



# **CITY OF WESTLAND**

## **COMMUNITY DEVELOPMENT BLOCK GRANT HOME PROGRAM**

### **CONSOLIDATED PLAN**

**2016 - 2021**

### **ANNUAL ACTION PLAN**

**July 1, 2016 – June 30, 2017**

**William R. Wild, Mayor**

***"Equal Housing Opportunity"***

# ACKNOWLEDGEMENTS

City Council Adoption: May 2, 2016

William R. Wild, Mayor

## **City Council**

James Godbout, Council President

Christine Bryant, President Pro Tem

Kevin Coleman

Adam Hammons

Peter Herzberg

Bill Johnson

Michael Kehrer

## **Community Development Citizens Advisory Committee**

Arthur Warren, Chair

Henry Johnson, Jo Johnson

Meriem Kady, Steve Kay

Kenneth Reeves, Ray Schulholz,

Mel Tockstein

## **Westland Department of Housing & Community Development**

Joanne Campbell, Director

**City of Westland, Michigan  
Community Development Block Grant Program**

**5 Year Consolidated Action Plan – July 1, 2016 – June 30, 2021**

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# ***Executive Summary***

## **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

The purpose of the Consolidated Plan is to identify goals, objectives and strategies for addressing housing and community development needs. Over the past five-year period, the City received an average annual allocation of \$985,000 in Community Development Block Grant (CDBG) and an average of \$241,000 in HOME Program funds.

The Consolidated Plan is developed in a manner specified by HUD, and the City has followed the prescribed format in completing the plan. The Consolidated Plan was developed using HUD and U.S. Census data for demographics and housing, input from Community Development Citizens Advisory Committee, Westland City Council, public meetings, community development survey and past program performance. During the planning process, the City conducted public meetings with citizens, neighborhood groups, non-profit groups, and City staff. The purpose of this process is to receive citizen input on the current housing and community development needs of the City.

There are four major areas of focus in the Consolidated Plan: Housing, Homelessness, Non-Housing Community Development and Non- Homeless Special Needs. The Consolidated Plan process requires the City of Westland to identify priority needs for each area and prepare the Consolidated Plan and Annual Action Plan to address the priorities. For every priority, there are goals, objectives and strategies established to measure progress.

### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Five-Year Consolidated Plan identifies goals, along with corresponding objectives and strategies, to address the City of Westland housing and community development needs. These goals are summarized as follows:

#### **GOAL: Affordable Housing**

Improve the quality, availability and accessibility of affordable housing for persons of low- and moderate income throughout the City of Westland.

- Provide rehabilitation deferred loans to income eligible homeowners to meet local codes and continue to afford housing expenses without structural deterioration.
- Encourage affordable homeownership opportunities for low- and moderate-income homebuyers through down payment assistance.
- Collaborate with the Wayne Westland Community Schools Construction Trades Program and Habitat for Humanity Western Wayne County to provide newly constructed and fully renovated affordable housing opportunities.
- Manage the Housing Choice Voucher Program, increasing program size when possible.
- Encourage the development of new programs that improve or increase the City's affordable housing stock, prioritizing support to those that draw from a diversity of funding sources.
- Affirmatively further fair housing objectives by encouraging increased housing choices and opportunities both within and outside of areas of minority and low-income concentrations.

**GOAL: Community Development / Neighborhood Revitalization**

Enhance the living environment for persons in low- and moderate-income areas through public service and public improvement activities.

- Fund supportive service programming for residents of low- and moderate-income.
- Provide financial support to organizations offering public services and counseling programs for lower income persons.
- Prevent and eliminate blight within designated low- and moderate-income areas and throughout the City of Westland with homeowner rehabilitation and rehabilitation of tax foreclosed properties.
- Improve physical conditions within designated low and moderate income areas through code enforcement.
- Support neighborhood improvements in the historic Norwayne subdivision, with housing rehabilitation, demolition, infrastructure, parks and public facility improvements.
- Make neighborhoods safer through crime prevention and neighborhood watch activities.
- Eliminate ADA barriers at public parks and facilities.

**GOAL: Non-homeless Special Needs**

Expand the accessibility and coordination of social services to low- and moderate income and special needs populations.

- Support non-profit and faith-based organizations that provide services and outreach programs for populations with special needs.
- To provide technical assistance to human services organizations to develop programs and build organizational capacity to address priority needs within the community.
- Support programs that provide basic needs assistance to special needs populations including, but not limited to, frail/elderly, at-risk youth, disabled and persons with alcohol/drug addiction.
- Support programs that serve to prevent homelessness, such as legal services, food pantries, emergency assistance, and employment services.

**GOAL: Continuum of Care for Homeless**

Promote the Continuum of Care for homeless population.

- Reduce homelessness by supporting the Wayne County Family Center.
- Collaborate with homeless prevention service providers.
- Encourage the development of transitional and permanent housing for the homeless.

**3. Evaluation of past performance**

The City of Westland manages the Community Development Block Grant and HOME Partnership programs. The City consistently manages CDBG and HOME projects that meet the needs of the intended recipients and national objectives, with projects that primarily include income eligible neighborhoods and populations. Major programs include housing rehabilitation, homebuyer assistance, ordinance enforcement, senior and youth programming, homeless assistance and assistance for victims of domestic abuse. The City determines that these activities are of the

greatest benefit to the residents and they assist in continuing to maintain a positive quality of life. Based on the past success of these activities, the City will continue the following activities:

- Partner with the Wayne Westland Community Schools Construction Technology Program, Habitat for Humanity and National Faith Homebuyers to construct new housing and renovate existing housing and to provide affordable homeownership opportunities.
- Manage homeowner, rental rehabilitation and code enforcement programs to maintain ensure decent affordable housing.
- Support public services for elderly, youth, homeless and domestic violence victims.
- Manage the Housing Choice Voucher Program to provide affordable rental assistance for very low income families.

#### **4. Summary of citizen participation process and consultation process**

The City seeks Westland residents' participation in the Consolidated Plan and Annual Action Plan process through the Community Development Citizens Advisory Committee (CDCAC), public notices, public hearings and an on-line survey. Resident participation comes primarily from the CDCAC. The CDCAC is comprised of representatives from the Norwayne and Carver subdivisions, Disability Concerns Committee, Senior Advisory Committee, Wayne Westland Community Schools, Westland Housing Commission, Westland Historic Commission and member at large.

The public hearing notice was published February 14, 2016. The public notice was also posted at Westland City Hall, Westland Friendship Center, Westland District Library, Jefferson Barns Community Vitality Center, on the City website and WLND. Public hearings were held March 15, 2016 and April 18, 2016. The Westland City Council study session (public meeting) was held March 21, 2016. The public hearings were facilitated by the CDCAC and the Westland City Council. The public hearing notice was published in the Westland Observer and posted at Westland City Hall, Senior Center, District Library, Jefferson Barns Community Vitality Center and posted on WLND, the City cable station. The City posted a Community Development needs survey on the City website and sent the survey to 14 community agencies for input. The public notice encourages citizens to submit written ideas or to call the Community Development Department with questions or comments. After the public hearings, the CDCAC made recommendations to Westland City Council for the Consolidated Plan and proposed Annual Action Plan activities. The Consolidated Plan includes language that would allow funding for any of the above programs within the 5 year period. A public comment period for the Environmental Review Record, the CAPER, and any proposed amendments are also required, and the review periods follow the administrative approval of each of these documents. All documents that are available for public comment are also available in a form that is accessible to those with disabilities if the need arises. These documents remain public record indefinitely and are available upon request.

**CITY OF WESTLAND – CONSOLIDATED ANNUAL ACTION PLAN  
2016-2021 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**Public Notice**

The City of Westland is preparing the CDBG/HOME 5 Year Consolidated Plan 2016 – 2021 and Annual Action Plan, the proposed use of funds, in anticipation of receiving an estimated \$972,335 of CDBG funds and \$227,994 of HOME funds for the year 7/1/2016 – 6/30/2017.

**PROPOSED USE OF CDBG AND HOME FUNDS**

**CDBG funds (estimated \$972,335; program income \$20,000):**

- Grant Administration - 194,467  
Commodity Food Program, Fair Housing Initiative
- Public Service Activities: - 221,500  
Senior Programs, Youth Assistance  
Community Policing, Domestic Violence
- Code Enforcement - 175,000
- Rehabilitation Projects - 106,460
- Friendship Center Improvements - 35,000
- Acquisition/Demolition Blighted Structures - 91,908
- Norwayne Infrastructure and Parks - 55,000
- Section 108 Loan - 53,000
- Community Center Roof Replacement (Phase 1) - 60,000

**HOME funds (\$227,994; program income \$200,000):**

- Grant Administration - 37,799
- Housing Rehabilitation - 55,000
- Homebuyer Assistance - 94,400
- Housing Acquisition & Rehabilitation - 220,795
- Norwayne Development Planning - 20,000

**Other Program Administration:**

- Housing Voucher Program; Family Self-Sufficiency Program
- Neighborhood Stabilization Program
- Jefferson Barns Community Vitality Center
- Referrals for low income, homeless and special needs persons for shelter, foreclosure prevention and other services

**CITIZEN PARTICIPATION – 2016-2017 Action Plan**

**Public Hearings:** **March 15, 2016**, 5:00 p.m., Jefferson Barns Community Center; **April 18, 2016**, 7:00 p.m., Westland City Council. The proposed 2016-17 Annual Action Plan is available for review at the Housing and Community Development Department during normal business hours. Submit written comments to: Housing and Community Development Department, 32150 Dorsey Road, Westland 48186 until April 12, 2016.

Joanne Campbell, Director

William R. Wild, Mayor, City of Westland

Publish: February 14, 2016

Westland Observer Newspaper

WLND Westland Cable

Westland City Hall, Public Library, Friendship Center, Dorsey Community Center

**5. Summary of public comments**

Citizens comment in support of the planned activities.

Community Development survey results support planned activities.

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

Not applicable

**7. Summary**

The Five-Year Consolidated Plan for years 2016/2017-2020/2021 identifies goals, objectives and strategies to address the City's housing and community development needs. These needs were identified through the citizen participation process that involved neighborhood residents, service providers and other community partners. The Consolidated Plan guides the City's use of CDBG and HOME resources through goals and objectives. These goals are summarized as affordable housing, community development/neighborhood revitalization and non-homeless special needs. Over the next five years, Westland will continue to deliver housing and community development services through housing programs, code enforcement and public works, as well as through partnerships with an array of affordable housing and public service providers.

## ***The Process***

### **PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)**

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	WESTLAND	Community Development
CDBG Administrator	Joanne Campbell	Community Development
HOPWA Administrator	N/A	
HOME Administrator	Joanne Campbell	Community Development
HOPWA-C Administrator	N/A	

**Table 1 – Responsible Agencies**

### **Narrative**

The city of Westland receives CDBG and HOME funding. The Community Development Department also manages the Housing Choice Voucher Program. The city does not receive HOPWA or ESG funding. The Community development Director is responsible for preparing and administering the CDBG and HOME program funds.

### **Consolidated Plan Public Contact Information**

Joanne Campbell, Director  
Community Development Department  
City of Westland  
32150 Dorsey Road, Westland MI 48186  
734.713.3711 / [jcampbell@cityofwestland.com](mailto:jcampbell@cityofwestland.com)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Westland is the lead agency that oversees the development and administration of the Consolidated Plan. The Community Development Department is responsible for implementing the Consolidated Plan and Annual Action Plans. This Consolidated Plan was prepared by the Community Development Director, Community Development Citizens Advisory Committee, Mayor William Wild and Westland City Council. City departments and community partners assist with the implementation of the Consolidated and Annual Plans.

**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(I)).**

Several public and private agencies offer assistance to City residents for housing and supportive service needs. Information gained from these organizations assists the City in prioritizing its funding to include those groups most in need. The public and private agencies that provide information to consider in the Consolidated Plan include: Wayne County Continuum of Care, Wayne Metropolitan Community Action Agency, Southeast Michigan Council of Governments, Wayne County Family Center, First Step Center for Victims of Domestic Violence, City departments, Southeast Homeowners Association, Norwayne Community Citizens Council, Westland Housing Commission, Wayne Westland Community Schools, etc. The Westland Housing and Community Development Department manages the housing choice voucher program, including vouchers for Westgate Towers. The Housing Commission also serves as board members for Westland Development Corporation, which is the managing partner for Thomas Taylor Towers. The Community Development director interacts with these agencies to ascertain the community development and affordable housing needs of the residents.

**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.**

The City coordinates with the Wayne County Continuum of Care via meetings, reports and information gathering. The Westland Housing Commission manages a project based voucher program for veterans and coordinates services with the rental owners as a part of the program.

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

The City does not administer ESG funds.

### **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Several public and private agencies offer assistance to City residents for housing and supportive service needs. Information gained from these organizations assists the City in prioritizing its funding to include

those groups most in need. The public and private agencies that provide information to consider in the Consolidated Plan include: Wayne County Continuum of Care, Wayne Metropolitan Community Action Agency, Southeast Michigan Council of Governments, Wayne County Family Center, First Step Center for Victims of Domestic Violence, City departments, Southeast Homeowners Association, Norwayne Community Citizens Council, Westland Housing Commission, Wayne Westland Community Schools, etc. The Westland Housing and Community Development Department manages the housing choice voucher program, including vouchers for Westgate Towers. The Housing Commission also serves as board members for Westland Development Corporation, which is the managing partner for Thomas Taylor Towers. The Community Development director interacts with these agencies to ascertain the community development and affordable housing needs of the residents.

**Table 2 – Agencies, groups, organizations who participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>Section of the Consolidated Plan addressed by consultation</b>	<b>Describe consultation and anticipated outcomes of the consultation and areas for improved coordination</b>
First Step	Services – Victims domestic violence	Homeless Needs - Families with children	Referrals, programming
Wayne County Family Center	Services – homeless	Homeless Needs - Families with children	Referrals, programming
Out Wayne County Continuum of Care	Services – homeless	Homeless Needs - Families with children and individuals	Referrals
Westland Youth Assistance	Services-Children	Non-Homeless Special Needs	Referrals, programming
Samuel B Ware Community Center	Services-Children	Non-Homeless Special Needs	Referrals, programming
Fair Housing Center of Metro Detroit	Services - Housing	Affordable Housing	Referrals
Salvation Army	Housing, Anti-poverty Strategy	Homeless and Non- Homeless Needs - Families with children and individuals	Referrals
Wayne Metropolitan Community Action Agency	Anti-poverty strategy	Non-Homeless Special Needs	Referrals, programming
Westland Senior Advisory Committee	Services - Elderly	Non-Homeless Special Needs	Referrals, programming
The Senior Alliance	Services-Elderly	Non-Homeless Special Needs	Referrals
Westland Disabilities Concern Committee	Services – Disabled individuals	Non-Homeless Special Needs	Referrals
Hegira Counseling	Services – mental illness and substance abuse	Non-Homeless Special Needs	Referrals
Safe Step Communities	Services – substance abuse	Non-Homeless Special Needs	Referrals
Norwayne Community Citizens Council	Services – Neighborhood revitalization	Neighborhood revitalization	Referrals, programming

Southeast Homeowners Association	Services – Neighborhood revitalization	Neighborhood revitalization	Referrals
Westland Housing Commission	Housing assistance	Affordable Housing	Referrals, programming
Wayne Westland Community Schools	Construction education	Neighborhood Revitalization	Programming
Habitat for Humanity Western Wayne	Services - housing	Affordable housing	Referrals, programming
Westland Historic Commission	Services – Neighborhood revitalization	Neighborhood Revitalization	Referrals

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

Not applicable

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Consolidated Plan	SEMCOG - Southeast Michigan Council of Governments	SEMCOG provides City with statistics to complete the Consolidate Plan.
City of Westland Master Plan 2016	City of Westland – Planning Department	City will initiate new master plan process in 2016.
Community Needs Assessment 2016	Wayne Metro Community Action Agency	Wayne Metro will conduct Community Needs Assessment in 2016.
Agency Plan	Westland Housing Commission	Agency Plan supports Affordable Housing goal.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

**Narrative (optional):**

The City of Westland applies for grant opportunities from Michigan State Housing Development Authority in support of the Consolidated Plan goals. The City partners with the City of Livonia and Redford Township in the development of the Analysis of Impediments to Fair Housing plan.

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. It is important to obtain the views of residents who live in CDBG eligible areas and service providers that offer to low-income and special needs residents. As part of this process, the City sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, non-profit agency meetings, survey and past program performance. In addition, the City consulted with various City Departments to identify priority needs and develop corresponding strategies. The City shared information regarding current and past program performance with citizens and stakeholders to explain the benefit of these programs.

Efforts made to broaden citizen participation include: four meetings with the Community Development Citizens Advisory Committee (CDCAC), two public hearings, one City Council study session, on-line survey and public notice posting in the Westland Observer, at several City buildings and on WLND Cable.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Comments not accepted
CDCAC Meetings	Community Stakeholders	February, March, April 2016	Support planned goals and activities	Not applicable
Public Hearing 1 - CDCAC	Community wide	5 attendees	Special needs populations (disabled, elderly, Norwayne community)	Not applicable
City Council Study Session	City Council, CDCAC	10 attendees	Rehabilitation programs	Not applicable
Public Hearing 2 – City Council meeting	Community wide	50 attendees / 3 comments	CDCAC support for planned goals and activities; elderly	Not applicable
Community Survey	Community wide	97 responses	Proposed projects received similar priority ratings	Not applicable
Public Comment Period	Community wide	No comments received	Not applicable	Not applicable

Table 4 – Citizen Participation Outreach

### Summarize citizen participation process and how it impacted goal-setting

#### Affordable Housing Strategy

Housing strategies were determined by using housing data provided by HUD. Customized HUD data is available to help communities evaluate housing and homeless needs. Complete summaries of this data are available in the Needs Assessment and Market Analysis sections.

- Housing Rehabilitation: The City provided details of the Housing Rehabilitation and Neighborhood Stabilization Program to influence the City’s housing strategy. The City has managed housing rehabilitation activities, homeowner, homebuyer and rental, and provides good value to the

community. In general, housing programs receive emphasis in Dearborn Heights due to the large, ongoing need for housing services.

- Housing Voucher Program: The City provided details of the Housing Voucher Program and the benefits received by its recipients.
- Homeless Strategy: The City consulted the Out-Wayne County Homeless Services Coalition, Wayne County Family Center, Salvation Army and First Step to obtain needs of the homeless population. The Out-Wayne County Homeless Services Coalition is the lead agency for homeless services and represents agencies that implement homeless services. The City also utilized data from HUD that details homelessness.

#### Community Development / Neighborhood Revitalization Strategy

Community Development strategies were determined through, community meetings, meetings with staff, surveys, and review of current planning activities. The City is working to leverage other planning efforts with funding opportunities where possible.

#### Non-Homeless Special Needs

Non-Homeless Special Needs were determined through coordination with service providers, City staff, HUD data and surveys. HUD data on Special Needs populations and service providers provide insight to the needs of Special Needs populations and were able to provide valuable information.

#### Continuum of Care for Homeless

Continuum of Care for Homeless needs were determined through coordination with service providers, HUD data and surveys. HUD data on homeless populations and service providers provide insight to the needs of homeless populations and were able to provide valuable information.

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

#### NEEDS ASSESSMENT OVERVIEW

The Needs Assessment section of the Consolidated Plan identifies Westland’s communitywide housing and community development needs. Data from the Comprehensive Housing Affordability Strategy (CHAS) database and the U.S. Census Bureau’s American Community Survey (ACS) database are referenced in this section. Additionally, this section is supported with data from the Westland Housing Commission and other documentation from Westland and its partners. The Needs Assessment section evaluates the demand for housing and community development assistance by the following income groups based on Area Median Income (AMI):

- Extremely Low Income (<30% AMI)
- Very Low Income (30%-50% AMI)
- Low Income (50%-80% AMI)

AMI is based on the 2015 HUD Income Limits Documentation System, which is outlined in Table 5(A)

<b>FY 2016 Income Limit Area</b>	<b><u>Median Income</u></b>	<b>FY 2016 Income Limit Category</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>
<b>Detroit- Warren- Livonia, MIHUD Metro FMR Area</b>	\$66,900	<b>Very Low (50%) Income Limits</b>	\$23,450	\$26,800	\$30,150	\$33,450	\$36,150	\$38,850
		<b>Extremely Low (30%) Income Limits</b>	\$14,050	\$16,050	\$20,160	\$24,300	\$28,440	\$32,580
		<b>Low (80%) Income Limits</b>	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100

TABLE 5(A): 2015 HUD INCOME LIMITS

According to HUD FY2015 Low/Mod data, there are approximately 15,075 households of low- or moderate income within the jurisdiction as whole, which represents 44% of Westland’s estimated households (34,595) for this year according to the 2010-2014 ACS, Five-Year Estimates.

# NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

## Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	86,602	84,832	-2%
Households	36,699	34,593	-6%
Median Income	\$46,308.00	\$45,496.00	-2%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,260	4,055	6,760	3,930	15,590
Small Family Households *	1,445	1,220	2,225	1,580	8,600
Large Family Households *	80	195	300	240	985
Household contains at least one person 62-74 years of age	500	660	1,215	765	2,025
Household contains at least one person age 75 or older	490	1,135	1,495	525	895
Households with one or more children 6 years old or younger *	675	465	909	580	870
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	4	30	35	109	15	0	25	10	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	80	30	60	225	0	4	60	30	94
Housing cost burden greater than 50% of income (and none of the above problems)	2,325	785	145	20	3,275	825	615	555	105	2,100
Housing cost burden greater than 30% of income (and none of the above problems)	125	1,025	1,020	145	2,315	230	495	1,150	810	2,685

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	210	0	0	0	210	65	0	0	0	65

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,420	875	210	115	3,620	840	620	650	145	2,255
Having none of four housing problems	430	1,370	2,710	1,365	5,875	290	1,195	3,190	2,305	6,980
Household has negative income, but none of the other housing problems	210	0	0	0	210	65	0	0	0	65

**Table 8 – Housing Problems 2**

Data 2006-2010 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,010	780	300	2,090	295	285	805	1,385
Large Related	70	155	0	225	10	30	155	195
Elderly	280	510	445	1,235	460	525	370	1,355
Other	1,185	460	425	2,070	305	275	420	1,000

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,545	1,905	1,170	5,620	1,070	1,115	1,750	3,935

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	980	245	20	1,245	295	185	320	800
Large Related	70	70	0	140	0	0	10	10
Elderly	250	310	125	685	245	250	120	615
Other	1,120	175	0	1,295	290	185	110	585
Total need by income	2,420	800	145	3,365	830	620	560	2,010

**Table 10 – Cost Burden > 50%**

Data 2006-2010 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	80	30	40	205	0	4	45	4	53
Multiple, unrelated family households	0	0	0	20	20	0	0	25	25	50
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	55	80	30	60	225	0	4	70	29	103

**Table 11 – Crowding Information – 1/2**

Data 2006-2010 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

A significant housing cost burden is associated with an increased risk of homelessness. Non-homeless small-related households have a significant cost burden when compared to other household types particularly for the 0-30% AMI category. Additionally, there are a number of “Other” households which may be comprised of single persons in Westland. According to the 2006-2010 CHAS, 1,490 “Other” households have a cost burden greater than 30% of income and 1,410 “Other” households have a cost burden greater than 50% of income. According to the 2014 homeless census, 975 homeless persons reside in Wayne County that are in households without children and are in need of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the 2010-2014 ACS 5-Year Estimates (the most recent dataset for which disability status is available), approximately 12,935 people (16%) in Westland is estimated to have a disability. While the majority of disabled persons are between 18 and 64 years of age (7,093 people, 13%), a high percentage of persons 65 years and over are disabled (4,908, 42%). These elderly populations are also likely to live on reduced income and experience housing cost burden. According to the 2013 Michigan State Police Uniform Crime Reports, Wayne County has the highest rate of domestic violence incidents in southeastern Michigan at 1,350 incidents per 100,000 residents. Based on the 2010-2014 ACS estimated population, and considering the rate of domestic violence incidents in Wayne County, there may be as many as 1,114 victims of domestic violence and related incidents in Westland. The majority of victims of domestic violence in Wayne County are women (75%). In 2014-15, First Step Center for Domestic Violence assisted 526 people.

**What are the most common housing problems?**

By far, the most common housing problem in the Westland is cost burden, for both renter and owner households. In Westland, substandard housing (lacking complete plumbing or kitchen facilities) is more of a problem for owner households, as is overcrowded housing (1.01-1.5 people per room). Severely overcrowded housing (more than 1.5 people per room) is more of a problem for renter households, but not as significant when compared to the prevalence of cost burden.

### **Are any populations/household types more affected than others by these problems?**

Households earning less than 80% AMI are experiencing higher rates of cost burden than those households with higher incomes. More owners are experiencing cost burden than renters; however, among those households earning less than 30% AMI, both owners and renters are experiencing a similar degree of severe cost burden. Comparisons of cost burden by type of household show that while large related renter and owner households are less affected by cost burden, small related, elderly and other household types are more affected. Substandard and overcrowded housing is more common among renters earning less than 30% AMI and owners earning >50-80% AMI. Single family households are more affected by crowding than households with multiple, unrelated members or other non-family households.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Those at imminent risk of homelessness or nearing termination of assistance are in need of additional resources similar to those of already homeless individuals, including other housing assistance and references from non-profits and housing providers, self-sufficiency training and case management, access to healthcare and mental health counseling, job training, and legal guidance.

### **If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The most recent homeless census for Wayne County, or annual point-in-time (PIT) survey, was conducted from January 1, 2014 thru January 31, 2014. The total number of homeless people counted during the annual PIT survey was 2,101. Of the 2,101 homeless persons counted, 756 were persons in households with adults and children and 975 were persons in households with only adults. There were 358 chronically homeless individuals reported. There were also 37 unaccompanied children reported. It is unknown how many homeless veterans and persons with HIV need assistance. Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. While 44% of those surveyed were first-time homeless, 31% had been homeless 1-2 time in the past. Another 13% were chronically homeless, having been homeless at least four times in the past 3 years. Nearly half (48%) said they were unemployed, while only 13% were employed.

## **Discussion**

The population, number of households and median income in Westland decreased slightly over the last decade. 15,075 (43%) of the City's households earn less than 80% HAMFI and approximately 4,260 (12%) of the City's households earn less than 30% HAMFI. Low- and moderate- income populations continue to experience higher rates of housing problems, such as housing cost burden and overcrowding. As a result, these populations have an increased need for affordable housing and supportive services. They also face a greater risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or higher) than the income level as a whole. HUD requires grantees to provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,195	455	230
White	2,645	420	155
Black / African American	385	25	45
Asian	60	0	35
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	50	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,475	1,315	0
White	1,990	1,155	0
Black / African American	265	75	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	50	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	80	50	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,680	3,810	0
White	2,285	3,265	0
Black / African American	265	415	0
Asian	25	60	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	85	50	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,005	2,985	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	885	2,550	0
Black / African American	95	280	0
Asian	15	80	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	4	50	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

Of all households in the 0-30% AMI group, 82% have one or more of four housing problems.

In terms of disproportionate need:

- Black/African American households 85% have one or more of four housing problems (not significant);
- Hispanic households 100% have one or more of four housing problems (significant).

Of all households in the 30-50% AMI group, 65% have one or more of four housing problems.

In terms of disproportionate need:

- Black/African American households 78% have one or more of four housing problems (significant);
- Asian households 100% have one or more of four housing problems (significant);
- American Indian/Alaska Native households 100% have one or more of four housing problems (significant).

Of all households in the 50-80% AMI group, 41% have one or more of four housing problems.

In terms of disproportionate need:

- Black/African American households 39% have one or more of four housing problems (not significant);
- Hispanic households 63% have one or more of four housing problems (significant).

Of all households in the 80-100% AMI group, 25% have one or more of four housing problems. In terms of disproportionate need, none of the racial or ethnic groups have significant need.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage or higher) than the income level as a whole. HUD requires grantees to provide an assessment for each disproportionately greater need identified.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,715	935	230
White	2,195	870	155
Black / African American	375	34	45
Asian	50	10	35
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	45	4	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,280	2,510	0
White	1,045	2,105	0
Black / African American	110	230	0
Asian	20	30	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	60	70	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	565	5,925	0
White	465	5,090	0
Black / African American	55	635	0
Asian	25	60	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	10	125	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	225	3,770	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	175	3,255	0
Black / African American	24	350	0
Asian	15	80	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	4	50	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Of all households in the 0-30% AMI group, 70% have severe housing problems.

In terms of disproportionate need:

- Black/African American households 82% have severe housing problems (significant);
- Hispanic households 92% have severe housing problems (significant).

Of all households in the 30-50% AMI group, 34% have severe housing problems.

In terms of disproportionate need:

- Black/African American households 32% have severe housing problems (not significant);
- Asian households 40% have severe housing problems (not significant);
- American Indian/Alaska Native households 100% have severe housing problems (significant);
- Hispanic households 46% have severe housing problems (significant).

Of all households in the 50-80% AMI group, 9% have severe housing problems.

In terms of disproportionate need:

- Black/African American households 8% have severe housing problems (not significant);
- Asian households 29% have severe housing problems (significant);
- American Indian/Alaska Native households 28% have severe housing problems (significant);
- Hispanic households 7% have severe housing problems (not significant).

Of all households in the 80-100% AMI group, 5% have severe housing problems.

In terms of disproportionate need:

- Asian households 16% (significant).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or higher) than the income level as a whole. HUD requires grantees to provide an assessment for each disproportionately greater need identified.

Housing costs include mortgage and rent payments, property taxes and utilities. Cost burden is defined as a percentage of household income. Cost burden is defined as between 30 and 50% of income. Severe cost burden is defined as greater than 50% of income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,935	5,725	4,495	230
White	17,905	4,850	3,685	155
Black / African American	1,605	590	535	45
Asian	605	100	95	35
American Indian, Alaska Native	90	0	35	0
Pacific Islander	0	0	0	0
Hispanic	505	130	65	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion

Within Westland, 66% of households do not experience housing cost burden; 18% experience moderate cost burden and 14% experience severe cost burden.

Of all households, 33% of are either cost burdened or severely cost burdened (>30% of income spent on housing costs).

- Black/African American households 40% have cost burden or severe cost burden (not significant);
- Asian households 23% have cost burden or severe cost burden (not significant);
- American Indian/Alaska Native households 28% have cost burden or severe cost burden (not significant);
- Hispanic households 28% have cost burden or severe cost burden (not significant).

Of all households, 14% of are severely cost burdened (>50% of income spent on housing costs). No race or ethnicity experiences a severe cost burden at a greater rate than the jurisdiction as a whole. However, a higher percentage of Black/African American households (19%) are severely cost burdened when compared to other racial or ethnic categories.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to income group as a whole. These groups include Black/African American, Asian, American Indian/Alaska Native, and Hispanic racial or ethnic groups.

Black/African Americans experience a disproportionately greater need related to:

- Housing problems in the 0-30% AMI group (85% versus 82% as a whole)
- Housing problems in the 30-50% AMI group (78% versus 65% as a whole)
- Severe housing problems in the 0-30% AMI group (82% versus 70% as a whole)
- Housing cost burden (40% versus 30% as a whole)

Asian Americans experience a disproportionately greater need related to:

- Housing problems in the 30-50% AMI group (100% versus 65% as a whole)
- Severe housing problems in the 50-80% AMI group (29% versus 9% as a whole)

The American Indian/Alaska Native group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI group (100% versus 65% as a whole)
- Severe housing problems in the 30-50% AMI group (100% versus 34% as a whole)
- Severe housing problems in the 50-80% AMI group (28% versus 9% as a whole)

The Hispanic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI group (100% versus 82% as a whole)
- Housing problems in the 50-80% AMI group (63% versus 41% as a whole)
- Severe housing problems in the 0-30% AMI group (92% versus 70% as a whole)
- Severe housing problems in the 30-50% AMI group (46% versus 34% as a whole)

### **If they have needs not identified above, what are those needs?**

Based on input and data received through the citizen participation process, the greatest housing needs are:

- Housing rehabilitation
- Code enforcement and elimination of blight

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The majority of racial and ethnic groups reside in the southeast and northwest sections of Westland. These areas somewhat correspond to the city block groups that have a low and moderate income percentage of 51% or greater. Overall, Westland's racial minority population is approximately 17%, including all racial or ethnic groups.

- Black/African American population represents the largest minority population (17%). A disproportionately greater racial minority population exists within Census Tracts 5651, 5652, 5653, 5670, 5685 and 5688.
- Ethnic minority population of approximately 10%. No Census Tract has a disproportionately greater concentration of Hispanic/Latino population than the City as whole.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Westland Housing Commission administers the Housing Choice Voucher Program. This includes 1,244 housing vouchers and project based programs:

- Westgate Towers (144)
- Assisted Living (80)
- Veterans (15)

Westland Housing Commission also manages the Family Self Sufficiency Program and is the managing member for the Westland Taylor Corporation, Thomas Taylor Towers.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,018	0	1,018	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	13,667	0	13,667	0	0	
Average length of stay	0	0	0	5	0	5	0	0	
Average Household size	0	0	0	2	0	2	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	0	238	0	238	0	0
# of Disabled Families	0	0	0	243	0	243	0	0
# of Families requesting accessibility features	0	0	0	1,018	0	1,018	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	411	0	411	0	0	0
Black/African American	0	0	0	595	0	595	0	0	0
Asian	0	0	0	5	0	5	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	8	0	8	0	0	0
Not Hispanic	0	0	0	1,010	0	1,010	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Westland disability characteristics, as provided in the 2014 American Community Survey shows that 15% of residents have a disability of some sort. The greatest need is for residents age 65 and older (42%). Families identified with disabilities have a high need for affordable based housing as well as improved accessibility within existing housing.

The Westland Housing Commission waiting list does not identify applicants with Section 504 needs. Applicants and participants are provided information regarding accessible rental units. Westland has several elderly senior apartment communities to meet the need of Section 504 applicants. The Senior Alliance also provides information for neighboring communities.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate need for residents of government assisted housing and housing choice voucher holders is affordable housing. Applicants' cost burden exceeds 50% of income, defined as severe cost burden. Although Westland has a large amount of rental housing (40%), much of it is not affordable for very low income families.

### **How do these needs compare to the housing needs of the population at large**

Affordable housing is a greater concern for applicants and residents of government assisted housing and the housing choice voucher program than for the population at large.

### **Discussion**

Westland's Department of Housing and Community Development manages the housing choice voucher program. As a city department, the low income housing and community development needs can be aligned. Westland also coordinates efforts with neighboring housing commissions, the Michigan State Housing Development Authority (MSHDA) and private entities to enhance affordable housing opportunities within Westland. Several housing commissions administer vouchers in the Westland area.

Among other assistance, the Plymouth-Westland Housing Commission administers the Section 8 Rental Assistance Program that provides financial rental assistance to eligible individuals and families based upon income. The data provided show that both White and Black/African American residents have a high demand for the identified program types. Among all racial and ethnic groups, tenant-based housing is the most common type of assistance.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction

Meeting homelessness challenges in Westland is a collaborative effort comprising numerous agencies. Westland is within the Wayne County Continuum of Care. The lead agency for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies is Out-Wayne County Homeless Services Coalition. Out-Wayne County supports the communities of Wayne County, including Westland, and is the lead agency for the Continuum of Care. As a part of the Consolidated Plan process, the City coordinated with Out-Wayne County Homeless Services Coalition to obtain data related to the homeless population in Westland. Out-Wayne County regularly conducts a homeless census where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source**

**Comments:**

Wayne County CoC (Wayne Metro)

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

### **Homeless Needs Assessment**

The most recent homeless census, or annual point-in-time (PIT) survey, was conducted January 1, 2014 thru December 31, 2014. The methodology used by Out-Wayne County included actual counts of homeless persons living on the streets and in shelters in Wayne County, Michigan. Due to the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with services.

The total number of homeless people counted during the survey was 2,101. Of the 2,101 homeless persons counted in Wayne County:

- 746 were persons in households with adults and children
- 975 were persons in households with only adults
- 1,774 literally homeless individuals
- 358 chronically homeless individuals
- 37 unaccompanied children
- 44% first-time homeless
- 31% homeless 1-2 time in the past
- 13% were chronically homeless, homeless at least four times in the past 3 years
- 48% unemployed
- 13% were employed

### **Chronically Homeless**

HUD defines a person as chronically homeless if they have been homeless for one year or longer, or have had four or more episodes of homelessness within the past three years and have a disabling condition. Chronically homeless persons account for approximately 50% of the total expenditures for homeless services. In Wayne County, the percentage of chronically homeless persons is slightly higher. Of the sheltered persons counted during the 2014 PIT, 358 individuals (17%) met the HUD definition of chronically homeless. It is unknown what percentage of these were veterans.

**Families**

Families comprised a large segment of the overall homeless population counted during the 2014 PIT, 746 (35%) persons were in families with children and 975 (46%) persons were in families comprised of adults. There were 404 households with children.

**Veterans**

The extent of the homeless veteran population is unknown. However, there are several supportive service programs for homeless veterans throughout Wayne County..

**Unaccompanied Youth**

Unaccompanied youth counted during the 2014 PIT , 37 (2%) of the 2,101 homeless persons that agreed to be surveyed.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

**Data Source**

**Comments:** Wayne County CoC (Wayne Metro)

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Persons in families comprised a large segment of the overall homeless population counted by Out-Wayne County. Of the homeless counted, 746 persons were in families with children and 467 persons were in families with only adults. In total there were 404 households with children.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Homelessness is not unique to a particular gender, race or ethnicity.

- 48% women
- 52% men
- 55% Black/African American

- 41% White
- 4% other race or more than one race
- Ethnicity data was not collected.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The total number of homeless people counted during the annual PIT survey was 2,101.

- Sheltered 2,101
- Unsheltered 0

### **Discussion**

Based on the January 1, 2014 thru January 31, 2014 PIT survey conducted by Out-Wayne County, the homeless population of Wayne County is approximately 2,101 individuals. A number of organizations in provide temporary, transitional and permanent supportive housing for Westland area families in need of assistance. These include but are not limited to First Step, Coalition on Temporary Shelter, Salvation Army, Wayne County Family Center and Out-Wayne County Homeless Services Coalition.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)**

### **Introduction:**

Non-Homeless Special Needs applies to populations that are presumed to be low to moderate income and in need of public services, such as elderly, at-risk youth, victims of domestic violence, homeless, disabled, etc. These special needs are often addressed by non-profit agencies and City departments. Understanding the characteristics of its special needs populations will help Westland to better evaluate public facilities and services directed toward such needs.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly & Frail Elderly**

HUD defines “elderly” as individuals over the age of 62 and “frail elderly” as individuals over the age of 75. According to the 2010- 2014 ACS 5-Year estimates, there are approximately 11,761 individuals over the age of 67.5 living in Westland. Elderly experience challenging housing needs. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life. According to 2010-2014 ACS estimates, there are 4,908 individuals over the age of 65 with disabilities.

#### **Youth and Young Adults**

Approximately 17,357 children, ages 0 – 17, live in Westland. Of the population less than 18 years of age, approximately 15% or 2,843 children are living in poverty. According to the 2010-2014 ACS 5-Year estimates, female-headed households comprise 28% of households living within the City and 22% of female-headed households are below poverty level.

#### **Physically & Developmentally Disabled**

According to the 2010-2014 American Community Survey, disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2010-2014 ACS 5-Year estimates, approximately 12,935 (16%) people in Westland have a disability. While the majority of disabled persons, 8027, are between 18 and 64 years of age, a high percentage (42%) of disabled persons are 65 years and over.

#### **Mental Illness & Substance Abuse**

HUD defines mental illness as a persistent mental or emotional impairment that significantly limits a person’s ability to live independently. According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill. Westland has an estimated adult population (over 18 years of age) of approximately 65,142 persons. One percent of this population is 651 persons. According to the Substance Abuse and Mental Health Services Administration 2011 National Survey of Substance Abuse Treatment Services, 200 persons per 100,000 population of adult age are in treatment for either alcohol or drug abuse problem. Westland has an estimated 170 individuals with a substance abuse problem.

#### **Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking**

According to the Michigan State Police, Wayne County has the highest rate of reported domestic violence in southeastern Michigan. The rate of domestic violence incidents in Wayne County is 1,350 incidents per 100,000 people. The total population of Westland is approximately 82,499; therefore,

there may be an estimated 1107 victims of domestic violence and related incidents in the City. Countywide, the majority of victims of domestic violence are women (75%).

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

#### **Elderly & Frail Elderly**

The elderly and frail elderly typically need assistance with housing rehabilitation and home maintenance. The elderly benefit from facilities and programming, such as those provided at senior centers. The elderly are susceptible to financial difficulties and health problems, including those caused by poor nutrition. The Friendship Center and Jefferson Barns Community Vitality Center offer programming such as Meals-on-Wheels, Emergency Food Assistance Program, nutrition, exercise and educational classes. This programming is critical in determining and meeting elderly and frail elderly service needs.

#### **Youth and Young Adults**

Youth and young adult services were identified as priority needs based on citizen feedback and discussion of community needs. The City of Westland offers a number of programs for youth and young adults, including those held at the Jefferson Barns Community Vitality Center, Samuel B Ware Community Center, Westland Youth Assistance, Hegira Counseling and Salvation Army. Several agencies in Wayne County provide additional programming for low- and moderate-income children, specifically. Supportive service needs for youth and young adults are determined by such providers.

#### **Physically and Developmentally Disabled**

Accessibility improvements and other supportive services, such as employment assistance, are typical needs of this population. Several agencies in Wayne County provide services for people with disabilities. Supportive service needs for the disabled are determined by such providers.

#### **Mental Illness & Substance Abuse**

Healthcare and mental health counseling are typical needs of this population. Several agencies in Wayne County offer services to the mentally ill and substance abusers. Agencies in Westland include Hegira Counseling and Safe Step Communities. Supportive service needs for the mentally ill and substance abusers are determined by such providers.

#### **Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking**

Family safety and advocacy for adults and children are typical needs of this population. Several organizations in Wayne County offer services to victims of domestic violence, dating violence, sexual assault and stalking, including First Step. Supportive service needs for victims of domestic violence are determined by such providers.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV/AIDS. According to a report that was prepared by the Michigan Department of Community Health, Wayne County had approximately 1,494 persons living with HIV/AIDS

in 2013, 136 persons per 100,000 residents. Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The State of Michigan Housing Opportunities for Persons with AIDS (HOPWA) does not offer any services in Westland for persons living with the HIV/AIDS virus. Currently, there are no specific housing programs for persons living with HIV/AIDS; however, equal access to housing is a priority for Westland.

**Discussion:**

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. Services to address these needs are often provided by non-profit agencies, in coordination with the City of Westland and Wayne County. These agencies are overburdened and continue to need funding assistance for service delivery.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Westland identifies the following public facility needs:

- Improvements to the Friendship Senior Center and Jefferson Barns Community Vitality Center
- Public park enhancements and recreational opportunities in low- and moderate-income areas.

### **How were these needs determined?**

These needs were determined by the Westland Community Development Department based on citizen participation and discussion of community needs.

### **Describe the jurisdiction’s need for Public Improvements:**

Westland identifies the following public improvement needs:

- Norwayne subdivision infrastructure, including water main repairs, sidewalk and street improvements, lighting, streetscapes and signage enhancements
- Annapolis Park subdivision infrastructure, including water main repairs, sidewalk and street improvements
- Norwayne subdivision blight elimination efforts, including demolition and code enforcement.

### **How were these needs determined?**

These needs are based on the age of Westland’s infrastructure systems and continued service provision. Many sidewalks and streets are in poor condition and lack accessibility features. These needs were determined by the Westland Public Services and Community Development Departments, based on service provision, citizen participation and discussion of community needs.

### **Describe the jurisdiction’s need for Public Services:**

Westland identifies the follow public service needs:

- Youth services and programs
- Senior services and programs
- Substance abuse services
- Victims of domestic violence services
- Crime awareness/prevention programs
- Homeless services.

### **How were these needs determined?**

These needs were determined by the Westland Community Development Department in collaboration with local organizations, citizen participation and discussion of community needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

#### Westland Housing Tenure

Housing Tenure	Census 2000	Census 2010	Change 2000 to 2010	2015 Estimates	Change 2010 to 2015
Owner Occupied	22,901	22,079	-822	21,096	-983
Renter Occupied	13,632	13,807	175	13,674	-133
Vacant	1,544	3,315	1,771	3,948	633
Seasonal Migrant	104	132	28	NA	NA
Other Vacant Units	251	908	657	NA	NA
Total Housing Units	38,077	39,201	1,124	38,718	-483

Source, 2000 and 2010 census, 2015 estimates from Applied Geographic Solutions

The City of Westland between 2000 and 2010, due in large part to the recession, has seen a decrease in the number of occupied units and an increase in vacant housing units. Vacant housing units continued to increase in 2015 according to estimates compared to 2010. Both owner occupied and renter occupied also are estimated to have declined in 2015. Total households in Westland in 2000 were at 36,533, in 2010 were at 35,886, and are estimated to be at 34,770 in 2015. Westland is experiencing a continued decline in owner occupied households. Although renter occupied households did increase from 2000 to 2010, they are estimated to have decreased from 2010 to 2015. Vacant housing also continues to increase.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,479	58%
1-unit, attached structure	2,618	7%
2-4 units	1,663	4%
5-19 units	6,917	19%
20 or more units	3,498	9%
Mobile Home, boat, RV, van, etc	995	3%
<b>Total</b>	<b>38,636</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2010-2014 ACS

According to the 2010-2014 American Community Survey (ACS), 58% of the housing units in Westland are single family detached units. The next most common housing type is apartments or condos in the 5-19 unit multifamily dwellings, 19% of the housing stock. Other housing types include single family attached homes, 2-4 unit buildings and apartment complexes of 20 or more units which together make up 20% of Westland’s housing stock. Finally, 3% of all housing in the city is manufactured housing.

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	36	0%	356	3%
1 bedroom	440	2%	4,322	31%
2 bedrooms	3,495	17%	6,138	44%
3 or more bedrooms	16,230	80%	2,985	22%
<b>Total</b>	<b>20,201</b>	<b>99%</b>	<b>13,801</b>	<b>100%</b>

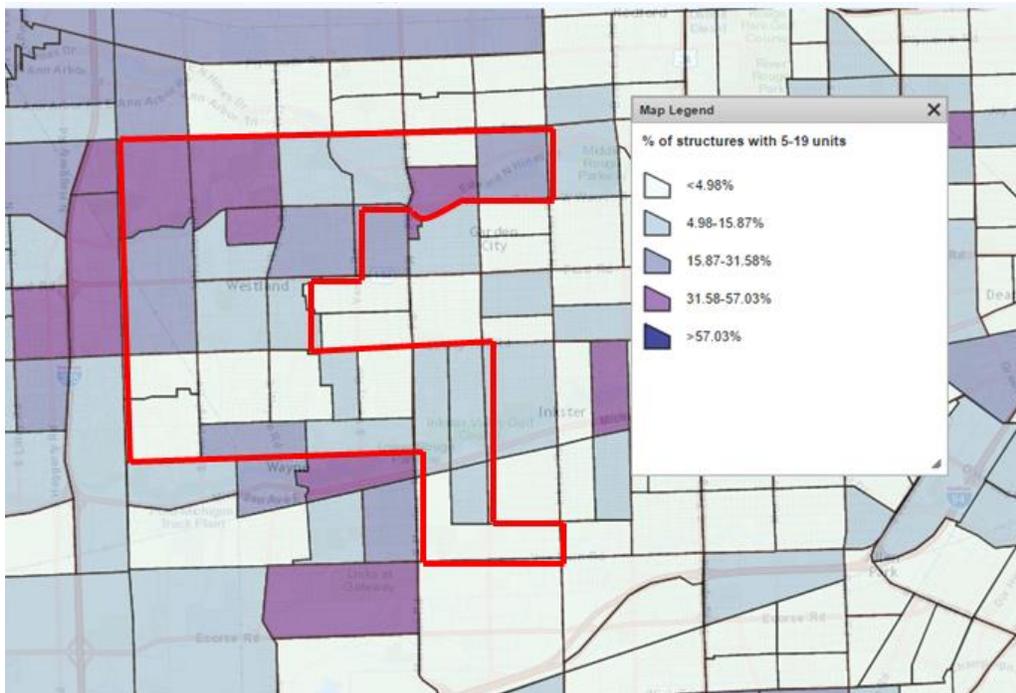
**Table 28 – Unit Size by Tenure**

Data Source: 2010-2014 ACS

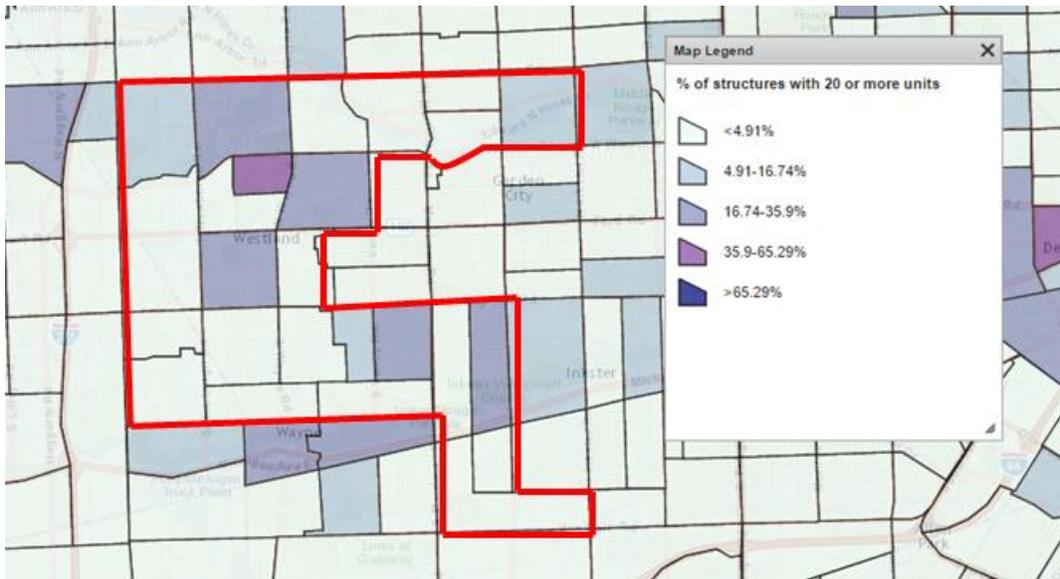
The above table compares unit size by number of bedrooms with housing tenure. Among owner occupied homes, units with 3 or more bedrooms dominate (80%), which is typical in single family homes. In contrast 2 bedroom units are more prevalent among rental units (44%). As a result, large families in the rental market may have difficulty finding suitable housing based on family size. Looking at the difference between owner and renter housing, it appears that the owner units are larger with 97% of the units having 2 or more bedrooms. The majority of rental units are 1 and 2 bedrooms (75%). Only 22% of rental housing has 3 or more bedrooms. Many of these are likely to be single family homes.

The maps below identify the concentrations of small to medium sized multifamily developments. The greater concentration of those with 5 to 19 units can be found in the northern part of the city. There is one pocket near Warren and Wayne Roads that has a higher percentage of those with 20 or more units.

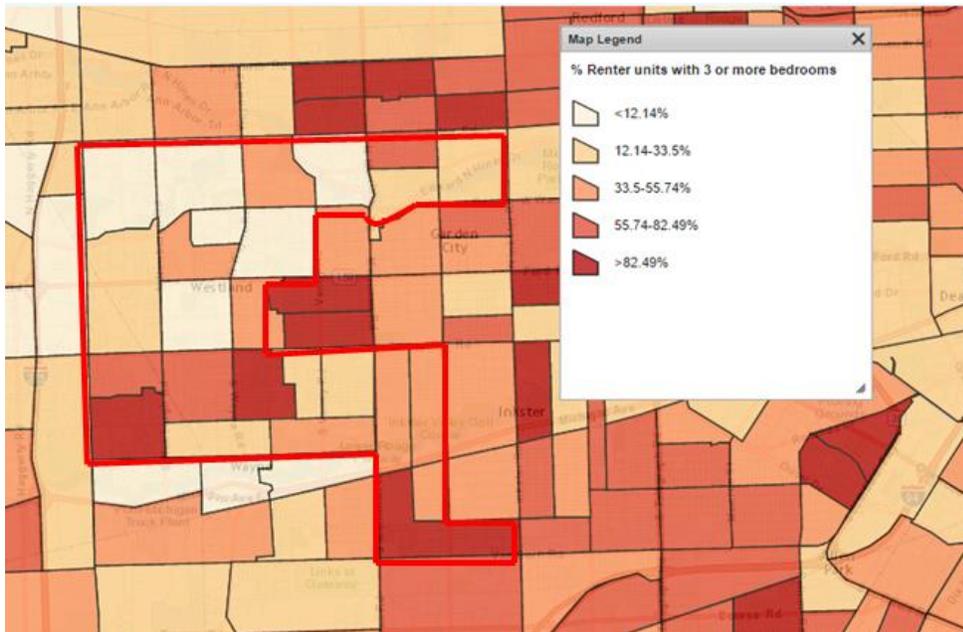
### Percent of Structures With 5 to 19 Units



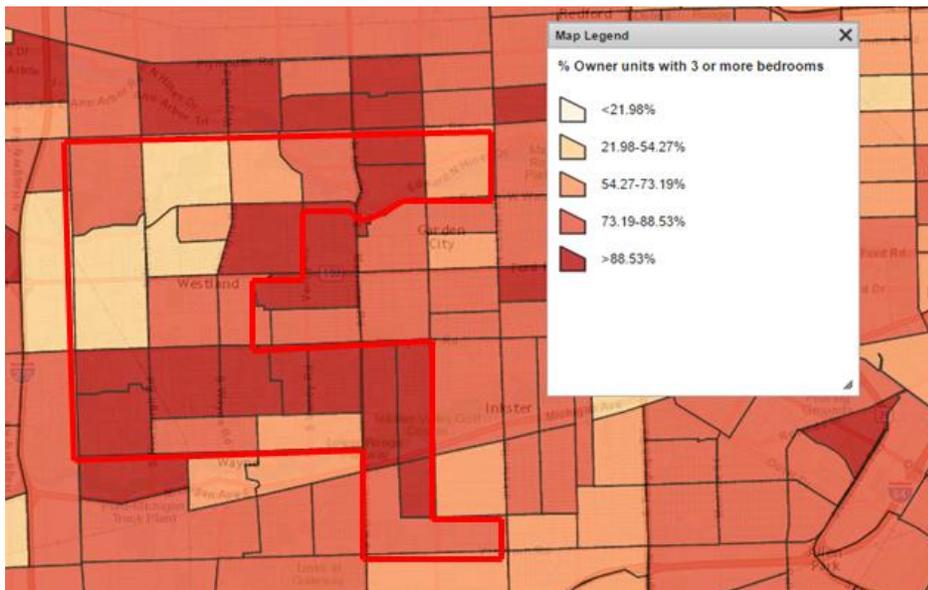
### Percent of Structures With 20 or More Units



### Rental Units With 3+ Bedrooms



There are more significant sectors with a higher percentage of 3 or more bedrooms in the south part of Westland.



The above map shows the more significant prevalence of 3 or more bedrooms with owner occupied homes.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to the Michigan State Housing Development Authority (MSHDA) Housing Locator in April 2016 there were only 7 senior and no subsidized (see tables below) housing units available in the city of Westland. Of the 9 senior complexes, two had a wait list, one of which was closed. There were no special needs housing listed for Westland according to the MSHDA Housing Locator.

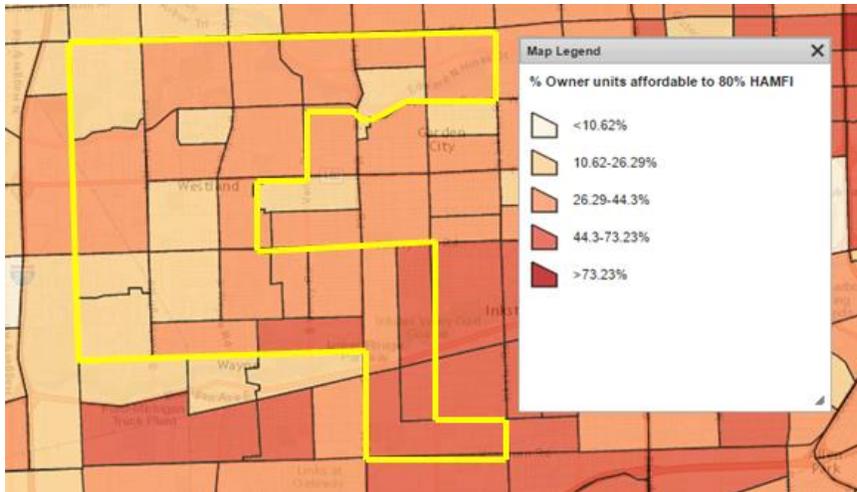
#### City of Westland Senior Housing as of April 19, 2016

Complex	Address	Property Type	Total Units	Rent	Units Available	Wait List
Adams Senior Village Apartments	2001 Kaley Ave, 48186	Rent Restricted	120	\$591 to \$816	None	Closed
Westhaven Manor	34601 Elmwood St, 48185	Senior Market	144	\$1,299	2 for \$1,299	None
Westgate Tower	34567 Elmwood St, 48185	Senior Affordable Rent Restricted	148	\$670	1	None
American House Westland Venoy Senior Living	1660 S Venoy Rd, 48186	Senior	NA	NA	1	None
American House Westland Joy Senior Living	39201 Joy Rd, 48185	Senior	NA	NA	1	None
American House Westland Hunter Senior Living	35700 Hunter Ave, 48185	Senior	NA	NA	1	None
The Village of Westland Senior Living Community	32001 Cherry Hill Rd, 48186	Senior	NA	NA	1	None
29495 Annapolis Rd	29495 Annapolis Rd	Senior	NA	NA	None	Open
Greenwood Villa	7600 Nankin Blvd, 48185	Senior Affordable Rent Restricted	298	\$808 to \$876	None	None

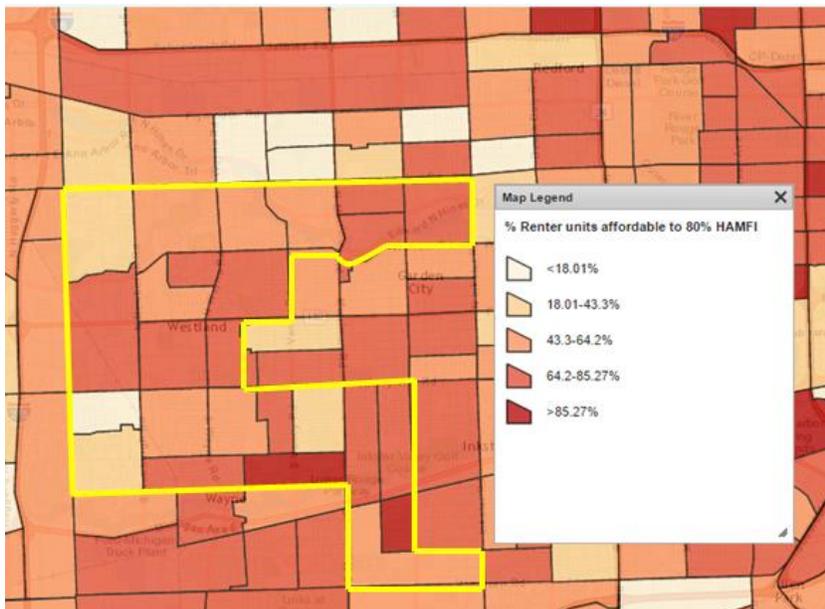
#### City of Westland Subsidized Housing as of April 19, 2016

Complex	Address	Property Type	Total Units	Rent	Units Available	Wait List
Greenwood Villa	7600 Nankin Blvd, 48185	Senior Affordable Rent Restricted	298	\$808 to \$876	None	None

The following map details the prevalence of Owner Units Affordable to Low Income Households. Red areas show concentrations where more than 40% of the units are affordable at 80% of the area median income. The city boundaries of are approximated in yellow.



The following map details the prevalence of Renter Units Affordable to Low Income Households. Red areas show concentrations where more than 40% of the units are affordable at 80% of the area median income. The city boundaries of are approximated in yellow.



**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The expiration date for the following units does not necessarily mean that the units will convert to market rents. HUD regulations require the property owners to provide a six-month notice to tenants prior to opting out of the low-income use restrictions. Owners have the option to renew Section 8 contracts but renewal is at the owners' discretion.

Property Name	Address	Unit	Tracs Overall Expiration Date	Program Type
THOMAS F. TAYLOR TOWERS	36500 MARQUETTE ST	266	3/19/2034	Subsidized - Previously Insured
OUR SAVIORS MANOR	29495 Anapolis Road	50	3/30/2017	202/811
LIBERTY HILL HOMES II	35266 Norene St	9	9/30/2016	202/811
GREENWOOD VILLA	7600 NANKIN CT	298	10/30/2018	Subsidized, No HUD Financing

List of expiring (or have expired) affordability for complexes in the city of Westland is presented below and is highlighted in yellow in the far right columns. The mortgage expiration date represents the expiration of a 236 mortgage while the LIHTC Expiration date represents the end of low income housing tax credit.

Property	Address	Total Units	Target Pop	Building Type	Market Rate Units	Affordable Units	LIHTC Ext Use	Programs	Mortgage Expiration Date	LIHTC Expiration Date
Adams Senior Village Apartments	Palmer Road	120	Elderly	Apartment	0	120	2112	LIHTC (Other)		2013
Adams Square Apts	2001 Kaley Avenue	120		Walk-Up/ Garden	120	0		223(F) Refi/ Purchase Apts	5/1/2041	3-Dec-14
Birch Hill Apartments	330 South Hubbard Court	173			173	0		223(F) Refi/ Purchase Apts	9/1/2044	
Fountain Park Apts	37410 Fountain Park Circle	456		Walk-Up/ Garden	456	0		223(F) Refi/ Purchase Apts	7/1/2046	
Greenwood Villa	7600 Nankin Court	298				298		Section 8	1-Oct-18	
Hines Park Apartments	31680 Cowan Road	264			264	0		223(A)(7) Refi Of 223(F) Apts	4/1/2048	
Liberty Hill Homes II	35266 Norene St	9			0	9				
Norris Apartments	31627 Palmer	60		Apartment	0	60	2110	LIHTC (Other)		2011
Our Saviors Manor	29495 Anapolis Road	50	Elderly	Mid-Rise	1	49				
Robert J. Thomas Terrace Apartments	31767 Palmer Road	0				0				
Thomas F. Taylor Towers	36500 Marquette St	266	Wholly Elderly Congregate	High-Rise/ Elevator	0	266				
Warris Farms Apartments	36915 Newburgh Road	216		Walk-Up/ Garden	216	0		223(A)(7) Refi Of 223(F) Apts	10/1/2044	
West Haven Manor	34601 Elmwood Avenue	0				0				
Westgate Tower	34567 Elmwood	148	Elderly			148		Section 236 - Section 236 / LIHTC	12/1/2014	
Westhaven Manor	34601 Elmwood Ave	144				144		Preservation - All Other	1-Feb-17	
Westland Colonial Village Apartments	8181 N. Wayne Road	304			304	0		223(F) Refi/ Purchase Apts	1/1/2045	
Wildwood Apartments Homes	5995 N. Wildwood St.					NA	2055	LIHTC - 221D4 Nc/Sr		2025
Woodbridge Pond	37255 S Woodbridge Circle	192	Family	Apartment	0	192	2027	LIHTC (Other)		2007

	Under \$100,000			\$100,000 to \$199,999			\$200,000 to \$299,999			\$300,000 Plus			Total		
	Sales	For Sale	Mts Sup	Sales	For Sale	Mts Sup	Sales	For Sale	Mts Sup	Sales	For Sale	Mts Sup	Sales	For Sale	Mts Sup
Westland	85	42	1.5	112	52	1.4	14	27	5.8	3	1	1.0	214	122	1.7
Sellers Market = 2 month or less supply of homes															
Normal Market = 3 to 6 month supply of homes															
Buyer's Market = Over 6 month supply of homes															
Data Source: MLS															

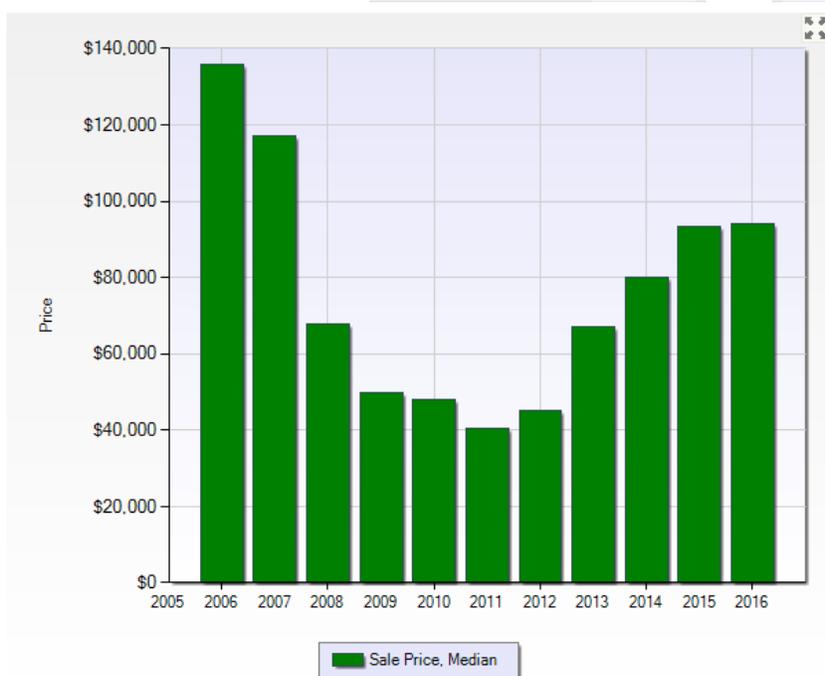
Note that the availability of homes priced \$300,000 plus is very limited in this market and thus the statistics above for that price range should not be used to draw any conclusions.

Of the 214 closings that took place last quarter in Westland, 176 were private ownership (82%), 10 were government owned (5%), 11 were Fannie MAE/Freddie MAC owned (5%), 1 was corporate owned (1%), and 16 were bank owned (7%). The average sales prices are listed below:

Type	Average Sales Price
Private Owned	\$120,070
Government Owned	\$59,365
Fannie MAE/Freddie MAC Owned	\$86,282
Corporate Owned	\$23,650
Bank Owned	\$74,058

Of the 191 closings that took place in the first quarter of 2015, 132 were private ownership (69%), 16 were government owned (8%), 19 were Fannie MAE/Freddie MAC owned (10%), 4 were corporate owned (2%), and 20 were bank owned (10%). So in the first quarter of this year, we are seeing a higher percentage of private owned sales in Westland and less Fannie and bank owned sales.

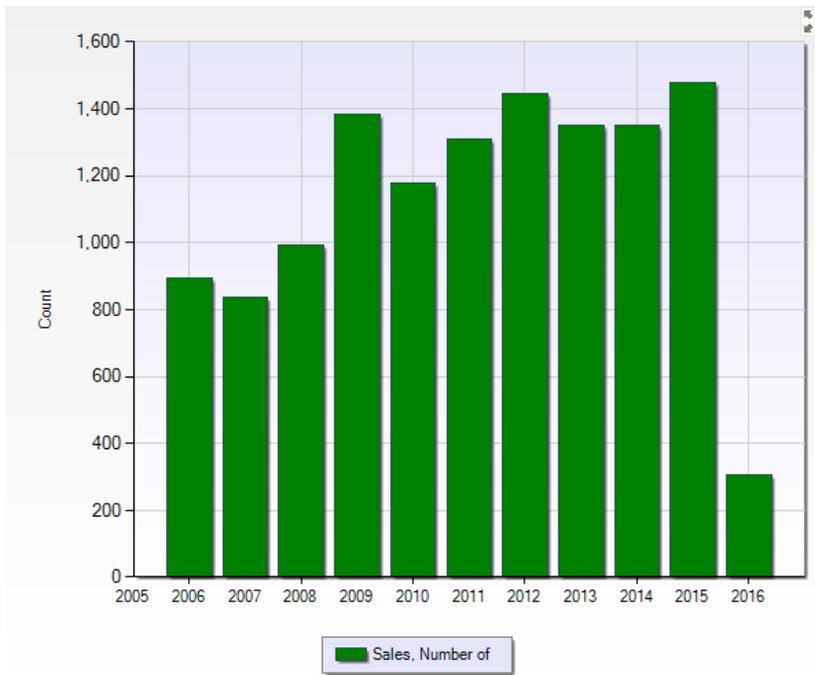
#### Median Sales Price – Westland



The median price of a home in Westland has been increasing since 2011 as the effects of the recession subsided.

	2016 (1Q)	2015 (1Q)	
Type	Avg Sales Price	Avg Sales Price	Yr over Yr Difference
Private Owned	\$120,070	\$115,013	4%
Government Owned	\$59,365	\$57,414	3%
Fannie MAE/Freddie MAC Owned	\$86,282	\$65,552	32%
Corporate Owned	\$23,650	\$72,000	-67%
Bank Owned	\$74,058	\$62,147	19%

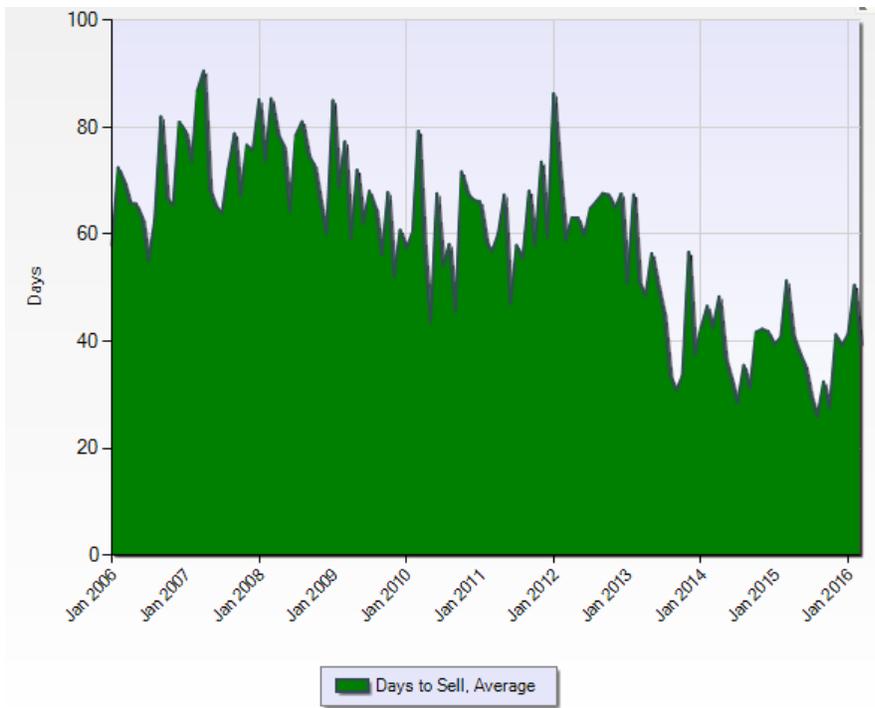
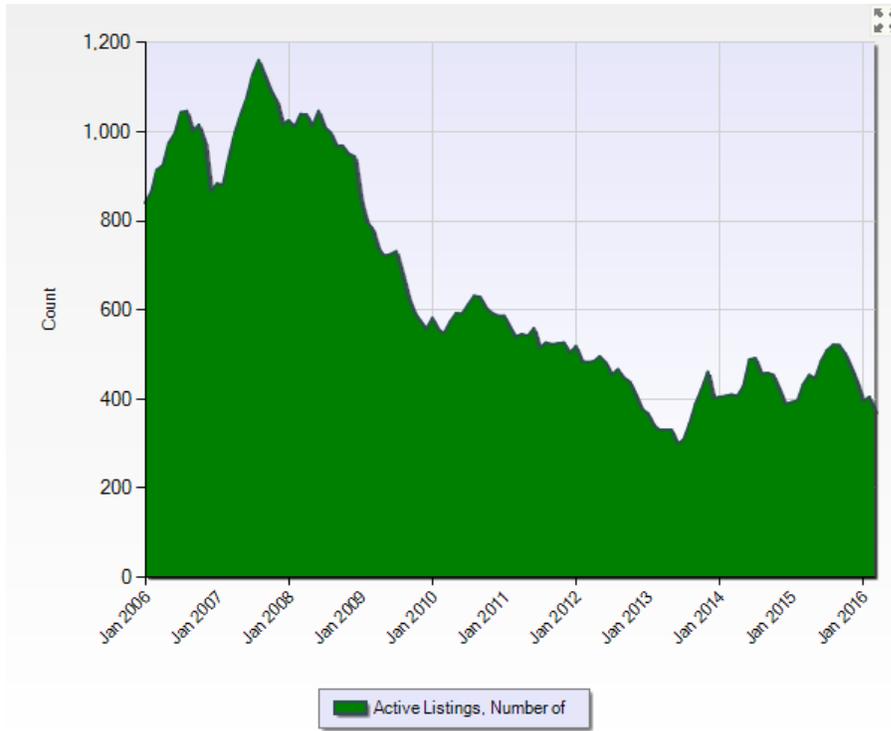
\*Note that there was only one corporate sale in the first quarter of 2016.



2015	Homes Sales	2016	Home Sales
Jan	59	Jan	65
Feb	56	Feb	68
Mar	76	Mar	81
<b>Total</b>	<b>191</b>		<b>214</b>

Number of home sales is up for the last three months compared to the previous year.

**Does the availability of housing units meet the needs of the population?**

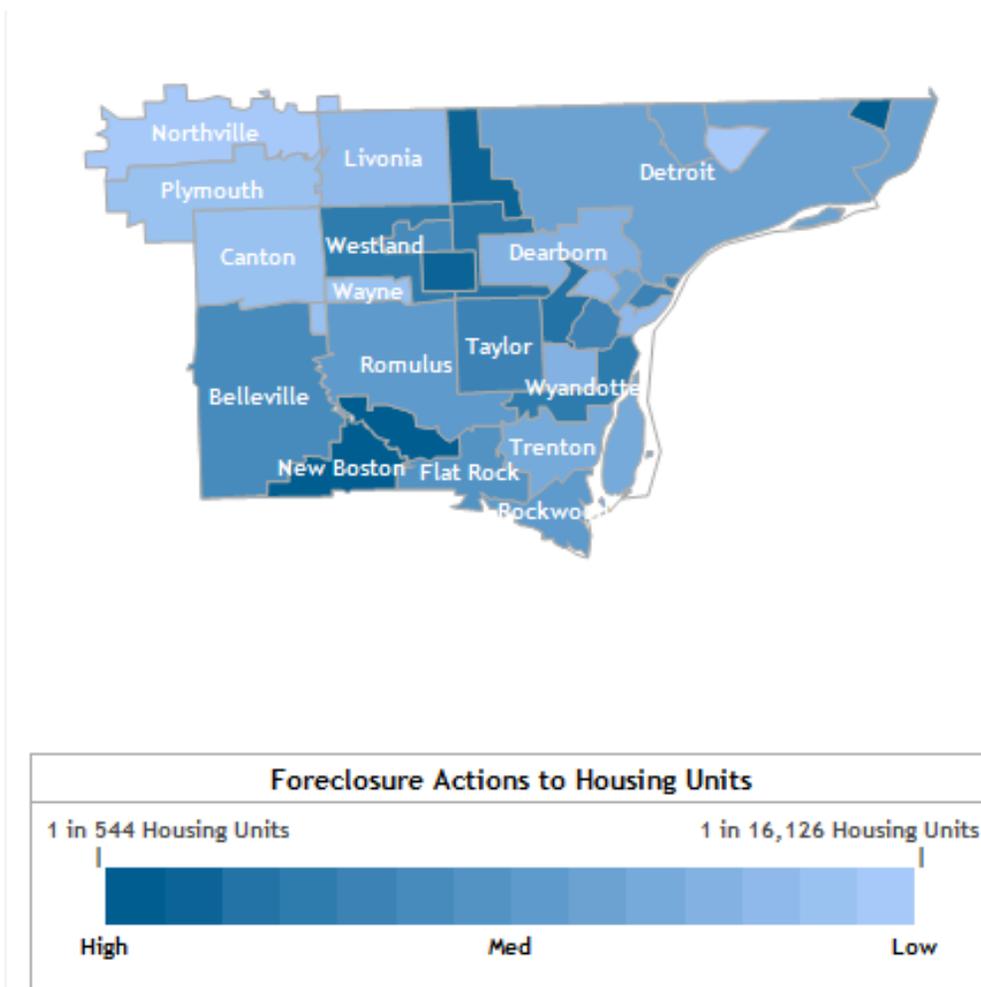


There are currently 334 properties in Westland that are in some stage of foreclosure (default, auction or bank owned) out of 35,888 total units.

In March, the number of properties that received a foreclosure filing is 41% lower than the same time in 2015.

Home sales for February 2016 equaled those in the same period 2015. The median sales price of a non-distressed home was \$100,000. The median sales price of a foreclosure home was \$55,620, 44% lower than non-distressed home sales.

The map below shows where the pockets of higher foreclosures are taking place in Wayne County including the Westland area.



**Conclusion:**

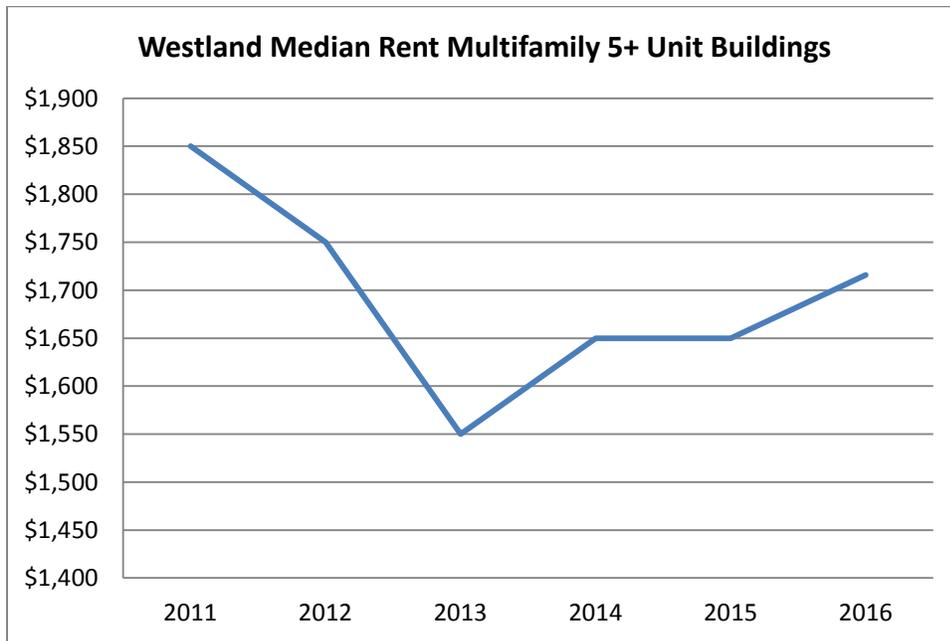
Westland is experiencing:

- a seller’s market in the lower price points,
- increasing sales prices amongst most ownerships from private to bank owned year over year,
- increasing median sales price since 2011, and
- fewer days on market compared to previous years.

This situation contributes toward a healthy market rate housing market, as well as a difficult market for those that are looking to purchase housing that is less than market rate housing.

**Describe the need for specific types of housing:**

According to SEMCOG, from 2010 to 2040, all age groups are projected to decline in Westland except those over 60 years old which are projected to increase by 56% from 15,996 to 24,987. This will put a strain on those in this age group who are looking to stay in Westland and be able to stay in affordable housing. Thus more affordable senior housing, including assisted living units, is needed for the future. In addition, much of Westland’s housing stock is designed to meet the needs of a family with children. According to the American Community Survey (2010 to 2014) 58% of Westland’s housing stock is single family detached units. An aging population will require single and multifamily rental units that allow downsizing and better accessibility. Also, large families need rental options with more bedrooms to provide a more affordable option. The chart below shows how rents for multifamily 5+ unit buildings have been increasing since 2013.



Source: Zillow

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2014	% Change
Median Home Value	\$115,100	\$88,200	-23%
Median Contract Rent	\$574	\$794	38%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2010-2014 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,985	14.7%
\$500-999	10,322	76.3%
\$1,000-1,499	854	6.3%
\$1,500-1,999	226	1.7%
\$2,000 or more	144	1.1%
<b>Total</b>	<b>13,531</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2010-2014 ACS

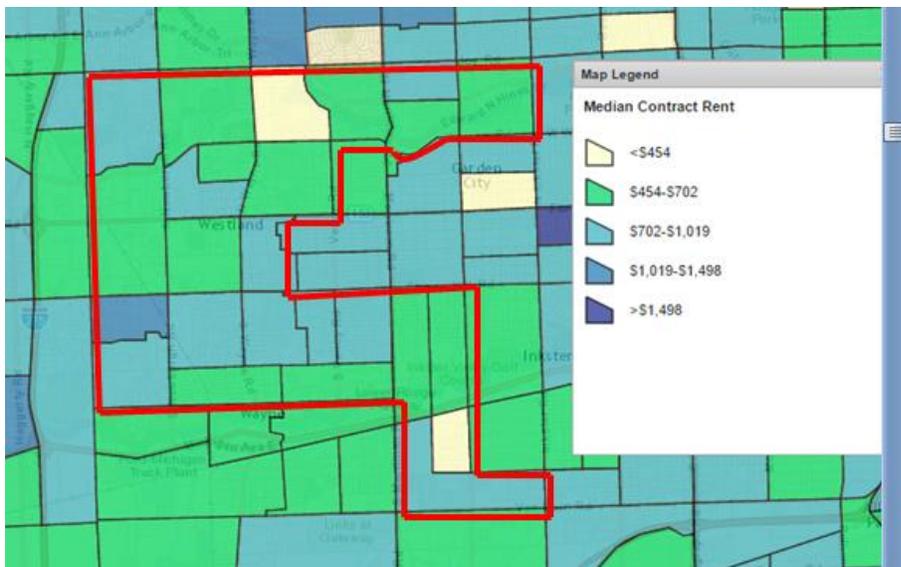
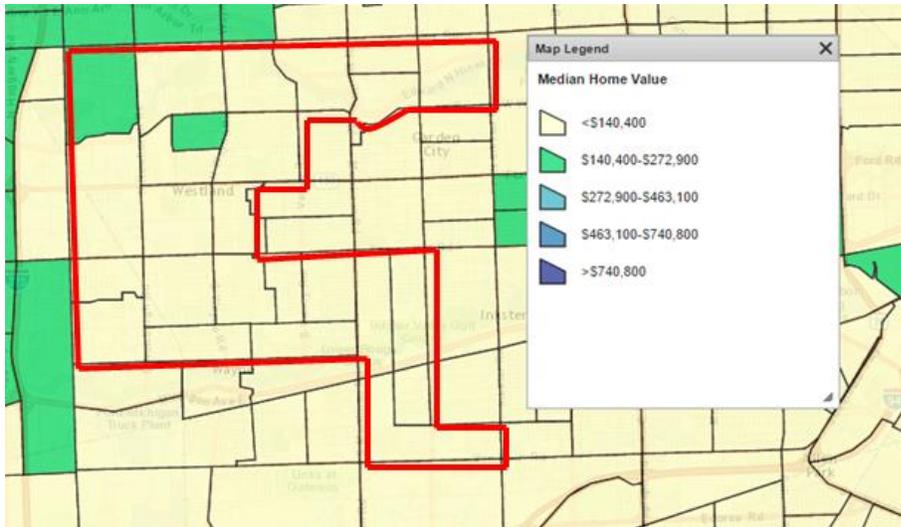
### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	430	No Data
50% HAMFI	2,745	1,345
80% HAMFI	8,720	6,330
100% HAMFI	No Data	9,100
<b>Total</b>	<b>11,895</b>	<b>16,775</b>

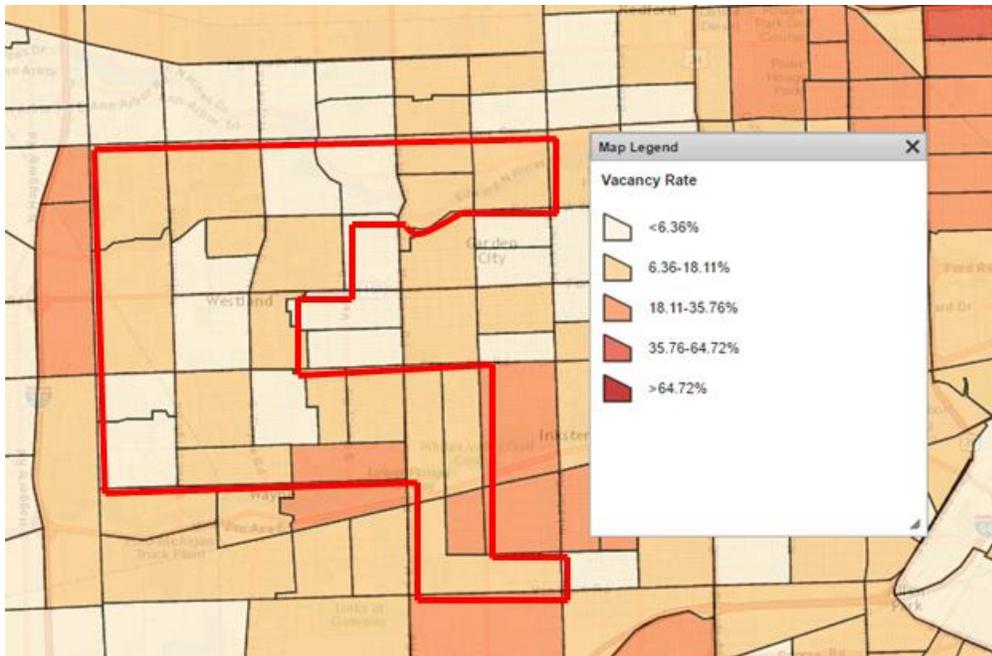
Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

The following maps show levels of Median Home Value and Median Rent for Westland. There is a high concentration of median home values under \$140,000. Rents are mostly \$454 to \$702 in north Westland and a mix of mostly \$454 to \$702 and \$702 to \$1,019 in south Westland.



Rental demand continues to remain high. According to the 2014 American Community Survey, the rental vacancy rate in Westland was 8.2%. This compares to 8.9% in Wayne County and 7% in Michigan. The map below shows pockets within Westland that have vacancy rates less than 6.4%. However within the city of Westland itself since 2011, only 20 rental permits were issued. The remaining 148 permits issued in that time frame were for single family houses. This results in a possible shortage of rental units.

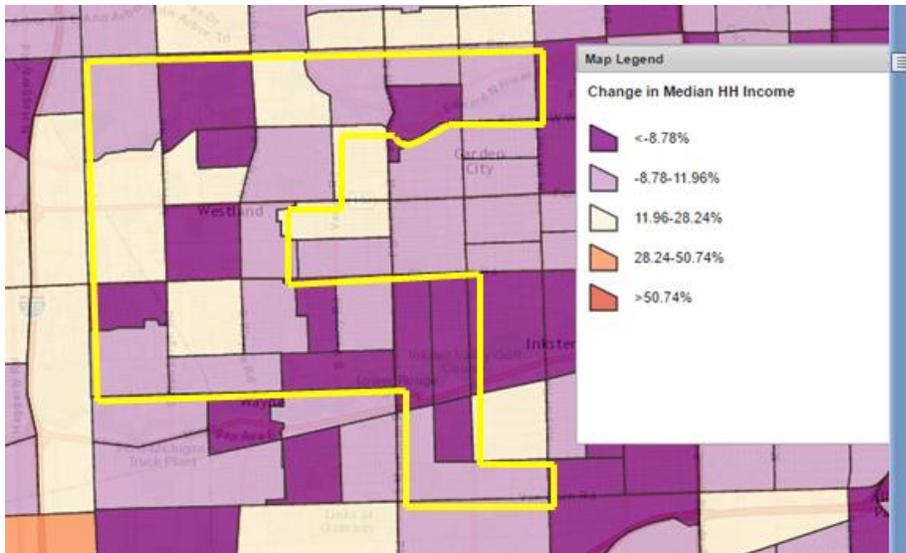


**Is there sufficient housing for households at all income levels?**

Based on the information presented above, there is limited housing supply in the lower price points and also limited supply of senior and affordable housing in Westland. This coupled with increasing rents and stagnant incomes in recent years makes for a situation of not enough sufficient housing for households at all income levels.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

The median household income in 2000 for Westland was at \$46,537, in 2010 it was at \$43,411, and in 2015 it was at \$45,050. From 2000 to 2015 Westland median income has decreased \$1,487, .2%. The map below shows the change in median income with many parts of Westland in the light to dark purple areas which signifies decreases in income.



According to the ACS 2014 survey, median home value for Westland was \$88,200 and the median gross rent was \$794. Compare this to the ACS 2010 survey, median home value was \$130,600 and median gross rent was \$750. Since the 2008-2012 recession, Westland has seen lower housing values and higher rent costs. As the housing market continues to rebound, the cost for both rental and owner occupied housing is expected to rise. A declining pattern of income growth and evidence of increased cost burden will result in an even greater need for quality affordable housing options.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Below are the fair market rents according to HUD FMR and HOME Rents.

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	495	629	821	1,095	1,196
High HOME Rent	561	660	821	1,070	1,174
Low HOME Rent	561	648	777	898	980

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

According to the ACS, the city of Westland median gross rent increased from the 2010 survey to the 2014 survey from \$750 to \$794, 6%, which is approaching the fair market rent for 2 bedrooms and is above that of smaller units. According to the 2014 survey for Westland, 23% of the gross rents are above \$1,000 which is the approximate fair market rent for a 3 bedroom rental. While units that rent for higher amounts may have a higher level of amenities, these rents exert upward pressure across the entire market.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,462	29%	5,787	47%
With two selected Conditions	80	0%	219	2%
With three selected Conditions	8	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,699	71%	6,306	51%
<b>Total</b>	<b>22,249</b>	<b>100%</b>	<b>12,344</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,261	6%	445	4%
1980-1999	4,037	18%	3,427	28%
1950-1979	14,682	66%	7,167	58%
Before 1950	2,269	10%	1,305	11%
<b>Total</b>	<b>22,249</b>	<b>100%</b>	<b>12,344</b>	<b>101%</b>

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,260	76%	9,885	72%
Housing Units build before 1980 with children present	555	2%	12,905	105%

Table 35 – Risk of Lead-Based Paint

Data Source: 2010-2014 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 36 - Vacant Units

## Need for Owner and Rental Rehabilitation

Condition of the units data is not available for Westland specifically but the 2013 American Housing Survey reports for the Detroit Market reports that 44% of the units have no repairs needed, 43% have minor repairs needed, 9% have major repairs needed, 2% have no streets, and 1% not reported. With 74% of Westland's housing stock being built prior to 1980, the need for owner and rental rehabilitation will continue to increase as the housing stock continues to age.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

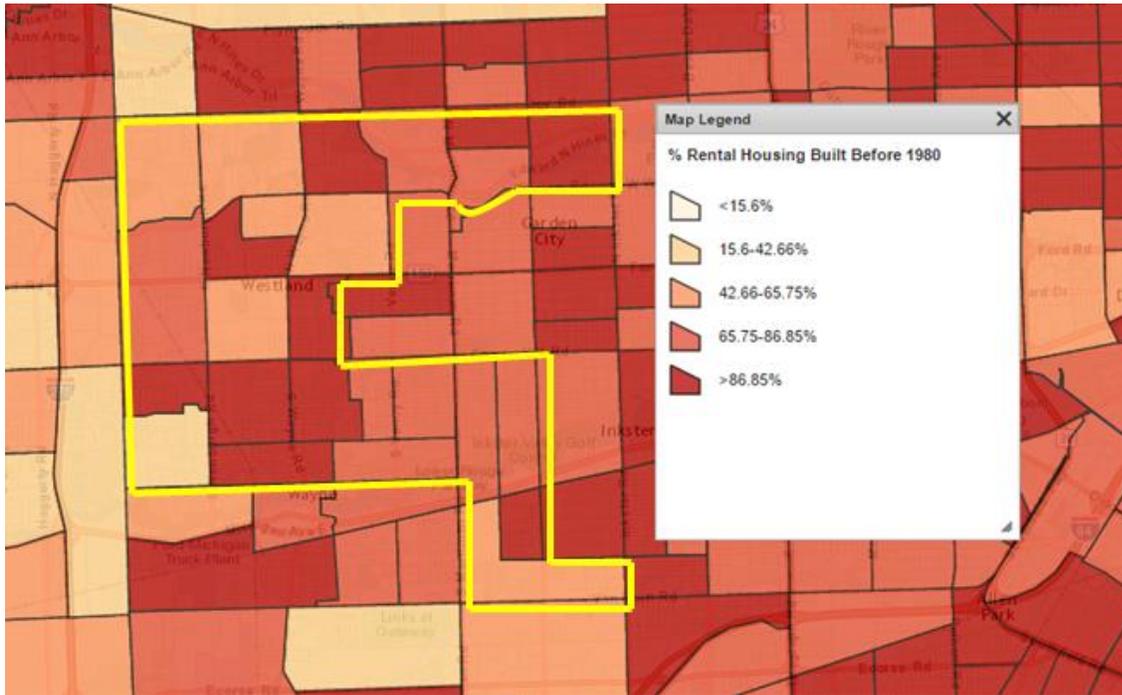
Lead based paint (LBP) was in common use for the interior and exterior of houses prior to 1950. It was not until 1978 that LBP was banned for use in residential structures. Housing age is the key variable used to estimate the number of effected housing units. LBP can be found in many residences built before the 1978 ban.

According to the 2014 American Community Survey, there were an estimated 20,201 owner occupied housing units in Westland and 13,801 renter occupied housing units. Of these 15,260 or 76% of the owner occupied housing units and 9,885 or 72% of the renter occupied housing units were built before 1980. Although there is no specific data on the number of units with lead based paint hazards, housing built before 1980 has a higher risk of having this hazard.

### Risk of Lead Based Paint Hazard

	Owner Occupied	Owner %	Renter Occupied	Renter %
Total Units Built Before 1980	15,260	76%	9,885	72%

The map below shows the prevalence of rental housing built before 1980 for Westland.



# MA-25 Public and Assisted Housing – 91.210(b)

## Introduction

### Totals Number of Units

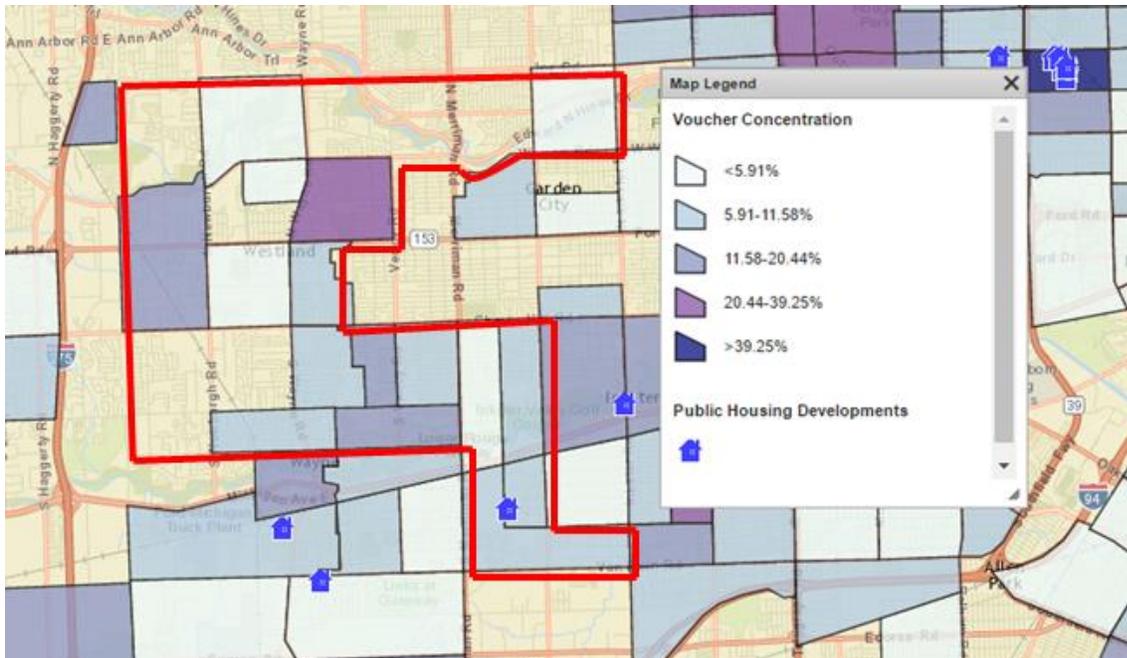
	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		1,244	224	1,020	0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

The map below shows the location of public housing developments and voucher concentration relative to Westland.



**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The City of Westland does not own or operate public housing units. The Westland Housing Commission administers the Housing Choice Voucher Program, 1244 housing vouchers. Of these, the following are project based:

- Westgate Towers, 144
- Frail Elderly Assisted Living, 80
- Norwayne Veteran, 15



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

#### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source: Wayne County Continuum of Care (Wayne Metro)

#### **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City of Westland collaborates with the Out-Wayne County Homeless Coalition to promote its Continuum of Care program and initiatives. That Plan envisions 8 principles: 1) Outreach/Intake Assessment; 2) Homelessness Prevention; 3) Emergency Shelter; 4) Transitional Housing; 5) Permanent Housing and Permanent Supportive Housing; 6) Supportive Services; 7) Linking to Mainstream Services; 8) Discharge Planning. Many of these objectives fall outside the normal perview of community development services.

The Wayne County Family Shelter is located in Westland.

#### **List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

- Wayne County Family Center (Lutheran Social Services of Michigan) – Provides emergency shelter and offers an array of services including job training, support groups, child care, tutoring, and medical referrals. 30600 Michigan Avenue, Westland, MI 48185 [Capacity: 61 beds]

- ChristNet Rotating Shelter – Consortium of local churches in Detroit and the surrounding suburbs that provide daytime and nighttime shelter seasonally (October through June) as needed. [Capacity: 30 beds]
- First Step – Opened in 1978, First Step’s Plymouth location offers free services for victims of domestic violence and sexual assault, including referrals for temporary emergency housing. Residents have the opportunity to participate in vital services, such as individual and group counseling, safety planning, medical attention, housing referrals, and educational and recreational activities for children. 44567 Pinetree Drive, Plymouth, MI 48170. [www.firststep-mi.org](http://www.firststep-mi.org) [Capacity: 80 beds]
- Wayne Metropolitan Community Action Agency (Wayne Metro) – Wayne Metro Provides emergency shelter, safe haven, transitional housing, permanent supportive housing, rapid re-housing, and other housing for those in need. 32150 Dorsey, Westland, MI 48186 [Capacity: 1,389 beds, various facility locations and types]
- Vista Maria – Founded by the Sisters of the Good Shepherd, Vista Maria provides services for victims of domestic violence and runaway and homeless youth. In addition to community-based and transitional housing programs, Vista Maria also offers a residential treatment program for girls on 37-acre campus in Dearborn Heights. 20651 West Warren Street Dearborn Heights, MI 48127 [Capacity: varies by program]
- Starfish Family Services – Provides community programs, preschool, youth and parenting programs, as well as shelter and transitional housing for runaway and homeless youth ages 12-17 years. [Capacity: 12 beds]
- Adult Comfort Living – Provides transitional housing, food, clothing, job training and placement. [Capacity: 3 beds]
- Safe Step Communities – Safe Step provides housing for persons recovering from substance abuse and other addictions. 32715 Dorsey St., Westland, MI 48186 [Capacity: 15 beds]
- Neighborhood Legal Services Michigan – Neighborhood Legal Services Michigan (NLSM) combats the immediate and long-lasting effects of poverty, and expands access to opportunity and justice in Michigan communities. Services include legal counsel and permanent supportive housing [Capacity: 174 beds]
- Southwest Solutions – Provides community services, such as early childhood education, counseling and health/wellness, as well as homeless and veterans services (permanent supportive housing). [Capacity: 57 beds]
- COTS: Coalition on Temporary Shelter – Opened in 1982, COTS’ 24-hour emergency shelter operates at capacity throughout the year, providing programs and services for more than 800 men, women, and children daily in the Detroit area. COTS also assists families in reaching their housing, economic, health, education and career goals through coaching, mentorship and support. 26 Peterboro, Detroit, MI 48201. [www.cotsdetroit.org](http://www.cotsdetroit.org) [Capacity: Peterboro Facility, 57 beds]
- Salvation Army – Provides temporary emergency shelter and transitional housing for the homeless in the greater Detroit area. [Capacity: Booth Shelter, 150 beds; Harbor Light Men’s Shelter, 17 beds; Veteran’s, 60 beds]

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special populations, such as elderly, frail elderly, persons with disabilities and persons with alcohol or other drug addictions require supportive housing and programs. Such facilities and services include units that are barrier-free and physically accessible, units with on-site supportive services such as case management, counseling and healthcare, and units that are affordable to persons on a fixed or limited income.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

- **Elderly & Frail Elderly**

The elderly, and particularly the frail elderly, require supportive housing, including units that are barrier free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income. The elderly population with housing needs continue to be an area of focus in Westland. CDBG funds may be used to provide assistance with maintenance so that the elderly can remain in their homes for as long as possible. Those with fixed incomes, such as the elderly and disabled, are particularly hit hard with the increasing costs of gasoline. Not only the increased utility costs, but also increased food and other costs can leave them in a financial crisis. Westland allocates CDBG funds for Senior Services. The Westland Housing Commission allocates housing vouchers for assisted living and Westgate Towers. There are not enough resources or funds to provide for this population; however, several organizations in Wayne County, such as The Senior Alliance and Wayne County Senior Citizens Services, provide support to this population.

- **Persons with Disabilities (Mental, Physical, Developmental)**

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services. Westland allocated CDBG funds for barrier access. Several organizations exist within Wayne County to serve this population, including the Community Living Services, Disability Network of Wayne County and the Detroit Wayne Mental Health Authority.

- **Persons with Alcohol or Drug Addictions**

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. In Michigan, services for persons with alcohol or drug addictions are coordinated by the Office of Substance Abuse Services (OSAS) in the Michigan Department of Public Health through a network of 18 centers statewide. Additionally, there are several organizations within Wayne County that provide substance abuse services. These include Faith Recovery Center, Safe Step Communities, and Lincoln Behavioral Services Plymouth.

- **Persons with HIV/AIDS**

Persons living with HIV/AIDS face particular challenges with regard to supportive housing. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. Westland does not receive an annual allocation of Housing Opportunities for People with AIDS (HOPWA); however, several organizations exist within Wayne County to serve this population, including the Ryan White Program, Wayne County Neighborhood Legal Services, Detroit Department of Health & Wellness Promotion, and the Michigan Dental Program, among others.

- Other Groups

Persons leaving a violent domestic situation are often homeless at first. The availability of emergency and transitional housing is critical to prevent their return to such a situation. Most of the needs for this group are related to shelter and counseling. Runaway youth require similar housing and counseling services. In Wayne County, such services are provided by First Step, Covenant House Michigan, and the Runaway & Homeless Youth Regional Alliance.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical issues are discharged from institutions, but are then unable to find independent housing that they can afford or reasonably maintain. A number of homeless people have been discharged from institutions with no other housing options. Westland works with homeless service providers to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Westland seeks to assist low-income households with their housing and community development needs, and these programs may also be supportive to persons with special needs. These programs include:

- Housing and Community Development Department, provides referrals to agencies and programs to improve access to housing.
- Westland Housing Commission coordinates with Adult Protection Services/Department of Social Services on matters of intervention.
- Westland Friendship Senior Center provides an array of services and activities for Westland's elderly residents.
- Nankin Transit Commission provides transportation for the elderly and disabled.
- CDBG and HOME funded activities, including housing rehabilitation, senior citizen assistance, and referrals to other supportive services providers.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See response, above (previous question and response).

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Policies of local jurisdictions can impact the cost of housing and the incentives to develop, maintain, or improve affordable housing. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

The City of Westland has a successful record of supporting affordable housing. The City uses flexible yet effective zoning and building ordinances to promote affordable owner and renter housing. This includes the use of available funding and other tools to reduce cost and promote development for owner and renter housing.

- Zoning Ordinances – Westland zoning ordinance are free of barriers to affordable housing. The zoning ordinances are a useful tool designed to promote the health, safety and welfare of its residents. They do not contain restrictive, exclusionary zoning or excessive subdivision controls that would impose barriers to affordable housing.
- Building Codes – Westland adheres to the State guidelines and BOCA (Building Officials and Code Administrators) code books, designed to ensure that dwelling units are structurally sound and safe for their inhabitants. CABO (Council of American Building Officials) guidelines are used for one- and two-family dwelling units. Such building codes do not include any codes which are insensitive to the older housing stock of the City.
- Development Fees - Westland does not impose an impact fee on developers seeking to develop new projects.
- Permitting and Approval Systems – Westland does not impose procedures that are burdensome, uncoordinated, nor repetitive which may result in higher development costs.
- In-fill housing – Westland supports non-profit development of new housing, primarily through its partnerships with the Wayne Westland Community Schools Building Trades Program and Western Wayne County Habitat for Humaity, providing technical assistance and financial support for this initiative.
- Housing rehabilitation – Westland promotes housing rehabilitation for homeowners and rental owners, to promote maintaining affordable ownership and rehabilitate rental projects and/or develop new rentals in underdeveloped, deteriorating, or underutilized areas of the City, particularly in the Carver and Norwayne areas.
- Other resources – Westland pursue all resources for affordable housing development and rehabilitation, including State of Michigan, Wayne County and private lenders.
- Housing counseling – Westland provides housing counseling and referral services to lower-income households seeking adequate housing.
- Fair housing – Westland supports monitoring and enforcement of fair housing requirements, partnering with the Fair Housing Center of Metropolitan Detroit to promotefair housing and investigate discriminatory practices.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	50	26	0	0	0
Arts, Entertainment, Accommodations	3,728	2,714	13	15	2
Construction	845	923	3	5	2
Education and Health Care Services	5,170	3,391	18	19	1
Finance, Insurance, and Real Estate	1,745	516	6	3	-3
Information	584	244	2	1	-1
Manufacturing	3,934	1,246	14	7	-7
Other Services	1,211	937	4	5	1
Professional, Scientific, Management Services	3,241	448	12	3	-9
Public Administration	37	23	0	0	0
Retail Trade	4,556	5,856	16	33	17
Transportation and Warehousing	1,360	389	5	2	-3
Wholesale Trade	1,610	814	6	5	-1
Total	28,071	17,527	--	--	--

**Table 40 - Business Activity**

**Data** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	44,291
Civilian Employed Population 16 years and over	38,988
Unemployment Rate	11.97
Unemployment Rate for Ages 16-24	29.53
Unemployment Rate for Ages 25-65	8.12

**Table 41 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	6,606
Farming, fisheries and forestry occupations	2,252
Service	5,053
Sales and office	7,148
Construction, extraction, maintenance and repair	3,112
Production, transportation and material moving	2,795

**Table 42 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,689	66%
30-59 Minutes	11,057	30%
60 or More Minutes	1,631	4%
<b>Total</b>	<b>37,377</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2006-2010 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,422	586	2,082
High school graduate (includes equivalency)	11,057	1,509	3,707
Some college or Associate's degree	11,327	1,174	3,183

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	7,287	485	1,376

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	169	325	568	793
9th to 12th grade, no diploma	1,136	1,184	932	1,912	2,011
High school graduate, GED, or alternative	3,321	3,666	3,853	8,754	5,526
Some college, no degree	2,935	3,366	3,249	5,564	2,109
Associate's degree	495	751	1,293	1,500	491
Bachelor's degree	220	2,465	1,993	2,201	657
Graduate or professional degree	20	664	610	1,215	305

**Table 45 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,148
High school graduate (includes equivalency)	29,818
Some college or Associate's degree	34,034
Bachelor's degree	45,699
Graduate or professional degree	61,688

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top three employment sectors in Westland in 2014 according to the American Community Survey are Retail Trade (28.8% of all jobs), Health Care and Social Assistance (23% of all jobs), and Accommodation and Food Services (10.8% of all jobs). For Wayne County the top three employment sectors are Health Care and Social Assistance (15.5% of all jobs), Manufacturing (12.5% of all jobs), and Retail Trade (10.5% of all jobs).

During the 4<sup>th</sup> quarter of 2015 the top three major employment sectors with the highest level of demand were Retail and Hospitality, IT, and Health Care.

### Wayne County Demand Overview

	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Change over time	Share of Total Postings Q4 2015
Total	38,383	41,068	46,093	51,966	52,277		
Skilled Trades & Technicians	831	1,106	1,282	1,353	1,269		2.4%
Engineers & Designers	2,031	2,622	3,358	3,808	3,656		7.0%
IT	4,999	7,674	7,444	8,908	8,350		16.0%
Health Care	4,398	5,089	6,125	6,503	7,509		14.4%
Retail & Hospitality	6,962	6,724	7,367	9,115	9,604		18.4%

Source: Workforce Intelligent Network

### Top 10 Employers in Wayne County

No	Employer	Employees
1	Ford Motor	39,053
2	Oakwood Healthcare	6,172
3	Henry Ford Health System	2,825
4	Johnson Controls	2,800
5	US Steel	2,200
6	Dearborn Public School	2,038
7	US Government	1,881
8	AAA Michigan	1,800
9	Severstal Dearborn	1,800
10	Plymouth Canton Schools	1,790

Source: Crain's Detroit 2014 Book of Lists

Note that 14<sup>th</sup> largest employer in Wayne County is Wayne Westland Community Schools.

Retail and Hospitality has the highest share of total job postings of the five job categories listed above at 18.4%. Job demand for this category has increased 38% since the 4<sup>th</sup> quarter of 2014 compared to the 4<sup>th</sup> quarter of 2015. Retail and Hospitality demand has been on the rise since the first quarter of 2015. According to Workforce Intelligent Network, the top jobs for Retail and Hospitality include sales representatives (1,473 jobs), retail salespersons (1,109 jobs), and customer service representatives (956 jobs).

Information Technology has the 2<sup>nd</sup> highest share of total job postings at 16%. Job demand for this category has increased 67% since the 4<sup>th</sup> quarter of 2014 compared to the 4<sup>th</sup> quarter of 2015. The top jobs for IT include software developers, applications (2,477 jobs), computer system analysts (864 jobs), business intelligence analysts (787 jobs).

Health Care has the 3<sup>rd</sup> highest share of total job postings at 14.4%. Job demand for this category has increased 71% since the 4<sup>th</sup> quarter of 2014 compared to the 4<sup>th</sup> quarter of 2015. The top jobs for Health Care include registered nurses (2,517 jobs), nursing assistants (422 jobs), and medical and clinical laboratory technicians (313 jobs).

Engineers and Designers have the 4<sup>th</sup> highest share of total job postings at 7%. Job demand for this category has increased 80% since the 4<sup>th</sup> quarter of 2014 compared to the 4<sup>th</sup> quarter of 2015. The top jobs for Engineers and Designers include mechanical engineers (713 jobs), electrical engineers (642 jobs), and commercial and industrial designers (510 jobs).

Skilled Trades and Technicians have the 5<sup>th</sup> highest share of total job postings at 2.4%. Job demand for this category has increased 53% since the 4<sup>th</sup> quarter of 2014 compared to the 4<sup>th</sup> quarter of 2015. The top jobs for Skilled Trades and Technicians include first line supervisors of production and operating workers (328 jobs), production workers, all other (173 jobs), and inspectors, testers, sorters, samplers, and weighers (147 jobs).

**Describe the workforce and infrastructure needs of the business community:**

According to the Michigan Department of Technology, Management, and Budget, the labor force in the city of Westland has not changed much in the last four years with an annual average of approximately 41,565 workers. During 2005 its annual average was 45,083. For the next four years during the recession, it decreased 8% losing 3,734 workers on average but then started increasing in 2010. As of March 2016, the labor force was at 42,430.

The labor force for Wayne County has been shrinking eight out of the last ten years. In 2005 it was at a 910,762 annual average. In 2015 it was at a 750,854 annual average or a loss of 159,908 jobs. As of March 2016, the labor force was at 768,243.

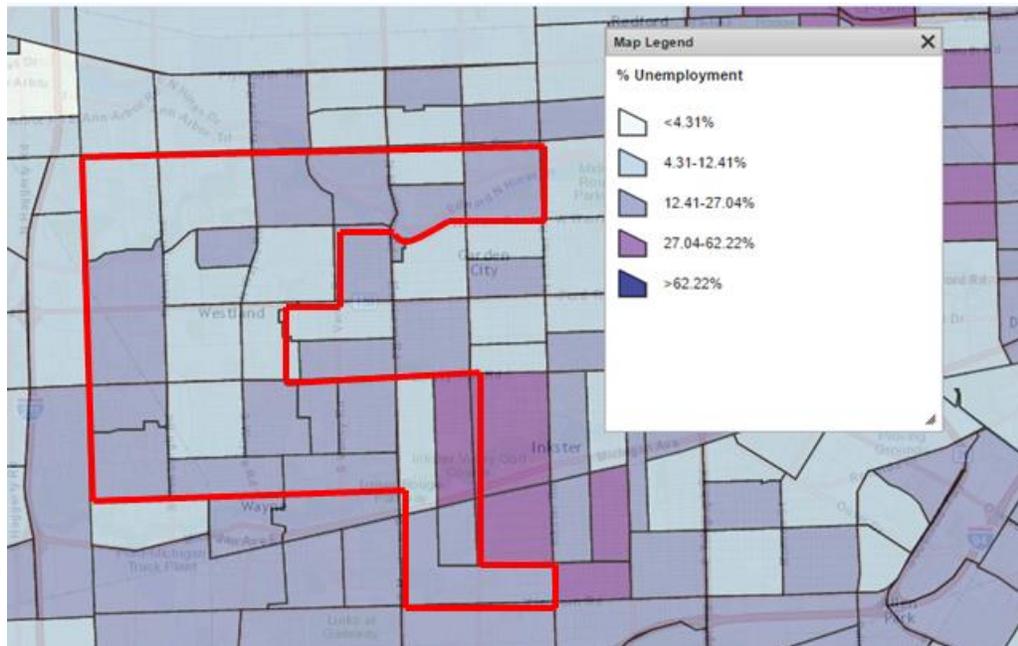
**Labor Market Overview – Westland and Wayne County**

Westland	2010	2011	2012	2013	2014	2015	2016
Labor Force	42,664	41,616	41,545	41,728	41,635	41,353	42,430
Employment	37,896	37,761	38,083	38,290	38,754	39,232	40,519
Unemployment	4,768	3,855	3,462	3,438	2,881	2,121	1,911
Unemployment Rate	11.2	9.3	8.3	8.2	6.9	5.1	4.5

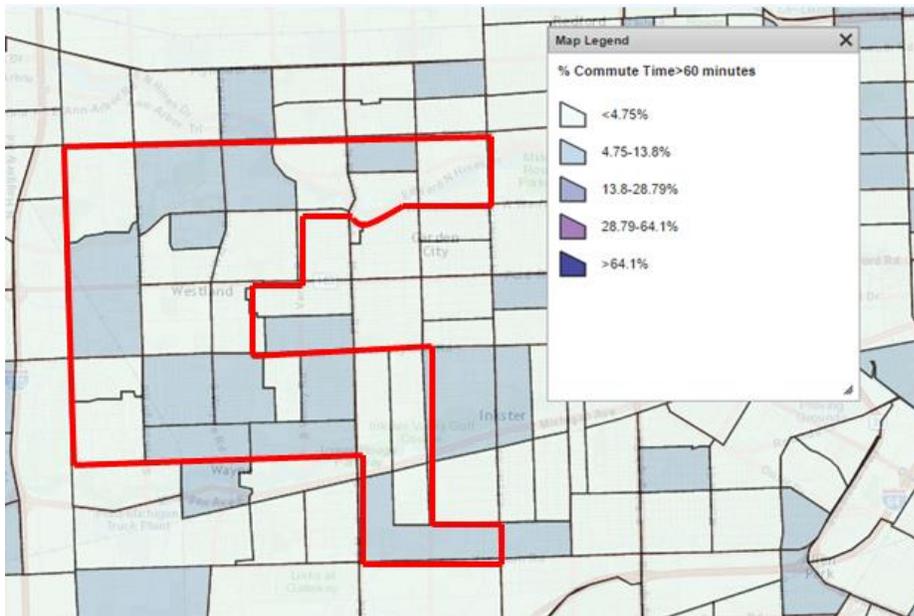
Wayne Cty	2010	2011	2012	2013	2014	2015	2016
Labor Force	802,754	774,443	769,010	770,236	762,012	750,854	768,243
Employment	678,426	674,177	679,096	681,158	687,553	696,033	718,859
Unemployment	124,328	100,266	89,914	89,078	74,459	54,821	49,384
Unemployment Rate	15.5	12.9	11.7	11.6	9.8	7.3	6.4

Significant improvement in the employment sector occurred for both Westland and Wayne County since 2010 and the recession years. Michigan’s jobless rate is currently 5.1% which is the same for the USA as a whole as of March 2016. The city of Westland is currently showing a jobless rate that is less than that of Michigan and the United States as a whole.

### Unemployment Rate Chart for Westland



According to the 2014 ACS, the mean time for work for persons in Michigan was 24.1. For Wayne County and Westland it was 25.2. Also according to the ACS, 62% of residents of Westland have a commute to work that is 30 minutes or less. Only 5% commute 60 minutes or more. Below is the commute time map showing a large percentage with commutes less than 60 minutes.



**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

As a suburb of Detroit, Westland competes for business development with other established and growing suburbs. Westland must position itself to facilitate economic development. Neighborhood revitalization, technical support, and commercial/industrial rehabilitation are priorities for the City. Economic initiatives are also geared toward targeted and special needs populations to provide greater business and employment opportunities than otherwise might be available. Westland supports economic development through the implementation of the Tax Increment Finance Authority (TIFA), Downtown Development Authority (DDA) and Brownfield Redevelopment Authority. Since 1986, the TIFA and DDA have generated reinvestment. The DDA and TIFA boards regularly publish an available property list and market analysis to promote reinvestment.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Eight business sectors indicate a potential oversupply of labor: Arts, Entertainment, Accommodations; Manufacturing; Education and Healthcare Services; Transportation and Warehousing; Professional, Scientific, and Management; Finance, Insurance, and Real Estate; Wholesale Trade; and Information. This means that workers in these business sectors may have more difficulty finding a job that matches their skill-set. However, there may be opportunities in adjoining jurisdictions in these sectors. Within Westland there are fewer workers than jobs within two sectors: Retail Trade and Construction. Workers from outside the city may be meeting the employment needs of these business sectors. Of Westland's unemployed labor force, 15% have a bachelor's degree or higher and 44% has some higher education. Of the total work force population age 16 and older, only 23% have a bachelor's degree or higher.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The following workforce training initiatives are available to Westland residents:

- Wayne Westland Community Schools Career Technical Center
- Community Colleges: Henry Ford, Schoolcraft, Wayne County
- Detroit Regional Workforce Fund (United Way)
- Focus: HOPE
- Workforce Development at M-TEC
- SEMCA/Michigan Works!
- The Resource Network, Inc.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Westland participates through the Southeast Michigan Council of Governments (SEMCOG) and the Metropolitan Affairs Commission – “Increasing Jobs and Prosperity in Southeast Michigan” Report (May 2014), which includes Wayne County and its jurisdictions.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Westland’s opportunities for growth and reinvestment occur in the form of redevelopment. Several redevelopment efforts are either in progress or have been completed, particularly through the Tax Increment Finance Authority (TIFA) and Brownfield Redevelopment Authority. The following are activities to attract more business and create more jobs:

- Business Improvement Program
- Available Properties List
- TIFA District Market Opportunities Analysis

**Discussion**

According to the 2010-2014 ACS, Westland’s labor force is comprised of approximately 42,430 people; approximately 95.5% are employed and 4.5% are unemployed. The largest labor sectors are education, healthcare, manufacturing, and retail trade. Higher median earnings generally correlate with higher education. The highest median earnings are in occupations such as management, business and financial, while the lowest median earnings are in service occupations. Approximately 42% of Westland’s adult work force population has a high school diploma or equivalent, 40% of Westland’s adult work force population has some post high school education and 23% of the City’s population has a Bachelor’s, graduate or professional degree. There is a need for higher education and workforce training. There are several higher education and workforce training initiatives in Wayne County to meet this need. Studies show that early education initiatives promote long term educational and employment achievement. Westland residents benefit from programs such as Head Start and the Wayne Westland Community Schools 7 Habits grants in the elementary schools and Champions programs in the high schools.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Westland focuses the majority of its CDBG-funded activities in eligible block groups (i.e., areas of low- and moderate-income concentration). Generally, these same areas are also disproportionately affected by housing problems, such as overcrowding, substandard conditions, or significant cost burden. Census Tracts 5671, 5658, 5683, 5685 and 5670 have concentrations of housing problems (i.e., more than half of extremely low income, low income, or moderate income households residing therein have some type of housing problem). Due to the age of Westland's housing stock, housing problems are distributed throughout the City's limits. Geographically, housing problems affecting extremely low income households are the most widespread. Housing problems affecting low income households are also widespread, but only two Census Tracts (5670 and 5685) have a concentration of housing problems greater than 75% of low-income households. Housing problems affecting moderate income households are most concentrated Census Tracts 5658, 5683 and 5671.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Westland's lowest income areas are affected by housing problems and need of community investment. An area of concentration is defined herein as an area where a certain group (racial, ethnic, or income) comprises a percentage of the population that is 10 percentage points higher than the jurisdiction as a whole. The Census Tracts meeting this definition for race or ethnicity are tracts 5653, 5685, 5688 and 5670. Westland's lowest income Census Tracts are 5671, 5653, 5680, 5683 and 5685.

### **What are the characteristics of the market in these areas/neighborhoods?**

Westland's low- and moderate-income neighborhoods are characterized by high density single family homes, duplexes and quad-plexes. Neighborhood-level commercial or other service activities are interspersed, particularly along the City's major corridors. Major nearby employment centers include downtown Detroit and larger suburbs; however, many of these employment centers are distant and, with limited transportation options, are difficult to access for transportation disadvantaged residents.

### **Are there any community assets in these areas/neighborhoods?**

The Norwayne subdivision has esoteric assets, such as historic designation, park land and a new community center. The City continues to coordinate with Wayne County on economic development activities to better market to, attract and retain businesses and develop the City's resident workforce. Like many communities, the community itself is a strong asset for economic development. Organization at the community-level combined with other means, including CDBG assistance, is the primary asset for positive change in Westland's low- and moderate-income neighborhoods.

### **Are there other strategic opportunities in any of these areas?**

Strategic financial support of infrastructure, sidewalk and street improvements, blight elimination activities, and regular code enforcement may benefit these areas the most.

# ***Strategic Plan***

## **SP-05 Overview**

### **Strategic Plan Overview**

The Consolidated Plan process requires the City to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and objectives established to measure progress, as well as strategies to address them. There are essentially four major topics of focus in the Consolidated Plan:

#### **GOAL: Affordable Housing**

This goal seeks to maintain existing single family owner occupied housing through: a) rehabilitation and other housing support services; b) home ownership through first time home-buyer assistance; c) to upgrade substandard units to meet existing housing codes; and d) increase the level of affordable rental housing and rental assistance.

Many of the City's housing units are at least 30 years old and many need improvements to basic structural and mechanical systems. Residential rehabilitation is necessary to address these conditions. The City will further promote homeownership through homebuyer assistance activities.

- Provide rehabilitation deferred loans to income eligible homeowners to meet local codes and continue to afford housing expenses without structural deterioration.
- Encourage affordable homeownership opportunities for low- and moderate-income homebuyers through down payment assistance.
- Collaborate with the Wayne Westland Community Schools Construction Trades Program and Habitat for Humanity Western Wayne County to provide newly constructed and fully renovated affordable housing opportunities.
- Manage the Housing Choice Voucher Program, increasing program size when possible.
- Encourage the development of new programs that improve or increase the City's affordable housing stock, prioritizing support to those that draw from a diversity of funding sources.
- Affirmatively further fair housing objectives by encouraging increased housing choices and opportunities both within and outside of areas of minority and low-income concentrations.
- Reduce homelessness by supporting the Wayne County Family Center, allocating housing vouchers and collaborating with homeless prevention service providers.

#### **GOAL: Community Development / Neighborhood Revitalization**

This goal seeks to revitalize the Norwayne and Carver subdivisions to acquire and demolish foreclosed, blighted structures; support the Norwayne Community Citizens Council and Southeast Homeowners Association; and collaborate with private sector to stimulate reinvestment.

The Norwayne subdivision needs infrastructure, housing, and community improvements to help create *Communities of Choice*. The City will implement capital improvement projects during the five year period with general fund, CDBG, HOME, and other public monies (Wayne County and the State of Michigan). These include water improvement projects, park improvements, new and rehabilitated housing, code enforcement, street improvements, public facilities and supportive public services. Activities in both areas are coordinated with partner organizations for maximum effect. Some CDBG activities may also be provided in other lower-income areas if needed to address a particular need.

- Fund supportive service programming for residents of low- and moderate-income.
- Provide financial support to organizations offering public services and counseling programs for lower income persons.
- Prevent and eliminate blight within designated low- and moderate-income areas and throughout the City of Westland with homeowner rehabilitation and rehabilitation of tax foreclosed properties.
- Improve physical conditions within designated low and moderate income areas through code enforcement.
- Support neighborhood improvements in the historic Norwayne subdivision, with housing rehabilitation, demolition, infrastructure, parks and public facility improvements.
- Make neighborhoods safer through crime prevention and neighborhood watch activities.
- Eliminate ADA barriers at public parks and facilities.

**GOAL: Non-homeless Special Needs / Supportive Services**

This goal seeks to fund supportive services for elderly, youth and disadvantaged citizens and partner with non-profit organizations that serve the needs of lower-income residents to encourage and cooperate partnering non-profit organizations which serve the needs of lower-income residents; provide funding for senior citizen services; provide funding for youth services and counseling; and provide funding for family counseling, preservation and relief from public assistance.

- Support non-profit and faith-based organizations that provide services and outreach programs for populations with special needs.
- To provide technical assistance to human services organizations to develop programs and build organizational capacity to address priority needs within the community.
- Support programs that provide basic needs assistance to special needs populations including, but not limited to, frail/elderly, at-risk youth, disabled and persons with alcohol/drug addiction.
- Support programs that serve to prevent homelessness, such as legal services, food pantries, emergency assistance, and employment services.

**GOAL: Promote the Continuum of Care for Homeless Population**

This goal seeks to promote support for homeless and special needs populations to maintain existing shelter facilities and encourage the development of transitional and permanent housing for the homeless.

- Identify housing and supportive service needs of homeless persons and make referrals to homeless agencies.

- Continue collaboration with the Out-Wayne County Homeless Services Coalition and member organizations to effectively coordinate homeless policy and service delivery.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	NORWAYNE
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	Historic neighborhood
	<b>HUD Approval Date:</b>	Not applicable
	<b>% of Low/ Mod:</b>	51%
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	North – Palmer Road South – Glenwood Avenue East – Merriman Road West – Wildwood Street
	<b>Include specific housing and commercial characteristics of this target area.</b>	Built in 1942-43 to provide housing for workers at the Willow Run Bomber Plant
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Norwayne is Westland’s oldest neighborhood. After many years of neglect, citizens recognize the community development needs.
	<b>Identify the needs in this target area.</b>	Comprehensive
	<b>What are the opportunities for improvement in this target area?</b>	New community center; annual demolition of blighted structures; ongoing rehabilitation of sound structures; citizen council
<b>Are there barriers to improvement in this target area?</b>	Skeptical citizen participation	

### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Community Block Grant Development (CDBG) program requires that each CDBG-funded activity must principally benefit low to moderate income persons and low to moderate income areas. With respect to activities that benefit all the residents of a given area, at least 51% of the area’s residents

must be low to moderate income. Some CDBG assisted activities, such as parks, neighborhoods, facilities, community centers and streets, serve an identified geographic area.

Investments in the Norwayne subdivision are making a development and aesthetic impact. Vacancy rates have declined from 25% in 2010 to 5% currently. Residents are more inclined to remain living in the neighborhood. More homeowners and rental owners are making investments in their properties. Additional social service programs are available for residents. Continued use of CDBG and HOME funds bolsters the non-profit and private market investments.

The CDBG Eligible Areas Map shows the areas included. Each of these areas meets the eligibility requirements for low- and moderate-income benefit.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

**Narrative** The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan. For each priority, Westland indicates one or more populations to be served, as well as an assigned priority level indicating relative importance among the needs listed.

The City assigned priority to each category of need based on successful past practices, knowledge of conditions in the community and partner organization and citizen input. The City made stable housing its highest priority because it is basic to human health and safety. Neighborhood stabilization is important because neighborhood conditions have an influence on the quality of life and on the housing stock. Supportive Services are essential to the well-being of low and moderate income residents and contribute to the overall ability of residents to overcome challenges. Housing and supportive services for the homeless is crucial to assisting those who have the least ability to help themselves.

**Table 48 – Priority Needs Summary**

Priority Need	Priority Level	Population	Geographic Area	Goal(s)
Housing Rehabilitation	High	Low/Moderate Income, Special Needs	Citywide, Target Areas	Affordable Housing
Homeownership	High	Low/Moderate Income	Citywide	Affordable Housing
Affordable Rental Housing	High	Low/Moderate Income	Citywide, Target Areas	Affordable Housing
Accessible Housing for Special Needs	Moderate	Low/Moderate Income, Special Needs	Citywide, Target Areas	Affordable Housing
Elimination of Slum and Blight	High	Low/Moderate Income	Norwayne	Neighborhood Revitalization
Code Enforcement	High	Low/Moderate Income	Citywide and Target Areas	Neighborhood Revitalization
Public Facilities	High	Low/Moderate Income	Target Areas, Population	Neighborhood Revitalization
Infrastructure	Moderate	Low/Moderate Income	Target Areas	Neighborhood Revitalization
Community Policing	High	Low/Moderate Income	Target Areas	Neighborhood Revitalization
Accessibility at City Facilities and Parks	Moderate	Low/Moderate Income, Special Needs	Citywide, Target Areas	Non-homeless Special Needs
Supportive Service Programs - General	High	Low/Moderate Income, Special Needs	Target Populations	Non-homeless Special Needs
Senior Services and Facilities	High	Low/Moderate Income, Special Needs	Target Populations	Non-homeless Special Needs
Youth Services	High	Low/Moderate Income, Special Needs	Target Populations	Non-homeless Special Needs
Homeless Services and Prevention	Moderate	Low/Moderate Income; Special Needs	Citywide	CoC Homeless

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Tenant-based housing vouchers are used in the City of Westland. The average annual income of residents using TBRA is \$14,595. The vouchers are critical for persons with extremely low incomes who are severely cost burdened.
TBRA for Non-Homeless Special Needs	Non-Homeless Special Needs populations have a high need for TBRA, as well as supportive services. Approximately 496 disabled or elderly families receive TBRA. Due to their limited income, housing needs for those with non-homeless special needs include affordability, availability of assistance and accessibility improvements.
New Unit Production	Westland supports affordable housing through the partnerships with the Wayne Westland Community Schools Building Trades Program and Habitat for Humanity.
Rehabilitation	Westland supports homeowner and rental housing rehabilitation with CDBG and HOME funds.
Acquisition, including preservation	Housing preservation/restoration within low- and moderate-income neighborhoods was identified during the citizen participation process with regard to the expense associated with preserving/restoring homes and obstacles to demolition in cases of ageing and unsafe structures.

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The Five-Year Consolidated Plan identifies federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in Table 50.

Westland anticipates a total allocation of \$989,354 in CDBG funding and \$249,565 in HOME funding for the 2016/2017 program year. Program income may be realized over the course of the 2016/2017 program year and subsequent program years. These funds will be used for CDBG and HOME eligible activities consistent with the goals and objectives identified in the Five-Year Consolidated Plan. CDBG funds will be used for housing and community development activities including, but not limited to, increasing homeownership, homeowner rehabilitation, rental rehabilitation, public services, infrastructure improvements, code enforcement, blight removal and program administration.

### Anticipated Resources

Program	Source of Funds	Uses of Funds Narrative Description	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Administration Acquisition Demolition Code Enforcement Housing Rehab Public Improvements Public Services	989,354	20,000	20,000	1,009,354	3,957,000
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab New construction for ownership	249,565	100,000	0	349,565	998,000
General Fund	public - local	Administration	50,000	0	0	50,000	0
Housing Voucher	public - federal	Affordable Rental Housing	7,866,073	0	0	7,866,073	31,464,000

Table 50 - Anticipated Resources

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

Other resources, such as private and non-Federal public sources may become available to the City during the program year. These include State and Federal grant sources, City resources (e.g. Public Services, Parks and Recreation, Code Enforcement, Building, Senior Services and Community Police), social service providers, etc. The City seeks to leverage funds from other agencies and the private sector.

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

Properties acquired with Neighborhood Stabilization and CDBG funds will be held for future development of affordable housing.

**Discussion**

Westland's anticipated funding allocations will address many of the City's goals, including housing, non-homeless special needs, neighborhood revitalization and homelessness. The City is fortunate to have a network of public and social service providers to help address these goals through financial leveraging, as well as other Federal funding sources such as City Departments and other agency and program funding.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Housing & Community Development	Government	Planning, Administration, Management, Monitoring	Jurisdiction
Westland Housing Commission	Government	Administration, Monitoring	Wayne, Oakland, Macomb, Washtenaw Counties
Out Wayne County Homeless Services Coalition	Non-profit	Administration, Monitoring	Wayne County

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Westland has developed an extensive network of housing and service partners which have enabled it to stretch the reach and effectiveness of its housing and community development programs much further than would otherwise be possible. This partnership includes government, private industry and non-profit sectors.

City of Westland Mayor's Office and City Council - The chief executive and legislative body approve all funding decisions, establish programs and services, and create ordinances or laws. The Mayor and City Council continue to be progressive in promoting housing and supportive services, land use and zoning, fair housing, affordable housing concepts and in providing other community development services for all segments of the City. This support includes strong support of all City departments for community development efforts.

Westland Housing Commission - The WHC was created by ordinance and has enabling powers to acquire land, finance, construct and operate public housing. It has administered the Housing Choice Voucher program since 1979. It currently administers 1,234 vouchers, project based housing vouchers and Family Self Sufficiency. The Housing and Community Development department manages the program.

Westland Development Corporation - The WDC is a non-profit corporation chartered to promote decent, safe and sanitary housing for lower-income persons, particularly the elderly and infirm. It acts as an instrumentality of the WHC to develop low-rent and public housing. It may also borrow funds for these purposes.

Westland Rehabilitation Review Board – The RRB reviews and approves expenditures of CDBG and HOME funds for owner occupied and rental programs.

Westland Economic Development Corporation – The EDC was created by City ordinance to finance the development of industrial and commercial properties, with an emphasis on job creation.

Westland Planning Commission - This department assists for-profit and non-profit entities develop new affordable housing in the City and ensure development quality and desirability. They review all site plans and ensure compliance with City ordinances.

Wayne County - The County assists in the provision of affordable housing, especially for the homeless. Homelessness is regional in scope and the County, with more resources and existing facilities can do more than individual municipalities. It plays a leadership role in developing transitional and permanent housing for the homeless.

State of Michigan - The State of Michigan, through the Michigan State Housing Development Authority (MSHDA) promotes affordable housing. MSHDA receives funds from the State and Federal governments and raises its own financing by issuing bonds. MSHDA is also an important resource in developing home purchase programs for low and moderate income first time home buyers. The City works closely with MSHDA in order to plan and implement housing and revitalization activities.

Area-wide Housing Advisory Councils - SEMCOG, The Senior Alliance, Out-Wayne County Homeless Services Coalition and Wayne Metropolitan Community Action Agency assist communities to coordinate the planning, financing, development and operation of affordable housing for special needs populations, including the elderly, homeless, disabled, persons with HIV/AIDS, and cognitively challenged. The efforts of these groups working collaboratively support successful regional housing and community development programs.

Non-Profit Housing Organizations – Habitat for Humanity, Wayne Westland Community Schools Building Trades Program, Community Living Services and Community Housing Network coordinate public and private resources to produce affordable housing.

For-Profit Housing Developers - For-profit developers receive Federal and/or State grants, loans, mortgage financing and mortgage insurance to build assisted housing.

Banks - Banks are crucial to affordable housing, through construction and permanent loans and mortgages. Banks are critical in creating lower-income housing opportunities in a community. Many banks, in response to the Federal Community Reinvestment Act have Community Development Corporations to loan funds in low income neighborhoods and distressed communities. CDCs are used by HUD/FHA and MSHDA to process subsidized mortgage and home improvement loan applications, and have actively sought business opportunities in lower income neighborhoods.

Neighborhood Organizations – The Southeast Homeowners Association and Norwayne Community Citizens Council are instrumental in sharing needs of their communities and supporting City efforts.

Service Providers – Westland Youth Assistance, Senior Resources Department, First Step Shelter for Domestic Violence, Samuel B. Ware Community Center, Wayne Metropolitan Community Action Agency, Salvation Army and Hegira Counseling all provide essential support services that promote successful community development.

The City has a strong Institutional delivery system, based on the capacity of City government, City departments and partnerships with local agencies noted above. A wide range of services are available in the community, including homelessness prevention services, supportive services for disabled and substance abuse, senior programming and youth programs. Evidence of this is found in the success of the CDBG, HOME and housing voucher programs.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	x	X	
Legal Assistance	x	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	x	X	
Mobile Clinics	X		
Other Street Outreach Services	x	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	x	x	
Child Care	x		
Education	x		
Employment and Employment Training	x	x	
Healthcare	x	x	
HIV/AIDS			
Life Skills	x	x	
Mental Health Counseling	x	x	
Transportation	x		
<b>Other</b>			
Senior Programming	x		
Youth Programming	x		
Recreation Programming	x		
Food Pantry	x	x	

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Meeting homelessness challenges is a collaborative effort comprising numerous agencies. The Out-Wayne County Homeless Services Coalition is the lead agency for coordinating efforts for the Continuum of Care. The Out-Wayne County Homeless Services Coalition assists in conducting homeless needs assessments and developing community supported homelessness strategies in Wayne County. The Continuum of Care (CoC) for the area consists of more than 60 agencies. The Out-Wayne County Homeless Services Coalition is also responsible for advancing community-wide efforts, including the Annual Point-in-Time survey conducted by the CoC, which involves various partnering organizations.

The Wayne County Family Center, First Step and Salvation Army provide direct services for homeless families and individuals, including temporary shelter, food, supportive services and access to [permanent housing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The agencies identified above provide excellent service delivery to the homeless families and individuals. The services are well coordinated, including systems to ensure that families do not take advantage of limited resources. The biggest gap in terms of service delivery is adequate program funding. Although all levels of government express the desire to end homelessness, adequate funds are not allocated for this purpose.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Westland will continue to participate in the Out-Wayne County Homeless Services Coalition, as a partner in the coordination of services for the homeless. The City will continue to use strategies to prevent gaps in the institutional structure and service delivery system for homeless prevention services:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Out-Wayne County Homeless Services Coalition in their efforts to improve coordination between service providers.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (5 Year Total)	Goal Description / Outcome Indicator (5 Year Total)
Housing Rehabilitation	2016	2021	Affordable Housing  Neighborhood Revitalization	City wide	Rehabilitation of existing housing	\$2,053,9000	Homeowner Rehabilitation: 50 Rental Rehabilitation: 5 New Construction: 5 Habitat for Humanity: 5
Homebuyer Assistance	2016	2021	Affordable Housing	City wide	Affordable homeownership	\$472,000	New purchases: 80
Blight Removal	2016	2021	Neighborhood Revitalization	Norwayne subdivision	Demolition of blighted structures	\$459,540	Units demolished: 40
Public Improvements	2016	2021	Neighborhood Revitalization	Norwayne subdivision	Enhance living environment	\$275,000	Norwayne infrastructure and parks improvements (varied)
Public Facilities	2016	2021	Neighborhood Revitalization	City wide	Enhance living environment	\$740,000	Friendship Center / Jefferson Barns Community Center improvements (varied)
Code Enforcement	2016	2021	Neighborhood Revitalization	City wide	Enhance living environment	\$875,000	Ordinance violations corrected: 7500
Public service - Elderly	2016	2021	Non-homeless Special Needs	Friendship Center	Public service - elderly	\$775,000	Public service activities Low/Moderate clientele benefit: 8250 persons
Public service - Youth	2016	2021	Non-homeless Special Needs	S.B. Ware Center, JBCVC Learning Lab	Public service - youth	\$92,500	Public service activities Low/Moderate clientele benefit: 500 persons

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (5 Year Total)	Goal Description / Outcome Indicator (5 Year Total)
Community Policing	2016	2021	Non-homeless Special Needs	Norwayne, Carver subdivisions	Enhance living environment	\$230,000	Public service activities Low/Moderate clientele benefit: 20,000 persons
Public service - Homeless	2016	2021	Continuum of Care for Homeless	Wayne County Family Center First Step Shelter	Homeless services and prevention	\$27,500	Public service activities Low/Moderate clientele benefit: 3000 persons
Administration Planning	2016	2017	N/A	City wide	Program administration	\$989,355 CDBG \$194,225 HOME	N/A

**Table 53 – Goals Summary**

**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 91.315(b)(2)**

The Five-Year Consolidated Plan must summarize the City’s priorities and the specific goals it intends to initiate and/or complete within the five-year term of the Strategic Plan.

Westland identifies funding allocations, goal outcome indicators and quantities using past and anticipated performance measures from its Annual Action Plans. These performance measures have been projected over the course of the five-year period.

Table 53, Goals Summary, identifies the City’s goal and anticipated outcomes.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The number of disabled families receiving assistance through the Westland Housing Commission is 527, 43%. The data shows that a high number of disabled families are in need of both housing assistance and accessible units. Additionally, 354, 29%, program participants are elderly (>62 years) and may also need accessible units.

The Westland Housing Commission is not under a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

The Westland Housing Commission (WHC) manages the Housing Choice Voucher Program. It does not manage project based public housing. The WHC, through the Annual Agency Plan process, convenes a resident advisory board to assess the needs of housing voucher participants. The resident advisory board has very low participation, due to the participants living throughout the metropolitan area, and little impact the suggestions can have on the regulatory process. In an effort to increase participation, the WHC holds the resident advisory board meetings at Westgate Towers.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

The Westland Housing Commission is not designated as a troubled agency.

## **SP-55 Barriers to Affordable Housing – 91.215(h)**

### **Barriers to Affordable Housing**

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Policies of local jurisdictions can impact the cost of housing and the incentives to develop, maintain, or improve affordable housing. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

The City of Westland has a successful record of supporting affordable housing. The City uses flexible yet effective zoning and building ordinances to promote affordable owner and renter housing. This includes the use of available funding and other tools to reduce cost and promote development for owner and renter housing.

- Zoning Ordinances – Westland zoning ordinance are free of barriers to affordable housing. The zoning ordinances are a useful tool designed to promote the health, safety and welfare of its residents. They do not contain restrictive, exclusionary zoning or excessive subdivision controls that would impose barriers to affordable housing.
- Building Codes – Westland adheres to the State guidelines and BOCA (Building Officials and Code Administrators) code books, designed to ensure that dwelling units are structurally sound and safe for their inhabitants. CABO (Council of American Building Officials) guidelines are used for one- and two-family dwelling units. Such building codes do not include any codes which are insensitive to the older housing stock of the City.
- Development Fees - Westland does not impose an impact fee on developers seeking to develop new projects.
- Permitting and Approval Systems – Westland does not impose procedures that are burdensome, uncoordinated, nor repetitive which may result in higher development costs.
- In-fill housing – Westland supports non-profit development of new housing, primarily through its partnerships with the Wayne Westland Community Schools Building Trades Program and Western Wayne County Habitat for Humanity, providing technical assistance and financial support for this initiative.
- Housing rehabilitation – Westland promotes housing rehabilitation for homeowners and rental owners, to promote maintaining affordable ownership and rehabilitate rental projects and/or develop new rentals in underdeveloped, deteriorating, or underutilized areas of the City, particularly in the Carver and Norwayne areas.
- Other resources – Westland pursue all resources for affordable housing development and rehabilitation, including State of Michigan, Wayne County and private lenders.
- Housing counseling – Westland provides housing counseling and referral services to lower-income households seeking adequate housing.
- Fair housing – Westland supports monitoring and enforcement of fair housing requirements, partnering with the Fair Housing Center of Metropolitan Detroit to promote fair housing and investigate discriminatory practices.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Extremely low and low income households are at risk of becoming homeless. Efforts to prevent homelessness include providing housing and social service assistance, primarily supportive services to promote family stability and responsible life choices. These include youth counseling, emergency shelter and supportive services for abused spouses and their children, family and parenting counseling and services to the elderly. These and other services have helped individuals and families cope with the stresses which sometimes threaten the ability to maintain safe living environment. The Westland Housing Commission administers the Family Self Sufficiency program to empower this population and help them move from assisted housing to permanent housing of their own. These services support the continuum of care goals of the Out-Wayne County Homeless Coalition.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City collaborates with the Out Wayne County Homeless Services Coalition in its efforts to combat homelessness through in-kind services and other reasonable measures, within existing resources.

Westland will continue to participate in the Out-Wayne County Homeless Services Coalition, as a partner in the coordination of services for the homeless. The City will continue to use strategies to prevent gaps in the institutional structure and service delivery system for homeless prevention services.

**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.**

See above.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

See above.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Despite a potentially serious risk, lead contamination is not considered to be an immediate issue due to the lack of documented health problems. As a result, the City will comply with the Federal Lead Safe Housing Rule in all rehabilitation and homeownership assistance activities where it is applicable. The City will participate with Wayne County under the lead safe grant, to disseminate information regarding the dangers of lead paint and help identify housing that requires abatement.

Approximately 74 percent of occupied housing units built before 1978 have some lead-based paint contamination. It is also estimated that 90 percent of pre-1940 dwelling units; 80 percent of those built between 1940 and 1959; and 62 percent of those built between 1960 and 1970 have lead-based paint. By Federal mandate, lead in paint was eliminated in 1978. Chance of contamination is most acute in structures built prior to 1950. Chance of contamination is higher in older areas that experience deteriorated or dilapidated housing.

The City identified all housing built before 1978 and multiplied that number by the above-cited percentages to evaluate the scope and severity of the problem in Westland. There are 18,964 units potentially contaminated with LBP in Westland. Of those, 4,038 were constructed before 1950, which could have high amounts of lead contamination. An estimated 14,500 units were constructed between 1950 and 1979, which could have moderate amounts of lead contamination. There are 6,519 rentals and 12,445 owner potentially-contaminated units.

The estimated number of units should be those that are occupied by low/moderate income families.

The City follows all lead abatement requirements when managing housing rehabilitation projects. The Westland Housing Commission ensures that any chipped or peeling paint is abated prior to approving units under the Housing Choice Voucher Program.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The listed actions are intended to eliminate the danger of lead based paint in all housing and community development projects, as well as to educate the general public of the hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

The City follows all lead abatement requirements when managing housing rehabilitation projects. The Westland Housing Commission ensures that any chipped or peeling paint is abated prior to approving units under the Housing Choice Voucher Program.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the 2010-2014 American Community Survey estimates, 15.7% of people living in Westland are at poverty level or below. Westland partners with several agencies that provide public services to persons in poverty to reverse the cycle of poverty. These agencies typically provide services to other homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote economic independence. Westland continues to support and collaborate with these agencies to meet the common goal of reducing poverty within the City.

### **Describe how the jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Success in reducing poverty is measured in terms of how many families or individuals are able to avert financial downturns. The results may not be demonstrable in an empirical sense, but will be visible through neighborhood stability and housing quality.

The City of Westland CDBG, HOME, Housing Choice Voucher and Family Self Sufficiency programs are designed to reduce the level of poverty. The priorities of these programs are to provide affordable housing opportunities to all levels of low income residents. The objectives of the programs are to provide homeowner repair, new housing development, rental rehabilitation, rental assistance and code enforcement. Efforts to revitalize blighted neighborhoods enhances resident pride and a higher quality of life.

The City collaborates with many partner organizations, as described above, for a comprehensive program of social services to address fundamental issues pertaining to personal and family well-being, general welfare, drug abuse and crime prevention.

This collaboration is effective in addressing the needs of impoverished residents.

- Housing Choice Vouchers have an impact on securing decent and affordable housing for families that could not otherwise obtain it.
- Housing development and preservation programs provide hundreds of decent affordable housing units.
- Code enforcement programs help maintain and stabilize neighborhoods which might otherwise have slipped into blight, improving the overall quality of life in the community. Combined with housing rehabilitation assistance, this helps lower-income homeowners upgrade their housing.
- Social services programs help families and individuals make life-style choices which empower them. This includes abused spouses and their children, youths and their families, Family Self Sufficiency participants, seniors and those at risk of homelessness.
- Section 3 employment initiatives, through contractors, help lower income individuals enter the workforce and gain valuable experience.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **Standards and procedures used to monitor activities carried out in furtherance of the plan.**

Westland monitors all projects and activities for compliance with program rules and requirements, and ensures efficient implementation. Base performance standards are established in all contract and sub-grantee contracts executed at the time of project commitment. Community Development staff monitor contracts for adherence to HUD and local requirements during annual monitoring reviews and while activities are being implemented in order to correct small errors before they are compounded.

The City's Community Development and Finance departments jointly monitor expenditures and funding requests to ensure correct actions.

Internal monitoring is completed through monthly updates for the Mayor's Office, spreadsheets to track funds (invoices and draws), quarterly reports for the Mayor, City Council and Rehabilitation Review Board and monthly staff meetings. External monitoring is completed through annual site visits to sub-recipients. These actions insure compliance with program requirements, including requirements involving the timeliness of expenditures.

# Annual Action Plan

## Expected Resources

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

#### Introduction

The Five-Year Consolidated Plan identifies the federal, state, local and private resources expected to be available to the City of Westland to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in SP-35.

Westland anticipates a total allocation of \$989,354 in CDBG funding and \$249,565 in HOME funding for the 2016-2017 program year. Program income for the CDBG program is expected to be \$20,000. Program income for the HOME program is expected to be \$200,000. CDBG and HOME funds will be used for housing and community development activities such as housing rehabilitation and new construction, demolition, code enforcement, public improvements, public services, community policing and program administration. Anticipated resources are summarized in Table 54.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds Narrative Description	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Administration Acquisition Demolition Code Enforcement Housing Rehab Public Improvements Public Services	989,354	20,000	20,000	1,009,354	3,957,000
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab New construction for ownership	249,565	100,000	0	349,565	998,000
General Fund	public - local	Administration	50,000	0	0	50,000	0
Housing Voucher	public - federal	Affordable Rental Housing	7,866,073	0	0	7,866,073	31,464,000

**Table 54 - Expected Resources – Priority Table**

The Annual Action Plan summarizes Westland's priorities and the goals it intends to initiate and strive to complete within the first year of the Consolidated Plan. The goals are described in quantitative terms. Westland has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2016-2017 Annual Action Plan. Tables 57 and 58 provide more detail.

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

The City will leverage funds, if available, from State and Federal grants, city departments (Housing, Public Services, Parks and Recreation, Code Enforcement, Building and Police) and social service providers. The City will also leverage funds, if available, from private developers, foundations and private donations. The City shall assure that the requirements as it relates to non-federal share will be utilized as referenced in 24 CFR 570.201 (3) (g), for any project in which CDBG funding is used as the non-federal match. Westland continues to pursue funding from private, public, and federal sources to achieve community development goals.

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

Westland acquires properties with Neighborhood Stabilization Program (NSP), CDBG and HOME funds, primarily in the Norwayne and Carver subdivisions. Buildable properties are used for green space in high density areas or are held for future development, as the economy improves. Non-buildable properties are offered for sale to adjoining owners. The City actively markets the properties through the NSP program, with the help of the Community Development Department and partner realtors.

**Discussion**

Westland's anticipated funding allocation will address many of the City's goals, including affordable housing, neighborhood revitalization, non-homeless special needs and homelessness services. The City is fortunate to have a network of public, non-profit and private service providers to help address these goals through financial leveraging.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Description / Outcome Indicator
Housing Rehabilitation	2016	2017	Affordable Housing  Neighborhood Revitalization	City wide	Rehabilitation of existing housing	\$116,575 CDBG  \$294,205 HOME	Homeowner Rehabilitation: 10 Rental Rehabilitation: 2 New Construction: 1 Habitat for Humanity: 1
Homebuyer Assistance	2016	2017	Affordable Housing	City wide	Affordable homeownership	\$94,400 HOME	New purchases: 16
Blight Removal	2016	2017	Neighborhood Revitalization	Norwayne subdivision	Demolition of blighted structures	\$91,908 CDBG	Units demolished: 8
Public Improvements	2016	2017	Neighborhood Revitalization	Norwayne subdivision	Enhance living environment	\$55,000 CDBG	Norwayne infrastructure and parks improvements (varied)
Public Facilities	2016	2017	Neighborhood Revitalization	City wide	Enhance living environment	\$148,000 CDBG	Friendship Center / Jefferson Barns Community Center improvements (varied)
Code Enforcement	2016	2017	Neighborhood Revitalization	City wide	Enhance living environment	\$175,000 CDBG	Ordinance violations corrected: 1500
Public service - Elderly	2016	2017	Non-homeless Special Needs	Friendship Center	Public service - elderly	\$155,000 CDBG	Public service activities Low/Moderate clientele benefit: 1650 persons

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Description / Outcome Indicator
Public service - Youth	2016	2017	Non-homeless Special Needs	S.B. Ware Center, JBCVC Learning Lab	Public service - youth	\$18,500 CDBG	Public service activities Low/Moderate clientele benefit: 100 persons
Community Policing	2016	2017	Non-homeless Special Needs	Norwayne, Carver subdivisions	Enhance living environment	\$46,000 CDBG	Public service activities Low/Moderate clientele benefit: 4,000 persons
Public service - Homeless	2016	2017	Continuum of Care for Homeless	Wayne County Family Center First Step Shelter	Homeless services and prevention	\$5500 CDBG	Public service activities Low/Moderate clientele benefit: 600 persons
Administration Planning	2016	2017	N/A	City wide	Program administration	\$197,871 CDBG \$59,845 HOME	N/A

**Table 55 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Westland’s planned actions for the 2016-2017 Annual Action Plan are intended to support affordable housing and neighborhood revitalization for the City’s low and moderate income residents, including homeless and special needs groups.

Westland Department of Housing and Community Development manages the CDBG and HOME programs. These programs provide funding for housing rehabilitation, homeownership assistance, and blight prevention/elimination. These actions further the goal of improving the availability and accessibility of affordable housing, neighborhood revitalization, supportive services and homeless services in Westland.

Westland continues to coordinate with public and social service providers to prevent homelessness and promote access to public services for special needs populations, generally assumed to be low and moderate income. During the 2016-2017 program year, the City will fund activities that address the needs of the disabled, seniors, at-risk youth and homeless. Planned community development activities include renovations to the Friendship Center, Jefferson Barns Community Vitality Center, and Norwayne infrastructure and parks.

The City’s planned actions for the 2016/2017 Annual Action Plan are summarized in Tables 55 and 56.

#### Projects

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

Westland’s allocation priorities focus on the four goals of the Strategic Plan: affordable housing, neighborhood revitalization, non-homeless special needs and homelessness.

Strategic Plan Goal (percent (%) of Total Award)\*

	<u>CDBG</u>	<u>HOME**</u>
Administration:	20	10
Housing:	29	90
Elderly Services:	14	
Youth Services:	2	
Homeless Services:	2	
Community Policing:	5	
Public projects:	18	
Demolition:	9	

\*Includes program income and prior year resources.

\*\*Per HOME program guidelines.

## AP-38 Project Summary

**Table 56 Project Summary Information**

<b>CDBG PROJECT</b>	<b>DEPARTMENT/AGENCY</b>	<b>DESCRIPTION</b>
CD Administration	Community Development	Administer CDBG program; monitor subgrantees; operate Jefferson Barns Community Center
Senior Programs	Senior Resources	Friendship Center programs
First Step	Subgrantee: First Step	Abuse & sexual assault counseling; education, outreach, emergency shelter
Wayne County Family Center	Subgrantee: WCFC	Assist homeless families with children
Samuel B. Ware Community Center	Subgrantee: S. B. Ware Community Center	Spring break and summer camps for children in southeast Westland
JBCVC Learning Lab	Community Development	Staff computer learning center for at-risk youth
Homeowner Rehabilitation - Emergencies	Community Development	Deferred loans for homeowner rehabilitation; repairs meet building codes, eliminate health/safety hazards
Code Enforcement	Westland Fire Authority; Community Development	Ordinance staff; resolve health, safety, and code compliance issues in CDBG target areas
Resource Officer Community Police	Police Department	Community police officers: code enforcement, community policing, school liaison in CDBG target areas.
Friendship Center Improvements	Community Development	HVAC improvements
Acquisition / Demolition	Community Development	Acquire and demolish blighted structures - Norwayne (NSP); special assessments on acquired properties
Norwayne Infrastructure	Department Public Services, Community Development	JBCVC fencing and roof replacement, Norwayne signage upgrades
Norwayne Rental Rehabilitation	Community Development	Matching grant, up to \$14,999, for rental owners in CDBG eligible tracts
Norwayne Parks	Community Development	Improvements to Norwayne parks
Section 108 Loan	Community Development	Loan payments for Jefferson Barns Community Center renovations

<b>HOME PROJECT</b>	<b>DEPARTMENT</b>	<b>DESCRIPTION</b>
HOME Administration	Community Development	Administer the HOME Program
Homeowner Rehabilitation - Code Compliance	Community Development	Loans for homeowner rehabilitation; repairs meet building codes, eliminate health/safety hazards
Housing Acquisition Renovation (NSP)	Community Development	Purchase properties through foreclosure programs for new construction and rehabilitation and sell to income eligible families
Homebuyer Program	Community Development	Assist low/moderate income families to purchase homes
Planning - Norwayne Subdivision	Planning Department, Community Development	Allocate funds in support of City Master Plan, specifically for Norwayne redevelopment

**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**

Westland directs the use of CDBG and HOME funds to low- and moderate income areas of the City. Descriptions of these areas are outlined in Table 57, Geographic Distribution. Assistance is also available city wide to persons meeting the CDBG and HOME eligibility requirements for low- and moderate-income benefit.

The Eligible Areas Map is located in the Appendix of the Consolidated Plan.

**Geographic Distribution**

<b>Target Area</b>	<b>CDBG Percentage of Funds</b>	<b>HOME Percentage of Funds</b>
Census Tract 5685, 5670 Norwayne and Carver subdivisions	59	5
City wide Low-moderate income clientele	41	95
<b>By Project</b>		
Public Services – Elderly Low-moderate income clientele	14	
Public Services – Youth Low-moderate income clientele	2	
Public Services – Community Police Low-moderate income area	5	
Housing Rehabilitation / Purchase Low-moderate income clientele	29	86
Demolition Low-moderate income area	9	
Public Improvements Low-moderate income area	17	
Homeless Services Low-moderate income clientele	1	
Administration	20	10

**Table 56 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Westland allocates the CDBG and HOME funds geographically, dependent upon the location of low- and moderate-income populations. The Norwayne subdivision, census tract 5685, and the block group immediately to the west, represents Westland’s most economically challenged neighborhood. Norwayne is also the city’s first and most historic neighborhood. Allocating funds to this area, which spurs private investment, is revitalizing the neighborhood towards the goal of attaining “Community of Choice” status.

The other low – moderate income census tracts are scattered throughout the City. Local studies, such as the Westland Master Plan show that these areas are locations of higher property vacancies, blight, and code violations.

### **Discussion**

Westland allocates all of the CDBG and HOME funds to benefit low-moderate income areas and clientele. The City will continue 18 CDBG/HOME projects to implement the four goals of the Consolidated Plan for the 2016-2017 year.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Westland places a high priority on providing affordable housing, through homeowner and rental rehabilitation, homeownership and rental assistance. This goal will be achieved through new affordable houses, repairs to existing houses for resale to lower income, first-time homebuyers and repairs for income eligible homeowners. In addition, the City supports affordable rental housing through the housing voucher, rental rehabilitation and low income housing tax credit programs. The City continues to seek creative ways to encourage additional affordable housing projects.

The Annual Action Plan specifies goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. For the purposes of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	100
Non-Homeless	800
Special-Needs	450
Total	1350

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

Estimates based on Housing Choice Voucher and Rental Rehabilitation Programs

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	1350
The Production of New Units	1
Rehab of Existing Units	13
Acquisition of Existing Units	3
Total	1367

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City relies on various partners in assisting its residents in obtaining affordable housing. Through programs including but not limited to: Neighborhood Stabilization Program, homeowner rehabilitation deferred loans, rental rehabilitation and housing voucher programs.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Westland Housing Commission (WHC) manages the Housing Choice Voucher Program. It does not manage project based public housing. In addition to managing tenant-based housing vouchers, the WHC also manages three project based programs: Westgate Towers (elderly), assisted living and veterans supportive housing. The WHC serves on the Westland Taylor Corporation board, which oversees the management of Thomas Taylor Towers, apartments for low – moderate income elderly.

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

Westland does not own nor manage public housing.

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

The Westland Housing Commission does not own nor manage public housing. The WHC manages the Family Self Sufficiency Program, which provides counseling to help participants become economically self-sufficient. FSS participants establish escrow accounts, which can be used to purchase homes. The escrow accounts, coupled with HOME Program down payment assistance, creates affordable homeownership opportunities,

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

The Westland Housing Commission is not designated as troubled.

### **Discussion**

Affordable housing needs are met by multiple programs in Westland. The Westland Housing Commission provides tenant based rental assistance through housing vouchers. The City will continue to increase the housing voucher program size for residents in need of housing.

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

### **Introduction**

Westland places a high priority on providing services for the homeless and special needs populations. During the 2016-2017 Annual Plan year, the City allocates public service funds for the Wayne County Family Center and First Step. The City continues to partner with the Out Wayne County Homeless Coalition for referrals and assistance.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness**

A key component of the City's homeless strategy is to support critical housing and service activities of the Out-Wayne County Homeless Services Coalition and other service agencies located within the City of Westland. The City of Westland will strive to work with partners that participate with the Out-Wayne County Homeless Services Coalition, a countywide consortium of homeless housing and service providers, City and county governments, and agency representatives. The Coalition's goal is to eliminate homelessness in the Out Wayne County area. In FY2016 the City will support Vista Maria Facility Upgrades. Vista Maria's community-based programs provide services for high-risk girls and boys. They offer services to the youth and their families and are dedicated to teaching personal responsibility and communication skills, providing educational assessment and planning, and helping with employment readiness.

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

Extremely low and low income households are at risk of becoming homeless. Efforts to prevent homelessness include providing housing and social service assistance, primarily supportive services to promote family stability and responsible life choices. These include youth counseling, emergency shelter and supportive services for abused spouses and their children, family and parenting counseling and services to the elderly. These and other services have helped individuals and families cope with the stresses which sometimes threaten the ability to maintain safe living environment. The Westland Housing Commission administers the Family Self Sufficiency program to empower this population and help them move from assisted housing to permanent housing of their own. These services support the continuum of care goals of the Out-Wayne County Homeless Coalition.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City collaborates with the Out Wayne County Homeless Services Coalition in its efforts to combat homelessness through in-kind services and other reasonable measures, within existing resources.

Westland will continue to participate in the Out-Wayne County Homeless Services Coalition, as a partner in the coordination of services for the homeless. The City will continue to use strategies to prevent gaps in the institutional structure and service delivery system for homeless prevention services.

### **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**

Westland partners with several homeless service providers to address this problem. Referrals are made to the following organizations: Out-Wayne County Homeless Services Coalition, Salvation Army, Christnet, COTS, Wayne County Family Center, Detroit Rescue Mission Ministries, Veterans Haven, Wayne Metropolitan Community Action Agency, First Step and the Southeast Michigan Emergency Shelters Hot Line.

**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**

Westland provides referrals to several agencies that assist with support services for lower income families and individuals. Services include rental assistance, support services, shelters, and job training. The non-homeless special needs populations include the elderly, mentally ill, developmentally disabled, physically disabled and substance abuse. Westland and partner agencies continue to provide various types of assistance, primarily through supportive services, to persons with special needs in the community. Westland continues to work with homeless service providers and the Out-Wayne County Homeless Services Coalition to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to assist persons being discharged from temporary housing agencies do not become homeless upon release.

## **Discussion**

Westland fund homeless activities with 2016-2017 CDBG public service funds. The City will continue to offer other assistance and coordination with agencies that provide day facilities, case management, job skills training, vocational tools and other homeless services.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

### **Introduction:**

Westland strives to reduce barriers to affordable housing and influence whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

### **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**

Policies of local jurisdictions can impact the cost of housing and the incentives to develop, maintain, or improve affordable housing. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

The City of Westland has a successful record of supporting affordable housing. The City uses flexible yet effective zoning and building ordinances to promote affordable owner and renter housing. This includes the use of available funding and other tools to reduce cost and promote development for owner and renter housing.

- Zoning Ordinances – Westland zoning ordinance are free of barriers to affordable housing. The zoning ordinances are a useful tool designed to promote the health, safety and welfare of its residents. They do not contain restrictive, exclusionary zoning or excessive subdivision controls that would impose barriers to affordable housing.
- Building Codes – Westland adheres to the State guidelines and BOCA (Building Officials and Code Administrators) code books, designed to ensure that dwelling units are structurally sound and safe for their inhabitants. CABO (Council of American Building Officials) guidelines are used for one- and two-family dwelling units. Such building codes do not include any codes which are insensitive to the older housing stock of the City.
- Development Fees - Westland does not impose an impact fee on developers seeking to develop new projects.
- Permitting and Approval Systems – Westland does not impose procedures that are burdensome, uncoordinated, nor repetitive which may result in higher development costs.
- In-fill housing – Westland supports non-profit development of new housing, primarily through its partnerships with the Wayne Westland Community Schools Building Trades Program and Western Wayne County Habitat for Humanity, providing technical assistance and financial support for this initiative.
- Housing rehabilitation – Westland promotes housing rehabilitation for homeowners and rental owners, to promote maintaining affordable ownership and rehabilitate rental projects and/or develop new rentals in underdeveloped, deteriorating, or underutilized areas of the City, particularly in the Carver and Norwayne areas.
- Other resources – Westland pursue all resources for affordable housing development and rehabilitation, including State of Michigan, Wayne County and private lenders.

- Housing counseling – Westland provides housing counseling and referral services to lower-income households seeking adequate housing.
- Fair housing – Westland supports monitoring and enforcement of fair housing requirements, partnering with the Fair Housing Center of Metropolitan Detroit to promote fair housing and investigate discriminatory practices.

The cities of Livonia, Redford Township and Westland prepared a joint Analysis to Impediments to Fair Housing. The AI was prepared and submitted June 30, 2013.

Actions to affirmatively further fair housing include:

- Educational opportunities that promote the City as inclusive and conduct outreach to minority and other disadvantaged residents through the Housing Voucher and Homebuyer Assistance programs.
- Opportunities for frail elderly and veterans, through the WHC project based programs and opportunities to homeless families through the Wayne County NSP3 grant.
- Opportunities for developmentally disabled persons through programs such as Liberty Hill Housing, SEMCA and Community Housing.
- Fair housing training for all staff – received in March and October 2015.
- Funds allocated to the Fair Housing Center of Metropolitan Detroit (\$2,000, paid with administration funds).

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This section of the Annual Action Plan describes Westland’s actions to achieve the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure;
- Enhance coordination.

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

### **Actions planned to address obstacles to meeting underserved needs**

The major obstacle to meeting underserved needs is the lack of resources. Westland seeks alternative sources of funds to help address resident needs. The City submits grant applications to Federal, state, and local resources. Specific grant applications may include HUD programs, MSHDA programs, other Community Development Initiatives, infrastructure improvements, neighborhood revitalization and rental assistance. In addition, public service projects supported by CDBG funds are limited. Westland continues to partner with service providers to expand services and act as a resource for these providers.

Poverty levels have increased to 15.7 percent. The main causes of the increase in poverty are the recession of 2008 – 2012 and an aging population. Federal program funds are not sufficient to address all of the anti-poverty needs that exist. The City will achieve improvements using CDBG and HOME funds to bolster private investments and partnership. The most effective way to address these needs in the current environment is to facilitate partnerships that allocate resources to those agencies best able to distribute the benefits of available funds. Duplicative programming no longer is effective. The City places strong emphasis on programmatic restructuring that is compliant with changing rules and regulations and sensible for the current economic climate and ever-changing community structure.

### **Actions planned to foster and maintain affordable housing**

Westland continues to address barriers to affordable housing. In efforts to foster and maintain affordable housing, Westland projects to assist 10 homeowners to rehabilitate their homes with deferred loans, three rental owners to rehabilitate their properties with matching grants and 16 new homebuyers with down payment assistance forgivable loans. In addition, the City will partner with the Wayne Westland Community Schools and Habitat for Humanity to build and renovate three houses. The Westland Housing Commission continues administration of the Housing Choice Voucher program for 1,234 families.

### **Actions planned to reduce lead-based paint hazards**

Despite a potentially serious risk, lead contamination is not considered to be an immediate issue due to the lack of documented health problems. As a result, the City will comply with the Federal Lead Safe Housing Rule in all rehabilitation and homeownership assistance activities where it is applicable. The City will participate with Wayne County under the lead safe grant, to disseminate information regarding the dangers of lead paint and help identify housing that requires abatement.

The City follows all lead abatement requirements when managing housing rehabilitation projects. The Westland Housing Commission ensures that any chipped or peeling paint is abated prior to approving units under the Housing Choice Voucher Program.

### **Actions planned to reduce the number of poverty-level families**

Poverty levels have increased to 15.7 percent. Federal program funds are not sufficient to address all of the anti-poverty needs that exist. The City will achieve improvements using CDBG and HOME funds to bolster private investments and partnership. The most effective way to address these needs in the current environment is to facilitate partnerships that allocate resources to those agencies best able to distribute the benefits of available funds. Duplicative programming no longer is effective. The City places strong emphasis on programmatic restructuring that is compliant with changing rules and regulations and sensible for the current economic climate and ever-changing community structure.

### **Actions planned to develop institutional structure**

The City of Westland has developed an extensive network of housing and service partners which have enabled it to stretch the reach and effectiveness of its housing and community development programs much further than would otherwise be possible. This partnership includes government, private industry and non-profit sectors.

Refer to SP-40 Institutional Delivery Structure, p. 92 for more detail.

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

Westland continues to coordinate with many agencies to develop an effective institutional structure and enhance inter-agency coordination. The following are primary partners:

- Westland Housing Commission - rental assistance and self-sufficiency;
- Wayne Metropolitan Community Action Agency – self-sufficiency supportive services;
- Wayne County Family Center, First Step, Salvation Army, Out Wayne County Homeless Coalition – homeless services;
- Westland Youth Assistance, Hegira Counseling, Samuel B. Ware Community Center, Jefferson Barns Community Vitality Center – youth programming;
- Westland Senior Resources, The Senior Alliance, Westgate Towers, Westland Development Corporation – elderly housing and programming;

- Wayne Westland Community Schools, Habitat for Humanity, Home Renewal Systems, Community Housing Network – affordable housing development;
- Safe Step Communities, Veterans Haven – veterans housing and supportive services;
- Norwayne Community Citizens Council, Southeast Homeowners’ Association – neighborhood programming.

## **Discussion**

Westland strives to address underserved needs, including activities in support of special needs assistance for victims of domestic violence, at-risk families and youth, the disabled, elderly and those with mental health issues. Additionally, the City’s actions to foster and maintain affordable housing and neighborhood revitalization include continued funding of programs and agencies that further these goals. Emphasis on partnership and coordination will continue to foster inter-agency achievement to provide economic independence and quality affordable housing in the community and the region.

## Program Specific Requirements

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

#### Introduction:

#### 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	\$20,000
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	0.00
3. The amount of surplus funds from urban renewal settlements	0.00
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.	0.00
5. The amount of income from float-funded activities	0.00
Total Program Income	\$20,000

#### Other CDBG Requirements

1. The amount of urgent need activities – Not applicable

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
  - Private investment will occur through home sales and homeowner contribution to rehabilitation projects.
  - Westland encourages private investment for low income housing tax credit projects through its support of the projects with PILOT (payment in lieu of taxes) consideration.
  - Westland will pursue private investment via partnership to develop affordable housing in the Norwayne subdivision.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
  - Recapture. In accordance with the Recapture provision in 24 Part 92.254(a)(5)(ii), HOME Program funds must be repaid from the sales proceeds in the event the property does not continue to be the principal residence of the homebuyer(s) for the duration of the period of affordability, which shall depend on the amount of HOME subsidy invested in the property,

including but not limited to if the homebuyer(s) sells or conveys his or her interest in the property (excluding the granting of a security interest in the Property) to a third party, defaults on the primary loan, fails to occupy within sixty days or rents the property. Depending on the date the homebuyer(s) conveys the property or ceases to occupy the property, the balance due the City of Westland.

- Final Recapture. Following the Period of Affordability, as defined above, FIFTY PERCENT of the HOME Funds must be repaid upon sale or rental of the property, for amounts in excess of \$5,000.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
- Recapture. In accordance with the Recapture provision in 24 Part 92.254(a)(5)(ii), HOME Program funds must be repaid from the sales proceeds in the event the property does not continue to be the principal residence of the homebuyer(s) for the duration of the period of affordability, which shall depend on the amount of HOME subsidy invested in the property, including but not limited to if the homebuyer(s) sells or conveys his or her interest in the property (excluding the granting of a security interest in the Property) to a third party, defaults on the primary loan, fails to occupy within sixty days or rents the property. Depending on the date the homebuyer(s) conveys the property or ceases to occupy the property, the balance due the City of Westland.
  - Final Recapture. Following the Period of Affordability, as defined above, the prorate amount of the HOME Funds must be repaid upon sale or rental of the property.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
- Not applicable.

**Discussion:**

The City of Westland uses HOME funds for four purposes:

- Program administration
- Homeowner rehabilitation to meet local building codes
- Acquisition / new construction or rehabilitation for affordable home purchase opportunities
- Homebuyer down payment assistance.

The City does not participate in other forms of investment or refinancing.

The City uses the recapture guidelines for homebuyer activities and units acquired with HOME funds.

## **COMMUNITY DEVELOPMENT CITIZEN PARTICIPATION PLAN**

### *Section I - Reason for Plan*

The City of Westland hereby establishes a Citizen Participation Plan for the following reasons:

(A) To increase citizen participation in planning, prioritizing and performance review of the Community Development Block Grant funds being utilized by the City of Westland. To provide low/moderate income families, minority groups and handicapped persons an opportunity to present their comments, review proposals, know what is being planned and participate in the process of planning the expenditure of public funds.

(B) To increase citizen participation in planning, prioritizing and performance review of the Affirmatively Furthering Fair Housing Plan.

(C) Requirement of the Community Development Regulations under Section 570.301 and 570.303 requesting a formalized Citizen Participation Plan; as amended by the September 1983 HUD Rules and Regulations; the 1987 Housing and Community Development Act Section 104(A)(3); the National Affordable Housing Act of 1990; and, Part 91 Consolidated Submissions for Community Planning and Development.

### *Section II - Effective Date*

The effective date of this revised plan is July 1, 2016.

### *Section III - Citizen Participation*

The City of Westland shall undertake the following procedures in order to assure citizen participation at all stages of the Community Development Program. The City shall consult with public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV-AIDS and their families, and homeless persons. The City shall consult with community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws. The City shall consult with regional government agencies and adjacent units of general local government.

#### (1) Citizen Groups

The Department of Housing and Community Development will notify all citizens of the City of Westland of the CDBG Consolidated Planning Process. This will be accomplished via public notice in local newspaper(s), City of Westland website, cable television access, and direct mailing to citizen groups. These groups include, but are not limited to, the following:

- (1) Norwayne Community Citizens Council
- (2) Precinct 28 Homeowners (Southeast Homeowners Association)
- (3) Commission on Aging
- (4) Non-Special Group Person - Mayoral Appointee
- (5) Westland Disability Concerns Committee
- (6) Wayne Westland Community Schools
- (7) Westland Housing Commission
- (8) Westland Historic Commission

(2) Community Development Citizens Advisory Committee (CDCAC)

The CDCAC members, comprised of the citizen groups noted in Section III (1), shall:

- (A) Review written and oral citizen comments made on the Community Development Block Grant Program.
- (B) Evaluate comments and recommendations for grant funding proposed by potential grant recipients, citizens, City Council, the Mayor and his administrative staff.
- (C) Review on an annual basis the City of Westland performance in regard to the Community Development Program and the Consolidated Planning process.
- (D) Meet three times per year to assist in CDBG planning and program evaluation.
- (E) Submit funding comments and recommendations to the Mayor. The Mayor shall submit the final statement to the City Council.
- (F) Assist in amending, if necessary, the Citizen Participation Plan.
- (G) Provide citizen input on program needs and priorities.
- (H) Review written complaints directed to the Department of Community Development in regard to the expenditure of CDBG funds. The Department of Community Development shall provide a written response to the grievant within 15 days of the CDCAC's recommendation.
- (I) Ensure that all citizens, particularly those who are low/moderate income, minority and/or differently abled (including persons with mobility, visual, hearing or cognitive impairments) have reasonable notification of public meetings, access to said meetings and information and records relating to the City's proposed use of funds.
- (J) Ensure that non-English speaking residents have reasonable notification of public meetings, access to said meetings and information and records relating to the City's proposed use of funds.
- (K) Provide access to technical assistance to groups representative of low/moderate income which request such assistance in developing proposals.

(3) General Citizen Input in Community Development Planning/Review Process

- (A) The City will provide public notice and hold public hearings to review the CDBG performance prior to submitting the CDBG Consolidated Plan / Annual Plan and Consolidated Plan Annual Performance Report to HUD. A 30 day comment period will also be provided. Citizen comments about the Community Development performance, the City's assessment of such

comments and summary of any actions taken in response to the comments will be included in the Community Development Performance Report submitted to HUD.

- (B) The City will prepare proposals for expenditure of Community Development funds in February.
- (C) The Community Development Department will solicit applications for funding. The City will make available through public notice and hearings a proposed use of funds during the three month review process (February – April). The City will hold one or more public hearings on CDBG projects and affordable housing needs, prior to formalizing the Consolidated Plan or other CDBG application. Public Hearings regarding proposed use of funds will be conducted at a meeting of the CDCAC and a meeting of the Westland City Council, upon proper notification to the public.
- (D) The City will place notices in the official City newspaper, City website (cityofwestland.com), City cable network (WLND) and at City buildings at least ten days prior to all public hearings. The Consolidated Plan notice will include a summary of the CDBG program and the location where the proposed Consolidated Plan may be reviewed.
- (E) Citizens will be encouraged to make comments on the proposed Community Development projects and programs at the public hearing(s). The role of citizens at the public hearings is to:
  - comment on submitted proposals and priorities for funding,
  - discuss concerns regarding Housing and Community Development programs which may impact their neighborhoods,
  - suggest alternative proposals for funding and solutions for solving Housing and Community Development problems,
  - interact with City staff to gain an understanding of challenges and promote cooperation in the implementation of plans, and
- (F) Public Hearings will include information regarding the amount of assistance the City expects to receive (grant funds, program income, reprogrammed funds), eligible activities, eligible locations and the estimated benefit for persons of low-and moderate-income.
- (H) Following City Council approval of the Consolidated Plan application, the City will place notices in the official City newspaper, City website (cityofwestland.com), City cable network (WLND) and at City buildings that the application will be submitted to HUD and is available for review, providing a 30 day comment on the final approved document.
- (I) The Citizen Participation Plan and the proposed / approved CDBG/Consolidated Plan application, substantial amendments, and Consolidated Plan Annual Performance Report will be made available at City Hall, the Westland Library, the Senior Resources Department, and the Department of Housing and Community Development. The documents will also be made available in a format for persons with disabilities as needed and upon request. The City's Residential Anti-Displacement Plan will be available at the Office of Community Development only. This plan sets forth the jurisdiction's plans to minimize displacement of persons and to assist any person displaced by federally assisted activities, specifying the types and levels of assistance the jurisdiction will make available (or require others to make available) to persons displaced, even if the jurisdiction expects no displacements to occur.
- (J) The Citizen Participation Plan provides that citizens, public agencies, and other interested parties may have access to information and records relating to the jurisdiction's Consolidated Plan and the jurisdiction's use of assistance under the programs covered by this part during the

preceding five year period.

#### *Section IV - Complaint Process*

- (1) Citizens may make oral complaints at public hearings and/or submit written complaints to the Mayor's Office or the Housing and Community Development Department. The City will respond to written complaints within 15 days. If a 15 day response is not possible, an explanation will be provided explaining the reason for the delay and when the response will be made (not longer than 45 days).
- (2) Citizens may file objections regarding the City's approved Consolidated Plan application to the Department of Housing and Community Development, City Hall, or the Detroit HUD Office, 477 Michigan Avenue, Detroit, Michigan 48226.
- (3) All public notices will include this statement of the Complaint Process.

#### *Section V - Technical Assistance*

- (1) The Department of Housing and Community Development will provide technical assistance on an as need basis, to advise citizen organizations on the best method of presenting funding concepts to the Mayor and City Council, develop project planning, assess possible problems and provide information and referral.
- (2) All public notices will include this statement of the Technical Assistance Process.

#### *Section VI - Substantial Amendments to the Consolidated Plan*

- (1) Substantial amendments to the Consolidated Plan will be reviewed by the CDCAC prior to adoption by the City Council. City Council will hold a public hearing with public notice as described above to explain the amendment and to accept comments on the proposed amendment prior to approval of a substantial budget amendment. The City will provide a 30 day comment period to make oral or written comments. A summary of these comments and an explanation of whether or not they have been incorporated into the Consolidated Plan shall be attached to the substantial amendments of the Consolidated Plan.
- (2) Criteria for amending the Consolidated Plan: A substantial amendment is defined as the addition of or the termination of a project and/or a change in the funding amount of a previously approved project greater than 25 percent.

#### *Section VII- Amendment of Citizen Participation Plan*

This plan may be amended as required by the Mayor or City Council after suggestions have been received by the CDCAC, Mayor and/or City Council. Revised copies of the plan will be made available at the Housing and Community Development Department, CDCAC, and groups representing low/moderate income, minorities, differently abled citizens and senior citizens as necessary. *Amendments: July 1, 2014, July 1, 2016*

## ***APPENDIX***

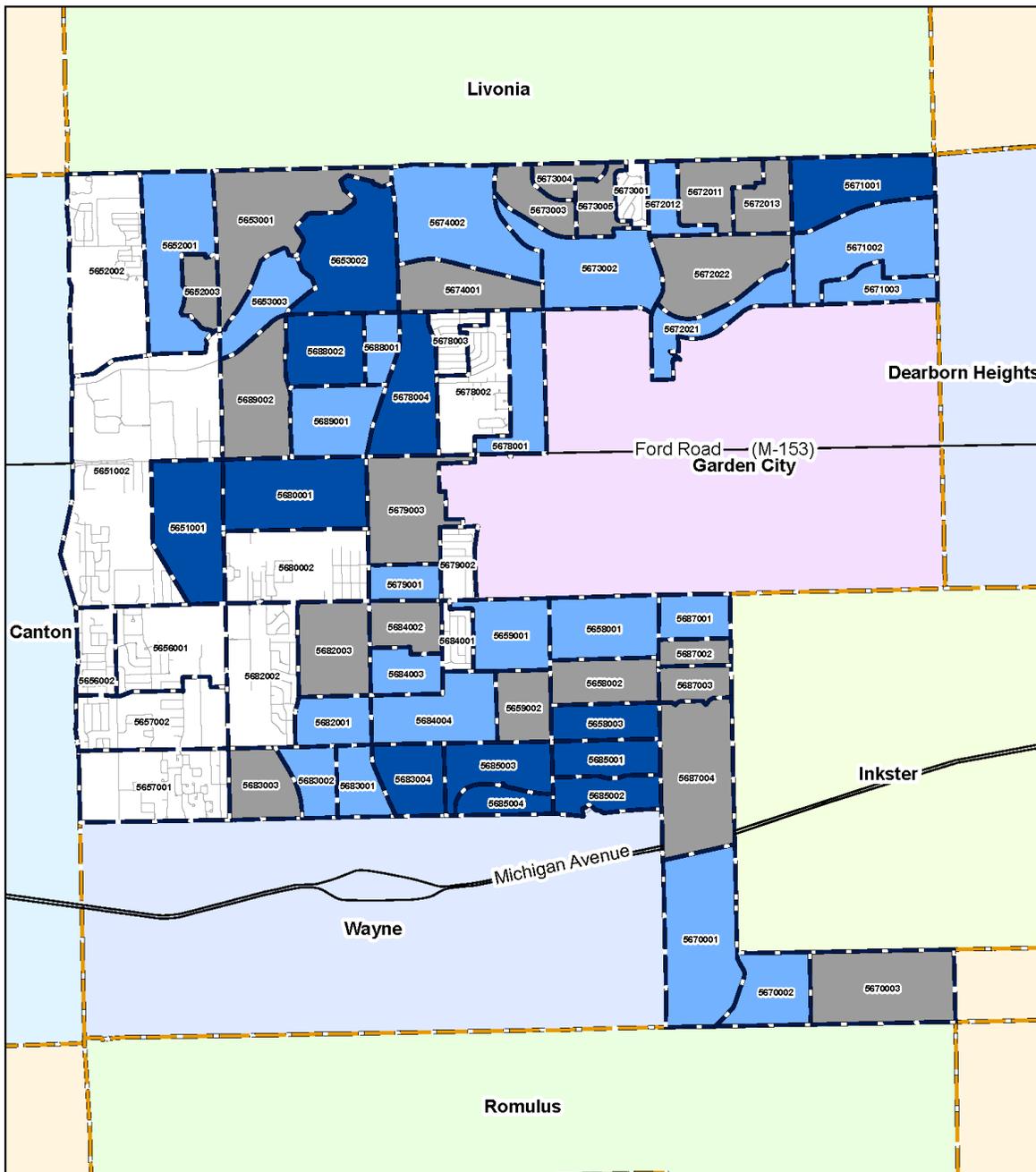
### **Alternate/Local Data Sources**

*The City of Westland did not use alternate data sources.*

The City of Westland acknowledges the assistance of the following organizations in the preparation of the Consolidated Plan:

- Home Renewal Systems
- Southeast Michigan Council of Governments
- Wade Trim
- Wayne Metropolitan Community Action Agency

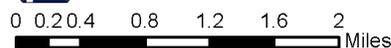
## ***MAPS***



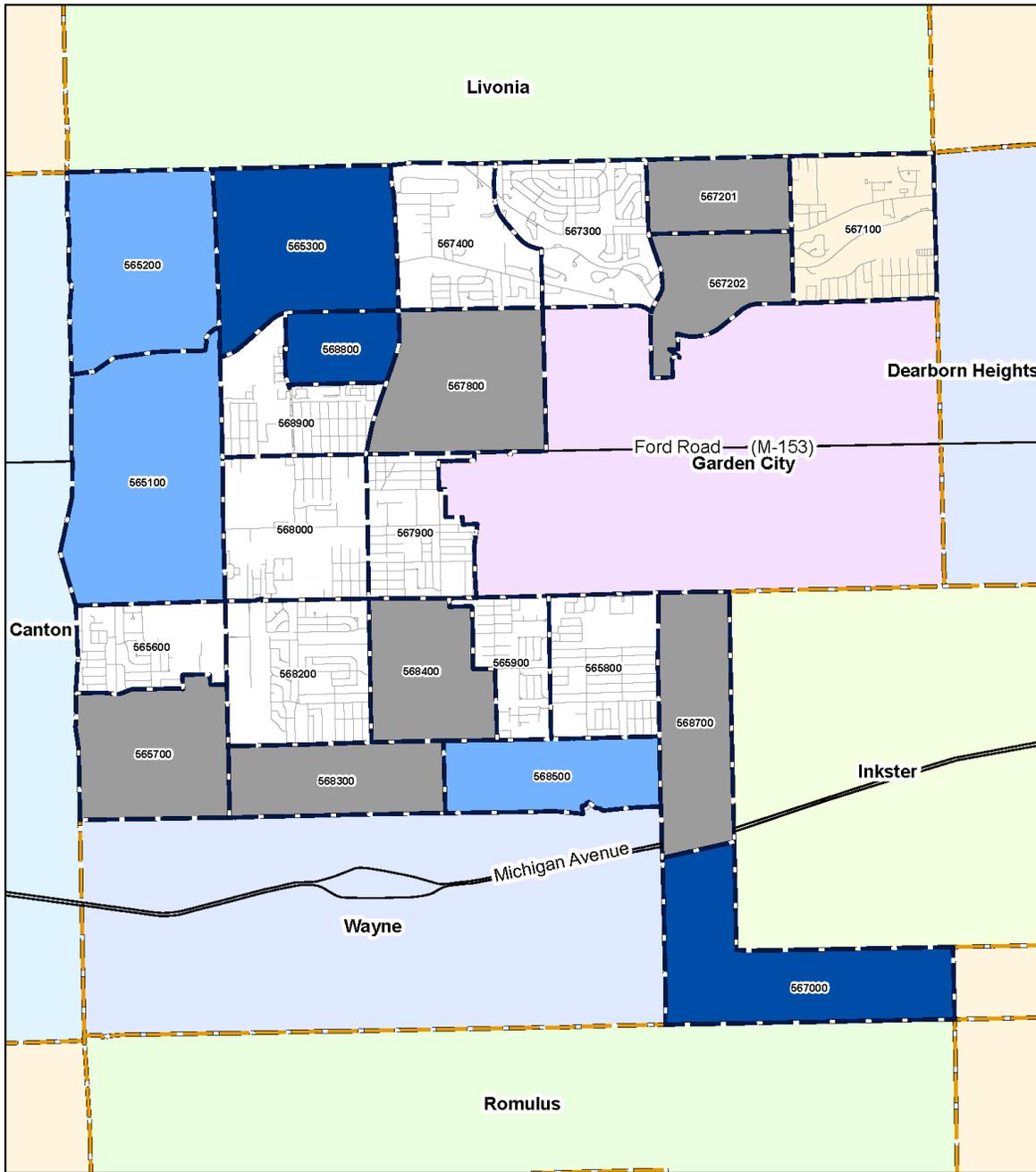
## Median Household Income by Block Group

April, 2016  
 \* Based on 2010 census data.  
 City of Westland, Michigan

- |                               |                       |                      |
|-------------------------------|-----------------------|----------------------|
| Low Income                    | Less than \$30,000    | Municipal Boundaries |
| Moderate Income, below median | \$30,000 - \$47,625   | Railroads            |
| Moderate Income, above median | \$47,626 - \$60,000   | Major Roads          |
|                               | Greater than \$60,000 |                      |

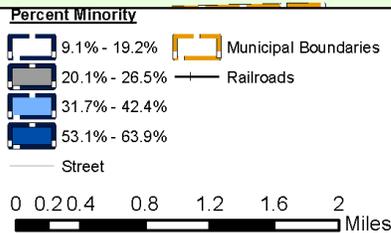


William R. Wild - Mayor



# Minority Population by Census Tract

April 11, 2016  
 \* Based on 2010 census data.  
 City of Westland, Michigan



William R. Wild - Mayor

# CDBG and HOME Project Locations

City of Westland, Michigan

April 30, 2016

\* Based on 2010 census data.

## Areawide Locations

-  City-Wide Impact
-  Tract 5670
-  Tract 5683
-  Tract 5685

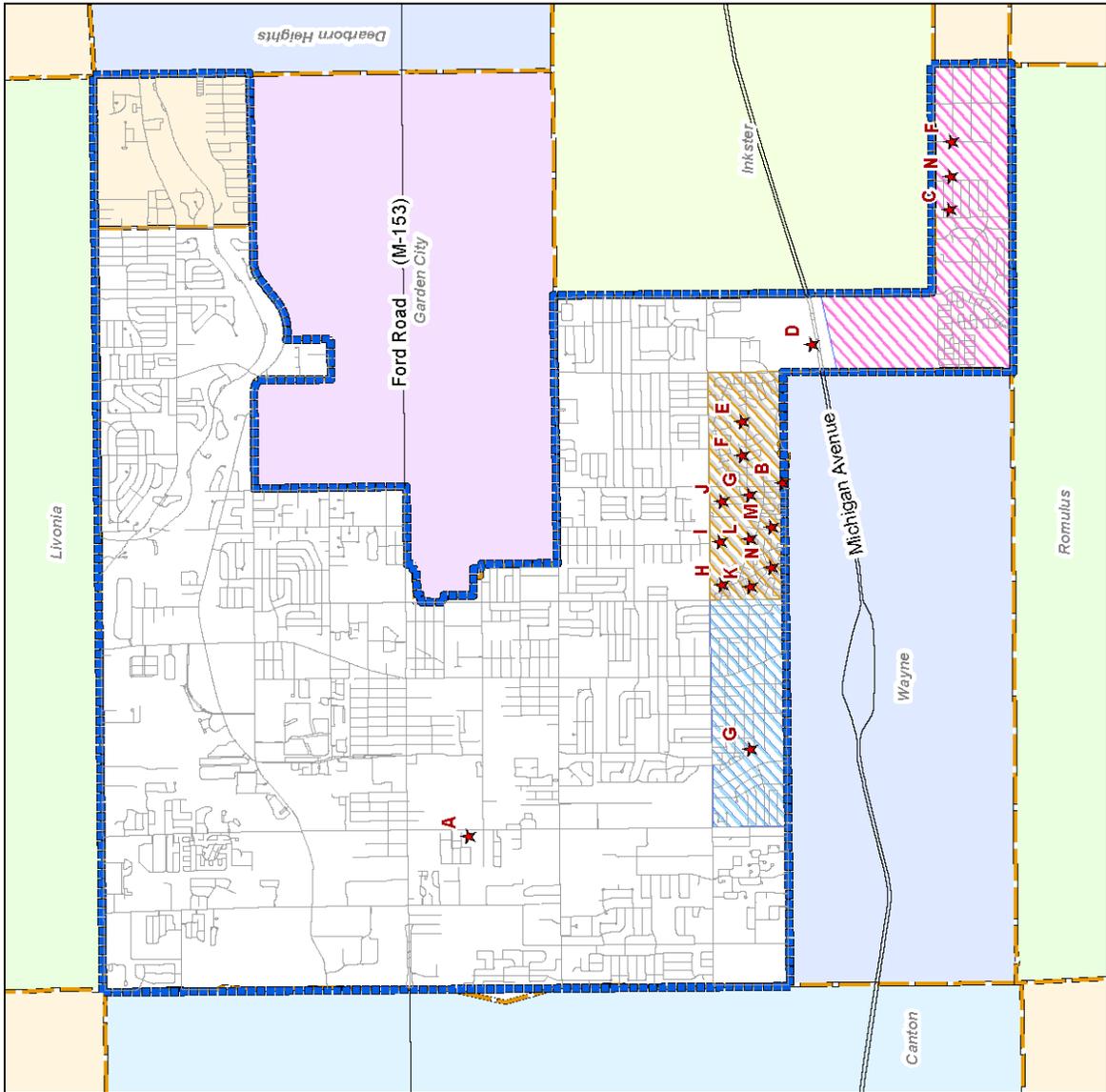
## ★ Single Locations

- A Senior Resources Friendship Center
- B First Step Domestic Violence Prevention
- C Samuel B. Ware Community Center
- D Wayne County Family Center
- E JBCVC Learning Center
- F JBCVC - Boxing Gym, Library, Recreation Westland Housing Comm. - Housing Vouchers Westland Neighborhood Police

\*JBCVC - Jefferson Barns Community Vitality Center

## Capital Improvements

- G Rental Rehabilitation
- CW Homeowner Rehabilitation
- CW Homebuyer Program
- CW NSP - New Construction/Rehab/Sales
- H NSP - Demolition
- I Norwayne Infrastructure
- J Norwayne Parks
- K Section 108 Loan
- L JBCVC Roof
- M Norwayne Development Planning
- N Community Code Compliance
- O Friendship Center Improvements



William R. Wild - Mayor

# CITY OF WESTLAND NORWAYNE SUBDIVISION



April 2016

-  Park
-  Demolition
-  Rehabilitation
-  Building Footprint
-  Duplex
-  Quad
-  Other
-  Single

**WESTLAND**  
An All AMERICAN City  
[www.CityofWestland.com](http://www.CityofWestland.com)  
William R. Wild - Mayor

***APPLICATION FOR FEDERAL ASSISTANCE***

**SF 424**

# COMMUNITY DEVELOPMENT BLOCK GRANT

OMB Number: 4040-0004  
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424		Version 02
<p><b>*1. Type of Submission:</b></p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p><b>*2. Type of Application</b> * If Revision, select appropriate letter(s)</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p><b>*Other (Specify)</b> _____</p>		
3. Date Received:		4. Applicant Identifier: UOG #266378
5a. Federal Entity Identifier: B16-MC260017		*5b. Federal Award Identifier:
<b>State Use Only:</b>		
6. Date Received by State:		7. State Application Identifier:
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: City of Westland		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 38-1810301		*c. Organizational DUNS: 783638174
<b>d. Address:</b>		
*Street 1: <u>32150 Dorsey Road</u>		
Street 2: _____		
*City: <u>Westland</u>		
County: <u>Wayne</u>		
*State: <u>MI</u>		
Province: _____		
*Country: <u>USA</u>		
*Zip / Postal Code <u>48186-4755</u>		
<b>e. Organizational Unit:</b>		
Department Name: Housing & Community Development		Division Name: Community Development
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: _____		*First Name: <u>Joanne</u>
Middle Name: _____		
*Last Name: <u>Campbell</u>		
Suffix: _____		
Title: <u>Director, Housing and Community Development</u>		
Organizational Affiliation: Municipal		
*Telephone Number: 734-731-3711		Fax Number: 734-595-1680
*Email: <u>jcampbell@cityofwestland.com</u>		

<b>Application for Federal Assistance SF-424</b>	Version 02
<p><b>*9. Type of Applicant 1: Select Applicant Type:</b> C. City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>*Other (Specify)</p>	
<p><b>*10 Name of Federal Agency:</b> INGMS Agency</p>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b> 14-218 _____</p> <p>CFDA Title: Community Development Block Grant Entitlement _____</p>	
<p><b>*12 Funding Opportunity Number:</b> MBL-SF424FAMILY-ALLFORMS _____</p> <p>*Title: _____</p>	
<p><b>13. Competition Identification Number:</b> _____</p> <p>Title: _____</p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> City of Westland, County of Wayne, State of Michigan</p>	
<p><b>*15. Descriptive Title of Applicant's Project:</b> A comprehensive program of housing and community development including housing repair and new construction, infrastructure improvements in select target areas and human services designed to meet the needs of the City's lower income population.</p>	

**Application for Federal Assistance SF-424** Version 02

**16. Congressional Districts Of:**  
\*a. Applicant: 11th \*b. Program/Project: 11th

**17. Proposed Project:**  
\*a. Start Date: 07/01/2016 \*b. End Date: 06/30/2017

**18. Estimated Funding (\$):**

*a. Federal	\$989,354
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	\$20,000
*g. TOTAL	\$1,009,354

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**  
 a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_  
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.  
 c. Program is not covered by E. O. 12372

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**  
 Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)  
 \*\* I AGREE  
\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix: Mr. \*First Name: William  
Middle Name: R.  
\*Last Name: Wild  
Suffix: \_\_\_\_\_

\*Title: Mayor, City of Westland, Michigan

\*Telephone Number: 734-467-3200 Fax Number: 734-721-2310

\* Email: mayor@cityofwestland.com

\*Signature of Authorized Representative:  \*Date Signed: May 6, 2016

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

# HOME PARTNERSHIP

OMB Number: 4040-0004  
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424		Version 02
<p><b>*1. Type of Submission:</b></p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p><b>*2. Type of Application</b> * If Revision, select appropriate letter(s)</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p><b>*Other (Specify)</b> _____</p>		
3. Date Received:		4. Applicant Identifier: UOG #266378
5a. Federal Entity Identifier: M16-MC260218		*5b. Federal Award Identifier:
<b>State Use Only:</b>		
6. Date Received by State:		7. State Application Identifier:
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: City of Westland		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 38-1810301		*c. Organizational DUNS: 783638174
<b>d. Address:</b>		
*Street 1:	<u>32150 Dorsey Road</u>	
Street 2:	_____	
*City:	<u>Westland</u>	
County:	<u>Wayne</u>	
*State:	<u>MI</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>48186-4755</u>	
<b>e. Organizational Unit:</b>		
Department Name: Housing & Community Development		Division Name: Community Development
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: _____	*First Name: <u>Joanne</u>	
Middle Name: _____		
*Last Name: <u>Campbell</u>		
Suffix: _____		
Title:	Director, Housing and Community Development	
Organizational Affiliation: Municipal		
*Telephone Number: 734-713-3711		Fax Number: 734-595-1680
*Email: <u>jcampbell@cityofwestland.com</u>		

<b>Application for Federal Assistance SF-424</b>	Version 02
<p><b>*9. Type of Applicant 1: Select Applicant Type:</b> C. City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>*Other (Specify)</p>	
<p><b>*10 Name of Federal Agency:</b> INGMS Agency</p>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b> 14-239 _____</p> <p>CFDA Title: HOME Program Entitlement _____</p>	
<p><b>*12 Funding Opportunity Number:</b> MBL-SF424FAMILY-ALLFORMS _____</p> <p>*Title: _____</p>	
<p><b>13. Competition Identification Number:</b> _____</p> <p>Title: _____</p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> City of Westland, County of Wayne, State of Michigan</p>	
<p><b>*15. Descriptive Title of Applicant's Project:</b> A comprehensive program of housing development including housing rehabilitation and new construction for affordable housing, including multi-family and single family housing.</p>	



**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

## ***CERTIFICATIONS***



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
- This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



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May 6, 2016

Signature/Authorized Official

Date

William R. Wild

Name

Mayor, City of Westland

Title

36300 Warren Road

Address

Westland, MI 48185

City/State/Zip

734-467-3200

Telephone Number

- This certification does not apply.
- This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014, 2015, 2016, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

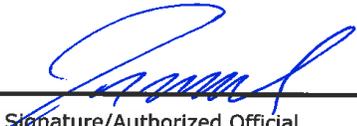
City of Westland

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

May 6, 2016  
Date

William R. Wild

Name

Mayor, City of Westland

Title

36300 Warren Road

Address

Westland, MI 48185

City/State/Zip

734-467-3200

Telephone Number

City of Westland

---

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
\_\_\_\_\_  
Signature/Authorized Official

May 6, 2016

Date

William R. Wild

Name

Mayor, City of Westland

Title

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Address

Westland, MI 48185

City/State/Zip

734-467-3200

Telephone Number

This certification does not apply.  
 This certification is applicable.

**Specific HOME Certifications**

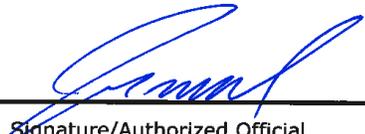
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature/Authorized Official

May 6, 2016

Date

William R. Wild  
Name  
Mayor, City of Westland  
Title  
36300 Warren Road  
Address  
Westland, MI 48185  
City/State/Zip  
734-467-3200  
Telephone Number

- This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

<input type="checkbox"/> This certification does not apply. <input checked="" type="checkbox"/> This certification is applicable.
--

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Jefferson Barns Community Center	32150 Dorsey	Westland	Wayne	MI	48186
Friendship Center	1119 Newburgh	Westland	Wayne	MI	48185
Westland City Hall	36300 Warren Rd	Westland	Wayne	MI	48185
Westland Police Department	36701 Ford Road	Westland	Wayne	MI	48185

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

City of Westland

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criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

  
\_\_\_\_\_  
Signature/Authorized Official

May 6, 2016

Date

William R. Wild

Name

Mayor, City of Westland

Title

36300 Warren Road

Address

Westland, MI 48185

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734-467-3200

Telephone Number



**Department of Housing and Community Development  
City of Westland**

*“Equal Housing Opportunity”*

**ANNUAL ACTION PLAN CERTIFICATIONS  
Acquisition and Relocation**

In accordance with 91.225(a)(6), the City of Westland certifies that it complies with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.

Joanne Campbell  
Community Development Director

05.06.2016  
Date

# OUT WAYNE COUNTY CONTINUUM OF CARE POINT IN TIME 2014

Housing and Urban Development: Homelessness Data Exchange

<http://www.hudhdx.info/Pit/Population2014.aspx?id=2843&tab=3#>



Now viewing data for: MI-502 - Dearborn/Dearborn Heights/West

[Home Dashboard](#) [HIC](#) [PIT](#) [AHAR](#) [PULSE](#) [Messages](#) [Reports](#)

**Point-In-Time (PIT)** [PIT Counts](#) [Homeless Populations](#) [Homeless Subpopulations](#) [Veteran Populations](#) [Methodology](#) [Notes](#) [Reporting Status](#)

## PIT Counts

Note: The Veterans Households data is a subset of the All Households data. Veterans Household data should be included in the All Households data.

Date of PIT Count

1/28/2014

Populations in this Count

- Sheltered and Unsheltered Count
- Sheltered-Only Count

[Show Error Messages](#) [Print Errors](#) [Save](#)

	Households with at least one Adult & one Child			Households with only Children			Households without Children			Totals
	Emergency	Transitional	Safe Haven#	Emergency	Transitional	Safe Haven#	Emergency	Transitional	Safe Haven#	
<b>Total Households and Persons</b>				<b>Sheltered</b>			<b>Unsheltered</b>			<b>Total</b>
Total Number Of Households	75	181	13				0			239
Total Number of Persons	152	269	13				0			434
Number of Children (under age 18)	77	100					0			177
Number of Persons (18 to 24)	14	20	0				0			34
Number of Persons (over age 24)	61	149	13				0			223
<b>Gender</b>				<b>Sheltered</b>			<b>Unsheltered</b>			<b>Total</b>
	Emergency	Transitional	Safe Haven#	Emergency	Transitional	Safe Haven#				
Female	86	127	5				0			218
Male	66	142	8				0			216
Transgender	0	0	0				0			0
<b>Ethnicity</b>				<b>Sheltered</b>			<b>Unsheltered</b>			<b>Total</b>
	Emergency	Transitional	Safe Haven#	Emergency	Transitional	Safe Haven#				
Non-Hispanic/Non-Latino	160	258	13				0			421
Hispanic/Latino	2	11	0				0			13
<b>Race</b>				<b>Sheltered</b>			<b>Unsheltered</b>			<b>Total</b>
	Emergency	Transitional	Safe Haven#	Emergency	Transitional	Safe Haven#				
White	33	124	8				0			165
Black or African-American	102	134	3				0			239
Asian	0	0	0				0			0
American Indian or Alaska Native	17	0	1				0			18
Native Hawaiian or Other Pacific Islander	0	0	0				0			0
Multiple Races	0	11	1				0			12

### Help

- CoCs will be required to report race, ethnicity, and gender data for all persons counted.
  - CoCs will be required to report population data for veteran households. Because CoCs are reporting the population data for veteran households the veteran subpopulation requirements have been removed.
  - The sum total number of persons reported in emergency shelter, Safe Havens, and transitional housing projects in the PIT fields of the HIC will be required to match the sum total of sheltered persons reported in the PIT count.
  - CoCs that have 2008 Rapid Re-housing Demonstration (RRHD) projects should not include persons in those projects in the PIT count.
- The PIT count should be completed using unduplicated counts or statistically reliable estimates of homeless persons in sheltered and unsheltered locations on a single night during the last ten days of January 2014. HUD requires that PIT counts be conducted in compliance with HUD counting standards and related methodology guidance, as described in HUD's [A Guide to Counting Sheltered Homeless People](#) and [A Guide to Counting Unsheltered Homeless People](#) available on HUD's OneCPD Resource Exchange. CoCs that are considering performing their required PIT count outside of the last 10 days of January must request a PIT count date exception from HUD. No HUD permission or exception is required for CoCs to conduct supplemental PIT counts.
- Persons counted in permanent housing, permanent supportive housing and rapid re-housing should not be included in the PIT count of homeless persons reported to HUD.

**WESTLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
YEAR END REPORT 2015**



## Department of Housing and Community Development

### Annual Report – 2015

City of  
**WESTLAND**  
An All AMERICAN City

The Department of Housing and Community Development (HCD) manages the City of Westland federal grants offered through the U.S. Department of Housing and Urban Development. These grants provide significant funding for many programs, primarily for the benefit of moderate and low income Westland families. These programs include:

<u>Program</u>	<u>Grant Amount</u>	<u>Grant Duration</u>
• Community Development Block Grant	\$972,335	Annual
• HOME Partnership Program	227,994	Annual
• Neighborhood Stabilization Program	2,061,722	2009-2013
• Housing Choice Vouchers	7,590,851	Annual
• Family Self-Sufficiency	32,905	Annual

The HCD Department successfully manages these programs, in large part due to successful partnerships with City departments, community organizations, local businesses and religious groups.

#### Achievements:

- *Norwayne Community*  
The HCD Department continues to strive to create a “Community of Choice” for the Norwayne Community. This began with the infusion of funding from the Neighborhood Stabilization Program for demolition of blighted structures and renovation of stable housing stock and the regeneration of the Norwayne Community Citizens Council (NCCC). 2014 accomplishments include the dedication of the Jefferson Barns Community Vitalization Center (JBCVC) and NCCC programming. The U.S. Department of Housing & Urban Development approved a \$575,000 loan to complete renovations of the school, which houses the Housing & Community Development Department, Nankin Transit, Norwayne Boxing Club, library, Westland Police Department Community Policing, Wayne Metropolitan Community Action Agency, Norwayne Community Citizens Council, Computer

Learning Center and other uses. The new community center facilitates expanded community programming. The National Community Development Association recognized the JBCVC with the Audrey Nelson Community Development Achievement award.

The NCCC continued community events, including Winterfest, OctoberFest, the Founders Dinner, and community garden and clean-up events.



*Jefferson Barns Community Vitality Center Dedication*



*JBCVC Learning Center Grand Opening*

- *Wayne County NSP3 Grant*

In 2013, the City was awarded \$650,000 from Wayne County through the NSP3 program, to renovate 5 houses in Norwayne for affordable purchase by low income homebuyers from homeless situations. Stabilizing the Norwayne Community through increased home ownership is one of the main goals of the City's Neighborhood Stabilization Program. The occupants participate in the Family Self Sufficiency Program for one year, to assist them with financial planning, to help them become successful home owners. In 2015, four of the houses were sold to qualified homebuyers. One house remains under rent-to-own.



*NSP3 - Bendon Street*

- *Infrastructure / Demolition*

The City demolished 9 blighted structures with CDBG funds, for a total of 54 demolitions in Norwayne. The City of Westland replaced sidewalks and made repairs to the water/sewer system throughout the Norwayne community.



- *Wayne Westland Community Schools Construction Technology Program*

In 2015, the City sold the fifth newly constructed house under this partnership. This partnership reflects the course of the Great Recession, 2009 – 2013. The partnership grew out of the inability to sell homes during the recession. With the

use of CDBG funds to purchase construction materials, students were able to continue with the construction education. In 2010, the first house sold for \$75,000. In 2015, the sales price increased to \$129,000. The Construction Technology students also assisted with renovations at the Jefferson Barns Community Vitality Center, including the restoration of the gym floor.



*Marquette Street – Construction Technology*



*Jefferson Barns Community Vitality Center Gym Floor Restoration*

- *Thomas Gist Academy*

The City received \$90,000 NSP3 demolition funds to demolish the vacant, blighted Thomas Gist Academy in the Annapolis Park subdivision. The Frazier Elementary school was built by the Inkster Public Schools in 1965. The elementary school was closed in the late 1970s, and was used as the Southeast Westland Community Center, from 1982 - 1987. It opened as Thomas Gist Academy around 1990. The Thomas Gist Academy closed in 2004. Since the closing, the building has been subject to vandalism and vagrants. The City collaborated with Wayne County and the Southeast Homeowners Association to remove the dangerous building. The land is added to Stottlemeyer Park, for the enjoyment of the residents.

- *Habitat for Humanity*  
The City continues its partnership with Habitat for Humanity Western Wayne County. Since 2009, the partnership has constructed 5 houses and renovated 5 houses. Emphasis is now on renovation of tax foreclosed properties.
- *Housing Choice Voucher Program*  
The Westland Housing Commission continues to manage the Housing Choice Voucher Program. In addition to the main housing voucher program, the Housing Commission continues to manage 146 vouchers to benefit the residents of Westgate Towers, 80 vouchers for residents at five assisted living communities (Presbyterian Village, Marquette House and 3 American Houses), 20 vouchers for veterans' supportive housing in the Norwayne community, and Family Self Sufficiency.

The Housing Commission received a clean audit report and high performer status from HUD's management assessment program.

The Westland City Council approves the allocation of funding for a variety of activities.

Annual Grants

CDBG funded activities:

<i>Activity</i>	<i>Amount (\$\$)</i>	<i>Goals</i>	<i>Accomplishments</i>
Senior Resources Department	155,000	1600 clients	1650 elderly
First Step Domestic Violence Prevention	3,500	650 clients	526 families
Samuel B Ware Community Center	15,000	175 clients	150 youth
Westland Police Resource Officer	46,000	400 cases	554 cases
Wayne County Family Center	2,000	20 clients	23 families
NSP3 - FSS	3,000	5 clients	5 families
CDBG Ordinance and Inspections	105,000	2000 cases	2542 cases
Westland Police Code Enforcement	70,000	1000 cases	3497 cases
Homeowner Rehabilitation	117,010	11 houses	6 houses

City Projects	45,000	2 projects	Friendship Center partitions, door opener
Norwayne Infrastructure	56,000	JBCVC Parking	Parking added
NSP-Acquisition/Demolition	293,858	10 structures	9 structures
Norwayne Parks	21,947	Cayley Park	New structures
Rental Rehabilitation	23,622	5 units	3 completed; 3 initiated
Central City Park	50,000	1 handicap bridge	Completed bridge
Fire Rescue Vehicle	71,000	Purchase new	Shared expense

HOME funded activities:

<i>Activity</i>	<i>Amount(\$\$)</i>	<i>Goals</i>	<i>Accomplishments</i>
Homeowner Rehabilitation	126,087	5 houses	5 houses
Homebuyer Assistance	88,682	9 homes	18 purchases
NSP-Acquisition/Renovation	196,657	3 houses	3 houses

Housing Voucher funded activities:

<i>Activity</i>	<i>Amount(\$\$)</i>	<i>Goals</i>	<i>Accomplishments</i>
Rental Assistance (total, all vouchers)	7,690,327	1336 families	1230 families
Assisted Living		80 elderly	68 elderly
Westgate Towers		146 elderly	140 elderly
Veterans Supportive Services		20 families	14 families
Family Self Sufficiency	32,905	45 families	31 families

Specific Block Grants

Neighborhood Stabilization funded activities:

(all funds expended; program income funds remaining)

<i>Activity</i>	<i>Amount(\$\$)</i>	<i>Goals</i>	<i>Accomplishments</i>
Acquisition (for renovation & demolition)	916,000	60 houses	60 houses
Demolition	200,000	40 structures	43 structures
Rehabilitation	886,000	60 houses	38 houses
Homebuyer Assistance	75,000	20 houses	20 houses (incl. lease /purchase)

Wayne County NSP3 funded activities:

<i>Activity</i>	<i>Amount(\$\$)</i>	<i>Goals</i>	<i>Accomplishments</i>
Thomas Gist Academy demolition	90,000	1 structure	Completed

2016 Goals:

- Complete Jefferson Barns Community Vitality Center recreation complex
- Complete Caley Park improvements
- Participate in City master plan update
- Complete Consolidated Planning process with new HUD requirements
- Implement City renovation of vacant tax foreclosed houses for resale to homebuyers
- Expend 90 percent of CDBG and HOME funds, including program income
- Expend 100 percent of NSP program income and complete close-out documents
- Complete annual audits with no findings; retain HUD high performer status
- Complete Impediments to Fair Housing Analysis in partnership with the City of Livonia, Redford Township and SEMCOG
- Update annual schedule of activities related to program compliance