

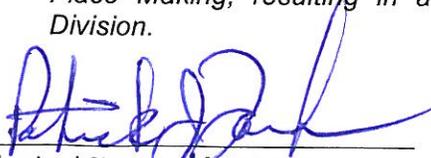
Newaygo County Department of Community Development Place-Based Targeting Strategy



Newaygo County -- Grant # MSC-2011-0789-HOA

The Place-based Targeting Strategy represents MSHDA's Community Development Division approved process and the County's determinations to address the following Special Condition:

To receive the second year funding (the remaining 50% of the grant award) the grantee must engage in community planning for a Targeted Strategy that will forward the goal of Place Making, resulting in a plan approved by MSHDA, Community Development Division.


Authorized Signatory for Grantee

Patrick Gardner
Printed Name

6/19/2013
Date

Data collection and final report prepared by MSHDA approved Technical Assistance provider, Kuntzsch Business Services, Inc.

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I. Introduction

On September 2, 2011 the Michigan State Housing Development Authority (MSHDA) sent a memo to its County Allocation Housing Resource Fund Grantees to notify them of changes to the County Allocation Program. Due to recent cuts in the Community Development Block Grant (CDBG) program, which funds MSHDA's County Allocation Program, and the difficult housing market, MSHDA determined it was necessary to redefine its investment priorities. The memo states,

“...we must provide solutions by redefining our investment priorities within our [Housing Resource Fund]. We will do this by targeting our resources collectively between state and local governments by creating ‘Sense of Place’ investment priorities.”

In order to access 50% of their County Allocation funding, the memo requires counties to, “...engage in community planning for a ‘Targeted Strategy’ that will forward the goal of Place Making, resulting in a plan approved by [MSHDA’s Community Development Division].”

The purpose of this Place-Based Targeting Strategy (PBTS) is two-fold; it addresses the requirement for a “Targeted Strategy” set forth by MSHDA while also identifying priority areas for placemaking and Community/Economic Development activities within Newaygo County. As the State of Michigan continues to experience dwindling resources, communities must prioritize needs for state investment in order to be competitive for state resources.

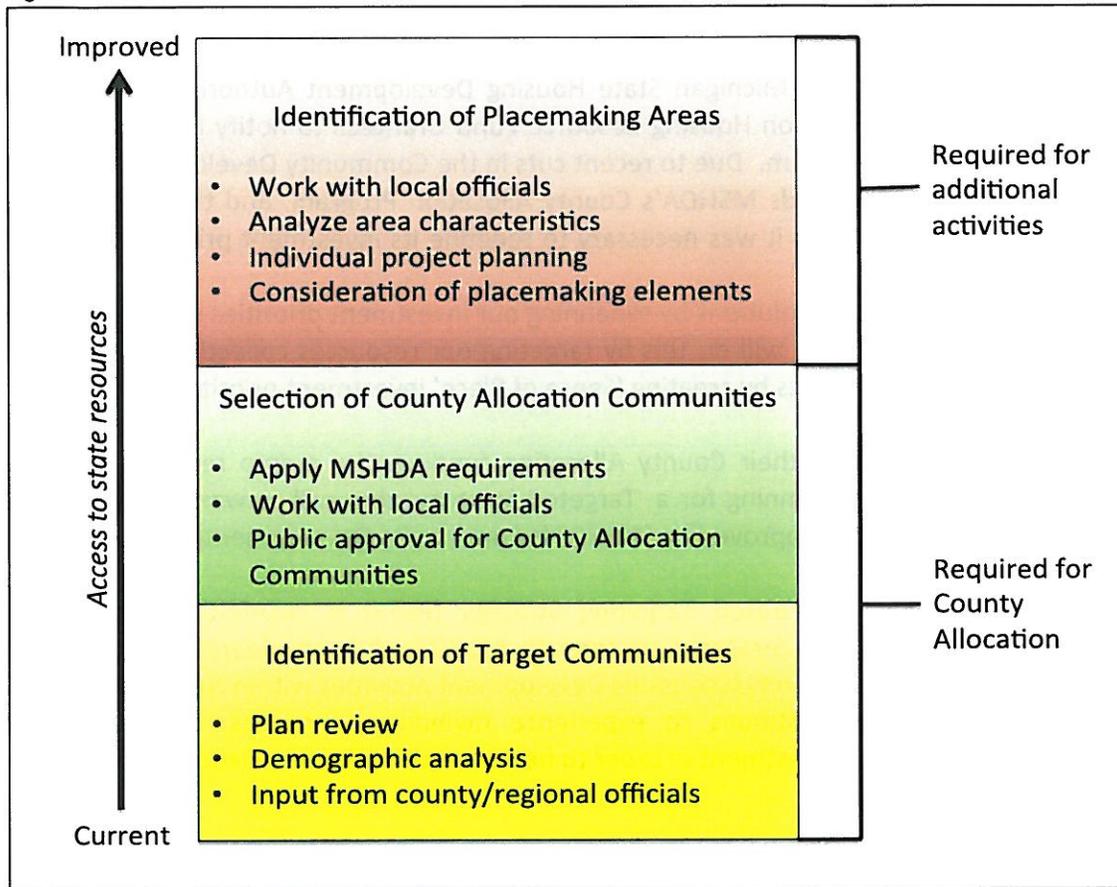
Process Employed

In February 2013, MSHDA developed a new process guide for counties as they worked to target the County Allocation Program. This process includes three steps: 1) Identification of Target Communities 2) Selection of County Allocation Communities and 3) Identification of Placemaking Areas. The first two steps are required for counties to receive the targeted 50% of their County Allocation grant; the third step is optional but encouraged by MSHDA. Figure 1 provides a summary of the overall process and Appendix 1 contains MSHDA’s Program for Creating a Place-Based Targeting Strategy.

In order to employ this process in Newaygo County, the County Community Development Department worked with Kuntzsch Business Services, Inc. to evaluate a wide range of socio-economic and housing data. This included evaluation of all data required by MSHDA for County Allocation Communities (see Section III), data describing the market for housing rehabilitation in each community and data relating to Newaygo County’s Housing Needs Assessment (see Appendix 2).

The preliminary results of this work were presented to the Physical and Economic Development Committee in April with a final draft approved at the May 8th meeting. The final draft strategy document was presented and approved at the May 22nd meeting of the Newaygo County Board of Commissioners (minutes from the meeting are provided in Appendix 3).

Figure 1: PBTS Process



Consistency with Existing Plans

Newaygo County’s 2010 Master Plan is supportive of placemaking and targeting MSHDA resources toward existing communities. The plan identifies the vitality of existing downtowns, Smart Growth, a wide range of housing opportunities and quality of life, among other items, as objectives for future development. The plan’s future land use map clearly distinguishes villages, cities and areas intended for medium intensity development from rural residential and natural resource areas. The Target Communities identified in this strategy directly relate to the areas identified for development in the Future Land Use plan (see Appendix 4).

Newaygo County is also taking its Housing Needs Assessment into consideration for this PBTS. Newaygo County submitted a Housing Needs Assessment (Appendix 2), adopted September 12, 2012, along with its original County Allocation documentation. This needs assessment identified six target populations for housing assistance:

1. Elderly
2. Disabled
3. Working Poor
4. Single Parents

5. Migrants
6. Homeless/Potential Homeless

As part of the initial data analysis, the prevalence of each of these populations in the county's local units of government was mapped and analyzed (see Appendix 5).

II. Target Communities

Target Communities indicate the jurisdictions within a county that are suitable for investment in placemaking and community/economic development. There is no limit on the number of target communities within a county.

Newaygo County has identified ten Target Communities, five incorporated communities that are centers of activity in the County and five unincorporated rural nodes. The five incorporated centers are:

- The City of Fremont
- The City of Grant
- The City of Newaygo
- The City of White Cloud
- The Village of Hesperia

The five rural nodes are:

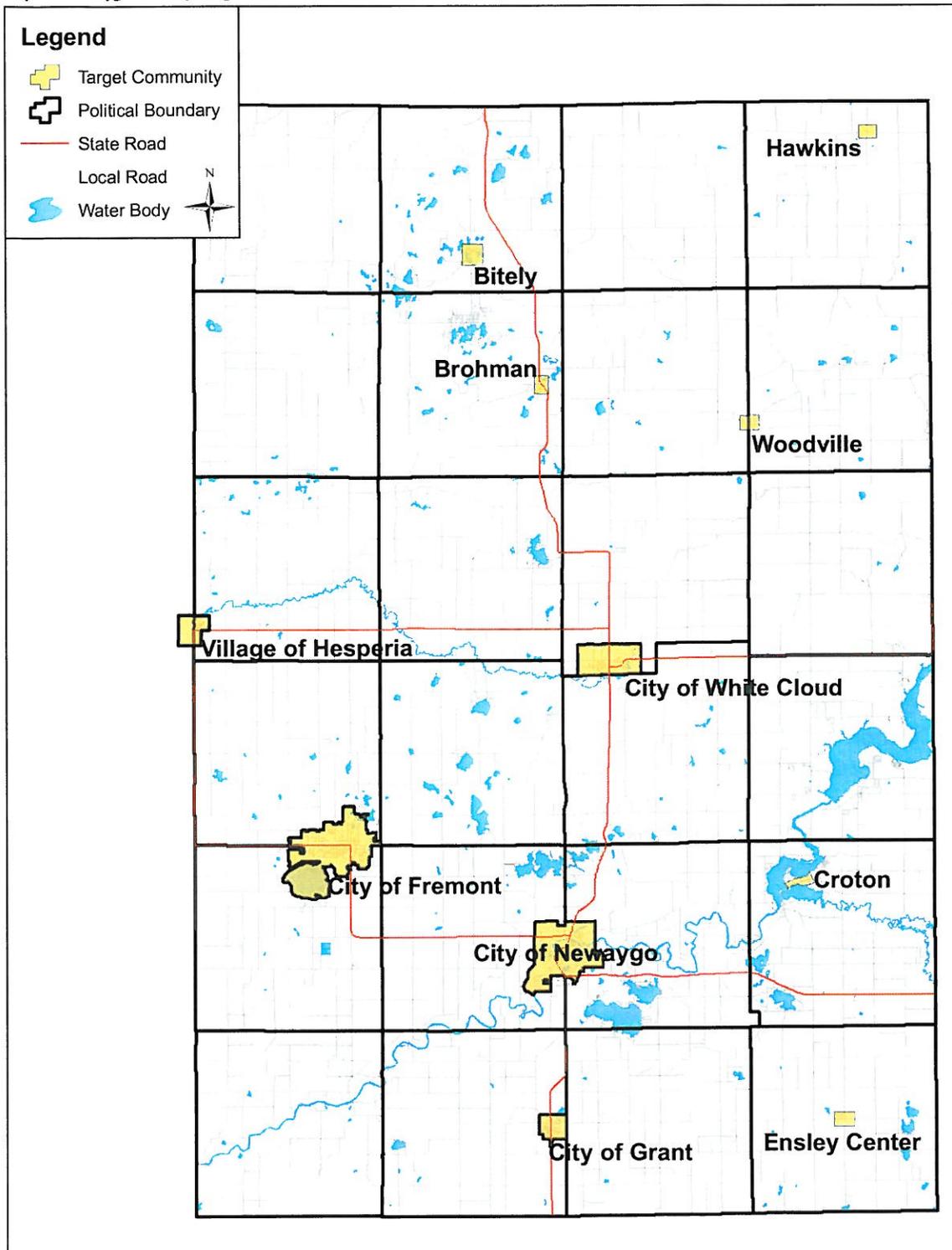
- Bitely
- Brohman
- Croton
- Ensley Center
- Hawkins

Map 1 displays the location of each Target Community.

Rationale for Target Communities

All Target Communities are identified in the 2010 Newaygo County Master Plan as medium density, or more intensive, development areas (see Appendix 4). The five incorporated centers are the primary activity areas for the County, account for 20% of the county's population and provide necessary goods and services as well as entertainment and recreational opportunities for the majority of County residents. The unincorporated rural nodes provide necessary goods for surrounding residents of the townships in which they are located and as well as visitors taking advantage of Newaygo County's substantial outdoor recreational opportunities. While the rural nodes do not present the same needs or opportunities for placemaking, maintaining their infrastructure and services is critical to the county's tourism economy and quality of life.

Map 1: Newaygo County Target Communities

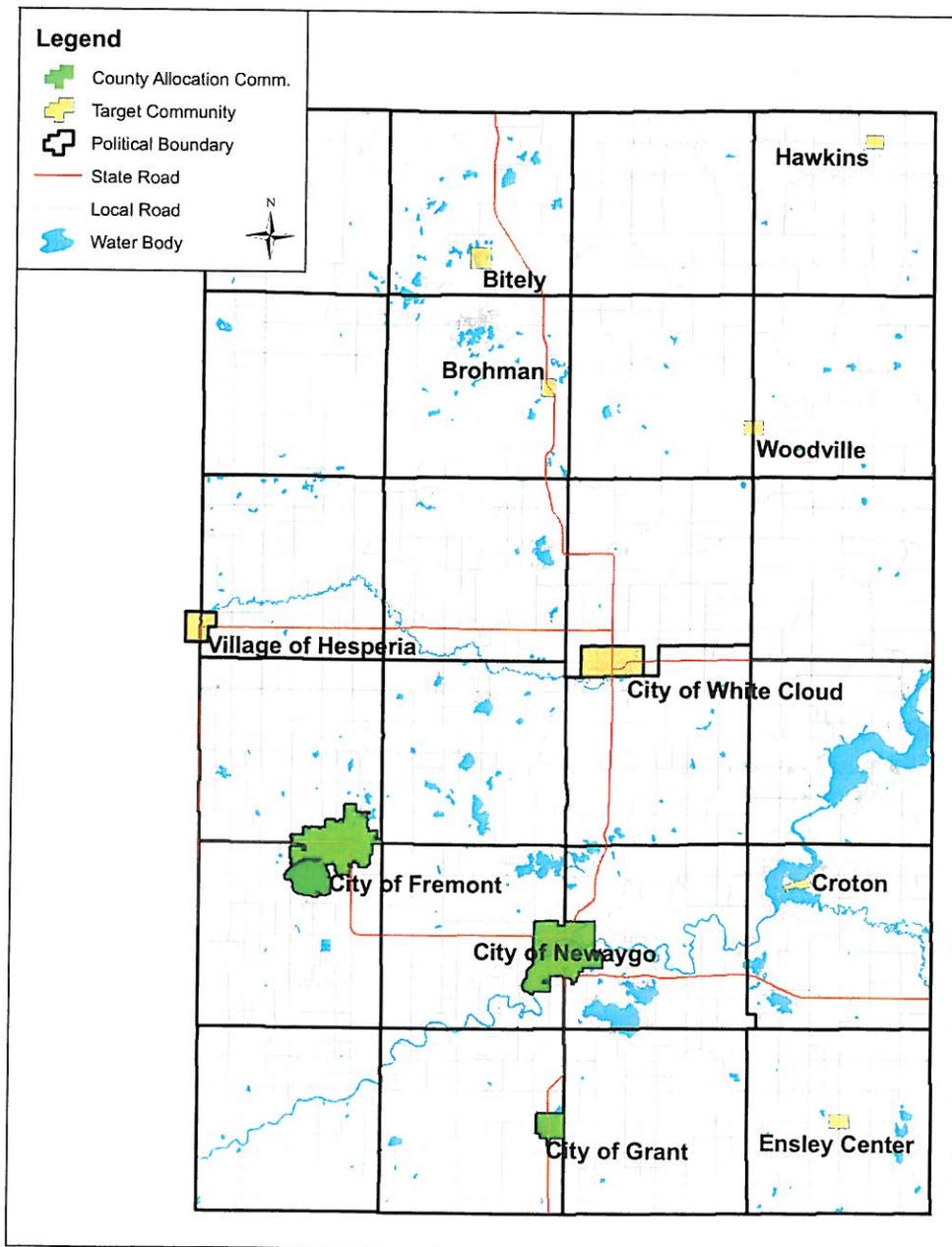


III. County Allocation Communities

No more than three communities may be selected as County Allocation Communities during a single grant cycle. Fifty percent of the County Allocation Grant must be expended within these communities. County Allocation Communities may change from one grant cycle to the next.

Newaygo County has identified the Cities of Fremont, Grant and Newaygo as County Allocation Communities for the 2012-2014 County Allocation Program. Each of these cities meets MSHDA's requirements for County Allocation Communities. Map 2 displays the location of each County Allocation Community and detailed boundary maps are provided in Appendix 6.

Map 2: County Allocation Communities



Rationale for Selection of County Allocation Communities

Newaygo County Community Development created a set of criteria for considering which communities to select as County Allocation Communities. These same criteria may be used in future County Allocation grants to re-evaluate communities and their appropriateness as a County Allocation Community.

Rural nodes and the Village of Hesperia were not considered for selection as a County Allocation Community. The rural nodes lack the sheer number of housing units and population necessary to ensure the County Allocation Grant is expended in a timely manner and approximately half of the Village of Hesperia's population and housing units are located outside of Newaygo County.

1. Market for Home Rehabilitation: The degree to which each community possesses the sheer number of homeowners and housing units that are necessary to expend County Allocation Program funds in a timely manner. MSHDA requires County Allocation funds to be expended within 24 months of award.
 - Fremont presents the largest market for home rehabilitation with 1,313 owner-occupied housing units, followed by Newaygo (484), White Cloud (287) and Grant (184).
 - Fremont also has the largest number of and highest percentage of households that are moderate to low-income, meaning that they potentially qualify for the County Allocation Program.

2. Need for Home Rehabilitation: The extent to which each community has need for rehabilitation of owner occupied housing units. This was estimated based on the median age of housing units, the number of housing units built prior to 1970 and poverty rates.
 - Grant has the oldest housing stock, with a median year built for owner occupied housing of 1952 and 72 percent of homes built prior to 1970. Fremont, Newaygo and White Cloud are relatively similar to each other, with between 50 and 59 percent of structures built prior to 1970 and median years built ranging between 1960 and 1969.
 - White Cloud has the highest poverty rate (35%), followed by Grant (29%), Newaygo (22%) and Fremont (21%).

3. Current Community Development Activities: The presence of community/economic development and placemaking activities currently taking place in the community. If Newaygo County invests County Allocation resources along with additional local or state resources, the impact of the investment is greater, as it contributes to an overall community development strategy, rather than only rehabilitating a specific houses.
 - All cities have completed master plans within the past five years.
 - Fremont, Newaygo and Grant provided Newaygo County with detailed lists of current community/economic development projects and needs occurring within their respective communities for this strategy (see Section V).

- Fremont, Grant and Newaygo have full-time staff persons responsible for management of the cities and regularly participate in countywide and regional economic development activities.
4. Change in Assessed Value: The change in assessed value in the last year.
 - Fremont, Grant and Newaygo all saw increases in their assessed value from 2012-2013, while White Cloud saw a decrease.
 5. Consistency with MSHDA Requirements: Whether communities meet MSHDA’s requirements for the County Allocation Program.
 - All four cities meet MSHDA’s requirements for County Allocation Communities (see Appendices 1 and 7).

Table 1 provides a summary of the data considered for each criterion.

Table 1: Criterion Statistics

Community	Persons		Owner-Occupied Housing Units				Change in Assessed Value
	Total	Percent Below Poverty Level	Total	Percent Low-Moderate Income	Median Year Built	Percent Built Prior to 1970	
City of Fremont	4,139	21%	1,313	39%	1969	52%	9%
City of Grant	803	29%	184	33%	1952	72%	2%
City of Newaygo	2,100	22%	484	28%	1960	59%	1%
City of White Cloud	1,585	35%	287	37%	1964	55%	-6%

County Allocation Community Requirements

Housing Density

County Allocation Communities must be twice as dense (have 100% more housing units per square mile) as the county as a whole.

Table 2: Density

Area	Miles ²	Housing Units	H.U./Miles ²	H.U./Mile ² % Greater than County
Newaygo County	813.20	25,075	30.83	0%
City of Fremont	3.42	1,968	574.78	1,764%
City of Grant	.64	416	645.10	1,992%
City of Newaygo	3.74	892	238.22	673%
City of White Cloud	1.95	537	275.39	793%

Zoning

Zoning in County Allocation Communities must be flexible enough to permit the creation of high-quality places. County Allocation Communities must include mixed-use zoning districts. At a minimum, residential, commercial and office uses must be permitted within at least one zoning district in each County Allocation Community.

The zoning district applying to the downtown area of each of the four cities permits residential, commercial and offices uses either by-right or by special land use permit.

Affordability

Median gross rent in County Allocation Communities must be 30% or less of county median household income. Median home value in County Allocation Communities must be equal to or less than 110% of median home value for the county as a whole.

Table 3: Affordability

Area	Median Gross Rent	M.G.R % of County Median Income*	Median Home Value	% of County M.H.V.
Newaygo County	\$637	17%	\$113,800	-
City of Fremont	\$580	16%	\$102,400	90%
City of Grant	\$613	17%	\$92,500	81%
City of Newaygo	\$536	15%	\$89,500	79%
City of White Cloud	\$574	16%	\$82,000	72%

*County Median Income: \$43,864

Assessed Value

The assessed value of County Allocation Communities and the county as a whole for the current year must be submitted with the PBTS.

Table 4

Area	2013 State Equalized Value
Newaygo County	\$1,660,702,665
City of Fremont	\$170,026,400
City of Grant	\$17,313,900
City of Newaygo	\$59,660,500
City of White Cloud	\$17,924,200

Conclusion

Fremont and Newaygo present the strongest potential for investment by the County Allocation Program. They have the largest markets for home rehabilitation and are very active in terms of community and economic development. At this time, the City of Grant presents a better case for the County Allocation Program than the City of White Cloud. The two cities are relatively similar in terms of market and need, but Grant's commitment to community and economic development activities is substantially greater than White Cloud's. Furthermore, Grant is seeing property values stabilize, while White Cloud's values continued to fall in 2012.

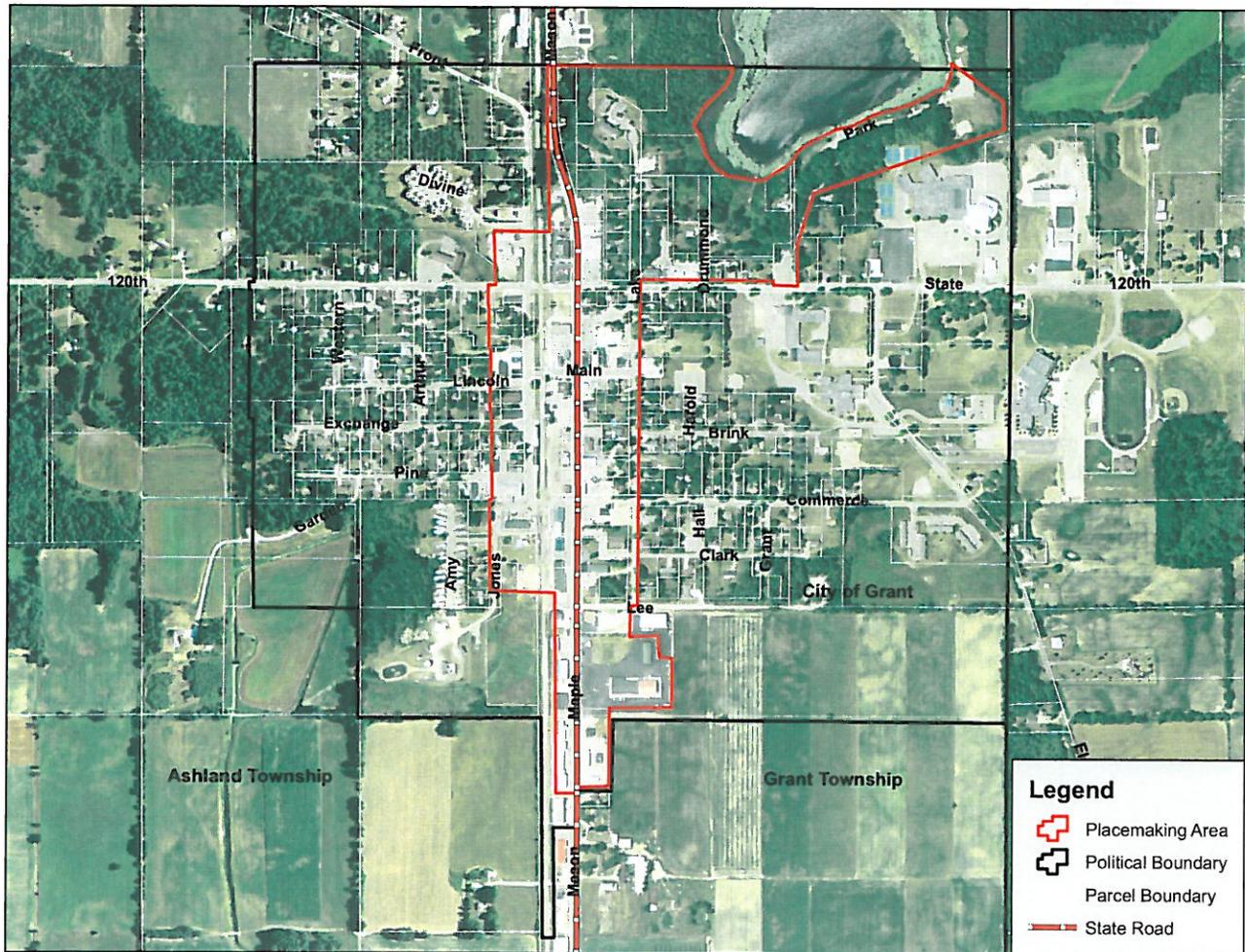
Even though White Cloud was not selected as a County Allocation Community, it is still eligible to see investment by the County Allocation Program. The County is only required to spend 50% of funds within County Allocation Communities; the remainder will be spent on a first-come-first-served basis throughout the remainder of the County. During future grant cycles, White Cloud will be reconsidered for inclusion as a County Allocation Community.

IV. Placemaking Areas

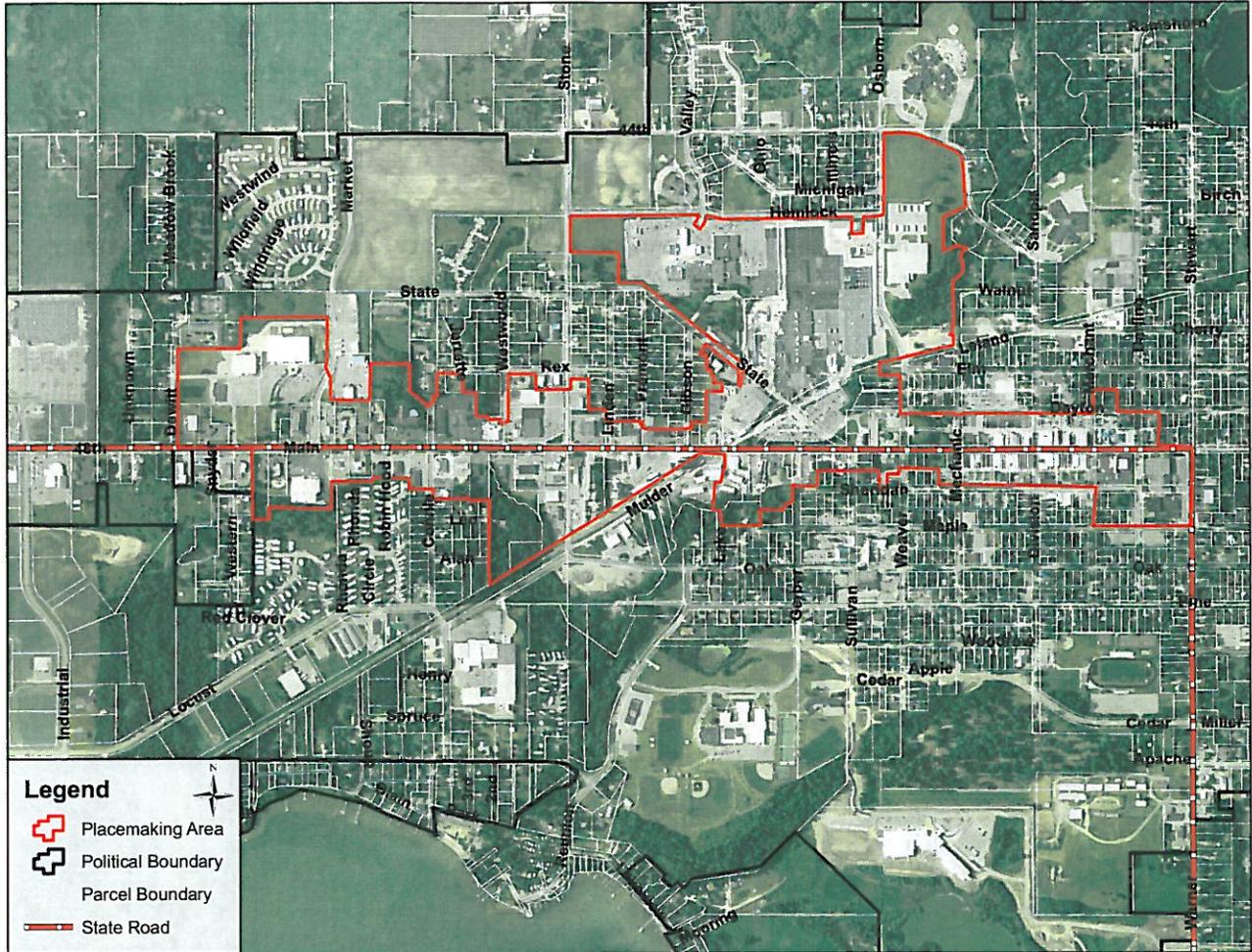
This element identifies areas that are well-suited for State investment in strategic placemaking projects. Counties that complete this element will be permitted to use County Allocation funds for projects located within Placemaking Areas that are consistent with the Michigan Consolidated Plan definition of “demonstrated housing needs.”

Newaygo County has identified placemaking areas within the cities of Fremont, Grant, Newaygo and White Cloud based on Downtown Development Authority Boundaries and/or zoning district boundaries. Maps 3-6 display the boundaries of each placemaking area.

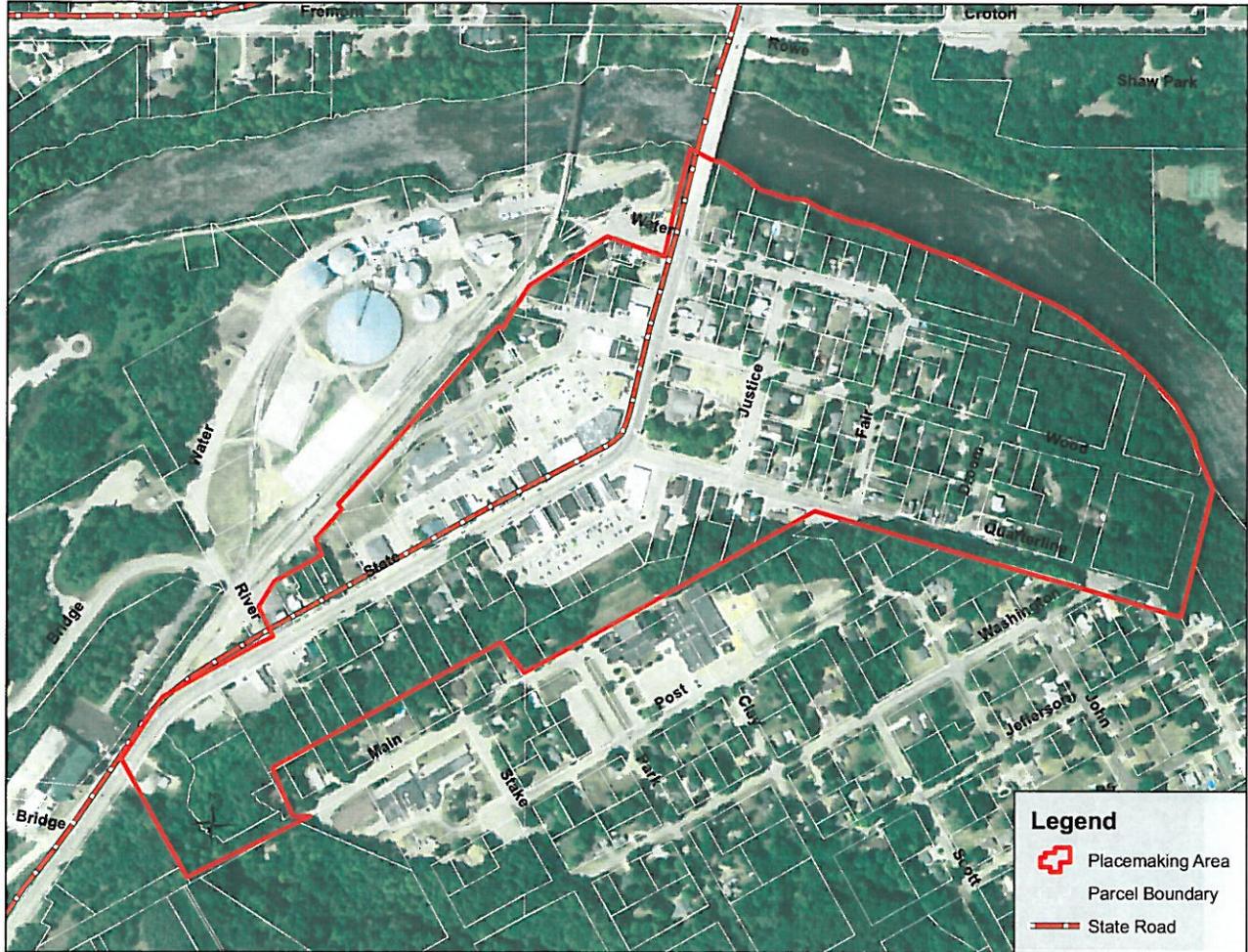
Map 3: City of Grant Placemaking Area



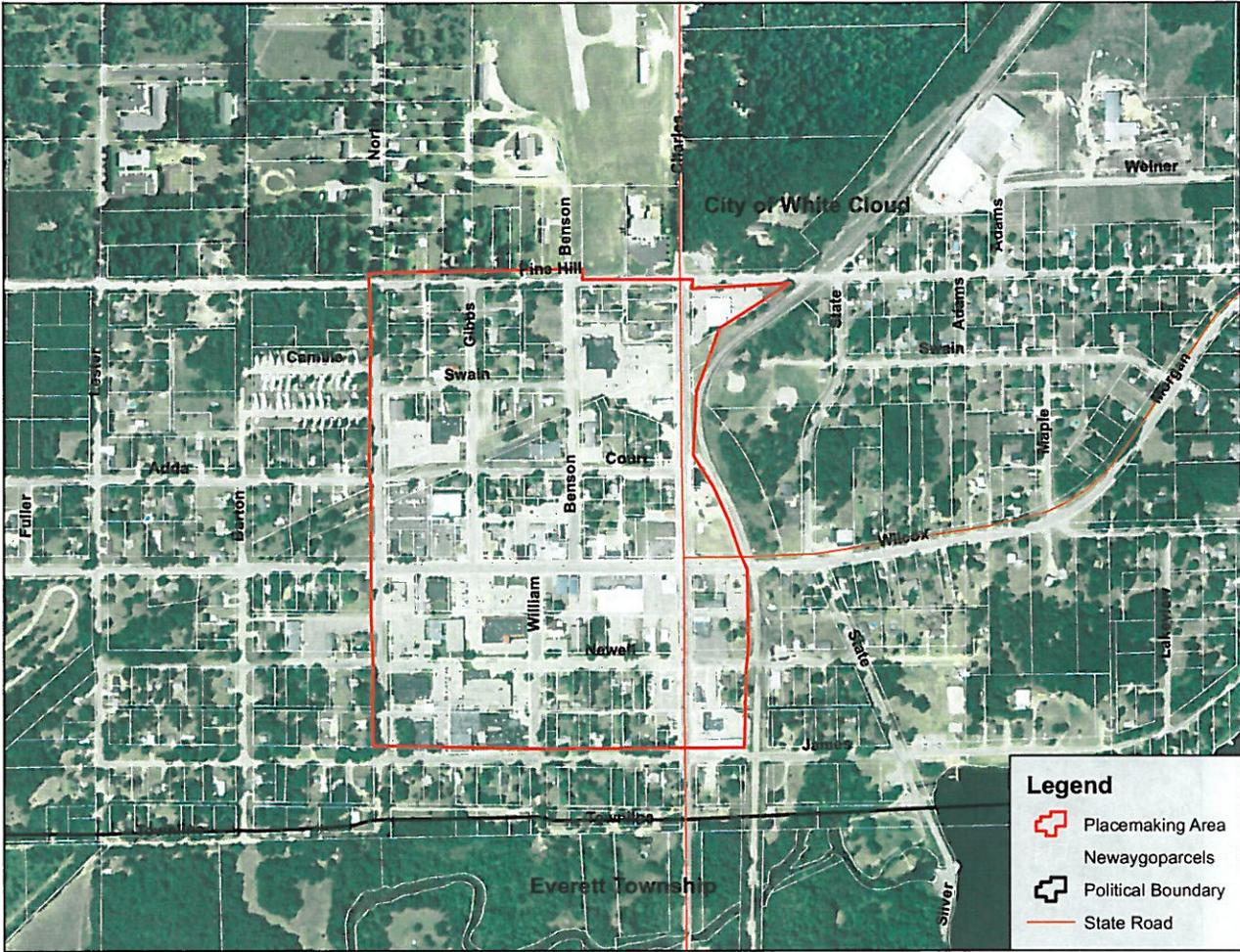
Map 4: City of Fremont Placemaking Area



Map 5: City of Newaygo Placemaking Area



Map 6: City of White Cloud Placemaking Area



Placemaking Area Requirements

Part of a Target Community

A placemaking area must be entirely within a target community. The boundaries of a placemaking area cannot be equivalent to the boundaries of a target community.

All four placemaking areas are entirely within the boundaries of a Target Community, as shown by the above maps.

Zoned for Mixed Use

The zoning district(s) that applies to the majority (greater than 50%) of a placemaking area must permit, at a minimum, residential, retail, commercial and office uses.

Over 50% of the total area of each of the four placemaking areas is within zoning districts that permit residential, commercial, retail and office uses. The zoning map of all four cities with a

Placemaking Area are provided in Appendix 8 with the Placemaking Area boundaries overlaid. Table 5 provides the approximate portion of each Placemaking Area zoned for mixed-use.

Table 5: Mixed-Use Zoning

Placemaking Area	Mixed-Use Zoning District(s)	Acres of Mixed Use Zoning	Placemaking Area Acres*	Percent of Placemaking Area Zoned for Mixed Use
Fremont	Urban Commercial, Downtown Commercial, Mixed Use	117.99	233.87	50.10%
Grant	Commercial	42.45	82.48	51.47%
Newaygo	Community Business	31.06	60.81	51.04%
White Cloud	Central Business	28.17	54.55	52%

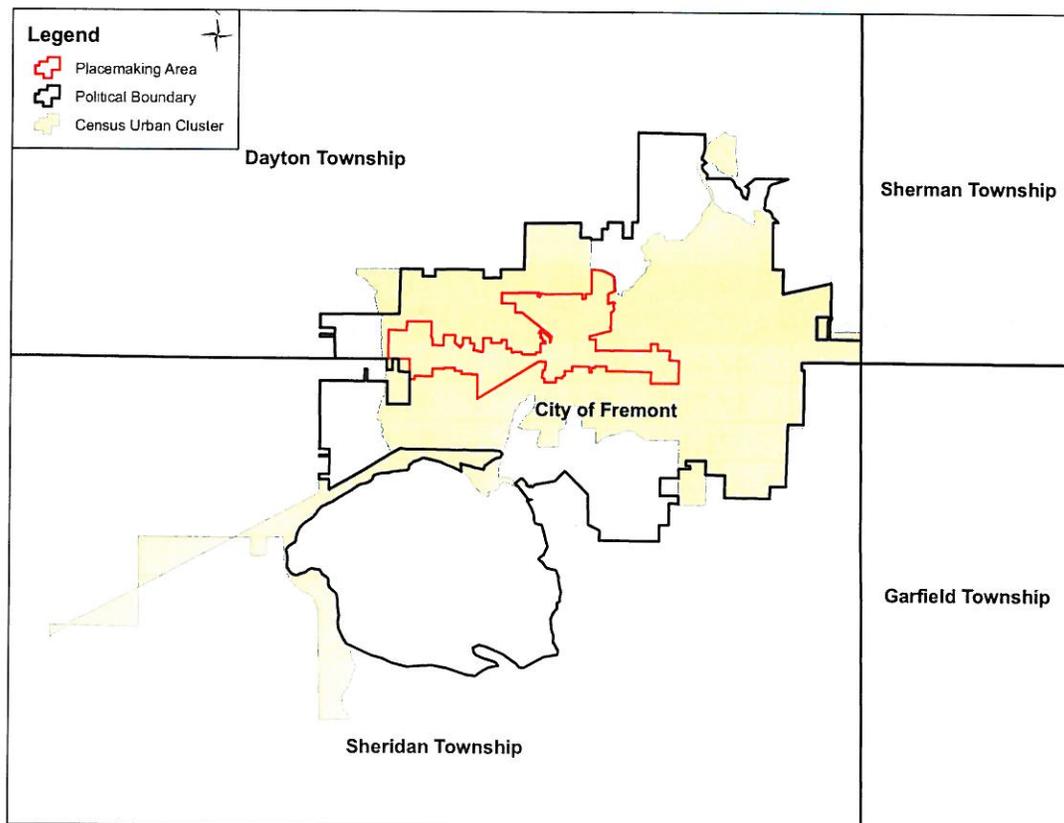
*Does not include Right of Way

High-Density

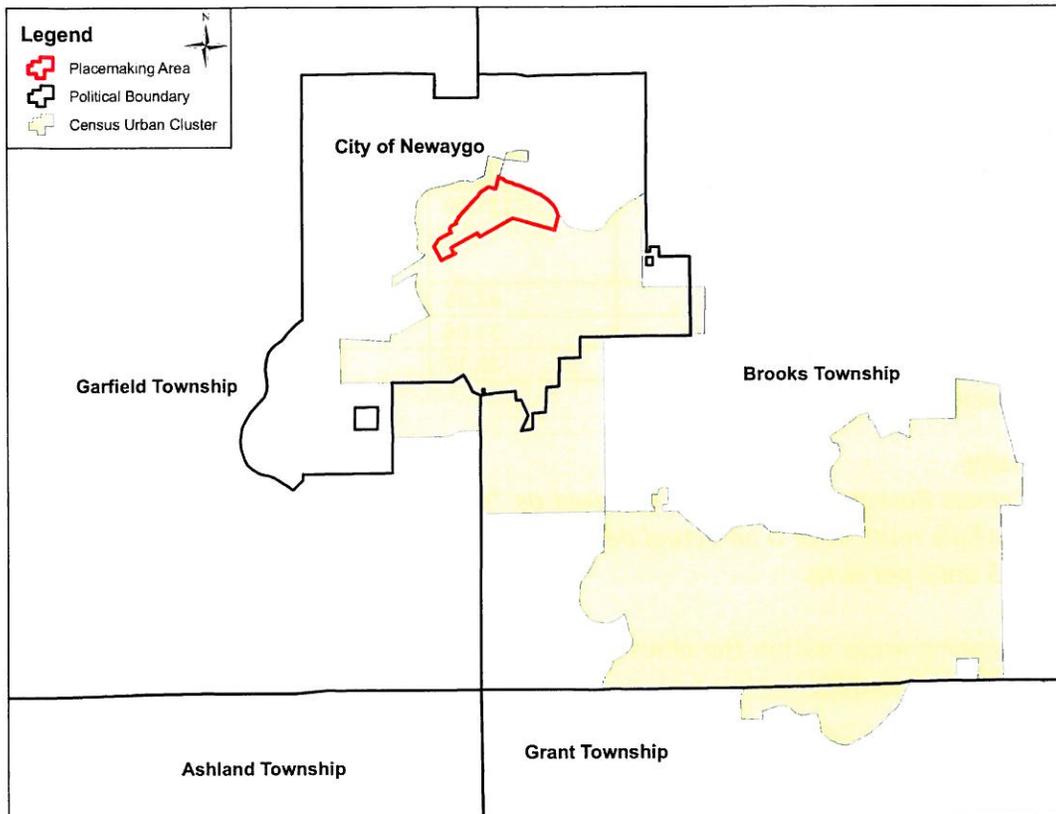
The US Census Bureau must classify the area as “urbanized” or as an “urban cluster” OR the area as a whole must have a an actual density of at least 2 housing units per acre or a planned density of 5 units per acre.

The placemaking areas within the cities of Newaygo and Fremont are both with urban cluster areas (see Maps 7 and 8).

Map 7: Fremont Urban Cluster



Map 8: Newaygo Urban Cluster



The zoning districts that apply to the placemaking areas in both Grant and White Cloud permit development well above the planned 5 units per acre requirement (see Tables 6 and 7).

Table 6: City of Grant Maximum Density

District	Acres	Lots	Average Lot Size (sq. Feet)	Maximum D.U. per Average Lot	Maximum D.U.s
Commercial	42.45	103	17,953	4	412
Apartment	17.71	16	48,215	8	128
Single Family Residential	21.1	15	61,274	1	15
Industrial	1.22	2	26,572	-	-
Right-of-Way	22.41	-	-	-	-
Total	104.89	136	-	-	555

Maximum Density (D.U)/Acre: 5.29

Table 7: City of White Cloud Maximum Density

District	Acres	Lots	Average Lot Size (square feet)	Maximum D.U. per Average Lot	Maximum D.U.s
Central Business	28.17	86	14,268	8	688
Single Family	12.93	44	12,801	1	44
Public Use	13.45	6	97,647	-	-
Right-of-Way	28.02	-	-	-	-
Total	82.57	-	-	-	732

Maximum Density (H.U. /Acre): 8.87

V. Placemaking and Community/Economic Development Priorities

Fremont, Grant, Newaygo and White Cloud have all recently developed community master plans that include detailed goals and objectives sections. Those goals and objectives, as well as input from local officials, have been used to develop general county-wide priorities for placemaking improvements. County priorities for placemaking are listed below (in no particular order), followed by specific objectives in Placemaking Areas.

New development or redevelopment must maintain and enhance community character

- Align Brownfield Redevelopment and Land Bank activities with local development activities in all Placemaking Areas.
- Develop policies and/or regulations that ensure new development is consistent with the existing small town community character in all Placemaking Areas.
- Ensure adequate parking facilities are available in all Placemaking Areas that contribute positively to community character.

Facilitate development of diverse housing types that provide affordable options for individuals and families

- Encourage and incentivize development of apartments above businesses in all Placemaking Areas.
- Encourage development of condominiums in Fremont to provide senior housing.
- Pursue redevelopment of the former high school in the Fremont Placemaking Area as a Senior Living Center.
- Consider development of multi-family housing in White Cloud behind the existing grocery store (within the Placemaking Area).
- Encourage redevelopment of the mobile home park in White Cloud as senior housing.
- Develop City-owned property on Lincoln Street in Grant for construction of new housing.

Enhance the appearance and function of streets to be more friendly to pedestrians

- Maintain and/or improve the appearance of streets (street trees, planter boxes, signage, etc.) in all Placemaking Areas.

- Construct or improve sidewalk facilities in all Placemaking Areas.
- Improve primary entryways into the central business district in all Placemaking Areas as a means of attracting potential users.
- Provide for bike lanes in all Placemaking Areas, where appropriate.

Take full advantage of Newaygo County's natural resource assets by improving green infrastructure

- Upgrade equipment and facilities in public parks throughout the County.
- More effectively connect public parks to public offices and central business districts with non-motorized trails.
- Complete the Town and Country Path in Fremont.
- Improve and expand the Riverfront Park and Riverfront Trail in Newaygo.
- Improve access to the Muskegon and White Rivers.
- More fully utilize the public space on the White Cloud millpond.
- Pursue development of a Community Amphitheater in Blanche Lake Park (Grant).

Upgrade public facilities to contribute positively to community character

- Utilize the Historic Water Tower in the City of Grant as a focal point of the Community.
- Utilize public facilities in White Cloud to host community events and festivals.

Address blighted and/or contaminated structures and properties to encourage redevelopment

- Redevelop the MAC facility in Newaygo into a vibrant mixed-use development that extends the Downtown to the riverfront.
- Redevelop historic properties along major corridors in all Target Communities.
- Pursue funding to support the clean up of brownfield sites.
- Acquisition, cleanup and development of the CSX property in Grant to be used as green space.

Appendix 1: Program for Creating a Place-Based Targeting Strategy

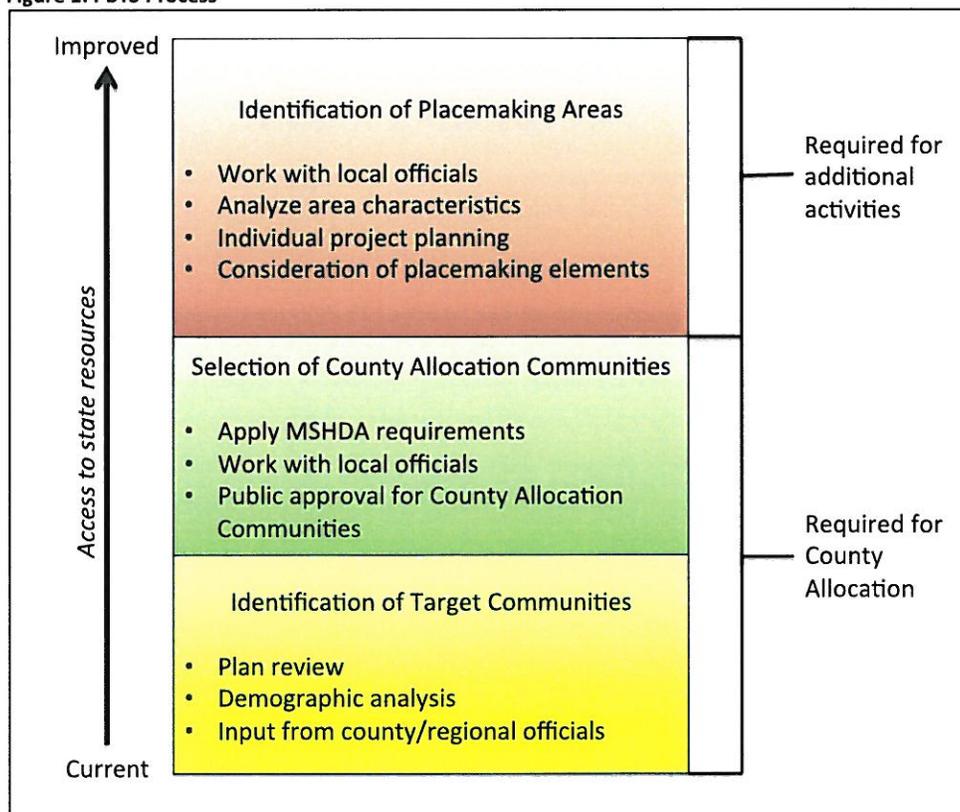
PROGRAM FOR CREATING A PLACE-BASED TARGETING STRATEGY: Version 2

The following process has been developed to create Place-based Targeting Strategies (PBTS) for Michigan Counties that are eligible for the County Allocation Program. This process is intended to create strategies that are relatively consistent between each county, yet flexible enough to accommodate the unique characteristics of all counties.

There are three elements of developing a PBTS: 1) Identification of Target Communities, 2) Selection of County Allocation Communities and 3) Identification of Placemaking Areas. Elements 1 and 2 must be completed in order for counties to receive their full County Allocation grant. Element 3 is optional, but is strongly encouraged by MSHDA as it will permit County Allocation Funds to be used for all demonstrated housing needs (as defined by the Michigan Consolidated Plan¹).

Figure 1 illustrates the PBTS process and the impacts of each element.

Figure 1: PBTS Process



¹ See pg. 31 of the Michigan Consolidated Plan <https://www.michigan.gov/mshda/0,4641,7-141--31319--,00.html>

Following the description of each element, a sample map is provided for illustration. **The sample maps are illustrative only. They do not reflect the policies of any particular county.**

1. Identification of Target Communities

Target Communities indicate the jurisdictions within a county that are suitable for investment in placemaking and community/economic development. *There is no limit on the number of target communities within a county.*

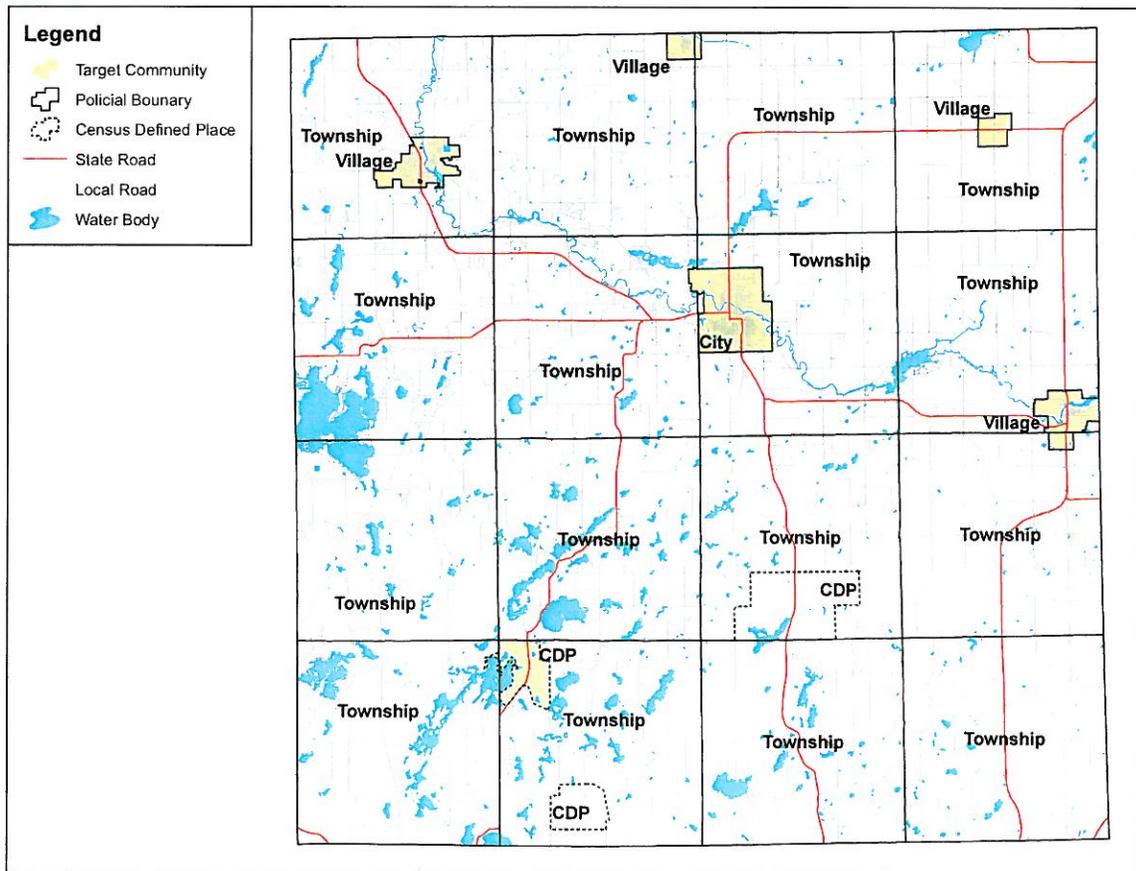
1.1. Target Communities must be identified based on:

- County and/or regional plans OR
- MSHDA County Allocation Program Community Requirements (see Section 2)

1.2. Consistency with existing plans

- Target Communities should be identified in relevant plans (regional, county and/or local) as an area suitable for investment in housing, infrastructure enhancements, and economic development activities.

Map 1: Target Communities Sample



2. Selection of County Allocation Communities

No more than three communities may be selected as County Allocation Communities during a single grant cycle. County Allocation Communities may change from one grant cycle to the next.

Each County Allocation Community must meet the following criteria:

2.1. Housing Density

- County Allocation Communities must be twice as dense (have 100% more housing units per square mile) as the county as a whole.²

2.2. Zoning

- Zoning in County Allocation Communities must be flexible enough to permit the creation of high-quality places.
 - County Allocation Communities must include mixed-use zoning districts. At a minimum, residential, commercial and office uses must all be permitted within at least one zoning district in each County Allocation Community.

2.3. Affordability³

- Median gross rent in County Allocation Communities must be 30% or less of county median household income.
- Median home value in County Allocation Communities must be equal to or less than 110% of median home value for the county as a whole.

2.4. Assessed value of target area and county

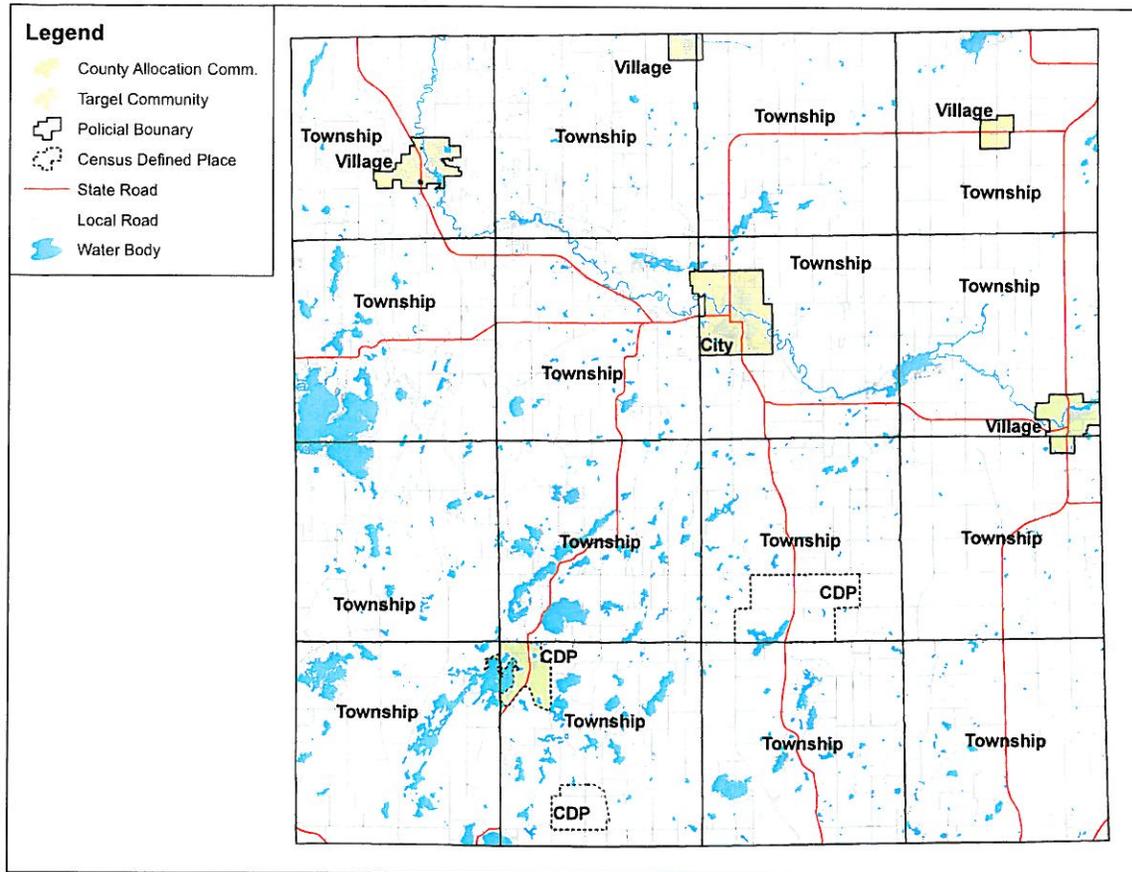
- The assessed value of County Allocation Communities and the county as a whole for the current year must be submitted with the PBTS.

In the absence of a county or regional plan that identifies potential Target Communities, the criteria in this section may be used to complete Element #1.

² Based on 2010 US Census. This calculation excludes entitlement communities.

³ Based on the most recent American Community Survey data.

Map 2: County Allocation Communities Sample



3. Identification of Placemaking Areas

This element identifies areas that are well-suited for State investment in strategic placemaking projects. Counties that complete this element will be permitted to use County Allocation funds for projects located within Placemaking Areas that are consistent with the Michigan Consolidated Plan definition of “demonstrated housing needs”.

3.1. Placemaking areas must:

- Be part of a target community: A placemaking area must be entirely within a target community. The boundaries of a placemaking area cannot be equivalent to the boundaries of a target community.
- Be zoned for mixed use: The zoning district(s) that applies to the majority (greater than 50%) of a placemaking area must permit, at a minimum, residential, retail, commercial and office uses.
- Be high-density: The US Census Bureau must classify the area as “urbanized” or as an “urban cluster”. If the area is not within a census-defined urban area, it must have an actual density of at least 2 housing units per acre or a planned density of 5 housing units per acre.

- Have a median household income of 80% or less of County median household income.⁴

3.2. Key elements of placemaking to consider in target areas:

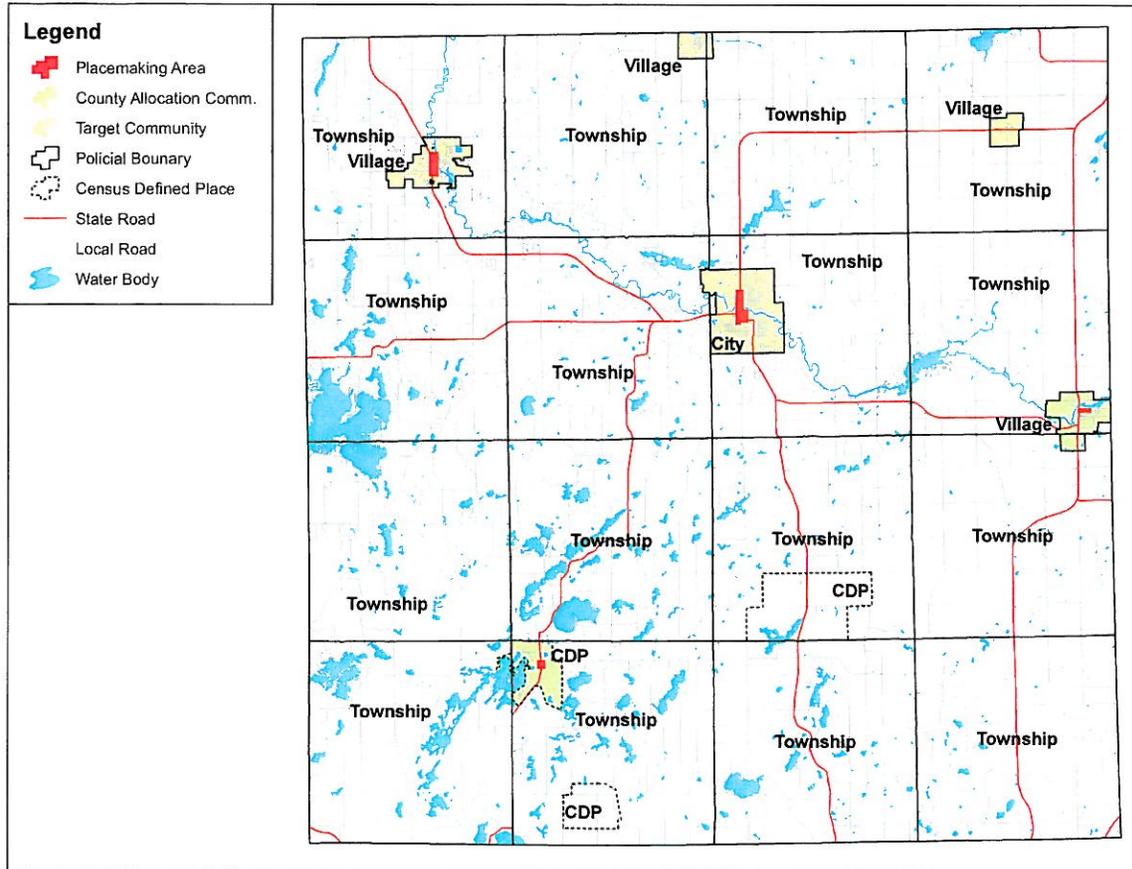
- **Mixed Uses**
 - Does the applicable zoning ordinance and master plan encourage a mix of uses? Do changes need to be made to local ordinances, plans and/or codes to permit this type of development?
- **Quality Public Spaces**
 - Does the street right-of-way effectively serve multiple functions?
 - Are public places easily accessible (nearby parks, town squares, sidewalk cafes, wide sidewalks, etc.)
- **Communications Access**
 - Does the placemaking area have access to high-speed internet service?
- **Access to Transportation Choices**
 - Does the placemaking area have access to public transportation?
 - Does pedestrian infrastructure exist in the placemaking area that effectively connects key destinations within and beyond the placemaking area?
- **Historic Preservation**
 - Are codes or regulations in place to preserve the historic character of the placemaking area?
- **Arts and culture**
 - Does the placemaking area have regular festivals or events?
 - Is public art present in the placemaking area and/or is a program in place to provide public art?
- **Green places**
 - Are parks or public green spaces present in the placemaking area?
 - Is the placemaking area well connected to natural assets and outdoor recreational opportunities outside of the placemaking area?

3.3. Other Important Considerations for Placemaking Target Areas

- Quality and location of schools and post-high school educational opportunities.
- Quality and status of public infrastructure (roadway, street lights, waterways, etc.).
- Quality and status of utilities (sewer, water, storm sewer, electric utilities).
- Quality of public services (police, fire, garbage, recycling, etc.).

⁴ Based on the most recent American Community Survey data.

Map 4: Placemaking Areas Sample



Appendix 2: Newaygo County Housing Needs Assessment



Newaygo County HOUSING NEEDS ASSESSMENT

At a Public Hearing held September 12, 2012, the County Administrator, Housing Coordinator of the Department of Community Development and the Newaygo County Board of Commissioners reviewed and discussed the housing needs of lower income households in Newaygo County.

Based on the relevant demographics from the 2000 and 2010 census, including numbers of owner-occupied housing units, rental housing units, vacancy rates, pre-war housing units, median household income data and other various indicators of housing conditions, the County Board of Commissioners adopted the following goals as they relate to housing and Community Development needs:

1. Adequate numbers, types and distribution of housing units available to families and individuals of all income levels.
2. Elimination of all substandard housing conditions in the county.
3. Conservation maintenance and improvement of existing housing and neighborhoods.
4. Promote Fair Housing. Eliminate the affects of discrimination in housing based on religion, race, color, national origin, gender, disability, and familial status.
5. Public housing assistance to all families and individuals whose income is not sufficient to obtain or retain adequate housing to meet their needs.
6. An equitable distribution of housing resources from public assisted programs throughout the county.

In addition, and as the above goals relate to housing needs of lower income residents of Newaygo County, the County Board of Commissioners identified the following target groups, in no particular order:

1. Elderly
2. Disabled
3. Working Poor
4. Single Parent
5. Migrants
6. Homeless/Potential Homeless

Public Comments:

Appendix 3: May 22, 2013 Newaygo
County Board Meeting Minutes



NEWAYGO COUNTY BOARD OF COMMISSIONERS
1087 E. NEWELL STREET, WHITE CLOUD, MI 49349

MAY 22, 2013

Meeting called to order by Chairman Patrick Gardner at 9:30 a.m.

Prayer by Newaygo County Chief Deputy Clerk, Pamela A. Rolfe.

Pledge of Allegiance to the Flag led by Commissioner Charles Trapp.

PRESENT: Philip Deur; Patrick Gardner; Larry Lethorn; James Maike, Jr.; Stanley Nieboer; Christian Ortwein; Charles Trapp

PUBLIC COMMENT: Michigan State University Extension District #5 Coordinator, Kathryn Cummings, introduced Michael Krauch to the Board. Mr. Krauch has taken the position of District #5 Finance Homeowner Educator.

13-210

MOTION BY TRAPP, SECONDED BY ORTWEIN, TO APPROVE THE AGENDA OF MAY 22, 2013. AYES-ALL. MOTION CARRIED.

13-211

MOTION BY MAIKE, SECONDED BY DEUR, TO APPROVE THE MINUTES OF MAY 8, 2013. AYES-ALL. MOTION CARRIED.

COMMITTEE REPORT/PUBLIC SAFETY/JUDICIAL/DEUR - None.

COMMITTEE REPORT/PHYSICAL & ECONOMIC DEVELOPMENT/TRAPP - None.

COMMITTEE REPORT/FINANCE/LETHORN

13-193-1

MOTION BY LETHORN, SECONDED BY NIEBOER, TO APPROVE THE NEWAYGO COUNTY ATTORNEY GUARDIAN AD LITEM/INDIGENT ATTORNEY AGREEMENT WITH MARK R. SCHROPP FOR THE TERM OF OCTOBER 1, 2013 THROUGH SEPTEMBER 30, 2014, IN THE AMOUNT OF \$29,004.00. AYES-ALL. MOTION CARRIED.

13-194-1

MOTION BY LETHORN, SECONDED BY DEUR, TO AUTHORIZE THE COMPLETION AND ELECTRONIC SUBMISSION OF AN APPLICATION TO THE FY 2013 COMPETITIVE GRANT ASSISTANCE PROGRAM, ROUND TWO, IN CONJUNCTION WITH MASON-OCEANA 911 TO UPGRADE EQUIPMENT NECESSARY TO FACILITATE COLLABORATION BETWEEN THE TWO CENTRAL DISPATCH AGENCIES. AYES-ALL. MOTION CARRIED.

13-198-1

MOTION BY LETHORN, SECONDED BY TRAPP, TO APPROVE NEWAYGO COUNTY'S PLACE-BASED TARGET STRATEGY, AND SUBMIT TO MSHDA (MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY) TO COMPLY WITH SPECIAL CONDITIONS TO GRANT MSC 2011-0789 HOA. AYES-6, NAY-LETHORN. MOTION CARRIED.

13-199-1

MOTION BY LETHORN, SECONDED BY ORTWEIN, TO RENEW NEWAYGO COUNTY'S CORPORATE SPONSORSHIP WITH NEWAYGO COUNTY RECYCLING IN THE AMOUNT OF \$300.00; MONEY TO COME FROM ACCOUNT NUMBER 101-101-957 (BOARD OF COMMISSIONERS - SUBSCRIPTION & DUES). AYES-ALL. MOTION CARRIED.

13-203

MOTION BY LETHORN, SECONDED BY MAIKE, TO APPROVE THE SEMI-MONTHLY DETAIL ANALYSIS DATED MAY 15, 2013, CHECK #90190 THROUGH CHECK #90344, FOR A TOTAL AMOUNT OF \$130,953.98. AYES-ALL. MOTION CARRIED.

13-204

MOTION BY LETHORN, SECONDED BY TRAPP, TO RATIFY THE APRIL 2013 MONTHLY CHECK REGISTER IN THE AMOUNT OF \$2,824,589.72. AYES-ALL. MOTION CARRIED.

13-205

MOTION BY LETHORN, SECONDED BY ORTWEIN, TO APPROVE THE NEWAYGO COUNTY BUDGET REPORT FOR THE MONTH OF APRIL 2013, WITH BUDGET AMENDMENTS AND TRANSFERS AS PRESENTED. AYES-ALL. MOTION CARRIED.

13-206

MOTION BY LETHORN, SECONDED BY DEUR, TO APPROVE PAYMENT TO THE COMMUNITY MENTAL HEALTH AUTHORITY (CMH) OF THE P.A. 2 OF 1986 "LIQUOR TAX" FUNDS IN THE AMOUNT OF \$37,910.50 FROM 101-631-8359 (GENERAL FUND - SUBSTANCE ABUSE INTERNATIONAL - APPROPRIATION TO OTHER AGENCIES). AYES-ALL. MOTION CARRIED.

13-207

MOTION BY LETHORN, SECONDED BY ORTWEIN, TO APPROVE A LETTER OF UNDERSTANDING BETWEEN NEWAYGO COUNTY BOARD OF COMMISSIONERS, NEWAYGO COUNTY CENTRAL DISPATCH AUTHORITY BOARD, AND THE POLICE OFFICERS ASSOCIATION OF MICHIGAN FOR DISPATCHERS TO CREATE A ROTATION SUPERVISOR CLASSIFICATION WITHIN THE BARGAINING UNIT, AND AUTHORIZE THE 911 CENTRAL DISPATCH BOARD CHAIRMAN, COUNTY ADMINISTRATOR, AND CHAIRMAN OF THE COUNTY BOARD OF COMMISSIONERS TO SIGN ANY AND ALL OF THE NECESSARY DOCUMENTS. AYES-ALL. MOTION CARRIED.

13-208

MOTION BY LETHORN, SECONDED BY ORTWEIN, TO APPROVE THE CENTRAL DISPATCH ROTATION SUPERVISOR JOB DESCRIPTION, AND TO CREATE TWO POSITIONS FROM WITHIN THE RANKS OF DISPATCHERS AT AN HOURLY RATE OF \$18.54. AYES-ALL. MOTION CARRIED.

MISCELLANEOUS COMMITTEE REPORT/DEUR - Reported on attendance at a 9-1-1 Central Dispatch Authority Board special meeting to establish a timeline for hiring a permanent Director for Central Dispatch.

MISCELLANEOUS COMMITTEE REPORT/ORTWEIN - Reported on a meeting with the Emergency Services Director regarding the flooding issues surrounding the Muskegon River.

MISCELLANEOUS COMMITTEE REPORT/LETHORN - Reported that a health insurance presentation on the Affordable Care Act and health insurance at the Health, Education & Human Services Committee meeting later this morning.

MISCELLANEOUS COMMITTEE REPORT/MAIKE - Reported on attendance at the MAC (Michigan Association of Counties) Transportation committee lobby day regarding necessary funding for the roads. Mr. Maike also reported on attendance at the West Michigan Shoreline Regional Development Commission meeting and the Timberland RC&D meeting.

ADMINISTRATORS REPORT/LAKE - Informational items reported by the Administrator included the following:

- The County Incentive Program (CIP) will be submitted by June 1st.
- Anticipates a meeting today at 3:00 p.m. with an individual whose home has been deemed unsafe as a result of the Muskegon River flooding.
- Provided a power point presentation on the comparison of actuarial data for the 2013 and 2014 fiscal years regarding MERS Defined Benefit Pension Plan and the Defined Contribution Plan.

PUBLIC COMMENT: Drain Commissioner and Board of Public Works Chairperson, Dale Twing, reminded everyone of the Household Hazard Waste Collection on Saturday, June 1st, and asked for volunteers.

13-212

MOTION BY ORTWEIN, SECONDED BY NIEBOER, TO ADJOURN THE MEETING AT 10:47 A.M. AYES-ALL. MOTION CARRIED.


LAUREL J. BREUKER
NEWAYGO COUNTY CLERK


PATRICK GARENNER, CHAIRMAN
NEWAYGO COUNTY BOARD OF COMMISSIONERS

JUNE 3, 2013

Appendix 4: Newaygo County Plan Review

Newaygo County Plan Review

Newaygo County Master Plan (2010)

Relevant Objectives:

...Vitality in Existing Downtown Areas

- Encourage the use of incentive programs that facilitate private development in downtown areas
- Encourage the redevelopment of obsolete, blighted, or contaminated properties in downtown areas.
- Encourage the preservation of historic structures through maintenance and renovation that retains historic character. (p. 38)
- Encourage pedestrian activity in downtown areas through the design and construction of sidewalks and public gathering spaces. (p. 38)
- Encourage cities, villages, and townships to update local zoning ordinances to permit mixed use development in downtown areas. (p. 38)
- Encourage the redevelopment of existing housing in and near downtown areas. (p. 38)
- Encourage businesses and institutions to support public beautification projects. (p. 38)

Encourage SmartGrowth Practices

- Provide educational opportunities and leadership to local officials on the importance of appropriate planning and zoning techniques to manage growth in general

Encourage Local Regulations that Protect Quality of Life...

- Encourage local jurisdictions to draft and administer zoning regulations consistently with any adopted city, village or township Master Plan
- Work with local authorities to encourage zoning practices that prevent over-crowding of land, the loss of prime agricultural land, and the overuse of natural resources, as well as practices that promote economic development where adequate public services exist.
- Provide training for locally elected and appointed officials on basic and advanced principles, procedures, laws, cases, tools and techniques to guide quality community development.

Encourage Preservation of Natural Resources

- Encourage city, village and township planning commissions to develop design guidelines for small parcels and large parcel development that promote voluntary approaches to the protection of natural resources and scenic quality.
- Encourage the development of a greenspace system of interconnected, undeveloped land, buffers, ecological corridors, forests, floodplains, wetlands, and other open space throughout Newaygo County

Encourage Appropriate Housing Opportunities

- Encourage development of mixed-use housing in downtown areas.
- Encourage the development of senior-friendly housing.

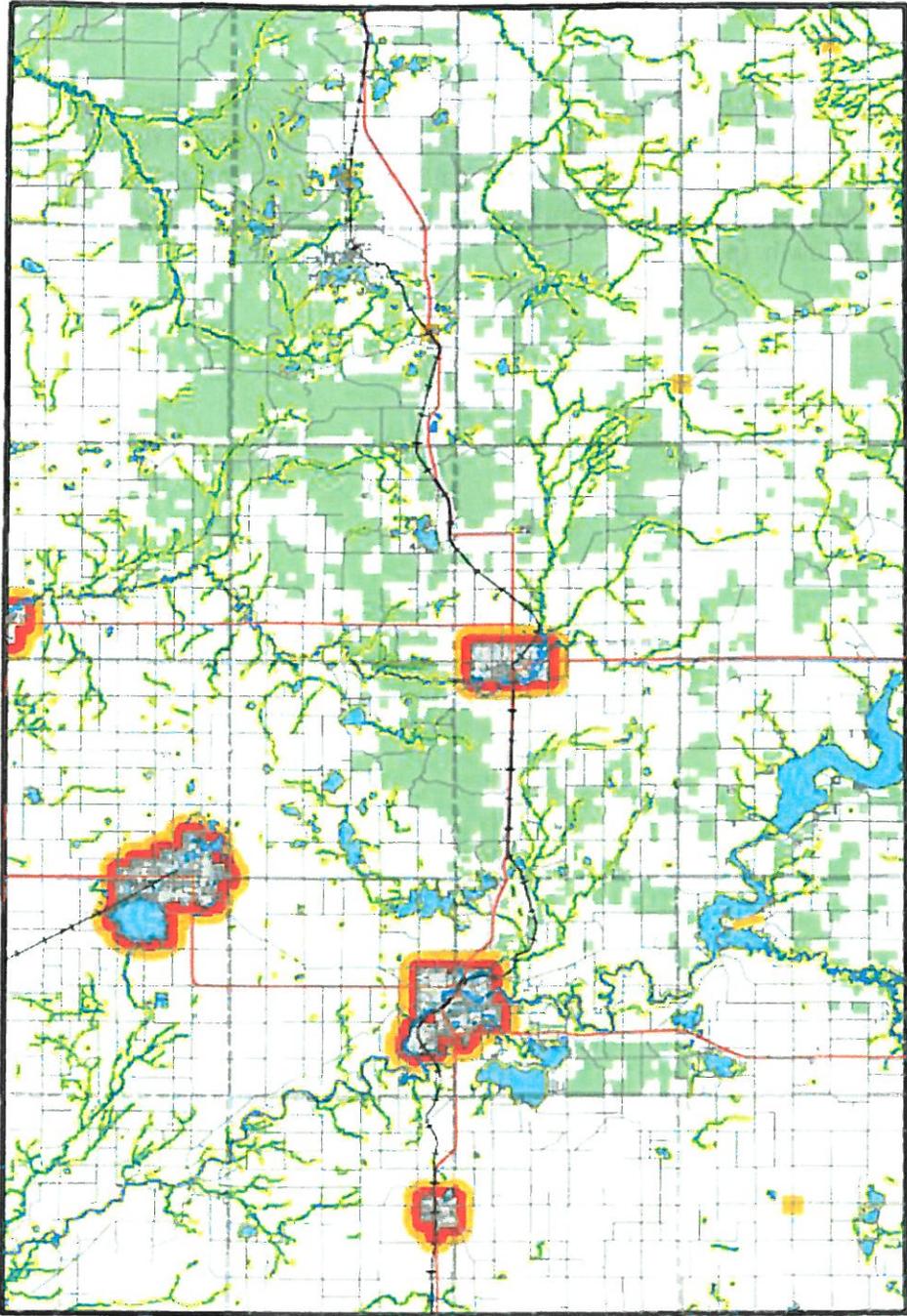
Provide Reasonable Access to Jobs...and Other Opportunities for all Segments of Society

- Encourage transportation infrastructure development that complements anticipated future land use patterns
- Facilitate a coordinated approach to transportation planning and financing among responsible government units

Encourage Sustainability of Public Park and Recreational Facilities

- Coordinate efforts with local jurisdictions and the Michigan Department of Natural Resources to implement the recommendations of the County Recreation Plan.
- Identify and explore new opportunities for recreational projects with local jurisdictions as a means of better serving residents and enhancing tourism
- Support the development of trail systems that link existing sites across the county.
- Encourage the expansion of recreational opportunities to include heritage, ecological, and agricultural experiences

Recommended Newaygo County Future Land Use Map



- | | | | |
|-----------------|-------------------------|-------------------------|-----------------------------------|
| —+— Railroad | ■ Lake | ■ Federal Land | ■ Medium Density Development |
| — State Highway | ■ Village/City Boundary | ■ River/Lake Overlay | ■ High Density Development |
| — Road | ■ Township Boundary | ■ Scenic Routes Overlay | ■ Agriculture / Rural Residential |
| — Creek/River | | | |



West Michigan Shoreline Regional Development Commission Comprehensive Economic Development Strategy (2013)

Relevant Strategies:

- Promote commercial revitalization of the regions central business districts. Commercial revitalization of central business districts continues to be a major goal in the region. The revitalization of central business districts is of vital importance not only in the more urban areas of Muskegon and Ludington, but also in the rural areas such as Hart, Newaygo, and Baldwin. (p.50)

Appendix 5: Additional Decision Support Information

Additional Decision-Support Information for Newaygo County

Potential Market for Housing Rehabilitation

The following tables provide estimates of housing characteristics of all potential MSDHA County Allocation Communities in Newaygo County. These tables provide estimates gathered through the 2007-2011 American Community Survey (ACS).

Table 1 estimates the number of households in each area that are below 80% of Area Median Income. In this case, the “area” is Newaygo County, the median income of which is \$43,864. The ACS provides income data in ranges (e.g. 40,000-49,999), therefore, all households with an income below \$49,999 is used as an indicator of potential eligibility in each area.

Table 1: Household Income

Geography	Housing Units	Owner occupied	Less than \$49,999	Less than \$49,999 % of Total
Ashland township	915	858	347	38%
Barton township	256	238	140	55%
Beaver township	219	209	127	58%
Big Prairie township	1,087	898	567	52%
Bridgeton township	764	672	430	56%
Brooks township	1,409	1,236	650	46%
Croton township	1,373	1,221	597	43%
Dayton township	797	717	314	39%
Denver township	764	604	356	47%
Ensley township	942	878	377	40%
Everett township	759	656	370	49%
Fremont city	1,748	1,313	673	39%
Garfield township	845	756	347	41%
Goodwell township	222	202	128	58%
Grant city	340	184	111	33%
Grant township	1,090	980	391	36%
Home township	88	83	55	63%
Lilley township	350	291	188	54%
Lincoln township	517	462	213	41%
Merrill township	216	172	109	50%
Monroe township	131	104	82	63%
Newaygo city	837	484	231	28%
Norwich township	226	196	103	46%
Sheridan charter township	938	817	367	39%
Sherman township	743	653	304	41%
Troy township	110	100	78	71%
White Cloud city	519	287	191	37%
Wilcox township	411	357	207	50%
Hesperia village	397	264	174	44%

Bold: Meets MSHDA Requirements for County Allocation Communities

As Table 1 shows, of all jurisdictions in Newaygo County, the City of Fremont and Brooks Township are likely to have the most households below 80% AMI. Troy, Monroe and Home Townships have the highest percentage of all homes that are likely to be below 80% AMI. Of the communities that meet MSHDA requirements, Brooks Township and the Village of Hesperia have the highest percentage of homes that are likely to be below 80% AMI.

Table 2 displays the age of owner occupied housing units in all jurisdictions. This table provides a general estimate of the age of structures, by community, which is also an indicator of need for housing rehabilitation. The City of Fremont (677) and Dayton Township (386) have the most structures built prior to 1970, while the City of Grant (72%) and Village of Hesperia (67%) have the highest percentage of owner occupied structures built prior to 1970. The City of Grant (1952), the City of Newaygo (1960), the Village of Hesperia (1960) and Sheridan Township have the oldest median age.

Table 2: Age of Structure

Area	Owner Occupied Structures	Built prior to 1970	% Built prior to 1970	Median Year Built
Ashland township	858	294	34%	1990
Barton township	238	91	38%	1978
Beaver township	209	55	26%	1988
Big Prairie township	898	294	33%	1977
Bridgeton township	672	185	28%	1978
Brooks township	1,236	364	29%	1979
Croton township	1,221	226	19%	1989
Dayton township	717	386	54%	1965
Denver township	604	224	37%	1981
Ensley township	878	174	20%	1992
Everett township	656	195	30%	1979
Fremont city	1,313	677	52%	1969
Garfield township	756	262	35%	1978
Goodwell township	202	62	31%	1982
Grant city	184	133	72%	1952
Grant township	980	282	29%	1986
Home township	83	19	23%	1979
Lilley township	291	133	46%	1972
Lincoln township	462	135	29%	1981
Merrill township	172	44	26%	1987
Monroe township	104	55	53%	1968
Newaygo city	484	287	59%	1960
Norwich township	196	64	33%	1980
Sheridan charter township	817	549	67%	1960
Sherman township	653	299	46%	1972
Troy township	100	31	31%	1982
White Cloud city	287	159	55%	1964
Wilcox township	357	117	33%	1978
Hesperia village	264	178	67%	1960

Relevant Community Projects

From Community Master Plans

Excerpts from the City of Grant 2008-2009 Master Plan

- Goal: The City of Grant will improve the quality of life for its residents by continuing to improve its public spaces and infrastructure. The City will also take action to correct blight and promote attractive and beneficial development.
 - Objective: Encourage maintenance of commercial (and future industrial) facilities and businesses by requiring landscaping and encourage façade upgrades where appropriate (DDA).
 - Objective: Work with businesses to foster a cohesive look for an organized business district.

- Goal: Maintain single-family character
 - Improve existing neighborhoods to ensure their long-term viability.

- Goal: Maintain housing diversity within the City to ensure full range of opportunities to all citizens.
 - Objective: Promote residential developments to diversify housing choices.
 - Objective: Allow moderate and high density development in the form of PUD's, open space communities, and traditional neighborhood developments which provide amenities for residents.

- Goal: Help existing businesses, promote redevelopment of vacant businesses/properties, and promoting smart and friendly growth practices.
 - Objective: Utilize NCEDO, the County Brownfield Authority as well as a Land Bank Authority amongst other future groups, statutes and authorities to help strengthen the business community and downtown corridor along M-37 and East and West Main Streets.
 - Objective: Improve the downtown image through clean, harmonious facades, and an attractive streetscape.
 - Objective: Utilize the focal point of the downtown as the City's Historic Water Tower.
 - Objective: Increase parking capacity to help businesses within the City.

- Goal: Seek transportation alternative to reduce dependency on automobiles.
 - Objective: Construct more sidewalks within the City

- Goal: Municipal facilities and parks will be designed, maintained, and operated to represent the qualities desired by the community.
 - Objective: Enhance the municipal image through the use of landscaping, signs and street fixtures at existing municipal facilities.
 - Objective: Upgrade and improve City facilities to function better and create a stronger civic image.

- Objective: Create a common image of theme for all City facilities to present consistency to residents and visitors.
- Goal: Develop and maintain parks and recreation facilities to serve the needs of the City of Grant community and also provide a unique environment for citizens and visitors.
 - Objective: Upgrade playground equipment at Blanche Lake Park.
 - Objective: Develop and execute a plan to better maintain Blanche Lake.
 - Objective: Preserve and maintain the Historic Wood Water Tower.
 - Objective: Better connect City parks, schools and government offices with paths, trails or sidewalks.

Excerpts from the 2009 Fremont Community Joint Master Plan

- Objective: A range of affordable residential styles and densities to meet the needs of the Fremont area's diverse population
 - Encourage the development of condominiums within the city to help support the needs of independent-living seniors by allowing for areas of high density zoning with "senior-friendly" design guidelines. Work with the Newaygo County Commission on Aging to develop the guidelines
 - Allow residential dwellings above downtown commercial businesses and continue to provide incentives for downtown business owners to refurbish upper stories for residential use
 - Increase existing incentives to encourage affordable housing
- Objective: A connected pedestrian sidewalk or trail system to keep the community walkable and connected
 - Improve the pedestrian experience by using traffic calming measures where appropriate
 - Encourage installation of trees and other green infrastructure to provide shelter, beauty, urban heat reduction, and separation from automobile traffic
- Objective: The development of residential neighborhoods that are well integrated into the existing landscape and complement the character of existing neighborhoods and/or residential development
 - Work with developers and incorporate design guidelines into the zoning ordinance to encourage proper setbacks, landscaping screening and the incorporation of existing vegetation, topography and other natural features into the design of new residential developments to protect the Fremont area's traditional and rural character and scenic views
 - Require the layout of new residential developments to be logical extensions of existing neighborhoods through the future land use and zoning ordinance. This shall apply to lot layout, road extensions and open space plans
- Objective: The preservation and enhancement of historic structures, sites, and existing neighborhoods

- Conduct a historic resource inventory and determine if a historic district is applicable
 - Create incentive programs for property owners to maintain and improve existing and historic structures
- Objective: Improvement of all housing that falls below minimum standards through comprehensive code enforcement, encouraging home improvements, and private and public investment in rehabilitations programs
- Objective: Commercial architecture, landscaping and signage that is compatible with the community's traditional and rural character
 - Develop appropriate design and site plan review standards for all commercial based businesses to help preserve or enhance the character of the existing area
 - Create a joint form-based code to apply design guidelines in commercial areas
- Objective: Improved and expanded public and private park and recreation facilities
 - Raise funds to finish the Town & Country Path
- Objective: A set of clear expectations for developers and property owners
 - Develop a single zoning ordinance for the joint area
- Objective: Inter-jurisdictional planning efforts that ensure the representation of residents in regional decision-making
 - Work cooperatively with other public agencies to facilitate the improvement or construction of public facilities, such as road and other forms of public transit
- Objective: A continuous open space system that interconnects public and private natural areas and recreation facilities, as well as provides for wildlife habitat
- Objective: Sidewalks and bike lanes in the developing areas, especially the planned residential areas, to create safe, non-motorized options for citizens
- Objective: New development within the established Urban Growth Boundary
 - Encourage the maintenance and reuse of older buildings and underutilized properties (e.g. infill opportunities) as an alternative to new construction through code education and incentive programs
- Objective: Future growth, infill development and redevelopment within the City that maintains the traditional and compact character
 - Encourage higher density housing on lands that have or are planned to have the capacity to support such development by means of adequate public roads and utilities by using the zoning ordinance to direct new and infill development to occur in the City

- Use a plan specifically for the town center that provides for higher densities and promotes Smart Growth principles

City of Newaygo 2010 Master Plan

- Objective: A comprehensive, unified and unobtrusive signage and graphics system.
 - Develop a way-finding system that helps vehicles and pedestrians navigate within the City.
 - Develop an interpretive signage system that highlights the historical, cultural and natural features of the City.
- Objective: Accessible and comfortable public spaces that host a variety of activities and promotes sociability.
 - Incorporate and arrange seating and other amenities in appropriate areas to encourage social interaction.
 - Work with community, business and civic organizations to put on community-wide events, gatherings and celebrations.
 - Connect existing sidewalks and pathways to key public spaces.
- Objective: Lighting that doesn't dominate the night sky and allows for safe pedestrian and vehicular circulation with an emphasis on pedestrian scale fixtures.
- Objective: Attractive buildings that are compatible with the surrounding natural and built environment.
 - Explore the possibility of establishing uniform design standards that address site setting, natural resource protection, open space and specific elements of design.
 - Preserve and support the adaptive reuse of historic buildings.
 - Explore the potential of a new mixed use, urban-center development in area's outside the downtown.
- Objective: Clean, friendly and accessible parks, trails and recreation facilities that continually serve the needs of the community.
- Objective: Alternative, low-impact surface parking areas.
 - Utilize trees and planting islands, as appropriate within surface parking areas.
 - Utilize distinctive surface materials and other techniques to accommodate multiple uses such as public gatherings, recreation and parking.
 - Utilize distinctive surface materials to establish clear pedestrian walkways in parking areas. with linkages to an integrated system of sidewalks, pathways and trails.
 - Place vegetative screening and plantings at appropriate locations around parking areas.
 - Provide for adequate bicycle parking facilities.
- Objective: An integrated system of sidewalks and pathways.
 - Incorporate pedestrian and landscaping elements along sidewalks and pathways.

- Objective: Safe and well-maintained streets that provide connectivity for the community and accommodate all types of users.
 - Incorporate distinctive and clearly marked crosswalks at road crossings that align with existing sidewalks and pathways.
 - Incorporate curb extensions and other traffic calming devices to reduce the distances of pedestrian crossings.
 - Improve the appearance of key entryways into the community by incorporating unique and distinctive road treatments, structural amenities, landscaping, signage and lighting that compliments the character of the community.

- Objective: An active and accessible riverfront
 - Continually maintain and improve Riverfront Park and the Riverfront Trail
 - Continue to work with private developers to extend the Riverfront Trail south of town, into the Riverbank District.
 - Improve the formal public access area along the Muskegon River.
 - Provide for better pedestrian access from the downtown to Riverfront Park and the Riverfront Trail.
 - Provide for new recreation opportunities in the Mill Town Neighborhood that connect with existing park facilities along the riverfront and downtown.

- Objective: An active, interesting, attractive, pedestrian friendly and mixed-use downtown.
 - Work with private developers and explore different funding opportunities to develop the MAC Facility into a vibrant mixed use development - extending the downtown/principle shopping district and linking with the riverfront.
 - Incorporate art into the downtown.
 - Support residential uses in the upper floors of buildings.

- Objective: Attractive and interesting neighborhoods with a variety of housing choices.
 - Ensure infill housing development and additions to existing neighborhoods are consistent with surrounding homes in terms of size, height and bulk.

City of White Cloud 2010 Master Plan

- Goal: Promote a strong, diverse economy in line with the nature of the community.
 - More fully utilize the public space on Mill Pond as a “rest stop” for travelers or setting for special events
 - Collaborate with key recreational facilities to offer events, services and amenities that enhance visitor’s stay (e.g. various resorts and campgrounds).
 - Develop a historic interpretive trail around the city and link this with other historic sites. Preferably the tour should conclude in White Cloud so visitors linger in town and patronize shops.
 - Consider redeveloping of vacant, obsolete properties on M-37 for a small scale Inn with an upscale restaurant.
 - Develop a formal and inviting entranceway to Wilcox Avenue to invite travelers to turn west and explore unique local color.

- Encourage the protection and rehabilitate existing historic buildings and consider the use of historic tax credits
 - Develop a façade improvement program for existing structures and institute strong design standards for property owners receiving the assistance.
 - Develop informational kiosks and station them in strategic locations within the City.
- Goal: Continue building a vibrant downtown that serves as a hub of community activity, providing a unique and beautiful backdrop for area events, social interaction, and commerce.
 - Assist in redesigning county parking areas because they are not laid out as efficiently as they could be
 - As funds become available, install new sidewalks in the core community and along major roads.
 - Protect and augment street trees. Maintain the public tree inventory and management plan utilize citizen or student groups to oversee this program.
 - Build upon the streetscape program with the Chamber of Commerce. Irrigated window boxes, hanging baskets and planters, additional street trees, seating areas, historic plaques, tracks painted on the sidewalk and perennial flower plantings should all be considered as part of the effort.
 - Use public facilities like the library and County grounds to host art fairs, community garage sales, craft lessons, road rallies, scavenger hunts and various other events to generate downtown activity
- Goal: Maintain a strong and diverse housing stock.
 - Use Michigan State Housing Authority programs to promote the development of apartments over storefronts as a means to augment property owner income, increase downtown area security and activity, and to diversify housing choices.
 - Actively promote multi-story buildings in the downtown, including adding a second story to existing one-story facilities.
 - Foster a housing infill program. Infill homes should match the character of homes in the neighborhood.
 - Investigate the feasibility of a small-scale multi-family housing development behind the existing grocery
 - Work with the owner of the existing mobile home park to redevelop the facility into a senior cottage development, replacing aged and dilapidated mobile homes with modern, shorter and smaller cottage-like units.
- Goal: Showcase a park and trail system that is laced through the community and recognized as a gem of the City.
 - Develop way-finding signs to direct people to points of interest, including trails, parks and public institutions, especially the Mill Pond.
 - Developing a strong trail and sidewalk system to connect schools and parks with neighborhoods, the campground and the downtown
 - Develop more facilities in existing parks to increase activity within them, and to

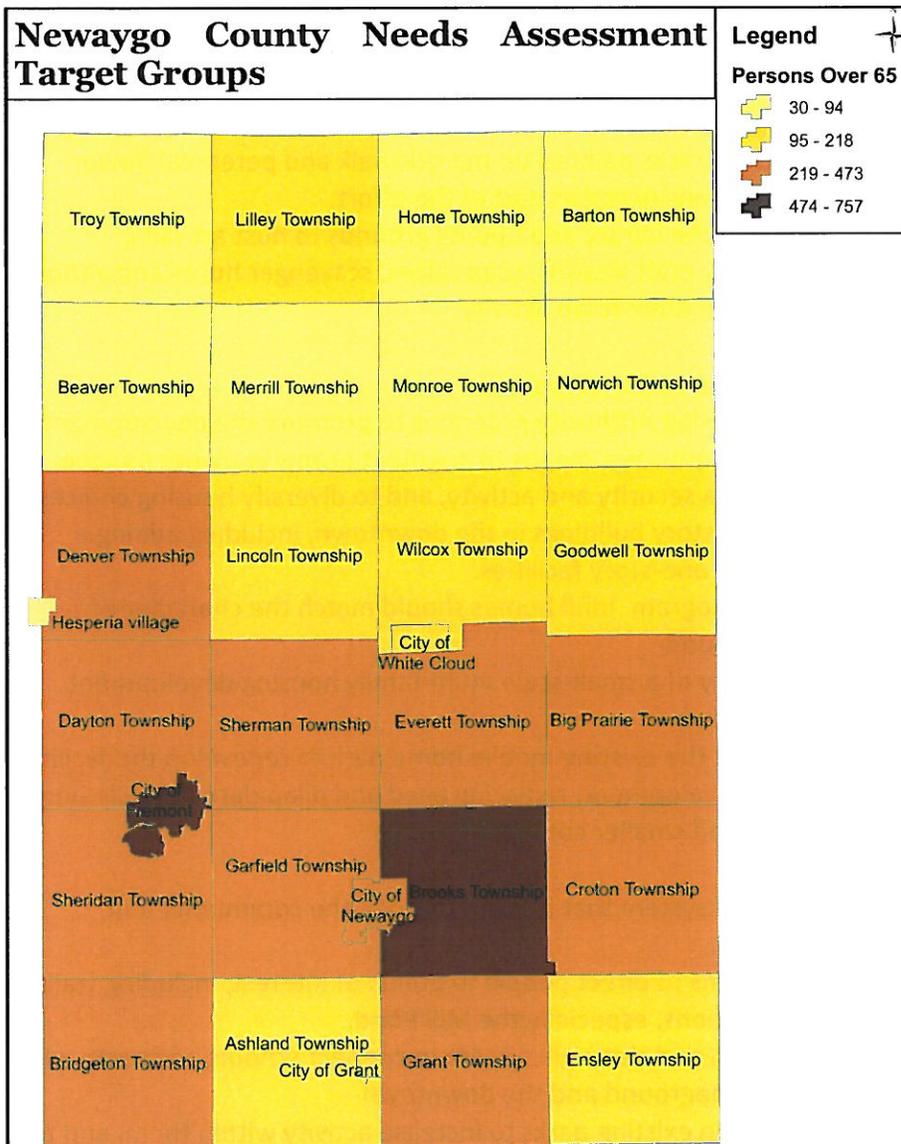
the extent possible, tie the activities to downtown businesses promotions.

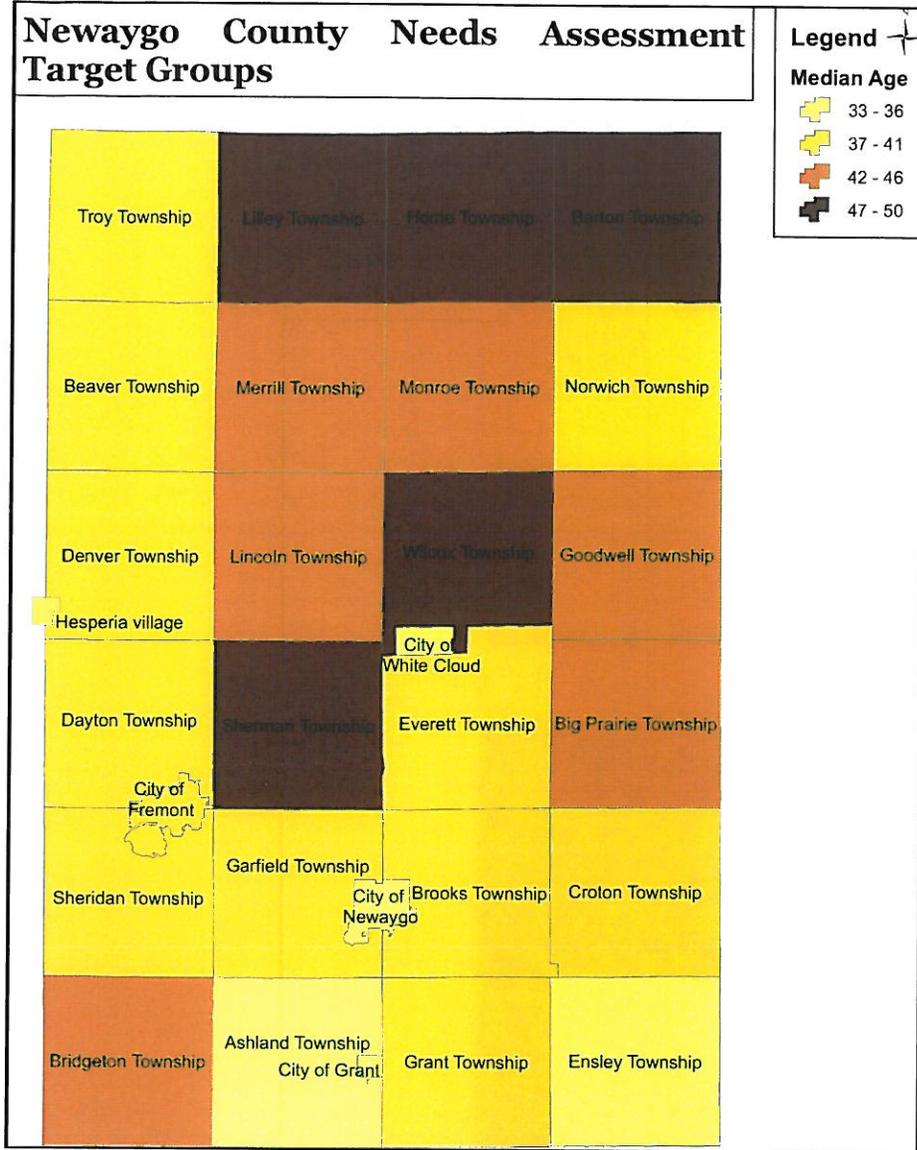
- Goal: Maintain White Cloud’s unique small-town character

Maps of Newaygo County Targeted Populations from the Housing Needs Assessment

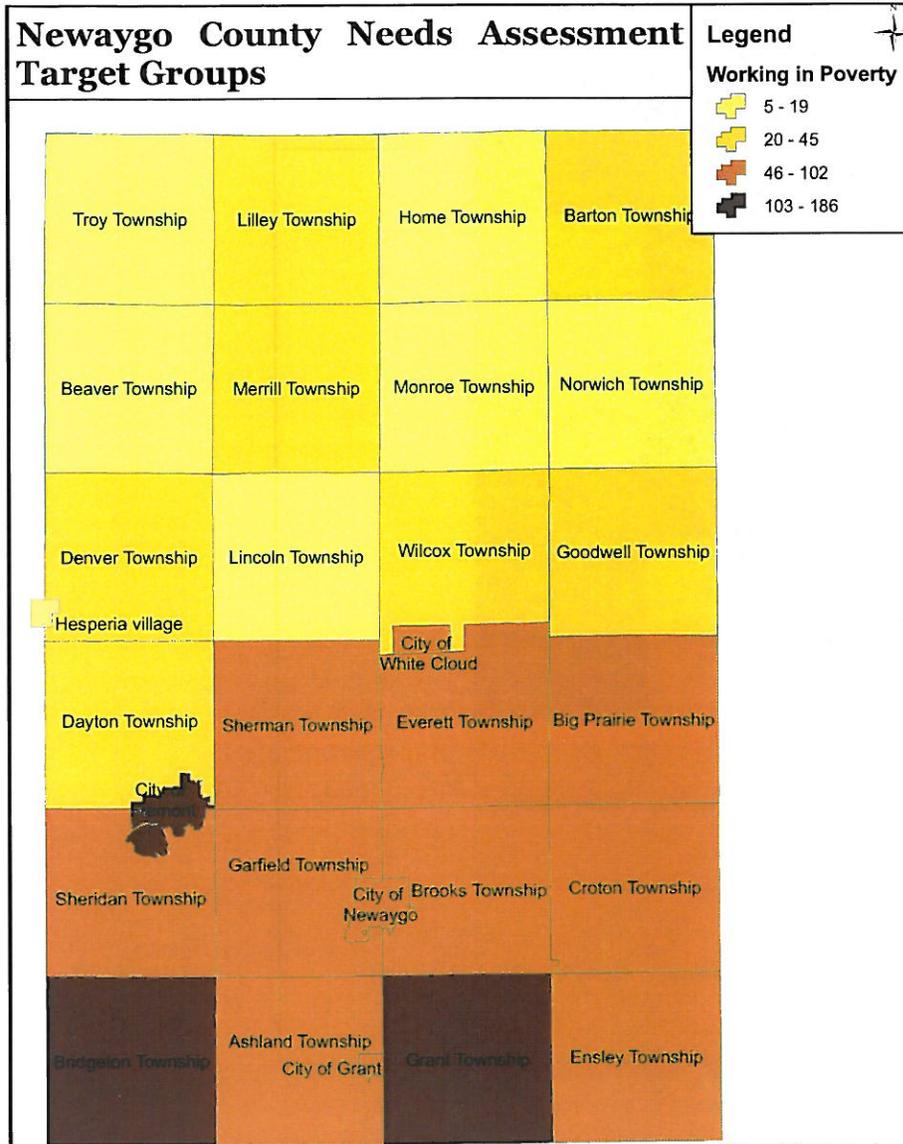
The Newaygo County Housing Needs Assessment lists six target groups. In order to evaluate the impact of targeting the County Allocation Program on each of these, their relative prevalence is shown in the following maps. Detailed data was not available for the disabled, migrants or homeless/potential homeless.

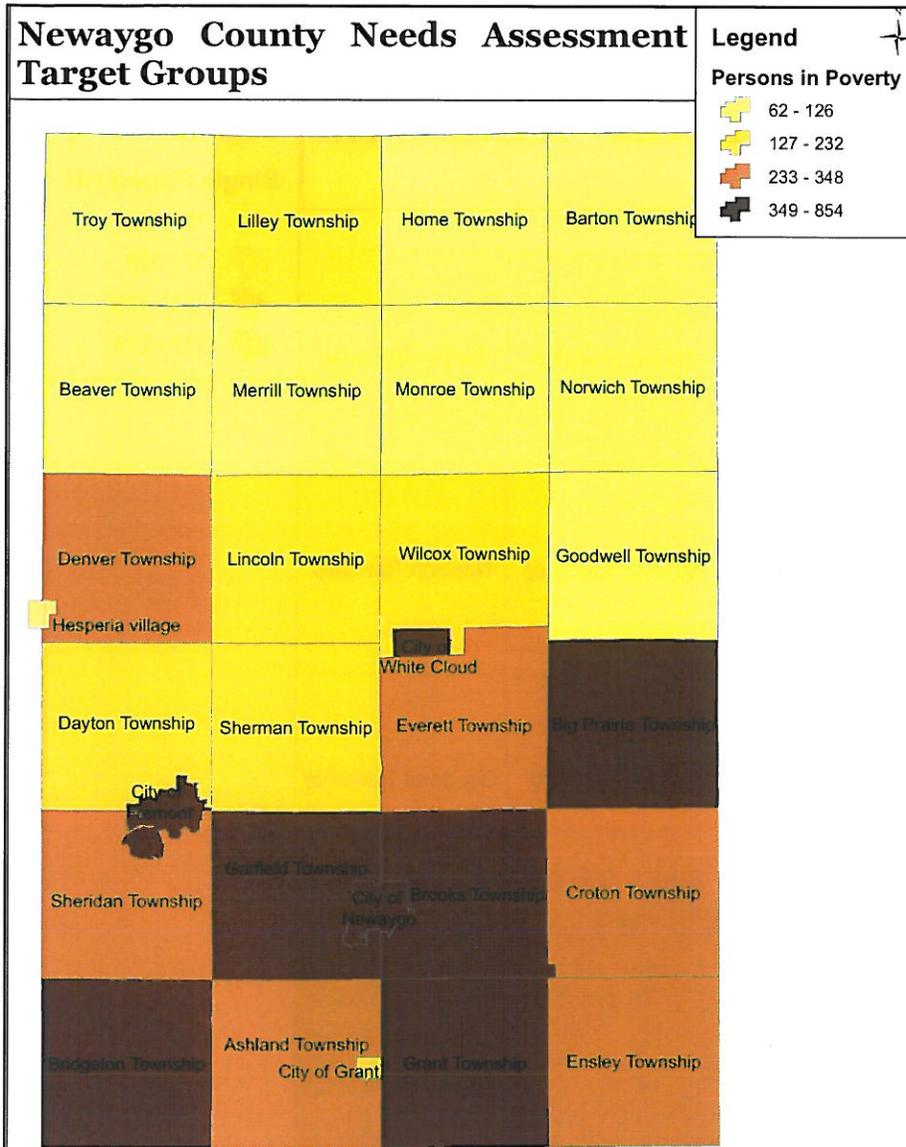
Elderly



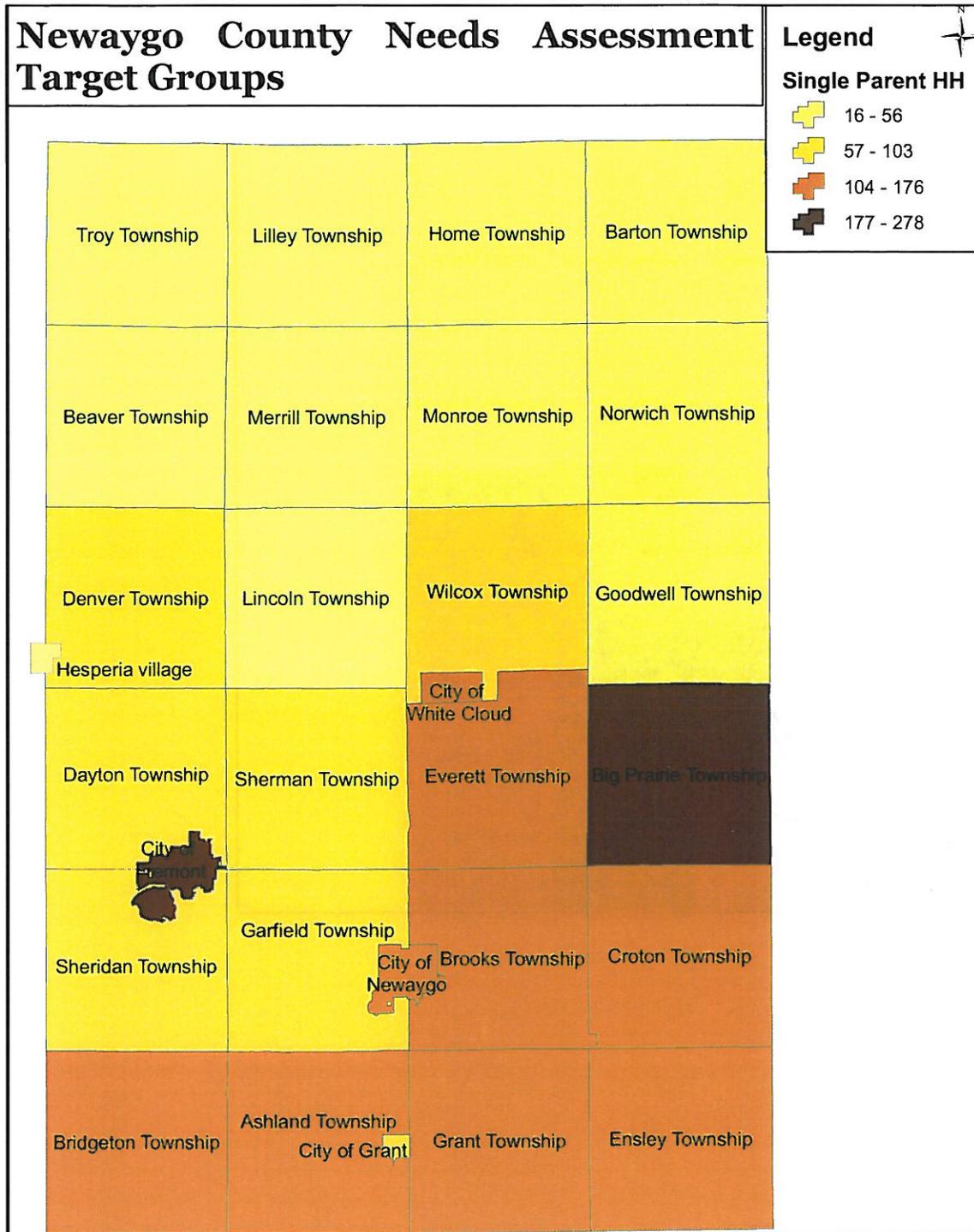


Working Poor





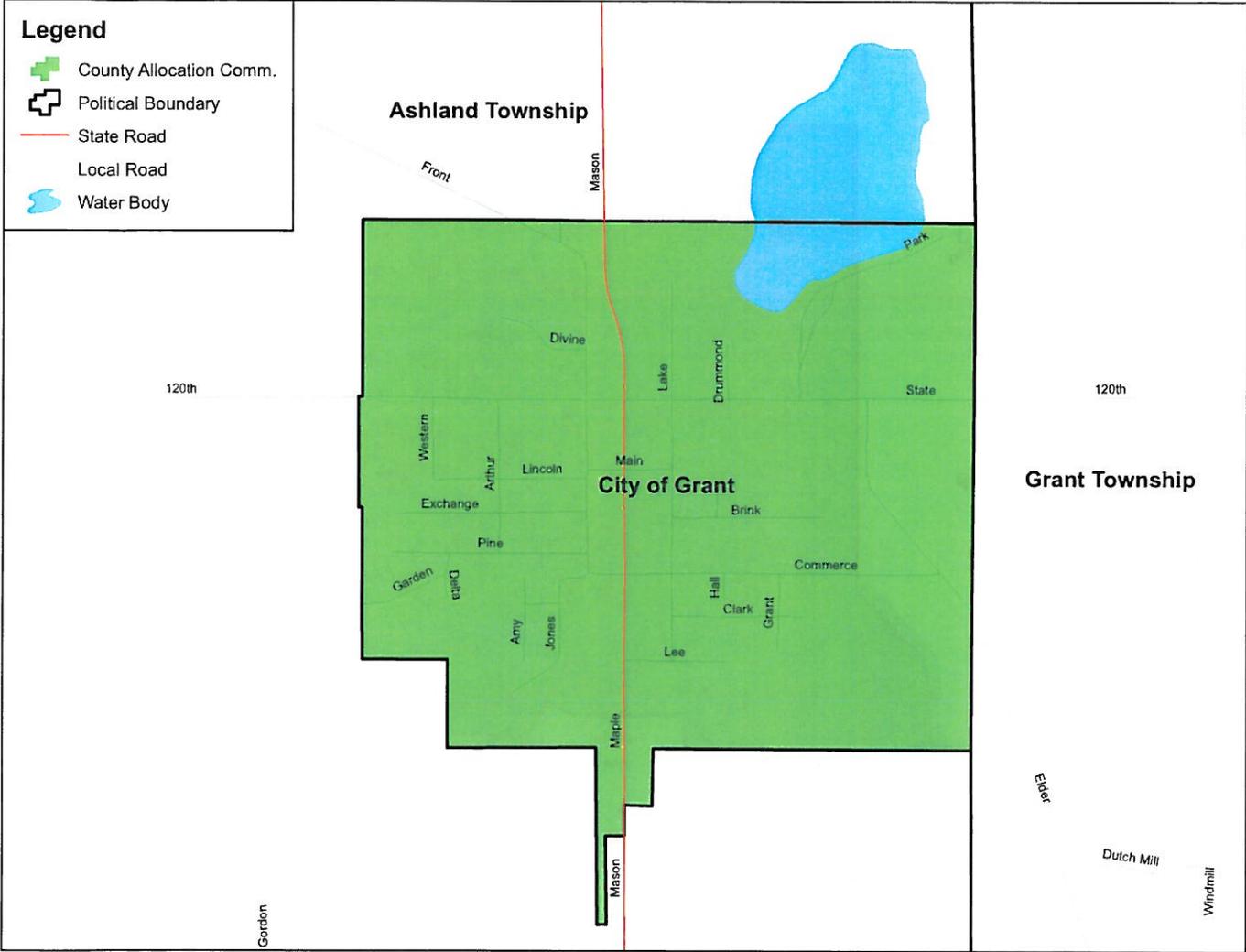
Single Parent



Appendix 6: Detailed Boundary Maps of County Allocation Communities

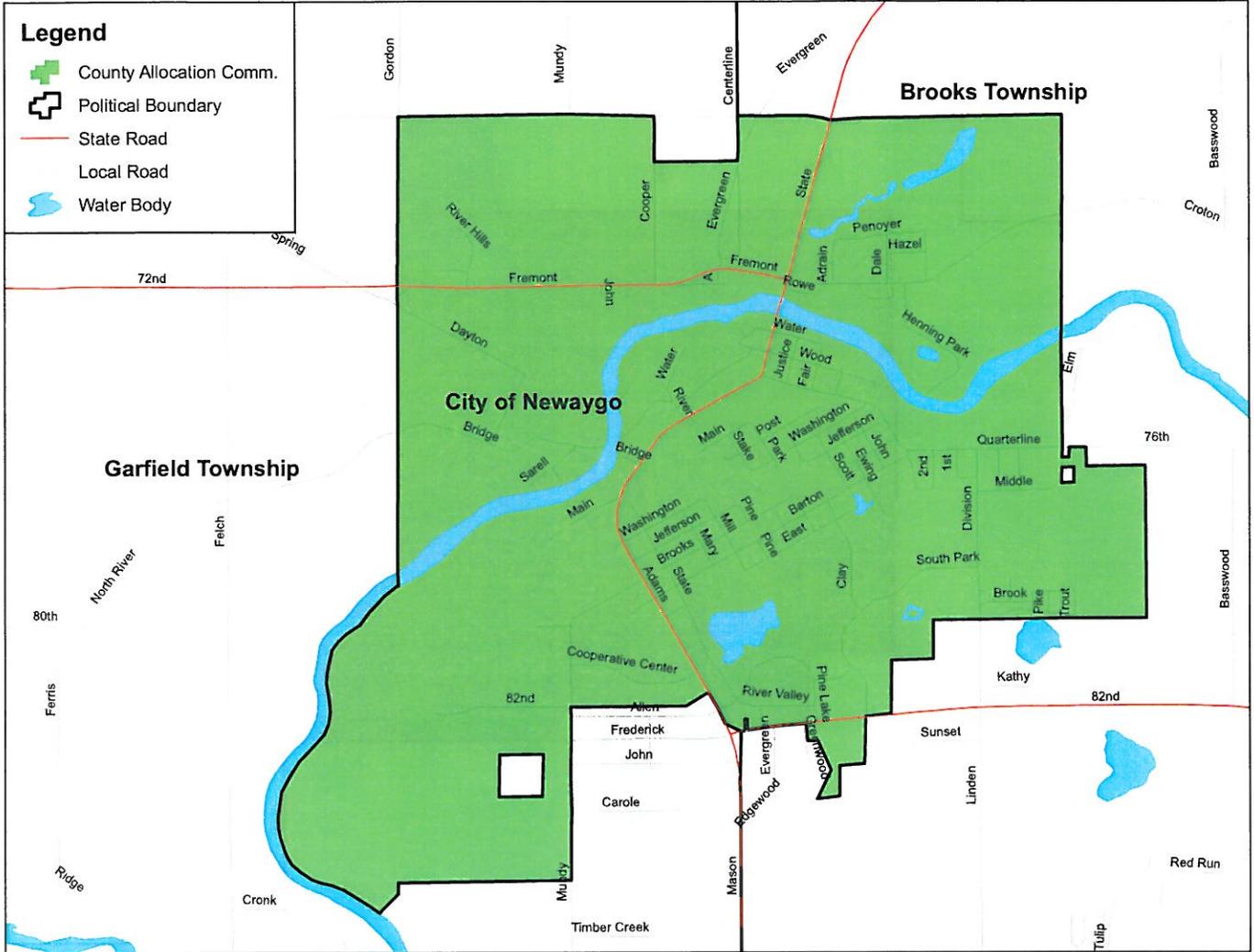
Legend

-  County Allocation Comm.
-  Political Boundary
-  State Road
-  Local Road
-  Water Body



Legend

-  County Allocation Comm.
-  Political Boundary
-  State Road
-  Local Road
-  Water Body



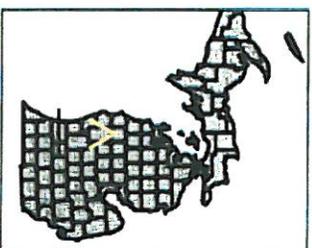
Appendix 7: Table of County Allocation Requirements

Place	Square Miles (Land)	Population	Housing Units	H.U./Mile ²	% Greater Than County H.U./Mile ²	Median Gross Rent	M.G.R. % of County Median Income	Median Home Value	% of County M.H.V.	Median Income
Newaygo County	813.20	48,460	25,075	30.83	0%	\$637	17%	\$113,800	100%	\$43,864
Hesperia village	0.79	954	431	547.32	1675%	\$533	15%	\$81,700	72%	\$28,527
Ashland township	34.42	2,773	1,098	31.90	3%	\$542	15%	\$129,500	114%	\$52,813
Barton township	35.06	717	429	12.23	-60%	\$684	19%	\$105,000	92%	\$37,188
Beaver township	32.06	509	317	9.89	-68%	-	-	\$91,700	81%	\$34,659
Big Prairie township	31.39	2,573	1,598	50.91	65%	\$667	18%	\$77,600	68%	\$35,032
Bridgeton township	35.49	2,141	926	26.09	-15%	\$819	22%	\$118,100	104%	\$40,298
Brooks township	31.57	3,510	2,069	65.53	113%	\$684	19%	\$121,600	107%	\$43,453
Croton township	33.70	3,228	1,927	57.18	85%	\$569	16%	\$120,700	106%	\$50,594
Dayton township	32.91	1,949	767	23.30	-24%	\$717	20%	\$140,400	123%	\$51,969
Denver township	33.94	1,928	920	27.11	-12%	\$568	16%	\$92,700	81%	\$32,841
Ensley township	35.41	2,635	1,091	30.81	0%	\$742	20%	\$136,500	120%	\$51,974
Everett township	35.24	1,862	893	25.34	-18%	\$650	18%	\$97,300	86%	\$42,298
Fremont city	3.42	4,081	1,968	574.78	1764%	\$580	16%	\$102,400	90%	\$36,618
Garfield township	31.73	2,537	1,089	34.32	11%	\$761	21%	\$142,100	125%	\$48,125
Goodwell township	33.77	547	322	9.53	-69%	\$575	16%	\$133,300	117%	\$41,250
Grant city	0.64	894	416	645.10	1992%	\$613	17%	\$92,500	81%	\$35,333
Grant township	35.43	3,294	1,270	35.84	16%	\$735	20%	\$119,300	105%	\$55,472
Home township	33.53	232	249	7.43	-76%	\$642	18%	\$107,300	94%	\$33,750
Lilley township	30.41	797	1,063	34.95	13%	\$621	17%	\$88,500	78%	\$33,333
Lincoln township	34.35	1,275	868	25.27	-18%	\$630	17%	\$113,900	100%	\$50,673
Merrill township	31.92	667	857	26.84	-13%	\$497	14%	\$85,200	75%	\$26,500
Monroe township	32.84	320	325	9.90	-68%	\$648	18%	\$81,300	71%	\$23,958
Newaygo city	3.74	1,976	892	238.22	673%	\$536	15%	\$89,500	79%	\$38,393
Norwich township	34.53	607	251	7.27	-76%	\$725	20%	\$132,100	116%	\$46,563
Sheridan charter township	33.04	2,510	1,047	31.69	3%	\$635	17%	\$134,900	119%	\$49,700
Sherman township	33.41	2,109	1,064	31.84	3%	\$658	18%	\$144,900	127%	\$50,320
Troy township	34.84	283	218	6.26	-80%	\$725	20%	\$63,300	56%	\$27,885
White Cloud city	1.95	1,408	537	275.39	793%	\$574	16%	\$82,000	72%	\$23,199
Wilcox township	32.43	1,098	604	18.63	-40%	\$792	22%	\$89,300	78%	\$40,250

Bold text: Meets all MSHDA criteria for County Allocation Communities

Appendix 8: Placemaking Area Zoning Maps

CITY OF GRANT Zoning Map

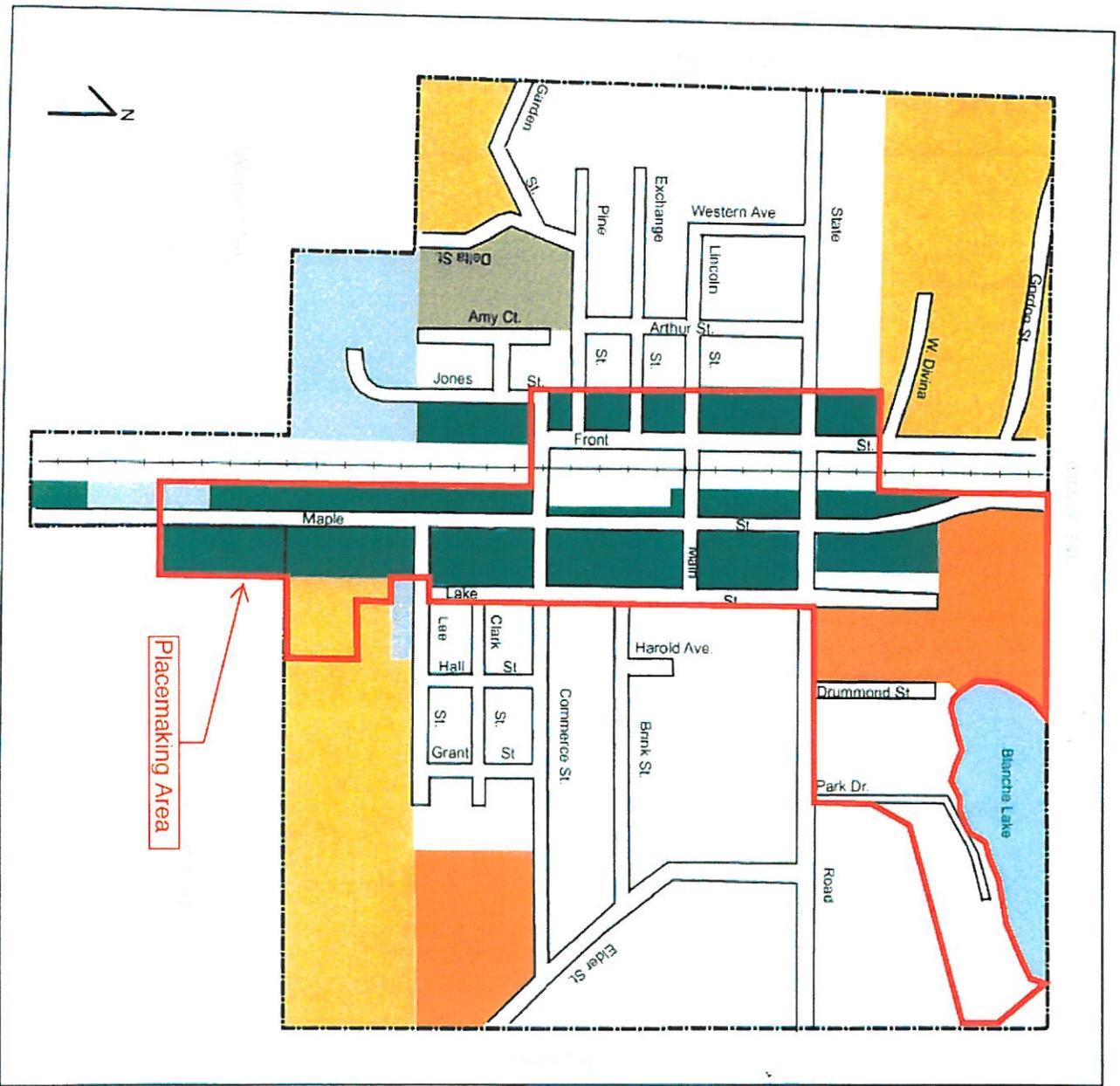


LEGEND

- City Limits
- Railroad
- Road
- Agricultural Residential District
- Apartment District
- Commercial District
- Industrial District
- Mobile Home Park Residential District
- Single Family Residence District

SOURCE: MICHIGAN GEOGRAPHIC DATA LIBRARY
CREATED BY: WMSRDC
AUGUST 2006

0 1,000 2,000 Feet



Fremont Community Zoning Map - City of Fremont

State Highway*	Zoning Districts	C-3 Rural Commercial	R-1 Lake
Roads	A-1 Agricultural Preservation	R-1 Low Density Residential	R-WO Waterfront Overlay District
Railroad	A-2 General Agricultural	R-2 Medium Density Residential	O-INS Institutional
Jurisdiction Boundary	A-3 Agricultural Residential	R-3 Estate Residential	O-IND Industrial
Lakes	C-1 Downtown Commercial	R-4 Neighborhood Residential	O-MU Mixed Use
Streams	Downtown Commercial - A	R-MF Multiple Family	O-AD Airport Overlay
Property Boundary	C-2 Urban Commercial	R-MHP Manufactured Home Park	FUD Planned Unit Developments
Site Condominiums			

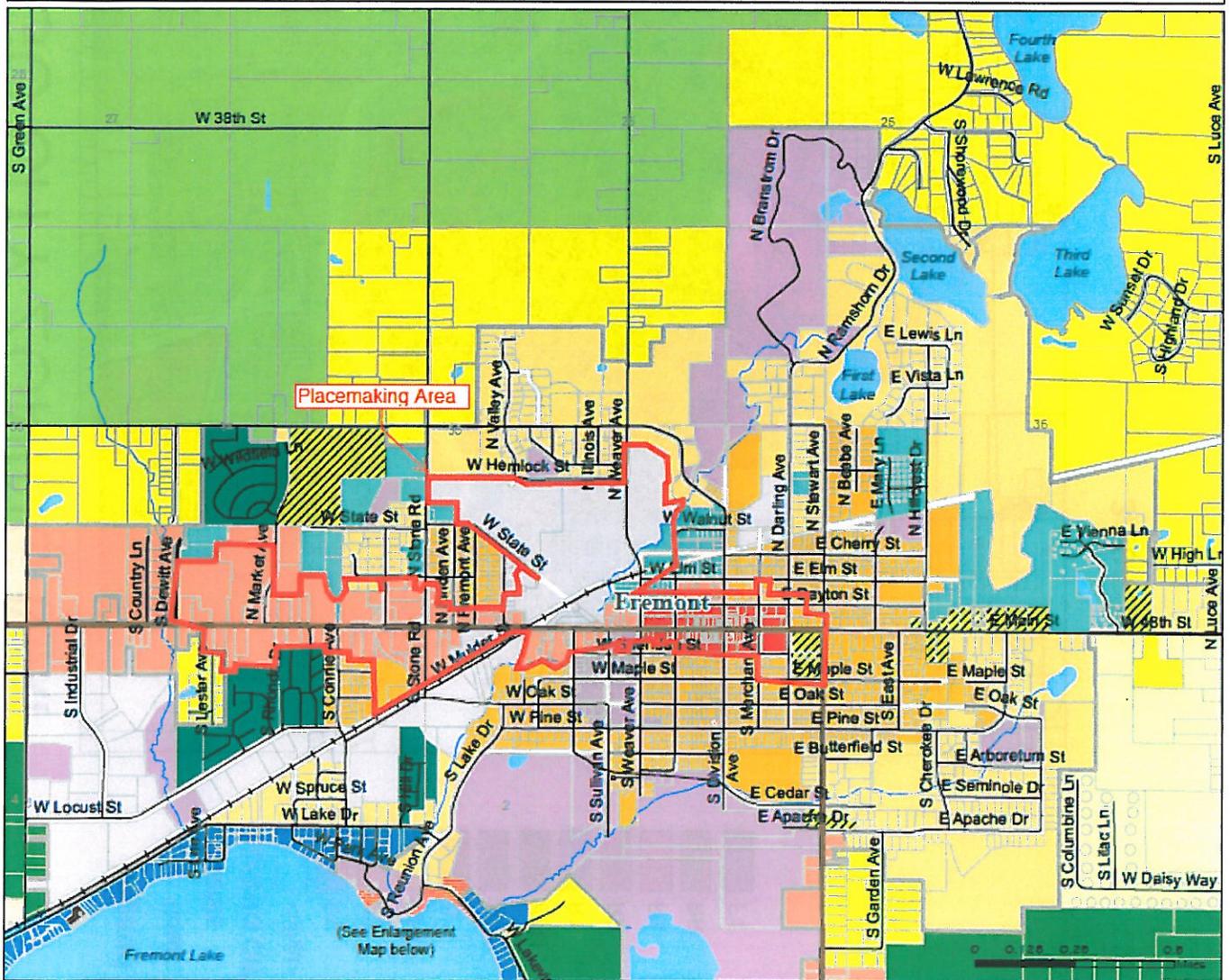
* See Access Management Ordinance Overlay District and Urban Commercial District Regulations in Joint Zoning Ordinance for access management regulations for state highways.

Source:
Newaygo County GIS

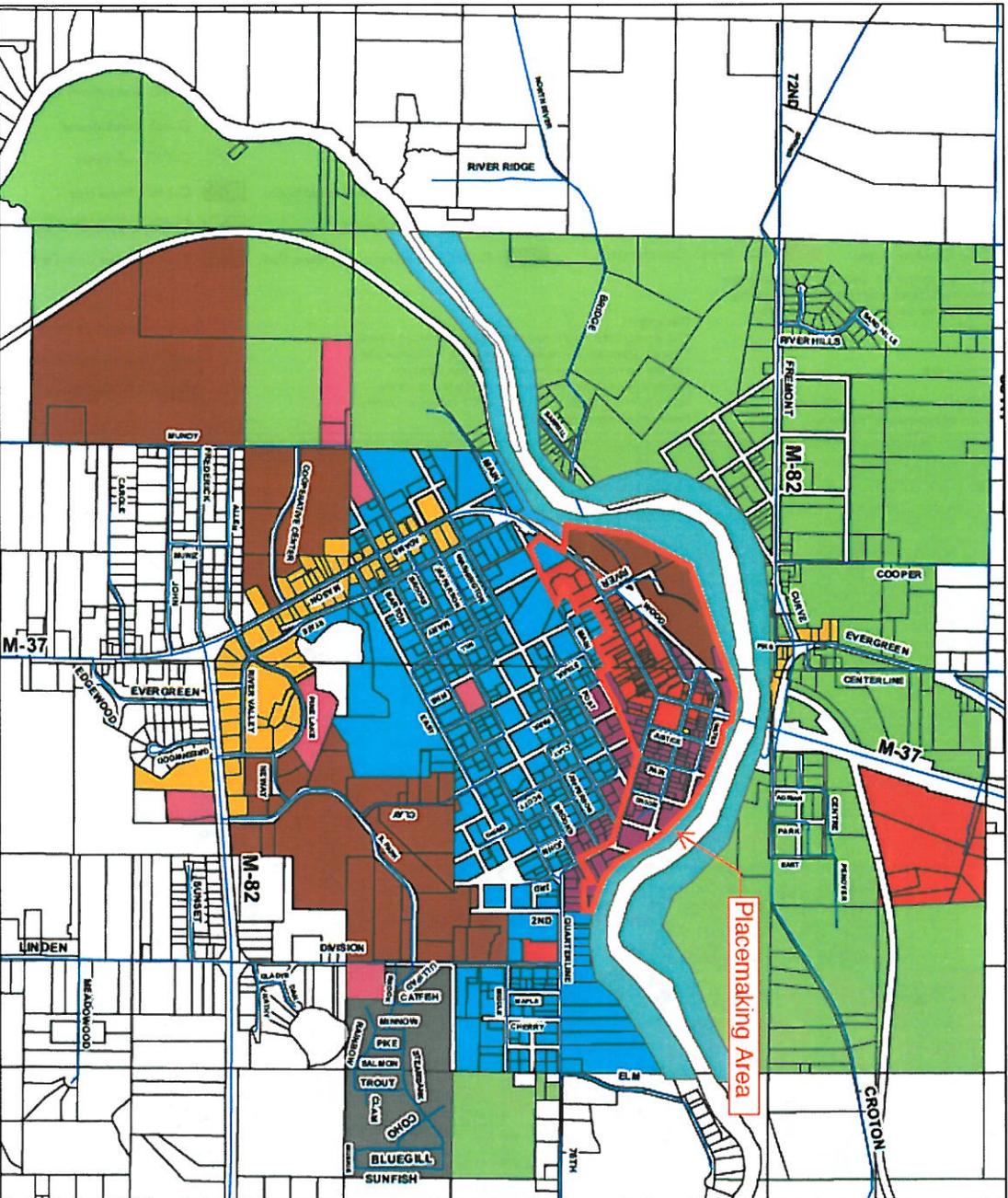
Michigan Center for Geographic Information,
Department of Information Technology

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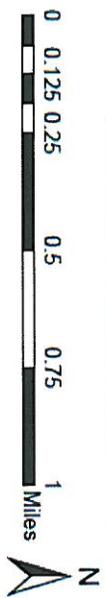
Map Produced March 2012 by:



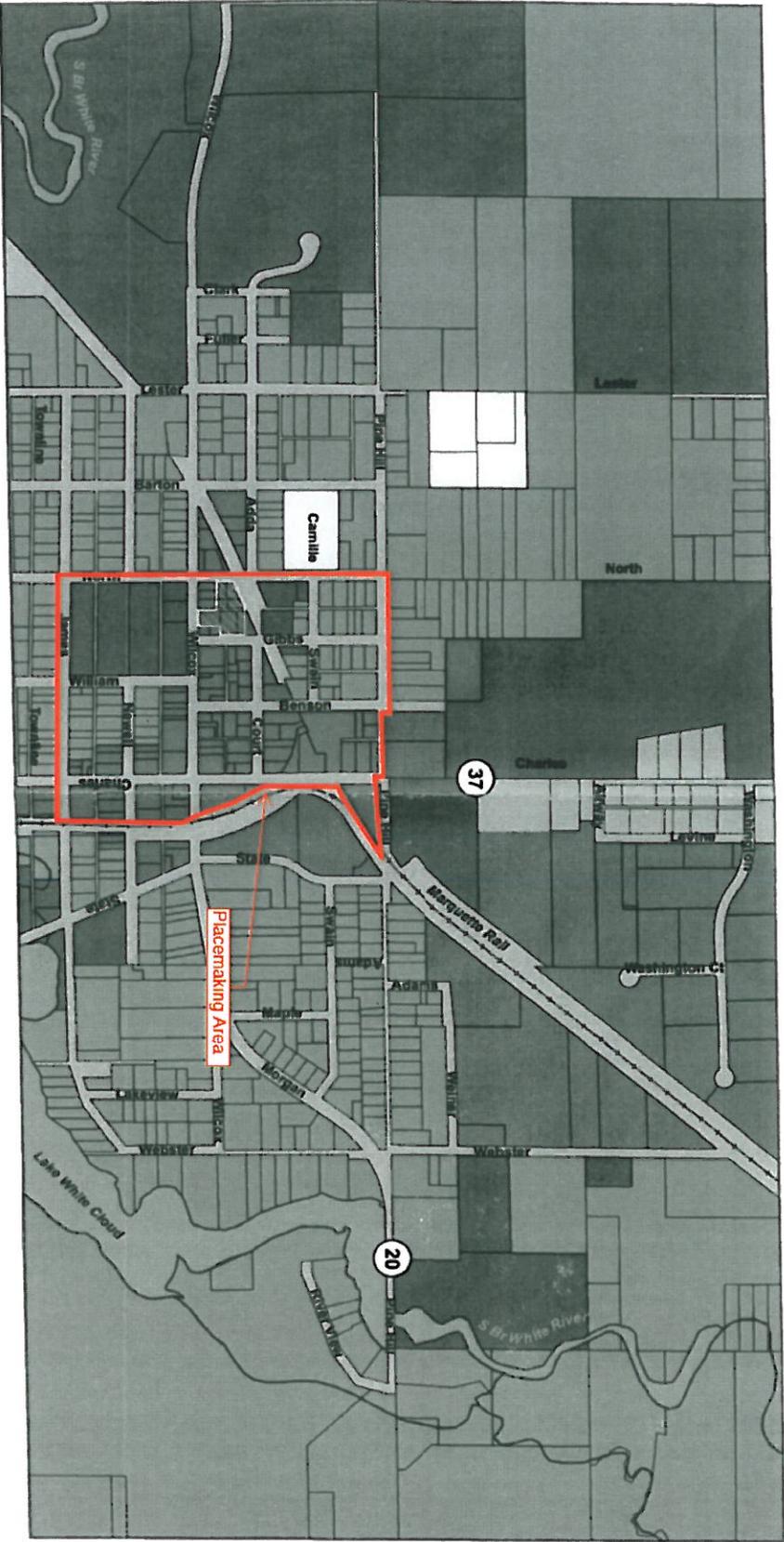
NEWAYGO CITY ZONING MAP



- Legend**
- Roads
 - Parcels**
 - ZONING CITY**
 - <other>
 - B1
 - B2
 - CNDL
 - I1
 - MHP
 - PUD
 - R1
 - R2
 - R3
 - RR
 - F-1



3/20/2013



- Parcel
- City Limit
- Railroad
- River
- Lake
- PUO
- R-1 (Single Family District)
- R-2 (Multi Family District)
- C-1 (Central Business District)
- C-2 (General Business District)
- I-1 (Light Industrial)
- P (Public Use District)



City of White Cloud
Newaygo County, MI
Zoning Map

Source: Michigan Center for Shared Solutions
 & Technology Partnerships, Newaygo County GIS
 April 18, 2011
 Map created by Newaygo County MSU Extension Land Use Educator

