	Analysis to Impediments to Fair Housing Choice and Housing Needs Assessment. Market analysis and zoning policy guidance

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Wyoming works closely with Kent County in conjunction with the HOME Consortium and other regional efforts. In addition, the City has on-going efforts with the City of Grand Rapids and other surrounding municipalities to create coordinated efforts, such economic development, whenever possible.

**Narrative (optional):**

## PR-15 Citizen Participation

### Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

During the development of the County's 2021-2026 Consolidated Plan and 2020 Annual Action Plan, the City undertook a variety of public outreach methods to gather public input and comment. In addition to the integration of the City's 2020 Analysis of Impediments to Fair Housing Choice and the Housing Needs Assessment, these comments were a part of the community needs assessment and market analysis, and ultimately helped shape the outcome of the Plan's Five Year Goals and Objectives. These outreach efforts included the 2020 Stakeholder Housing and Community Development Survey, the 2020 Resident Survey, a series of four (4) focus groups, one (1) public meeting, and two (2) public input hearings.

Each public meeting had public notices and met the City's guidelines in its Citizen Participation Plan. The public notifications are included in the Appendix.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Internet outreach	Stakeholders and Service Providers	A stakeholder survey was distributed to the City's service providers, stakeholders, and advocates. A total of 207 responses were received.	The results from the survey are included throughout this document, as well as in the Appendix.	Not applicable.
2	Internet outreach	Non-targeted/broad community	A survey was distributed to the City residents through social media outlets and the City website. A total of 1,160 responses were received.	The results from the survey are included throughout this document, as well as in the Appendix.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Focus Groups	Stakeholders and Service Providers	Four focus groups were held over the course of two weeks targeting public service, economic development, affordable housing, and infrastructure. A total of 14 people attended the September 30 meeting, 9 people attended the October 2 meeting, 13 attended the October 6 meeting, and 6 attended the October 8 meeting.	Transcripts from the Focus Groups will be included in the Appendix.	Not applicable.
4	Public Meeting	Non-targeted/broad community	A public meeting was held via webinar on the evening of October 7 at 6:30pm. A total of 6 people attended the meeting, in addition to the Community Development Committee members.	Transcripts from the Public Input Meeting will be included in the Appendix.	Not applicable.
5	Public Hearing	Non-targeted/broad community	A public hearing will be held during the City Council Meeting in December.	TBD	

**Table 4 – Citizen Participation Outreach**

## NEEDS ASSESSMENT

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### NA-05 Overview

#### Needs Assessment Overview

The following section will describe the socio-economic and housing situation in the City of Wyoming. The population in the City has grown from 72,125 people in 2010 to 75,839 in 2018, or by 5.1 percent. With this growth there has been a shift change in the racial or ethnic makeup of the City. Households with incomes over \$100,000 have grown as a proportion of the population, while conversely, poverty has also grown. The proportion of persons in poverty has grown to account for 13.5 percent of the population in 2018.

A significant proportion of households have housing problems, particularly cost burdens, with 29.0 percent of households experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 49.2 percent. In addition, black, "other" race, and ethnic Hispanic households face housing problems at a disproportionate rate.

Support services for persons experiencing homelessness and special needs populations continues to be a priority for the City as the population continues to age, and other special needs populations are noted to be in need of housing and service options.

The following Needs Assessment and Market Analysis include two different table types. The first is the default data sets that are required and auto-populated from HUD's eCon Planning Suite. These tables are green. The second is a set of tables that has the most up-to-date data available for the City of Wyoming. These tables are blue. Most of the narrative in the following sections will reference the blue tables by table number.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	72,125	74,105	3%
Households	26,412	27,600	4%
Median Income	\$45,632.00	\$46,849.00	3%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

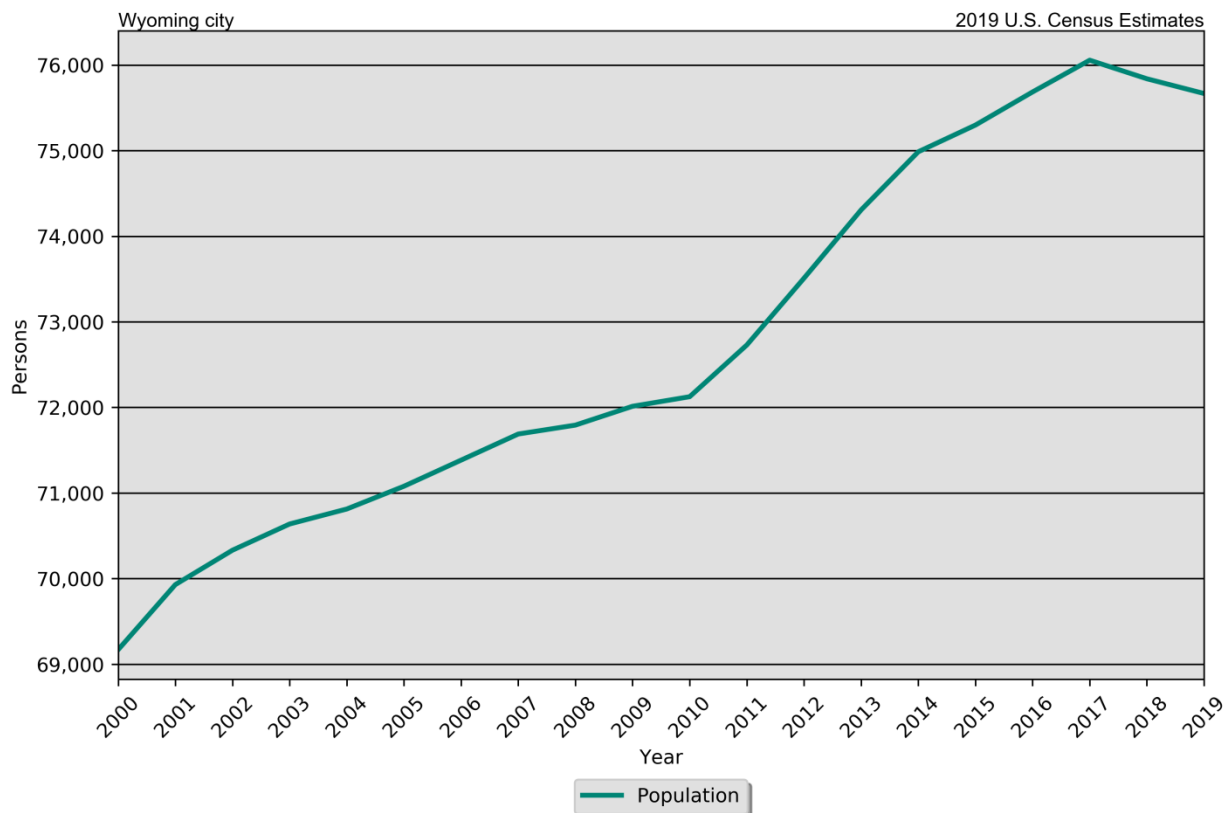
The population in the City of Wyoming grew from 72,125 people in 2010 to 75,839 in 2018, or by 5.1 percent. Kent County was the fastest growing county in Michigan between 2015 and 2016.<sup>1</sup> This growth presents its own set of challenges to address including increased demand for housing and services, as well as shifting demographics and socio-economic context of the region. These conditions will be described in this Needs Assessment.

### Diagram NA-10.1

#### Population

City of Wyoming

2000 – 2019 Census Estimate Data



<sup>1</sup> <https://www.freep.com/story/news/local/michigan/2017/03/23/population-estimates-michigan/99491100/>

## Population Estimates

The City of Wyoming population by race and ethnicity is shown in NA-10.1. The white population represented 72.7 percent of the population in 2018, compared with black populations accounting for 7.7 percent of the population in 2018. Hispanic households represented 22.8 percent of the population in 2018.

<b>Table NA-10 1</b>				
<b>Population by Race and Ethnicity</b>				
City of Wyoming				
2010 Census & 2018 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	54,696	75.8%	54,948	72.7%
Black	5,215	7.2%	5,842	7.7%
American Indian	450	0.6%	1,073	1.4%
Asian	2,022	2.8%	2,686	3.6%
Native Hawaiian/ Pacific Islander	35	0%	38	0.1%
Other	6,943	9.6%	6,157	8.2%
Two or More Races	2,764	3.8%	4,788	6.3%
<b>Total</b>	<b>72,125</b>	<b>100.0%</b>	<b>75,532</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>58,115</b>	<b>80.6%</b>	<b>58,335</b>	<b>77.2%</b>
<b>Hispanic</b>	<b>14,010</b>	<b>19.4%</b>	<b>17,197</b>	<b>22.8%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table NA-10.2. During this time, the total non-Hispanic population was 58,335 persons in 2018. The Hispanic population was 17,197.

<b>Table NA-10 2</b>				
<b>Population by Race and Ethnicity</b>				
City of Wyoming				
2010 Census & 2018 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	49,208	84.7%	46,644	80.0%
Black	4,756	8.2%	5,270	9.0%
American Indian	292	0.5%	408	0.7%
Asian	1,992	3.4%	2,659	4.6%
Native Hawaiian/ Pacific Islander	26	0%	15	0%
Other	93	0.2%	18	0%
Two or More Races	1,748	3.0%	3,321	5.7%
<b>Total Non-Hispanic</b>	<b>58,115</b>	<b>100.0%</b>	<b>58,335</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	5,488	39.2%	8,304	48.3%
Black	459	3.3%	572	3.3%
American Indian	158	1.1%	665	3.9%
Asian	30	0.2%	27	0.2%
Native Hawaiian/ Pacific Islander	9	0.1%	23	0.1%
Other	6,850	48.9%	6,139	35.7%
Two or More Races	1,016	7.3%	1,467	8.5%
<b>Total Hispanic</b>	<b>14,010</b>	<b>100.0</b>	<b>17,197</b>	<b>100.0%</b>
<b>Total Population</b>	<b>72,125</b>	<b>100.0%</b>	<b>75,532</b>	<b>100.0%</b>

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table NA-10.3, between 2000 and 2010, the institutionalized population changed 71.3 percent in City of Wyoming, from 87 people in 2000 to 149 in 2010. The non-institutionalized population changed -22.9%, from 271 in 2000 to 209 in 2010.

<b>Table NA-10 3</b>					
<b>Group Quarters Population</b>					
City of Wyoming					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	87	100.0%	149	100.0%	71.3%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>87</b>	<b>100.0%</b>	<b>149</b>	<b>100.0%</b>	<b>71.3%</b>
<b>Noninstitutionalized</b>					
College Dormitories	101	37.3%	34	16.3%	-66.3%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	170	62.7%	175	83.7%	2.9%
<b>Total</b>	<b>271</b>	<b>100.0%</b>	<b>209</b>	<b>100.0%</b>	<b>-22.9%</b>
<b>Group Quarters Population</b>	<b>358</b>	<b>100.0%</b>	<b>358</b>	<b>100.0%</b>	<b>0%</b>

Households by type and tenure are shown in Table NA-10.4. Family households represented 66.5 percent of households, while non-family households accounted for 33.5 percent. These changed from 67.2 and 32.8 percent, respectively.

<b>Table NA-10 4</b>				
<b>Household Type by Tenure</b>				
City of Wyoming				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	18,128	67.2%	18,440	66.5%
Married-Couple Family	12,716	70.1%	12,304	66.7%
Owner-Occupied	10,637	83.7%	10,051	81.7%
Renter-Occupied	2,079	16.3%	2,253	18.3%
Other Family	5,412	29.9%	6,136	29.3%
Male Householder, No Spouse Present	1,536	28.4%	1,827	25.0%
Owner-Occupied	884	57.6%	1,101	60.3%
Renter-Occupied	652	42.4%	726	39.7%
Female Householder, No Spouse Present	3,876	71.6%	4,309	63.2%
Owner-Occupied	1,830	47.2%	2,288	53.1%
Renter-Occupied	2,046	52.8%	2,021	46.9%
Non-Family Households	8,842	32.8%	9,291	33.5%
Owner-Occupied	4,425	50.0%	4,606	49.6%
Renter-Occupied	4,417	50.0%	4,685	50.4%
<b>Total</b>	<b>26,970</b>	<b>100.0%</b>	<b>27,731</b>	<b>100.0%</b>

## Household Income and Poverty

Households by income for the 2010 and 2018 5-year ACS are shown in Table NA-10.5. Households earning more than \$100,000 per year represented 14.6 percent of households in 2017, compared to 10.1 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 8.7 percent of households in 2017, compared to 12.6 percent in 2010. The growth at the top of the income range is juxtaposed against the growth of poverty as well.

<b>Table NA-10 5</b>				
<b>Households by Income</b>				
City of Wyoming				
2010 & 2018 Five-Year ACS Data				
Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	3,406	12.6%	2,423	8.7%
\$15,000 to \$19,999	1,525	5.6%	1,573	5.7%
\$20,000 to \$24,999	1,652	6.1%	1,228	4.4%
\$25,000 to \$34,999	3,767	13.9%	3,610	13.0%
\$35,000 to \$49,999	4,891	18.1%	4,367	15.7%
\$50,000 to \$74,999	5,566	20.6%	6,305	22.7%
\$75,000 to \$99,999	3,497	12.9%	4,169	15.0%
\$100,000 or More	2,734	10.1%	4,056	14.6%
<b>Total</b>	<b>27,038</b>	<b>100.0%</b>	<b>27,731</b>	<b>100.0%</b>

The rate of poverty for City of Wyoming is shown in Table NA-10.6. . In 2018, there were an estimated 10,058 persons living in poverty. This represented a 13.5 percent poverty rate, compared to 7.3 percent poverty in 2000. In 2018, some 12.4 percent of those in poverty were under age 6, and 5.6 percent were 65 or older.

<b>Table NA-10 6</b>				
<b>Poverty by Age</b>				
City of Wyoming				
2000 Census SF3 & 2018 Five-Year ACS Data				
Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	641	12.8%	1,251	12.4%
6 to 17	1,184	23.7%	2,404	23.9%
18 to 64	2,735	54.7%	5,838	58.0%
65 or Older	443	8.9%	565	5.6%
<b>Total</b>	<b>5,003</b>	<b>100.0%</b>	<b>10,058</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>7.3%</b>	<b>.</b>	<b>13.5%</b>	<b>.</b>

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
<b>Total Households</b>	3,155	3,485	6,320	3,795	10,845
<b>Small Family Households</b>	1,135	940	2,395	1,680	6,325
<b>Large Family Households</b>	160	605	720	510	1,025
<b>Household contains at least one person 62-74 years of age</b>	420	515	910	610	1,680
<b>Household contains at least one person age 75 or older</b>	350	510	695	199	400
<b>Households with one or more children 6 years old or younger</b>	700	725	1,435	880	1,125

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
<b>Substandard Housing - Lacking complete plumbing or kitchen facilities</b>	0	80	130	20	230	0	15	15	0	30
<b>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</b>	25	45	35	0	105	0	10	0	10	20
<b>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</b>	65	180	145	15	405	0	90	85	25	200
<b>Housing cost burden greater than 50% of income (and none of the above problems)</b>	1,435	125	40	0	1,600	625	430	135	55	1,245
<b>Housing cost burden greater than 30% of income (and none of the above problems)</b>	270	1,035	720	4	2,029	250	720	790	225	1,985
<b>Zero/negative Income (and none of the above problems)</b>	120	0	0	0	120	75	0	0	0	75

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,525	430	350	35	2,340	625	540	235	90	1,490
Having none of four housing problems	500	1,320	2,425	945	5,190	310	1,190	3,310	2,725	7,535
Household has negative income, but none of the other housing problems	120	0	0	0	120	75	0	0	0	75

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	720	315	205	1,240	315	400	445	1,160
Large Related	80	190	80	350	60	245	120	425
Elderly	225	249	130	604	320	355	165	840
Other	730	615	394	1,739	185	230	260	675
<b>Total need by income</b>	<b>1,755</b>	<b>1,369</b>	<b>809</b>	<b>3,933</b>	<b>880</b>	<b>1,230</b>	<b>990</b>	<b>3,100</b>

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	520	10	0	530	300	95	25	420
Large Related	80	0	0	80	25	40	25	90
Elderly	200	94	70	364	160	180	25	365
Other	685	100	4	789	140	110	60	310
<b>Total need by income</b>	<b>1,485</b>	<b>204</b>	<b>74</b>	<b>1,763</b>	<b>625</b>	<b>425</b>	<b>135</b>	<b>1,185</b>

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
<b>Single family households</b>	90	195	85	15	385	0	39	75	14	128
<b>Multiple, unrelated family households</b>	0	0	64	0	64	0	54	10	20	84
<b>Other, non-family households</b>	0	30	30	15	75	0	0	0	0	0
<b>Total need by income</b>	90	225	179	30	524	0	93	85	34	212

**Table 11 – Crowding Information - 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>Households with Children Present</b>								

**Table 12 – Crowding Information – 2/2**

## Housing Problems

The Department of Housing and Urban Development (HUD) considers a household to have housing problems if they have one of more of the four problems:

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.7. In 2018, an estimated 3.0 percent of households were overcrowded, and an additional 1.4 percent were severely overcrowded.

**Table NA-10 7**  
**Overcrowding and Severe Overcrowding**

City of Wyoming  
2010 & 2018 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	18,356	98.8%	203	1.1%	26	0.1%	18,585
2018 Five-Year ACS	17,693	98.0%	289	1.6%	64	0.4%	18,046
<b>Renter</b>							
2010 Five-Year ACS	8,102	95.8%	287	3.4%	64	0.8%	8,453
2018 Five-Year ACS	8,826	91.1%	532	5.5%	327	3.4%	9,685
<b>Total</b>							
2010 Five-Year ACS	26,458	97.9%	490	1.8%	90	0.3%	27,038
2018 Five-Year ACS	26,519	95.6%	821	3.0%	391	1.4%	27,731

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 69 households with incomplete plumbing facilities in 2018, representing 0.2 percent of households in City of Wyoming. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2010.

<b>Table NA-10 8</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
City of Wyoming		
2010 and 2018 Five-Year ACS Data		
Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	27,003	27,662
Lacking Complete Plumbing Facilities	35	69
<b>Total Households</b>	<b>27,038</b>	<b>27,731</b>
<b>Percent Lacking</b>	<b>0.1%</b>	<b>0.2%</b>

There were 309 households lacking complete kitchen facilities in 2018, compared to 181 households in 2010. This was a change from 0.7 percent of households in 2010 to 1.1 percent in 2018.

<b>Table NA-10 9</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
City of Wyoming		
2010 and 2018 Five-Year ACS Data		
Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	26,857	27,422
Lacking Complete Kitchen Facilities	181	309
<b>Total Households</b>	<b>27,038</b>	<b>27,731</b>
<b>Percent Lacking</b>	<b>0.7%</b>	<b>1.1%</b>

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of

gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table NA-10.10, in the City of Wyoming 19.2 percent of households had a cost burden and 10.5 percent had a severe cost burden. Some 29.3 percent of renters were cost burdened, and 19.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.7 percent and a severe cost burden rate of 6.6 percent. Owner occupied households with a mortgage had a cost burden rate of 17.2 percent, and severe cost burden at 4.9 percent.

<b>Table NA-10 10</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
City of Wyoming					
2010 & 2018 Five-Year ACS Data					
Data Source	31%-50%		Above 50%		Total
	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>					
2010 Five-Year ACS	3,297	24.00%	1,571	11.50%	13,718
2018 Five-Year ACS	2,159	17.20%	617	4.90%	12,562
<b>Owner Without a Mortgage</b>					
2010 Five-Year ACS	574	11.80%	373	7.70%	4,867
2018 Five-Year ACS	314	5.70%	364	6.60%	5,484
<b>Renter</b>					
2010 Five-Year ACS	2,132	25.20%	2,038	24.10%	8,453
2018 Five-Year ACS	2,838	29.30%	1,923	19.90%	9,685
<b>Total</b>					
2010 Five-Year ACS	6,003	22.20%	3,982	14.70%	27,038
2018 Five-Year ACS	5,311	19.20%	2,904	10.50%	27,731

### **Describe the number and type of single person households in need of housing assistance.**

There were an estimated 6,623 one-person households in the City of Wyoming in 2018. Of these over 6,600 one-person households, those that are below 30 percent HUD Area Median Family Income (HAMFI) are the most likely to need housing assistance in the area.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Disability by age, as estimated by the 2018 ACS, is shown in Table NA-10.11, below. The disability rate for females was 15.3 percent, compared to 13.3 percent for males. The disability rate grew precipitously higher with age, with 52.6 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	425	6.6%	562	7.8%	987	7.2%
18 to 34	945	9.3%	884	9.0%	1,829	9.1%
35 to 64	2,522	18.5%	2,764	19.1%	5,286	18.8%
65 to 74	403	18.8%	717	26.7%	1,120	23.2%
75 or Older	578	48.7%	1,014	55.2%	1,592	52.6%
<b>Total</b>	<b>4,873</b>	<b>13.3%</b>	<b>5,941</b>	<b>15.3%</b>	<b>10,814</b>	<b>14.3%</b>

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table NA-10.12. Some 7.4 percent have an ambulatory disability, 7.3 have an independent living disability, and 2.5 percent have a self-care disability.

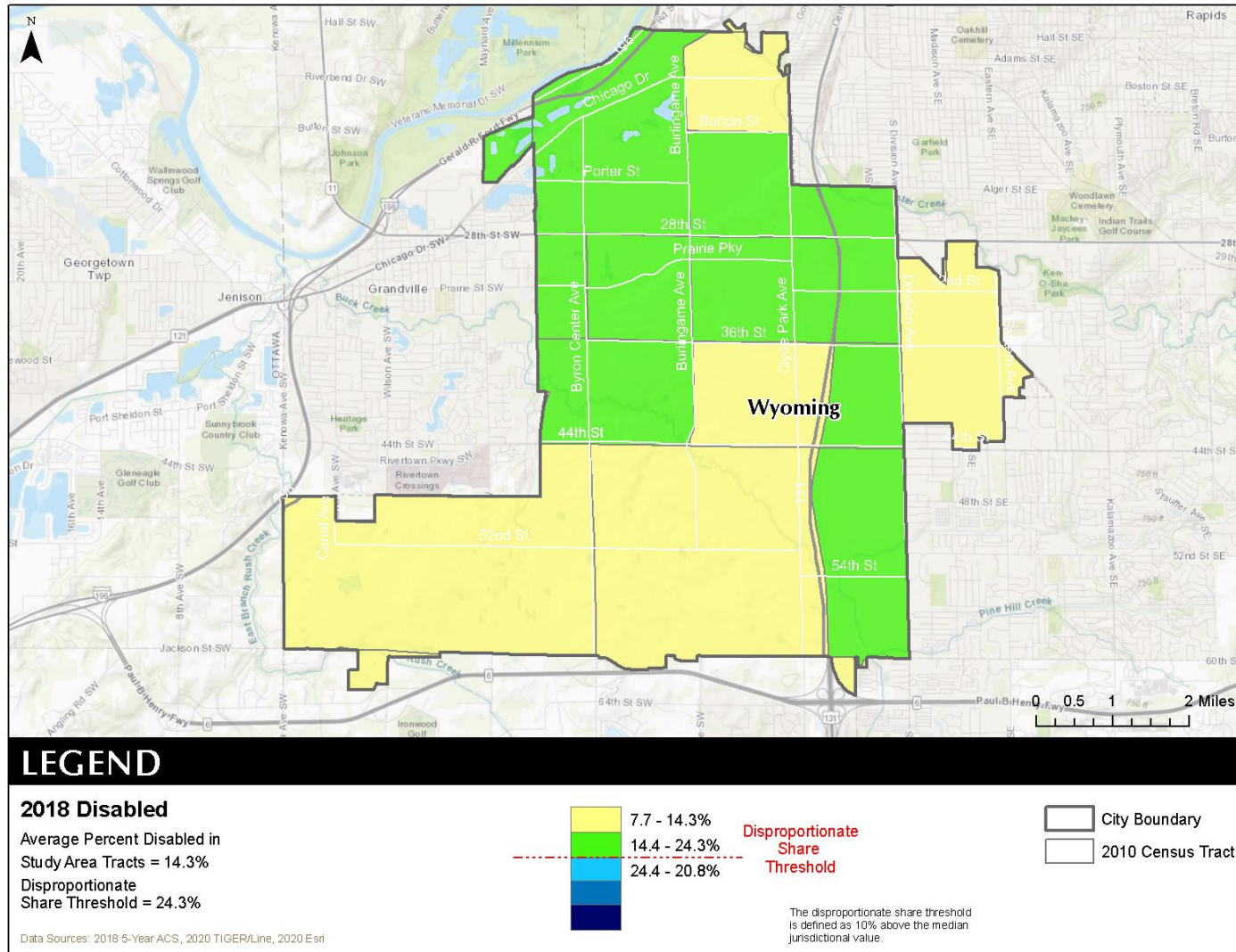
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,430	3.2%
Vision disability	2,004	2.7%
Cognitive disability	5,155	7.4%
Ambulatory disability	5,120	7.4%
Self-Care disability	1,708	2.5%
Independent living difficulty	4,071	7.3%

Map NA-10.1 below shows the distribution of persons with disabilities in 2017. The elderly population with disabilities is shown in Map NA-10.2. Those aged 65 and older are the most likely to have a disability and are also the most likely to be in need of supportive services. While there are no areas in the City with a disproportionately higher concentration of persons with a disability overall, there are areas in the western part of the City with higher rates of elderly household that have at least one form of disability.

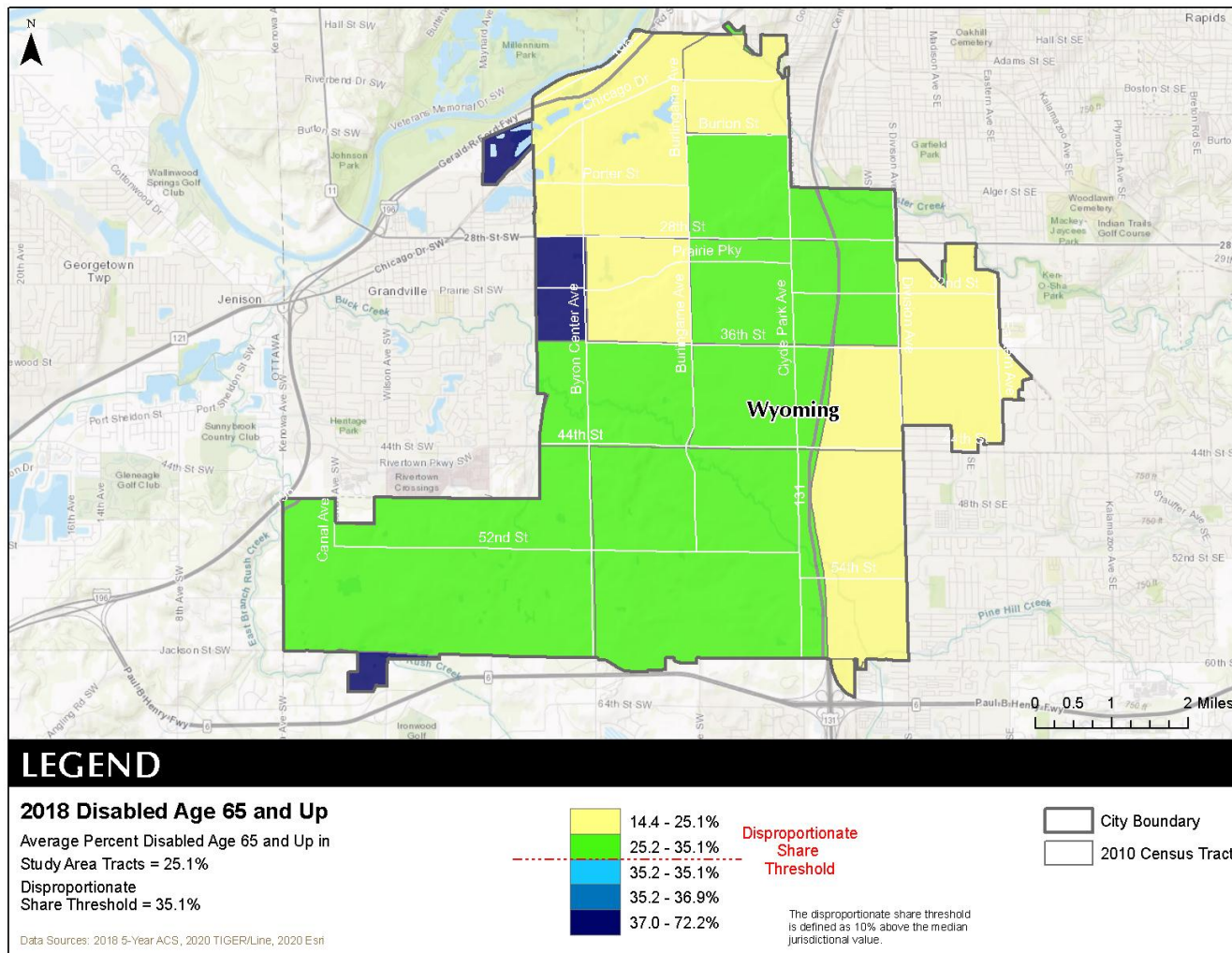
Pinpointing specific numbers of domestic violence survivors is difficult due to the lack of reporting and other mitigating factors. However, according to one Domestic Violence service provider, there are 100 fatalities a year in Michigan due to domestic violence and an estimated one in three Michigan families have been impacted by domestic abuse.<sup>2</sup>

<sup>2</sup> <https://www.haven-oakland.org/education-prevention/problem#:~:text=Over%20100%20domestic%20violence%2Drelated%20homicides%20occur%20in%20Michigan%20each%20year.&text=Approximately%2098%25%20of%20batterers%20in%20the%20U.S.%20are%20male.&text=Domestic%20violence%20can%20be%20attributed,cases%20among%20women%20and%20children.&text=Women%20are%20victims%20in%2085,of%20all%20reported%20domestic%20violence.>

### Map NA-10.1 2018 Persons with Disabilities City of Wyoming 2018 ACS, Tigerline



### Map NA-10.2 2018 Persons with Disabilities Age 65 and Older City of Wyoming 2018 ACS, Tigerline



## What are the most common housing problems?

As seen in Table NA-10.13, the most common housing problems, by far, are housing cost burdens. There are 8,215 households in the City of Wyoming with a cost burden or severe cost burden, which accounts for 29.7 percent of the overall population.

<b>Table NA-10 13</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
City of Wyoming					
2010 & 2018 Five-Year ACS Data					
Data Source	31%-50%		Above 50%		Total
	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>					
2010 Five-Year ACS	3,297	24.0%	1,571	11.5%	13,718
2018 Five-Year ACS	2,159	17.2%	617	4.9%	12,562
<b>Owner Without a Mortgage</b>					
2010 Five-Year ACS	574	11.8%	373	7.7%	4,867
2018 Five-Year ACS	314	5.7%	364	6.6%	5,484
<b>Renter</b>					
2010 Five-Year ACS	2,132	25.2%	2,038	24.1%	8,453
2018 Five-Year ACS	2,838	29.3%	1,923	19.9%	9,685
<b>Total</b>					
2010 Five-Year ACS	6,003	22.2%	3,982	14.7%	27,038
2018 Five-Year ACS	5,311	19.2%	2,904	10.5%	27,731

## Are any populations/household types more affected than others by these problems?

For homeowner households, an estimated 18.8 percent face cost burdens or severe cost burdens. Elderly non-family households experience cost burdens at a much higher rate, at 34.8 percent. At lower income levels, large and small families experience cost burdens at a higher rate, at 100.0% and 94.1 percent, respectively, for households below 30 percent HUD Area Median Family Income (HAMFI). These data are shown in Table NA-10.14.

Renters are more likely to experience cost burdens than owner households, at a rate of 49.2 percent for all renter households in the City. Elderly non-family households experience the highest rate of cost burdens overall, for renter households, at 64.1 percent. As seen with owner households, lower income large family and small family renter households experience cost burdens at the highest rate. Small families between 30 and 50 percent HAMFI experience cost burdens at a rate of 88.8 percent and large families in this income range experience cost burdens at a rate of 94.1 percent. These data are shown in Table NA-10.15.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Households most likely to be at risk of becoming unsheltered are those with extremely low incomes that are severely cost-burdened. There are 2,540 households in the City of Wyoming that

are below 30 percent HAMFI with severe cost burdens. These 755 homeowner households and 1,785 renter households are the most at-risk of becoming homeless.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently incarcerated, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

## **Discussion**

The population in the City of Wyoming has grown significantly. With this growth there has been a shift change in the racial or ethnic makeup of the City. Income disparity is growing, with households earning more than \$100,000 a year growing to account for 14.6 percent of the population in 2018. Meanwhile, persons in poverty grew from 7.3 percent of the population in 2000 to 13.5 percent of the population in 2018.

A significant proportion of households have housing problems, particularly cost burdens, with 29.7 percent of households experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 49.2 percent.

**Table NA-10 15**  
**Owner-Occupied Households by Income and Family Status and Cost Burden**  
 City of Wyoming  
 2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
<b>Cost Burden</b>						
\$0 to \$22,980	20	65	70	185	30	370
\$22,981 to \$38,300	75	310	160	85	125	755
\$38,301 to \$61,280	65	315	110	85	225	800
\$61,281 to \$76,600	35	65	0	10	90	200
Above \$76,600	50	50	0	0	25	125
<b>Total</b>	<b>245</b>	<b>805</b>	<b>340</b>	<b>365</b>	<b>495</b>	<b>2,250</b>
<b>Severe Cost Burden</b>						
\$0 to \$22,980	55	335	35	180	150	755
\$22,981 to \$38,300	30	100	40	55	100	325
\$38,301 to \$61,280	20	0	0	0	40	60
\$61,281 to \$76,600	0	10	0	0	0	10
Above \$76,600	0	0	0	0	0	0
<b>Total</b>	<b>105</b>	<b>445</b>	<b>75</b>	<b>235</b>	<b>290</b>	<b>1,150</b>
<b>Total</b>						
\$0 to \$22,980	120	425	105	400	225	1,275
\$22,981 to \$38,300	230	540	240	365	290	1,665
\$38,301 to \$61,280	685	1,550	550	455	605	3,845
\$61,281 to \$76,600	440	1,320	285	160	510	2,715
Above \$76,600	1,160	5,120	755	345	1,195	8,575
<b>Total</b>	<b>2,635</b>	<b>8,955</b>	<b>1,935</b>	<b>1,725</b>	<b>2,825</b>	<b>18,075</b>

**Table NA-10 16**  
**Renter-Occupied Households by Income and Family Status and Cost Burden**  
 City of Wyoming  
 2012–2016 HUD CHAS Data

<b>Income</b>	<b>Elderly Family</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Elderly Non-Family</b>	<b>Other Household</b>	<b>Total</b>
<b>Cost Burden</b>						
\$0 to \$22,980	0	120	0	15	60	195
\$22,981 to \$38,300	60	280	160	85	570	1,155
\$38,301 to \$61,280	40	220	45	40	405	750
\$61,281 to \$76,600	15	0	10	0	20	45
Above \$76,600	0	0	0	0	0	0
<b>Total</b>	<b>115</b>	<b>620</b>	<b>215</b>	<b>140</b>	<b>1,055</b>	<b>2,145</b>
<b>Severe Cost Burden</b>						
\$0 to \$22,980	20	670	160	180	755	1,785
\$22,981 to \$38,300	4	10	0	120	105	239
\$38,301 to \$61,280	30	0	0	15	0	45
\$61,281 to \$76,600	0	0	0	4	0	4
Above \$76,600	0	0	0	15	0	15
<b>Total</b>	<b>54</b>	<b>680</b>	<b>160</b>	<b>334</b>	<b>860</b>	<b>2,088</b>
<b>Total</b>						
\$0 to \$22,980	30	890	170	300	950	2,340
\$22,981 to \$38,300	84	450	275	245	845	1,899
\$38,301 to \$61,280	170	965	195	115	1,230	2,675
\$61,281 to \$76,600	25	395	45	4	340	809
Above \$76,600	45	975	115	75	935	2,145
<b>Total</b>	<b>354</b>	<b>3,675</b>	<b>800</b>	<b>739</b>	<b>4,300</b>	<b>9,868</b>

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,670	295	195
White	1,345	190	120
Black/ African American	495	80	45
Asian	20	4	15
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	620	0	4

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,730	755	0
White	1,725	545	0
Black/ African American	160	25	0
Asian	45	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	760	175	0

**Table 14 - Disproportionately Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,095	4,225	0
White	1,530	3,265	0
Black/ African American	100	230	0
Asian	10	50	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	385	665	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	3,440	0
White	245	2,605	0
Black/ African American	4	155	0
Asian	40	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	485	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

Discussed in NA-30.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,150	810	195
White	995	540	120
Black/ African American	460	115	45
Asian	20	4	15
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	550	70	4

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	970	2,510	0
White	630	1,640	0
Black/ African American	15	170	0
Asian	15	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	290	645	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	585	5,735	0
White	350	4,445	0
Black/ African American	15	315	0
Asian	0	60	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	205	835	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	125	3,670	0
White	80	2,770	0
Black/ African American	0	160	0
Asian	0	180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	500	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion** Discussed in NA-30.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,795	4,570	3,045	195
White	15,815	3,080	1,780	120
Black/ African American	835	285	490	45
Asian	505	90	20	15
American Indian, Alaska Native	60	4	4	0
Pacific Islander	0	0	0	0
Hispanic	2,395	975	605	4

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

Discussed in NA-30.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

### Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The overall rate of housing problems is 29.2 percent in the City of Wyoming. A disproportionate share of housing problems exists if any one racial or ethnic group experiences housing problems at a rate at least ten (10) percentage points higher than the average. In this case, at a rate of at least 39.3 percent, Black/African American, “other” race, and Hispanic households face housing problems at a disproportionate rate. Black/African American households face housing problems at a rate of 48.6 percent. “Other” race households face housing problems at a rate of 46.0 percent. Hispanic households face housing problems at a rate of 49.6 percent.

### If they have needs not identified above, what are those needs?

None identified.

### Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are several areas in the City of Wyoming where black and Hispanic households are concentrated. This discussion and maps area shown in *MA-50 Needs and Market Analysis Discussion*.

Table NA-30 1 Total Households with Housing Problems by Income and Race City of Wyoming 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$22,980	1,595	635	10	4	0	150	745	3,139
\$22,981 to \$38,300	1,590	180	50	4	0	60	775	2,659
\$38,301 to \$61,280	1,290	95	25	4	0	100	300	1,814
\$61,281 to \$76,600	155	40	50	0	0	0	45	290
Above \$76,600	205	0	0	0	0	0	60	265
<b>Total</b>	<b>4,835</b>	<b>950</b>	<b>135</b>	<b>12</b>	<b>0</b>	<b>310</b>	<b>1,925</b>	<b>8,167</b>
<b>Total</b>								
\$0 to \$22,980	1,915	725	29	4	0	195	745	3,613
\$22,981 to \$38,300	2,250	225	70	4	0	105	905	3,559
\$38,301 to \$61,280	4,870	405	110	4	0	119	1,010	6,518
\$61,281 to \$76,600	2,655	250	150	10	0	85	385	3,535
Above \$76,600	8,965	350	325	70	0	170	835	10,715
<b>Total</b>	<b>20,655</b>	<b>1,955</b>	<b>684</b>	<b>92</b>	<b>0</b>	<b>674</b>	<b>3,880</b>	<b>27,940</b>

## NA-35 Public Housing – 91.205(b)

### Introduction

The Wyoming Housing Commission owns and operates publicly-owned and subsidized housing in the City of Wyoming, and provides federally-based housing subsidies throughout a large 35 miles geographic area shared with neighboring jurisdictions. The Commission owns 195 units located at Westwood Apartments, Waldon Woods, and various scattered locations throughout the city. The Commission also administers 1,157 Housing Choice Vouchers (Section-8) within Kent County and part of Ottawa County.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers in use	0	0	184	1,193	0	1,095	0	0	92

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program				
Average Annual Income	0	0	11,569	12,432	0	12,362	0	0	
Average length of stay	0	0	5	5	0	5	0	0	
Average Household size	0	0	2	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
						Veterans Affairs Supportive Housing	Family Unification Program	
# of Elderly Program Participants (>62)	0	0	33	135	0	114	0	0
# of Disabled Families	0	0	72	356	0	281	0	0
# of Families requesting accessibility features	0	0	184	1,193	0	1,095	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
White	0	0	113	431	0	398	0	0	33
Black/African American	0	0	69	754	0	690	0	0	58
Asian	0	0	1	4	0	3	0	0	1
American Indian/Alaska Native	0	0	0	4	0	4	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
Veterans Affairs Supportive Housing	Family Unification Program	Disabled *							
Hispanic	0	0	28	103	0	97	0	0	6
Not Hispanic	0	0	156	1,090	0	998	0	0	86

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the City's 2020 Housing Needs Assessment, the demographics of the Wyoming Housing Commission (WHC) participants living in City-owned properties or using Section 8 vouchers are maintained according to race and national origin for all households, and identify those households that include a person with a disability. Certain household or personal characteristics such as age or having a disability may qualify eligible households for particular types of housing subsidy. For this reason, the WHC waiting list does not move in a strict numerical order of acceptance onto the list; rather it moves according to order of acceptance combined with unique household factors connected to particular subsidy categories that may affect their position on the list. The needs of public housing tenants and applicants on the waiting list vary, and the need for accessible units is a prioritizing factor for households when accessing units.

### What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The waiting list for Section 8 is currently closed, and takes an estimated two to five years to be contacted for those on the waiting list. The WHC administers approximately 1,150 Housing Choice Vouchers (Section-8) within Kent County and part of Ottawa County. The most immediate needs of households on the waiting list is accessing affordable housing and, in some cases, preventing homelessness. These needs are complicated by the availability of accessing units that will accept vouchers, and the amount of need in the area. The Family Self-Sufficiency Program (FSS) is designed to promote the development of local strategies to coordinate the use of housing assistance with job training and other community support activities. The Wyoming Housing Commission's objective in the FSS Program is to assist families "To attain/maintain economic self-sufficiency through the development of academia, job training, and life skills programs to enable

gainful employment and eliminate dependence on welfare.”<sup>3</sup> The Wyoming Housing Commission (WHC) has collaborated with the Grand Rapids and Kent County Housing Commissions to maximize access to resources in the community. The WHC has tailored the FSS program to provide a comprehensive approach to referral, assessment and employment services. This will afford families the opportunity to develop their skills and achieve self-sufficiency.

### **How do these needs compare to the housing needs of the population at large?:**

These needs are seen in a much higher rate and are more urgent than the population at large. The low-income levels of households utilizing publicly supported housing dramatically increases the likelihood of housing problems and risk of homelessness. In addition, the rate of disabilities among those in public housing is higher than the general population, requiring additional accommodations in housing units. While supportive housing services are important to most affordable housing and special needs clients, those at the lowest income in assisted housing require the most intensive aid.

### **Discussion:**

The WHC’s 2019- 2024 PHA 5-Year Plan has the following goals:<sup>4</sup>

1. Maintain standard performer for SEMAP and PHAS or higher.
2. Maintain public housing vacancy at 2% or less.
3. Complete 100% of emergency work orders within 24 hours.
4. Utilize the 98% of the voucher allocation or budget authority.
5. Apply for any additional vouchers, which may become available.
6. Increase public housing unit inventory to the extent possible (upon funding & property availability)
7. Support families in their goal to obtain homeownership by having a minimum of five combined closings in both homeownership programs.
8. Increase the number of FSS participants to 125 or higher.
9. Incorporate office renovation and/or reconfigure office work space to accommodate expanding WHC staff, along with office equipment (upon funding availability).
10. Purchase maintenance vehicles to transport staff to work orders, unit turnaround, emergencies etc.
11. Apply for available grant programs, such as Rental Assistance Demonstration RAD.
12. Conduct needs assessments and self-evaluations analysis to meet Section 504 compliance along with the Office of Fair Housing and Equal Opportunity (FHEO) requirements. This assessment will ensure to meet the requirements of Section 504 and provide updates on such needs.
13. Pursue opportunities to provide more Affordable Housing through Project Based Vouchers.

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<sup>3</sup>

[https://www.wyomingmi.gov/Portals/0/Documents/Departments/Housing%20Commission/FAMILY\\_SELF\\_SUFFICIENCY\\_%28FSS%29\\_AC TION\\_PLAN.pdf](https://www.wyomingmi.gov/Portals/0/Documents/Departments/Housing%20Commission/FAMILY_SELF_SUFFICIENCY_%28FSS%29_AC TION_PLAN.pdf)

<sup>4</sup> <https://www.wyomingmi.gov/Portals/0/2019-2024%20PHA%205%20Year%20Plan.pdf>

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Wyoming is part of the Wyoming, Grand Rapids, Kent County Continuum of Care (CoC). The CoC's Point in Time Counts are shown in Table NA-40.1, below. In 2015, there were an estimated 912 persons counted and in 2019 there were 759 persons counted. However, these numbers may not capture the entirety of the homeless population. The City's Housing Needs Assessment (HNA) found that in 2018, there were 851 homeless persons in the City of Wyoming itself. The HNA also found that the School District recorded 547 students in 2018. Homelessness continues to be a challenge for the community to address.

<b>Table NA-40.1</b> <b>Homeless Count</b> Wyoming / Grand Rapids / Kent County CoC 2015-2019 PIT Count					
Year	2015	2016	2017	2018	2019
Sheltered	886	759	851	675	743
Unsheltered	26	41	61	48	16
<b>Total</b>	<b>912</b>	<b>800</b>	<b>912</b>	<b>723</b>	<b>759</b>

<b>Table NA-40.2</b> <b>Homeless Count</b> City of Wyoming Michigan Coalition Against Homelessness; City of Wyoming HNA				
Year	2015	2016	2017	2018
Homeless Population	729	614	552	851

### Nature and Extent of Homelessness:

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	324	0	0	0	0	0
Persons in Households with Only Children	8	0	0	0	0	0
Persons in Households with Only Adults	411	16	0	0	0	0
Chronically Homeless Individuals	110	3	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	8	0	0	0	0	0
Veterans	47	1		0	0	0
Unaccompanied Child	8	0	0	0	0	0
Persons with HIV	5	0	1	0	0	0

### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	314	7
Black or African American	374	8
Asian	1	0
American Indian or Alaska Native	10	0
Pacific Islander	3	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	102	4
Not Hispanic	641	12

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were an estimated 52 households with children counted in the 2019 Point-in-Time count. Of these households, all were sheltered. Some 218 of the 324 persons in households with children were under the age of 18. There were 48 veterans counted in the PIT. All but one of these individuals were sheltered at the time of the count. The City's Housing Needs Assessment found that there were over 10,000 persons in Kent County that were homeless or at severe risk of losing their housing in 2018.<sup>5</sup>

<sup>5</sup>

<https://www.wyomingmi.gov/Portals/0/Documents/Departments/Community%20Development/Wyoming%20AI%20and%20Housing%20Needs%20Assessment%20-%20FINAL%2002042020.pdf>

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

There were 321 white persons counted in the 2019 Point In Time (PIT), and 382 black persons. In addition, there was one Asian individual, ten American Indian or Alaskan Native, and four Pacific Islander individuals counted. As for ethnicity, there were 106 Hispanic persons counted.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the PIT, only 16 persons were unsheltered, accounting for 2.1 percent of the total homeless population counted. However, the Housing Needs Assessment found that over 800 persons were homeless in 2018 in just the City of Wyoming. This indicates that while the number of sheltered homeless may be captured in the PIT, there are limitations to accurately representing the number of unsheltered homeless households, or those that are living in cars or doubled up.

**Discussion:**

The homeless population in the City of Wyoming continues to grow. As the population increases, the need for housing and service options also increases. In addition, the number of households identified in the area who are at risk of homelessness continue to be a high priority. Knowing this information will help the City in their efforts to keep the number of homeless households from increasing within the city.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The following section describes the non-homeless special needs populations in the City of Wyoming. These non-homeless special needs populations include the elderly, persons with disabilities, persons with drug and alcohol addictions, and persons with HIV/AIDS.

### Describe the characteristics of special needs populations in your community:

#### Elderly and Frail Elderly

Table NA-45.1, presents the population in the City of Wyoming by age and gender. In 2010, there were 11,859 people aged 25 to 34, made up of 5,984 men, and 5,875 women. In comparison, in 2018, there were 13,204 people in the 25 to 34 age cohort, with 6,571 men and 6,633 women.

Age	2010 Census				2018 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	3,076	2,886	5,962	8.3%	2,928	2,857	5,785	7.7%
5 to 19	8,020	7,522	15,542	21.5%	7,432	7,857	15,289	20.2%
20 to 24	2,693	2,933	5,626	7.8%	2,634	2,533	5,167	6.8%
25 to 34	5,984	5,875	11,859	16.4%	6,571	6,633	13,204	17.5%
35 to 54	9,730	9,883	19,613	27.2%	9,586	10,014	19,600	25.9%
55 to 64	3,396	3,603	6,999	9.7%	4,035	4,473	8,508	11.3%
65 and Older	2,662	3,862	6,524	9.0%	3,382	4,597	7,979	10.6%
<b>Total</b>	<b>35,561</b>	<b>36,564</b>	<b>72,125</b>	<b>100%</b>	<b>36,568</b>	<b>38,964</b>	<b>75,532</b>	<b>100%</b>

#### People with Disabilities

Disability by age, as estimated by the 2018 ACS, is shown in Table NA-45.2, below. The disability rate for females was 15.3 percent, compared to 13.3 percent for males. The disability rate grew precipitously higher with age, with 52.6 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	425	6.6%	562	7.8%	987	7.2%
18 to 34	945	9.3%	884	9.0%	1,829	9.1%
35 to 64	2,522	18.5%	2,764	19.1%	5,286	18.8%
65 to 74	403	18.8%	717	26.7%	1,120	23.2%
75 or Older	578	48.7%	1,014	55.2%	1,592	52.6%
<b>Total</b>	<b>4,873</b>	<b>13.3%</b>	<b>5,941</b>	<b>15.3%</b>	<b>10,814</b>	<b>14.3%</b>

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table NA-45.3. Some 7.4 percent have an ambulatory disability, 7.3 have an independent living disability, and 2.5 percent have a self-care disability.

<b>Disability Type</b>	<b>Population with Disability</b>	<b>Percent with Disability</b>
Hearing disability	2,430	3.2%
Vision disability	2,004	2.7%
Cognitive disability	5,155	7.4%
Ambulatory disability	5,120	7.4%
Self-Care disability	1,708	2.5%
Independent living difficulty	4,071	7.3%

### People with Alcohol and Drug Addictions

The Kent County 2017 Community Health Needs Assessment found that proximately 5 percent of Kent County adults reported heavy drinking and 15.3 percent reported binge drinking.<sup>6</sup> Per the most recent data available at the time of this report, the number of opioid-related deaths in Kent County in 2017 (93) exceeded those in 2016 (70). Between 1999 and 2015 in Kent County, the drug-induced mortality rate (including deaths from any drug) increased nearly fourfold, from 4.2 per 100,000 to 16.2.

#### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The 2020 Stakeholder Housing and Community Development Survey found that persons with mental illness had the highest rated needs, followed by youth aging out of foster care, persons who are experiencing homeless, and the survivors of domestic violence. These results are shown in Table NA-45.4, below.

<sup>6</sup> <https://www.accesskent.com/Health/SubAbuse/>

**Table NA-45.4**  
**Needs of Special Populations**  
 City of Wyoming  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons with mental illness	3	18	50	84	24	28	207
Youth aging out of foster care	3	14	51	82	26	31	207
Persons who are experiencing homeless	6	23	54	78	18	28	207
Survivors of domestic violence	4	17	61	69	27	29	207
Veterans	4	18	63	64	28	30	207
Veterans	4	18	63	64	28	30	207
Persons with substance abuse addictions	6	26	58	61	26	30	207
Seniors (65+)	2	31	63	59	24	28	207
Persons with physical disabilities	2	27	66	56	28	28	207
Persons with developmental disabilities	3	23	69	55	29	28	207
Persons recently released from jail/prison	9	29	59	52	30	28	207
Persons with HIV/AIDS	12	48	47	21	51	28	207

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Kent County 2018 Communicable Disease Summary, there were 30 new cases of HIV reported in 2018 in Kent County residents and 8 new diagnoses of AIDS. This compares to 37 cases of HIV and 10 AIDS diagnoses reported during 2017.<sup>7</sup> In addition, the Epidemiological Profile of HIV in Michigan (2018) found that Kent County was one of the top ten counties in terms of HIV prevalence and new diagnoses in the State.<sup>8</sup>

### **Discussion:**

The special needs populations in Wyoming include the elderly and frail elderly, which are growing at the fastest rate of any age group in the area. It also includes persons with disabilities, which account for 14.3 percent of the population and 52.6 percent of those aged 75 and older. In addition, there are other special needs population, such as veterans, persons with alcohol and drug abuse disorders, survivors of domestic violence, and persons with HIV/AIDS that are in need of services in the City.

<sup>7</sup> [https://www.accesskent.com/Health/CommDisease/pdfs/CD\\_Epid/AnnualSummary/2018\\_CD\\_Summary.pdf](https://www.accesskent.com/Health/CommDisease/pdfs/CD_Epid/AnnualSummary/2018_CD_Summary.pdf)

<sup>8</sup> [https://www.michigan.gov/documents/mdhhs/2018HIV-Epi-Profile\\_620033\\_7.pdf](https://www.michigan.gov/documents/mdhhs/2018HIV-Epi-Profile_620033_7.pdf)

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

The City's Resident Survey and the Stakeholder Survey found that the top-rated needs for public facilities include parks and recreational facilities, facilities for abused or neglected children, childcare centers, and youth centers. Public comment during the community echoed these sentiments, and also had one comment asserting that there is no need to additional parks in the community.

<b>Table NA-50.1</b> <b>Public Facilities and Investments</b> City of Wyoming Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Parks and recreational facilities	569
Facilities for abused or neglected children	539
Youth centers	536
Investments in Fire Stations and fire equipment	512
Community centers	424
Food banks	368
Facilities for people living with a disability or ongoing illness	356
Childcare facilities	337
Homeless shelters	281
Senior centers	237
Healthcare facilities	199
Investments that improve accessibility of public buildings	130
Residential treatment centers	109

<b>Table NA-50.2</b> <b>Providing a Suitable Living Environment</b> City of Wyoming Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	3	23	67	82	14	18	207
Childcare facilities	2	21	63	80	21	20	207
Facilities for abused/neglected children	5	11	55	73	38	25	207
Community centers	4	37	71	63	14	18	207
Parks and recreational facilities	11	46	73	50	9	18	207
Homeless shelters	20	43	51	48	26	19	207
Senior centers	8	39	72	47	21	20	207
Healthcare facilities	8	51	62	47	21	18	207
Facilities for persons living with Disabilities	5	30	68	47	37	20	207
Fire Stations/equipment	12	44	56	41	35	19	207
Residential treatment centers	7	43	68	30	39	20	207
Improved accessibility of Public buildings	30	59	43	26	30	19	207

### How were these needs determined?

These needs were determined using the above listed surveys and public input during the community meetings.

### Describe the jurisdiction's need for Public Improvements:

The City's Stakeholder Survey found that the top-rated infrastructure needs were street and road improvements, bicycle and walking paths, and new Tree Planting. Comments from City staff during the Housing and Infrastructure Focus Group indicated a need for increased capacity for infrastructure to meet growth in certain areas in the City.

<b>Table NA-50.3</b> <b>Providing a Suitable Living Environment</b> City of Wyoming Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	3	27	95	58	7	17	207
Bicycle and walking paths	11	40	72	55	12	17	207
New Tree Planting	20	51	61	44	12	19	207
Sidewalk improvements	3	44	94	38	10	18	207
Water system capacity improvements	17	61	42	29	38	20	207
Flood drainage improvements	12	48	53	28	49	17	207
Bridge improvements	7	55	59	26	43	17	207
Storm sewer system improvements	16	48	53	25	48	17	207
Sewer system improvements	20	56	45	24	45	17	207
Park and recreation improvements	23	50	81	23	13	17	207
Water quality improvements	38	61	37	19	35	17	207
Other	7	2	3	5	20	170	207

### How were these needs determined?

These needs were determined using the above listed surveys and public input during the community meetings.

### Describe the jurisdiction's need for Public Services:

The City's Stakeholder Survey found that the top-rated public service needs were mental health services, services for youth aging out of foster care, substance abuse services, and veterans services. Comments during the Focus Groups indicated a need for access to affordable child care and increased transportation and job training efforts, including mentorships.

**Table NA-50.4**  
**Providing a Suitable Living Environment**  
 City of Wyoming  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City.</b>							
Mental health services	3	9	52	103	19	21	207
Services for Youth Aging out of Foster Care	5	15	53	88	28	18	207
Substance abuse services	4	15	62	83	24	19	207
Veterans Services	7	14	55	79	34	18	207
Youth services	3	15	75	77	18	19	207
Services for survivors of domestic violence	3	15	63	77	31	18	207
Childcare services	4	19	65	75	25	19	207
Crime awareness education	3	27	68	73	19	17	207
Employment services	7	21	71	69	21	18	207
Home-buyer education	7	24	71	68	18	19	207
Homelessness services	8	32	62	65	21	19	207
Senior services	2	31	73	61	22	18	207
Transportation services	7	31	72	61	18	18	207
Fair housing activities	11	32	59	60	26	19	207
Tenant/Landlord counseling	9	35	55	60	30	18	207
Eviction Prevention	13	35	51	60	29	19	207
Food banks	6	25	83	59	16	18	207
Healthcare services	10	40	58	56	23	20	207
Rental Assistance	10	37	62	53	26	19	207
Utility Assistance	7	38	66	52	26	18	207
Reduction of lead-based paint hazards	12	44	45	42	46	18	207
Mitigation of asbestos hazards	10	46	39	34	59	19	207
Mitigation of radon hazards	12	45	38	32	62	18	207
Other	1	1	1	0	23	181	207

### How were these needs determined?

These needs were determined using the above listed surveys and public input during the community meetings.

# HOUSING MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

Between 2010 and 2017, the number of housing units in the City increased since 2010, although not at the same rate as the population. The proportion of owner-occupied units has remained fairly steady in this time period, although the proportion of apartment units has increased since 2010. The proportion of vacant units has declined since 2010.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Table MA-10.1 shows housing units by type in 2010 and 2018. In 2010, there were 28,959 housing units, compared with 29,114 in 2018. Single-family units accounted for 69.5 percent of units in 2018, compared to 72.8 in 2010. Apartment units accounted for 23.2 percent in 2018, compared to 20.0 percent in 2010.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,125	66%
1-unit, attached structure	965	3%
2-4 units	1,680	6%
5-19 units	4,255	15%
20 or more units	2,280	8%
Mobile Home, boat, RV, van, etc	590	2%
<b>Total</b>	<b>28,895</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

Table MA-10 1 Housing Units by Type City of Wyoming 2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	21,068	72.8%	20,236	69.5%
Duplex	744	2.6%	571	2.0%
Tri- or Four-Plex	718	2.5%	640	2.2%
Apartment	5,793	20.0%	6,753	23.2%
Mobile Home	625	2.2%	904	3.1%
Boat, RV, Van, Etc.	11	0%	10	0%
<b>Total</b>	<b>28,959</b>	<b>100.0%</b>	<b>29,114</b>	<b>100.0%</b>

Table MA-10.2 shows housing units by tenure from 2010 to 2018. By 2018, there were 29,114 housing units. An estimated 65.1 percent were owner-occupied, and 4.8 percent were vacant.

Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	26,970	93.1%	27,731	95.2%
Owner-Occupied	17,776	65.9%	18,046	65.1%
Renter-Occupied	9,194	34.1%	9,685	34.9%
Vacant Housing Units	2,013	6.9%	1,383	4.8%
<b>Total Housing Units</b>	<b>28,983</b>	<b>100.0%</b>	<b>29,114</b>	<b>100.0%</b>

The distribution of unit types by race is shown in Table MA-10.3. An estimated 74.5 percent of white households occupy single-family homes, while 38.6 percent of black households do. Some 19.0 percent of white households occupied apartments, while 47.3 percent of black households do. An estimated 76.6 percent of Asian, and 60.6 percent of American Indian households occupy single-family homes.

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	38.6%	60.6%	76.6%	0%	62.1%	56.9%
Duplex	1.9%	2.1%	0%	0%	0%	4.3%	2.1%
Tri- or Four-Plex	1.3%	10.5%	5.1%	4.1%	0%	1.7%	0%
Apartment	19.0%	47.3%	34.3%	14.0%	0%	28.3%	41.0%
Mobile Home	3.4%	1.1%	0%	5.3%	100.0%	3.6%	0%
Boat, RV, Van, Etc.	0%	0.5%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Table MA-10.4 shows households by year home built for the 2010 and 2018 5-year ACS data. Housing units built between 2000 and 2009, account for 8.0 percent of households in 2010 and 6.2 percent of households in 2018. Housing units built in 1939 or earlier represented 10.1 percent of households in 2018 and 10.4 percent of households in 2010.

<b>Table MA-10 4</b>				
<b>Households by Year Home Built</b>				
City of Wyoming				
2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,819	10.4%	2,791	10.1%
1940 to 1949	2,774	10.3%	2,533	9.1%
1950 to 1959	5,711	21.1%	5,646	20.4%
1960 to 1969	3,502	13.0%	3,635	13.1%
1970 to 1979	3,807	14.1%	4,536	16.4%
1980 to 1989	3,288	12.2%	3,280	11.8%
1990 to 1999	2,985	11.0%	2,913	10.5%
2000 to 2009	2,152	8.0%	1,709	6.2%
2010 or Later	.	.	688	2.5%
<b>Total</b>	<b>27,038</b>	<b>100.0%</b>	<b>27,731</b>	<b>100.0%</b>

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	435	4%
1 bedroom	360	2%	3,170	32%
2 bedrooms	3,495	20%	4,265	44%
3 or more bedrooms	13,935	78%	1,930	20%
<b>Total</b>	<b>17,794</b>	<b>100%</b>	<b>9,800</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Programs will target households that have housing problems in the City of Wyoming. This includes over 11,716 households in the City, some 3,539 of which are owner households, and 8,177 of which are renter households.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Map MA-10.1, shows the number of Section 8 contracts that are set to expire. In the range of this Consolidated Plan, there is one expected to expire before 2030. An additional two contracts are set to expire in the following decade. When Section 8 publicly supported housing units have fulfilled their contracts with the period of affordability, neither HUD nor the project owner has any contractual obligation to renew the agreement or to enter into a new contract to extend the public assistance to these units. These units are, therefore, at risk of no longer being affordable housing units.

**Table MA-10 5  
Housing Problems by Income and Tenure**

City of Wyoming  
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$22,980	\$22,981 to \$38,300	\$38,301 to \$61,280	\$61,281 to \$76,600	Above \$76,600	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	4	15	0	20	39
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	15	10	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	15	85	20	25	200
Housing cost burden greater than 50% of income (and none of the above problems)	750	325	55	10	0	1,140
Housing cost burden greater than 30% of income (and none of the above problems)	315	740	740	200	130	2,125
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
has none of the 4 housing problems	90	575	2,930	2,480	8,405	14,480
<b>Total</b>	<b>1,270</b>	<b>1,669</b>	<b>3,840</b>	<b>2,720</b>	<b>8,580</b>	<b>18,079</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	60	25	20	25	130
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	100	4	0	45	174
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	205	110	0	4	454
Housing cost burden greater than 50% of income (and none of the above problems)	1,660	180	30	0	15	1,885
Housing cost burden greater than 30% of income (and none of the above problems)	195	1,030	740	30	0	1,995
Zero/negative income (and none of the above problems)	65	0	0	0	0	65
has none of the 4 housing problems	260	325	1,770	760	2,050	5,165
<b>Total</b>	<b>2,340</b>	<b>1,900</b>	<b>2,679</b>	<b>810</b>	<b>2,139</b>	<b>9,868</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	64	40	20	45	169
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	110	19	10	45	209
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	220	195	20	29	654
Housing cost burden greater than 50% of income (and none of the above problems)	2,410	505	85	10	15	3,025
Housing cost burden greater than 30% of income (and none of the above problems)	510	1,770	1,480	230	130	4,120
Zero/negative income (and none of the above problems)	125	0	0	0	0	125
has none of the 4 housing problems	350	900	4,700	3,240	10,455	19,645
<b>Total</b>	<b>3,610</b>	<b>3,569</b>	<b>6,519</b>	<b>3,530</b>	<b>10,719</b>	<b>27,947</b>

**Does the availability of housing units meet the needs of the population?**

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most markedly in the rate of cost burdens in the City. In 2017, an estimated 29.7% of the population was cost burdened. Renter households are more likely to be impacted by cost burdens, at 49.2%, and are therefore most likely to not have housing units that meet their needs.

## Describe the need for specific types of housing:

Table MA-10.6 shows the results of the Stakeholder Survey as it rated various housing needs. The top rated needs for construction of new affordable housing for home ownership, first-time home-buyer assistance, and rental housing for very low-income households. The resident survey found the top rated needs to be programs that help homeowners pay for improvements to their homes, supportive housing for persons who are experiencing homelessness or have a disability, and more homes for purchase at an affordable price. Focus group sessions indicated the need for more housing options for senior housing, including the option for aging-in-place. Public and City input also suggested the need for additional types of housing units, including smaller lots, Accessory Dwelling Units (ADUs), and more options for homebuyers.

In addition, the Needs Assessment and Market Analysis suggests the development of new housing, for both renters and homeowners is needed to meet the demand of a growing population, as well as housing rehabilitation to maintain the existing housing stock.

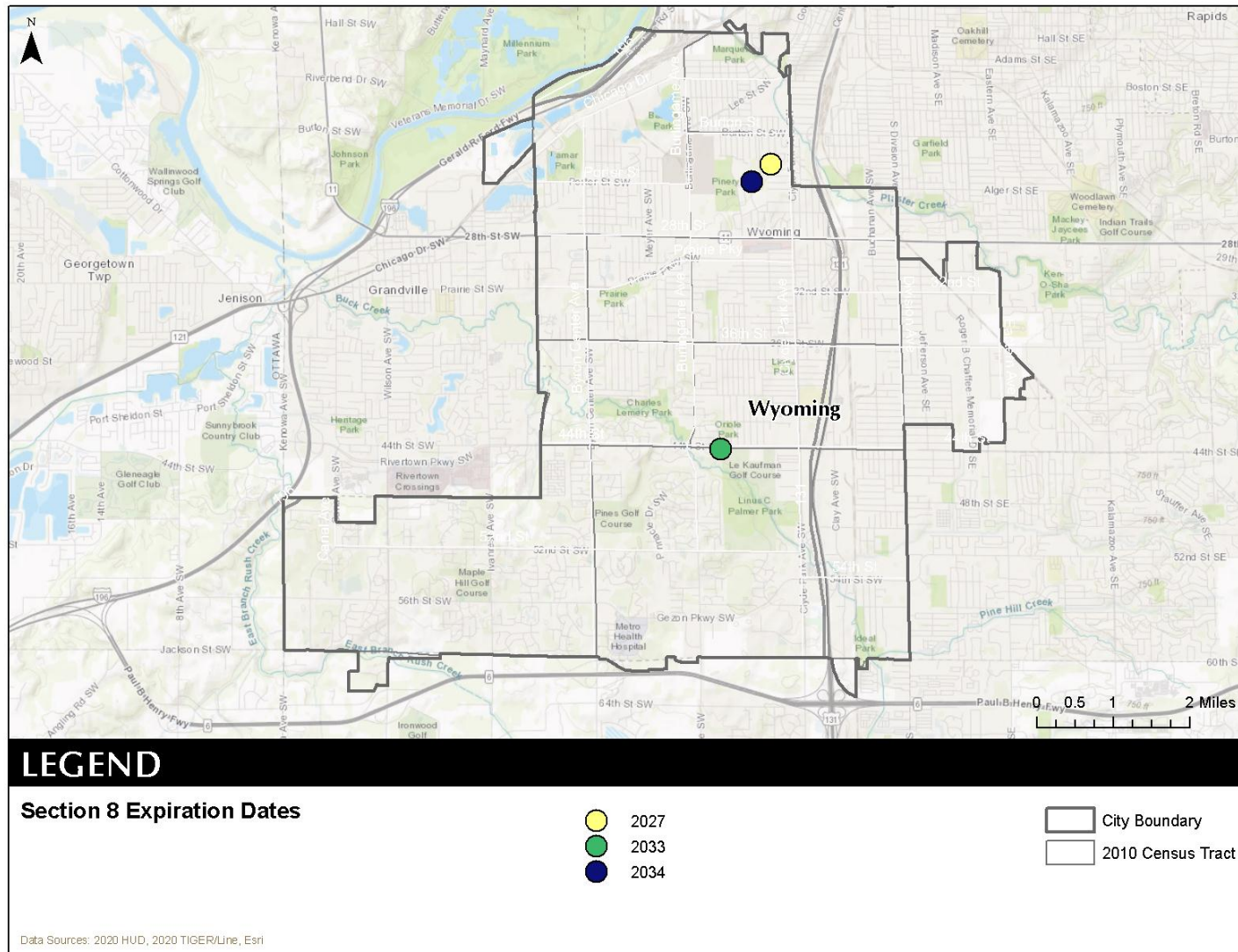
**Table MA-10.6**  
**Providing Decent and Affordable Housing**  
 City of Wyoming  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	7	18	63	105	12	2	207
First-time home-buyer assistance	2	17	73	97	12	6	207
Rental housing for very low-income households	14	28	55	91	13	6	207
Construction of new affordable rental housing	17	33	53	87	15	2	207
Supportive housing for people who are experiencing homelessness	9	28	63	87	15	5	207
Homeowner housing rehabilitation	4	17	87	85	10	4	207
Energy efficiency improvements	3	15	79	84	20	6	207
Homeownership for racial and ethnic minority populations	10	29	62	81	18	7	207
Housing located adjacent or near transportation options	10	26	66	79	20	6	207
Rental assistance	10	33	60	78	23	3	207
Rental housing rehabilitation	12	31	67	78	17	2	207
Supportive housing for people who have disabilities	2	19	73	73	36	4	207
Retrofitting existing housing to meet seniors' needs	4	21	79	63	36	4	207
Preservation of federal subsidized housing	14	25	70	59	34	5	207
Senior Citizen Housing	8	31	76	58	28	6	207
Mixed income housing	20	41	59	55	26	6	207
Heating/cooling HVAC replacement or repairs	4	18	82	54	45	4	207
ADA (Americans with Disabilities Act) improvements	2	34	74	50	39	8	207
Mixed use housing	18	54	62	32	33	8	207
Housing demolition	11	81	39	29	43	4	207
Other	7	2	2	7	34	155	207

## Discussion

The current housing stock does not appear to be meeting the needs of the population in the City of Wyoming, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of the growing population.

### Map MA-10.1 Expiring Section 8 Contracts City of Wyoming 2018 HUD, Tigerline



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	120,100	98,400	(18%)
Median Contract Rent	616	640	4%

**Table 28 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Wyoming increased from 24 authorizations in 2018 to 75 in 2019.

The real value of single-family building permits decreased from \$145,894 in 2018 to \$84,388 in 2019. This compares to an increase in permit value statewide, with values rising from \$264,744 in 2018 to \$261,445 in 2019.

The concentration of homeowner households are shown in Map MA-15.1. The highest rates of homeownership were seen in the northwestern part of Wyoming, with some areas exceeding 76.7 percent homeownership rates. In the city center, homeownership rates were lower than 65 percent. Renter concentrations were, conversely, higher in the city center. This is shown in Map MA-15.2. Median home values and median contract rents were both highest in southern parts of the City, and rental prices were also higher in eastern Wyoming. These are also illustrated in the City’s HNA.

**Table MA-15 1**  
**Building Permits and Valuation**  
 City of Wyoming  
 Census Bureau Data, 1980–2019

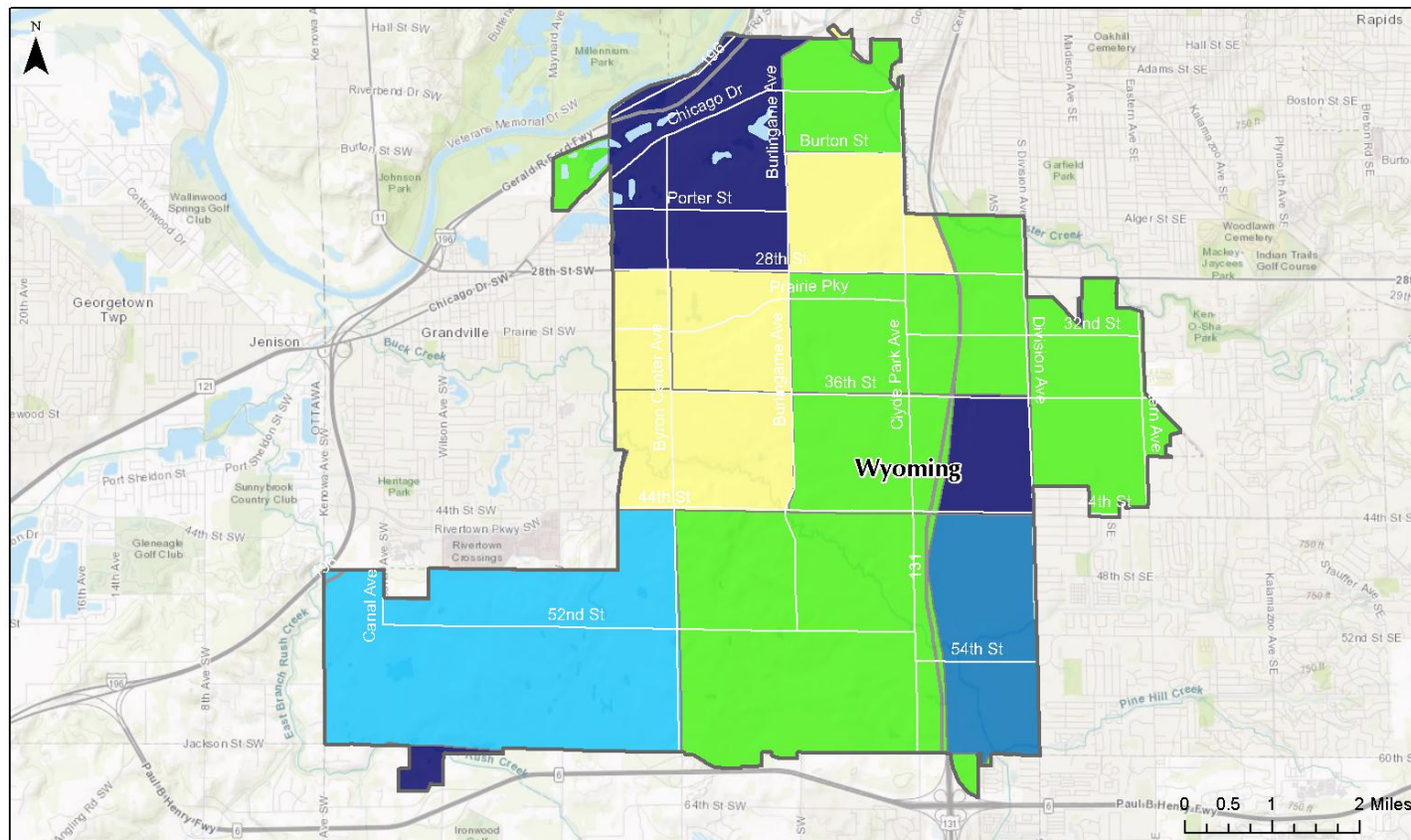
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019 \$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	159	6	0	18	183	110,158	75,684
1981	85	12	4	0	101	95,806	0
1982	91	10	0	0	101	88,748	0
1983	158	4	0	148	310	92,184	50,171
1984	113	8	0	147	268	100,225	45,897
1985	148	4	0	318	470	93,778	45,357
1986	158	2	4	148	312	103,048	53,318
1987	117	4	0	398	519	138,989	63,971
1988	124	4	0	25	153	133,028	54,066
1989	121	4	0	22	147	136,616	44,591
1990	122	4	4	366	496	141,400	49,861
1991	124	2	0	0	126	122,341	0
1992	112	2	0	20	134	126,258	47,153
1993	130	0	0	0	130	129,544	0
1994	143	8	0	67	218	128,240	43,311
1995	169	0	0	132	301	138,543	53,833
1996	228	0	19	72	319	153,778	72,621
1997	190	0	13	55	258	144,047	72,621
1998	232	20	9	34	295	148,197	75,637
1999	229	4	0	204	437	153,600	71,283
2000	207	0	32	0	239	142,547	0
2001	287	2	0	0	289	134,159	0
2002	257	8	0	0	265	147,631	0
2003	224	2	16	95	337	156,815	62,343
2004	217	0	0	0	217	142,088	0
2005	166	6	0	50	222	136,616	93,047
2006	133	4	4	0	141	133,130	0
2007	109	0	4	18	131	137,362	64,585
2008	51	2	0	0	53	137,485	0
2009	32	2	0	0	34	169,691	0
2010	57	0	0	0	57	169,062	0
2011	51	0	4	0	55	189,052	0
2012	55	0	0	0	55	168,335	0
2013	62	0	0	32	94	179,758	91,090
2014	58	0	0	0	58	159,671	0
2015	60	2	0	0	62	160,676	0
2016	49	2	0	176	227	155,013	52,814
2017	46	0	0	0	46	141,297	0
2018	24	0	0	6	30	145,894	59,015
2019	75	4	4	526	609	84,388	101,696

Rent Paid	Number	%
Less than \$500	1,700	17.3%
\$500-999	7,390	75.4%
\$1,000-1,499	555	5.7%
\$1,500-1,999	80	0.8%
\$2,000 or more	85	0.9%
<b>Total</b>	<b>9,810</b>	<b>100.1%</b>

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

### Map MA-15.1 2018 Homeowner Households City of Wyoming 2018 ACS, Tigerline

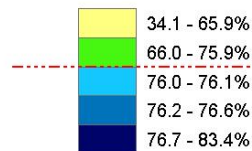


## LEGEND

### 2018 Home Owner

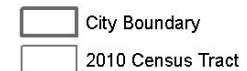
Average Percent Home Owner in Study Area Tracts = 65.9%  
Disproportionate Share Threshold = 75.9%

Data Sources: 2018 5-Year ACS, 2020 TIGER/Line, 2020 Esri

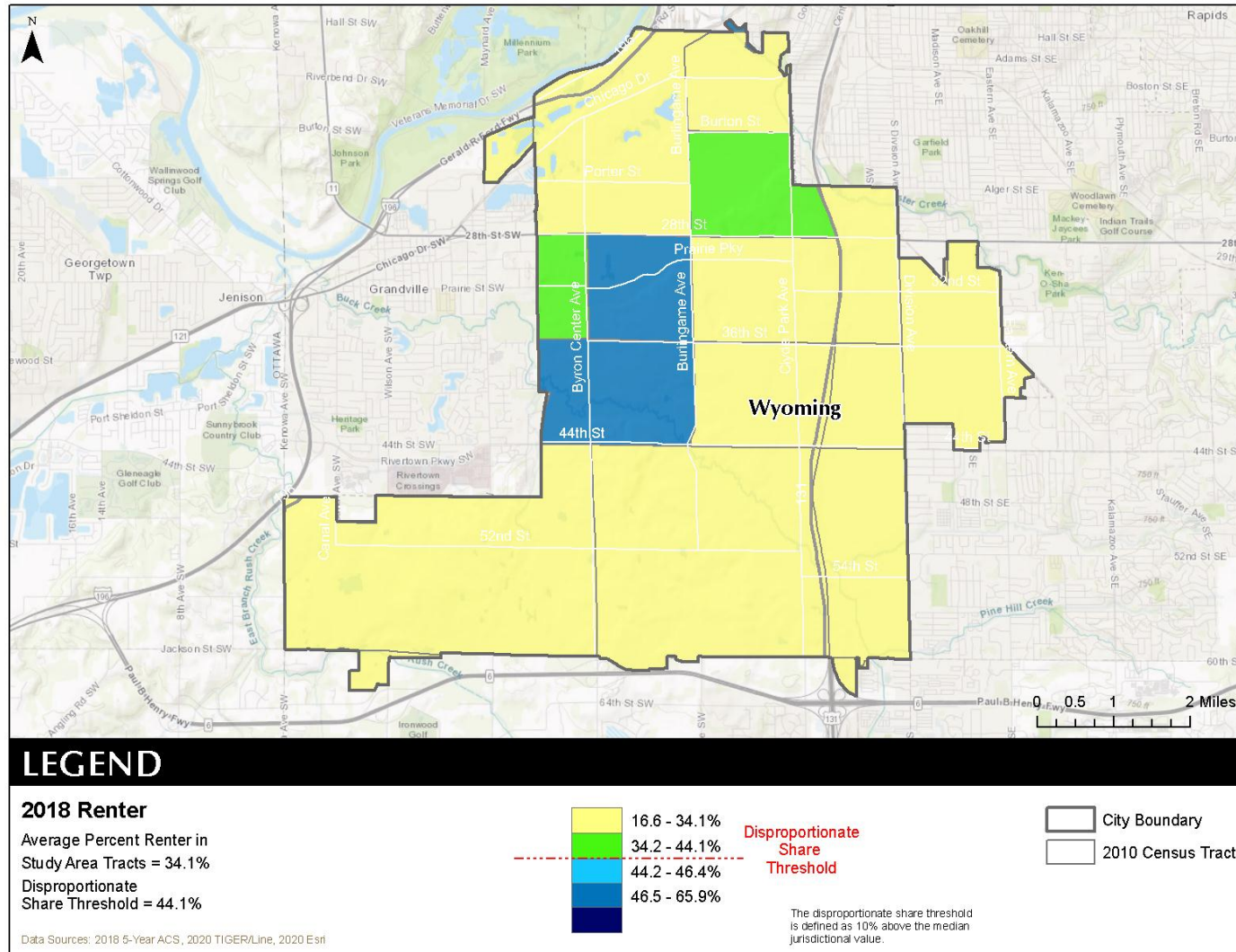


**Disproportionate Share Threshold**

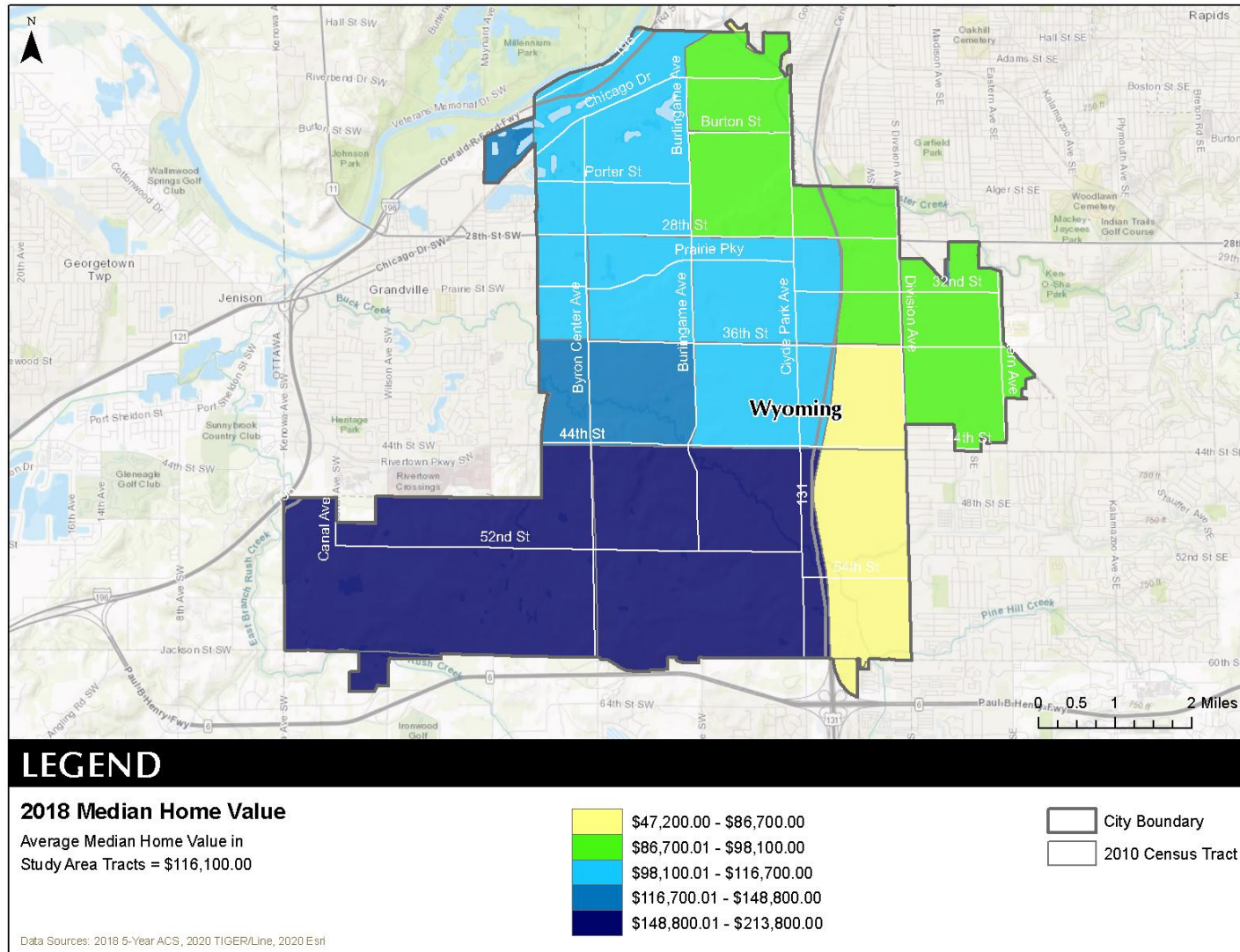
The disproportionate share threshold is defined as 10% above the median jurisdictional value.



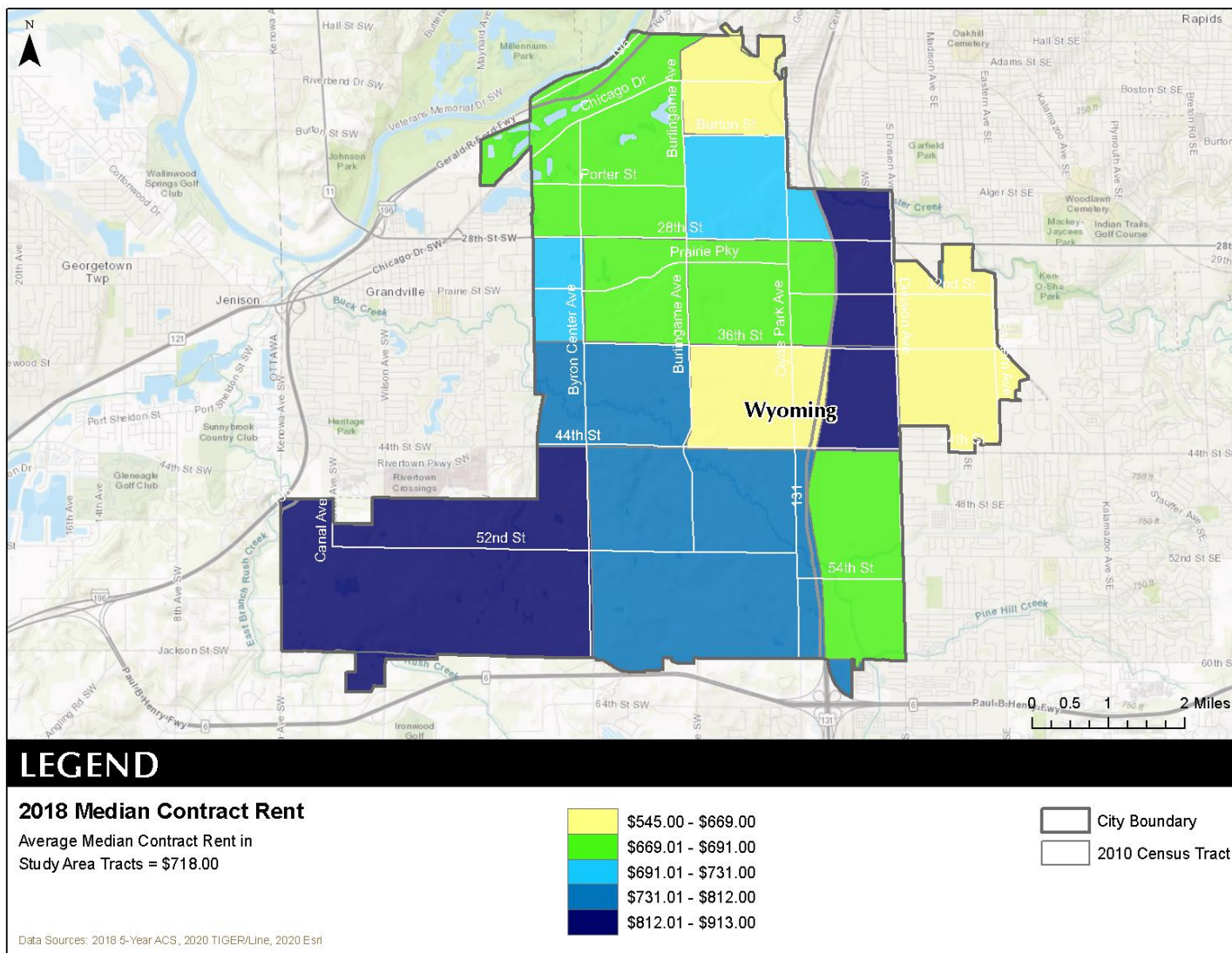
### Map MA-15.2 2018 Renter Households City of Wyoming 2018 ACS, Tigerline



### Map MA-15.3 2018 Median Home Value City of Wyoming 2018 ACS, Tigerline



### Map MA-15.4 2018 Median Contract Rent City of Wyoming 2018 ACS, Tigerline



## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	400	No Data
50% HAMFI	2,670	2,205
80% HAMFI	6,760	6,055
100% HAMFI	No Data	9,010
<b>Total</b>	<b>9,830</b>	<b>17,270</b>

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	739	817	994	1,309	1,501
High HOME Rent	686	789	962	1,296	1,455
Low HOME Rent	686	752	902	1,043	1,163

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there is not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households. The City's 2020 HNA found similar results, indicating a need for housing options for lower-income households.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The City of Wyoming saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. This would lead to additional households facing cost burdens. The City's HNA found that an additional 1,400 households are expected in the City by 2025. Of these, about half are expected to be low-to-moderate income and some 60 percent of the LMI households will be expected to be renters.

---

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in the City of Wyoming. This may be especially true for larger families that require larger units.

**Discussion**

The cost of housing in Wyoming continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in the area.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The following section will describe the condition of housing in the City of Wyoming.

### Definitions

For the purposes of this Plan, each jurisdiction provides the following definitions:

#### Kent County and Wyoming

**Standard Condition:** A housing unit is considered to be in “standard condition” when it meets or exceeds HUD Housing Quality Standards (HQS). Further, a housing unit is in standard condition when it does not have any critical or major structural defects, has adequate plumbing facilities, and its appearance does not create a blighting influence. This condition requires no more than observable, normal maintenance; dwelling units which are in standard condition have no observable deficiencies, or only slight deficiencies. The Wyoming definition additionally requires that the property meet city property codes to be in standard condition.

**Substandard Condition but Suitable for Rehabilitation:** A housing unit is considered to be in “substandard condition but suitable for rehabilitation” when it does not meet HUD HQS. Further, a housing unit is in substandard condition but suitable for rehabilitation when it has one or more major and/or critical structural defects, but can still be repaired for a reasonable amount. The degree of substandard is either moderate or severe according to the number of defects and the degree of deficiency.

**Moderately Substandard:** Housing units that have less than three major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.

**Severely Substandard:** Housing units that have three or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,600	20%	4,030	41%
With two selected Conditions	155	1%	420	4%
With three selected Conditions	15	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,030	79%	5,340	54%
<b>Total</b>	<b>17,800</b>	<b>100%</b>	<b>9,805</b>	<b>99%</b>

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,750	10%	735	8%
1980-1999	3,185	18%	2,810	29%
1950-1979	9,050	51%	5,005	51%
Before 1950	3,805	21%	1,255	13%
<b>Total</b>	<b>17,790</b>	<b>100%</b>	<b>9,805</b>	<b>101%</b>

**Table 33 – Year Unit Built**

Data Source: 2011-2015 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2018 5-year ACS data. Housing units built between 2000 and 2009, account for 8.0 percent of households in 2010 and 6.2 percent of households in 2018. Housing units built in 1939 or earlier represented 10.1 percent of households in 2018 and 10.4 percent of households in 2010. According to the City's HNA the north portion of the city has the oldest housing stock built in the 1940's, where the median house age is 76 years. The second newest housing age tracts, 138.01 and 138.02, date from the mid 1980's, and those with the lowest median age along the southern boundary of Wyoming were built up mainly over the last 20 years.

Table MA-20 1 Households by Year Home Built City of Wyoming 2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,819	10.4%	2,791	10.1%
1940 to 1949	2,774	10.3%	2,533	9.1%
1950 to 1959	5,711	21.1%	5,646	20.4%
1960 to 1969	3,502	13.0%	3,635	13.1%
1970 to 1979	3,807	14.1%	4,536	16.4%
1980 to 1989	3,288	12.2%	3,280	11.8%
1990 to 1999	2,985	11.0%	2,913	10.5%
2000 to 2009	2,152	8.0%	1,709	6.2%
2010 or Later	.	.	688	2.5%
<b>Total</b>	<b>27,038</b>	<b>100.0%</b>	<b>27,731</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table MA-20.2, structures built in 1939 or earlier had a median value of \$91,600 while structures built between 1950 and 1959 had a median value of \$103,800, and those built between 1990 and 1999 had a median value of \$207,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$209,300 and \$286,700, respectively. The total median value in the City of Wyoming was \$116,100.

Table MA-20 2 Owner Occupied Median Value by Year Structure Built City of Wyoming 2018 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	91,600
1940 to 1949	94,000
1950 to 1959	103,800
1960 to 1969	113,200
1970 to 1979	129,500
1980 to 1989	141,100
1990 to 1999	207,100
2000 to 2009	210,100
2010 to 2013	209,300
2014 or later	286,700
<b>Median Value</b>	<b>116,100</b>

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,855	72%	6,260	64%
Housing Units build before 1980 with children present	1,795	10%	1,090	11%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 35 - Vacant Units**

By 2018, for rent units accounted for 33.6 percent of vacant units, while for sale units accounted for 6.8 percent. "Other" vacant units accounted for 39.1 percent of vacant units, representing a total of 541 "other" vacant units. According to the City's 2020 Housing Needs Assessment (HNA), less than five percent of Wyoming's existing housing stock is vacant. Most tracts have very low vacancy rates, especially among owner-occupied housing units. The HNA estimated that there are nearly 85 acres of vacant land within Wyoming that could be developed with new housing or mixed use development that includes residential units as a component of a larger project. At five dwelling units per acre, vacant parcels within Wyoming could accommodate approximately 424 new housing units.<sup>9</sup>

<sup>9</sup>

<https://www.wyomingmi.gov/Portals/0/Documents/Departments/Community%20Development/Wyoming%20AI%20and%20Housing%20Needs%20Assessment%20-%20FINAL%2002042020.pdf>

Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	769	38.2%	465	33.6%
For Sale	531	26.4%	94	6.8%
Rented Not Occupied	28	1.4%	150	10.8%
Sold Not Occupied	109	5.4%	41	3.0%
For Seasonal, Recreational, or Occasional Use	54	2.7%	92	6.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	522	25.9%	541	39.1%
<b>Total</b>	<b>2,013</b>	<b>100.0%</b>	<b>1,383</b>	<b>100.0%</b>

“Other” vacant housing is shown for both 2010 and 2017, as seen in Maps MA-20.1 and Map MA-20.2. There was a slight shift in the concentration of “other” vacant housing during that time. “Other” vacant housing units are units that are not for rent or for sale, and are not otherwise available to the marketplace. This can be problematic when units are concentrated in one area as they may create a “blighting” effect. This can also offer an opportunity for the City to concentrate investments for redevelopment. The areas with the highest “other” vacant units were in the eastern part of the City in both years. The City currently tracks under-utilized and vacant sites, with a focus toward redevelopment as opportunities are realized at these sites.

## Need for Owner and Rental Rehabilitation

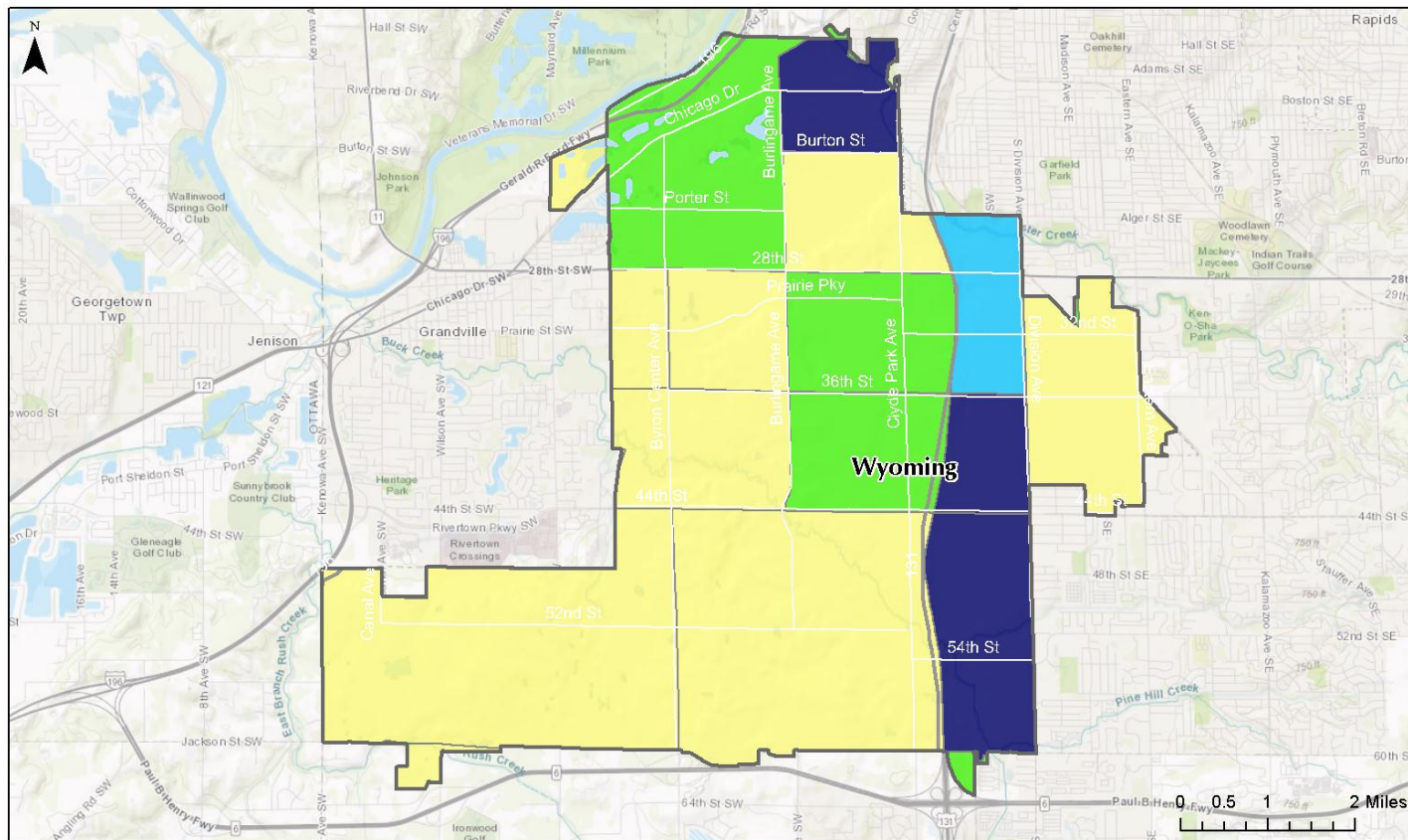
As seen in Section MA-10, Table MA-10.6 and MA-10.7, there is a moderate to high need for rehabilitation for owner-occupied houses. Rental unit rehabilitation is seen as a slightly lower need than owner rehabilitation. The age of the housing stock does indicate a very high level of need for rehabilitation for units on a moderate scale. Public input also suggested the need for homeowner rehabilitation, as well as the need for renovation for ADA accessibility and senior-friendly housing.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table MA-20.4 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 3,160 households built between 1940 and 1979 with young children present, and 524 built prior to 1939.

<b>Table MA-20 4</b> <b>Vintage of Households by Income and Presence of Young Children</b> City of Wyoming 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
<b>Built 1939 or Earlier</b>			
\$0 to \$22,980	34	410	444
\$22,981 to \$38,300	85	250	335
\$38,301 to \$61,280	215	475	690
\$61,281 to \$76,600	65	415	480
Above \$76,600	125	650	775
<b>Total</b>	<b>524</b>	<b>2,200</b>	<b>2,724</b>
<b>Built 1940 to 1979</b>			
\$0 to \$22,980	515	1,685	2,200
\$22,981 to \$38,300	455	1,930	2,385
\$38,301 to \$61,280	850	3,075	3,925
\$61,281 to \$76,600	495	1,735	2,230
Above \$76,600	845	4,975	5,820
<b>Total</b>	<b>3,160</b>	<b>13,400</b>	<b>16,560</b>
<b>Built 1980 or Later</b>			
\$0 to \$22,980	240	730	970
\$22,981 to \$38,300	170	680	850
\$38,301 to \$61,280	530	1,370	1,900
\$61,281 to \$76,600	105	710	815
Above \$76,600	725	3,400	4,125
<b>Total</b>	<b>1,770</b>	<b>6,890</b>	<b>8,660</b>
<b>Total</b>			
\$0 to \$22,980	789	2,825	3,614
\$22,981 to \$38,300	710	2,860	3,570
\$38,301 to \$61,280	1,595	4,920	6,515
\$61,281 to \$76,600	665	2,860	3,525
Above \$76,600	1,695	9,025	10,720
<b>Total</b>	<b>5,454</b>	<b>22,490</b>	<b>27,944</b>

### Map MA-20.1 2010 "Other" Vacant City of Wyoming 2010 Census, Tigerline

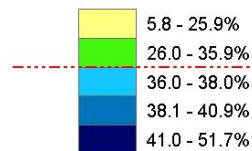


## LEGEND

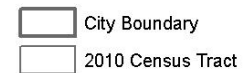
### 2010 Vacant: Other

Average Percent Vacant in  
Study Area Tracts = 25.9%  
Disproportionate  
Share Threshold = 35.9%

Data Sources: 2010 U.S. Census, 2020 TIGER/Line, 2020 Esri

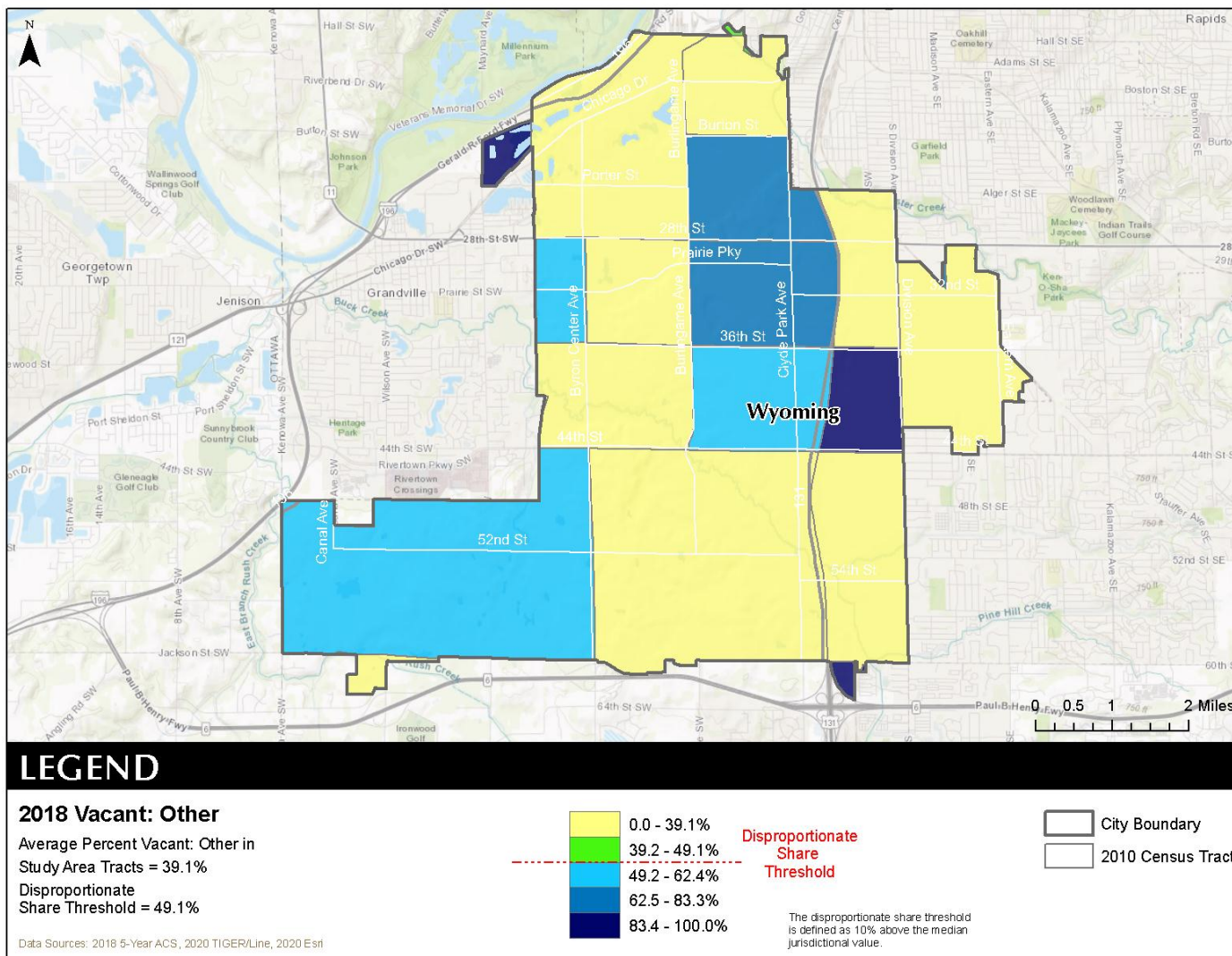


**Disproportionate  
Share  
Threshold**



The disproportionate share threshold is defined as 10% above the median jurisdictional value.

### Map MA-20.2 2018 "Other" Vacant City of Wyoming 2018 ACS, Tigerline



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Table below represents the Wyoming Housing Commission (WHC). The WHC remains a High Performer, and retained an occupancy rate of 99 percent in the 2019 fiscal year. As of April 2018 through March 2019, the WHC was able to assist one (1) Housing Choice Voucher (HCV) participants to purchase their own home through our homeownership program. Currently, WHC has five (5) families that are actively working toward homeownership.

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers available			196	1,122			0	0	837
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 36 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

### Public Housing Condition

Public Housing Development	Average Inspection Score
2450 36th St St	80

**Table 37 - Public Housing Condition**

## **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Due to a commitment to provide safe, decent and affordable housing to participants, WHC has focused its attention on the physical condition standards for their developments to meet a higher caliber for residents' units. These standards address the following areas: site, building exterior, building systems, dwelling units, and common areas of its public housing units. With due diligence, WHC will maintain a high score under the physical indicator on its Public Housing Assessment System (PHAS) this year.<sup>10</sup>

## **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The WHC continues to encourage its HCV families to participate in its Family Self-sufficiency (FSS) program. The Wyoming Housing Commission had 114 FSS participants enrolled at the end of its fiscal year, March 2019. The WHC has a goal of enrolling a total of 125 families in the FSS program at the end of its 2019 fiscal year. In the past the WHC has been approved for the FSS grant for two FSS Coordinators. We anticipate applying again for two positions for 2020. WHC's two FSS Coordinators continue to attend its clients and assist them with several events/activities which encompass two (2) FSS Orientations and four (4) Homeownership Orientations throughout the year.<sup>11</sup>

## **Discussion:**

In 2019 FY, WHC has ventured expanding its capability to assist those in need, through opening affordable housing through Project Based Voucher (PBV) via its Voucher program. WHC secured the opportunity on assisting three developers for this community outreach. First one was in May of 2018, WHC proceeded to participate on this new venture to assist low income senior families. WHC arranged to provide support to Low Income Housing Tax Credit (LIHTC) application being submitted on behalf of Samaritas for the intended redevelopment of the former St. Joe's Seminary Building, it will include 52 new apartments of affordable senior housing at 600 Burton St SE in Grand Rapids, efforts by Samaratis. WHC objective is to support the LIHTC application efforts by Samaratis, in this underserved community, we are able to offer a conditional commitment to provide eight (8) Section 8 Vouchers for this project, which would be transferred to Section 8 PBV. These PBV would be set-aside for housing units occupied by seniors (55 years of age or older) for a period of fifteen (15) years.<sup>12</sup>

<sup>10</sup> <https://www.wyomingmi.gov/Portals/0/2019-2024%20PHA%205%20Year%20Plan.pdf>

<sup>11</sup> <https://www.wyomingmi.gov/Portals/0/2019-2024%20PHA%205%20Year%20Plan.pdf>

<sup>12</sup> <https://www.wyomingmi.gov/Portals/0/2019-2024%20PHA%205%20Year%20Plan.pdf>

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Homeless Facilities and Services are managed and provided through the Continuum of Care agencies and Special Needs Services agencies.

These agencies provide several types of housing including:

- Emergency Shelter for families, mixed populations, adult individuals, and youth
- Transitional Housing for families, mixed populations, and adult individuals
- Permanent Supportive Housing for adult individuals
- Rapid Re-Housing for families and adult individuals

The facilities listed below are taken from the CoC's 2019 Housing Inventory Count (HIC).

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	261		123	614	
Households with Only Adults	388		96	599	
Chronically Homeless Households				385	
Veterans	18		23	45	
Unaccompanied Youth	17		31	6	

**Table 38 - Facilities Targeted to Homeless Persons**

### Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

Mental health services are coordinated in the community through network180, the community mental health organization. Housing projects have worked in partnership with network180 to secure support services for project participants and to minimize housing funds to services wherever possible. Cherry Health Services is the Federally Qualified Health Center and centrally located in the City of Grand Rapids, with a campus in the City of Wyoming; it has offices near many of the single site permanent supportive housing projects. Employment service providers collaborate as a sub-committee of the Kent County Essential Needs Task Force (ENTF), as does the housing Continuum of Care. This shared taskforce helps to ensure connection of employment services to housing projects.

Supportive services are provided through several agencies throughout the county.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

There are numerous facilities and agencies that provide a wide range of services throughout the regional CoC. Services offered include rapid re-housing, permanent supportive housing and transitional housing, and supportive services such as job and educational training, food services, health and mental health services, and transportation. These service agencies include:

- Arbor Circle
- Community Rebuilders
- Covenant House
- Degage Ministries
- Dwelling Place
- Genesis Non-Profit Housing Corporation
- Family Promise
- Guiding Light Mission
- Inner City Christian Federation
- Mel Trotter Ministries
- Pine Rest Christian Mental Health Services
- The Salvation Army
- Volunteers of America
- Well house
- YWCA

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

There are a variety of services available in the community for special needs populations, including at-risk youth, seniors, persons with substance abuse, and persons with disabilities.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Table MA-35.1 shows that survey respondents reported a high need for housing types for special needs populations, including shelters for youth experiencing homelessness, permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities, and rental assistance for homeless households. This was followed by emergency shelters for persons who are experiencing homeless and housing designed for persons with disabilities.

Table MA-35.1 Needs of Special Populations City of Wyoming Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Shelters for youth experiencing homelessness	5	18	60	76	19	29	207
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	7	19	57	73	23	28	207
Rental assistance for homeless households	7	23	59	69	18	31	207
Emergency shelters for persons who are experiencing homeless	6	25	73	59	16	28	207
Housing designed for persons with disabilities	5	25	67	55	27	28	207
Senior housing, such as nursing homes or assisted living facilities	5	39	62	51	22	28	207
Transitional housing	7	32	71	48	21	28	207

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

To be updated based on 2021 Projects.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

To be updated based on 2021 Projects.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2020 Stakeholder Housing and Community Development Survey found that the most highly recognized barriers to the development of affordable housing include the Not In My Back Yard (NIMBY) mentality, the cost of land or lot, the cost of labor, and the cost of materials. This was followed by the lack of affordable housing development incentives.

**Table MA-40.1**  
**Providing Decent and Affordable Housing**

City of Wyoming  
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Not In My Back Yard (NIMBY) mentality	61	78	41	18	1	8	207
Cost of labor	42	103	43	11	1	7	207
Cost of land or lot	40	85	60	12	2	8	207
Cost of materials	38	105	44	11	1	8	207
Lack of affordable housing development incentives	27	73	67	26	5	9	207
Lack of understanding of property caretaking	24	81	57	33	3	9	207
Lack of affordable housing development policies	24	52	90	27	4	10	207
Permitting process	23	39	92	44	3	6	207
Permitting/Construction fees	23	44	87	38	7	8	207
Density or other zoning requirements	22	36	109	25	5	10	207
Planning site plan review and approval process	21	42	94	39	3	8	207
Lack of available land	21	81	68	25	2	10	207
Lack of property maintenance code enforcement	13	48	66	57	14	9	207
Building codes	13	39	88	47	9	11	207
Lack of police patrol	12	29	62	75	21	8	207
Lack of street lighting	12	28	79	68	12	8	207
Lack of qualified contractors or builders	12	41	81	54	11	8	207
Lot size	9	40	114	32	3	9	207
ADA codes	6	36	100	45	8	12	207

The City's 2020 Analysis of Impediments (AI) and Housing Needs Assessment (HNA) identified the following Impediments to Fair Housing.

In the context of an AI, an impediment to fair housing can be an action or a lack of action that restricts housing choice, or that has the effect of restricting housing choice. This study has identified the impediments as follows.

- The high cost of rental housing and extreme burden those costs place on tenants present a barrier to fair housing choice. While housing costs for homeowners have decreased slightly since 2014, the increase in cost burden for renters is significant and indicates a need to focus specifically on actions that can be taken to assist renter households.
- Negative perceptions toward the term "affordable housing" exist and can undermine public support of housing development and interfere with efforts to increase housing options aligned with household incomes and affordability.

- The Wyoming Housing Commission's lack of contemporary information about local concentrations of poverty and minority residents prevents the Commission from carrying out its strategy of assisting residents in effective housing searches and may inadvertently exacerbate the growth or persistence of those housing patterns.
- Successful fair housing complaint outcomes, particularly concerning reasonable accommodations for persons with disabilities, may indicate a lack of awareness regarding fair housing issues and compliance that acts as an impediment to housing choice for those with disabilities.
- Geographic boundaries applied to fair housing services due to HUD grant-related requirements and local financial support may limit anti-discrimination enforcement options for residents and would-be residents.
- Unfavorable outcomes in loan originations and denials for loan applications from Hispanic applicants presents an impediment to homeownership for Wyoming's largest minority population, whether residents or would-be residents.
- Homelessness affecting Wyoming residents indicates the existence of short-term or chronic impediments to housing choice, and an inability to resolve housing issues for oneself or one's household due to limitations of capacity or circumstances.
- The lack of information regarding racial, ethnic and geographic characteristics of Boards, Commissions and Committees charged with leadership responsibilities is a barrier to ensuring that the diversity of the Wyoming community is represented at desired levels.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The following section describes the economic atmosphere in the City of Wyoming. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statics (BLS) data. BLS data can be calculated down to the city level, and therefore, is shown in this section to represent the City itself. BEA data is only available at the County level and reflects the entirety of Kent County.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	346	88	1	0	-1
Arts, Entertainment, Accommodations	3,035	2,582	9	6	-3
Construction	1,434	2,345	4	5	1
Education and Health Care Services	4,979	5,199	15	12	-3
Finance, Insurance, and Real Estate	1,540	1,229	5	3	-2
Information	308	96	1	0	-1
Manufacturing	7,584	7,136	23	17	-6
Other Services	1,168	1,580	4	4	0
Professional, Scientific, Management Services	2,121	3,230	6	7	1
Public Administration	0	0	0	0	0
Retail Trade	3,765	5,071	11	12	0
Transportation and Warehousing	1,112	4,166	3	10	6
Wholesale Trade	2,485	6,745	7	16	8
Total	29,877	39,467	--	--	--

**Table 39 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

#### Labor Force

Total Population in the Civilian Labor Force	41,370
Civilian Employed Population 16 years and over	38,370
Unemployment Rate	7.26
Unemployment Rate for Ages 16-24	25.63
Unemployment Rate for Ages 25-65	4.91

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Table MA-45.1 shows the labor force statistics for City of Wyoming from 1990 to 2019. Over the entire series the lowest unemployment rate occurred in 1998.0 with a rate of 2.6 percent. The highest level of unemployment occurred during 2009.0 rising to a rate of 11.5 percent. This compared to a statewide low of 3.6 in 2000.0 and statewide high of 13.7 percent in 2009.0. Over the last year, the unemployment rate in City of Wyoming decreased from 3.3 percent in 2018 to 3.2 percent in 2019, which compared to a statewide rate of 4.1 percent.

<b>Table MA-45 1</b>					
<b>Labor Force Statistics</b>					
City of Wyoming					
1990 - 2019 BLS Data					
Year	City of Wyoming			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	1,980	34,447	36,427	5.4%	7.6%
1991	2,577	33,726	36,303	7.1%	9.2%
1992	2,690	34,276	36,966	7.3%	9.0%
1993	2,115	36,093	38,208	5.5%	7.2%
1994	1,734	37,564	39,298	4.4%	6.0%
1995	1,469	38,671	40,140	3.7%	5.3%
1996	1,525	39,352	40,877	3.7%	4.9%
1997	1,274	41,106	42,380	3.0%	4.3%
1998	1,117	41,997	43,114	2.6%	3.9%
1999	1,207	43,465	44,672	2.7%	3.7%
2000	1,361	39,524	40,885	3.3%	3.6%
2001	2,069	38,953	41,022	5.0%	5.2%
2002	2,602	37,601	40,203	6.5%	6.3%
2003	3,080	36,964	40,044	7.7%	7.2%
2004	2,820	37,867	40,687	6.9%	7.0%
2005	2,525	38,611	41,136	6.1%	6.8%
2006	2,551	38,973	41,524	6.1%	7.0%
2007	2,579	38,789	41,368	6.2%	7.0%
2008	2,858	38,107	40,965	7.0%	8.0%
2009	4,633	35,689	40,322	11.5%	13.7%
2010	4,467	36,082	40,549	11.0%	12.6%
2011	3,594	36,712	40,306	8.9%	10.4%
2012	3,029	37,773	40,802	7.4%	9.1%
2013	2,830	38,732	41,562	6.8%	8.8%
2014	2,305	40,324	42,629	5.4%	7.2%
2015	1,797	41,332	43,129	4.2%	5.4%
2016	1,689	42,199	43,888	3.8%	5.0%
2017	1,656	42,601	44,257	3.7%	4.6%
2018	1,453	42,928	44,381	3.3%	4.1%
2019	1,403	43,018	44,421	3.2%	4.1%

Diagram MA-45.1 shows the unemployment rate for both the State and City of Wyoming. During the 1990's the average rate for City of Wyoming was 4.4 percent, which compared to 6.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 6.6 percent, which compared to 7.1 percent statewide. Since 2010, the average unemployment rate was 5.7 percent. Over the course of the entire period the City of Wyoming had an average unemployment rate lower than the State, 5.6 percent for City of Wyoming, versus 6.8 statewide.

**Diagram MA-45.1  
Annual Unemployment Rate**

City of Wyoming  
1990 – 2019 BLS Data

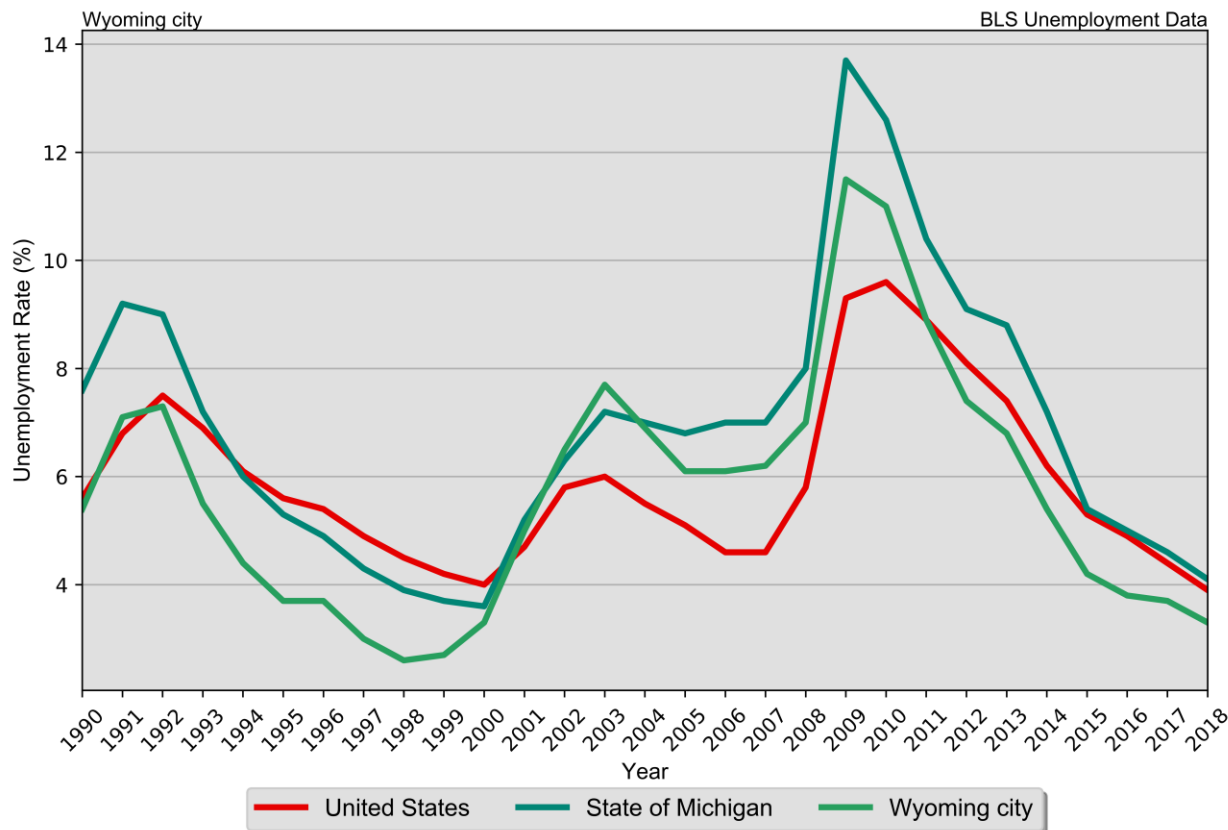
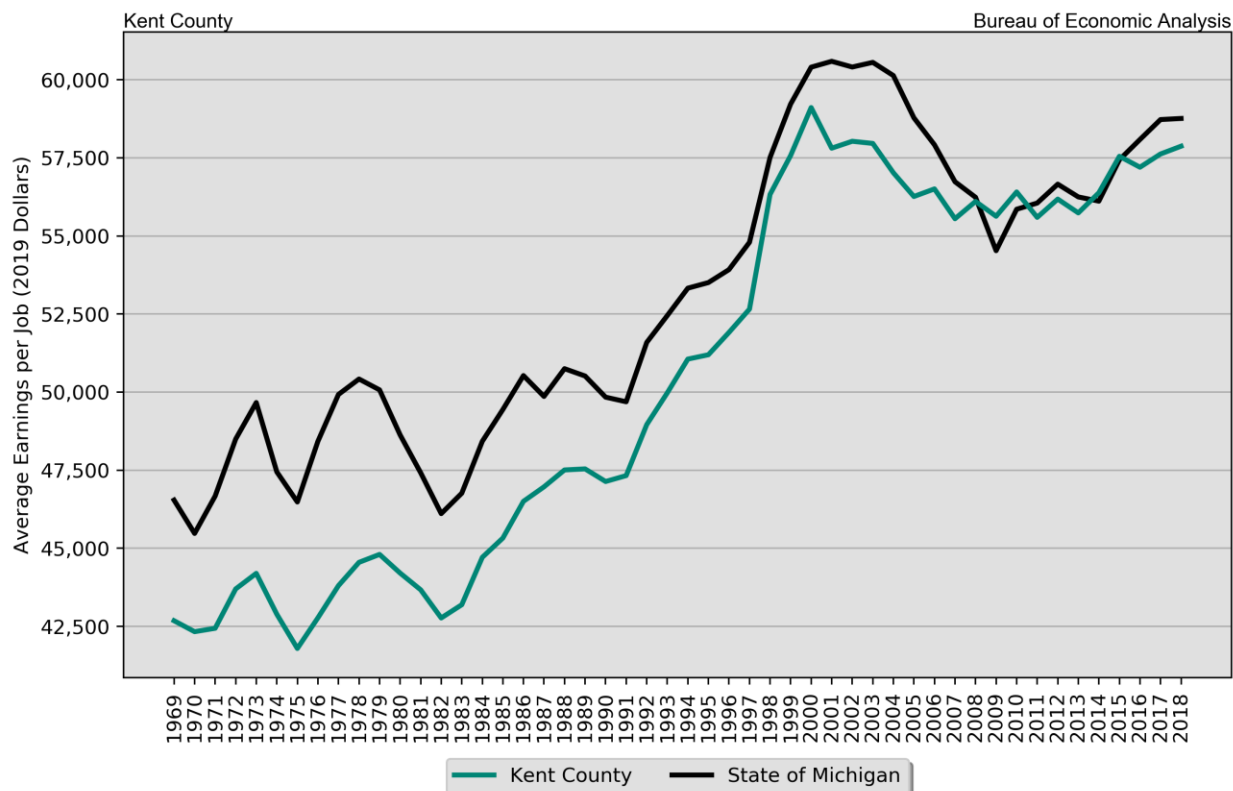


Diagram MA-45.2 shows real average earnings per job for Kent County from 1990 to 2018. Over this period the average earning per job for Kent County was \$54,987, which was lower than the statewide average of \$56,415 over the same period.

**Diagram MA-45.2**  
**Real Average Earnings per Job**  
 Kent County



Occupations by Sector	Number of People	Median Income
Management, business and financial	6,320	
Farming, fisheries and forestry occupations	1,875	
Service	4,185	
Sales and office	9,960	
Construction, extraction, maintenance and repair	3,000	
Production, transportation and material moving	4,130	

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,380	81%
30-59 Minutes	5,885	16%
60 or More Minutes	1,050	3%
Total	36,315	100%

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,660	580	1,755
High school graduate (includes equivalency)	9,390	465	2,970
Some college or Associate's degree	10,840	650	1,940
Bachelor's degree or higher	7,590	310	780

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	1824 yrs	2534 yrs	3544 yrs	4565 yrs	65+ yrs
Less than 9th grade	55	515	710	920	670
9th to 12th grade, no diploma	995	930	960	1,965	965
High school graduate, GED, or alternative	2,215	3,615	2,575	6,635	2,435
Some college, no degree	3,050	3,420	2,280	4,160	1,405
Associate's degree	535	1,280	690	1,595	305
Bachelor's degree	455	2,895	1,485	2,175	555
Graduate or professional degree	35	540	635	950	425

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,673
High school graduate (includes equivalency)	26,450
Some college or Associate's degree	28,490
Bachelor's degree	39,559
Graduate or professional degree	50,357

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

## Education

Education and employment data from the City of Wyoming 2018 Five-Year ACS is presented in Table MA-45.2, Table MA-45.3, and Table MA-45.4. In 2018, 41,314 people were in the labor force, including 39,311 employed and 2,003 unemployed people. The unemployment rate for City of Wyoming was estimated at 4.8 percent in 2018.

<b>Table MA-45 2</b>	
<b>Employment, Labor Force and Unemployment</b>	
City of Wyoming	
2018 Five-Year ACS Data	
<b>Employment Status</b>	<b>2018 Five-Year ACS</b>
Employed	39,311
Unemployed	2,003
<b>Labor Force</b>	<b>41,314</b>
Unemployment Rate	4.8%

Table MA-45.3 and Table MA-45.4 show educational attainment in the City of Wyoming. In 2018, 86.7 percent of households had a high school education or greater, including 32.0 percent with a high school diploma or equivalent, 33.7 percent with some college, 14.1 percent with a Bachelor's Degree, and 5.0 percent with a graduate or professional degree.

<b>Table MA-45 3</b>	
<b>High School or Greater Education</b>	
City of Wyoming	
2018 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	24,046
Total Households	27,731
<b>Percent High School or Above</b>	<b>86.7%</b>

<b>Table MA-45 4</b>		
<b>Educational Attainment</b>		
City of Wyoming		
2018 Five-Year ACS Data		
<b>Education Level</b>	<b>2018 5-year ACS</b>	<b>Percent</b>
Less Than High School	8,524	15.2%
High School or Equivalent	17,938	32.0%
Some College or Associates Degree	18,896	33.7%
Bachelor's Degree	7,926	14.1%
Graduate or Professional Degree	2,826	5.0%
<b>Total Population Above 18 years</b>	<b>56,110</b>	<b>100.0%</b>

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest business sectors in Wyoming, Michigan include manufacturing, retail trade, and arts, entertainment, and accommodations

**Describe the workforce and infrastructure needs of the business community:**

The 2020 Stakeholder Housing and Community Development Survey and the Resident Survey found that the highest rated needs for businesses and economic development include attraction of new businesses, the retention of existing businesses, and fostering businesses with higher paying jobs, attraction of new businesses, and the retention of existing businesses. The resident survey also indicated job training as a high need in the community.

**Table MA-45.5**  
**Enhancing Economic Opportunities**  
City of Wyoming  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	1	7	31	135	4	29	207
Retention of existing businesses	0	9	42	124	2	30	207
Foster businesses with higher paying jobs	0	9	55	102	12	29	207
Expansion of existing businesses	3	15	69	82	8	30	207
Enhancement of businesses infrastructure	1	16	64	77	20	29	207
Provision of job training	2	21	66	76	13	29	207
Provision of job re-training, such as after plant closure, etc.	3	22	66	73	14	29	207
Provision of working capital for businesses	4	29	59	55	30	30	207
Development of business incubators	5	18	53	51	50	30	207
Provision of technical assistance for businesses	6	25	71	49	26	30	207
Development of business parks	14	35	53	40	35	30	207

**Table MA-45.6**  
**Economic Development**  
City of Wyoming  
Housing and Community Development Survey

Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	777
Programs that encourage new businesses with high paying jobs to come to Wyoming	740
Job training services that teach a variety of skills	647
Programs that help new businesses get set-up	517
Job re-training services that help employees learn new skills after their business closes	455
Investing in new "business incubators," smaller spaces where new businesses can start up	361
Investment in new and existing business parks	239
Financial assistance services for businesses	235
Loan assistance services for businesses	181
Programs that supply technical assistance to businesses	175

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City's Downtown Development Authority (DDA) is focused on 28 West, a long-term vision for 28th Street to become a sustainable, economically vibrant, walkable town center. The DDA, in cooperation with the business community, property owners, city leaders and citizens have focused their efforts on cultivating a new, vibrant destination in Wyoming.<sup>13</sup>

The City's Brownfield Plan addresses properties that are abandoned, idled or underutilized due to the perception or fact that it is contaminated with hazardous substances.<sup>14</sup>

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The surveys and public input indicated that many people in the City have a moderate level of need for job training and re-training. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City collaborates with the Michigan Economic Development Corporation (MEDC) and the Right Place Program. The Michigan Economic Development Corporation supports economic development growth in the City of Wyoming and provides the following workforce development services:<sup>15</sup>

Training Services: Funds are available for training or retraining company employees.

Finding Workers: We can help you find employees. Browse more than 4,000 high-tech resumes at Michigan Jobs & Career Portal, free of charge. Join with hundreds of companies already enrolled in the Michigan Recruitment Alliance, formed to facilitate recruiting of students at Michigan and Midwest colleges.

Training Network: We connect you with training resources. Michigan Technical Education Centers (M-TECs), Michigan Manufacturing Technology Center (MMTC), Michigan Virtual University (MVU), all provide services to employers designed to ensure a skilled workforce.

The Right Place Program, teamed with the City of Wyoming, links small-to-medium sized manufacturers to one another, as well as to a network of state and local technical resources. These associations provide a critical link between business and education to help ensure that the workforce is trained to meet the increasing need for skilled workers. The organization has spearheaded school-to-work programs, developed continuous-learning

<sup>13</sup> <https://www.wyomingmi.gov/Doing-Business-in-Wyoming/Economic-Development/Downtown-Development-Authority>

<sup>14</sup> <https://www.wyomingmi.gov/Doing-Business-in-Wyoming/Economic-Development/Brownfield-Redevelopment>

<sup>15</sup> <https://www.wyomingmi.gov/Doing-Business-in-Wyoming/Economic-Development>

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opportunities and developed & retraining and work-to-work programs for workers in transition.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?** No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not Applicable.

### **Discussion**

The economy in the City showed an unemployment rate at 3.3% in 2018, with 42,928 employed persons and 44,381 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. Local and regional economic development initiatives, along with a strong local economy has resulted in a growing average earnings per job, which remains above the state average. In 2017, 86.7 percent of households had at least one person with a high school education or greater. The total population included 32.0 percent with a high school diploma or equivalent, 33.7 percent with some college, 14.1 percent with a Bachelor's Degree, and 5.0 percent with a graduate or professional degree.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As seen in Map MA-50.1, housing problems tend to be concentrated in the more northern and western part of the City. Housing problems are defined as lacking complete kitchen or plumbing facilities, overcrowding, or cost burdens. These areas have housing problems at rates above 35.1 percent, compared to areas with rates below 21.1 percent in other parts of the City.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

As seen in Map MA-50.2, the black population, which accounted for 7.7 percent of the Wyoming population in 2018, saw a disproportionate share of the population in one census tract in the western city "Other" race households accounted for 8.2 percent of the population in 2018. There was one area with a disproportionate share of "other" race households in 2018, at the northeastern corner of the City. This is shown in Map MA-50.3. Hispanic households are shown in Map MA-50.4. There were areas with disproportionate shares of Hispanic households (above 32.8 percent) in the northern and eastern portions of the City.

Poverty is shown in Map MA-50.5. The highest concentrations of poverty are in the eastern-most portion of the City, at rates above 27.1 percent. This is compared to the jurisdiction average of 13.5 percent.

### **What are the characteristics of the market in these areas/neighborhoods?**

The housing markets in these areas tended to have a higher proportion of renter households. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in the City.

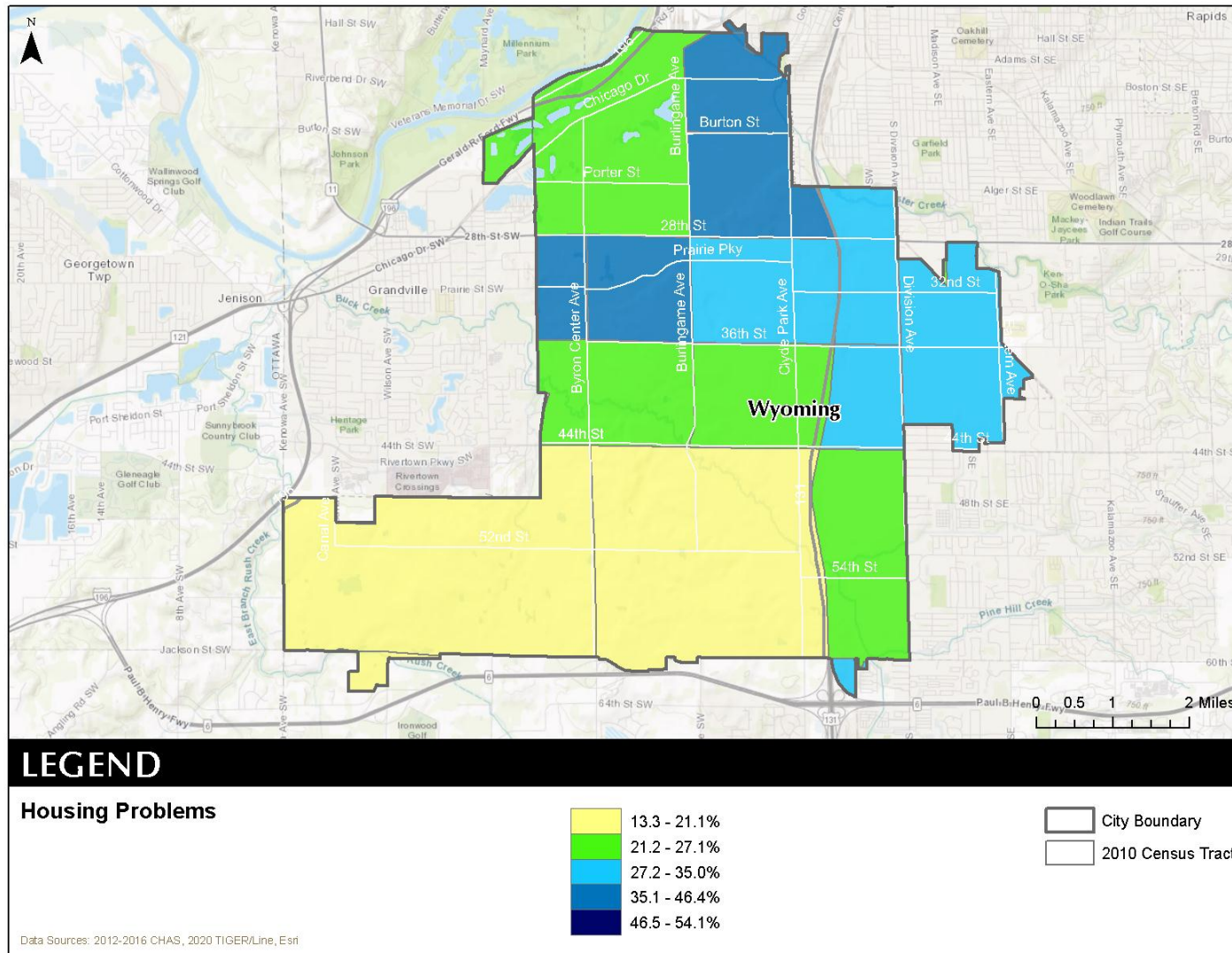
### **Are there any community assets in these areas/neighborhoods?**

These areas are adjacent to a variety of amenities in these areas, including access to schools and parks, as well as grocery stores, and service providers.

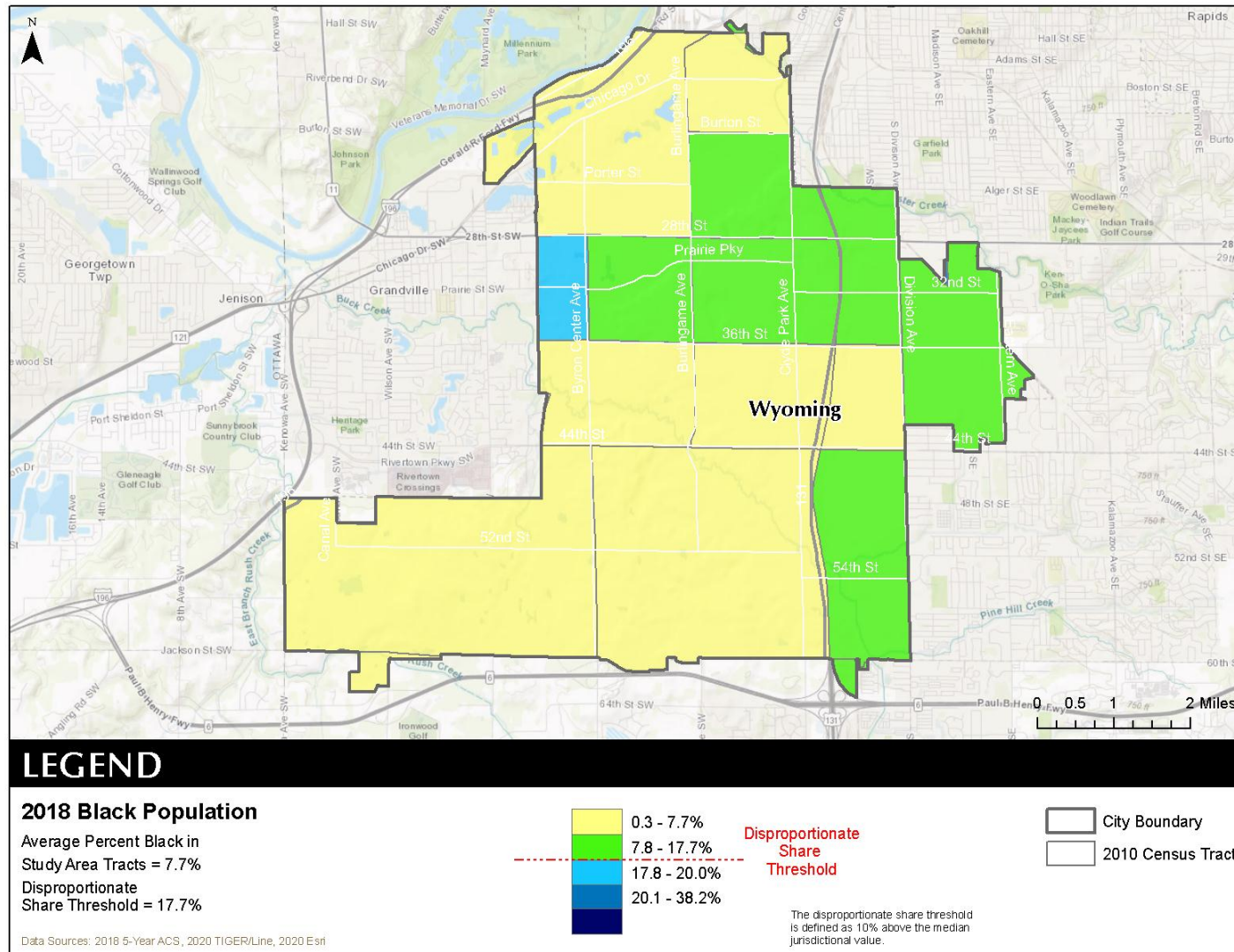
### **Are there other strategic opportunities in any of these areas?**

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

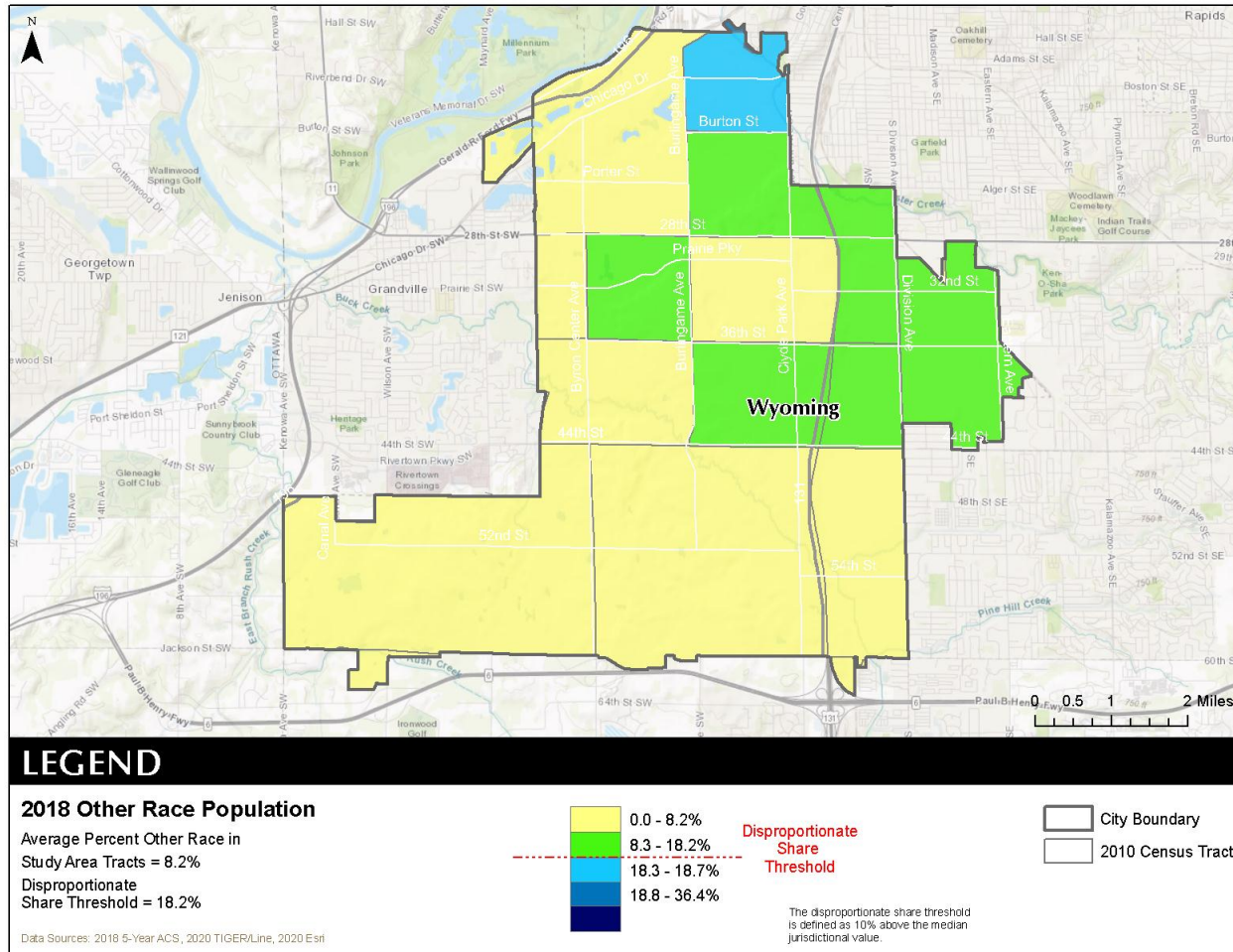
### Map MA-50.1 Housing Problems City of Wyoming 2015 CHAS, Tigerline



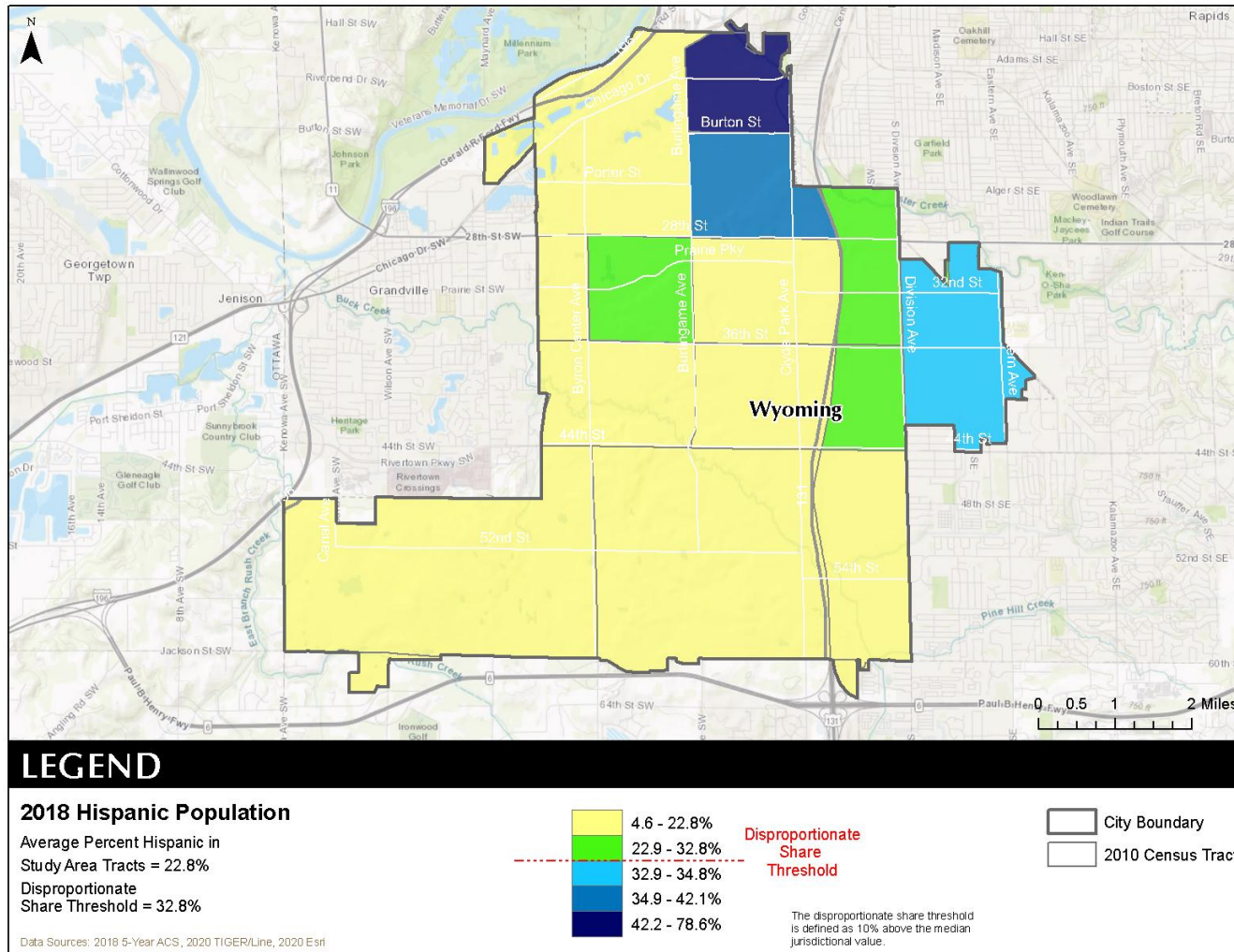
**Map MA-50.2**  
**2018 Black Population**  
 City of Wyoming  
 2010 Census, Tigerline



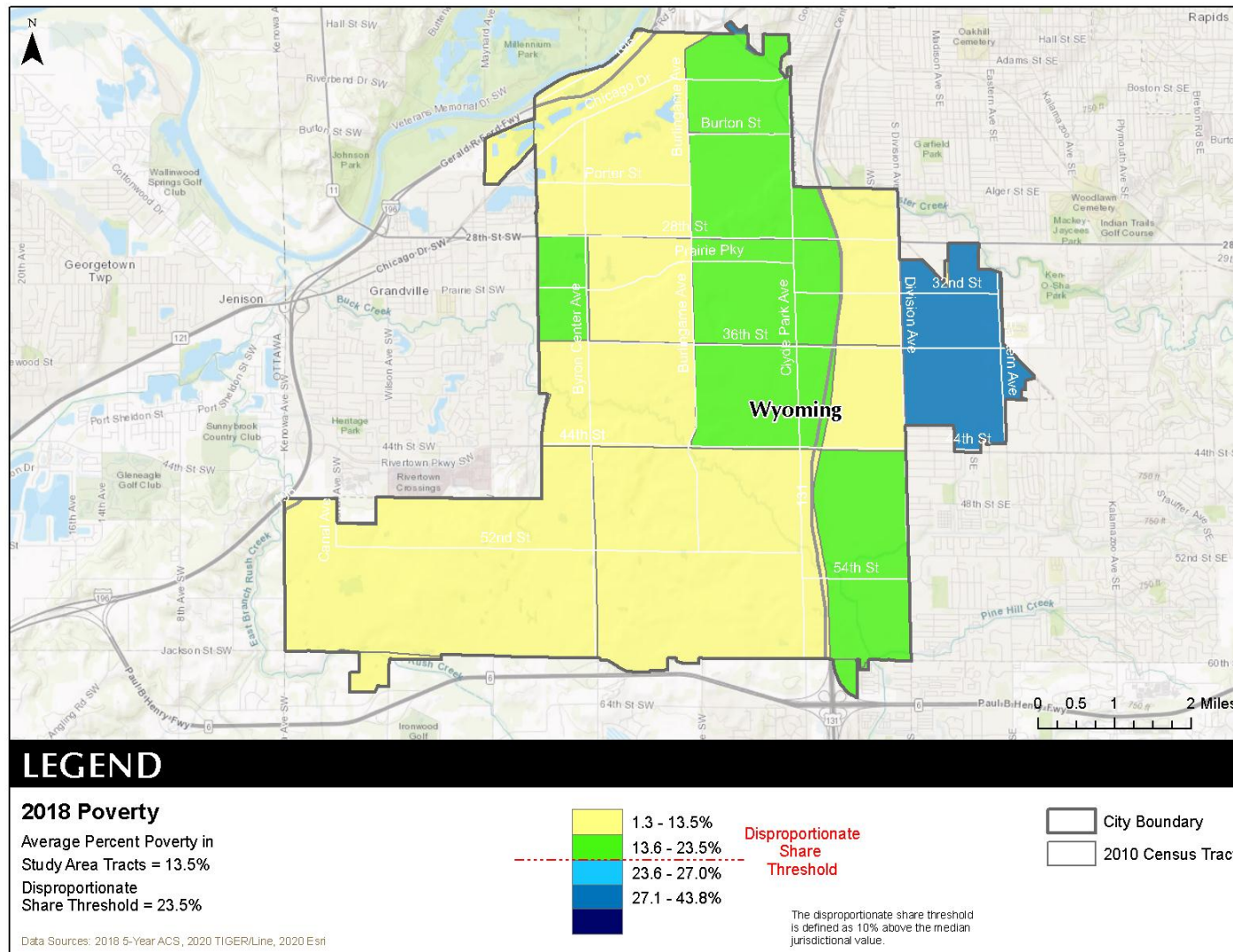
### Map MA-50.3 2018 “Other” Race Population City of Wyoming 2018 ACS, Tigerline



### Map MA-50.4 2018 Hispanic Population City of Wyoming 2010 Census, Tigerline



**Map MA-50.5**  
**2018 Poverty**  
 City of Wyoming  
 2018 ACS, Tigerline



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## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The Kent County 2017 Community Technology Action Plan found that the City of Wyoming had a fiber to road ratio of 1.43, which was among the top ratios in the County, and exceeded the County average of 1.24. The report also found that households with incomes less than \$50,000 had lower rates of broadband adoption Countywide. For low-income residents without the ability to purchase a home computer (or other device), a public computer center may be their only opportunity to access the Internet. The County's Plan outlined the following goals to help serve households, particularly low income households:<sup>16</sup>

- This initiative provides a foundation for overcoming the barriers to broadband adoption via outreach, awareness; access to affordable broadband services and devices and digital skills training.
- Overcome the barrier to broadband adoption related to cost.
- Overcome the skills barrier to broadband adoption.
- Overcome the cost barrier to using computers to access Internet applications and other resources
- Robust online presence for libraries in the community and greater use of those resources by residents and businesses.
- 

It is noted that the City of Wyoming maintains a public computer lab at its Wyoming Senior Center and public library.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

While there are a number of broadband service providers in the City of Wyoming, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.<sup>17</sup>

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<sup>16</sup> [https://www.accesskent.com/pdfs/KentCounty\\_broadband%20TAP\\_Final.pdf](https://www.accesskent.com/pdfs/KentCounty_broadband%20TAP_Final.pdf)

<sup>17</sup> <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2017 Hazard Mitigation Plan for Kent and Ottawa Counties found that:<sup>18</sup>

Scientists agree that the earth's rising temperatures are fueling longer and hotter heat waves, more frequent droughts, and heavier rainfall. Heavier, and more frequent storms have been responsible for most of the observed increase in total precipitation during the last 50 years. In many areas, heavy precipitation has increased while changes in the frequency and intensity of moderate precipitation events have been less significant. Precipitation falling during heavy, multi-day wet periods has also increased dramatically.

According to the University of Michigan's Graham Center for Sustainability's Cities Impacts & Adaptation Tool, the difference between the current 1981-2010 period and the historical 1951-1980 shows that the Grand Rapids area has experienced a 1.04 degree Fahrenheit annual temperature increase. This same tool projects that between the period of 2041-2070 and current conditions, temperatures will increase anywhere from 2.03 to 6.43 degrees. In addition to the temperature increase, an increase in extreme precipitation is one of the clearest climate changes observed in the Great Lakes region. The amount of precipitation falling in the most intense 1% of precipitation events increased by 37% in the Midwest from 1958 through 2012. From 1951-1980 to 1981-2010, the average of 224 observational stations in the Great Lakes region recorded that the heaviest 1% of daily precipitation events have become 5% more intense. Similarly, the frequency of these same heavy storms increased by 23.3% and the amount of precipitation falling in those storms increased by 24.5%.

During the Consolidated Planning process, a series of three interviews were conducted with the Kent County Emergency Manager, Mr. Matthew Groesser; the City of Wyoming's Director and Deputy of Public Safety and Chief of Police, Chief Kimberly Koster; , and Deputy Director of Public Safety and Fire Chief, Chief Brian Bennet; and Fire Marshall Bill Aman. A summary from these interviews are included below:

According to Kent County Emergency Manager Response for Kent County, citing information from the weather service with the increasing water levels, not only in the surrounding Great Lakes, but also in the Grand River which runs through parts of Wyoming City should be a concern. The Grand River water levels have been recorded since the mid -1800's and in three of the last five years the levels have been in the top 5 percent of the graph. It is estimated that the 2020 levels will be the highest ever recorded.

The Fire Marshall, along with the Public Safety Director/Chief of Police and Public Safety Deputy Director/ Fire Chief of the City of Wyoming stated that the City and the County have a good emergency response plan in place and it is up to date with its responses. Additionally, they affirmed that education of the public on how to respond to an emergency and where safe locations that are available during tornadoes is important. Finally, it was noted that The local schools have effective plans in place and all new buildings are certified before occupation.

<sup>18</sup> [https://www.accesskent.com/Sheriff/pdfs/GGRHazMitPlan\\_2017.pdf](https://www.accesskent.com/Sheriff/pdfs/GGRHazMitPlan_2017.pdf)

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The Plan found that underserved low-income and minority populations may be disproportionately impacted by climate change. Resiliency efforts in all aspects of community planning should recognize this.

Interviews noted that having an emergency notification system, such as CodeRED, would be of great benefit to the City to be able to pre-warn people of upcoming flooding, tornado, snow storms and other public safety issues. In addition, storm related high water levels is a problem within the City, particularly with flooding along Buck Creek in the south and western areas of the city and Plaster Creek to the north. Additional areas located within the northern portion of the community are affected by dynamic groundwater levels and overflow flooding of the Grand River. It is noted that portions of the creeks travel through low – moderate income areas, such as west of Byron Center Avenue and north and south of 44thStreet, and west of Clyde Park Avenue, between 44th and 50thstreets. It is recommended that the City evaluate ways to redirect water flow, or remove structures, to reduce residential, industrial and commercial areas impacted by flooding.

## STRATEGIC PLAN

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### SP-05 Overview

The following information compliments and affirms the 2020 Analysis to Impediments to Fair Housing Choice and Housing Needs Assessment completed by the City in December 2019. A copy of the 2020 Analysis to Impediments to Fair Housing Choice and Housing Needs Assessment may be found at:

<https://www.wyomingmi.gov/About-Wyoming/City-Departments/Planning-Community-Development/Community-Development>.

This consolidated planning process's additional needs assessment and market analysis, has been guided by the Housing and Community Development Survey and public input, identifying ten (10) priority needs. These are described below.

- **Maintain Housing Stock and Housing Rehabilitation:** Health, safety and maintenance of owner-occupied housing, including lead hazard reduction, renovation of housing to meet the needs of persons with disabilities or elderly households.
- **Homelessness:** Homelessness is growing in the City and more households face homelessness or are at-risk of homelessness. The growing homeless population in the City, as well as County-wide, keeps this a high priority for funding during this 2021-2026 Consolidated Plan. This includes both the need for shelter and housing options, as well as services.
- **Access to Affordable Owner Housing:** Access to affordable housing options is a high priority in the City of Wyoming as the proportion of households that are unstably housed accounts for a large proportion of the population, as demonstrated by the number of households with cost burdens. Cost burdens are defined as households paying more than 30 percent of their household income on their housing. This need was also echoed in the City's outreach efforts, surveys, focus groups, and community meetings. Increased opportunities for affordable owner-occupied housing should be prioritized, including access and stability through supportive programs such as homebuyer down payment assistance, legal assistance for housing matters, financial/homeownership counseling, and other support.
- **Access to Affordable Rental Housing:** Access to affordable housing options is a high priority in the City of Wyoming as the proportion of household that are unstably housed, as demonstrated by the proportion of renter households with cost burdens. Increased opportunities for access to affordable rental housing and stability for low- and moderate-income persons, including those at risk of becoming homeless, through programs such as tenant-based rental assistance and rapid re-housing should be prioritized.
- **Fair Housing and Consumer Legal Services:** Fair housing education and enforcement and housing consumer legal services continue to be a high priority within the City to help ensure all households have equitable access to housing options.
- **Supportive and Community Services:** The need for community services for special needs populations, as well as low to moderate income households are a high priority in the City. These include youth and senior services, childcare and transportation services, mental health services, as well as other identified in *Section NA-50 Non-Housing Community Development Needs*.

- **Clearance of Blighted Structures:** To continue to encourage suitable living environments in the community, the clearance of blighted structures, including those in flood prone areas is essential to maintain and stabilize neighborhoods and the City.
- **Community Health and Safety:** To continue to encourage suitable living environments in the community neighborhood and commercial districts priority is given in investing in Public Safety improvements.
- **Public Infrastructure and Facility Improvements:** Public input suggested the need for a variety of public facility and infrastructure improvements, including disaster mitigation, as shown in *Section NA-50 Non-Housing Community Development Needs*. This also includes the need for ADA improvements in these public facilities.
- **Economic Opportunity:** Improved access to jobs including job training, attracting business with higher paying jobs, and supporting LMI residents with microenterprise efforts is an identified priority.

These Priority Needs are addressed with the five (5) following Goals:

### **Increase Access to Affordable Housing Options**

Rehabilitate and preserve owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards, as well as renovations to make homes accessible for persons with disabilities or elderly households.

### **Provide Suitable Living Environments**

The City of Wyoming will utilize Code Enforcement and Clearance/Demolition activities to accomplish this goal. There will be improved public health and safety, reduced blighting influences, and improved property values through code enforcement and clearance of blighted structures.

### **Enhance Infrastructure and Public Facilities**

Enhance publically-owned facilities and infrastructure that improves the community and neighborhoods, such as parks, streets, sidewalks, streetscapes and other public infrastructure and facilities, including improving accessibility to meet American with Disabilities Act (ADA) standards.

### **Increase Access to Vital Public Services**

Enhance access to public services by funding activities that support special needs and low-to-moderate income households in the community.

Increase opportunities for housing stability through homebuyer down payment assistance, tenant based rental assistance and other support; fair housing education and enforcement, legal assistance for housing matters, and financial/homeownership counseling.

The City will accomplish this goal through supporting agencies that provide housing and supportive services to households experiencing homelessness.

### **Increase Economic Opportunities**

Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), façade improvements, and other strategies.

# SP-10 Geographic Priorities – 91.215 (a)(1)

## Geographic Area

Table 46 - Geographic Priority Areas

1	<b>Area Name:</b>	All Low/Moderate-Income Areas
	<b>Area Type:</b>	Public Services-Community Liaison & Crime Prevention and Code Enforcement
	<b>Other Target Area Description:</b>	Low to Moderate Areas in the City, as seen in Map SP-10.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	City-Wide
	<b>Area Type:</b>	Planning Activities, General Admin., Fair Housing Services and HUD Continuum of Care Admin.
	<b>Other Target Area Description:</b>	Planning Activities, General Admin., Fair Housing Services and HUD Continuum of Care Admin.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>		

	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	City-Wide Low/Mod Income Families
	<b>Area Type:</b>	Clearance/Demolition and Housing Rehabilitation
	<b>Other Target Area Description:</b>	Clearance/Demolition and Housing Rehabilitation
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

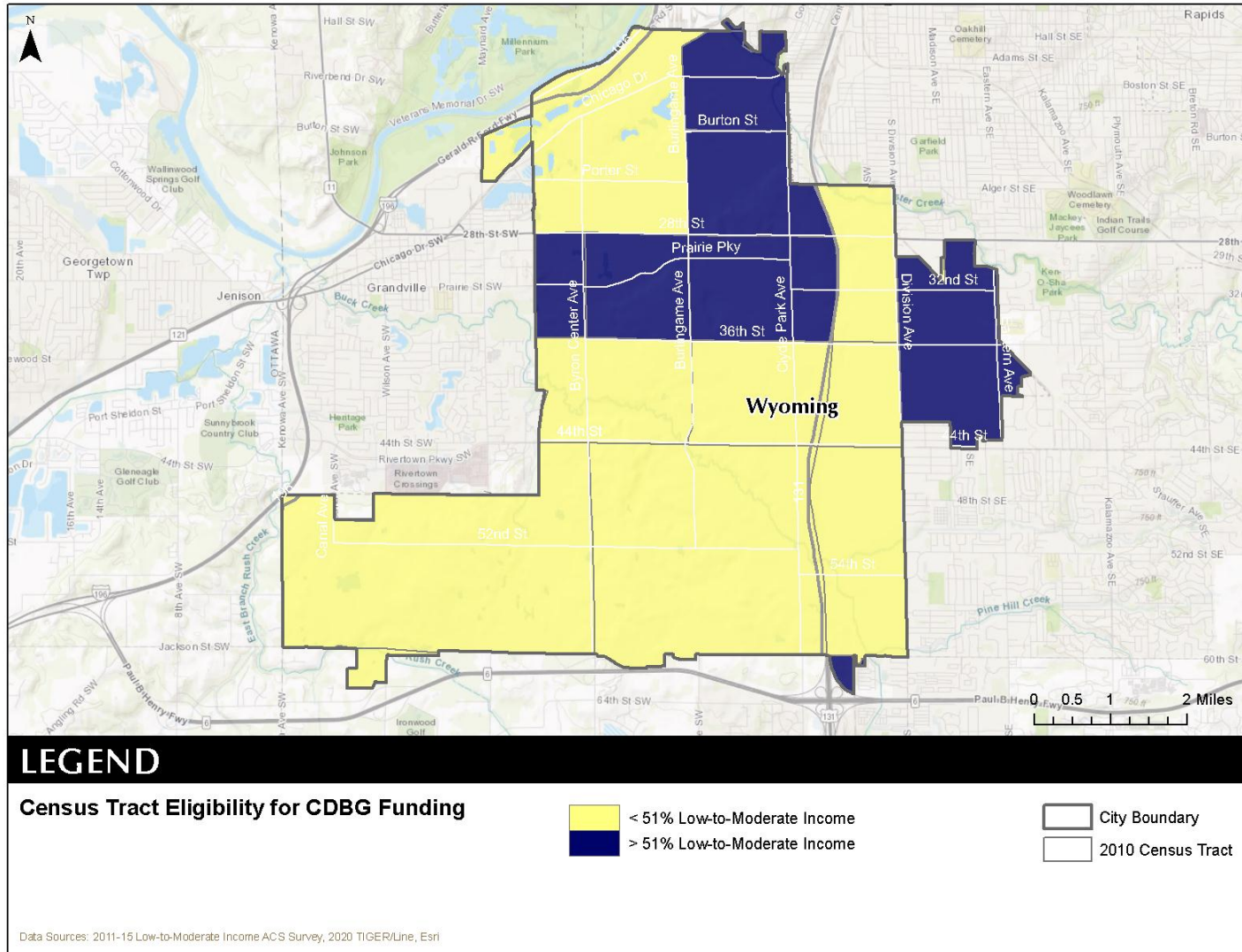
The City of Wyoming CDBG funds support both programs with city-wide impact and programs targeting to low- and moderate-income geographic areas. The City actively solicits grant requests each year; annual applications are unique, and include both continued funding requests and new initiatives. Historically, the City of Wyoming has addressed housing priorities through Housing Rehabilitation, Code Enforcement, Clearance/Demolition, Fair Housing education and enforcement, services for persons who are homeless or may become homeless, and Public

Services. Since the inception of its program, 100 percent of funds have been allocated to low- and moderate-income persons.

As noted earlier, Wyoming and Kent County have maintained a Consortium Agreement related to HOME program funds since 2010. Kent County administers the funds for the HOME Consortium, while the City of Wyoming is an active member of the Consortium and has input on its share of the funds and its related applications from area developers. The City of Wyoming, by HUD regulation, retains the right to opt out of the Consortium agreement should it desire.

The LMI Area is shown in Map SP-10, on the following page.

**Map SP-10**  
**LMI Areas**  
 City of Wyoming  
 2018 ACS, Tigerline



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

**Table 47 – Priority Needs Summary**

1	<b>Priority Need Name</b>	Maintain Housing Stock and Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-Wide Low/Mod Income Families
	<b>Associated Goals</b>	Increase Access to Affordable Housing Options
	<b>Description</b>	Health, safety and maintenance of owner-occupied housing, including lead hazard reduction, renovation of housing to meet the needs of persons with disabilities or elderly households.
	<b>Basis for Relative Priority</b>	The surveys, public input, and Market Analysis found there to be a high level of need for homeowner rehabilitation in order to maintain the current housing stock and retain the availability of older housing units for affordable options for households in the community.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children
<b>Geographic Areas Affected</b>		City-Wide
<b>Associated Goals</b>		Support Efforts to Reduce Homelessness

	<b>Description</b>	Homelessness is growing in the City and more households face homelessness or are at-risk of homelessness. The growing homeless population in the City, as well as County-wide, keeps this a high priority for funding during this 2021-2026 Consolidated Plan. This includes both the need for shelter and housing options, as well as services.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
3	<b>Priority Need Name</b>	Access to Affordable Owner Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly
	<b>Geographic Areas Affected</b>	City-Wide Low/Mod Income Families
	<b>Associated Goals</b>	Increase Access to Affordable Housing Options
	<b>Description</b>	Access to affordable housing options is a high priority in the City of Wyoming as the proportion of households that are unstably housed accounts for a large proportion of the population, as demonstrated by the number of households with cost burdens. Cost burdens are defined as households paying more than 30 percent of their household income on their housing. This need was also echoed in the City's outreach efforts, surveys, focus groups, and community meetings. Increased opportunities for affordable owner-occupied housing should be prioritized, including access and stability through supportive programs such as homebuyer down payment assistance, legal assistance for housing matters, financial/homeownership counseling, and other support.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
4	<b>Priority Need Name</b>	Access to Affordable Rental Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly

	<b>Geographic Areas Affected</b>	City-Wide Low/Mod Income Families
	<b>Associated Goals</b>	Increase Access to Affordable Housing Options
	<b>Description</b>	Access to affordable housing options is a high priority in the City of Wyoming as the proportion of household that are unstably housed, as demonstrated by the proportion of renter households with cost burdens. Increased opportunities for access to affordable rental housing and stability for low- and moderate-income persons, including those at risk of becoming homeless, through programs such as tenant-based rental assistance and rapid re-housing should be prioritized.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
5	<b>Priority Need Name</b>	Fair Housing and Consumer Legal Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	City-Wide
	<b>Associated Goals</b>	Increase Access to Affordable Housing Options
	<b>Description</b>	Fair housing education and enforcement and housing consumer legal services continue to be a high priority within the City to help ensure all households have equitable access to housing options.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.

6	<b>Priority Need Name</b>	Supportive and Community Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Chronic Substance Abuse veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City-Wide Low/Mod Income Families
	<b>Associated Goals</b>	Increase Access to Vital Public Services
	<b>Description</b>	The need for community services for special needs populations, as well as low to moderate income households are a high priority in the City. These include youth and senior services, childcare and transportation services, mental health services, as well as other identified in Section NA-50 Non-Housing Community Development Needs.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
7	<b>Priority Need Name</b>	Clearance of Blighted Structures
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-Wide, All Low/Moderate-Income Areas
	<b>Associated Goals</b>	Provide Suitable Living Environments

	<b>Description</b>	To continue to encourage suitable living environments in the community, the clearance of blighted structures, including those in flood prone areas is essential to maintain and stabilize neighborhoods and the City.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
8	<b>Priority Need Name</b>	Community Health and Safety
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Cty-Wide, All Low/Moderate-Income Areas
	<b>Associated Goals</b>	Provide Suitable Living Environments
	<b>Description</b>	To continue to encourage suitable living environments in the community neighborhood and commercial districts priority is given in investing in Public Safety improvements.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
9	<b>Priority Need Name</b>	Public Infrastructure and Facility Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	All Low/Moderate-Income Areas
	<b>Associated Goals</b>	Enhance Infrastructure and Public Facilities

	<b>Description</b>	Public input suggested the need for a variety of public facility and infrastructure improvements, including disaster mitigation, as shown in Section NA-50 Non-Housing Community Development Needs. This also includes the need for ADA improvements in these public facilities.
	<b>Basis for Relative Priority</b>	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input.
<b>10</b>	<b>Priority Need Name</b>	Economic Opportunity
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	All Low/Moderate-Income Areas, City-Wide Low/Mod Income Families
	<b>Associated Goals</b>	Increase Economic Opportunities
	<b>Description</b>	Improved access to jobs including job training, attracting business with higher paying jobs, and supporting LMI residents with microenterprise efforts is an identified priority.
	<b>Basis for Relative Priority</b>	Survey responders and focus group participants identified the need for increased access to job opportunities, especially those with higher rates of pay.

**Narrative (Optional)**

The City has identified a series of ten (10) priority needs. These needs have been identified based on the needs assessments, market analysis, public input, focus groups, and survey data. The City will address these priority needs over this Consolidated planning period with a series of goals outlined in Section SP-45.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burden among many low-income households as well as the growing population have limited the amount of access people have to affordable units. The rising rents in Wyoming limit the number of households that could be assisted with rental assistance.
TBRA for Non-Homeless Special Needs	As with the statement above, the availability of suitable housing units is limited. For special needs populations, this can be increasingly complicated to find units that are both affordable and suitable to their needs, which may include the need for accessible units.
New Unit Production	As discussed in the MA-15 Cost of Housing Section of this plan, rising costs are increasing the need for affordable housing. The availability of suitable land, the cost of land, the cost of labor and materials are all factors that contribute to the limitation in the development of new affordable housing units in the City.
Rehabilitation	Increasing construction materials and labor costs are increasing the cost of undertaking rehabilitation. While the need for rehabilitation may be necessary to maintain the City's current housing stock, the availability of new units to meet the City's needs is still a high priority. The impact of materials and labor costs impact the number of units that are able to be rehabilitated.
Acquisition, including preservation	Higher housing costs provide a challenge for the acquisition of new units, including for the acquisition of homeowner units for rehabilitation. These challenges may limit the number and scope of acquisition in this Consolidated Planning period.

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The allocation totals shown below are from the 2020 Program Year. These numbers will be updated when the 2021 allocations are released.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	<b>\$578,792</b>	<b>\$121,000</b>		<b>\$699,792</b>	<b>\$2,315,168</b>	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

**Table 53 - Expected Resources – Priority Table**

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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Wyoming has a consortium agreement with the County of Kent allowing them to receive and administer Wyoming's federal entitlement of HOME dollars as part of the Kent County-Wyoming HOME Consortium. The City of Wyoming has input on its share of the funds and its related applications from area developers. All data related to City of Wyoming HOME funds will be reported by the County of Kent and is not included in this Action Plan in order to avoid duplicate reporting of data to HUD. The County of Kent is responsible, by executed agreement, to obtain all necessary match funds for HOME. The City of Wyoming does provide documentation of match related to public infrastructure investments directly attributed to HOME projects within the City of Wyoming.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

Not applicable.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Wyoming	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Kent County	Government	Ownership Planning Rental Planning	Region

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional strengths and gaps were identified through consultations, focus groups, resident surveys, and review of planning and needs assessment processes and documents.

#### *Strengths and gaps of the delivery system*

- While there are many services available in the community, there is a lack of knowledge about these services
- The City staff is encouraging and helpful of affordable housing development and community services whenever possible.
- The City works collaboratively with the neighboring jurisdictions and with Kent County.
- Homeless services: The Continuum of Care and the Kent County Essential Needs Task Force place a high priority on promoting communication, coordinating efforts, interagency collaboration and identifying and addressing gaps in services.
- The City makes continued efforts to increase collaboration and coordination among the agencies that help delivery services throughout the City.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		
<b>Other</b>			
	X		

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The homeless service delivery system meets the needs of homeless persons by providing emergency shelter, transitional shelter, rapid-rehousing and permanent supportive housing options to individuals and families facing homelessness. There are options for individuals, families with children, veterans and their families, and unaccompanied youth.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The system employs a *housing first* strategy, maximized together through its 2-1-1 referral and the Coordinated Assessment system to refer clients to appropriate services. Service providers offer a wide range of housing types for those experiencing homelessness and there are many opportunities to provide supportive services on-site. Focus groups indicated that the gaps in homeless services include, but are not limited to, emergency and outreach services for youth, supportive services such as mental health and substance abuse services available around the clock (not just during normal business hours), case management and mental health services. Focus group participants also noted that the emergency shelter system is often at its maximum capacity and that permanent supportive housing options are often full as well. This makes it difficult for people to be housed both coming off of the street and when they are ready to transition from a temporary housing situation into a more permanent one.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City continues to work with Kent County in the development of regional plans in the HOME Consortium. These efforts are on-going.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing Options	2021	2026	Affordable Housing	City-Wide Low/Mod Income Families  City-Wide	Maintain Housing Stock and Housing Rehabilitation  Access to Affordable Owner Housing  Access to Affordable Rental Housing	CDBG: \$1,570,000	Homeowner Housing Rehabilitated: 350 Household Housing Unit
2	Provide Suitable Living Environments	2021	2026	Affordable Housing Non-Housing Community Development	All Low/Moderate-Income Areas	Clearance of Blighted Structures  Community Health and Safety	CDBG: \$450,000	Housing Code Enforcement/ Foreclosed Property Care: 30,000 households housing units  Buildings Demolished: 5 Buildings
3	Enhance Infrastructure and Public Facilities	2021	2026	Non-Housing Community Development	All Low/Moderate-Income Areas	Public Infrastructure and Facility Improvements	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Access to Vital Public Services	2021	2026	Non-Homeless Special Needs Non-Housing Community Development	City-Wide Low/Mod Income Families  City-Wide	Supportive and Community Services  Access to Affordable Rental Housing  Fair Housing and Consumer Legal Services	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted  Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted  Homeless Prevention: 100,000 Persons Assisted
5	Increase Economic Opportunities	2021	2026	Non-Housing Community Development	City-Wide Low/Mod Income Families  All Low/Moderate- Income Areas	Economic Opportunities	CDBG: \$150,000	Jobs Created: 25 Jobs  Businesses Assisted: 5 Businesses

Table 52 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase Access to Affordable Housing Options
	<b>Goal Description</b>	<p>Rehabilitate and preserve owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards, as well as renovations to make homes accessible for persons with disabilities or elderly households.</p> <p>Increase opportunities for housing stability through homebuyer down payment assistance, tenant based rental assistance and other support; fair housing education and enforcement, legal assistance for housing matters, and financial/homeownership counseling.</p> <p>Matrix Code: 14A, 14F</p>
2	<b>Goal Name</b>	Provide Suitable Living Environments
	<b>Goal Description</b>	<p>The City of Wyoming will utilize Code Enforcement and Clearance/Demolition activities to accomplish this goal. There will be improved public health and safety, reduced blighting influences, and improved property values through code enforcement and clearance of blighted structures.</p> <p>Matrix Codes: 15, 04</p>
3	<b>Goal Name</b>	Enhance Infrastructure and Public Facilities
	<b>Goal Description</b>	<p>Enhance publically-owned facilities and infrastructure that improves the community and neighborhoods, such as parks, streets, sidewalks, streetscapes and other public infrastructure and facilities, including improving accessibility to meet American with Disabilities Act (ADA) standards.</p> <p>Increase opportunities for housing stability through homebuyer down payment assistance, tenant based rental assistance and other support; fair housing education and enforcement, legal assistance for housing matters, and financial/homeownership counseling.</p> <p>The City will accomplish this goal through supporting agencies that provide housing and supportive services to households experiencing homelessness.</p> <p>Matrix Codes: 03A, 03B, 03C, 03D, 03E, 03I, 03J, 03K, 03L, 03M, 03N, 03O, 03P, 03Z</p>

4	<b>Goal Name</b>	Increase Access to Vital Public Services
	<b>Goal Description</b>	Enhance access to public services by funding activities that support special needs and low-to-moderate income households in the community. Matrix Codes: 05A-I, 05K-05P, 05W, 05Z, 05S, 05T, 05Q, 21D, 03T, 05X
5	<b>Goal Name</b>	Increase Economic Opportunities
	<b>Goal Description</b>	Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), façade improvements, and other strategies.  Matrix Codes: 18A, 18B, 18C

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates that it will provide 350 low to moderate income households with affordable housing, including 140 low income and 210 moderate income households.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable.

### **Activities to Increase Resident Involvements**

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

#### **Plan to remove the ‘troubled’ designation**

Not applicable.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

The 2020 Stakeholder Housing and Community Development Survey found that the most highly recognized barriers to the development of affordable housing include the Not In My Back Yard (NIMBY) mentality, the cost of land or lot, the cost of labor, and the cost of materials. This was followed by the lack of affordable housing development incentives.

**Table MA-40.1**  
**Providing Decent and Affordable Housing**

City of Wyoming  
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Not In My Back Yard (NIMBY) mentality	61	78	41	18	1	8	207
Cost of labor	42	103	43	11	1	7	207
Cost of land or lot	40	85	60	12	2	8	207
Cost of materials	38	105	44	11	1	8	207
Lack of affordable housing development incentives	27	73	67	26	5	9	207
Lack of understanding of property caretaking	24	81	57	33	3	9	207
Lack of affordable housing development policies	24	52	90	27	4	10	207
Permitting process	23	39	92	44	3	6	207
Permitting/Construction fees	23	44	87	38	7	8	207
Density or other zoning requirements	22	36	109	25	5	10	207
Planning site plan review and approval process	21	42	94	39	3	8	207
Lack of available land	21	81	68	25	2	10	207
Lack of property maintenance code enforcement	13	48	66	57	14	9	207
Building codes	13	39	88	47	9	11	207
Lack of police patrol	12	29	62	75	21	8	207
Lack of street lighting	12	28	79	68	12	8	207
Lack of qualified contractors or builders	12	41	81	54	11	8	207
Lot size	9	40	114	32	3	9	207
ADA codes	6	36	100	45	8	12	207

The City's 2020 Analysis of Impediments (AI) and Housing Needs Assessment (HNA) identified the following Impediments to Fair Housing.

In the context of an AI, an impediment to fair housing can be an action or a lack of action that restricts housing choice, or that has the effect of restricting housing choice. This study has identified the impediments as follows.

- The high cost of rental housing and extreme burden those costs place on tenants present a barrier to fair housing choice. While housing costs for homeowners have decreased slightly since 2014, the increase in cost burden for renters is significant and indicates a need to focus specifically on actions that can be taken to assist renter households.
- Negative perceptions toward the term "affordable housing" exist and can undermine public support of housing development and interfere with efforts to increase housing options aligned with household incomes and affordability.

- The Wyoming Housing Commission's lack of contemporary information about local concentrations of poverty and minority residents prevents the Commission from carrying out its strategy of assisting residents in effective housing searches and may inadvertently exacerbate the growth or persistence of those housing patterns.
- Successful fair housing complaint outcomes, particularly concerning reasonable accommodations for persons with disabilities, may indicate a lack of awareness regarding fair housing issues and compliance that acts as an impediment to housing choice for those with disabilities.
- Geographic boundaries applied to fair housing services due to HUD grant-related requirements and local financial support may limit anti-discrimination enforcement options for residents and would-be residents.
- Unfavorable outcomes in loan originations and denials for loan applications from Hispanic applicants presents an impediment to homeownership for Wyoming's largest minority population, whether residents or would-be residents.
- Homelessness affecting Wyoming residents indicates the existence of short-term or chronic impediments to housing choice, and an inability to resolve housing issues for oneself or one's household due to limitations of capacity or circumstances.
- The lack of information regarding racial, ethnic and geographic characteristics of Boards, Commissions and Committees charged with leadership responsibilities is a barrier to ensuring that the diversity of the Wyoming community is represented at desired levels.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

### **The City's 2020 AI had the following recommendations:**

#### **Recommendation #1: Data**

Establish Information and data protocols for the City of Wyoming, and the Wyoming Housing Commission to support fair housing goals and strategies.

#### **Recommendation #2: Development**

Work with private and community-based entities to align interests and facilitate contemporary housing and mixed-use development in those areas most appropriate for affordability.

#### **Recommendation #3: Renter Households**

Support services that focus on Wyoming's rental population to increase access to and maintenance of safe housing as a means of promoting stability and high quality of life.

#### **Recommendation #4: Homelessness**

Develop a community-driven framework to guide local actions of City officials, agencies, law enforcement and community groups to address homelessness.

#### **Recommendation #5: Fair Housing Complaints**

Continue to work to ensure support of fair housing services to the entire Wyoming community.

**Recommendation #6: Residential Lending**

Analyze current individual Home Mortgage Disclosure Act (HMDA) records to inform the understanding of lending patterns and engage area lending institutions in a partnership to formulate steps to eliminate racial or national origin disparities.

## SP-60 Homelessness Strategy – 91.215(d)

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

A network of City of Wyoming, Grand Rapids Metropolitan Area, and Kent County programs helps reduce homelessness within the combined the Kent HOME Consortium jurisdiction.

The Kent County and the City of Wyoming's, Kent HOME Consortium funded Tenant Based Rental Assistance program also consistently provides housing for 150 people on monthly basis to assist the homeless and at-risk population. In addition, the City of Wyoming provides CDBG funds in support of the HUD Continuum of Care's administration. While the area's CoC program directly seeks to provide rental assistance to over 100 households that were previously in need of housing

Throughout the new program year, the City of Wyoming and Kent County will continue to partner. The City will remain an active member of the Kent County Essential Needs Task Force, the Grand Rapids Area Coalition to End Homelessness/Continuum of Care, and Housing Stability Alliance. These efforts will further advance the efficient application, distribution and implementation of resources allocated to service providers throughout the City.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Wyoming provides transitional housing assistance through the Kent County-Wyoming HOME Consortiums Tenant Based Rental Assistance program.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The area's Continuum of Care has identified high-priority sub populations such as Veterans, chronically homeless individuals, families and youth for Rapid-Rehousing. Using the HAP assessment and referral network, the time to connect homeless and at-risk people to services is streamlined. The City of Wyoming will support those efforts by maintaining relationships with area housing agencies and other nearby jurisdictions. In FY 2020-2021 the City of Wyoming also intends to continue its CDBG funded rapid rehousing efforts to assist families experiencing homelessness.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Wyoming directly provides and has established relationships with multiple partners to connect individuals and families with services. Through the use of multiple funding sources such

as DOE, LIHEAP, MEAP, CSBG, CDBG, ESG, HOME, and CSFP area communities and non-profit providers are able to provide an opportunity for the combined jurisdictions to interconnect resources in order to serve the areas homeless and at-risk population.

Through these resources, families and individuals in the City of Wyoming can receive aid such as utility assistance, meals, food distribution, foreclosure counseling, eviction assistance, and homelessness prevention. The City of Wyoming also uses CDBG, Michigan Department of Transportation, and Kent County Senior Millage funds to provide transportation services for seniors and specialized transportation for individuals with disabilities helping to connect residents with resources.

Many of the above mentioned resources are enhanced for City of Wyoming residents through supports by the Kent County Community Action is located in the same building that houses the County Health Department offices, Michigan Works, and State Department of Health and Human Services. This also provides KCCA an opportunity to maintain relationships and knowledge about other services to make referrals more efficient.

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## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

In their efforts to address lead-based paint hazards, the City of Wyoming adheres to the environmental review policies established under the National Environmental Protection Act (NEPA) on all rehabilitation projects. Lead hazard evaluation and reduction activities are integrated into all CDBG housing rehabilitation programs; properties built before 1978 are required to undergo lead testing and abatement when rehabilitation thresholds are met and testing indicates contamination.

The City of Wyoming's Building Rehabilitation Specialist is a State of Michigan licensed lead paint inspector and lead risk assessor. For each housing rehabilitation project, the Rehabilitation Specialist identifies the potential lead hazards, develops a plan for remediation and executes the plan for remediation, in compliance with federal standards. The City provides CDBG housing rehabilitation applicants with applicable information of the hazards of lead-based poisoning.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

As indicated in the Housing Market Analysis section, there are an estimated 3,160 households built between 1940 and 1979 with young children present, and 524 built prior to 1939. Of these 3,684 households, an estimated 2,700 are low-to-moderate income.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Wyoming has incorporated policies in their federally funded housing and community development programs to properly evaluate and assess the presence of lead based paint in any rehabilitation or other development project.

## SP-70 Anti-Poverty Strategy – 91.215(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

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

- Community Development Block Grant -Loans at 3 percent annual interest are offered to households with incomes between 50 percent and 80 percent of the area median. Deferred Loans, at zero interest, repaid at a reduced amount, at the time of sale of the property, are offered to households with incomes below 50 percent of the area median.
- Senior Center - Free tax preparation services, free & low cost health and wellness, recreation and leisure, and education programs, free legal consultation services and free medical and blood pressure screenings.
- Poverty Exemptions of Property Taxes -The City allows for an exemption of all or a part of real and personal property taxes to those persons, as determined by the Board of Review, to be in poverty. Wyoming averages about 50 exemptions each year.
- The City's Public Housing and rent certificates programs also provide assistance to poor families.
- Support of non-profit organizations in administering subsistence payments for short- term rental assistance for low-income persons pending eviction.

The work and programs offered by the City complement and enhance that provided by area nonprofits, school districts and the like in addressing community poverty. These include food and care pantries; education, employment skills, and job training; microenterprise development, and job placement.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Overall, the City's poverty reducing goals are focused on increasing access to basic services and providing opportunities to increase income and earning power. The Priority Needs identified in this plan and the Strategic Goals that will be addressed during this Consolidated Plan period align with these overall goals to improve services, provide housing, economic development opportunities and improve infrastructure and facilities in high poverty areas.

## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Wyoming Community Development Committee, a citizen body appointed by the City of Wyoming Council, ensures that the goals and aims of the CDBG program are upheld. Monthly, the Committee reviews and evaluates prior year's projects and spending; annually, it evaluates grant requests and recommends funding awards to the City Council.

The City of Wyoming contracts with Kent County and the City of Grand Rapids to perform HUD required monitoring of its sub-recipients.

Code enforcement activities are managed by the Inspections Services Supervisor, under the director of the Director of the Community Services.

The Wyoming Rehabilitation Committee, made up of City staff members, oversees the awarding of loans through its CDBG housing rehabilitation programs. The City of Wyoming has developed the "Rehabilitation Manual" which describes the available rehabilitation programs, including their purpose, eligibility, funding and other requirements. The Manual also includes guidelines for administration of the overall program, and of specific activities.

The Community Development Specialist, under the director of the Director of Community Services, monitors overall daily program performance and timeliness on a monthly basis.

## 2021 ANNUAL ACTION PLAN

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### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The allocation totals shown below are from the 2020 Program Year. These numbers will be updated when the 2021 allocations are released.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	<b>\$578,792</b>	<b>\$121,000</b>		<b>\$699,792</b>	<b>\$2,315,168</b>	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

**Table 53 - Expected Resources – Priority Table**

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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Wyoming has a consortium agreement with the County of Kent allowing them to receive and administer Wyoming's federal entitlement of HOME dollars as part of the Kent County-Wyoming HOME Consortium. The City of Wyoming has input on its share of the funds and its related applications from area developers. All data related to City of Wyoming HOME funds will be reported by the County of Kent and is not included in this Action Plan in order to avoid duplicate reporting of data to HUD. The County of Kent is responsible, by executed agreement, to obtain all necessary match funds for HOME. The City of Wyoming does provide documentation of match related to public infrastructure investments directly attributed to HOME projects within the City of Wyoming.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

Not applicable.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing Options	2021	2026	Affordable Housing	City-Wide Low/Mod Income Families  City-Wide	Maintain Housing Stock and Housing Rehabilitation  Access to Affordable Owner Housing  Access to Affordable Rental Housing	CDBG:	Homeowner Housing Rehabilitated:
2	Provide Suitable Living Environments	2021	2026	Affordable Housing Non-Housing Community Development	All Low/Moderate-Income Areas	Clearance of Blighted Structures  Community Health and Safety	CDBG:	Housing Code Enforcement/ Foreclosed Property Care:  Buildings Demolished:
3	Enhance Infrastructure and Public Facilities	2021	2026	Non-Housing Community Development	All Low/Moderate-Income Areas	Public Infrastructure and Facility Improvements	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Access to Vital Public Services	2021	2026	Non-Homeless Special Needs Non-Housing Community Development	City-Wide Low/Mod Income Families City-Wide	Supportive and Community Services  Access to Affordable Rental Housing  Fair Housing and Consumer Legal Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit:  Tenant-based rental assistance / Rapid Rehousing:  Public service activities other than Low/Moderate Income Housing Benefit:  Homeless Prevention
5	Increase Economic Opportunities	2021	2026	Non-Housing Community Development	City-Wide Low/Mod Income Families  All Low/Moderate-Income Areas	Economic Opportunities	CDBG:	Jobs Created:  Businesses Assisted:

Table 54 – Goals Summary

**Goal Descriptions**

To be updated based on 2021 Projects.

## AP-35 Projects – 91.220(d)

### Introduction

To be updated based on 2021 Projects.

### Projects

#	Project Name

Table 55 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## **AP-38 Project Summary**

### **Project Summary Information**

To be updated based on 2021 Projects.

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

To be updated based on 2021 Projects.

### Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

**Discussion**

## AP-55 Affordable Housing – 91.220(g)

### Introduction

To be updated based on 2021 Projects.

<b>One Year Goals for the Number of Households to be Supported</b>
Homeless
Non-Homeless
Special-Needs
Total

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

**Table 58 - One Year Goals for Affordable Housing by Support Type**

### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

To be updated based on 2021 Projects.

### **Actions planned during the next year to address the needs to public housing**

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

### **Discussion**

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

To be updated based on 2021 Projects.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

A network of City of Wyoming and Kent County programs helps reduce homelessness within the combined the Kent HOME Consortium jurisdiction.

The Kent County and the City of Wyoming's, Kent HOME Consortium funded Tenant Based Rental Assistance program also consistently provides housing for 150 people on monthly basis to assist the homeless and at-risk population. In addition, the City of Wyoming provides CDBG funds in support of the HUD Continuum of Care's administration. While the County's CoC program directly seeks to provide rental assistance to over 100 households that were previously in need of housing

Throughout the new program year, both the City of Wyoming and Kent County will continue to partner with the ENTF and participate in the Strategic Planning Body of the CoC. KCCA also maintains a designated seat on the Steering Counsel of the CoC to strengthen this partnership. This effort will further advance the efficient application, distribution and implementation of resources allocated to service providers throughout the County.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Wyoming and Kent County provide transitional housing assistance through the Kent HOME Consortiums Tenant Based Rental Assistance program.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The area's Continuum of Care has identified high-priority sub populations such as Veterans, chronically homeless individuals, families and youth for Rapid-Rehousing. Using the HAP assessment and referral network, the time to connect homeless and at-risk people to services is streamlined. Kent County and the City of Wyoming will support those efforts by maintaining relationships with area housing agencies and other nearby jurisdictions. In FY 2020-2021 the City of Wyoming also intends to continue its CDBG funded rapid rehousing efforts to assist families experiencing homelessness.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving**

**assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Kent County and the City of Wyoming directly provides and has established relationships with multiple partners to connect individuals and families with services. Through the use of multiple funding sources such as DOE, LIHEAP, MEAP, CSBG, CDBG, ESG, HOME, and CSFP Kent County is able to provide an opportunity for the combined jurisdictions to interconnect resources in order to serve the areas homeless and at-risk population.

Through these resources, families and individuals in the City of Wyoming can receive aid such as utility assistance, meals, food distribution, foreclosure counseling, eviction assistance, and homelessness prevention. KCCA also uses CDBG, Michigan Department of Transportation, and Kent County Senior Millage funds to provide transportation services for seniors and specialized transportation for individuals with disabilities helping to connect residents with resources throughout the County.

**Discussion**

Through collaboration and access to multiple funding sources, the City of Wyoming will continue its efforts to provide services to at-risk and homeless individuals and families.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The City recently completed its 2020 Analysis of Impediments and Housing Needs Assessment. This report's recommendations are outlined in the narrative below.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City's 2020 AI had the following recommendations:

#### **Recommendation #1: Data**

Establish Information and data protocols for the City of Wyoming, and the Wyoming Housing Commission to support fair housing goals and strategies.

#### **Recommendation #2: Development**

Work with private and community-based entities to align interests and facilitate contemporary housing and mixed-use development in those areas most appropriate for affordability.

#### **Recommendation #3: Renter Households**

Support services that focus on Wyoming's rental population to increase access to and maintenance of safe housing as a means of promoting stability and high quality of life.

#### **Recommendation #4: Homelessness**

Develop a community-driven framework to guide local actions of City officials, agencies, law enforcement and community groups to address homelessness.

#### **Recommendation #5: Fair Housing Complaints**

Continue to work to ensure support of fair housing services to the entire Wyoming community.

#### **Recommendation #6: Residential Lending**

Analyze current individual Home Mortgage Disclosure Act (HMDA) records to inform the understanding of lending patterns and engage area lending institutions in a partnership to formulate steps to eliminate racial or national origin disparities.

### Discussion:

## AP-85 Other Actions – 91.220(k)

### Introduction:

#### **Actions planned to address obstacles to meeting underserved needs**

The City's strategy to reduce poverty relies on promoting current and future programs, which assist low-income families, the elderly, the disabled, and those at risk of becoming homeless.

#### **Actions planned to foster and maintain affordable housing**

The 2020 Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment (AI) recommendations and outlined actions to reduce barriers to affordable housing have been described in Section AP-75.

#### **Actions planned to reduce lead-based paint hazards**

The City integrates lead hazard evaluation and reduction activities into all CDBG housing rehabilitation programs. The City's Building Rehabilitation Specialist is a State of Michigan licensed lead inspector and lead risk assessor. For each housing rehabilitation project, the Building Rehabilitation Specialist identifies the potential lead hazard, develops a plan for remediation and executes the plan for remediation, in compliance with federal standards. The City will provide CDBG housing rehabilitation applicants with applicable information on the hazards of lead-based poisoning.

#### **Actions planned to reduce the number of poverty-level families**

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

- Community Development Block Grant -Loans at 3% annual interest are offered to households with incomes between 50% and 80% of the area median. Deferred Loans, at zero interest, repaid at a reduced amount, at the time of sale of the property, are offered to households with incomes below 50% of the area median.
- Senior Center - Free tax preparation services, free low cost recreation and leisure education programs, free legal consultation services and free medical and blood pressure screenings.
- Poverty Exemptions of Property Taxes -The City allows for an exemption of all or a part of real and personal property taxes to those persons, as determined by the Board of Review, to be in poverty. Wyoming averages about 50 exemptions each year.
- The City's Public Housing and rent certificates programs provide assistance to low-income families.
- Support of The Salvation Army Social Services in administering subsistence payments for short-term rental assistance for low-income persons pending eviction.
- Support of Family Promise of Grand Rapids in assisting low-income families moving out of homelessness and into stabilized housing. The families receive the benefit of short-term rental assistance and support services to help maintain permanent housing and build assets to support self-sufficiency.

**Actions planned to develop institutional structure**

The City continues to work with Kent County and the City of Grand Rapids in the development of regional plans in the HOME Consortium. These efforts are on-going.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City has renewed its annual memorandum of understanding with the Kent County Essential Needs Task Force Governance, which is a collective effort of governmental agencies, non-profits, faith-based organizations, funders and community volunteers who seek to enhance the structure of services, and develop and support a sustainable model for the emergency response network for residents throughout Kent County.

**Discussion:**

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction:

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

## APPENDIX

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### Public Input Data

#### 9/30/2020 Community Needs and Economic Development Focus Group

##### Presentation

**Presenter:** And I have a question. (Comment) So the question is homeless data is available to show the individuals and the number with children. And it is available, I don't have those numbers in front of me. But if you want to leave your email address, I would be happy to send you the link to the Continuum of Care where they have all the breakdown of the data. I hope that answers your question.

##### Presentation

**Presenter:** (Comment) And the question is, did you say there is an increase in vacant housing? No, there's actually a decrease in vacant housing, I can go back. Vacant housing has gone from 6.9 percent in 2010, down to 4.8 percent in 2018. If I did say increase that last time, that was a miss a mistake there. But know that the housing has the vacant housing has decreased.

##### Presentation

**Presenter:** (Comment) If your your question of what types of housing are included in this, if you're talking about the vacant housing, it would be all housing types. So it would be a single family homes apartment units.

##### Presentation

**Presenter:** (Comment) But your question is, how is overcrowding determined? HUD defines overcrowding. I don't have the number in front of me, but I think it's 1.5 person per room. So if you exceed that amount, you would be determined to be overcrowded. And I believe severe overcrowding is 2.5 persons per room.

##### Presentation

**Presenter:** (Comment) Your question is, has the issue of wage stagnation been factored into the housing cost burden? Housing cost burden is simply will take your income and divide it into what you're paying for housing. So in the numbers, that is not included. However, when we're looking at cost burdens We are looking at, you know, those charts that I showed earlier with the average earnings and things like that. So it can be a factor to contributing to increased cost burdens in household. And I hope that answered your question.

##### Presentation

**Presenter:** So some of the questions I have here are how are needs changing in Wyoming? Does the data reflect the population and the trends that you're seeing? And what types of housing and services do people in Wyoming need?

**Comment:** I'll offer a comment. I see a lot of consistency, and other datasets that I've seen throughout the county, and the one piece that I am curious about, and it's gonna give us some additional information is maybe some additional breakouts about who is in the homeless group. Specifically, that tends to be more of our seniors or our single family household. Perhaps some more information in the next area would be helpful.

**Presenter:** Thank you.

**Comment:** Can you hear me?

**Presenter:** Yes.

**Comment:** Hi. Um, so I just would like to, I guess, comment that I find it interesting that there's the high percentage of households that are cost burdened, with their their their rent in their housing. But when you look at the stakeholder survey results, rental assistance is like in the bottom six, on and things that could be helpful, and eviction prevention is just barely above that. I work at Family Network of Wyoming and our food pantry, one of the things that we realize is that people are here receiving food, and that's maybe helping them have a little bit of extra money to pay their rent, you know, and they're, they're making that that trade off choice of, you know, do I have all of the money that I need to meet all of my basic needs? What's the easiest basic need to get a hold of so the food pantry is exists, but sometimes that's really helping people remain ho used. And so I find it interesting that in that stakeholder survey, even though there's this huge percentage of people that are experiencing this cost burden of high rent, that it's so low on the priority list of what needs to be what assistance, you know, is a high need in the area for human and public services.

**Presenter:** Thank you.

**Comment:** ...from the Fair Housing Center. I just that was I had a question about did you notice any significant differences or discrepancies between the stakeholder survey and the resident survey?

**Presenter:** I would have to say that I, you know, I mean, there were some minor differences, but I think the parallels were a lot stronger. And I think one thing that I would note of difference is that homeowner rehabilitation was ranked much higher on the resident surveys than the stakeholder survey. But in terms of economic development, and public facilities, we're seeing, you know, the same rankings in the top areas in general.

**Comment:** And did you do have a sense of whether the residents who responded to the survey were homeowners or renters? Was was that a question that was asked?

**Presenter:** It was with the resident survey, and the vast majority were homeowners.

**Comment:** Okay.

**Comment:** So, yes, so yes, my only feedback is just based upon the data that you provided with the aging population. And I think that the feedback I've gotten from community members is just the difficulty getting senior housing, and getting good quality senior housing. So I think that correlates very well with your study.

**Presenter:** In your experience do a lot of the people who want senior housing to they want to have the accommodations that they need to stay in their current housing, or are they looking for, you know, more senior housing facilities that they can move into?

**Comment:** The latter, I think they want a place that they can actually go to and relocate to.

**Presenter:** Okay, thank you.

**Comment:** I think we, with our work, you know, we do work with a lot of individuals who, as they age do want to remain in their home and do want to have the resources and services available to do so regardless of whether they're homeowners or renters. But I also think that as we look at a need for affordable housing, particularly housing for older adults, or those 55 and older communities that are much higher cost than other market rate apartments. So I think there's probably a balance between the two supporting people to remain where they are with, you know, whether it be home modifications or services in the home, but also having options available that are affordable for people who are looking to be in more of a congregate setting.

**Presenter:** Thank you, thank you for the link that you sent. I'll send that to everybody, as well. She sent a message that this might be helpful resource to contrast Wyoming data, and there's a link. So anybody who has attended I can forward that long as well. So what challenges, I know that we have to service providers on the phone here. What challenges do you face in meeting needs? Is it a lack of resources? Is it a lack of support? And what can the city do with these funds or with their network of agencies to help you meet needs of the community? Any comments on that?

**Comment:** So I'm from First Step, and we work with a number of different service providers throughout Kent County that serve families with young children. A big need that we see is, is navigation, simply families knowing how to access resources, where to access resources, and making sure that families all the barriers are removed, as far as families getting connected. In 2018, I'm sure many of you have heard there was an early childhood millage that was passed. And a big area that's being funded with those dollars is specifically programs that help families navigate the vast network of you know everything from educational services to health services to housing, Social Determinants of Health. Because this is a newer system, we're trying to figure out how we can connect to you are maybe are more local governments. So I think connecting systems with other systems is, is a is a barrier and an opportunity that we have. I am happy to provide more information on that if you guys want any more information.

**Presenter:** Thank you. (Comment) Just a note, as we're all speaking, she pointed out, would be helpful to know if you're speaking your name, and then also maybe what agency you are associated with. So just shout that out when you're when you begin talking. (Comment) You can add to this to say what agency are with, but he says we're able to provide temporary support, but needs of clients primarily rent burdens are more chronic in nature, and offer often related to underemployment.

**Comment:** With the YWCA and we are, you know, supporting domestic violence survivors who are oftentimes entering apartments in the Wyoming area primarily, not exclusively, but oftentimes because there are some more affordable units there. And we can help them over the hump in terms of getting in and sustaining them temporarily. But I think most service providers are not going to be in a position to provide long, long term support. And our struggle is making sure that folks who are trying to help folks who are employed to not be underemployed and to make sure that they're earning a living wage in order to sustain their households. And we're particularly talking about single parent households for the most part. So I get a little concerned when it falls on the service providers to begin to address chronic issues within a community. We're not designed to do that. I don't know anyone who is and really looking at some of the infrastructure that ultimately should be available to support families long term seems like a good priority to me.

**Presenter:** But what type of infrastructure would be helpful to help families short term, I know that employment is a major issue and accessing affordable housing. Are there other things that you would like to add to that?

**Comment:** It isn't just employment, but it's employment that provides a living wage. So kind of looking at what that what businesses are attracted to the community, what transport capacity people have to get to those particular work spots? So yeah, I mean, almost everyone we are working with is employed in some way. But between childcare burden and the wage that they're actually earning, make their housing burden tremendously high.

**Presenter:** Thank you.

**Comment:** ...from family network of Wyoming. I thank you; I agree with you wholeheartedly. We are a food pantry, and we were set up to meet emergency crisis needs. But we see the same families month in and month out and we would love to get to a point where we see them out in the community and say, Oh my gosh, we haven't seen you in years, how have you been? And you know, they they have, they have, you know, found fulfillment in life and found a higher wage position and can now you know, afford to meet all of their basic needs without that, that month to month assistance that that we are providing, most of the people that are coming here are employed, or at least pre COVID were were employed, but employed in those lower wage positions, or else they are elderly and, you know, fixed income and and there's a different level of need and support there for long term for the elderly, to prevent hunger, but, you know, a basic living wage in this area is not the minimum wage that our state sets and I don't know if there's any conversation around setting a higher minimum wage for Kent County to or for Wyoming itself, to be able to be supportive of those who live here. I know that there are, you know, municipalities around the country that are going in that direction and setting you know, setting higher minimum wages just within their own boundaries and and I know that's a challenge for the businesses as well to be able to afford that but you know, if people can't afford to rent a home or they can't afford to rent an apartment and they can't afford to buy food. You can't afford to live in the community anyways.

**Presenter:** Thank you. Piggybacking off, kind of side comment on there, have you all seen an increase in (Not Discernible) since COVID-19 happened?

**Comment:** ...from Family Network again, yes, we definitely have seen almost, depending month to month, anywhere from a 300% increase to a 40% increase, it just is kind of ebbs and flows with what unemployment available. You know, when the the extra unemployment was available, it slowed back down when the unemployment system was broken, and nobody was getting in. We were, you know, we went from serving about 1,000 people a month to almost 3,000 people in a month.

**Comment:** We have experienced the same kind of thing with about 1,000 new regular people that have been added since March, but in the in the because of COVID unemployment. And we're not seeing those numbers go back down as even as businesses are reopening.

**Presenter:** Thank you.

**Comment:** We've not seen a huge influx in domestic violence survivors requesting shelter or other services. I mean, the numbers haven't changed dramatically. What is changing is their inability to move out of shelter, or move out of transitional housing, because almost well, almost everyone in transitional housing lost their jobs, they were marginally employed, and most of those service jobs

disappeared. And so six months ago, they were prepared to transition out and now they really can't. And same is true for survivors in our emergency shelter, their access to income has also been dramatically curtailed, again, because they tend to have service jobs, which are no longer available.

**Comment:** ... Fair Housing Center in light of COVID-19, we haven't seen a significant increase in the number of complaints of housing discrimination that we're receiving, but what we have seen as increases in the the types are kinds of calls or complaints that we're getting, I think, partially The reason there wasn't a vast increase, particularly for our services is because during the shutdown, during COVID, people aren't moving as often as they were before a lot of apartment complexes or companies weren't operating, or operating in a lower capacity and plus vacancy rates are very low. Right now, occupancy rates are very high in a lot of apartment complexes. But we are what we are seeing which I think maybe a secondary effect of COVID-19 is we are seeing a vast increase in people needing assistance requesting a reasonable accommodation or modification in their home, I think partially because people are spending a lot more time in their home. But we're also just hearing people report on the impact on mental and physical health of not having COVID-19. But just that the pandemic and being at home or job loss, all the stress or anxiety that had been associated with the pandemic have led to an increase for us in terms of assisting people reasonable accommodations or modification.

**Presenter:** Thank you. Another piece of what we're talking about today is economic development and we saw in those surveys, some of the top responses were retaining businesses or bringing in businesses or bringing in businesses with higher paying jobs. So what are the economic development needs that you see in the city? How can the city help address those needs?

**Comment:** ...from First Step and I thought it was interesting, I believe as the stakeholder, it was one of the surveys where childcare came up as an issue. This is consistent with data in Kent County and nationally as well. But in the state of Michigan, the subsidies that childcare providers receive for each child, Michigan is one of the lowest in the state, which makes it very challenging for service providers to be viable in terms of making sure that families who cannot afford the full market rate of childcare can continue to get childcare, and that childcare centers can remain open. So I would encourage that to be considered in the economic development formula, making sure that there is affordable childcare, there are some efforts happening at the county level and and with the First Step. Again, I'd be happy to share about, but it does seem to be a key to healthy workforce that we're starting to understand more and more.

**Presenter:** Thank you. Has anyone noticed or would like to comment on maybe some other barriers there might be to accessing employment, beyond childcare, transportation, or lack of job training? Or is it just the lack of a better the better paying jobs been available?

**Comment:** We, with our Workforce Development Program, we see that, you know, the barriers being particularly that there aren't enough good paying jobs that are entry level that people are actually qualified to do. Another barrier is that that we find is folks that are reentering from from the justice system, and the huge barriers that are put in their way that prevents them from being able to access even decent paying jobs.

**Presenter:** Thank you. (Comment) One item that would be beneficial is that the city would directly work with economic develop companies like Right Place, they can assist with recruiting and attracting businesses from out of the area. Thank you. (Comment) There needs to be a more robust transportation network to reach jobs, not on a bus route. Additionally, there should be renewed

focus on vocational training. Thank you. Are there any challenges that the city faces in economic development? Is the city doing anything well, in your opinion, to encourage economic development? Any comments on that? (Comment) Does the city do an assessment of commercial property and its use vacancy rates, etc. Similar to what is being done with housing?

**Comment:** Okay. Yes, sir. Can you, can you repeat the question? It might be one that I have to get information from her and then again, set it out to the group.

**Presenter:** No problem. The question was does the city do an assessment of commercial property and its use vacancy rates etc. similar to what is done with housing?

**Comment:** I imagine that we do, I will check with who's our city planner? and our director here and then get you get you the answer to that to to the larger group.

**Presenter:** Okay. Thank you so much. Are there any other comments or questions or things that you see that the city should really be doing with these funds that we're receiving and how we can prioritize these funds over the next five years?

**Comment:** Is the city partnering with other neighboring communities to try to drive economic development and to make changes, I look at the Division Corridor as an example, where part of is and one part is in the city of Wyoming? What is the city doing to develop partnerships? So they can address like, why is there what can only be described as blight areas on Division, partnering with other neighboring communities so that they can both benefit from making improvements that would make the area more attractive to business?

**Presenter:** Right, that might be a better question directed at you again.

**Comment:** Yep, hopefully, you guys can still hear me. It's interesting that you mentioned the Division Corridor there, because I don't know if you've heard of the Division United Study that's being done right now, but our city planner is in on that. And that's a partnership between I think Grand Rapids, Kentwood and Wyoming where they're looking at how to revitalize that whole area along that Corridor and so that's underway. I think they have some public engagement events coming up, I don't know if he on the call if he could speak to that anymore. Um, we also are, you know, taking part in the Kent County Consolidated Plan process with them. And we partner with, you know, various agencies that aren't just located in Wyoming, we partner with Fair Housing Center and some other nonprofits that are in Grand Rapids as well. So it is something that we're doing, of course, there's always room for improvement for us to be doing more.

**Presenter:** Thank you. Any other comments or questions?

**Comment:** One of the big things, I think the data reveals, and then just logic says that somehow, we have to get to the point where rental housing is more in keeping with what low and moderate income people have to spend on housing. Because right now, getting somebody placed that this the place where we comes up, very, very short, is that we really have not been able to help people to get the housing, that they need some kind of housing assistance, some kind of, but it has to be long term. It can't be just, you know, yeah, we can get you into the apartment, but then you've got to be able to pay the next six months' rent. There has to be some kind of equity that that is arrived at there. I wish I knew the answer for that.

**Presenter:** Yeah, I think that's a difficult position all over the country and hopefully, we can find some solutions for that. Are there any other comments or questions?

**Comment:** I think I think the only other thing that I would bring to light is just we have these programs, but how do we make sure that there's good visibility and awareness, so that those that can benefit from it and, you know, can capitalize on this? I think that, you know, the more that we can market this to get the information out the training and awareness. Just connecting the right people is really important.

**Presenter:** Thank you.

### **Presentation Conclusion**

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## 11/13/2020 Community Needs and Economic Development Focus Group

### Presentation

**Comment:** I asked a question about the disability.

**Presenter:** Yes, yes, please.

**Comment:** I'm the chief operating officer from West Michigan Partnership for Children where we oversee all Kent County's foster kids. And so I was just curious what disability was like defined as I'm just interesting that there was zero percent for under five. So I was just curious what what, how that was defined.

**Presenter:** So disability in this context is self-reported in the American Community Survey. So it can be defined as a physical disability, or mental disability. There's about five categories that you can pick from, but if you're not reporting it for yourself, it wouldn't be included. A lot of times what we're seeing and perhaps you see this as well, is that, especially for younger populations, it's underreported in this data because parents aren't necessarily counting that. And a lot of children under five haven't received formal diagnoses. And so that's the caveat kind of with this data is that if the household is not reporting it themselves, that it won't show up here. Does that answer your question?

**Comment:** Yes, it does. Thanks.

**Presenter:** Okay. Great, thank you.

### Presentation

**Comment:** I have a question. I'm with Family Promise here in Grand Rapids. On the other vacant, do you have any more specific information on that category? That's pretty significant growth in that space, not necessarily by number of units, but just wondering if you saw, had more breakdown on time and saw trends if that was continuing to increase or if it was a blip at one point between 2010 and now? And also, if those are just, you know, falling into the category of blighted units or not?

**Presenter:** Right? Um, yes and no. So the the data that we're pulling this from is American Community Survey data, so it works on a rolling average. So we won't get a specific count that is a little bit more accurate until the 2020 Census is completed, because the 2020 Census does you know, a complete 100% count. So I think the significance here is what we're seeing is the number of vacant units is declining. But these other vacant units are staying pretty stagnant. So their, their proportion in those vacant units is increasing. So there's probably, you know, these 500 some odd units in the city that are these other vacant units. We are mapping where they are in the city as well, to give us a better idea of maybe certain areas in the city that might be seeing a higher rate of these units.

**Comment:** Great, thank you.

**Presenter:** Yep, you're welcome. I have another question here. She asked if we'll be bringing in the 2020 Census numbers that may become available. And those numbers won't be included in this report, because by the time they're available, the report will need to be submitted. But next time when excuse me, when we're able to update these numbers then we will be able to include the 2020 Census.

**Presentation**

**Comment:** Um, so regarding this growth, is there and maybe I'll mention this later, is there also growth in terms of development of new job opportunities in the community?

**Presenter:** That is not something that I have data for. I did not see that in the Housing Needs Assessment. No part of this process is that kind of understanding that we're going to have more people, does that mean that we have a lack of access to jobs or lack of access to housing, but I unfortunately, don't have that data with me.

**Comment:** Okay, because I was just thinking, you can forecast, like, um, the increase in population or the need for housing, but often that is linked with new job development that could bring in people to the community, so I don't know if some of the growth in housing over the last bit has been because there has been development in job opportunities in Wyoming. So I was just curious. When you look at the forecast, do you have to also link it with the employment?

**Presenter:** Right? Yeah, I think that's a very valid point. This forecast data comes from the Grande Valley Metropolitan Council, their data. So I would have to look back at how they're developing the forecast if it's based on job growth, or if it's based on past trends, because, you know, the city has seen a significant growth in population. So, I don't know if they're basing that forecast data on that past growth, or if they are basing it on, you know, the economic factors that you're speaking about.

**Comment:** Okay. All right, thanks.

**Comment:** I work with the city, I can check with our City Planner, because she was the one that was responsible for, you know, drafting the AI, and the Housing Needs Assessment and all that. So I can see with her if there's any data and job growth projections for the future, and get back to the group about that.

**Presentation**

**Comment:** Could I ask a question about that one?

**Presenter:** Yes.

**Comment:** I am involved with foster care. And so I'm curious what does that mean the facilities for abused and neglected children? Was there a definition of that? I'm just curious what that means.

**Presenter:** Right, there's no real definition for it. It's just a category of facilities that would be available to that population or supporting their efforts, not population.

**Comment:** Okay. Okay, thank you.

**Presentation**

**Comment:** I'm with Family Promise and a couple affirmations that we are seeing kind of across the broader area reflected in what you shared in Wyoming and there's some things I missed just I was just trying to absorb all the data. And I, I'm sure I missed a couple pieces, but, um, we are seeing with the housing that the cost is going up, I'm not sure and I might have missed it the changing cost in rents, if there was some any housing cost, relative information, but we're seeing that as a pretty significant issue the rise in rents in the area, not just the cost of owning or purchasing a home. Also,

we have seen, which is not showing up in your data, which I think is good, but we're seeing an increase in the broader County, with a number of units that are not owned by the occupants and are owned more or by landlords or corporations from outside of the area. We think that's a fairly significant contributing factor for the increased costs as well. And then we're also seeing just a lack of housing, an increased need for housing this tighter, there's not as many vacant units that are rentable and the need for apartments and rented units, for some of our in lower income families.

**Presenter:** Thank you. Wendy commented on the chat and said that she agrees with what you're saying about the cost of rent. And she also said those so many people in Wyoming are already homeowners, I think the growing population would benefit from incentives for new housing, or for new homeowners in the affordable home ownership range.

**Comment:** Definitely.

**Presenter:** Thank you.

**Comment:** ...from West Michigan Partnership for Children. I had a question on one of the slides that talked about, um, I think it was units that were rented but not occupied. And I just didn't understand that. Like, do you know what slide I'm talking about?

**Presenter:** I can go back.

**Comment:** Because it seemed like...

**Presenter:** Were we talking about vacant? Oh, the vacant units rented but not occupied?

**Comment:** Um, yeah, maybe? Let's see. Yes. Is that what it was? Yeah, I just thought that was, I just didn't know what that really meant.

**Comment:** So it's just this looks at a point in time, very similar to the homelessness point in time count. So on this day, someone has rented the unit, but they haven't moved in yet. So it gives us an idea of graphic. So the overall, you know, on January 16, 2018 there are 94 units that have been rented, they just haven't been moved into yet. So just gives an idea of kind of the turnover.

**Comment:** Sure that makes sense. It just was looking odd. Thank you for clarifying.

**Presenter:** Yep, no problem. Are there any other comments on the needs of the community? We have another one. I think more bike walk access from neighborhoods and public transportation routes is an important need. This could help increase household income and home ownership together. And not all people who ride the bus want to rent. Thank you.

**Comment:** This may be a little off topic. But um, I was looking at some of our stats from our children who were removed that have lived in Wyoming and a lot of the parents over 50% have substance abuse or alcohol abuse concerns, and I didn't see a lot of concerns about that in the survey. So, I didn't know if I missed that or if that truly isn't a concern, because that need is being met in the community.

**Comment:** Right. Um, let me go back and we can kind of look at that. Because I know that that was at least somewhat of a, you know, at least moderately, if not high rated need for services, but definitely thank you for your comment. It's plays into a lot of other areas as well, homelessness.

**Comment:** Absolutely you know, being able to afford rent, etc. So I was just curious.

**Comment:** Another comment I would have, I was just gonna say another comment I have as far as a point of possible data and I'm assuming that she is maybe from EMTF, but I'm not sure, but she might be able to pull this for us. But just from our family shelter data that I was just looking at, I'm not seeing much of a change, over the last 10 years in the number of households that are coming to our system for shelter who have become homeless, as a percentage of the overall capacity and shelters increase somewhat, so the actual numbers are a little bit higher. But as a percentage of the overall we're seeing a pretty flat line with the percentage coming from Wyoming versus other parts of the County. So that's good in the sense that we're not seeing a bigger influx of people coming from Wyoming who are becoming homeless, but I would say that the overall number has grown somewhat. And that, also keep in mind that that data does not count the doubled up when we were looking at the overcrowding numbers and some of the other things you had in there. I think keeping an eye on those and understanding that that type of homelessness versus what we see in our system. But that would be something to put on the dashboard. But I'm I found it curious that it hasn't really changed much.

**Presenter:** Right, she did comment as you were speaking that she does believe that substance use disorders are underreported on the self-reporting service.

**Comment:** That makes sense.

**Presenter:** Yeah, you should be unmuted now. And we have another comment. Yes, I am from EMTF. That's a good question point. I agree. I'd be curious to know if the Department of Public Safety keeps track of repeated instances of code enforcement in part. And then I have another comment, from schools, we know students experiencing homelessness are severely under identified and that more families are living together and more grandparents are caring for children. And access to transportation routes and walking routes. Bus stops is critical. Thank you for those comments. Are the same people residing in parks coming back to the same park? And I don't have an answer to that question. But if somebody else here would have an answer to that I I'd welcome it.

**Comment:** Yeah, I know, just anecdotally, I've heard a lot of I've been in a lot of meetings where the public safety officers do have a lot of frequent fliers in the local parks. And they are able to kind of buildup relationships with people that are experiencing homelessness that come back to the parks over and over, because that's the only place they can really go. Um, I don't know what kind of data they keep on that. But I can that's another thing I can reach out to public safety about. We'll get back to you guys on.

**Presenter:** Thanks.

**Comment:** Yeah.

**Presenter:** Commented as a member of the Planning Commission, go ahead. I'll read this in a minute.

**Comment:** Sorry. Hi, everybody. Um, just to respond to that last I wonder if our COC outreach committee because we get called a lot from Wyoming to go out when there are folks that are in parks. So I wonder if we might have some data on on the homelessness, the unsheltered homelessness with the parks that we can share?

**Presenter:** Thank you. I'm going to read this comment, you should be unmuted if you'd like to speak. But as a member of the Planning Commission, I've seen that the NIMBY phenomenon

happens widely. When new developments are brought forth. Generally people do not seem to want do developments in any of any kind near their neighborhoods. And additionally, it seems there's stigma around affordable housing that needs to be addressed. Does anyone have any comments on that?

**Comment:** Our Planning Commission now I mean, they're getting a lot of proposals for new multifamily unit developments to go up in the city in various areas, and so there's a lot of interest on the part of developers to get these buildings up and running and get them constructed. So there is a lot of interest in that from developers and the Planning Commission is kind of weighing out each proposal as it comes in. But there's a reason that, you know, the surveys indicated that there's such a need for affordable housing, because it's just not there. So it is something that's kind of in the works right now within the city.

**Presenter:** (Comment) It'd be great to see if the Department of Public Safety tracks their interactions in the park? I'm not sure if we have looked at the data specific interactions between COC outreach teams and people in the park assignments municipality.

**Comment:** Well, I'd be happy to get that I know. I don't know if this is a team from Pine Rest, but there is I think the group is called Street Reach. Where you know, the the staff from Pine Rest interacts pretty frequently with our residents and the park system too. So I can get information on that from the public safety team as well.

**Presenter:** Thank you. Any other comments on this general round of conversation? We got another message; I hear a lot of NIMBYism when they were announced about the apartment developments with some affordable units. This is disappointing. Are there any comments on that? Or any comments on how we can kind of overcome that NIMBYism? That's, you know, something that I hear? Personally in my work with a lot of communities that the NIMBYism and then Not in My Backyard Mentality. Do any of you have any comments on how, as a community we can overcome that?

**Comment:** So there's two things I would suggest. One is that the conversation needs to be about the fact that the people who are needing that housing are already members of the Wyoming community, it's not like there's a bunch of necessarily new people moving in, it's that people who are living there are struggling and need that housing. So it's kind of like one of our own. And then the second is probably really engaging less in statistics around it, more in storytelling around it. We have a lot of false narratives that go with families who are homeless, and false assumptions. And when we tell the stories, and when we put out some of that information, that's where we usually see the biggest shift in the attitudes towards the Not in My Backyard, you know, process. So the storytelling and and then really recognizing that its current Wyoming residents are needing support.

**Presenter:** Thank you. (Comment) I wrote, yes, this aligns with what they were saying about the number of families living together and I fully agree. So What challenges do service providers face in your community? And how can the city help overcome those challenges and help you better serve the people that you're serving in the community?

**Comment:** I would just say that focusing on housing is one of the biggest things I was looking at the pie charts. And if there's anything that can be done to, you know, put a solid percentage of the investment for the city into the needs related to housing. That is one of the core components that stabilizes so many other things. So it's, you know, stabilizes the families, funds and money and jobs and school for kids and mental health and reduces substance abuse and use, which reduces the

engagement in the foster care system that Sonia's talking about and all of those things. It's one of the front ends for foster care, and it's one of the barriers on the back ends for reunification. I know. So, housing is just so critical to all of the systems that, you know, education that she's talking about. So, really prioritizing that. You know, there's lots of needs, infrastructure and parks and you know, all kinds of things but really drilling into that at all, if at all possible. Well, I think would be a root cause for a lot of the other things that are being looked at.

**Presenter:** What type of like housing assistance, do you see as most beneficial rental assistance, you know, constructing more affordable units? And how can we impact these households that are having trouble accessing housing that they can afford?

**Comment:** More affordable units, because rental assistance, I think, is treating the symptom. What we know for households and families is that they will pay for their housing, that's usually the one thing the first thing they will make sure it's covered, if they can afford it. And so I would much rather have units that they can afford and be independent and on their own, and, you know, thrive and excel versus being tied to some type of rental assistance or voucher program, that then further limits their ability to increase their income and all of these other things. Right, that that happened once you're kind of tied into these support systems. So just affordable housing is the key.

**Presenter:** Right. Thank you. And here's a couple comments here, short term rental assistance, leaves families in unaffordable housing units, and then they lose them because they are the unit was not so affordable. That goes right along with what you're saying.

**Comment:** I totally agree.

**Presenter:** And we have a few comments here. One more comment about NIMBYism. I think there are some perceptions that black and brown families are not welcome in Wyoming. The city should be leading more conversation about racial equity and the value of diversity and a couple more working with employers in Wyoming to increase wages, incentives for employers to provide living wages, all employees. Thank you. We're going to talk about economic development in a minute, but I think we're having a great conversation so far. If there's any other comments about housing or services, I would, please speak up, I'd love to hear them.

**Comment:** I wanted to just tag on to what she said about the disproportionality and just the systemic racism that we know exists in all of our communities. And I'm just curious, and maybe this is later in the presentation. But it would be helpful to know what the city is doing to address that, since we did see some pretty significant disproportionality stats in earlier slides. So I would completely agree with her on that.

**Presenter:** And I can comment on this and I don't know, Stephanie from the city wants to comment a little bit more, but part of this process with the Consolidated Plan is, what are we doing about that? So you know, we did see, especially if housing problems, such a disproportionate rate for some minority households that are experiencing them. So we're trying to define what the city can do to kind of address that issue on a large scale.

**Comment:** Yeah, this is Stephanie. So, addressing the Nimbyism and the racial, you know, prejudices that come along with people that, you know, everybody, like that's uninformed, has an opinion about, you know, who lives in affordable housing. And so one of the things we did with our grant funding from this current year is we're gonna have a public housing kind of education initiative in the city. So educating residents about, you know, housing rights and affordable housing

situation in the city, in general. And then in terms of creating new affordable housing. We don't get all that much funding each year. So we always have to balance, you know, what do we do about rental assistance? What do we do about home rehabilitation loans, you know, there's only so much we can do with the amount of money that we have available. But one thing that we've been working on with our Home Consortium is, you know, the creation of new housing units or rehabilitation of existing structures, too. So, it's one of those things where if we had, you know, \$10 million in a year, which would, you know, we would be able to do so much more. So we're kind of limited in terms of funding, but it is always something that we are thinking about. And, yeah, hopefully in the future, we can create more more units for housing like that.

**Presenter:** Thank you, Stephanie. Another comment. I think the city often needs to work with surrounding municipalities and the clerk's office regarding voting and representation precincts some of the voting minds in Wyoming and neighboring areas are very convoluted. Thank you. Are there any other comments or about how we can better serve our community? So another few questions I have for all of you is about economic development. We talked about, think was mentioned, bringing in businesses or encouraging businesses to pay a living wage. So how can the city attract and retain businesses? How can the city increased access to jobs? What kind of economic development needs are there in the community? And what what can the city do about them? Another question that kind of goes along this line are what barriers. Do you see for persons to access employment? Are there barriers in childcare? Or transportation? Are there barriers and job training? What have you seen with the people that you work with that limits their access to job or is it more a matter of there are not the jobs available, that can provide that living wage? (Comment) and incentivizing for new business construction projects, put incentives, excuse me incentives toward repurposing vacant commercial structures. That was actually a question we had in our last focus group on Wednesday about if the city does kind of keep a tally on the vacant units in the community, but thank you for that comment.

**Comment:** Yeah, this is definitely I was there yesterday for the question about vacant commercial units and the city doesn't track those right now. They don't track them the way they do vacant housing units, unfortunately.

**Presenter:** Thank you, Stephanie.

**Comment:** Yeah.

**Presenter:** (Comment) Other things that we see there are limited networking opportunities for persons of color, their payment is of the higher paying jobs, living wages, is not there. Anybody on the line? Is there any way that we can increase that next networking opportunities or find avenues for these persons of color? Any comments on that? (Comment) Said mentorship. (Comment) come to childcare is a very big issue, offering ways for childcare providers to connect and share resources to support one another would be helpful and the other comments on that. And I just have a couple other questions before we close for the day. Are there any challenges that the city face in promoting economic development, and is there anything that the city is doing well, for economic development? Any comments on that on that line as well? (Comment) Encourage Wyoming businesses to utilize more outreach to attract workers often encourage employers to use evidence based hiring practices that eliminate biases in hiring. These are things that the city should be doing. Any comments on that? (Comment) as a mom of two young children, I am certain that childcare is likely not affordable, or barely for many households. I do think that thoughtful mixed use developments could include a childcare facility within them to make things more accessible for

residents. Thank you. Okay. And are there any other comments or questions that you would like to share with us today.

### **Concluding Presentation**

## 10/8/2020 Housing and Infrastructure Focus Group

### Presentation

**Comment:** Thank you for sharing these results. I think you'll probably you probably have some silence online, because there's probably a lot of resonance with what we have heard on that survey. One thing I know, I've heard over the years is a need to help specifically on on the east side of the city. So the city has a unique layout, obviously and there's some unique challenges when you get East of 131, which is a freeway that bisects the city. And it's interesting to see the lower respondent rate. I think, in the survey, if I'm correct, I'm just going off the top of my head, I think that was the lowest response rate for that area. But I think there is an ongoing need for transit oriented development along that South Division Corridor. And that's something that has been talked about for quite some time. And I can see where that would both improve sort of the economic outlook for that stretch of the community. And I would also echo, you know, given the housing stock in Wyoming, that there would be a, it would be great to prioritize supporting homeowners with renovations of their homes, which can become especially in the current climate with construction pricing, what it is. Now, you may have low to moderate income families who bought their home at a time where the price point was lower, and their homes gone up in value. But the costs of renovation of that home have also gone up might be beyond what they can afford. So those are my two bits of feedback at this point.

**Presenter:** Thank you very much for your comments. Any other comments on the needs of housing in the community and how we can address those needs or barriers that people have in accessing these housing options? We've had about the fourth focus group; we also had a public input meeting last night and part of the discussion also steered towards senior housing. There's some discussion about you know those renovations to make it so that seniors can age in place, and also the need for additional senior housing in the community. Does anybody have any comments on that?

**Comment:** I think I can affirm, what we see broadly in our county is an aging population. We have baby boomers who are getting older, a large segment of the population. As you mentioned in your survey, essentially increased needs for supportive housing, specifically around housing that's suitable for folks with disabilities. So, I think I would echo that that seems to be a common theme throughout our broader community and certainly in Wyoming as well.

**Presenter:** Thank you.

**Comment:** Could I had another point? Earlier points. I'm looking at the screen here. And I see that new rehabilitated housing. I think they're given that what you mentioned earlier about the housing stock and the community funding that's geared toward rehabilitating housing and preserving it as affordable will be helpful. As you think about acquisition costs of even relatively old housing stock is going up. If the community is prioritizing, has named housing that's affordable, or sale, that's going to be it'll probably need to be oriented toward rehabilitated housing. Just knowing from again, like the construction market right now to build new housing from the ground up, will be very difficult to get affordability goals on that.

**Presenter:** Thank you. Yeah, I definitely agree with that comment. Thank you. Any other comments on the needs of housing? Um, a couple other questions I had about housing overall, are there what barriers to developers have to developing this fordable housing, I know that he has mentioned and, you know, found in the survey that the cost of land and materials are a huge barrier for developers.

But there are any city policies that can help attract housing, development, or any ways that the city can recommend. They can recommend the city excuse me to encourage affordable housing in the community. A few more questions about housing. I want to talk to you for a couple minutes about infrastructure. Does anybody have any comments on what the city is doing well, to address housing needs, and are there any programs or efforts that can be approved improved? I know that in past years, the city has devoted a lot of funds to housing rehabilitation. Do you have any comments on what they're doing well, or what can be better?

**Comment:** I just affirm their approach of partnering with Kent County Consortium with a prudent and smart approach and as well their staff involvement with the broader Kent County Housing Stability Alliance Work. I know that Wyoming is an active player in those conversations, helpful voice and really appreciate particularly Rebecca Rembrandt and her leadership. And I think there's there's been certainly an openness and I would say, a proactive invitation by city staff to invite developers to consider Wyoming as a place to do affordable housing development.

**Presenter:** Thank you. And I have a message here from a Rebecca Rembrandt saying, don't be shy, the city would like to know. If you do have any thoughts that they're critical or positive. We'd love to hear them. So another piece of our discussion today is about infrastructure, and how that can help support the community and its growth and its traction businesses. So what are the needs of infrastructure in the community? What challenges the low to moderate income households face and accessing infrastructure? The reason I, you know, I'm targeting these low to moderate income households, I don't know if how many of you are aware that a lot of these Community Development Block Grant funds would have to be targeted to low to moderate income neighborhoods, or household in order to be eligible. So that's why I threw that in, but does anybody have any comments on the types of infrastructure that are needed in the community? Are there any infrastructure needs in the community that we can address to attract businesses or maintain the housing stock? I know that the last focus group we have on this topic, one of the city employees just mentioned that a lot of the you know, the infrastructure that's available can't accommodate increased density. But are there any other comments on the types of infrastructure needs in the community and how they can support housing or economic development? Again, a similar question to last time. What's the city doing? Well, in terms of infrastructure, and are there any efforts that can be improved? We have any comments on that? I'd like to open it up. If anybody who has or hasn't participated so far on the call, if you do have comments, we'd love to hear them. Um, it doesn't have to pertain to housing specifically or infrastructure specifically, but how the city can use these funds to improve the lives of the residents within the community. And if you are uncomfortable on the phone, you're also welcome to take the message and I'd be happy to read it out loud.

**Comment:** My bit of feedback would be I'm not sure exactly if this is appropriate contacts. There's a fascinating economic diversity and Wyoming broadly. And I would love to see continued a continued push to foster economic diversity. So it would be facilitating or encouraging mixed income housing and providing a variety of types of housing and each neighborhood throughout the city. Not sure how much you can do with CDBG and home funds in that regard. But I think that's one of Wyoming's great strengths is its diversity. And I think there's just continue, you can continue to enhance that strength by trying to encourage that income diversity and, and developments that are built throughout the city.

**Presenter:** Great, thank you so much for that comment.

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## 10/7/2020 City of Wyoming Consolidated Plan Public Input Meeting

Presentation

**Presenter:** (Comment) Does the unemployment data account for under employment as well? And no, it does not. And, you know, that's kind of the unfortunate piece of unemployment data is that it does not account for underemployment. For any of you on the phone to me not be quite clear on what underemployment is, that would include, you know, people who are working part time or not able to access jobs that they're qualified for their education level and the like.

Presentation

**Presenter:** (Comment) Where is this data obtained and when? So, we have a variety of data that we're including tonight, a lot of it is the American Community Survey data and we use the most recent five year rolling average, which comes up to 2018. It was just obtained recently, that's the most recent ACS data there is. A couple of the economic charts I showed you, which comes from the Bureau of Labor Statistics, and the Bureau of Economic Analysis. There are also a couple slides, as we come in through this that are taken directly from the City's Housing Needs Assessment. And I will call those out as we're moving forward as well. And I hope that answered your questions.

Presentation

**Comment:** Can you hear me?

**Presenter:** Yes, we can.

**Comment:** Okay, I can't hear myself. So I was confused there wasn't an echo. And, for me, I'm a home owner but from people that are that live in near and around my community, I can tell there's a lot of multi-generational homes, people living in three bedroom homes and there's the Grandpa, the grandfather, and all of their kids and their kids kids. So I'm trying to cram into the small places and trying to find housing that's affordable with them while they're working at low income jobs like Burger King, McDonald's, Dollar Store. So, in my opinion, I think if there was more affordable housing in regard to not only just rent, but also rent to own, I think that would help a lot of these people that are kind of stuck in a situations where they can't move out and they can't afford anything on their own.

**Presenter:** Thank you. In your perspective, do you think that is more a product of a lack of affordable housing options, or a lack of access to jobs that could support more housing options for that household?

**Comment:** I think it's a combination of both. I mean, it to my knowledge, there isn't a lot of housing, subsidized housing in Wyoming to begin with.

**Presenter:** Great, thank you. Are there any other comments on what you see is the needs in the community? During our focus group, we talked a lot about there's kind of been an increase in the number of households needing services needing things such as food banks, especially in light of the COVID 19 pandemic does anyone experience that or have seen any other needs in the community? Does anybody want to comment if they agree or disagree with what they saw in those survey results?

**Comment:** Megan, I'm typing in the chat, one of the community development committee members, comments. So please don't move forward yet.

**Presenter:** Okay. I see that your hand is raised. If you'd like to speak, you're welcome to. Are there any other comments by we're waiting to, to read the type comments? Okay, here we go. (Comment) From the team Development Committee. I know because there's a lot of people without jobs, or financial support, that there's more need for food banks and other supply pantries and personal hygiene in the community. Thank you for that comment. Are there any comments about kind of perhaps the barriers that we are seeing in community to providing services? Is it a lack of funds? I know in our focus groups, we've we had some discussion about the need for more information out there, that there are a lot of services that people don't know about them, because there's just there's not the information. Have you seen that? Or are there barriers to, you know, producing housing that you can see in your communities? We have another couple types of comments. (Comment) We need more education, GED programs, vocational programs, etc. in the community. Thank you. (Comment) I wanted to say that there's too much money spent on parks, we need to improve our roads, signs, bus stops, programs for teens, etc. No more money on parks. Thank you. (Comment) I would like to see the city of Wyoming add more bike paths, like the surrounding communities exist in addition to connecting existing bikes to the surrounding cities. Thank you. And in our focus group, we also had a little bit of discussion about access to jobs and some of the barriers to that and some things that came up were lack of access to affordable childcare, or lack of access to, you know, available transportation. Does anyone else have any comments on the barriers that people have in accessing jobs or accessing housing? A few more questions for you all. (Comment) Can there be a cap on rents? I don't know if maybe, you would like to comment on any efforts in the City that could provide a cap on rent. I know a lot of times that's a difficult hurdle to cross.

**Comment:** So the, the City of Wyoming does not have rent control policies or ordinances that are in place. I'm not as familiar if that's even permissible in the State of Michigan, and would have to do a review. I think that that's why you don't see that throughout the State of Michigan, it is highly likely that state law prohibits that the in the State of Michigan, for example, we cannot restrict, in essence, a rental housing per se, it can only be for instance, deed restricted as a covenant for for private properties as an example. So that is why single family homes, oftentimes people will come forward and say, why are you allowing all of these single family homes to be converted to single family rental properties? And that is because in the State of Michigan, you can't you are not allowed to discriminate based upon that. So I am not aware of the City Council ever considering any type of rent control programs. And I would have to do more investigation. But I, my gut tells me that it's likely not permitted by law. It's actually prohibited by law, one of our CDBG Committee Members is very versed in that work. So it is prohibited by state law.

**Presenter:** Thank you. (Comment) Another comment here from the CDBG Committee Member, agree that the need for for affordable childcare. Thank you. Any other comments before I move to a couple more questions here? You know, another part of this discussion is, what is the City already doing well, to address the need? And is there something that can be improved or can be started?

(Not Discernable)

**Presenter:** There's seven of us online today, and I appreciate the ones who have spoken. (Comment) And from the CDBG Committee Member again, the Wyoming Senior Center does a good job at providing activities and support for ordered older adults, different programming, health fitness activities. Good work in this area. Thank you for that comment. To go on a little tangent of

that, you know, we saw in the data and in some of our other outreach efforts, we've seen that, you know, there's that growing and aging population. Do any of you have comments on the type of housing or services that seniors are needed? I've heard comments about the need for both seniors who want to age in place and renovations to their housing situation and also seniors wanting to move into senior complexes or senior living complexes. Does anybody have any comments on that? Well, I'd like to thank you. For those to those who have participated, your input is always welcome. And I liked to give you another chance if there are any other comments about what you see is the needs in the community and how the city can better address those needs? (Comment) Another CDBG Member comments, COVID has really increased the conversation and put a strain on aging in place. These barriers should be recognized. Do you want to comment further on what you see those barriers are, needs to provide opportunities to age in place with dignity. But anyone want to comment on that?

**Comment:** Could you repeat the question for the CDBG Committee?

**Presenter:** Oh, the question I had.

**Comment:** Correct.

**Presenter:** Okay. Yes, the comment was that there are barriers to aging in place. And so my question was, what are those barriers that, in your opinion, to aging in place?

**Comment:** One from a Community Development Committee Member, the ability to retrofit homes is a barrier. In home nursing, lack of funding for all those things above.

**Presenter:** Okay.

**Comment:** It's a recognition also that the COVID pandemic is making these challenges even worse, and will continue to provide strains on the system or ability to age in place.

**Presenter:** Thank you. To you know, maybe dig a little bit deeper with that, with the housing renovations, is the primary barrier to that because the cost, are there other barriers? Are a lot of these houses older, so that, you know, for investing some of these dollars, it kind of drips into the having to deal with lead based paint. Are there any comments on that?

**Comment:** Community Development Committee is commenting that that's all of the above. I will also make a note that in some of our review in the City of Wyoming, we've found actually less of a challenge with lead abatement means. It's not to say that it just means be undiscovered.

**Presenter:** Right. Thank you. I want to give you all, you know, another opportunity if there's anybody on the line, who would like to make a comment, or has a question about, you know, the City of this process or what the needs are in the community.

**Comment:** Yeah, I just wanted to add on to your comments that you guys made. That Home Improvement I think should also be in consideration with other home and health and safety needs as well. So, as their home is aging, making sure that they're having a healthy and safe home to live in.

**Presenter:** Thank you.

**Comment:** There's a statement from CDBG Development member that ADU, Accessory Dwelling Units would help address those needs as well.

**Presenter:** Is there an ordinance within the City that allows for ADU that you are aware of?

**Comment:** Yes, particularly in our Form Base Code Area, ADUs would be permissible. There is also their statement, the need to diversify housing stock itself in general.

**Presenter:** And when you when you say diversify housing stock in general, are we talking about you know, increasing density in some areas? You know, we talked about how there's been some increase in apartment units but that is not the type of diversity you're talking about.

**Comment:** No, specifically what we hear from our residents too, is just a desire to have different types of options. So duplexes; you know smaller square footage homes; smaller lot sizes, where care isn't as where there isn't as much lawn care and upkeep. So it's sometimes it's not just about renovating their existing house or providing them an opportunity to remain there. But it's giving residents an opportunity to move into a home that would be more manageable.

**Presenter:** Right. Thank you. Any other comments or questions?

**Comment:** A comment from Committee Member that the City of Wyoming's current housing rehabilitation loan program, using this person's words is fantastic, and should be expanded.

**Presenter:** Great, thank you. (Comment) Many safety issues need left turn lights that many intersections, streets need to be replaced, neighborhoods need to be cleaned up. And we should have Street Sweepers in the fall. (Comment) Also, gonna make a quick side note about that. We appreciate all of your comments. Thank you so much. Some of these things we wouldn't be able to do with the funding that we're talking about. But I still think it's valuable discussion. To include just for example, regular maintenance, can't be funded through the CDBG program.

Presentation

**Presenter:** (Comment) How do we know what things would be paid for under the study. And what I can send you is a link to the CDBG page where it kind of talks about the allowable expenses in the program. It can fund up to 15 percent public services, it can fund infrastructure and public facilities if they're serving low to moderate income households. It just can't fund regular maintenance of city facilities over an extended period of time. Are there any other comments or questions? And I'd like to thank you all so much for you know, taking time out of your evening to be with us here today.

## I. City of Wyoming: HCD Survey

### WYOMING CITY

#### Housing and Community Development Survey

<b>Table 1.1</b> <b>Are you a resident of the City of Wyoming</b> Wyoming city Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Yes	54
No	121

<b>Table 1.2</b> <b>If yes, which area of the City of Wyoming do you live in?</b> Wyoming city Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	11
Central region	16
East region	3
Panhandle region	28
Other	149
<b>Total</b>	<b>207</b>

<b>Table 1.3</b> <b>Tenure of Respondent</b> Wyoming city Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	145
Renter	20
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

**Table 1.4**  
**Providing Decent and Affordable Housing**  
 Wyoming city  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	7	18	63	105	12	2	207
First-time home-buyer assistance	2	17	73	97	12	6	207
Rental housing for very low-income households	14	28	55	91	13	6	207
Construction of new affordable rental housing	17	33	53	87	15	2	207
Supportive housing for people who are experiencing homelessness	9	28	63	87	15	5	207
Homeowner housing rehabilitation	4	17	87	85	10	4	207
Energy efficiency improvements	3	15	79	84	20	6	207
Homeownership for racial and ethnic minority populations	10	29	62	81	18	7	207
Housing located adjacent or near transportation options	10	26	66	79	20	6	207
Rental assistance	10	33	60	78	23	3	207
Rental housing rehabilitation	12	31	67	78	17	2	207
Supportive housing for people who have disabilities	2	19	73	73	36	4	207
Retrofitting existing housing to meet seniors' needs	4	21	79	63	36	4	207
Preservation of federal subsidized housing	14	25	70	59	34	5	207
Senior Citizen Housing	8	31	76	58	28	6	207
Mixed income housing	20	41	59	55	26	6	207
Heating/cooling HVAC replacement or repairs	4	18	82	54	45	4	207
ADA (Americans with Disabilities Act) improvements	2	34	74	50	39	8	207
Mixed use housing	18	54	62	32	33	8	207
Housing demolition	11	81	39	29	43	4	207
Other	7	2	2	7	34	155	207

**Table 1.5**  
**Providing Decent and Affordable Housing**

Wyoming city  
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Lack of police patrol	12	29	62	75	21	8	207
Lack of street lighting	12	28	79	68	12	8	207
Lack of property maintenance code enforcement	13	48	66	57	14	9	207
Lack of qualified contractors or builders	12	41	81	54	11	8	207
Building codes	13	39	88	47	9	11	207
ADA codes	6	36	100	45	8	12	207
Permitting process	23	39	92	44	3	6	207
Planning site plan review and approval process	21	42	94	39	3	8	207
Permitting/Construction fees	23	44	87	38	7	8	207
Lack of understanding of property caretaking	24	81	57	33	3	9	207
Lot size	9	40	114	32	3	9	207
Lack of affordable housing development policies	24	52	90	27	4	10	207
Lack of affordable housing development incentives	27	73	67	26	5	9	207
Lack of available land	21	81	68	25	2	10	207
Density or other zoning requirements	22	36	109	25	5	10	207
Not In My Back Yard (NIMBY) mentality	61	78	41	18	1	8	207
Cost of land or lot	40	85	60	12	2	8	207
Cost of materials	38	105	44	11	1	8	207
Cost of labor	42	103	43	11	1	7	207

**Table 1.6**  
**Providing a Suitable Living Environment**

Wyoming city  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	3	27	95	58	7	17	207
Bicycle and walking paths	11	40	72	55	12	17	207
New Tree Planting	20	51	61	44	12	19	207
Sidewalk improvements	3	44	94	38	10	18	207
Water system capacity improvements	17	61	42	29	38	20	207
Flood drainage improvements	12	48	53	28	49	17	207
Bridge improvements	7	55	59	26	43	17	207
Storm sewer system improvements	16	48	53	25	48	17	207
Sewer system improvements	20	56	45	24	45	17	207
Park and recreation improvements	23	50	81	23	13	17	207
Water quality improvements	38	61	37	19	35	17	207
Other	7	2	3	5	20	170	207

**Table 1.7**  
**Providing a Suitable Living Environment**  
 Wyoming city  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	3	23	67	82	14	18	207
Childcare facilities	2	21	63	80	21	20	207
Facilities for abused/neglected children	5	11	55	73	38	25	207
Community centers	4	37	71	63	14	18	207
Parks and recreational facilities	11	46	73	50	9	18	207
Homeless shelters	20	43	51	48	26	19	207
Senior centers	8	39	72	47	21	20	207
Healthcare facilities	8	51	62	47	21	18	207
Facilities for persons living with Disabilities	5	30	68	47	37	20	207
Fire Stations/equipment	12	44	56	41	35	19	207
Residential treatment centers	7	43	68	30	39	20	207
Improved accessibility of Public buildings	30	59	43	26	30	19	207

**Table 1.8**  
**Providing a Suitable Living Environment**  
 Wyoming city  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City:</b>							
Mental health services	3	9	52	103	19	21	207
Services for Youth Aging out of Foster Care	5	15	53	88	28	18	207
Substance abuse services	4	15	62	83	24	19	207
Veterans Services	7	14	55	79	34	18	207
Youth services	3	15	75	77	18	19	207
Services for survivors of domestic violence	3	15	63	77	31	18	207
Childcare services	4	19	65	75	25	19	207
Crime awareness education	3	27	68	73	19	17	207
Employment services	7	21	71	69	21	18	207
Home-buyer education	7	24	71	68	18	19	207
Homelessness services	8	32	62	65	21	19	207
Senior services	2	31	73	61	22	18	207
Transportation services	7	31	72	61	18	18	207
Fair housing activities	11	32	59	60	26	19	207
Tenant/Landlord counseling	9	35	55	60	30	18	207
Eviction Prevention	13	35	51	60	29	19	207
Food banks	6	25	83	59	16	18	207
Healthcare services	10	40	58	56	23	20	207
Rental Assistance	10	37	62	53	26	19	207
Utility Assistance	7	38	66	52	26	18	207
Reduction of lead-based paint hazards	12	44	45	42	46	18	207
Mitigation of asbestos hazards	10	46	39	34	59	19	207
Mitigation of radon hazards	12	45	38	32	62	18	207
Other	1	1	1	0	23	181	207

**Table 1.9**  
**Needs of Special Populations**  
 Wyoming city  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Shelters for youth experiencing homelessness	5	18	60	76	19	29	207
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	7	19	57	73	23	28	207
Rental assistance for homeless households	7	23	59	69	18	31	207
Emergency shelters for persons who are experiencing homeless	6	25	73	59	16	28	207
Housing designed for persons with disabilities	5	25	67	55	27	28	207
Senior housing, such as nursing homes or assisted living facilities	5	39	62	51	22	28	207
Transitional housing	7	32	71	48	21	28	207
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons with mental illness	3	18	50	84	24	28	207
Youth aging out of foster care	3	14	51	82	26	31	207
Persons who are experiencing homeless	6	23	54	78	18	28	207
Survivors of domestic violence	4	17	61	69	27	29	207
Veterans	4	18	63	64	28	30	207
Veterans	4	18	63	64	28	30	207
Persons with substance abuse addictions	6	26	58	61	26	30	207
Seniors (65+)	2	31	63	59	24	28	207
Persons with physical disabilities	2	27	66	56	28	28	207
Persons with developmental disabilities	3	23	69	55	29	28	207
Persons recently released from jail/prison	9	29	59	52	30	28	207
Persons with HIV/AIDS	12	48	47	21	51	28	207

**Table 1.10**  
**Enhancing Economic Opportunities**  
 Wyoming city  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	1	7	31	135	4	29	207
Retention of existing businesses	0	9	42	124	2	30	207
Foster businesses with higher paying jobs	0	9	55	102	12	29	207
Expansion of existing businesses	3	15	69	82	8	30	207
Enhancement of businesses infrastructure	1	16	64	77	20	29	207
Provision of job training	2	21	66	76	13	29	207
Provision of job re-training, such as after plant closure, etc.	3	22	66	73	14	29	207
Provision of working capital for businesses	4	29	59	55	30	30	207
Development of business incubators	5	18	53	51	50	30	207
Provision of technical assistance for businesses	6	25	71	49	26	30	207
Development of business parks	14	35	53	40	35	30	207

**Table 1.11**  
**Concluding Questions**  
 Wyoming city  
 Housing and Community Development Survey

Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	24%
Infrastructure Improvements	20%
Community/Public Facilities	13%
Human/ Public Services	22%
Economic Development	21%

**Table 1.12**  
**Concluding Questions**  
 Wyoming city  
 Housing and Community Development Survey

Question	Response
<b>Check all of the following that describe you:</b>	
Housing developer (for profit and/or non-profit)	18
Non-profit services provider	39
Commercial or Industrial business owner/representative	23
City, County, or State employee	78
City, County or State elected official	4
Law enforcement/Public Safety officer/representative	11
Philanthropy, Private Foundation employee/representative	5
Financial Institution employee/representative	4
City of Wyoming Board, Committee, or Commission member (Planning, ZBA, Brownfield, Park & Recreation, CDBG, CEC, etc.)	24

## OTHER

## Housing and Community Development Survey

<b>Table 2.1</b>	
<b>Are you a resident of the City of Wyoming</b>	
Other Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Yes	1
No	116

<b>Table 2.2</b>	
<b>If yes, which area of the City of Wyoming do you live in?</b>	
Other Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	0
Central region	0
East region	0
Panhandle region	0
Other	149
<b>Total</b>	<b>149</b>

<b>Table 2.3</b>	
<b>Tenure of Respondent</b>	
Other Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	92
Renter	16
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

**Table 2.4**  
**Providing Decent and Affordable Housing**  
 Other  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	5	11	45	74	12	2	149
Construction of new affordable rental housing	9	26	34	66	12	2	149
First-time home-buyer assistance	1	11	55	69	8	5	149
Rental assistance	7	17	46	61	16	2	149
Homeowner housing rehabilitation	1	12	61	63	8	4	149
Rental housing rehabilitation	8	23	51	52	13	2	149
Energy efficiency improvements	3	11	56	57	16	6	149
Heating/cooling HVAC replacement or repairs	3	12	59	36	35	4	149
ADA (Americans with Disabilities Act) improvements	2	23	50	36	31	7	149
Housing demolition	7	60	24	22	32	4	149
Mixed use housing	11	37	44	25	27	5	149
Mixed income housing	12	28	41	41	21	6	149
Senior Citizen Housing	5	20	55	41	23	5	149
Retrofitting existing housing to meet seniors' needs	1	14	57	44	29	4	149
Preservation of federal subsidized housing	11	16	44	46	27	5	149
Homeownership for racial and ethnic minority populations	7	19	42	61	14	6	149
Supportive housing for people who are experiencing homelessness	7	20	40	65	12	5	149
Supportive housing for people who have disabilities	1	10	52	54	28	4	149
Rental housing for very low-income households	10	15	38	70	11	5	149
Housing located adjacent or near transportation options	6	14	47	62	14	6	149
Other	2	0	1	3	24	119	149

**Table 2.5**  
**Providing Decent and Affordable Housing**  
 Other  
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Lack of affordable housing development incentives	18	53	50	15	4	9	149
Lack of property maintenance code enforcement	8	31	51	40	10	9	149
Lack of understanding of property caretaking	19	52	43	25	2	8	149
Lack of qualified contractors or builders	9	25	62	36	9	8	149
Lack of available land	11	55	52	21	1	9	149
Cost of land or lot	24	59	46	10	2	8	149
Cost of materials	26	80	26	8	1	8	149
Cost of labor	32	74	26	9	1	7	149
Permitting/Construction fees	12	30	67	27	5	8	149
Permitting process	14	26	72	28	3	6	149
Planning site plan review and approval process	13	34	68	24	3	7	149
Lot size	5	23	90	21	2	8	149
Density or other zoning requirements	12	22	85	16	4	10	149
Not In My Back Yard (NIMBY) mentality	45	52	30	13	1	8	149
Building codes	7	26	69	33	4	10	149
ADA codes	3	24	75	32	5	10	149
Lack of affordable housing development policies	16	40	64	18	1	10	149
Lack of police patrol	4	20	46	57	14	8	149
Lack of street lighting	7	22	57	49	6	8	149

**Table 2.6**  
**Providing a Suitable Living Environment**  
 Other  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	2	22	65	37	7	16	149
Sidewalk improvements	2	31	63	26	10	17	149
Water system capacity improvements	9	42	24	22	33	19	149
Water quality improvements	25	38	25	13	32	16	149
Sewer system improvements	10	39	29	16	39	16	149
Park and recreation improvements	16	31	55	19	12	16	149
Storm sewer system improvements	10	32	33	19	39	16	149
Flood drainage improvements	8	32	32	21	40	16	149
Bridge improvements	6	34	38	20	35	16	149
Bicycle and walking paths	5	26	51	42	9	16	149
New Tree Planting	12	37	40	31	11	18	149
Other	4	1	2	2	13	127	149

**Table 2.7**  
**Providing a Suitable Living Environment**  
 Other

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	3	17	46	54	12	17	149
Community centers	2	28	47	42	13	17	149
Childcare facilities	1	16	42	56	17	17	149
Parks and recreational facilities	7	31	48	37	9	17	149
Senior centers	5	24	50	32	20	18	149
Healthcare facilities	5	33	41	34	19	17	149
Residential treatment centers	4	31	44	21	32	17	149
Improved accessibility of Public buildings	19	39	30	18	26	17	149
Homeless shelters	13	29	35	37	17	18	149
Fire Stations/equipment	7	30	36	28	30	18	149
Facilities for persons living with Disabilities	3	17	50	30	30	19	149
Facilities for abused/neglected children	2	7	40	52	26	22	149

**Table 2.8**  
**Providing a Suitable Living Environment**  
 Other

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City:</b>							
Homelessness services	7	22	40	49	15	16	149
Youth services	3	10	50	55	14	17	149
Senior services	2	17	51	43	20	16	149
Transportation services	3	19	48	47	16	16	149
Healthcare services	5	29	38	41	20	16	149
Childcare services	2	14	43	53	20	17	149
Fair housing activities	5	24	39	46	19	16	149
Tenant/Landlord counseling	5	27	38	41	22	16	149
Home-buyer education	3	18	47	48	16	17	149
Crime awareness education	3	21	46	46	17	16	149
Reduction of lead-based paint hazards	6	29	31	29	38	16	149
Mitigation of radon hazards	6	33	24	21	49	16	149
Mitigation of asbestos hazards	5	33	22	25	48	16	149
Employment services	4	14	46	50	19	16	149
Mental health services	1	7	37	70	16	18	149
Substance abuse services	3	10	41	58	20	17	149
Services for survivors of domestic violence	2	11	44	53	23	16	149
Food banks	5	19	58	37	14	16	149
Eviction Prevention	9	25	29	47	22	17	149
Utility Assistance	6	28	41	40	18	16	149
Rental Assistance	7	28	36	41	20	17	149
Veterans Services	3	12	29	61	27	17	149
Services for Youth Aging out of Foster Care	4	11	35	62	21	16	149
Other	1	1	0	0	13	134	149

**Table 2.9**  
**Needs of Special Populations**  
 Other  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Emergency shelters for persons who are experiencing homeless	4	16	49	40	14	26	149
Transitional housing	4	23	47	33	16	26	149
Shelters for youth experiencing homelessness	4	13	41	50	15	26	149
Senior housing, such as nursing homes or assisted living facilities	4	23	40	36	20	26	149
Housing designed for persons with disabilities	3	15	44	41	20	26	149
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	5	12	36	53	17	26	149
Rental assistance for homeless households	6	17	35	51	13	27	149
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons who are experiencing homeless	6	14	32	57	14	26	149
Seniors (65+)	2	17	41	43	20	26	149
Persons with mental illness	3	10	32	59	19	26	149
Persons with physical disabilities	2	15	42	42	22	26	149
Persons with developmental disabilities	3	13	42	41	24	26	149
Persons with substance abuse addictions	4	17	36	45	20	27	149
Persons with HIV/AIDS	7	32	29	18	37	26	149
Survivors of domestic violence	3	12	37	49	22	26	149
Veterans	3	11	39	46	23	27	149
Veterans	3	11	39	46	23	27	149
Persons recently released from jail/prison	6	18	40	39	20	26	149
Youth aging out of foster care	2	8	37	56	18	28	149

**Table 2.10**  
**Enhancing Economic Opportunities**  
 Other  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	1	6	21	91	3	27	149
Retention of existing businesses	0	7	27	86	1	28	149
Expansion of existing businesses	2	11	51	51	6	28	149
Provision of job training	1	13	47	51	10	27	149
Provision of job re-training, such as after plant closure, etc.	1	14	45	50	12	27	149
Foster businesses with higher paying jobs	0	4	39	70	9	27	149
Enhancement of businesses infrastructure	1	9	43	52	17	27	149
Provision of working capital for businesses	1	17	42	36	25	28	149
Provision of technical assistance for businesses	2	16	50	32	21	28	149
Development of business incubators	4	8	37	36	37	27	149
Development of business parks	9	22	37	26	27	28	149

**Table 2.11**  
**Concluding Questions**  
 Other

Housing and Community Development Survey

Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	26%
Infrastructure Improvements	20%
Community/Public Facilities	12%
Human/ Public Services	21%
Economic Development	20%

**Table 2.12**  
**Concluding Questions**  
 Other

Housing and Community Development Survey

Question	Response
<b>Check all of the following that describe you:</b>	
Housing developer (for profit and/or non-profit)	17
Non-profit services provider	30
Commercial or Industrial business owner/representative	13
City, County, or State employee	58
City, County or State elected official	0
Law enforcement/Public Safety officer/representative	6
Philanthropy, Private Foundation employee/representative	4
Financial Institution employee/representative	1
City of Wyoming Board, Committee, or Commission member (Planning, ZBA, Brownfield, Park & Recreation, CDBG, CEC, etc.)	9

## NORTH REGION

## Housing and Community Development Survey

<b>Table 3.1</b>	
<b>Are you a resident of the City of Wyoming</b>	
North region	
Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Yes	10
No	1

<b>Table 3.2</b>	
<b>If yes, which area of the City of Wyoming do you live in?</b>	
North region	
Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	11
Central region	0
East region	0
Panhandle region	0
Other	0
<b>Total</b>	<b>11</b>

<b>Table 3.3</b>	
<b>Tenure of Respondent</b>	
North region	
Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	10
Renter	1
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

**Table 3.4**  
**Providing Decent and Affordable Housing**  
 North region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	0	3	3	5	0	0	11
Construction of new affordable rental housing	0	3	2	6	0	0	11
First-time home-buyer assistance	0	2	4	3	2	0	11
Rental assistance	0	4	2	3	2	0	11
Homeowner housing rehabilitation	0	3	4	4	0	0	11
Rental housing rehabilitation	0	2	2	7	0	0	11
Energy efficiency improvements	0	0	6	5	0	0	11
Heating/cooling HVAC replacement or repairs	0	2	6	2	1	0	11
ADA (Americans with Disabilities Act) improvements	0	1	6	3	1	0	11
Housing demolition	1	6	3	0	1	0	11
Mixed use housing	1	3	4	1	2	0	11
Mixed income housing	0	2	3	4	2	0	11
Senior Citizen Housing	0	3	1	4	3	0	11
Retrofitting existing housing to meet seniors' needs	1	1	4	3	2	0	11
Preservation of federal subsidized housing	0	1	8	1	1	0	11
Homeownership for racial and ethnic minority populations	0	1	5	5	0	0	11
Supportive housing for people who are experiencing homelessness	0	2	6	2	1	0	11
Supportive housing for people who have disabilities	0	2	5	3	1	0	11
Rental housing for very low-income households	0	3	4	3	1	0	11
Housing located adjacent or near transportation options	0	4	3	4	0	0	11
Other	1	1	1	1	3	4	11

**Table 3.5**  
**Providing Decent and Affordable Housing**

North region  
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Lack of affordable housing development incentives	4	0	5	2	0	0	11
Lack of property maintenance code enforcement	0	4	1	5	1	0	11
Lack of understanding of property caretaking	0	8	1	2	0	0	11
Lack of qualified contractors or builders	0	5	5	1	0	0	11
Lack of available land	1	7	2	0	0	1	11
Cost of land or lot	3	5	3	0	0	0	11
Cost of materials	1	6	3	1	0	0	11
Cost of labor	2	6	2	1	0	0	11
Permitting/Construction fees	2	3	5	1	0	0	11
Permitting process	2	2	5	2	0	0	11
Planning site plan review and approval process	0	1	8	2	0	0	11
Lot size	0	3	5	3	0	0	11
Density or other zoning requirements	1	6	3	1	0	0	11
Not In My Back Yard (NIMBY) mentality	3	5	2	1	0	0	11
Building codes	1	3	4	3	0	0	11
ADA codes	1	3	5	2	0	0	11
Lack of affordable housing development policies	2	3	5	1	0	0	11
Lack of police patrol	1	3	3	4	0	0	11
Lack of street lighting	0	1	5	5	0	0	11

**Table 3.6**  
**Providing a Suitable Living Environment**

North region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	0	2	8	1	0	0	11
Sidewalk improvements	0	2	8	1	0	0	11
Water system capacity improvements	1	5	3	2	0	0	11
Water quality improvements	2	4	4	1	0	0	11
Sewer system improvements	3	3	2	3	0	0	11
Park and recreation improvements	2	2	6	1	0	0	11
Storm sewer system improvements	2	4	3	1	1	0	11
Flood drainage improvements	1	4	2	2	2	0	11
Bridge improvements	0	4	6	0	1	0	11
Bicycle and walking paths	0	3	5	2	1	0	11
New Tree Planting	0	4	5	2	0	0	11
Other	1	1	0	2	1	6	11

**Table 3.7**  
**Providing a Suitable Living Environment**

North region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	0	2	3	6	0	0	11
Community centers	0	2	3	6	0	0	11
Childcare facilities	0	2	2	6	1	0	11
Parks and recreational facilities	1	2	4	4	0	0	11
Senior centers	0	5	3	3	0	0	11
Healthcare facilities	0	5	5	1	0	0	11
Residential treatment centers	0	3	4	2	2	0	11
Improved accessibility of Public buildings	1	7	2	1	0	0	11
Homeless shelters	1	4	2	1	3	0	11
Fire Stations/equipment	1	2	6	0	2	0	11
Facilities for persons living with Disabilities	0	4	4	1	2	0	11
Facilities for abused/neglected children	0	1	3	4	3	0	11

**Table 3.8**  
**Providing a Suitable Living Environment**

North region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City:</b>							
Homelessness services	0	3	5	1	2	0	11
Youth services	0	2	4	3	2	0	11
Senior services	0	5	4	2	0	0	11
Transportation services	0	2	6	2	1	0	11
Healthcare services	1	2	5	2	1	0	11
Childcare services	0	3	2	5	1	0	11
Fair housing activities	0	4	4	2	1	0	11
Tenant/Landlord counseling	1	1	4	4	1	0	11
Home-buyer education	0	3	6	2	0	0	11
Crime awareness education	0	2	5	4	0	0	11
Reduction of lead-based paint hazards	1	4	3	2	1	0	11
Mitigation of radon hazards	1	4	3	1	2	0	11
Mitigation of asbestos hazards	1	4	4	1	1	0	11
Employment services	0	1	8	1	1	0	11
Mental health services	0	0	5	5	1	0	11
Substance abuse services	0	0	6	4	1	0	11
Services for survivors of domestic violence	0	0	8	2	1	0	11
Food banks	0	2	7	1	1	0	11
Eviction Prevention	1	2	5	2	1	0	11
Utility Assistance	0	2	6	2	1	0	11
Rental Assistance	0	2	6	2	1	0	11
Veterans Services	0	1	6	3	1	0	11
Services for Youth Aging out of Foster Care	0	0	5	5	1	0	11
Other	0	0	1	0	0	10	11

**Table 3.9**  
**Needs of Special Populations**  
 North region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Emergency shelters for persons who are experiencing homeless	0	3	6	2	0	0	11
Transitional housing	0	3	4	3	1	0	11
Shelters for youth experiencing homelessness	0	2	5	4	0	0	11
Senior housing, such as nursing homes or assisted living facilities	0	4	5	2	0	0	11
Housing designed for persons with disabilities	0	4	4	2	1	0	11
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	3	3	4	1	0	11
Rental assistance for homeless households	0	2	4	3	2	0	11
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons who are experiencing homeless	0	3	3	3	2	0	11
Seniors (65+)	0	5	4	0	2	0	11
Persons with mental illness	0	2	4	3	2	0	11
Persons with physical disabilities	0	4	3	2	2	0	11
Persons with developmental disabilities	0	3	5	2	1	0	11
Persons with substance abuse addictions	0	3	5	1	2	0	11
Persons with HIV/AIDS	0	5	2	1	3	0	11
Survivors of domestic violence	0	1	6	3	1	0	11
Veterans	0	2	6	2	1	0	11
Veterans	0	2	6	2	1	0	11
Persons recently released from jail/prison	0	3	2	4	2	0	11
Youth aging out of foster care	0	3	1	5	2	0	11

**Table 3.10**  
**Enhancing Economic Opportunities**  
 North region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	0	1	3	7	0	0	11
Retention of existing businesses	0	1	4	6	0	0	11
Expansion of existing businesses	0	0	6	5	0	0	11
Provision of job training	0	1	3	7	0	0	11
Provision of job re-training, such as after plant closure, etc.	0	2	4	5	0	0	11
Foster businesses with higher paying jobs	0	2	2	7	0	0	11
Enhancement of businesses infrastructure	0	1	4	5	1	0	11
Provision of working capital for businesses	0	4	2	4	1	0	11
Provision of technical assistance for businesses	0	3	5	1	2	0	11
Development of business incubators	0	4	2	3	2	0	11
Development of business parks	0	6	1	2	2	0	11

**Table 3.11**  
**Concluding Questions**  
 North region  
 Housing and Community Development Survey

Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	19%
Infrastructure Improvements	18%
Community/Public Facilities	20%
Human/ Public Services	14%
Economic Development	29%

**Table 3.12**  
**Concluding Questions**  
 North region  
 Housing and Community Development Survey

Question	Response
<b>Check all of the following that describe you:</b>	
Housing developer (for profit and/or non-profit)	1
Non-profit services provider	3
Commercial or Industrial business owner/representative	2
City, County, or State employee	3
City, County or State elected official	2
Law enforcement/Public Safety officer/representative	0
Philanthropy, Private Foundation employee/representative	0
Financial Institution employee/representative	0
City of Wyoming Board, Committee, or Commission member (Planning, ZBA, Brownfield, Park & Recreation, CDBG, CEC, etc.)	5

## CENTRAL REGION

## Housing and Community Development Survey

<b>Table 4.1</b>	
<b>Are you a resident of the City of Wyoming</b>	
Central region	
Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Yes	15
No	1

<b>Table 4.2</b>	
<b>If yes, which area of the City of Wyoming do you live in?</b>	
Central region	
Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	0
Central region	16
East region	0
Panhandle region	0
Other	0
<b>Total</b>	<b>16</b>

<b>Table 4.3</b>	
<b>Tenure of Respondent</b>	
Central region	
Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	14
Renter	1
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

**Table 4.4**  
**Providing Decent and Affordable Housing**  
 Central region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	1	2	6	7	0	0	16
Construction of new affordable rental housing	3	2	6	5	0	0	16
First-time home-buyer assistance	0	2	8	6	0	0	16
Rental assistance	2	3	5	4	1	1	16
Homeowner housing rehabilitation	2	1	7	5	1	0	16
Rental housing rehabilitation	2	1	6	7	0	0	16
Energy efficiency improvements	0	0	9	5	2	0	16
Heating/cooling HVAC replacement or repairs	0	3	6	5	2	0	16
ADA (Americans with Disabilities Act) improvements	0	5	8	2	1	0	16
Housing demolition	1	5	7	2	1	0	16
Mixed use housing	2	6	4	1	1	2	16
Mixed income housing	4	5	4	3	0	0	16
Senior Citizen Housing	1	5	6	4	0	0	16
Retrofitting existing housing to meet seniors' needs	1	5	6	4	0	0	16
Preservation of federal subsidized housing	1	3	8	2	2	0	16
Homeownership for racial and ethnic minority populations	1	3	7	5	0	0	16
Supportive housing for people who are experiencing homelessness	1	3	8	3	1	0	16
Supportive housing for people who have disabilities	1	2	8	2	3	0	16
Rental housing for very low-income households	2	4	6	3	0	1	16
Housing located adjacent or near transportation options	2	3	7	3	1	0	16
Other	0	0	0	0	2	14	16

**Table 4.5**  
**Providing Decent and Affordable Housing**

Central region  
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Lack of affordable housing development incentives	1	6	6	2	1	0	16
Lack of property maintenance code enforcement	2	5	5	2	2	0	16
Lack of understanding of property caretaking	1	9	4	1	1	0	16
Lack of qualified contractors or builders	2	3	7	4	0	0	16
Lack of available land	4	6	5	1	0	0	16
Cost of land or lot	5	8	2	1	0	0	16
Cost of materials	4	6	6	0	0	0	16
Cost of labor	2	9	5	0	0	0	16
Permitting/Construction fees	3	5	4	3	1	0	16
Permitting process	2	3	6	5	0	0	16
Planning site plan review and approval process	2	3	6	4	0	1	16
Lot size	1	6	7	2	0	0	16
Density or other zoning requirements	2	4	9	1	0	0	16
Not In My Back Yard (NIMBY) mentality	7	4	4	1	0	0	16
Building codes	2	3	6	3	1	1	16
ADA codes	0	2	11	3	0	0	16
Lack of affordable housing development policies	1	3	8	3	1	0	16
Lack of police patrol	2	3	3	7	1	0	16
Lack of street lighting	2	1	4	7	2	0	16

**Table 4.6**  
**Providing a Suitable Living Environment**

Central region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	1	0	9	6	0	0	16
Sidewalk improvements	1	4	7	4	0	0	16
Water system capacity improvements	3	9	3	1	0	0	16
Water quality improvements	3	8	3	1	1	0	16
Sewer system improvements	3	6	5	1	1	0	16
Park and recreation improvements	2	6	8	0	0	0	16
Storm sewer system improvements	2	5	5	2	2	0	16
Flood drainage improvements	2	4	5	2	3	0	16
Bridge improvements	1	8	2	2	3	0	16
Bicycle and walking paths	1	6	4	4	1	0	16
New Tree Planting	4	3	6	3	0	0	16
Other	0	0	0	0	2	14	16

**Table 4.7**  
**Providing a Suitable Living Environment**

Central region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	0	0	8	7	1	0	16
Community centers	0	3	9	3	1	0	16
Childcare facilities	0	1	9	5	1	0	16
Parks and recreational facilities	2	4	7	3	0	0	16
Senior centers	3	3	6	3	0	1	16
Healthcare facilities	1	5	6	4	0	0	16
Residential treatment centers	1	1	8	2	2	2	16
Improved accessibility of Public buildings	5	4	4	1	1	1	16
Homeless shelters	3	3	5	2	3	0	16
Fire Stations/equipment	0	4	6	5	1	0	16
Facilities for persons living with Disabilities	0	5	6	4	1	0	16
Facilities for abused/neglected children	0	1	6	5	4	0	16

**Table 4.8**  
**Providing a Suitable Living Environment**

Central region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City:</b>							
Homelessness services	1	2	7	5	1	0	16
Youth services	0	0	11	5	0	0	16
Senior services	0	4	7	5	0	0	16
Transportation services	1	5	6	4	0	0	16
Healthcare services	1	4	7	3	0	1	16
Childcare services	1	0	9	4	2	0	16
Fair housing activities	3	1	5	4	2	1	16
Tenant/Landlord counseling	1	5	4	4	2	0	16
Home-buyer education	1	2	7	5	1	0	16
Crime awareness education	0	1	7	8	0	0	16
Reduction of lead-based paint hazards	2	6	5	1	2	0	16
Mitigation of radon hazards	2	6	3	2	3	0	16
Mitigation of asbestos hazards	2	7	3	1	3	0	16
Employment services	0	3	9	4	0	0	16
Mental health services	1	1	4	8	1	1	16
Substance abuse services	1	2	6	6	1	0	16
Services for survivors of domestic violence	1	2	6	5	2	0	16
Food banks	1	2	7	6	0	0	16
Eviction Prevention	1	5	6	3	1	0	16
Utility Assistance	1	6	6	2	1	0	16
Rental Assistance	1	5	8	2	0	0	16
Veterans Services	1	1	8	4	2	0	16
Services for Youth Aging out of Foster Care	0	3	6	5	2	0	16
Other	0	0	0	0	2	14	16

**Table 4.9**  
**Needs of Special Populations**  
 Central region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Emergency shelters for persons who are experiencing homeless	2	1	6	5	2	0	16
Transitional housing	2	3	7	3	1	0	16
Shelters for youth experiencing homelessness	1	0	6	6	2	1	16
Senior housing, such as nursing homes or assisted living facilities	1	6	5	4	0	0	16
Housing designed for persons with disabilities	1	3	8	2	2	0	16
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	1	2	8	3	2	0	16
Rental assistance for homeless households	1	2	7	3	2	1	16
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons who are experiencing homeless	0	0	9	5	2	0	16
Seniors (65+)	0	5	6	5	0	0	16
Persons with mental illness	0	3	6	4	3	0	16
Persons with physical disabilities	0	4	8	2	2	0	16
Persons with developmental disabilities	0	3	8	2	3	0	16
Persons with substance abuse addictions	0	2	7	4	3	0	16
Persons with HIV/AIDS	2	3	7	0	4	0	16
Survivors of domestic violence	0	3	8	4	1	0	16
Veterans	0	1	7	5	2	1	16
Veterans	0	1	7	5	2	1	16
Persons recently released from jail/prison	1	3	7	3	2	0	16
Youth aging out of foster care	0	1	6	7	1	1	16

**Table 4.10**  
**Enhancing Economic Opportunities**  
 Central region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	0	0	4	12	0	0	16
Retention of existing businesses	0	1	5	10	0	0	16
Expansion of existing businesses	0	2	6	8	0	0	16
Provision of job training	1	4	6	4	1	0	16
Provision of job re-training, such as after plant closure, etc.	1	4	6	4	1	0	16
Foster businesses with higher paying jobs	0	1	8	6	1	0	16
Enhancement of businesses infrastructure	0	2	7	6	1	0	16
Provision of working capital for businesses	1	3	6	4	2	0	16
Provision of technical assistance for businesses	2	2	6	5	1	0	16
Development of business incubators	0	2	6	2	5	1	16
Development of business parks	1	2	8	1	4	0	16

**Table 4.11**  
**Concluding Questions**  
 Central region  
 Housing and Community Development Survey

Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	15%
Infrastructure Improvements	23%
Community/Public Facilities	12%
Human/ Public Services	33%
Economic Development	17%

**Table 4.12**  
**Concluding Questions**  
 Central region  
 Housing and Community Development Survey

Question	Response
<b>Check all of the following that describe you:</b>	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	2
Commercial or Industrial business owner/representative	3
City, County, or State employee	7
City, County or State elected official	0
Law enforcement/Public Safety officer/representative	3
Philanthropy, Private Foundation employee/representative	0
Financial Institution employee/representative	1
City of Wyoming Board, Committee, or Commission member (Planning, ZBA, Brownfield, Park & Recreation, CDBG, CEC, etc.)	1

## EAST REGION

## Housing and Community Development Survey

<b>Table 5.1</b>	
<b>Are you a resident of the City of Wyoming</b>	
East region	
Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Yes	3
No	0

<b>Table 5.2</b>	
<b>If yes, which area of the City of Wyoming do you live in?</b>	
East region	
Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	0
Central region	0
East region	3
Panhandle region	0
Other	0
<b>Total</b>	<b>3</b>

<b>Table 5.3</b>	
<b>Tenure of Respondent</b>	
East region	
Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	3
Renter	0
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

**Table 5.4**  
**Providing Decent and Affordable Housing**  
 East region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	0	0	1	2	0	0	3
Construction of new affordable rental housing	1	0	2	0	0	0	3
First-time home-buyer assistance	0	0	1	2	0	0	3
Rental assistance	0	1	0	1	1	0	3
Homeowner housing rehabilitation	0	0	2	1	0	0	3
Rental housing rehabilitation	0	0	1	2	0	0	3
Energy efficiency improvements	0	0	1	2	0	0	3
Heating/cooling HVAC replacement or repairs	0	0	1	2	0	0	3
ADA (Americans with Disabilities Act) improvements	0	1	1	1	0	0	3
Housing demolition	0	2	1	0	0	0	3
Mixed use housing	1	1	0	1	0	0	3
Mixed income housing	1	1	0	1	0	0	3
Senior Citizen Housing	0	0	1	2	0	0	3
Retrofitting existing housing to meet seniors' needs	0	0	1	2	0	0	3
Preservation of federal subsidized housing	1	1	0	1	0	0	3
Homeownership for racial and ethnic minority populations	0	0	0	2	1	0	3
Supportive housing for people who are experiencing homelessness	1	0	0	2	0	0	3
Supportive housing for people who have disabilities	0	1	1	1	0	0	3
Rental housing for very low-income households	1	0	0	2	0	0	3
Housing located adjacent or near transportation options	0	1	0	2	0	0	3
Other	1	0	0	1	0	1	3

**Table 5.5**  
**Providing Decent and Affordable Housing**

East region  
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Lack of affordable housing development incentives	1	1	0	1	0	0	3
Lack of property maintenance code enforcement	1	1	0	0	1	0	3
Lack of understanding of property caretaking	0	1	1	1	0	0	3
Lack of qualified contractors or builders	0	1	1	1	0	0	3
Lack of available land	0	1	2	0	0	0	3
Cost of land or lot	0	1	2	0	0	0	3
Cost of materials	0	1	2	0	0	0	3
Cost of labor	0	1	2	0	0	0	3
Permitting/Construction fees	2	1	0	0	0	0	3
Permitting process	0	3	0	0	0	0	3
Planning site plan review and approval process	0	1	1	1	0	0	3
Lot size	0	2	1	0	0	0	3
Density or other zoning requirements	0	2	1	0	0	0	3
Not In My Back Yard (NIMBY) mentality	0	2	1	0	0	0	3
Building codes	0	1	1	0	1	0	3
ADA codes	0	1	1	0	1	0	3
Lack of affordable housing development policies	0	1	1	1	0	0	3
Lack of police patrol	3	0	0	0	0	0	3
Lack of street lighting	1	2	0	0	0	0	3

**Table 5.6**  
**Providing a Suitable Living Environment**

East region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	0	0	0	3	0	0	3
Sidewalk improvements	0	0	0	3	0	0	3
Water system capacity improvements	0	0	2	1	0	0	3
Water quality improvements	0	1	1	1	0	0	3
Sewer system improvements	0	0	1	2	0	0	3
Park and recreation improvements	0	0	2	1	0	0	3
Storm sewer system improvements	0	0	1	2	0	0	3
Flood drainage improvements	0	0	2	1	0	0	3
Bridge improvements	0	0	1	1	1	0	3
Bicycle and walking paths	0	0	1	2	0	0	3
New Tree Planting	0	0	0	3	0	0	3
Other	1	0	0	0	0	2	3

**Table 5.7**  
**Providing a Suitable Living Environment**  
 East region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	0	0	2	1	0	0	3
Community centers	0	0	2	1	0	0	3
Childcare facilities	0	0	0	2	1	0	3
Parks and recreational facilities	0	0	2	1	0	0	3
Senior centers	0	0	1	2	0	0	3
Healthcare facilities	0	0	1	1	1	0	3
Residential treatment centers	0	0	2	0	1	0	3
Improved accessibility of Public buildings	0	0	1	1	1	0	3
Homeless shelters	1	0	1	1	0	0	3
Fire Stations/equipment	0	0	1	2	0	0	3
Facilities for persons living with Disabilities	0	1	0	2	0	0	3
Facilities for abused/neglected children	0	0	1	2	0	0	3

**Table 5.8**  
**Providing a Suitable Living Environment**  
 East region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City:</b>							
Homelessness services	0	0	1	1	0	1	3
Youth services	0	0	1	1	0	1	3
Senior services	0	0	0	2	0	1	3
Transportation services	0	0	1	1	0	1	3
Healthcare services	0	0	1	1	0	1	3
Childcare services	0	0	0	2	0	1	3
Fair housing activities	1	0	0	1	0	1	3
Tenant/Landlord counseling	0	0	1	1	0	1	3
Home-buyer education	0	0	1	1	0	1	3
Crime awareness education	0	0	0	3	0	0	3
Reduction of lead-based paint hazards	1	0	0	1	0	1	3
Mitigation of radon hazards	1	0	1	0	0	1	3
Mitigation of asbestos hazards	1	0	1	0	0	1	3
Employment services	1	0	0	1	0	1	3
Mental health services	1	0	0	1	0	1	3
Substance abuse services	0	0	1	1	0	1	3
Services for survivors of domestic violence	0	0	0	2	0	1	3
Food banks	0	0	1	1	0	1	3
Eviction Prevention	0	0	1	1	0	1	3
Utility Assistance	0	0	1	1	0	1	3
Rental Assistance	1	0	0	1	0	1	3
Veterans Services	0	0	1	2	0	0	3
Services for Youth Aging out of Foster Care	0	0	0	2	0	1	3
Other	0	0	0	0	2	1	3

**Table 5.9**  
**Needs of Special Populations**  
 East region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Emergency shelters for persons who are experiencing homeless	0	0	0	2	0	1	3
Transitional housing	0	0	0	2	0	1	3
Shelters for youth experiencing homelessness	0	0	0	2	0	1	3
Senior housing, such as nursing homes or assisted living facilities	0	0	0	2	0	1	3
Housing designed for persons with disabilities	0	0	1	1	0	1	3
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	1	1	0	1	3
Rental assistance for homeless households	0	0	0	2	0	1	3
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons who are experiencing homeless	0	0	1	1	0	1	3
Seniors (65+)	0	0	0	2	0	1	3
Persons with mental illness	0	0	0	2	0	1	3
Persons with physical disabilities	0	0	0	2	0	1	3
Persons with developmental disabilities	0	0	1	1	0	1	3
Persons with substance abuse addictions	1	0	0	1	0	1	3
Persons with HIV/AIDS	0	0	2	0	0	1	3
Survivors of domestic violence	0	0	0	2	0	1	3
Veterans	0	0	0	2	0	1	3
Veterans	0	0	0	2	0	1	3
Persons recently released from jail/prison	0	0	1	1	0	1	3
Youth aging out of foster care	0	0	1	1	0	1	3

**Table 5.10**  
**Enhancing Economic Opportunities**  
 East region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	0	0	0	2	0	1	3
Retention of existing businesses	0	0	0	2	0	1	3
Expansion of existing businesses	0	0	0	2	0	1	3
Provision of job training	0	0	0	2	0	1	3
Provision of job re-training, such as after plant closure, etc.	0	0	1	1	0	1	3
Foster businesses with higher paying jobs	0	0	0	2	0	1	3
Enhancement of businesses infrastructure	0	0	1	1	0	1	3
Provision of working capital for businesses	1	0	0	1	0	1	3
Provision of technical assistance for businesses	0	0	1	1	0	1	3
Development of business incubators	0	1	0	1	0	1	3
Development of business parks	0	0	1	1	0	1	3

**Table 5.11**  
**Concluding Questions**  
 East region  
 Housing and Community Development Survey

Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	8%
Infrastructure Improvements	60%
Community/Public Facilities	12%
Human/ Public Services	16%
Economic Development	4%

**Table 5.12**  
**Concluding Questions**  
 East region  
 Housing and Community Development Survey

Question	Response
<b>Check all of the following that describe you:</b>	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or Industrial business owner/representative	1
City, County, or State employee	0
City, County or State elected official	1
Law enforcement/Public Safety officer/representative	0
Philanthropy, Private Foundation employee/representative	0
Financial Institution employee/representative	0
City of Wyoming Board, Committee, or Commission member (Planning, ZBA, Brownfield, Park & Recreation, CDBG, CEC, etc.)	1

PANHANDLE REGION

Housing and Community Development Survey

<b>Table 6.1</b> <b>Are you a resident of the City of Wyoming</b> Panhandle region Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Yes	25
No	3

<b>Table 6.2</b> <b>If yes, which area of the City of Wyoming do you live in?</b> Panhandle region Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	0
Central region	0
East region	0
Panhandle region	28
Other	0
<b>Total</b>	<b>28</b>

<b>Table 6.3</b> <b>Tenure of Respondent</b> Panhandle region Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	26
Renter	2
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

**Table 6.4**  
**Providing Decent and Affordable Housing**

Panhandle region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING activities in the City:</b>							
Construction of new affordable housing for home ownership	1	2	8	17	0	0	28
Construction of new affordable rental housing	4	2	9	10	3	0	28
First-time home-buyer assistance	1	2	5	17	2	1	28
Rental assistance	1	8	7	9	3	0	28
Homeowner housing rehabilitation	1	1	13	12	1	0	28
Rental housing rehabilitation	2	5	7	10	4	0	28
Energy efficiency improvements	0	4	7	15	2	0	28
Heating/cooling HVAC replacement or repairs	1	1	10	9	7	0	28
ADA (Americans with Disabilities Act) improvements	0	4	9	8	6	1	28
Housing demolition	2	8	4	5	9	0	28
Mixed use housing	3	7	10	4	3	1	28
Mixed income housing	3	5	11	6	3	0	28
Senior Citizen Housing	2	3	13	7	2	1	28
Retrofitting existing housing to meet seniors' needs	1	1	11	10	5	0	28
Preservation of federal subsidized housing	1	4	10	9	4	0	28
Homeownership for racial and ethnic minority populations	2	6	8	8	3	1	28
Supportive housing for people who are experiencing homelessness	0	3	9	15	1	0	28
Supportive housing for people who have disabilities	0	4	7	13	4	0	28
Rental housing for very low-income households	1	6	7	13	1	0	28
Housing located adjacent or near transportation options	2	4	9	8	5	0	28
Other	3	1	0	2	5	17	28

<b>Table 6.5</b> <b>Providing Decent and Affordable Housing</b> Panhandle region Housing and Community Development Survey							
Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the City?</b>							
Lack of affordable housing development incentives	3	13	6	6	0	0	28
Lack of property maintenance code enforcement	2	7	9	10	0	0	28
Lack of understanding of property caretaking	4	11	8	4	0	1	28
Lack of qualified contractors or builders	1	7	6	12	2	0	28
Lack of available land	5	12	7	3	1	0	28
Cost of land or lot	8	12	7	1	0	0	28
Cost of materials	7	12	7	2	0	0	28
Cost of labor	6	13	8	1	0	0	28
Permitting/Construction fees	4	5	11	7	1	0	28
Permitting process	5	5	9	9	0	0	28
Planning site plan review and approval process	6	3	11	8	0	0	28
Lot size	3	6	11	6	1	1	28
Density or other zoning requirements	7	2	11	7	1	0	28
Not In My Back Yard (NIMBY) mentality	6	15	4	3	0	0	28
Building codes	3	6	8	8	3	0	28
ADA codes	2	6	8	8	2	2	28
Lack of affordable housing development policies	5	5	12	4	2	0	28
Lack of police patrol	2	3	10	7	6	0	28
Lack of street lighting	2	2	13	7	4	0	28

<b>Table 6.6</b> <b>Providing a Suitable Living Environment</b> Panhandle region Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following INFRASTRUCTURE activities:</b>							
Street and road improvements	0	3	13	11	0	1	28
Sidewalk improvements	0	7	16	4	0	1	28
Water system capacity improvements	4	5	10	3	5	1	28
Water quality improvements	8	10	4	3	2	1	28
Sewer system improvements	4	8	8	2	5	1	28
Park and recreation improvements	3	11	10	2	1	1	28
Storm sewer system improvements	2	7	11	1	6	1	28
Flood drainage improvements	1	8	12	2	4	1	28
Bridge improvements	0	9	12	3	3	1	28
Bicycle and walking paths	5	5	11	5	1	1	28
New Tree Planting	4	7	10	5	1	1	28
Other	1	0	1	1	4	21	28

**Table 6.7**  
**Providing a Suitable Living Environment**

Panhandle region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:</b>							
Youth centers	0	4	8	14	1	1	28
Community centers	2	4	10	11	0	1	28
Childcare facilities	1	2	10	11	1	3	28
Parks and recreational facilities	1	9	12	5	0	1	28
Senior centers	0	7	12	7	1	1	28
Healthcare facilities	2	8	9	7	1	1	28
Residential treatment centers	2	8	10	5	2	1	28
Improved accessibility of Public buildings	5	9	6	5	2	1	28
Homeless shelters	2	7	8	7	3	1	28
Fire Stations/equipment	4	8	7	6	2	1	28
Facilities for persons living with Disabilities	2	3	8	10	4	1	28
Facilities for abused/neglected children	3	2	5	10	5	3	28

**Table 6.8**  
**Providing a Suitable Living Environment**

Panhandle region  
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HUMAN AND PUBLIC SERVICES in the City:</b>							
Homelessness services	0	5	9	9	3	2	28
Youth services	0	3	9	13	2	1	28
Senior services	0	5	11	9	2	1	28
Transportation services	3	5	11	7	1	1	28
Healthcare services	3	5	7	9	2	2	28
Childcare services	1	2	11	11	2	1	28
Fair housing activities	2	3	11	7	4	1	28
Tenant/Landlord counseling	2	2	8	10	5	1	28
Home-buyer education	3	1	10	12	1	1	28
Crime awareness education	0	3	10	12	2	1	28
Reduction of lead-based paint hazards	2	5	6	9	5	1	28
Mitigation of radon hazards	2	2	7	8	8	1	28
Mitigation of asbestos hazards	1	2	9	7	7	2	28
Employment services	2	3	8	13	1	1	28
Mental health services	0	1	6	19	1	1	28
Substance abuse services	0	3	8	14	2	1	28
Services for survivors of domestic violence	0	2	5	15	5	1	28
Food banks	0	2	10	14	1	1	28
Eviction Prevention	2	3	10	7	5	1	28
Utility Assistance	0	2	12	7	6	1	28
Rental Assistance	1	2	12	7	5	1	28
Veterans Services	3	0	11	9	4	1	28
Services for Youth Aging out of Foster Care	1	1	7	14	4	1	28
Other	0	0	0	0	6	22	28

**Table 6.9**  
**Needs of Special Populations**  
 Panhandle region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following HOUSING types for special needs populations in the City:</b>							
Emergency shelters for persons who are experiencing homeless	0	5	12	10	0	1	28
Transitional housing	1	3	13	7	3	1	28
Shelters for youth experiencing homelessness	0	3	8	14	2	1	28
Senior housing, such as nursing homes or assisted living facilities	0	6	12	7	2	1	28
Housing designed for persons with disabilities	1	3	10	9	4	1	28
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	1	2	9	12	3	1	28
Rental assistance for homeless households	0	2	13	10	1	2	28
<b>Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.</b>							
Persons who are experiencing homeless	0	6	9	12	0	1	28
Seniors (65+)	0	4	12	9	2	1	28
Persons with mental illness	0	3	8	16	0	1	28
Persons with physical disabilities	0	4	13	8	2	1	28
Persons with developmental disabilities	0	4	13	9	1	1	28
Persons with substance abuse addictions	1	4	10	10	1	2	28
Persons with HIV/AIDS	3	8	7	2	7	1	28
Survivors of domestic violence	1	1	10	11	3	2	28
Veterans	1	4	11	9	2	1	28
Veterans	1	4	11	9	2	1	28
Persons recently released from jail/prison	2	5	9	5	6	1	28
Youth aging out of foster care	1	2	6	13	5	1	28

**Table 6.10**  
**Enhancing Economic Opportunities**  
 Panhandle region  
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
<b>Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:</b>							
Attraction of new businesses	0	0	3	23	1	1	28
Retention of existing businesses	0	0	6	20	1	1	28
Expansion of existing businesses	1	2	6	16	2	1	28
Provision of job training	0	3	10	12	2	1	28
Provision of job re-training, such as after plant closure, etc.	1	2	10	13	1	1	28
Foster businesses with higher paying jobs	0	2	6	17	2	1	28
Enhancement of businesses infrastructure	0	4	9	13	1	1	28
Provision of working capital for businesses	1	5	9	10	2	1	28
Provision of technical assistance for businesses	2	4	9	10	2	1	28
Development of business incubators	1	3	8	9	6	1	28
Development of business parks	4	5	6	10	2	1	28

**Table 6.11**  
**Concluding Questions**  
 Panhandle region  
 Housing and Community Development Survey

Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	25%
Infrastructure Improvements	16%
Community/Public Facilities	13%
Human/ Public Services	21%
Economic Development	24%

**Table 6.12**  
**Concluding Questions**  
 Panhandle region  
 Housing and Community Development Survey

Question	Response
<b>Check all of the following that describe you:</b>	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	3
Commercial or Industrial business owner/representative	4
City, County, or State employee	10
City, County or State elected official	1
Law enforcement/Public Safety officer/representative	2
Philanthropy, Private Foundation employee/representative	1
Financial Institution employee/representative	2
City of Wyoming Board, Committee, or Commission member (Planning, ZBA, Brownfield, Park & Recreation, CDBG, CEC, etc.)	8

**WYOMING CITY RESIDENT SURVEY**

<b>Table 7.1</b> <b>Which area of the City of Wyoming do you live in?</b> Wyoming city Housing and Community Development Survey	
Community	Number of Respondents:
North region	246
Central region	393
East region	101
Panhandle region	319
Other	101
<b>Total</b>	<b>1160</b>

<b>Table 7.2</b> <b>Tenure of Respondent</b> Wyoming city Housing and Community Development Survey	
Tenure of Respondent	Number of Respondents:
Homeowner	951
Renter	99
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	6

<b>Table 7.3</b> <b>Housing Needs</b> Wyoming city Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following housing services, programs, or developments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help home buyers receive loans	411
More homes for purchase at an affordable price	442
Increased variety of affordable rental options	278
Programs that help renters find and pay for housing	215
Programs that help homeowners pay for improvements to their homes	784
Programs that help rental property owners pay for improvements to their properties	269
Supportive housing for persons who are experiencing homelessness or have a disability	493
Housing for those aged 55+ older	396
Buildings that have housing for all income levels	258
Buildings that have both store fronts and housing	179
Programs that help keep people from being evicted from their homes	402

<b>Table 7.4</b> <b>Public Facilities and Investments</b> Wyoming city Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Youth centers	536
Community centers	424
Childcare facilities	337
Parks and recreational facilities	569
Senior centers	237
Healthcare facilities	199
Residential treatment centers	109
Investments that improve accessibility of public buildings	130
Homeless shelters	281
Investments in Fire Stations and fire equipment	512
Facilities for people living with a disability or ongoing illness	356
Facilities for abused or neglected children	539
Food banks	368

<b>Table 7.5</b> <b>Economic Development</b> Wyoming city Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	777
Job training services that teach a variety of skills	647
Job re-training services that help employees learn new skills after their business closes	455
Programs that encourage new businesses with high paying jobs to come to Wyoming	740
Programs that help new businesses get set-up	517
Financial assistance services for businesses	235
Loan assistance services for businesses	181
Programs that supply technical assistance to businesses	175
Investing in new "business incubators," smaller spaces where new businesses can start up	361
Investment in new and existing business parks	239

<b>Table 7.6</b> <b>Concluding Questions</b> Wyoming city Housing and Community Development Survey	
Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	26%
Public Facilities and Investments	21%
Public Services and Programs	26%
Economic Development	26%

<b>Table 7.7</b> <b>Concluding Questions</b> Wyoming city Housing and Community Development Survey	
Question	Response
<b>In the past six months have you experienced any of the below as a result of the COVID-19 crisis (check all that apply):</b>	
Trouble paying a mortgage or rent	142
Have received assistance to help pay bills	66
Have been or currently are on the verge of eviction	9
Are on a rent freeze or are paying only a portion of your standard rent payment	13

## OTHER RESIDENT SURVEY

<b>Table 8.1</b> <b>Which area of the City of Wyoming do you live in?</b> Other Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	0
Central region	0
East region	0
Panhandle region	0
Other	101
<b>Total</b>	<b>101</b>

<b>Table 8.2</b> <b>Tenure of Respondent</b> Other Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	5
Renter	0
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

<b>Table 8.3</b> <b>Housing Needs</b> Other Housing and Community Development Survey	
<b>Question</b>	<b>Response</b>
<b>As a resident of Wyoming, which of the following housing services, programs, or developments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help home buyers receive loans	29
More homes for purchase at an affordable price	30
Increased variety of affordable rental options	20
Programs that help renters find and pay for housing	14
Programs that help homeowners pay for improvements to their homes	63
Programs that help rental property owners pay for improvements to their properties	26
Supportive housing for persons who are experiencing homelessness or have a disability	34
Housing for those aged 55+ older	33
Buildings that have housing for all income levels	19
Buildings that have both store fronts and housing	14
Programs that help keep people from being evicted from their homes	24

<b>Table 8.4</b> <b>Public Facilities and Investments</b> Other Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Youth centers	30
Community centers	27
Childcare facilities	23
Parks and recreational facilities	32
Senior centers	18
Healthcare facilities	11
Residential treatment centers	4
Investments that improve accessibility of public buildings	9
Homeless shelters	18
Investments in Fire Stations and fire equipment	34
Facilities for people living with a disability or ongoing illness	18
Facilities for abused or neglected children	31
Food banks	24

<b>Table 8.5</b> <b>Economic Development</b> Other Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	35
Job training services that teach a variety of skills	27
Job re-training services that help employees learn new skills after their business closes	24
Programs that encourage new businesses with high paying jobs to come to Wyoming	34
Programs that help new businesses get set-up	22
Financial assistance services for businesses	10
Loan assistance services for businesses	11
Programs that supply technical assistance to businesses	6
Investing in new "business incubators," smaller spaces where new businesses can start up	16
Investment in new and existing business parks	10

<b>Table 8.6</b> <b>Concluding Questions</b> Other Housing and Community Development Survey	
Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	25%
Public Facilities and Investments	19%
Public Services and Programs	33%
Economic Development	23%

<b>Table 8.7</b> <b>Concluding Questions</b> Other Housing and Community Development Survey	
Question	Response
<b>In the past six months have you experienced any of the below as a result of the COVID-19 crisis (check all that apply):</b>	
Trouble paying a mortgage or rent	1
Have received assistance to help pay bills	0
Have been or currently are on the verge of eviction	0
Are on a rent freeze or are paying only a portion of your standard rent payment	0

## NORTH REGION RESIDENT SURVEY

<b>Table 9.1</b> <b>Which area of the City of Wyoming do you live in?</b> North region Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	246
Central region	0
East region	0
Panhandle region	0
Other	0
<b>Total</b>	<b>246</b>

<b>Table 9.2</b> <b>Tenure of Respondent</b> North region Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	209
Renter	33
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

<b>Table 9.3</b> <b>Housing Needs</b> North region Housing and Community Development Survey	
<b>Question</b>	<b>Response</b>
<b>As a resident of Wyoming, which of the following housing services, programs, or developments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help home buyers receive loans	92
More homes for purchase at an affordable price	106
Increased variety of affordable rental options	71
Programs that help renters find and pay for housing	57
Programs that help homeowners pay for improvements to their homes	167
Programs that help rental property owners pay for improvements to their properties	54
Supportive housing for persons who are experiencing homelessness or have a disability	98
Housing for those aged 55+ older	70
Buildings that have housing for all income levels	65
Buildings that have both store fronts and housing	38
Programs that help keep people from being evicted from their homes	88

<b>Table 9.4</b> <b>Public Facilities and Investments</b> North region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Youth centers	126
Community centers	84
Childcare facilities	85
Parks and recreational facilities	118
Senior centers	43
Healthcare facilities	46
Residential treatment centers	26
Investments that improve accessibility of public buildings	22
Homeless shelters	71
Investments in Fire Stations and fire equipment	98
Facilities for people living with a disability or ongoing illness	67
Facilities for abused or neglected children	124
Food banks	81

<b>Table 9.5</b> <b>Economic Development</b> North region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	158
Job training services that teach a variety of skills	157
Job re-training services that help employees learn new skills after their business closes	99
Programs that encourage new businesses with high paying jobs to come to Wyoming	166
Programs that help new businesses get set-up	115
Financial assistance services for businesses	51
Loan assistance services for businesses	35
Programs that supply technical assistance to businesses	35
Investing in new "business incubators," smaller spaces where new businesses can start up	86
Investment in new and existing business parks	59

<b>Table 9.6</b> <b>Concluding Questions</b> North region Housing and Community Development Survey	
Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	30%
Public Facilities and Investments	20%
Public Services and Programs	25%
Economic Development	25%

<b>Table 9.7</b> <b>Concluding Questions</b> North region Housing and Community Development Survey	
Question	Response
<b>In the past six months have you experienced any of the below as a result of the COVID-19 crisis (check all that apply):</b>	
Trouble paying a mortgage or rent	50
Have received assistance to help pay bills	20
Have been or currently are on the verge of eviction	2
Are on a rent freeze or are paying only a portion of your standard rent payment	5

## CENTRAL REGION RESIDENT SURVEY

<b>Table 10.1</b> <b>Which area of the City of Wyoming do you live in?</b> Central region Housing and Community Development Survey	
<b>Community</b>	<b>Number of Respondents:</b>
North region	0
Central region	393
East region	0
Panhandle region	0
Other	0
<b>Total</b>	<b>393</b>

<b>Table 10.2</b> <b>Tenure of Respondent</b> Central region Housing and Community Development Survey	
<b>Response</b>	<b>Number of Respondents:</b>
Homeowner	350
Renter	38
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	3

<b>Table 10.3</b> <b>Housing Needs</b> Central region Housing and Community Development Survey	
<b>Question</b>	<b>Response</b>
<b>As a resident of Wyoming, which of the following housing services, programs, or developments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help home buyers receive loans	142
More homes for purchase at an affordable price	162
Increased variety of affordable rental options	99
Programs that help renters find and pay for housing	68
Programs that help homeowners pay for improvements to their homes	262
Programs that help rental property owners pay for improvements to their properties	85
Supportive housing for persons who are experiencing homelessness or have a disability	174
Housing for those aged 55+ older	143
Buildings that have housing for all income levels	93
Buildings that have both store fronts and housing	61
Programs that help keep people from being evicted from their homes	132

<b>Table 10.4</b> <b>Public Facilities and Investments</b> Central region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Youth centers	188
Community centers	149
Childcare facilities	120
Parks and recreational facilities	187
Senior centers	83
Healthcare facilities	76
Residential treatment centers	34
Investments that improve accessibility of public buildings	54
Homeless shelters	99
Investments in Fire Stations and fire equipment	184
Facilities for people living with a disability or ongoing illness	134
Facilities for abused or neglected children	187
Food banks	122

<b>Table 10.5</b> <b>Economic Development</b> Central region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	287
Job training services that teach a variety of skills	216
Job re-training services that help employees learn new skills after their business closes	159
Programs that encourage new businesses with high paying jobs to come to Wyoming	259
Programs that help new businesses get set-up	183
Financial assistance services for businesses	88
Loan assistance services for businesses	63
Programs that supply technical assistance to businesses	65
Investing in new "business incubators," smaller spaces where new businesses can start up	116
Investment in new and existing business parks	79

<b>Table 10.6</b> <b>Concluding Questions</b> Central region Housing and Community Development Survey	
Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	26%
Public Facilities and Investments	22%
Public Services and Programs	26%
Economic Development	26%

<b>Table 10.7</b> <b>Concluding Questions</b> Central region Housing and Community Development Survey	
Question	Response
<b>In the past six months have you experienced any of the below as a result of the COVID-19 crisis (check all that apply):</b>	
Trouble paying a mortgage or rent	54
Have received assistance to help pay bills	25
Have been or currently are on the verge of eviction	5
Are on a rent freeze or are paying only a portion of your standard rent payment	5

**EAST REGION RESIDENT SURVEY**

<b>Table 11.1</b> <b>Which area of the City of Wyoming do you live in?</b> East region Housing and Community Development Survey	
Community	Number of Respondents:
North region	0
Central region	0
East region	101
Panhandle region	0
Other	0
<b>Total</b>	<b>101</b>

<b>Table 11.2</b> <b>Tenure of Respondent</b> East region Housing and Community Development Survey	
Response	Number of Respondents:
Homeowner	90
Renter	9
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

<b>Table 11.3</b> <b>Housing Needs</b> East region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following housing services, programs, or developments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help home buyers receive loans	34
More homes for purchase at an affordable price	34
Increased variety of affordable rental options	21
Programs that help renters find and pay for housing	20
Programs that help homeowners pay for improvements to their homes	77
Programs that help rental property owners pay for improvements to their properties	24
Supportive housing for persons who are experiencing homelessness or have a disability	45
Housing for those aged 55+ older	40
Buildings that have housing for all income levels	18
Buildings that have both store fronts and housing	21
Programs that help keep people from being evicted from their homes	44

<b>Table 11.4</b> <b>Public Facilities and Investments</b> East region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Youth centers	51
Community centers	37
Childcare facilities	22
Parks and recreational facilities	52
Senior centers	25
Healthcare facilities	21
Residential treatment centers	16
Investments that improve accessibility of public buildings	8
Homeless shelters	29
Investments in Fire Stations and fire equipment	44
Facilities for people living with a disability or ongoing illness	35
Facilities for abused or neglected children	52
Food banks	43

<b>Table 11.5</b> <b>Economic Development</b> East region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	76
Job training services that teach a variety of skills	55
Job re-training services that help employees learn new skills after their business closes	35
Programs that encourage new businesses with high paying jobs to come to Wyoming	71
Programs that help new businesses get set-up	48
Financial assistance services for businesses	21
Loan assistance services for businesses	19
Programs that supply technical assistance to businesses	10
Investing in new "business incubators," smaller spaces where new businesses can start up	35
Investment in new and existing business parks	25

<b>Table 11.6</b> <b>Concluding Questions</b> East region Housing and Community Development Survey	
Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	26%
Public Facilities and Investments	21%
Public Services and Programs	27%
Economic Development	25%

<b>Table 11.7</b> <b>Concluding Questions</b> East region Housing and Community Development Survey	
Question	Response
<b>In the past six months have you experienced any of the below as a result of the COVID-19 crisis (check all that apply):</b>	
Trouble paying a mortgage or rent	16
Have received assistance to help pay bills	4
Have been or currently are on the verge of eviction	2
Are on a rent freeze or are paying only a portion of your standard rent payment	1

## PANHANDLE REGION RESIDENT SURVEY

<b>Table 12.1</b> <b>Which area of the City of Wyoming do you live in?</b> Panhandle region Housing and Community Development Survey	
Community	Number of Respondents:
North region	0
Central region	0
East region	0
Panhandle region	319
Other	0
<b>Total</b>	<b>319</b>

<b>Table 12.2</b> <b>Tenure of Respondent</b> Panhandle region Housing and Community Development Survey	
Response	Number of Respondents:
Homeowner	297
Renter	19
Currently experiencing homelessness (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

<b>Table 12.3</b> <b>Housing Needs</b> Panhandle region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following housing services, programs, or developments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help home buyers receive loans	114
More homes for purchase at an affordable price	110
Increased variety of affordable rental options	67
Programs that help renters find and pay for housing	56
Programs that help homeowners pay for improvements to their homes	215
Programs that help rental property owners pay for improvements to their properties	80
Supportive housing for persons who are experiencing homelessness or have a disability	142
Housing for those aged 55+ older	110
Buildings that have housing for all income levels	63
Buildings that have both store fronts and housing	45
Programs that help keep people from being evicted from their homes	114

<b>Table 12.4</b> <b>Public Facilities and Investments</b> Panhandle region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following public facilities or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Youth centers	141
Community centers	127
Childcare facilities	87
Parks and recreational facilities	180
Senior centers	68
Healthcare facilities	45
Residential treatment centers	29
Investments that improve accessibility of public buildings	37
Homeless shelters	64
Investments in Fire Stations and fire equipment	152
Facilities for people living with a disability or ongoing illness	102
Facilities for abused or neglected children	145
Food banks	98

<b>Table 12.5</b> <b>Economic Development</b> Panhandle region Housing and Community Development Survey	
Question	Response
<b>As a resident of Wyoming, which of the following economic development services, programs, or investments do you feel are most needed in Wyoming? Please select up to five (5) choices from the list below.</b>	
Programs that help attract new businesses and help to expand existing businesses	221
Job training services that teach a variety of skills	192
Job re-training services that help employees learn new skills after their business closes	138
Programs that encourage new businesses with high paying jobs to come to Wyoming	210
Programs that help new businesses get set-up	149
Financial assistance services for businesses	65
Loan assistance services for businesses	53
Programs that supply technical assistance to businesses	59
Investing in new "business incubators," smaller spaces where new businesses can start up	108
Investment in new and existing business parks	66

<b>Table 12.6</b> <b>Concluding Questions</b> Panhandle region Housing and Community Development Survey	
Question	Percent Response
<b>If you had \$100 to spend in the City how much would you spend in each of the areas listed below ?</b>	
Housing	23%
Public Facilities and Investments	22%
Public Services and Programs	27%
Economic Development	28%

<b>Table 12.7</b> <b>Concluding Questions</b> Panhandle region Housing and Community Development Survey	
Question	Response
<b>In the past six months have you experienced any of the below as a result of the COVID-19 crisis (check all that apply):</b>	
Trouble paying a mortgage or rent	21
Have received assistance to help pay bills	17
Have been or currently are on the verge of eviction	0
Are on a rent freeze or are paying only a portion of your standard rent payment	2

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO EXTEND A MAYORAL EMERGENCY ORDER TEMPORARILY  
ALLOWING OUTDOOR STRUCTURES AT SOME ESTABLISHMENTS IN THE CITY

WHEREAS:

1. As a result of the COVID-19 pandemic, the Michigan Department of Health and Human Services imposed restrictions on gatherings and limiting occupancy of certain establishments, the Michigan Occupational Health and Safety Administration issued emergency rules for workplace safety, and the United States Centers for Disease Control and Prevention and the Kent County Health Department have advised about risks of COVID infection while engaged in certain activities.
2. Local establishments are struggling to stay financially viable and to provide for their employees.
3. Under Chapter 46, Article IV of the Code of Ordinances, Wyoming, Michigan (the "City Code"), Mayor Poll proclaimed a civil emergency ("emergency proclamation") in the City due to the COVID-19 pandemic and on December 28, 2020 issued an emergency order regarding temporary outdoor structures at some establishments (as defined in that order) during that civil emergency (the "December 28 emergency order").
4. Chapter 46, Article IV of the City Code provides that the emergency order expires 30 days after issuance unless extended by a City Council resolution.
5. The City Council believes an extension of the December 28 emergency order is in the best interests of City residents and businesses.

NOW, THEREFORE, BE IT RESOLVED:

1. The December 28 emergency order is extended until the earliest of any of the following:
  - A. May 31, 2021.
  - B. Rescission by a City Council resolution on the date stated in that resolution.
  - C. Subsequent mayoral order rescinding or superseding either emergency order.
  - D. Expiration or other termination of the emergency proclamation
2. All resolutions and parts of resolutions are, to the extent conflict with this resolution, rescinded.

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 meeting held on January 4, 2021.

---

Kelli A. VandenBerg, Wyoming City Clerk

ATTACHMENT:

Mayoral Emergency Order

Resolution No. \_\_\_\_\_

**MAYORAL EMERGENCY ORDER REGARDING**  
**TEMPORARY OUTDOOR STRUCTURES DURING STATE OF CIVIL EMERGENCY**

WHEREAS:

1. The Governor has declared a state of emergency exists due to the COVID-19 pandemic and has issued executive orders that limit certain personal and business activities and, which, more recently, allow the resumption of some previously curtailed activities, subject to certain continuing precautions.
2. Many thousands of Michiganders have tested positive for the COVID-19 virus and thousands have succumbed to it, with thousands of COVID-19 virus cases occurring in Kent County.
3. A proclamation of civil emergency was issued for Wyoming due to the COVID-19 pandemic.
4. The state of Michigan recently provided liquor licensees new flexibility for outdoor on-site consumption and the City of Wyoming has issued orders allowing more flexibility for outdoor seating.
5. The Michigan Department of Health and Human Services ("MDHHS") issued orders limiting indoor occupancy in restaurants, businesses and other establishments to help prevent the spread of COVID-19.
5. To be financially feasible local restaurants and businesses need to quickly adapt to safely operate and serve patrons during the COVID-19 pandemic and in accordance newer state regulation.

THEREFORE:

Under the authority provided the Mayor under Chapter 46, Article IV of the Code of Ordinances, Wyoming, Michigan, I order the following with respect to temporary structures for (i) retail businesses, (ii) for restaurants, bars, taverns and other establishments serving food for on-premises consumption with or without alcoholic drinks for on-premises consumption ("on-premises establishments"), (iii) physical fitness facilities, and (iv) similar business (including nonprofit) activities determined by the City Planner to comply with the intent of this order in the City of Wyoming during the time that, due to the COVID-19 pandemic, state executive orders, or state laws or regulations, limit inside occupancy to numbers of patrons or tables less than those allowed prior to that pandemic.

1. The review shall be initiated by submitting an application for development plan review with the city's planning office accompanied by the following information. (An applicant may, and is encouraged to, seek preliminary consultation with planning staff, the Fire Marshal, or other appropriate city staff before preparing an application to ascertain what concepts or concerns may apply to its on-premises business and location.)
  - A. No fee is required for this review and approval.
  - B. A scaled site plan, showing building locations, use areas, assigned parking areas and other relevant information;
  - C. Specifications for the proposed temporary outdoor structures;
  - D. A written statement demonstrating compliance with the requirements of this order; including proposed hours of operation;
  - E. A written statement generally describing the impact of the pandemic emergency on the particular business activity on the viability of the business, employment effects, and other relevant information noting the necessity of the temporary use approval;



CITY COUNCIL

- F. Written permission of the owner(s) for the property, if not the applicant; and
  - G. Any other materials required by the City Planner for specific uses, structures, activities, and events.
2. Temporary outdoor structures and tents are restricted to the following size limitations:
    - A. Temporary outdoor structures 120 square feet or less
    - B. Tent with sides less than 400 square feet
    - C. Tent (Canopy) without sides less than 700 square feet
  3. All outdoor activities must cease no later than 10:00 p.m. on Sunday through Thursday; and 11:00 p.m. Friday through Saturday.
  4. Activity area must be delineated by temporary fencing, rope barriers, or other similar features.
  5. All outdoor activity and temporary outdoor structures must be at least 5 feet from property lines and 20 feet from adjacent residential use.
  6. Temporary outdoor structures should be placed a minimum of 5 feet apart from each other.
  7. Temporary outdoor structures must remain clear of litter, food scraps, and soiled dishes. Surface cleaning, litter control, sweeping, and snow and ice removal is required.
  8. Preparation or storage of food or other consumable items within such temporary outdoor structures is not permitted.
  9. No outdoor amplification or speakers shall be used, unless permitted by the City Planner when it is determined that no residential uses would be adversely affected. The location for outdoor music shall be no nearer than twenty feet from the border of the activity area.
  10. Only electric heaters will be permitted in enclosed units and must be installed per the Michigan Electric Code. The electric heaters must comply with manufactured recommended installation instructions.
  11. The proposed temporary structure must meet fire flame propagation performance criteria as listed in Michigan Building Code and Chapter 31 of the 2018 International Fire Code.
  12. Signage may not be placed on any temporary outdoor structures unless otherwise approved by the City Planner.
  13. The City Planner may attach conditions to the approval that would minimize disturbance to, and compatibility with, the area and surrounding land uses, and/or protect the public health, safety and welfare.
  14. This order shall be in addition to any other applicable local, state or federal regulations applicable to the safe installation, occupancy and use of such outdoor structures where allowed. If there is any inconsistency between this order and another applicable regulation, the more restrictive regulation shall govern to the extent allowable by law.
  15. Activities permitted may include outdoor:
    - A. Retail sales;
    - B. Physical fitness uses;
    - C. Seating for food establishments in parking areas and other areas within the property;
    - D. Other similar activities and structures as permitted by the City Planner through this order.
  16. No structure may remain in place for longer than 180 days. All such structures must be removed upon the expiration or other termination of this order.

17. City planning staff, in consultation with such other City personnel that the planning staff deems necessary, will review the application for compliance with this order and with any requirements not suspended by this order. That review shall be conducted, and the application approved, approved with conditions needed to ensure compliance with this order and any local requirements not suspended by this order, or denied, reasonably promptly with planning staff working its assigned work schedule.

18. Any city requirements for temporary outdoor structures that conflict with this order are, to the extent of that conflict, suspended while this order is in effect.

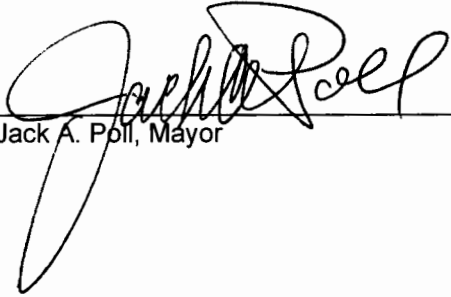
19. This order shall remain in effect until the earliest of any of the following:

- A. 30 days after the date of this order, unless extended by a resolution of the Wyoming City Council.
- B. If rescinded by resolution of the Wyoming City Council, on the date stated in that resolution.
- C. By a subsequent mayoral order rescinding or superseding this order.
- D. When the proclaimed local civil emergency related to the COVID-19 pandemic as extended by the City Council expires or is otherwise terminated.
- F. When a court of competent jurisdiction determines that the proclamation of local civil emergency or this order is invalid.

20. A violation of this order is a misdemeanor punishable as provided in section 1-26 of the Code of Ordinances, City of Wyoming, Michigan.

21. This order shall take immediate effect.

22. A copy of this order shall be promptly disseminated by posting on the city's website and in other ways deemed appropriate by the City Manager.

  
\_\_\_\_\_  
Jack A. Poll, Mayor

Date: December 28, 2020

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO ACCEPT THE BULLETPROOF VEST PARTNERSHIP (BVP) GRANT

WHEREAS:

1. The Department of Public Safety applies annually for the federal Office of Justice Programs BVP Grant to reduce the expense related to police body armor.
2. The Department estimates it will need to purchase 20 body armor units for sworn personnel in the next 12 months.
3. The grant offers partial reimbursement of body armor expenses for sworn personnel.
4. The Department was awarded \$7,200 for the federal fiscal year 2020.
5. It is recommended the City Council accept \$7,200 in grant funds and apply those dollars toward the cost of body armor units purchased during the next 12 months.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby accept the Bulletproof Vest Partnership (BVP) Grant in the amount of \$7,200.

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 January 4, 2021.

\_\_\_\_\_  
Kelli A. VandenBerg, Wyoming City Clerk

Resolution No. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO VACATE PORTIONS OF VANGIE DRIVE SW, BATT DRIVE SW AND SOUTHVIEW STREET SW LOCATED WEST OF DIVISION AVENUE SOUTH AND NORTH OF PLASTER CREEK BOULEVARD SW

WHEREAS:

1. On November 17, 2020, following a public hearing, the Wyoming Planning Commission recommended that the unbuilt right-of-way for Vangie Drive SW, Batt Drive SW and Southview Street SW lying west of Division Avenue S and north of Plaster Creek Boulevard SW in the City of Wyoming, as more particularly described and depicted on the attached Exhibit A (the "Described ROW"), be vacated.
2. The Wyoming City Council held a public hearing on January 4, 2021, concerning the proposed vacation.
3. There are existing underground public and private utilities within the Described ROW.
4. The City Council determines it in the best interest of the City and the general public safety and welfare to vacate the Described ROW while and reserving utility easements for the construction, installation, operation, maintenance, repair, and replacement of existing utilities within the Described ROW.

NOW, THEREFORE, BE IT RESOLVED:

1. The Described ROW is vacated with reservation of an easement for construction, installation, operation, maintenance, repair, and replacement of existing public and private utilities in the Described ROW.
2. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

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

As the duly appointed City Clerk of the City of Wyoming, Michigan, I certify that this Resolution was adopted by the City Council of the City of Wyoming, Michigan at a regular meeting held on \_\_\_\_\_.

STATE OF MICHIGAN  
COUNTY OF KENT

\_\_\_\_\_  
Kelli A. VandenBerg, City Clerk

Acknowledged before me on \_\_\_\_\_, 2021, by Kelli A. VandenBerg, who I know is the City Clerk of the City of Wyoming, Michigan.

Approved as to form:

\_\_\_\_\_  
Scott G. Smith, City Attorney

\_\_\_\_\_, Notary Public  
Kent County, Michigan  
Acting in Kent County, Michigan  
My commission expires: \_\_\_\_\_

**No state or county transfer taxes are due because no interest is conveyed by this document.**

Drafted by:  
Scott G. Smith, Wyoming City Attorney  
1155 28<sup>th</sup> Street SW, PO Box 905  
Wyoming, MI 49509-0905

When recorded, return to:  
Kelli A. VandenBerg, Wyoming City Clerk  
1155 28<sup>th</sup> Street SW, PO Box 905  
Wyoming, MI 49509-0905

Resolution No. \_\_\_\_\_

**Exhibit A**

**EXHIBIT "A"**

FOR: CITY OF WYOMING

DATE: 9-30-20

PROJECT NO: 20067 B

RE: BATT DRIVE VACATION

**DESCRIPTION:** THAT PART OF BATT DRIVE LYING WITHIN PLASTER CREEK BOULEVARD ADDITION, SECTION 12, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT OF CURVATURE ON THE SOUTH LINE OF LOT 24, BEING 60.5 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF BATT DRIVE TO THE SOUTHEAST CORNER OF LOT 21; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 21 EXTENDED TO THE EAST LINE OF BATT DRIVE; THENCE SOUTHERLY ALONG THE EAST LINE OF BATT DRIVE TO A POINT OF TANGENCY ON THE SOUTH LINE OF OUTLOT A, SAID POINT BEING 206.5 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF PLASTER CREEK BOULEVARD TO THE POINT OF BEGINNING.



**mbn**  
meyers, buche & nies, inc.  
civil engineers/surveyors  
1638 leonard st nw  
grand rapids, mi 49504  
616-457-5030  
fax 616-457-8244

**LEGEND**

- PORTION TO BE VACATED
- WOOD STAKE (SET)
- IRON STAKE (SET)
- IRON STAKE (FOUND)
- FENCE
- M = MEASURED
- P = PLATTED



THIS DRAWING WAS MADE FROM THE LEGAL DESCRIPTION SHOWN HEREON. THE DESCRIPTION SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS, AND EXCEPTIONS.

SCALE: 1"=100'



# EXHIBIT "A"

FOR: CITY OF WYOMING

DATE: 9-30-20

PROJECT NO: 20067 VS

RE: VANGIE DR. - SOUTHWIEW ST. VACATION

**DESCRIPTION:** THAT PART OF SOUTH VIEW STREET AND VANGIE DRIVE LYING WITHIN SOUTH VIEW ADDITION AND PLASTER CREEK BOULEVARD ADDITION, SECTION 12, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, SOUTH VIEW ADDITION; THENCE SOUTHEASTERLY 53.66 FEET TO THE NORTHEAST CORNER OF LOT 34, PLASTER CREEK BOULEVARD ADDITION; THENCE WESTERLY 100 FEET ALONG THE NORTH LINE OF SAID LOT TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF VANGIE DRIVE TO A POINT OF TANGENCY ON THE SOUTH LINE OF LOT 28 OF SAID PLAT, SAID POINT BEING 26 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTH LINE OF PLASTER CREEK BOULEVARD TO A POINT OF COMPOUND CURVATURE; BEING THE MOST SOUTHERLY CORNER OF LOT 42 OF SAID PLAT, THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF VANGIE DRIVE TO THE SOUTHWEST CORNER OF LOT 54 OF SAID PLAT; THENCE EASTERLY 48 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY 100 ALONG THE SOUTH LINE OF LOT 19, SOUTH VIEW ADDITION, TO THE POINT OF BEGINNING.



SCALE: 1"=100'

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December 1, 2020

Ms. Kelli A. VandenBerg  
City Clerk  
Wyoming, MI

Subject: Vacate platted Vangie Drive SW southwest of Southview Street, north of Plaster Creek Boulevard, and west of Batt Drive

Recommendation: To vacate the described portions of Vangie Dr. SW

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on November 17, 2020. A motion was made by Hegyi, supported by VanDuren, to recommend to the City Council that they hold a public hearing to vacate platted Vangie Drive SW southwest of Southview Street, north of Plaster Creek Boulevard, and west of Batt Drive. The commissioners' motion including a recommendation to Council to vacate this paper street. The motion passed unanimously.

A local business, Monsma Marketing, asked the City to vacate the described portion of Vangie Dr SW to allow for the eventual expansion and development of a new parking lot. The City currently has no maintenance responsibility of this paper street and vacating it removes any future liability by the City.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials.

Respectfully submitted,



Nicole Hofert, City Planner  
Department of Community Services

Cc: Curtis Holt, City Manager  
Rebecca Rynbrandt, Director of Community Services



CITY COUNCIL

Sheldon DeKryger

Dan Burrill

Kent Vanderwood

Marissa Postler

Robert Postema

Sam Bolt

**Jack A. Poll, Mayor**

# EXHIBIT "A"

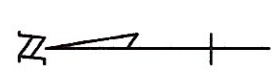
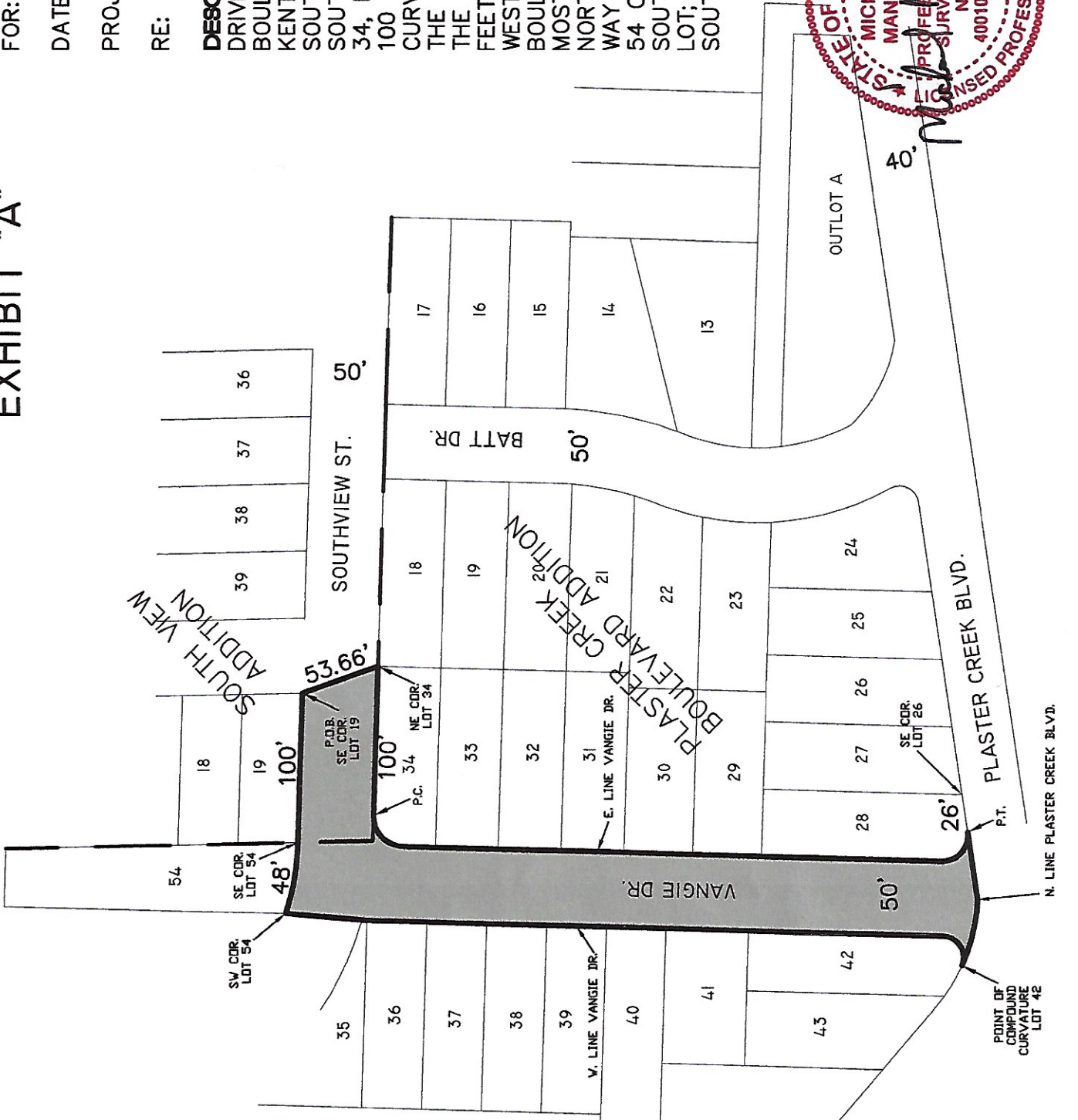
FOR: CITY OF WYOMING

DATE: 9-30-20

PROJECT NO: 20067 VS

RE: VANGIE DR. - SOUTHVIEW ST. VACATION

**DESCRIPTION:** THAT PART OF SOUTH VIEW STREET AND VANGIE DRIVE LYING WITHIN SOUTH VIEW ADDITION AND PLASTER CREEK BOULEVARD ADDITION, SECTION 12, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, SOUTH VIEW ADDITION; THENCE SOUTHEASTERLY 53.66 FEET TO THE NORTHEAST CORNER OF LOT 34, PLASTER CREEK BOULEVARD ADDITION; THENCE WESTERLY 100 FEET ALONG THE NORTH LINE OF SAID LOT TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF VANGIE DRIVE TO A POINT OF TANGENCY ON THE SOUTH LINE OF LOT 28 OF SAID PLAT, SAID POINT BEING 26 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTH LINE OF PLASTER CREEK BOULEVARD TO A POINT OF COMPOUND CURVATURE, BEING THE MOST SOUTHERLY CORNER OF LOT 42 OF SAID PLAT, THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF VANGIE DRIVE TO THE SOUTHWEST CORNER OF LOT 54 OF SAID PLAT; THENCE EASTERLY 48 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY 100 ALONG THE SOUTH LINE OF LOT 19, SOUTH VIEW ADDITION, TO THE POINT OF BEGINNING.



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**LEGEND**

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- IRON STAKE (SET)
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Micele asked if there was a representative from Monsma present at the meeting, and Hofert stated that there was not.

A motion was entered by Commissioner Hegyi, and supported by Commissioner VanDuren, to vacate platted Batt Drive south of Southview Street, north of Plaster Creek Boulevard, and east of Vangie Drive SW.

Micele asked for comments from Commissioners.

Commissioner Weller asked if Monsma would have to have site plan approval for the parking lot they are planning on putting in place.

Hofert replied that a site plan will have to be brought to the City and it would have to meet all requirements of the code, including a fence because the industrial property is adjacent to a residential area. The site plan would not have to go before Planning Commission for approval because it would be an administrative approval.

Hegyi asked for an explanation of why the parking lot site plan would not be coming before the Planning Commission for approval.

Hofert replied that parking lot expansions are classified as an administrative approval, so though it will still have to meet all the requirements of the code, it will not be required to go before Planning Commission.

A vote on the motion carried unanimously.

## AGENDA ITEM #2

Request to vacate platted Vangie Drive SW southwest of Southview Street, north of Plaster Creek Boulevard, and west of Batt Drive. (Section 12) (Wyoming Planning)

Hofert presented on the request to vacate Vangie Drive. This request is being made by the City on behalf of Monsma in conjunction with the request to vacate Batt Drive in Agenda Item #1. Monsma is requesting to vacate Vangie Drive in order to add parking spaces. Hofert shared a map of the proposed vacation. The area surrounding Vangie Drive is mostly zoned Residential. Hofert shared a survey of the site as well.

Hofert shared that the adjacent property owner, Monsma Marketing Corporation, has requested that the city vacate the street in order to use the land for a parking lot expansion project. The DRT recommends that the Wyoming Planning Commission make a recommendation to the City Council to vacate platted Vangie Drive SW southwest of Southview Street, north of Plaster Creek Boulevard, and west of Batt Drive.

Hofert shared that the project meets Wyoming Sustainability Criteria because it will not have an impact on the environmental quality or social equity of Wyoming. The vacation of the paper street will positively impact the surrounding parcels and improve the potential for continued investment by an existing Wyoming business.

Hofert shared that there is no potential quality service impact associated with this project because the City currently has no maintenance responsibility of this paper street.

Hofert shared that there is no direct budget impact associated with this project, but the vacation reduces the liability of the City of Wyoming.

Micele opened the public hearing at 7:15 pm. There was no public comment, and the public hearing was closed at 7:15 pm.

A motion was entered by Hegyi, and supported by Commissioner Hall, to approve the vacation of Vangie Drive and recommend the same to City Council.

Micele asked for comments and questions from Commissioners.

Weller asked if Monsma also owned the 13 lots already existing in the area.

Hofert replied that Monsma did own the existing lots.

The motion passed unanimously.

## NEW BUSINESS

### AGENDA ITEM # 3

Request for site plan approval for an industrial spec building located at 1486 60<sup>th</sup> St. SW. (Section 02 Byron Center) (First Companies, Inc.).

Hofert presented on the request for site plan approval for another industrial build on 60<sup>th</sup> St. from First Companies. Hofert displayed a map of the site and a separate map reflecting the elevations of the proposed buildings. The parcel is accessible by Valduga Dr. and currently zoned as an I-1 industrial district. Hofert explained that this area is rapidly developing into a new industrial complex, with several projects appearing before Planning Commission over the last few months.

Hofert shared on the proposed land use for the site. The developer is proposing to construct a new industrial spec building to be leased for future light-industrial uses. The building will provide three spaces for lease, ranging from 7,485 square feet to 10,000 square feet. A

December 1, 2020

Ms. Kelli A. VandenBerg  
City Clerk  
Wyoming, MI

Subject: Vacate platted Batt Drive south of Southview Street, north of Plaster Creek Boulevard, and east of Vangie Drive SW

Recommendation: To vacate the described portions of Batt Dr.

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on November 17, 2020. A motion was made by Hegyi, supported by Hall, to recommend to the City Council that they hold a public hearing to vacate platted Batt Drive south of Southview Street, north of Plaster Creek Boulevard, and east of Vangie Drive SW. The commissioners' motion including a recommendation to Council to vacate this paper street. The motion passed unanimously.

A local business, Monsma Marketing, asked the City to vacate the described portion of Batt Dr to allow for the eventual expansion and development of a new parking lot. The City currently has no maintenance responsibility of this paper street and vacating it removes any future liability by the City.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials.

Respectfully submitted,



Nicole Hofert, City Planner  
Department of Community Services

Cc: Curtis Holt, City Manager  
Rebecca Rynbrandt, Director of Community Services



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**Jack A. Poll, Mayor**

# EXHIBIT "A"

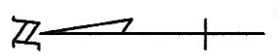
FOR: CITY OF WYOMING

DATE: 9-30-20

PROJECT NO: 20067 B

RE: BATT DRIVE VACATION

**DESCRIPTION:** THAT PART OF BATT DRIVE LYING WITHIN PLASTER CREEK BOULEVARD ADDITION, SECTION 12, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT OF CURVATURE ON THE SOUTH LINE OF LOT 24, BEING 60.5 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF BATT DRIVE TO THE SOUTHEAST CORNER OF LOT 21; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 21 EXTENDED TO THE EAST LINE OF BATT DRIVE; THENCE SOUTHERLY ALONG THE EAST LINE OF BATT DRIVE TO A POINT OF TANGENCY ON THE SOUTH LINE OF OUTLOT A, SAID POINT BEING 206.5 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF PLASTER CREEK BOULEVARD TO THE POINT OF BEGINNING.



SCALE: 1"=100'

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LEGEND	
	PORTION TO BE VACATED
	WOOD STAKE (SET)
	IRON STAKE (SET)
	IRON STAKE (FOUND)
	FENCE
M	= MEASURED
P	= PLATTED

### APPROVAL OF AGENDA

The agenda was approved to stand as read.

### PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Micele opened the public comment period at 7:04 pm. There was no public comment, and the public comment period was closed at 7:06 pm.

### PUBLIC HEARING

#### AGENDA ITEM # 1

Request to vacate platted Batt Drive south of Southview Street, north of Plaster Creek Boulevard, and east of Vangie Drive SW. (Section 12) (Wyoming Planning)

City Planner Hofert presented on the Development Review Team's recommendation to vacate Batt Drive. The City has no maintenance responsibilities or liabilities currently as the street is a paper street. Hofert shared a map of the proposed vacation site and outlined the zoning of the parcels immediately adjoining. The adjacent property owner, Monsma Marketing Corporation, has requested that the city vacate two paper streets (portions of Vangie Dr and Batt Dr.) in order to use the land for a parking lot expansion project.

Hofert shared that the project meets Wyoming Sustainability Criteria because it will not have an impact on the environmental quality or social equity of Wyoming. The vacation of the paper street will positively impact the surrounding parcels and improve the potential for continued investment by an existing Wyoming business.

Hofert shared that there is no potential quality service impact associated with this project because the City currently has no maintenance responsibility of this paper street.

Hofert shared that there is no direct budget impact associated with this project, but the vacation reduces the liability of the City of Wyoming.

Micele opened the public hearing at 7:08 pm. Micele provided instructions to the public on how to provide comment.

Della (no last name provided), 39 Southview, lives at the end of Batt Street going north from Plaster Creek. Della does not feel that an additional parking lot should be added into the paper street location. There has already been enough damage done to the area, there have been too many trees cut down, and the project is not necessary.

There were no other comments, and the public hearing was closed at 7:09 pm.

Micele asked if there was a representative from Monsma present at the meeting, and Hofert stated that there was not.

A motion was entered by Commissioner Hegyi, and supported by Commissioner VanDuren, to vacate platted Batt Drive south of Southview Street, north of Plaster Creek Boulevard, and east of Vangie Drive SW.

Micele asked for comments from Commissioners.

Commissioner Weller asked if Monsma would have to have site plan approval for the parking lot they are planning on putting in place.

Hofert replied that a site plan will have to be brought to the City and it would have to meet all requirements of the code, including a fence because the industrial property is adjacent to a residential area. The site plan would not have to go before Planning Commission for approval because it would be an administrative approval.

Hegyi asked for an explanation of why the parking lot site plan would not be coming before the Planning Commission for approval.

Hofert replied that parking lot expansions are classified as an administrative approval, so though it will still have to meet all the requirements of the code, it will not be required to go before Planning Commission.

A vote on the motion carried unanimously.

## AGENDA ITEM #2

Request to vacate platted Vangie Drive SW southwest of Southview Street, north of Plaster Creek Boulevard, and west of Batt Drive. (Section 12) (Wyoming Planning)

Hofert presented on the request to vacate Vangie Drive. This request is being made by the City on behalf of Monsma in conjunction with the request to vacate Batt Drive in Agenda Item #1. Monsma is requesting to vacate Vangie Drive in order to add parking spaces. Hofert shared a map of the proposed vacation. The area surrounding Vangie Drive is mostly zoned Residential. Hofert shared a survey of the site as well.

Hofert shared that the adjacent property owner, Monsma Marketing Corporation, has requested that the city vacate the street in order to use the land for a parking lot expansion project. The DRT recommends that the Wyoming Planning Commission make a recommendation to the City Council to vacate platted Vangie Drive SW southwest of Southview Street, north of Plaster Creek Boulevard, and west of Batt Drive.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO APPROVE AND AUTHORIZE SIGNING OF A 1<sup>ST</sup>  
AMENDMENT TO THE RESTATED DEVELOPMENT AGREEMENT WITH  
FRANKLIN PARTNERS, L.L.C. FOR THE REDEVELOPMENT OF SITE 36

WHEREAS:

1. The City of Wyoming, City of Wyoming Brownfield Redevelopment Authority (“WBRA”) and Franklin Partners, L.L.C entered into a Restated Development Agreement in December 2019 for the property commonly known as “Site 36.”
2. The City and the WBRA have entered into a purchase agreement with another developer Site 36 that has preclosing conditions.
3. The City is satisfied with the efforts of Franklin Partners, L.L.C. and believes it is in the best interest of the City to extend the Restated Development Agreement to provide for additional Site 36 development opportunities if, for some currently unanticipated circumstance, the preclosing conditions are not met and closing on the current purchase agreement does not occur.
4. The WBRA board has approved the proposed 1<sup>st</sup> Amendment to the Restated Development Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council approves and authorizes the Mayor and City Clerk to sign the attached 1<sup>st</sup> Amendment to the Restated Development Agreement on behalf of the City.
2. All resolutions and parts of resolutions are, to the extent of conflict with this resolution, rescinded.

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 January 4, 2021.

\_\_\_\_\_  
Kelli A. Vandenberg, Wyoming City Clerk

ATTACHMENT:

Restated Development Agreement

Resolution No. \_\_\_\_\_

Exhibit A

1<sup>ST</sup> AMENDMENT TO RESTATED DEVELOPMENT AGREEMENT

This is a 1<sup>st</sup> Amendment to the Restated Development Agreement dated as of January 1, 2020, among the City of Wyoming Brownfield Redevelopment Authority (the “**Authority**”), the City of Wyoming (the “**City**”), and Franklin Partners, L.L.C. (“**Developer**”).

RECITALS

A. The City and Authority have a contract with another entity for the Property’s development that has several closing preconditions.

B. The parties wish to extend the Restated Development Agreement to continue their working relationship for the Property’s development if the transaction referred to in the preceding recital A fails to close and to ensure Developer is appropriately compensated if the parties with whom Developer has communicated about acquiring and developing the Property ultimately occupy it.

AMENDED TERMS AND CONDITIONS

The term of the Restated Development Agreement is extended for one year until December 31, 2021 and, to the extent they are not affected by the contract referred to in Recital A, all other terms of Restated Development Agreement shall remain in effect.

CITY OF WYOMING BROWNFIELD  
REDEVELOPMENT AUTHORITY

CITY OF WYOMING

By: \_\_\_\_\_  
Ken Sommerdyke, Vice Chair

By: \_\_\_\_\_  
Jack A. Poll, Mayor

By: \_\_\_\_\_  
Jennifer Stowell, Acting Secretary

By: \_\_\_\_\_  
Kelli A. VandenBerg, City Clerk

Date signed: December \_\_, 2020

Date signed: January \_\_, 2021

FRANKLIN PARTNERS, L.L.C.

Approved as to form:



By: \_\_\_\_\_  
Donald J. Shoemaker, Manager

\_\_\_\_\_  
Scott G. Smith, City Attorney

Date signed: January \_\_, 2021

ORDINANCE NO. 1-21

ORDINANCE TO AMEND SECTIONS 2-403 AND 2-423 OF THE CODE OF  
ORDINANCES TO MODIFY REQUIREMENTS TO SERVE ON THE HISTORICAL  
COMMISSION AND COMMUNITY ENRICHMENT COMMISSION

THE CITY OF WYOMING ORDAINS:

Section 1. That section 2-403 of the Code of the City of Wyoming, Michigan, is amended to read as follows:

**Sec. 2-403. - Membership and appointment.**

The Wyoming Historical Commission shall consist of not less than five and not more than nine members appointed by the mayor with the approval of the city council for terms of three years. The first members appointed pursuant to this section shall have terms adjusted to allow for one-third of the members to have terms expiring each year. The members appointed pursuant to this section shall constitute the board of directors and shall be the voting members of the Historical Commission. The Historical Commission may add additional non-voting members in its discretion.

Section 2. That section 2-423 of the Code of the City of Wyoming, Michigan, is amended to read as follows:

**Sec. 2-423. - Membership and appointment.**

The Wyoming Community Enrichment Commission shall consist of not less than five and not more than 11 members appointed by the mayor with the approval of the city council for terms of three years. The first members appointed pursuant to this section shall have terms adjusted to allow for one-third of the members to have terms expiring each year. The terms of office shall be as provided in this chapter. The members appointed pursuant to this section shall constitute the board of directors and shall be the voting members of the Community Enrichment Commission. The Community Enrichment Commission may add additional non-voting members in its discretion.

Section 3. That this ordinance shall take effect on \_\_\_\_\_, 2021.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on January \_\_, 2021.

---

Kelli A. VandenBerg  
Wyoming City Clerk

## STAFF REPORT

Date: November 23, 2020  
Subject: Historical Commission and CEC ordinance amendments  
From: Scott Smith, City Attorney  
Meeting Date: January 4, 2021

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### **RECOMMENDATIONS:**

Adopt the Ordinance to Amend Sections 2-403 and 2-423 of the Code of Ordinances to Modify Requirements to Serve on the Historical Commission and Community Enrichment Commission.

### **COMMUNITY, SAFETY, STEWARDSHIP:**

Community – Persons keenly interested in serving the Historical Commission and Community Enrichment Commission include residents, former residents, and non-residents particularly interested in Wyoming history or cultural opportunities. These amendments also permit members of the Wyoming business community to serve perhaps expanding the experience, expertise and fundraising potential for these bodies. If passed, these bylaws amendments will enable such persons to serve.

Safety – This resolution will have no impact on safety.

Stewardship – Changes allowing nonresidents to serve may broaden the scope of available persons willing to serve these bodies.

### **DISCUSSION:**

The proposed ordinance changes will allow nonresidents to serve on these bodies.

### **BUDGET IMPACT:**

These bylaws changes will have no budget impacts.

ORDINANCE NO. 2-21

ORDINANCE TO AMEND CHAPTER 90 OF THE CODE OF ORDINANCES BY  
AMENDING SECTION 90-401B IN ARTICLE 4B

THE CITY OF WYOMING ORDAINS:

Section 1. That Chapter 90, Article 4B, Section 90-401B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-401B PRINCIPAL PERMITTED USES**

In the B-1 business district, the following uses are permitted:

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
  - (a)Laundry agency.
  - (b)Self-service laundry and dry cleaning.
  - (c)Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
  - (d)Dressmaking.
  - (e)Millinery.
  - (f)Tailor and pressing shop.
  - (g)Shoe repair shop.
- (6) Equipment services as follows:
  - (a)Radio or television shop.

(b) Electric appliance shop.

(c) Watch repair shop.

(d) Shoe repair shop.

(e) Uses similar to the above.

(7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:

(a) Grocery, baked goods and delicatessen.

(b) Restaurant.

(c) Ice cream stand or shop.

(d) Uses similar to the above.

(8) Offices as follows:

(a) Business.

(b) Medical.

(c) Professional.

(9) Personal services as follows:

(a) Barbershop.

(b) Beauty shop.

(c) Health salon.

(d) Photographic studio.

(e) Uses similar to the above.

(10) Retail service and retail stores generally as follows:

(a) Drugstore.

(b)Hardware store, paint and wallpaper.

(c)Stationer.

(d)News dealer.

(e)Apparel shop.

(f)Household appliances.

(g)Flower shop.

(h)Gift shop.

(i)Variety stores.

(j)Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.

(11) Accessory buildings and uses customarily incidental to the above uses.

(12) Off-street parking.

(13) Municipal buildings and uses.

(14) Physical Culture Facilities, Gymnasiums, and Reducing Salons

Section 2. That this ordinance shall take effect on \_\_\_\_\_, 2021.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on \_\_\_\_\_, 2021.

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Kelli A. Vandenberg  
Wyoming City Clerk

Ordinance No. 2-21

December 28, 2020

Ms. Kelli A. VandenBerg  
City Clerk  
Wyoming, MI

**Subject:** Proposed Zoning Ordinance Text Amendment to Permit Physical Culture Facilities, such as Gymnasiums and Reducing Salons, as a Permitted Use in the B-1 District (Section 90-401B)

**Recommendation:** To approve the subject Zoning Ordinance amendment

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on December 15, 2020. A motion was made by Weller, supported by Micele, to recommend to the City Council adoption of revised *Section 90-401B Principal Permitted Uses* Zoning Ordinance text amendment which would permit Physical Culture Facilities, such as Gymnasiums and Reducing Salons in B-1 zone districts. The motion passed unanimously.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials. Following please find some general information.

The City of Wyoming restricts where gyms are permitted in the city. Currently this use is only permitted in B-2, PUD-2, and PUD-3 Zoning Districts, as well as in B-3 Zoning Districts as a special use.

Over the past year, the city has received several inquiries from potential business owners regarding the permitted zoning districts for establishing gym facilities. Through the City's business license review process, it was found that several applicants who have requested to start a Gymnasium in a B-1 district, were denied zoning approval due to the current zoning regulations. As part of this process, it was also discovered that many gyms currently successfully operate as non-conforming uses in a B-1 district.

Following a full zoning review, staff recommended that Physical Culture Facilities, Gymnasiums, and Reducing Salons be permitted in B-1 districts as a permitted use. These facilities are compatible with the existing B-1 dimensional requirements of the district and will provide greater access to health and wellness opportunities for residents throughout the community.



CITY COUNCIL

Sheldon DeKryger

John Fitzgerald

Kent Vanderwood

Marissa Postler

Robert Postema

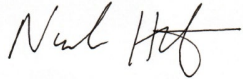
Sam Bolt

**Jack A. Poll, Mayor**

During the public hearing no members of the public spoke on the proposed ordinance.

The proposed zoning code text amendment is attached.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nicole Hofert". The signature is written in a cursive style with a long horizontal stroke at the end.

Nicole Hofert, City Planner  
Department of Community Services

Cc: Curtis Holt, City Manager  
Rebecca Rynbrandt, Director of Community Services

## APPROVAL OF AGENDA

City Planner Hofert made an addition to the agenda under the Informational section. The item added was an update on the Executive Orders that had been issued by the Mayor of Wyoming.

The agenda was otherwise approved to stand as read.

## PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

DeLange opened the public comment period for non-public hearing agenda items at 7:06 pm. There was no public comment and the public comment period closed at 7:07 pm.

## AGENDA ITEM NO. 1

### Request to amend Zoning Code Section 90-401B Principal Permitted Uses to permit Gyms in a B-1 Zoning District (Wyoming Planning)

Hofert presented on the request from Planning staff to amend the Zoning Code 90-401B. The Development Review Team recommends that Planning Commission adopt the recommended *Section 90-401B* text amendment and recommend the same to Council.

Hofert shared that currently, the City of Wyoming Zoning Code allows for Physical Culture Facilities such as a yoga or pure barre studios, Gymnasiums, and Reducing Salons such as muscle building gyms as commercial uses permitted in B-2, PUD-2, and PUD-3 Zoning Districts, as well as in B-3 Zoning Districts as a special use. These facilities are designed to provide exercise equipment and spaces for general public walk-in use.

Hofert shared that over the past year, staff has received several inquiries from potential business owners regarding the permitted zoning districts for establishing gym facilities. Through the City's business license review process, staff has found a number of applicants who have requested to start a Gymnasium in a B-1 district but were denied zoning approval due to the current zoning regulations. Staff has also identified several gyms that are currently operating in B-1 zoning districts in violation of current zoning and have been doing so for years.

Upon further research, consideration, and discussion, staff has found that gym facilities are compatible with permitted usage within the City's B-1 zoning district. B-1 dimensional requirements mirror those of the B-2 zoning district where gyms are permitted by right, so it is expected that these facilities would be able to operate within the district's current dimensional framework. Gyms also generally operate indoors, making them compatible with adjacent residential districts. Permitting their usage in B-1 local business districts may also help promote greater access to health and wellness opportunities for neighboring residencies throughout the community.

DeLange opened the public comment period at 7:10 pm. There was no public comment, and the public comment period was closed at 7:10 pm.

A motion was entered by Weller, supported by Micele, to approve the request to amend Zoning Code Section 90-401B Principal Permitted Uses to permit Gyms in a B-1 Zoning District and recommend the same to Council.

DeLange asked for comments and questions from Commissioners, and there were none.

A vote on the motion carried unanimously.

## AGENDA ITEM NO. 2

Request to adopt the Wyoming [re]imagined Master Plan and hold the public comment period open until January 19, 2021 (Wyoming Planning)

Hofert presented on the background of the Master Plan and the desired timeline for adoption. The City will be asking for the public comment period to be held open until January 19, 2021 to allow for additional public input to be obtained on the draft Plan.

Hofert shared that a Master Plan is an official municipal document that provides a framework for future growth and reinvestment. It informs planning decisions regarding land use and development; infrastructure; transportation and mobility; parks, open space, and recreation; streetscape character and beautification; and community services and facilities. The Wyoming [re]Imagined Master Plan includes goals, objectives, specific projects, policies, and programs to guide how the City will develop over the next 15 to 20 years. The Wyoming [re]Imagined Master Plan was strongly informed by a community-driven planning process that included engagements with residents, business owners, developers, local officials, City staff, service providers, adjacent municipalities, and other community stakeholders.

Hofert shared that the Master Plan process had been underway for 16 months. The process began with an extensive public engagement period, which led to the drafting of the Plan as it exists today. The City is nearing the adoption stage of the Plan. Master Plans are required by the Planning Enabling Act, and by the Michigan Economic Development Corporation (MEDC) in order to gain Redevelopment Ready Community (RRC) certification which the City is currently seeking.

Hofert shared that as part of the process, a 20-member Steering Committee was formed that provided valuable input throughout the planning process which helped to ensure that the plan is reflective of the community's vision. The Steering Committee includes members from the school districts, Parks and Recreation Commission, City Council, Planning Commission, residents, business stakeholders, and representatives from partner agencies, such as MDOT and Metro Health.

**ORDINANCE**

**B-1 Local Business District**

**Sec. 90-401B PRINCIPAL PERMITTED USES**

In the B-1 business district, the following uses are permitted:

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
  - (a) Laundry agency.
  - (b) Self-service laundry and dry cleaning.
  - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
  - (d) Dressmaking.
  - (e) Millinery.
  - (f) Tailor and pressing shop.
  - (g) Shoe repair shop.
- (6) Equipment services as follows:
  - (a) Radio or television shop.
  - (b) Electric appliance shop.
  - (c) Watch repair shop.
  - (d) Shoe repair shop.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<small>• Site Plans • Special Land Uses • Condominiums • PUDs</small>
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
Use Table	Zoning Map				

**ORDINANCE**

- (e) Uses similar to the above.
- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:
  - (a) Grocery, baked goods and delicatessen.
  - (b) Restaurant.
  - (c) Ice cream stand or shop.
  - (d) Uses similar to the above.
- (8) Offices as follows:
  - (a) Business.
  - (b) Medical.
  - (c) Professional.
- (9) Personal services as follows:
  - (a) Barbershop.
  - (b) Beauty shop.
  - (c) Health salon.
  - (d) Photographic studio.
  - (e) Uses similar to the above.
- (10) Retail service and retail stores generally as follows:
  - (a) Drugstore.
  - (b) Hardware store, paint and wallpaper.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
Use Table	Zoning Map				

**ORDINANCE**

- (c) Stationer.
  - (d) News dealer.
  - (e) Apparel shop.
  - (f) Household appliances.
  - (g) Flower shop.
  - (h) Gift shop.
  - (i) Variety stores.
  - (j) Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.
- (11) Accessory buildings and uses customarily incidental to the above uses.
- (12) Off-street parking.
- (13) Municipal buildings and uses.

**(14) Physical Culture Facilities, Gymnasiums, and Reducing Salons**

(Code 1983, § 60.52; Ord. No. 2-96, § 1, 2-20-96; Ord. No. 8-00, § 2, 5-15-00; Ord. No. 3-11, § 2, 5-2-11)

**Sec. 90-402B PERMITTED USES AFTER SPECIAL APPROVAL**

The following uses may be permitted in the B-1 business district subject to the approval of the planning commission:

- (1) Public utility buildings, telephone exchange buildings, electric transformers.
- (2) Radio and television towers.
- (3) Secondhand dealer.
- (4) Drive through restaurants.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
Use Table	Zoning Map				

**Interdepartmental Correspondence**

**TO:** Curtis Holt, City Manager  
**FROM:** Chief Kimberly Koster, Director of Public Safety  
**DATE:** December 18, 2020  
**SUBJECT:** QRV Replacement / Request to obtain bids



Administrative Services

**HISTORY**

In 2015, we purchased two Quick Response Vehicles (QRVs) that were created to handle the majority of our fire service medical calls. These vehicles were designed to be manned and operated by two firefighters instead of the minimum of three that are required for a typical fire engine. The QRVs were equipped with water as well as a pump, making them capable of handling minor fire incidents or even being the first unit on the scene of a structure fire.

**CURRENT SITUATION / PROBLEM**

Over the last six years, the concept of these smaller, QRV-type vehicles has been a success in terms of their ability to efficiently deploy our resources. By increasing the number of response vehicles, we have decreased response times and maximized our personnel. This is a deployment strategy that we plan to continue. However, the QRV as a vehicle has fallen short of our expectations. Just two years into the life of the QRVs, we have found that there were increasing maintenance costs, mostly due to the chassis they were built upon. For instance, we found that the front tires and brakes were needing replacement every 8,000-10,000 miles along with suspension and front-end alignment issues. By 2018 and 2019, we were spending \$40,000-\$55,000 in annual maintenance.

After six years of incurring these costs, it has become apparent that this QRV design may not have been built to handle the type of call volume and driving conditions that we experience in the City of Wyoming. In addition to the cost of the required maintenance, we have experienced a high level of “out of service” hours on these machines. In a three-year period, we have been without one of our QRVs for an average of four months. Just this past week, our only operating QRV blew its transmission. Thankfully, our motor pool personnel were able to use some of its parts to fix the other QRV which has been down since July of 2020 (partly due to COVID-19 and the unavailability of needed parts).

**PROPOSED SOLUTION**

With assistance from the Director of Public Works and his staff, we have been able to identify a solution within our replacement budget that will allow us to replace the current QRVs with a model that would be built upon a bigger chassis and better suited to handle the workload. Fire Chief Bennett facilitated the preparation of specifications for a new, two-man vehicle and we are requesting permission to take formal bids on its production. The estimated cost for one of these new vehicles is approximately \$360,000.

**BUDGET IMPACT**

The funds needed to purchase two of these vehicles are available in the fire department’s current fleet budget. By combining the funds in our replacement accounts for the two current QRVs (S-73 and S-74) and our platform apparatus (P-71), we have a total of \$1,512,262.76. The funds needed to purchase the two new vehicles are approximately \$449,988.00 (taking into account depreciation and fair market value of current QRVs). This leaves approximately \$1,062,274.26 for the eventual replacement of our platform (P-71). In talking with Chief Bennett, he foresees this as being adequate.

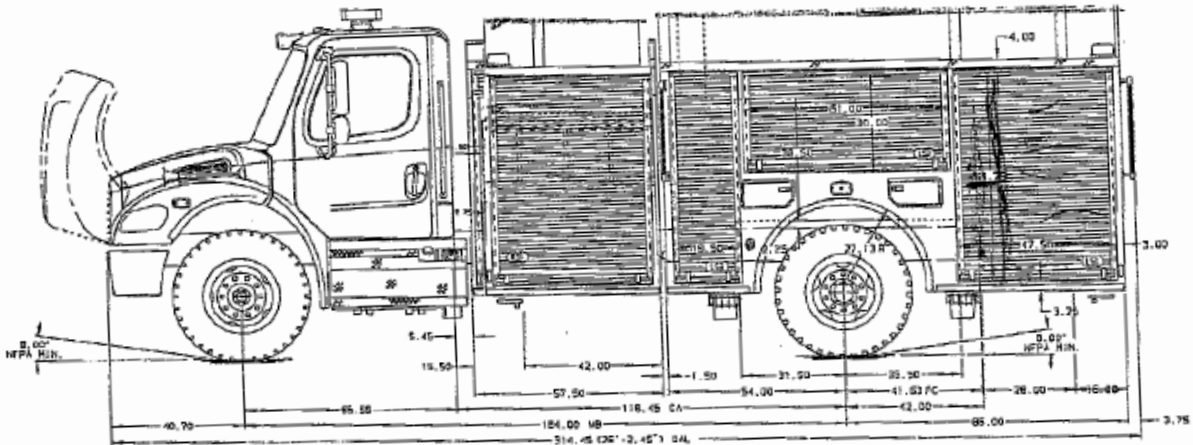
See below for another breakdown of the funding for this proposal:

Total Available from P-71	\$1,240,250.26
Total Available from S-73	\$131,395.00
Total Available from S-74	<u>\$140,617.00</u>
Total Available	\$1,512,262.26
\$ needed to purchase S-73-1 and S-74-1	<u>\$449,988</u>
Remaining balance available for P-71 replacement	\$1,062,274.26

While that covers the initial purchase, we also have a plan for the monthly rent of the new vehicles that will have minimal impact, if any, on our current budget. By decreasing the remaining rent payments on our platform (P-71), we can use those dollars to make up the difference between our current QRV payments and the new vehicle payments. By doing this, our remaining funds for the platform replacement in 50 months will actually increase to \$1,220,374.26.

For more details on analysis of the impact on our fleet replacement budget, see the attached document prepared by the Assistant Director of Public Works.

Below is a rendering of the new 2-man squad that is being proposed:



### **ACTION ITEM**

With your approval, we would like to move forward with obtaining bids on the vehicle. In addition to that, if you would like us to make a presentation to the City Council at a work session, this information can also be shared with them and any other questions can be answered. Please let me know if you would like further information or clarification on the proposed project.

Dept Name: FIRE DEPARTMENT

EQ #	Description	Model Year	Manufacturer ID	Model ID	Original Cost	Depreciation	Future Value	Collected, avail \$ (DEP + FV)	Planned Replacement cost	Life Total Meter1	Life Remaining	Life Months	Monthly rent (Aug MP Rpt)	Notes
P-71	AERIAL	1999	HME	19086	\$789,421.00	\$655,350.62	\$584,899.64	\$1,240,250.26	\$1,499,659.62	11,462	51	300	\$ 5,156.87	If elect not to replace, can reduce monthly rent to CH fees only of ~\$250/mo
U-4	ATTENUATOR	2001	STERLING	U300		\$0.00	\$0.00	\$0.00	\$0.00	67,468	0	84	\$ 583.05	monthly rent shared with PW
U-81	WAGON	2004	FORD	EXPEDITION	\$27,083.00	\$0.00	\$0.00	\$0.00	\$0.00	71,008	0	84	\$ 271.00	
C-5	2008 FORD EXPEDITION RED	2008	FORD	EXPEDITION	\$23,080.00	\$0.00	\$0.00	\$0.00	\$0.00	92,788	0	84	\$ 226.39	
E-71	FIRETRUCK	2012	HME	1871	\$389,797.00	\$116,722.00	\$105,014.00		\$721,446.00	55,446	210	300	\$ 2,613.66	
E-84	2013 FORD EXPEDITION EL 6K4	2013	FORD	EXPEDITION	\$31,018.00	\$0.00	\$0.00		\$0.00	86,110	0	84	\$ 282.25	
S-73	HME QRV RED 4WD	2014	FORD	F-550	\$182,493.00	\$102,016.00	\$29,379.00	\$131,395.00	\$216,048.00	85,358	47	120	\$ 2,088.94	S-73 was new vehicle, paid for out of GF in 2014; dep was not collected prior
S-74	HME QRV RED 4WD	2015	FORD	F-550	\$199,317.00	\$109,454.00	\$31,163.00	\$140,617.00	\$233,500.00	68,009	58	120	\$ 2,270.17	S-74 was new vehicle, paid for out of GF in 2014; dep was not collected prior
E-72	PUMPER	2015	HME	SFOMFD-12 WIDE	\$310,818.00	\$61,164.00	\$57,012.00		\$583,239.00	9,342	240	300	\$ 2,146.61	
C-2	INTERCEPTOR SUV RED	2016	FORD	INTERCEPTOR SUV	\$34,811.00	\$20,520.00	\$6,619.00		\$38,002.00	49,880	28	84	\$ 663.79	
C-94	2016 FORD EXPLORER SUV	2016	FORD	EXPLORER	\$33,539.00	\$19,026.00	\$1,760.00		\$36,790.00	43,714	28	84	\$ 548.75	
E-77	PUMPER PIERCE ENFORCER RED	2016	PIERCE	ENFORCER P	\$512,460.00	\$76,118.00	\$20,250.00		\$940,668.00	4,175	255	300	\$ 2,318.53	
L-73	2016 PIERCE AERIAL / PUMPER	2016	PIERCE	ENFORCER A	\$823,225.00	\$119,556.00	\$92,400.00		\$1,525,098.00	29,415	256	300	\$ 4,994.42	
E-74	PUMPER PIERCE ENFORCER RED	2016	PIERCE	ENFORCER P	\$494,889.00	\$55,520.00	\$30,226.00		\$930,704.00	22,153	266	300	\$ 2,698.97	
U-84	2017 F250 CREW CAB 4X4 TRUCK WITH FLOW	2017	FORD	F-250	\$46,170.00	\$22,590.00	\$13,275.00		\$49,650.00	13,188	39	84	\$ 974.02	
R-73	RESCUE UNIT	2018	PIERCE	SABER	\$503,372.00	\$49,859.00	\$32,715.00		\$956,253.00	4,166	270	300	\$ 2,727.00	
U-83-1	F 250 CREW CAB 4WD TRUCK WITH FLOW	2019	FORD	F-250	\$43,503.00	\$11,175.00	\$4,624.00		\$52,065.00	8,334	65	84	\$ 1,008.60	
C-1-1	2020 TAHOE BENNETT	2020	CHEVROLET	TAHOE	\$42,933.00	\$4,634.00	\$1,459.00		\$47,201.00	6,293	74	84	\$ 802.67	
													4237	
													\$ 32,375.69	

RED = not scheduled for replacement; funds used for other vehicles  
 Green = vehicles considered for replacement using P-71 funds

Unit - Existing	Purchase Price	Depreciation	FV	Dep+FV	Funds from P71	Rent (w/o CH fee)	Life (months)
S-73	\$182,493.00	\$102,016.00	\$29,379.00			\$1,917.00	120
S-74	\$199,317.00	\$109,454.00	\$31,163.00			\$2,094.00	120

Unit - New	Purchase Price	Depreciation	FV	Dep+FV	Funds from P71	Rent (w/o CH fee)	Rent Increase	Life (months)
S-73-1	\$361,000.00			\$131,395.00	\$229,605.00	\$2,971.00	\$1,054.00	180
S-74-1	\$361,000.00			\$140,617.00	\$220,383.00	\$2,971.00	\$877.00	180
				TOTAL	\$449,988.00			
				TOTAL		\$1,931.00		

Assumes 15-year life; rental rate is estimated. Actual to be determined based on actual setup costs

Assumes 15-year life; rental rate is estimated. Actual to be determined based on actual setup costs

increase per month for both vehicles

\$2,534.00	\$440.00	240	20-year life option (using current from S-74)
\$3,921.00	\$1,827.00	120	10-year life option (using current from S-74)

Summary

Total Avail from P-71	\$1,240,250.26		
Total Avail from S-73	\$131,395.00		
Total Avail from S-74	\$140,617.00		
Total Avail	\$1,512,262.26		
\$ needed to purchase S-73-1 and S-74-1	\$449,988.00	Remaining balance available from P-71	\$1,062,274.26
Remaining balance available from P-71	\$1,062,274.26	Total avail in 51 months as rep for P-71	\$1,325,274.63
		Reduce P-71 rent to overall even option	P-71 revised monthly rent \$3,100.00
		Keep paying existing rent option	P-71 current monthly rent \$5,156.87
			Addnl collected in 51 months \$263,000.37
			Addnl collected in 51 months \$158,100.00
		Remaining balance available from P-71	\$1,062,274.26
		Total avail in 51 months as rep for P-71	\$1,220,374.26