


CITY COMMISSION POLICY

GRAND RAPIDS  MICHIGAN	NUMBER: 900-26	HISTORY	
	DATE: 3/8/65	FILE #	DATE
	FILE NUMBER: 15843	40433	6/6/82
	DEPARTMENT: Public Housing		

SUBJECT: COMPREHENSIVE HOUSING POLICY

PURPOSE: To provide principles to guide public and private decision-making, which affects the provision of housing and the maintenance of neighborhoods throughout the City.

POLICY:

All persons, regardless of national origin, race, sex, age, religion, handicap, marital status, family size, or income, should have equitable access to good quality housing appropriate to their needs in all sectors of the City.

Supporting Principles:

- A. Equitable access to housing options needs to exist regardless of national origin, race, sex, age, religion, handicap, marital status, family size or income.
- B. Adequate housing supply of varied structural types is necessary to accommodate existing and future population.
- C. Desirable standards in housing and neighborhood conditions must be fostered throughout the City.
- D. A range of housing options should be available in each sector of the City.
- E. The City should determine alternatives for providing adequate housing for the lower-income families, handicapped, disabled, senior citizens, and the homeless.
- F. The City should promote actively the achievement of this housing policy.

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Objectives:

- A. Equitable access to housing options needs to exist regardless of national origin, race, sex, religion, handicap, marital status, family size, or income.
 - 1. Remove barriers to cost-competitiveness between City and out-of-City (suburban) development.
 - 2. Provide a spectrum of housing subsidy programs, to assist a variety of low and moderate-income households.
 - 3. Reaffirm the City 's commitment to the elimination of discrimination in real property transactions.
 - 4. Promote the availability of housing to accommodate handicapped persons.
 - 5. Take steps to protect low and moderate-income households against displacement.

- B. An adequate housing supply of varied structural types is necessary to accommodate existing and future population.
 - 1. Enable the development of single family detached dwellings.
 - 2. Enable the development of single family attached dwellings.
 - 3. Enable the development of multiple-unit dwellings.
 - 4. Enable the development of congregate housing facilities.
 - 5. Evaluate on a three year cycle the supply (quantitative) and condition (qualitative) of rental and purchase housing, thereby measuring the need for rehabilitation, new construction, and housing payment activities to be assisted by the City or its agents.

- C. Desirable standards in housing and neighborhood conditions must be fostered throughout the City.
 - 1. Sustain the current housing supply.
 - 2. Assure that new housing stock is developed to local codes and national performance standards; maintain and enforce these codes.
 - 3. Sustain or improve the residential environment.

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- D. A range of housing options should be available in each sector of the City.
1. Foster continuation of a balanced mix of housing types in those inner-City sectors already having a mix similar to that of the City as a whole. (Sectors #1, 3, 6; See Appendix A of Housing Policy Report).
 2. Promote new development which maintains balance of housing types in those outer-City sectors already having a housing mix similar to that of the City as a whole. (#9, 10).
 3. Encourage ownership/equity tenure in inner-City sectors with significantly lower than average percentage of single family housing and higher than average percentage of multiple family housing (# 2, 4, 5).
 4. Encourage rental opportunities in outer-City sectors having significantly higher than average percentage of single family housing and lower than average percentage of multiple family housing (#7, 8, 11).
 5. Foster congregate housing and group care facilities, where an under-supply exists.