



Fifth Program Year Action Plan

Community Development Block Grant
2014-2015
Action Plan
Wyoming, Michigan

Executive Summary

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

1. Introduction

The City of Wyoming expects to have \$558,852 available for the Community Development Program during the period beginning July 1, 2014 through June 30, 2015. This amount consists of \$479,632 in an annual entitlement grant from the U.S. Department of Housing and Urban Development, and \$79,220 from anticipated program income. This is the fifth Action Plan Year of our Five Year Consolidated Plan 2010-2014. This 2014 budget plans for 100% of the funds to benefit low and moderate income persons.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Wyoming plans to use CDBG funds to accomplish projects in the areas of Public Facility Improvements, Housing Rehabilitation, Code Enforcement, Clearance/Demolition and Public Services. Affordable housing needs will be addressed primarily through Housing Rehabilitation and Clearance/Demolition. Homelessness needs will be addressed by partially funding HUD Continuum of Care administration. Non-Housing Community Development needs will be primarily accomplished through Fair Housing Services, Public Services and Code Enforcement.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following includes past spending performance of activities from July 1, 2012 through June 30, 2013 (A total of \$639,273 was spent):

Clearance/Demolition - \$5,400

Housing Rehabilitation Loans and Grants – \$157,918

Housing Rehabilitation Loans and Grants (Revolving) - \$79,928

Home Repair Services - \$60,000

Rehabilitation Administration - \$59,382

Code Enforcement - \$97,545

Senior Center Improvements - \$6,986

Marquette Park Improvements - \$3,072

Taft Neighborhood Rental - \$7,220

Taft Neighborhood Programs - \$5,510

School Liaison Program and Youth Services - \$38,225

General Administration - \$93,410

Planning Activities-Zoning & Master Plan Revisions - \$7,677

Fair Housing Services - \$17,000

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process for the Annual Action Plan was completed according to the adopted City of Wyoming Citizen Participation Plan. A detailed explanation is found in sections AP-12 Participation and AD-26 Citizen Participation Comments.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

As of the submittal date of May 1, 2014, no public comments have been submitted. The citizen participation process for the Annual Action Plan was completed according to the adopted City of Wyoming Citizen Participation Plan. A detailed explanation is found in sections AP-12 Participation and AD-26 Citizen Participation Comments.

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

See Summary of public comments above.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	WYOMING	
CDBG Administrator	WYOMING	Community Services-Planning and Development Dept.
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Lead and Responsible Agencies

The Lead Agency is the City of Wyoming. The daily CDBG activities will be handled by the Community Services - Planning and Development Department. 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 Consolidated Strategic Plan and approves the annual submittal 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 serves as staff to the Community Development Committee and supervises programs and activities related to the Annual Plan and CDBG expenditures. The Administrative Aide and Building Rehabilitation Specialist work to process cases for Housing Rehabilitation programs. A Rehabilitation Committee, made up of the Community Services Director, the Chief Building Official and the City Planner, approve all housing rehabilitation applications and work repair items.

Community Development Committee:

Relative specifically to this Annual Plan and CDBG funding, a Council-appointed group, currently made up of nine Wyoming residents, the Community Development Committee, serves as an advisory group to the Director of Community Services, the City Manager and the City Council. This group also approves

the Five-Year Consolidated Strategic Plan and recommends the annual CDBG budget. During the budgeting process, this group interviews applicants and recommends priorities for funding.

Other City Groups:

There is an Interdepartmental Agreement with the Inspections Department relative to funding Code Enforcement, and also with the Police Department relative to funding Community Liaison and Crime Prevention Services. Relative to other city groups potentially involved with the Annual Plan, the list includes the Housing Commission, the Downtown Development Authority, the Parks and Recreation Department and its citizen's advisory group, the Parks and Recreation Commission, the Public Works Department and the Building Inspections Department.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Wyoming continues to reach out and consult with other public and private agencies during the consolidated planning process. Our Subrecipients of CDBG funds are non-profit agencies, including the Fair Housing Center of West Michigan who provides fair housing testing and complaint follow up services; Compassion This Way who services the Taft Neighborhood Programs; Home Repair Services who provides minor home repairs and accessibility modifications; and The Heart of West Michigan United Way, who provides affordable HUD Continuum of Care administration to support the Coalition to End Homelessness. This year a new subrecipient has been added, Habitat for Humanity of Kent County, who will provide affordable needed housing repairs in the Godfrey-Lee Neighborhood Area.

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 Habitat for Humanity, the Fair Housing Center of West Michigan, Compassion This Way, Home Repair Services and The Heart of West Michigan United Way. The City also works with the Disability Advocates of Kent County. In addition, the Community Services Director serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness and HUD Continuum of Care to address issues of homelessness and affordable housing. Funding will be provided to have access to affordable HUD Continuum of Care administration through The Heart of West Michigan United Way to support the Coalition to End Homelessness goals.

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.

Through CDBG funds, the City will fund HUD Continuum of Care administration through The Heart of West Michigan United Way to support the Coalition to End Homelessness goals. Our Director of Community Services serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness. Although the City does not have the resources to devote to specific funding of any programs for these persons, it will continue to consider the needs of these populations and cooperate in metropolitan initiatives on these issues.

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

See comments above regarding funding HUD Continuum of Care administration.

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>The Heart of West Michigan United Way</p> <p>Services-homeless Regional organization</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Heart of West Michigan United Way will provide affordable HUD Continuum of Care administration to support the Coalition to End Homelessness goals. Our Director of Community Services serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Home Repair Services of Kent County Inc.</p> <p>Regional organization Housing Repair & Accessibility Modifications Non-Homeless Special Needs</p> <p>Home Repair Services provides minor home repairs and accessibility modifications. This organization was consulted as part of our updated Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment. They also make a presentation to the Community Development Committee annually and discuss goals and outcomes.</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>Fair Housing Center of West Michigan</p> <p>Service-Fair Housing Fair Housing</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Fair Housing Center of West Michigan provides fair housing testing and complaint follow up services. This organization was consulted as part of our updated Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment. They also make a presentation to the Community Development Committee annually and discuss goals and outcomes.</p>
<p>4 Agency/Group/Organization</p>	<p>COMPASSION THIS WAY</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Education Services-Employment Neighborhood Organization Neighborhood Services</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Compassion This Way is a non-profit group providing neighborhood programs in the Taft neighborhood area. This organization makes an annual presentation to the Community Development Committee which includes goals and outcomes.</p>
<p>5 Agency/Group/Organization</p>	<p>Grand Rapids Area Coalition to End Homelessness</p>
<p>Agency/Group/Organization Type</p>	<p>Services-homeless Regional organization Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>The Grand Rapids Area Coalition to End Homelessness is an organization whose goals are to prevent homelessness, re-house those in crisis and transform the system by expanding the supply of affordable, quality and permanent housing. Our Director of Community Services serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness.</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Grand Rapids Area Coalition to End Homelessness is an organization whose goals are to prevent homelessness, re-house those in crisis and transform the system by expanding the supply of affordable, quality and permanent housing. Our Director of Community Services serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness.</p>

6	Agency/Group/Organization	HABITAT FOR HUMANITY KENT COUNTY
	Agency/Group/Organization Type	Regional organization Housing Repairs
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Kent County will provide affordable needed housing repairs in the Godfrey-Lee Neighborhood Area. This organization made a presentation to the Community Development Committee and discussed its goals and projected outcomes.

Table 2 – Agencies, groups, organizations who participated

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

N/A

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.

Table 3 – Other local / regional / federal planning efforts

Narrative

Agencies seeking to become Subrecipients made presentations to the Community Development Committee during the development of the Five-Year Consolidated Strategic Plan. That information guided the development of subsequent Action Plans and the allocation of funds. To initiate the Annual Action Planning process for 2014-15, the Community Development Committee reviewed this information and the results from prior

years as well as any additional input and information provided by Subrecipients and agencies through the Letter of Intent process. With this information, the Committee and staff developed a preliminary plan and list of projects for public review. A public hearing was conducted by the Community Development Committee who made a recommendation to City Council, who also held a public hearing to accept the Plan and receive additional comments. During the last several years the City has expanded public outreach opportunities to Subrecipients in order to provide greater access to available funding, including publishing a public notice requesting Letters of Intent from interested parties that may wish to seek funding. The request for Letters of Intent was also e-mailed to a distribution list of about 50 local organizations.

AP-12 Participation – 91.105, 91.200(c)

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

The citizen participation process for the Annual Action Plan was completed according to the adopted City of Wyoming Citizen Participation Plan.

A public hearing notice was published in the Southwest Advance newspaper on January 18, 2014, announcing the upcoming meeting and public hearing of the Wyoming Community Development Committee (W.C.D.C.) on February 5, 2014.

The W.C.D.C. met on February 5, 2014 and discussed needs and possible activities. A public hearing was held with no public comment.

On February 17, 2014, the Wyoming City Council met and set the date of April 7, 2014 to hold a public hearing for the Annual Plan.

On February 22, 2014 the Availability for Public Review of the One Year Action Plan notice was published in the Grand Valley Advance. This notice was also posted at the Wyoming Public Library and sent to 145 interested parties, representing public officials, media (including Spanish speaking radio and newspapers), public service agencies, school districts, subrecipients, minority organizations and other stakeholders, requesting comment and announcing the upcoming public hearing on April 7, 2014 concerning the Annual Plan.

A public hearing notice was published in the Grand Valley Advance newspaper on February 22, 2014, which announced that the Annual Plan would be discussed by the Wyoming City Council at the public hearing on April 7, 2014.

On April 7, 2014 a public hearing was held, with no public comment on the plan. Also on April 7, 2014 the City Council approved the 2014-2015 Annual Action Plan.

On April 8, 2014, an article was published in the Grand Rapids Press newspaper, which announced approval of the plan by the City Council and that the plan would be submitted to HUD on or about May 1, 2014.

As of the submittal date of May 1, 2014, no public comments have been submitted.

Annual Action Plan
2014

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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	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	0	0	0	
2	Newspaper Ad	Non-targeted/broad community	0	0	0	
3	Internet Outreach	Non-targeted/broad community	0	0	0	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Letters to Interested Parties	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing School Districts	0	0	0	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Wyoming expects to have \$558,852 available for the Community Development Program during the period beginning July 1, 2014 through June 30, 2015. This amount consists of \$479,632 in an annual entitlement grant from the U.S. Department of Housing and Urban Development, and \$79,220 from anticipated program income. This is the fifth Action Plan Year of our Five Year Consolidated Plan 2010-2014. This 2014 budget plans for 100% of the funds to benefit low and moderate income persons.

Funding for total administrative activities (Planning, General Administration, Fair Housing Services and HUD Continuum of Care Administration) shall not exceed the federal restrictions of 20% of the total grant award plus program income (of grant year). The City of Wyoming projects the total available to be expensed for administrative activities at \$121,809, and has budgeted to expend \$119,578, allowing for more funds to be used for direct program activities.

The City will continue to apply for Section 8 funds as they are made available.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
			\$	\$	\$	\$	

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: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	479,632	79,220	0	558,852	0	

Table 5 - Expected Resources – Priority Table

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

N/A

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

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements - Pinery Park	2014	2015	Non-Housing Community Development	Pinery Park	Non-Housing Community Development	CDBG: \$8,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3207 Persons Assisted
2	Clearance/Demolition	2014	2015	Affordable Housing	City-Wide Low/Mod Income Families	Affordable Housing	CDBG: \$10,000	Buildings Demolished: 3 Buildings
3	Public Services - Community Liaison and Crime Prev	2014	2015	Non-Housing Community Development	All Low/Moderate-Income Areas	Non-Housing Community Development	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 23476 Persons Assisted
4	Public Services - Taft Neighborhood Rental	2014	2015	Non-Housing Community Development	Taft Neighborhood	Non-Housing Community Development	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 3130 Persons Assisted
5	Public Services - Taft Neighborhood Programs	2014	2015	Non-Housing Community Development	Taft Neighborhood	Non-Housing Community Development	CDBG: \$5,500	Public service activities other than Low/Moderate Income Housing Benefit: 3130 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Rehabilitation - Single Unit Residential	2014	2015	Affordable Housing	City-Wide Low/Mod Income Families	Affordable Housing	CDBG: \$157,272	Homeowner Housing Rehabilitated: 10 Household Housing Unit
7	Rehabilitation - Home Repair Services	2014	2015	Affordable Housing	City-Wide Low/Mod Income Families	Affordable Housing	CDBG: \$60,000	Homeowner Housing Rehabilitated: 87 Household Housing Unit
8	Rehabilitation - Habitat for Humanity	2014	2015	Affordable Housing	Godfrey-Lee Neighborhood Area	Affordable Housing	CDBG: \$15,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
9	Rehabilitation - Administration	2014	2015	Affordable Housing	City-Wide Low/Mod Income Families	Affordable Housing	CDBG: \$63,502	Homeowner Housing Rehabilitated: 10 Household Housing Unit
10	Code Enforcement	2014	2015	Non-Housing Community Development	All Low/Moderate-Income Areas	Non-Housing Community Development	CDBG: \$55,000	Housing Code Enforcement/Foreclosed Property Care: 9409 Household Housing Unit
11	General Administration	2014	2015	Non-Housing Community Development	City-Wide	Non-Housing Community Development	CDBG: \$94,578	Other: 72125 Other
12	Fair Housing Services	2014	2015	Non-Housing Community Development	City-Wide	Non-Housing Community Development	CDBG: \$15,000	Other: 72125 Other
13	HUD Continuum of Care - Administration	2014	2015	Homeless	City-Wide	Homelessness	CDBG: \$10,000	Homelessness Prevention: 72125 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facility Improvements - Pinery Park
	Goal Description	3,207 persons, using the park facilities and services, would have access to improvements at Veterans Memorial Garden within Pinery Park at 2300 DeHoop Avenue SW in Wyoming, for the purpose of providing a suitable environment. (\$8,000)
2	Goal Name	Clearance/Demolition
	Goal Description	3 home owners, with low/moderate-income families, would have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment (\$10,000).
3	Goal Name	Public Services - Community Liaison and Crime Prev
	Goal Description	23,476 persons, in low/moderate income areas, have the benefit of CDBG monies to partially fund community liaison and crime prevention services for the purpose of providing a suitable living environment (\$55,000).
4	Goal Name	Public Services - Taft Neighborhood Rental
	Goal Description	3,130 persons in the Taft Area, which is a HUD qualified low/moderate-income area, have the benefit of CDBG monies to fund rental and utilities for working space for a non-profit group to provide neighborhood services for the purpose of providing a suitable living environment (Census Tract 138.02 Block Groups 1 & 2, bounded on the North by 28th St SW, on the East by Burlingame Ave SW, on the South by Roys Creek and on the West by Byron Center Ave SW) (\$10,000).
5	Goal Name	Public Services - Taft Neighborhood Programs
	Goal Description	3,130 persons in the Taft Area, which is a HUD qualified low/moderate-income area, have the benefit of CDBG monies to provide neighborhood programs by a non-profit group for the purpose of providing a suitable living environment (Census Tract 138.02 Block Groups 1 & 2, bounded on the North by 28th St SW, on the East by Burlingame Ave SW, on the South by Roys Creek and on the West by Byron Center Ave SW) (\$5,500).
6	Goal Name	Rehabilitation - Single Unit Residential
	Goal Description	10 housing units, with low/moderate-income families, have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing (\$157,272).
7	Goal Name	Rehabilitation - Home Repair Services
	Goal Description	87 low/moderate-income households have affordable services such as minor home repairs and accessibility modifications, for the purpose of providing decent affordable housing (\$60,000).

8	Goal Name	Rehabilitation - Habitat for Humanity
	Goal Description	8 low/moderate-income households in the Godfrey-Lee Area, which is a HUD qualified low/moderate-income area, have affordable needed housing repairs for the purpose of providing decent affordable housing. (\$15,000)
9	Goal Name	Rehabilitation - Administration
	Goal Description	10 housing units, with low/moderate-income families, have affordable administration of housing rehabilitation funding, for the purpose of providing decent affordable housing (\$63,502).
10	Goal Name	Code Enforcement
	Goal Description	9,409 households, in low and moderate income areas throughout the City, have the benefit of CDBG monies to fund code enforcement activities for the purpose of providing a suitable living environment (\$55,000).
11	Goal Name	General Administration
	Goal Description	All (72,125) Wyoming residents have affordable administration of HUD programs for the purpose of providing a suitable living environment (\$94,578).
12	Goal Name	Fair Housing Services
	Goal Description	All (72,125) Wyoming residents have access to fair housing testing and complaint follow up services for the purpose of providing a suitable living environment (\$15,000).
13	Goal Name	HUD Continuum of Care - Administration
	Goal Description	All (72,125) Wyoming residents have access to affordable administration through the Heart of West Michigan United Way to support the Coalition to End Homelessness goals for the purpose of providing a suitable living environment (\$10,000).

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 91.215(b):

The City has a consortium agreement with the County of Kent allowing them to receive and administer Wyoming's federal entitlement of HOME dollars. Over the next two years it is anticipated that the portion allocated for Wyoming by formula will be approximately \$330,000.00. Kent County will grant awards for projects within the City of Wyoming for that portion, taking into consideration the viability, community impact, and financial feasibility of the project. In the 2012-2013 funding round \$716,000.00 was allocated to LINC Community Revitalization for a project in the City of Wyoming, and in the 2013-2014 funding round \$243,771.00, targeted to impact Wyoming, was awarded to Habitat for Humanity of Kent County. This represents a Kent County community development investment of approximately \$629,771.00 in the renovation and

redevelopment of rental housing in the City of Wyoming since the partnership with Kent County began. During the upcoming fiscal year funds will be awarded to non-profit and CHDO partners to develop quality affordable housing in an expanded targeted format to create a tangible impact zone.

AP-35 Projects – 91.220(d)

Introduction

The City of Wyoming plans to use CDBG funds to accomplish projects in the areas of Public Facility Improvements, Housing Rehabilitation, Code Enforcement, Clearance/Demolition and Public Services.

#	Project Name
1	Public Facility Improvements-Pinery Park
2	Clearance/Demolition
3	Public Services-Community Liaison & Crime Prevention
4	Public Services-Taft Neighborhood Rental
5	Public Services-Taft Neighborhood Programs
6	Rehabilitation-Single Unit Residential
7	Rehabilitation-Home Repair Services
8	Rehabilitation-Habitat for Humanity
9	Rehabilitation-Administration
10	Code Enforcement
11	General Administration
12	Fair Housing Services
13	HUD Continuum of Care-Administration

Table 7 – Project Information

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

Funding priorities have not changed from those outlined in the Strategic Plan, except for the additional priority need of financially supporting the HUD Continuum of Care and addressing the problems with homelessness.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Public Facility Improvements-Pinery Park
	Target Area	Pinery Park
	Goals Supported	Public Facility Improvements - Pinery Park
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$8,000
	Description	3,207 persons, using the park facilities and services, would have access to improvements at Veterans Memorial Garden within Pinery Park at 2300 DeHoop Ave SW in Wyoming, for the purpose of providing a suitable environment (Census Tract 135, Block Group 2, located in between Burton Street to the North, Clyde Park Avenue to the East, DeHoop Avenue to the West and 28th Street to the South)
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	3,207 persons, using the park facilities and services, would have access to improvements at Veterans Memorial Garden within Pinery Park at 2300 DeHoop Ave SW in Wyoming, for the purpose of providing a suitable environment. Pinery Park is located in a HUD qualified low/moderate-income area.
	Location Description	This activity would take place at Veterans Memorial Garden within Pinery Park at 2300 DeHoop Ave SW in Wyoming. (Census Tract 135, Block Group 2, located in between Burton Street to the North, Clyde Park Avenue to the East, DeHoop Avenue to the West and 28th Street to the South) Pinery Park is located in a HUD qualified low/moderate-income area.
	Planned Activities	3,207 persons, using the park facilities and services, would have access to improvements at Veterans Memorial Garden within Pinery Park at 2300 DeHoop Ave SW in Wyoming, for the purpose of providing a suitable environment (Census Tract 135, Block Group 2, located in between Burton Street to the North, Clyde Park Avenue to the East, DeHoop Avenue to the West and 28th Street to the South).
2	Project Name	Clearance/Demolition

	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Clearance/Demolition
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000
	Description	3 home owners, with low/moderate-income families, would have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	3 home owners, with low/moderate-income families, would have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment.
	Location Description	City-wide low/moderate-income families.
	Planned Activities	3 home owners, with low/moderate-income families, would have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment.
3	Project Name	Public Services-Community Liaison & Crime Prevention
	Target Area	All Low/Moderate-Income Areas
	Goals Supported	Public Services - Community Liaison and Crime Prev
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$55,000
	Description	23,476 persons, in low/moderate-income areas, have the benefit of CDBG monies to partially fund community liaison and crime prevention services for the purpose of providing a suitable living environment.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	23,476 persons, in low/moderate-income areas, have the benefit of CDBG monies to partially fund community liaison and crime prevention services for the purpose of providing a suitable living environment.

	<p>Location Description</p> <p>All HUD identified Low/Moderate-Income Areas include Census Tracts: 133001, 133002, 135001, 135002, 135003, 136002, 137004, 138011, 138012, 138021, 138022, 138023, 138024, 139004, 142001, 142002, and 145012</p>
	<p>Planned Activities</p> <p>23,476 persons, in low/moderate-income areas, have the benefit of CDBG monies to partially fund community liaison and crime prevention services for the purpose of providing a suitable living environment.</p>
4	<p>Project Name</p> <p>Public Services-Taft Neighborhood Rental</p>
	<p>Target Area</p> <p>Taft Neighborhood</p>
	<p>Goals Supported</p> <p>Public Services - Taft Neighborhood Rental</p>
	<p>Needs Addressed</p> <p>Non-Housing Community Development</p>
	<p>Funding</p> <p>CDBG: \$10,000</p>
	<p>Description</p> <p>3,130 persons in the Taft Area, which is a HUD-qualified low/moderate-income area, have the benefit of CDBG monies to fund rental and utilities for working space for a non-profit group to provide neighborhood services for the purpose of providing a suitable living environment.</p>
	<p>Target Date</p> <p>6/30/2015</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>3,130 persons in the Taft Area, which is a HUD-qualified low/moderate-income area, have the benefit of CDBG monies to fund rental and utilities for working space for a non-profit group to provide neighborhood services for the purpose of providing a suitable living environment.</p>
	<p>Location Description</p> <p>The Taft Area is a HUD-qualified low/moderate-income area, located in Census Tract 138.02 Block Groups 1 & 2, bounded on the North by 28th St SW, on the East by Burlingame Ave SW, on the South by Roys Creek and on the West by Byron Center Ave SW.</p>
	<p>Planned Activities</p> <p>3,130 persons in the Taft Area, which is a HUD-qualified low/moderate-income area, have the benefit of CDBG monies to fund rental and utilities for working space for a non-profit group to provide neighborhood services for the purpose of providing a suitable living environment.</p>
5	<p>Project Name</p> <p>Public Services-Taft Neighborhood Programs</p>
	<p>Target Area</p> <p>Taft Neighborhood</p>
	<p>Goals Supported</p> <p>Public Services - Taft Neighborhood Programs</p>
	<p>Needs Addressed</p> <p>Non-Housing Community Development</p>
	<p>Funding</p> <p>CDBG: \$5,500</p>

	<p>Description</p> <p>3,130 persons in the Taft Area, which is a HUD qualified low/moderate-income area, have the benefit of CDBG monies to provide neighborhood programs by a non-profit group for the purpose of providing a suitable living environment.</p>
<p>Target Date</p>	<p>6/30/2015</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>3,130 persons in the Taft Area, which is a HUD qualified low/moderate-income area, have the benefit of CDBG monies to provide neighborhood programs by a non-profit group for the purpose of providing a suitable living environment.</p>
<p>Location Description</p>	<p>The Taft Area is a HUD-qualified low/moderate-income area, located in Census Tract 138.02, Block Groups 1 & 2, bounded on the North by 28th St SW, on the East by Burlingame Ave SW, on the South by Roys Creek and on the West by Byron Center Ave SW.</p>
<p>Planned Activities</p>	<p>3,130 persons in the Taft Area, which is a HUD qualified low/moderate-income area, have the benefit of CDBG monies to provide neighborhood programs by a non-profit group for the purpose of providing a suitable living environment.</p>
<p>Project Name</p>	<p>Rehabilitation-Single Unit Residential</p>
<p>Target Area</p>	<p>City-Wide Low/Mod Income Families</p>
<p>Goals Supported</p>	<p>Rehabilitation - Single Unit Residential</p>
<p>Needs Addressed</p>	<p>Affordable Housing</p>
<p>Funding</p>	<p>CDBG: \$157,272</p>
<p>Description</p>	<p>10 housing units, with low/moderate-income families, have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing.</p>
<p>Target Date</p>	<p>6/30/2015</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>10 housing units, with low/moderate-income families, have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing.</p>
<p>Location Description</p>	<p>City-wide low/moderate-income families.</p>
<p>Planned Activities</p>	<p>10 housing units, with low/moderate-income families, have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing.</p>
<p>Project Name</p>	<p>Rehabilitation-Home Repair Services</p>
<p>Target Area</p>	<p>City-Wide Low/Mod Income Families</p>

	Rehabilitation - Home Repair Services
Goals Supported	Affordable Housing
Needs Addressed	CDBG: \$60,000
Funding	87 low/moderate-income households have affordable services such as minor home repairs and accessibility modifications, for the purpose of providing decent affordable housing.
Description	6/30/2015
Target Date	87 low/moderate-income households have affordable services such as minor home repairs and accessibility modifications, for the purpose of providing decent affordable housing.
Estimate the number and type of families that will benefit from the proposed activities	City-wide low/moderate income families.
Location Description	87 low/moderate-income households have affordable services such as minor home repairs and accessibility modifications, for the purpose of providing decent affordable housing.
Planned Activities	Rehabilitation-Habitat for Humanity
Project Name	Godfrey-Lee Neighborhood Area
Target Area	Rehabilitation - Habitat for Humanity
Goals Supported	Affordable Housing
Needs Addressed	CDBG: \$15,000
Funding	8 low/moderate-income households in the Godfrey-Lee Area, which is a HUD qualified low/moderate-income area, have affordable needed housing repairs for the purpose of providing decent affordable housing.
Description	6/30/2015
Target Date	8 low/moderate-income households in the Godfrey-Lee Area, which is a HUD qualified low/moderate-income area, have affordable needed housing repairs for the purpose of providing decent affordable housing.
Estimate the number and type of families that will benefit from the proposed activities	The Godfrey-Lee Area, which is a HUD qualified low/moderate-income area, is located in Census Tracts 133-1 and 133-2, bounded on the North by the City Limits, on the East by Clyde Park Avenue, on the South by Burton Street and on the West by Burlingame Avenue.
Location Description	

8

	<p>Planned Activities</p> <p>8 low/moderate-income households in the Godfrey-Lee Area, which is a HUD qualified low/moderate-income area, have affordable needed housing repairs for the purpose of providing decent affordable housing.</p>
9	<p>Project Name Rehabilitation-Administration</p> <p>Target Area City-Wide Low/Mod Income Families</p> <p>Goals Supported Rehabilitation - Administration</p> <p>Needs Addressed Affordable Housing</p> <p>Funding CDBG: \$63,502</p> <p>Description 10 housing units, with low/moderate-income families, have affordable administration of housing rehabilitation funding, for the purpose of providing decent affordable housing.</p> <p>Target Date 6/30/2015</p> <p>Estimate the number and type of families that will benefit from the proposed activities 10 housing units, with low/moderate-income families, have affordable administration of housing rehabilitation funding, for the purpose of providing decent affordable housing.</p> <p>Location Description City-wide low/moderate-income families.</p> <p>Planned Activities 10 housing units, with low/moderate-income families, have affordable administration of housing rehabilitation funding, for the purpose of providing decent affordable housing.</p>
10	<p>Project Name Code Enforcement</p> <p>Target Area All Low/Moderate-Income Areas</p> <p>Goals Supported Code Enforcement</p> <p>Needs Addressed Non-Housing Community Development</p> <p>Funding CDBG: \$55,000</p> <p>Description 9,409 households, in low and moderate-income areas throughout the City, have the benefit of CDBG monies to fund code enforcement activities for the purpose of providing a suitable living environment.</p> <p>Target Date 6/30/2015</p> <p>Estimate the number and type of families that will benefit from the proposed activities 9,409 households, in low and moderate-income areas throughout the City, have the benefit of CDBG monies to fund code enforcement activities for the purpose of providing a suitable living environment.</p>

	Location Description	All HUD identified Low/Moderate-Income Areas include Census Tracts: 133001, 133002, 135001, 135002, 135003, 136002, 137004, 138011, 138012, 138021, 138022, 138023, 138024, 139004, 142001, 142002, and 145012
	Planned Activities	9,409 households, in low and moderate-income areas throughout the City, have the benefit of CDBG monies to fund code enforcement activities for the purpose of providing a suitable living environment.
11	Project Name	General Administration
	Target Area	City-Wide
	Goals Supported	General Administration
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$94,578
	Description	All (72,125) Wyoming residents have access to fair housing testing and complaints follow up services for the purpose of providing a suitable living environment.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	All (72,125) Wyoming residents have access to fair housing testing and complaints follow up services for the purpose of providing a suitable living environment.
	Location Description	City-Wide
	Planned Activities	All (72,125) Wyoming residents have access to fair housing testing and complaints follow up services for the purpose of providing a suitable living environment.
12	Project Name	Fair Housing Services
	Target Area	City-Wide
	Goals Supported	Fair Housing Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	All (72,125) Wyoming residents have access to fair housing testing and complaint follow up services for the purpose of providing a suitable living environment.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	All (72,125) Wyoming residents have access to fair housing testing and complaint follow up services for the purpose of providing a suitable living environment.
	Location Description	City-wide
	Planned Activities	All (72,125) Wyoming residents have access to fair housing testing and complaint follow up services for the purpose of providing a suitable living environment.
13	Project Name	HUD Continuum of Care-Administration
	Target Area	City-Wide
	Goals Supported	HUD Continuum of Care - Administration
	Needs Addressed	Homelessness
	Funding	CDBG: \$10,000
	Description	All (72,125) Wyoming residents have access to affordable administration through the Heart of West Michigan United Way to support the Coalition to End Homelessness goals for the purpose of providing a suitable environment.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	All (72,125) Wyoming residents have access to affordable administration through the Heart of West Michigan United Way to support the Coalition to End Homelessness goals for the purpose of providing a suitable environment.
	Location Description	City-wide
	Planned Activities	All (72,125) Wyoming residents have access to affordable administration through the Heart of West Michigan United Way to support the Coalition to End Homelessness goals for the purpose of providing a suitable environment.

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

Refer to the Geographic Distribution map which locates projects proposed for 2014-2015 in SP-10 Geographic Priorities.

Also refer to the City's Low/Moderate Income Areas map in SP-10 Geographic Priorities which indicates all of the City's low/moderate-income areas. There are no areas of racial/minority concentrations. However, there are two areas that have higher-than-City-average percentages. One such area is bounded on the north by the City limits, on the east by the City limits, on the south by Burton SW and on the west by Burlingame SW. Rehabilitation of housing by Habitat for Humanity will be done in this Godfrey Lee Neighborhood Area. The second area is all the Wyoming properties East of Division Avenue, south of 28th Street. Both these areas contain the oldest housing units, and housing rehabilitation does regularly occur in both areas based on need and demand.

Geographic Distribution

Target Area	Percentage of Funds
Pinery Park	1
Taft Neighborhood	2
All Low/Moderate-Income Areas	18
City-Wide Low/Mod Income Families	58
City-Wide	19
Godfrey-Lee Neighborhood Area	2

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Basis of allocating funds in geographic areas:

- Our CDBG housing activities are available only to eligible low and moderate income households throughout the City.
- Clearance of dilapidated structures, including, but not limited to, garages, porches and fencing, are available only to eligible low/moderate income households throughout the City.
- Code Enforcement Activities - This year's allocation of \$55,000 will be spent in low and moderate income neighborhoods.
- Public Services–Community Liaison and Crime Prevention - This year's allocation of \$55,000 will be spent in low and moderate income neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has a consortium agreement with the County of Kent allowing them to receive and administer Wyoming's federal entitlement of HOME dollars. Over the next two years it is anticipated that the portion allocated for Wyoming by formula will be approximately \$330,000.00. Kent County will grant awards for projects within the City of Wyoming for that portion, taking into consideration the viability, community impact, and financial feasibility of the project. In the 2012-2013 funding round \$716,000.00 was allocated to LINC Community Revitalization for a project in the City of Wyoming, and in the 2013-2014 funding round \$243,771.00, targeted to impact Wyoming, was awarded to Habitat for Humanity of Kent County. This represents a Kent County community development investment of approximately \$629,771.00 in the renovation and redevelopment of rental housing in the City of Wyoming since the partnership with Kent County began. During the upcoming fiscal year funds will be awarded to non-profit and CHDO partners to develop quality affordable housing in an expanded targeted format to create a tangible impact zone.

The City has broadened its PILOT (Payment in Lieu of Taxes) Ordinance to allow for greater development opportunities for affordable housing for low/moderate income housing development.

The Wyoming Housing Commission assists mostly extremely low income and very low income households in its public housing units and mostly very low and low income families with Section 8 housing choice vouchers. The City will continue to apply for HUD rent certificates and vouchers.

The City will continue to assist low and moderate-income families through the CDBG Program to repair their homes, which allows them to remain in their homes instead of having to move.

Regarding Table 9 below, homeless and special needs data will be reported by The Heart of West Michigan United Way to the HUD Continuum of Care. In Table 10 below, Kent County, as the lead HOME consortium, will report the production of new units and acquisition of existing units. Rental assistance data is reported to HUD by the Wyoming Public Housing Commission. This data reported by the aforementioned agencies is not included in this Annual Plan in order to avoid duplicate reporting of data to HUD.

See the Specific Housing Objectives in the Discussion narrative below.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	105
Acquisition of Existing Units	0
Total	105

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Specific Affordable Housing Objectives:

Clearance/Demolition - 3 low/moderate income households have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment.

Rehabilitation-Single Unit Residential - 10 low/moderate income households have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing.

Rehabilitation-Home Repair Services – 87 low/moderate income families have affordable services such as minor home repairs and accessibility modifications for the purpose of providing decent affordable housing.

Rehabilitation-Habitat for Humanity - 8 low/moderate income families have affordable needed housing repairs for the purpose of providing decent affordable housing.

Rehabilitation-Administration - 10 housing units, with low/moderate income families, have affordable administration of housing rehabilitation funding, for the purpose of providing decent affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

The Wyoming Public Housing Commission (WHC) works separately to operate their housing programs. The WHC assists mostly extremely low income and very low income households in its public housing units and mostly very low and low income families with Section 8 housing choice vouchers.

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

The Wyoming Housing Commission will continue to take actions to improve public housing and resident initiatives by working toward assisting families with homeownership and encouraging Housing Choice Voucher families to participate in the Family Self-sufficiency (FSS) program. The WHC will continue to be committed to providing safe, decent and affordable housing for participants.

According to the 2013 Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment, referencing Subsidized Housing, it states that Wyoming is able to offer 538 assisted housing units, ranging from mid high-rises, low-rise apartments, townhomes and detached houses for the elderly, families and the disabled concentrated in the eastern portion of the City. The study recommends that the City explore options for further development of subsidized housing in the western portion of the City and along transit lines, such as the Silver Line currently under construction along Division Avenue.

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

The Residents' Advisory Board (RAB) reviewed the agency's annual plan which was approved. The WHC considers the input of the RAB to be extremely valuable in assessing the needs of families the WHC serves. Their concerns are given the utmost consideration in making program decisions, and are aligned with the WHC Comprehensive Needs Assessment and the WHC Annual Plan, hence the WHC pursuing projects. Along with the RAB approval of the WHC annual plan, the WHC Board and Housing and Urban Development (HUD) field office approved the WHC annual plan.

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

The Wyoming Public Housing Commission is not identified as troubled by HUD.

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

Introduction

As noted throughout the Five Year Consolidated Strategic Plan, the City considers the homeless population needs to be a metropolitan-wide issue. Homelessness and special needs populations are assisted by countywide agencies and non-profit organizations. Other agencies and organizations operating in Wyoming provide shelter to at-risk-homeless populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Through CDBG funds, the City will fund HUD Continuum of Care administration through The Heart of West Michigan United Way to support the Coalition to End Homelessness goals. Our Director of Community Services serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness. Although the City does not have the resources to devote to specific funding of any programs for these persons, it will continue to consider the needs of these populations and cooperate in metropolitan initiatives on these issues.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not receive Emergency Shelter Grants (ESG). The City will fund HUD Continuum of Care administration through The Heart of West Michigan United Way to support the Coalition to End Homelessness goals.

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 City does not receive Emergency Shelter Grants (ESG). The City will fund HUD Continuum of Care administration through The Heart of West Michigan United Way to support the Coalition to End Homelessness goals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly

funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Wyoming Public Housing Commission houses seniors and low income families and continually applies for funding of new public housing units as well as new HUD vouchers for Section 8 units within the rental community.

In its zoning policies, the City has worked to promote more facilities for special needs populations, particularly with Planned Unit Developments. Four of the five PUDs in the city have completed or are planned for some special needs housing. The Bayberry Farms PUD, southwest of 56th St SW and Byron Center Ave SW, has completed 64 units of senior, 40% assisted housing. The Rivertown Park PUD, northwest of 52nd St SW and Ivanrest Ave SW, is planned to provide 185 assisted living units. Also, Aurora Ponds Apartments, northeast of 56th St and Byron Center Ave SW, contains 130 units of non-assisted senior housing units. An elementary school at 2700 Taft Avenue was converted to a 59 unit assisted living facility, Vista Springs, and is now open. Most recently, a 107 unit senior living facility, located in the Metro Health Village Planned Unit Development at 2252 Health Drive SW, received site plan approval.

See Section SP-10 Geographic Priorities, which includes the Housing for the Disabled Map, identifying housing specifically serving the disabled population in Wyoming.

Currently, the City has 29 foster care homes, which house about 225 persons. There are two nursing homes which provide supportive care in an institutional setting, one on 36th Street and one on 56th Street. Several area organizations maintain transitional residential facilities with structural support programs for recovering drug or alcohol dependent persons as well as persons with AIDS and related diseases.

The housing rehabilitation program assists low and moderate income families to maintain their current homes. The Home Repair Services agency, which we fund, has initiated a 'Foreclosure Mediation Assistance Program', which is available to our low-income Wyoming residents.

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

Introduction

In order to continue its efforts in supporting affordable housing and community development, the City continues to review its housing and development policies to help reduce any negative effects. In 2013 the City updated its Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment. The recommendations outlined in the AI will be considered for incorporation in the 2015-2019 Five Year Consolidated Plan, which will be developed in 2014-15.

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 2013 updated Analysis of Impediments to Fair Housing and House Needs Assessment indicated the following impediments/opportunities and recommended actions to be taken for improvement:

- **Transportation-Housing-Employer Linkage:** Encourage mixed use/mixed income development and ensure that they are adequately served by regular transit service and pedestrian/bicycle transportation routes.
- **Education:** Build relationships with non-profits and philanthropic organizations to provide opportunities for scholarships and other tuition assistance to make higher education more affordable. Also work with school districts, Grand Rapids Community College and the Kent Intermediate School District to provide students the opportunity to earn college credit during high school. In addition, support Head Start and other Preschool programs with City resources, especially the use of City-owned recreational and activity space.
- **Banking, Finance and Insurance:** Work with social service agencies and lending institutions to encourage their work with families who seek to better their housing situation by offering free or reduced-cost financial literacy tools and estate planning. Also work with these agencies to ensure that housing seekers are given information on all housing programs available and are matched with the best option for their needs.
- **Private Housing and Development Incentives:** Develop local incentive programs for infill and mixed-income housing. Conduct a study of vacant property to market redevelopment sites. Create a program to assist with the demolition of obsolete buildings in exchange for the redevelopment of the site. Incentivize multi-family redevelopment sites which are within walking distance of existing commercial and employment centers.
- **Public Bodies and Boards:** Work to ensure that selection of Board/Commission members is more balanced by gender, race, ethnicity and geography so that different aspects of the community are represented.
- **Subsidized Housing and Cost of Living Assistance:** Assist and support non-profit and community groups in their efforts to assist low-income families in finding quality, affordable housing and

also in their efforts to provide cost of living assistance. Continue to support home renovation assistance programs for homeowners.

- Housing Discrimination and Laws: Consider amending the City's Fair Housing Ordinance to prohibit housing discrimination on the basis of sexual orientation and gender identity. Continue with fair housing training for landlords of residential rental properties.
- Land Use and Zoning: Provide information and resources to help developers make use of existing State and Federal incentives for infill development to set aside a certain percentage of housing units for low-to-moderate income households. Consider the status of congregate living facilities for parolees and allow such facilities to be permitted in other zoning districts.
- Water/Sewer Infrastructure Improvements: Prioritize the upgrading of sewer, water and storm water infrastructures that are planned to receive infill development and density increases.

Discussion

Specific actions to be undertaken to reduce barriers to affordable housing, based on the City's Consolidated Plan and updated Analysis of Impediments, include:

- Perform regular review of City policies and codes - Zoning, Subdivision, Building, Housing - to determine the impact on affordable housing. The City continues to undergo Zoning and Master Plan revisions to remove specific barriers to affordable housing. The City has broadened its PILOT (Payment in Lieu of Taxes) Ordinance to allow for greater development opportunities for affordable housing for low/moderate income housing development.
- Communicate and collaborate with area stakeholders to establish city and county-wide approaches to developing affordable housing and addressing special needs in the community.
- Support the Fair Housing Center of West Michigan to promote and ensure fair housing is available throughout the city through complaint assistance/investigation, housing testing, and outreach/education. The City, in partnership with the Fair Housing Center of West Michigan, hosts an annual fair housing workshop to educate the Wyoming housing industry, including both the real estate and rental industry, on best fair housing practices and compliance with fair housing laws.
- Support The Heart of West Michigan United Way in providing HUD Continuum of Care administration to support the Coalition to End Homelessness goals.
- The Wyoming Housing Commission continues to apply for HUD rent certificates and vouchers.
- The City provides assistance to low and moderate-income families, through the CDBG Program, to repair their homes, which allows them to remain in their homes instead of having to move.
- The City Planner, who is on the Rehabilitation Committee, also is a board member on the West Michigan Regional Planning Commission, the Grand Valley Metro Council Technical Committee, the Interurban Transit Partnership and attends meetings of the Division Avenue Business Association.
- The City has a consortium agreement with the County of Kent allowing them to receive and administer Wyoming's federal entitlement of HOME dollars. Over the next two years it is

anticipated that the portion allocated for Wyoming by formula will be approximately \$330,000.00. Kent County will grant awards for projects within the City of Wyoming for that portion, taking into consideration the viability, community impact, and financial feasibility of the project. In the 2012-2013 funding round \$716,000.00 was allocated to LINC Community Revitalization for a project in the City of Wyoming, and in the 2013-2014 funding round \$243,771.00, targeted to impact Wyoming, was awarded to Habitat for Humanity of Kent County. This represents a Kent County community development investment of approximately \$629,771.00 in the renovation and redevelopment of rental housing in the City of Wyoming since the partnership with Kent County began. During the upcoming fiscal year funds will be awarded to non-profit and CHDO partners to develop quality affordable housing in an expanded targeted format to create a tangible impact zone.

- The City's Chief Building Official is a member of the Grand Rapids Home Builders Association, and related Inspections Department staff are members of the Grand Rapids Rental Property Owners Association.
- The Director of Community Services serves as the City's representative to the Kent County Land Bank and its Property Acquisition Committee, and the HUD Continuum of Care, Kent County's Essential Needs Task Force.

AP-85 Other Actions – 91.220(k)

Introduction

See other actions and processes to be carried out below.

Actions planned to address obstacles to meeting underserved needs

See the anti-poverty strategy narrative below.

Actions planned to foster and maintain affordable housing

In 2013 the City updated its Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment. The recommendations outlined in the AI will be incorporated into the 2015-2019 Five Year Consolidated Plan, which will be developed in 2014-2015.

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 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 of 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 also provide assistance to poor families.
- The City in 2013 broadened its PILOT (Payment in Lieu of Taxes) Ordinance to allow for greater

development opportunities for affordable housing for low/moderate income housing development.

Actions planned to develop institutional structure

The City continues to review ways in which to improve upon efficiency and stewardship of resources. In 2013 the County of Kent received an EVIP grant to hire a consultant to conduct a study to examine community development efficiencies, service sharing and possible consolidation of efforts between three local communities - Kent County, the City of Wyoming and the City of Grand Rapids. The results of the study are currently under review.

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

This year a new subrecipient has been added, Habitat for Humanity of Kent County, who will provide low/moderate-income households with affordable needed housing repairs in the Godfrey Lee Neighborhood Area.

Discussion

Monitoring:

Community Development Committee – A primary monitoring system is established for Wyoming’s Community Development Block Grant Program. Each year, the Community Development Committee, made up of City residents, reviews and evaluates prior year’s projects and spending and approves an Annual Plan, based on the City’s Five Year Consolidated Strategic Plan.

Rehabilitation – For rehabilitation projects, the City has developed the “Rehabilitation Manual” which describes the available rehabilitation programs, including their purpose, eligibility, funding and other requirements. The Manual also includes guidelines for administration of the overall program, and of specific activities. The Manual, updated in 2013 and fully adopted by the City Council, will continue to be used as the primary guide for administration of available CDBG program activities.

Subrecipients - The City of Wyoming contracts with Kent County and the City of Grand Rapids to perform its Subrecipient monitoring. As a part of these services, the County and the City of Grand Rapids perform on-site monitoring of each Subrecipient at least once per year consistent with HUD’s monitoring requirements.

Overall Daily Monitoring - The Director of Community Services, CDBG Staff and Finance Department Staff will regularly monitor all spending and project coordination aspects of the CDBG Program to ensure long-term compliance with program requirements and comprehensive planning, based on HUD rules and the goals and objectives in the established Annual Plan and the Five Year Plan. An internal City

budgeting and accounting system will be used to ensure monies spent are tracked and maintained within budgeted amounts. An annual single audit will be performed by an independent auditor. Timeliness of expenditures will be regularly monitored by the City's Finance Department. At the end of the fiscal year, the results of the year's expenditures will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

Program Specific Requirements

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

Introduction

The City of Wyoming expects to have \$558,852 available for the Community Development Program during the period beginning July 1, 2014 through June 30, 2015. This amount consists of \$479,632 in an annual entitlement grant from the U.S. Department of Housing and Urban Development, and \$79,220 from anticipated program income. Any increase or decrease in funding to match actual allocation amounts will be applied to the Single Family Residential Rehabilitation program. This is the fifth Action Plan Year of our Five Year Consolidated Plan 2010-2014. This 2014 budget plans for 100% of the funds to benefit low and moderate income persons.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	79,220
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.	0
3. The amount of surplus funds from urban renewal settlements	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	79,220

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

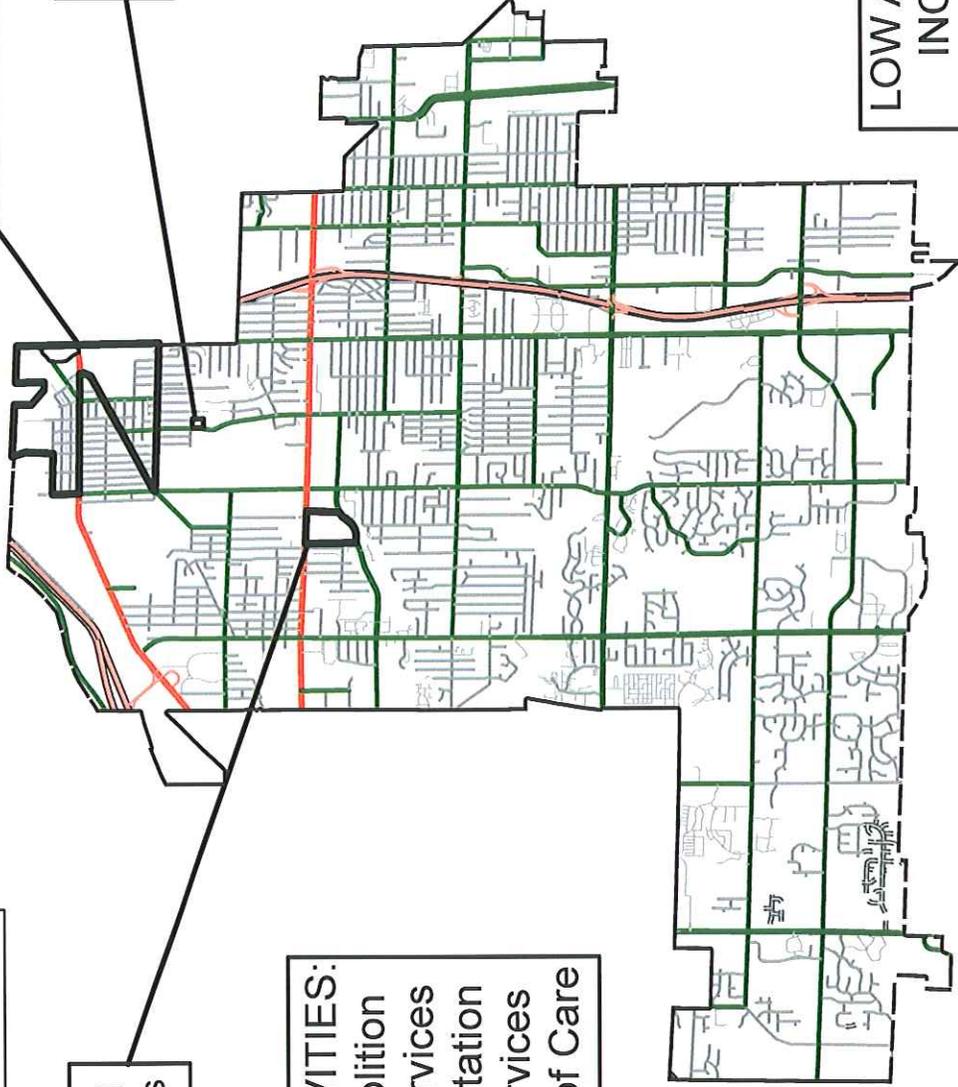
Annual Action Plan
2014 45

CDBG ACTIVITIES 2014 - 2015 CITY OF WYOMING

Taft Neighborhood
Rental & Programs

Habitat for
Humanity
Hsg. Rehab.

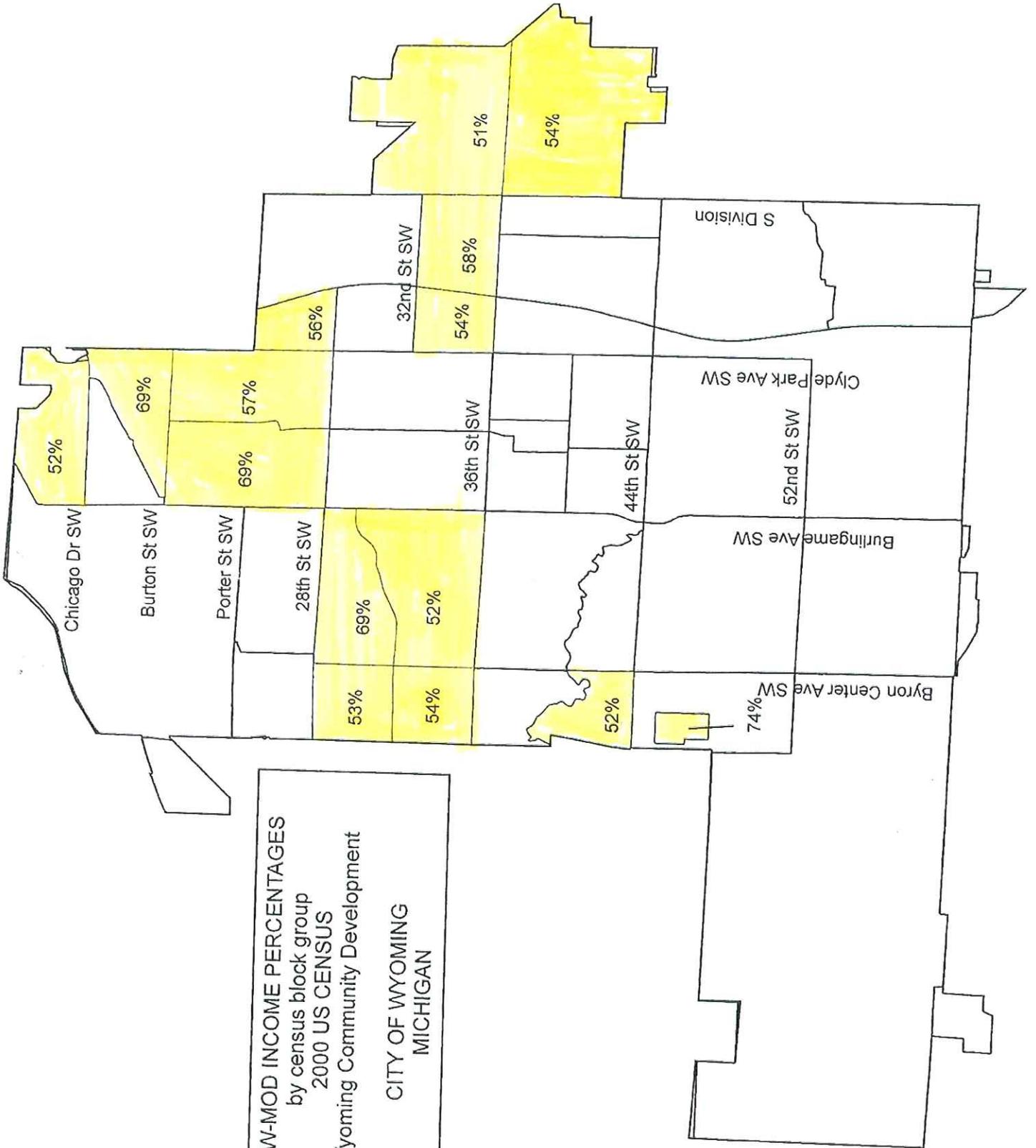
Pinery Park
Improvements



CITY WIDE ACTIVITIES:
Clearance/Demolition
Home Repair Services
Housing Rehabilitation
Fair Housing Services
HUD Continuum of Care

**LOW AND MODERATE
INCOME AREAS:**
Code Enforcement
Community Liaison/
Crime Prevention

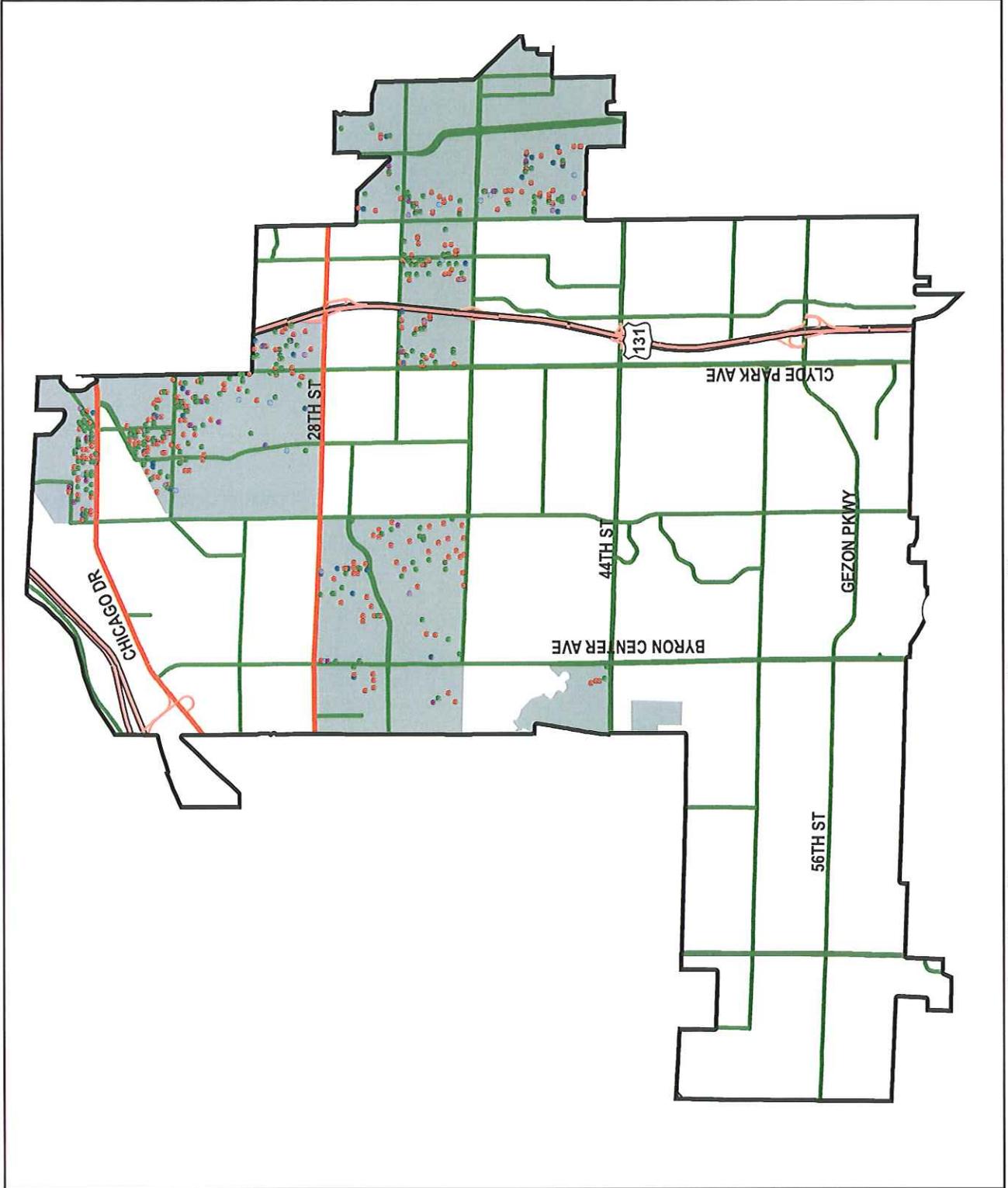
LOW-MOD INCOME PERCENTAGES
 by census block group
 2000 US CENSUS
 Wyoming Community Development
 CITY OF WYOMING
 MICHIGAN



City of Wyoming, Michigan CDBG Code Enforcement Activity, FY 2012-13



- Category**
- ABANDONED STRUCTURE - 44
 - HOUSING - 50
 - MULTIPLE- 7
 - NUISANCE - 358
 - OTHER - 16
 - POSTED NO OCCUPANCY-5
 - VACANT BUILDING-1
 - WEEDS -261
 - ZONING- 18
 - CDBG Target Areas



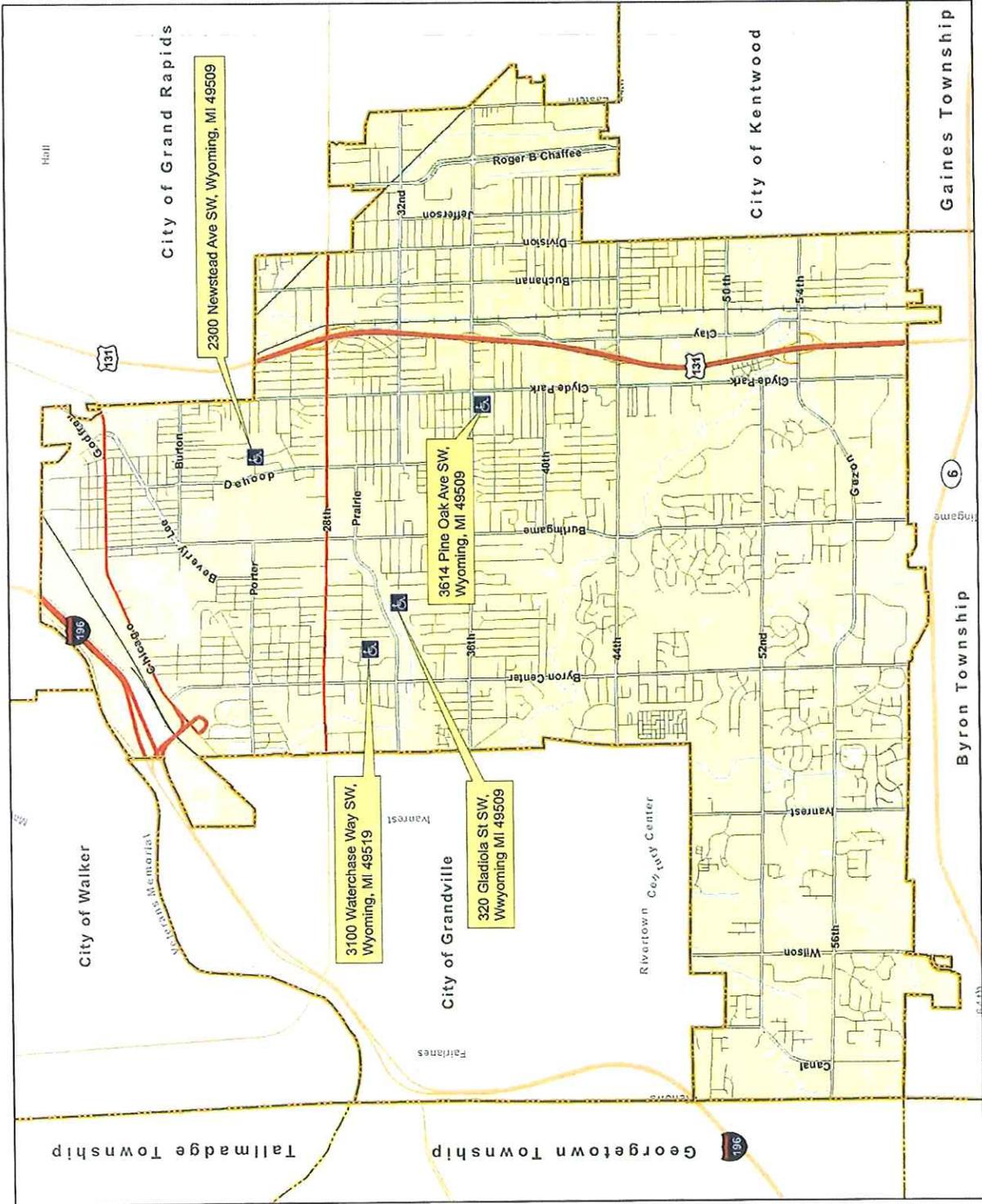
Map 7 Housing for the Disabled

City of Wyoming, Michigan

July 11, 2013

LEGEND

-  Surrounding Municipalities
-  State Highways
-  Local Roads



MCKenna
ASSOCIATES

Base Map Source: Michigan Geographic Information Framework, Michigan Center for Geographic Information, Version 04
GIS Software: ArcGIS 10.1