

**AREA DESCRIPTION - SECURITY MAP OF GRAND RAPIDS, Michigan  
Wyoming Township.**

**1. AREA CHARACTERISTICS:**

a. Description of Terrain.

Level.

b. Favorable Influences.

Adjacent to the General Motors Plant.  
Facilities: electricity and gas.

c. Detrimental Influences.

No sewers or city water. May spread from the  
General Motors plant. Construction is cheap.

Static

d. Percentage of land improved 50 %; e. Trend of desirability next 10-15 yrs. to up

**2. INHABITANTS:**

a. Occupation Laboring - native white b. Estimated annual family income \$ 600 to 2 M

c. Foreign-born families        %; Nominal predominating; d. Negro None ;        %

e. Infiltration of None ; f. Relief families Few, if any.

g. Population is increasing Yes. ; decreasing        ; static       

**3. BUILDINGS:**

|                         | <u>PREDOMINATING</u>                               | <u>100</u> % | <u>OTHER TYPE</u>   | <u>      </u> % | <u>OTHER TYPE</u>   | <u>      </u> % |
|-------------------------|--|--------------|---------------------|-----------------|---------------------|-----------------|
| a. Type                 | <u>One family units</u>                            |              |                     |                 |                     |                 |
| b. Construction         | <u>Frame</u>                                       |              |                     |                 |                     |                 |
| c. Average Age          | <u>12</u> Years                                    |              | <u>      </u> Years |                 | <u>      </u> Years |                 |
| d. Repair               | <u>Fair</u>  |              |                     |                 |                     |                 |
| e. Occupancy            | <u>100</u> %                                       |              | <u>      </u> %     |                 | <u>      </u> %     |                 |
| f. Home ownership       | <u>75</u> %  |              | <u>      </u> %     |                 | <u>      </u> %     |                 |
| g. Constructed past yr. | <u>30 bungalows; 4-rooms approximately \$2,500</u> |              |                     |                 |                     |                 |
| h. 1929 Price range     | <u>\$1500 to 4500</u>                              | <u>100</u> % | \$ <u>      </u>    | <u>100</u> %    | \$ <u>      </u>    | <u>100</u> %    |
| i. 1936 Price range     | <u>\$ 1200 to 3500</u>                             | <u>79</u> %  | \$ <u>      </u>    | <u>      </u> % | \$ <u>      </u>    | <u>      </u> % |
| j. 1937 Price range     | <u>\$ 1200 to 3500</u>                             | <u>79</u> %  | \$ <u>      </u>    | <u>      </u> % | \$ <u>      </u>    | <u>      </u> % |
| k. Sales demand         | <u>\$ Fair for about \$2M to \$3 M values</u>      |              |                     |                 |                     |                 |
| l. Activity             | <u>Poor at present</u>                             |              |                     |                 |                     |                 |
| m. 1929 Rent range      | <u>\$ 10 to 30</u>                                 | <u>100</u> % | \$ <u>      </u>    | <u>100</u> %    | \$ <u>      </u>    | <u>100</u> %    |
| n. 1936 Rent range      | <u>\$ 8 to 30</u>                                  | <u>90</u> %  | \$ <u>      </u>    | <u>      </u> % | \$ <u>      </u>    | <u>      </u> % |
| o. 1937 Rent range      | <u>\$ 8 to 30</u>                                  | <u>90</u> %  | \$ <u>      </u>    | <u>      </u> % | \$ <u>      </u>    | <u>      </u> % |
| p. Rental demand        | <u>\$ Good</u>                                     |              | \$ <u>      </u>    |                 | \$ <u>      </u>    |                 |
| q. Activity             | <u>Good</u>  |              |                     |                 |                     |                 |

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair

**5. CLARIFYING REMARKS:**

For the most part, this is an area of very cheap development, far from the center of town and lacking facilities. It was apparently doomed to failure until the large General Motors Stamping plant was finished in 1936. On the average, this plant employs about 2,000 and has given the section a new lease on life.

6. NAME AND LOCATION HOME ACRES - GARDEN HEIGHTS SECURITY GRADE C AREA NO. 1