


# CITY COMMISSION POLICY

<b>GRAND RAPIDS</b>  <b>MICHIGAN</b>	<b>NUMBER:</b> 900-03	<b>HISTORY</b> <b>FILE #      DATE</b>
	<b>DATE:</b> March 2, 1976	
	<b>FILE NUMBER:</b> 30027	
	<b>DEPARTMENT:</b> PLANNING & DEVELOP.	

**SUBJECT:** SPECIAL ASSESSMENT FOR VARIOUS IMPROVEMENTS THROUGHOUT THE CITY

**PURPOSE:** To establish a policy by which special assessment public improvements will be made within the City, and general principles to be used in undertaking public improvements within Community Development target areas.

**POLICY:**

1. Each year the City of Grand Rapids shall determine those local residential streets in greatest need of maintenance and shall undertake such maintenance as revenues permit.
2. Priorities for reconstruction of streets shall be determined by the City on an annual basis, and the City shall be undertaking reconstruction, as revenues permit, on major thoroughfares where greatest need to improve safety and efficiency is demonstrated.

For purposes of this policy, major thoroughfares are those streets so designated for Act 51 purposes.

3. When a neighborhood desires to undertake improvements in excess of the minimum provided for in the annual maintenance schedule, a series of special assessment districts may be established in cooperation with the neighborhood, which may result in some portion of the cost being borne by the City-at-large, depending on the extent of City-wide benefit in accordance with established Special Assessment procedures as set forth in the City Code.

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For purposes of this policy, a neighborhood is defined as a geographic area generally bounded by major streets or some other physical barrier and consisting of at least 200 residences.

4. Current procedures with respect to new construction and special assessment procedure shall remain in effect.
5. With respect to areas designated by the City as Community Development target areas, the following procedures shall apply.

The objectives of community development within these target areas are:

- a. Rehabilitation of deficient residential structures by enforcement of the City's Minimum Housing Code.
- b. Provision of low interest loans and grants to homeowners who require financial assistance.
- c. Provide public improvements which will make these residential areas safer, better looking and a more desirable place to live.
- d. Provide the opportunity for residents to participate in decisions which affect their neighborhoods, including the level of public improvements which are undertaken.

The following sets forth the general principles that will be used in undertaking public improvements within Community Development target areas and the manner in which the City will participate in funding such public improvements.

1. City staff shall undertake an analysis of the public improvements needed in Community Development target areas beyond those undertaken under Items 1 and 2 of the City-wide policy. The process of analysis shall include effective communication with residents and property owners in the target areas to ascertain the neighborhood's desires for public improvements, taking account of other aspects of neighborhood conditions and needs. There shall be continuing communication with respect to the timing of public improvement projects.
2. Each year that Community Development target areas are designated and funds are set aside for public improvements in target areas, such funds will be used to make public improvements in addition to those undertaken under Items 1 and 2 of the City-wide policy, and in accordance with the analysis developed under Item 1 of the target area policy. Funds designated for general public improvements from the Community Development Grant Fund shall be divided among the individual target areas according to their proportionate share of street mileage.

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3. Where a Community Development target area or neighborhood, as defined by Item 3 of the City-wide policy, desires to undertake public improvements in addition to those funded under the City-wide policy and in addition to those funded from the Community Development Grant Fund designation for public improvements, special assessment districts may be established which may result in some portion of the cost being borne by the City-at-large, depending on the extent of City-wide benefit.
4. In cases where these special assessments result in undue hardship to individual owner occupants who have received a grant for housing rehabilitation, the situations will be reviewed by the Rehabilitation Appeal Committee for determination as to need and hardship based on standards adopted by the Grand Rapids City Commission, and funds may be made available in conjunction with the assistance for housing repair.