

CITY OF WESTLAND
WAYNE COUNTY, MICHIGAN

CONSOLIDATED PLAN ANNUAL PERFORMANCE REPORT
(CAPERS)

July 1, 2019 through June 30, 2020

Prepared November 2020



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ACKNOWLEDGEMENTS

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City of Westland – CAPERS July 1, 2019 – June 30, 2020

EXECUTIVE SUMMARY:

The City of Westland met the housing and community development goals for the fiscal year 2019-2020, implementing and/or completing all projects in the Annual Consolidated Plan. Emphasis was given to projects in the City's two Neighborhood Strategy Areas (Carver and Norwayne subdivisions) and services designed to meet the needs of eligible households.

The City of Westland used a variety of resources to implement the housing and community development programs, including federal, state, local and private funds, and volunteer efforts by individuals and organizations.

Sources and Uses of Housing & Community Development Funds

Program	Source	Dollars Spent	Activity
CDBG	HUD	\$1,134,845	Housing Rehabilitation, Norwayne Acquisition/Demolition, Public Services & Facilities, Parks, Infrastructure
HOME	HUD	\$601,473	Housing Rehabilitation, Acquisition/New Construction/Renovation, CHDO Support, Homebuyer Assistance
Housing Voucher	HUD	\$7,970,720	Rental Assistance, Family Self Sufficiency, 1238 households.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Affordable Housing: homeowner rehabilitation, Liberator Development Group (CHDO), HOME new construction and rehabilitation, first-time homebuyer program, City redevelopment program, Housing Choice Voucher Program, Family Self Sufficiency Program, Assisted Living Program, Westgate Towers Program, Veterans Rental Program, Rental Rehabilitation Program

Neighborhood Revitalization: demolition of blighted structures, code enforcement/educational programs, Norwayne parks and infrastructure, Jefferson Barns Community Center (JBCC) improvements

Non-homeless Special Needs: emergency shelter, advocacy, counseling programs to victims of domestic violence, senior services/Friendship Center , youth programs, HCV Assisted Living Program, HCV Veterans' Rental Assistance Program, HCV Family Self Sufficiency Program, Community Policing, Jefferson Barns Community Center Learning Lab / summer camps / ongoing activities

Continuum of Care for the Homeless: shelter, advocacy, counseling programs, Wayne County Family Center; emergency shelter, advocacy, counseling programs to victims of domestic violence, First Step; counseling/other services for at risk homeless

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year
Affordable housing	Affordable Housing	Rental units rehabilitated	Household Housing Unit	5	5	100.00%	2
Affordable housing	Affordable Housing	Homeowner Housing Added	Household Housing Unit	10	13	130.00%	1

Affordable housing	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	50	13	26.00%	11
Affordable housing	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	80	20	25.00%	11
Affordable housing	Affordable Housing	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1255	1240	98.80%	
Continuum of care for homeless	Homeless	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	390	156.00%	
Continuum of care for homeless	Homeless	Homeless Person Overnight Shelter	Persons Assisted	850	1325	155.88%	
Continuum of care for homeless	Homeless	Homelessness Prevention	Persons Assisted	2500	1012	40.48%	600
Neighborhood revitalization	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11000	31319	284.72%	11500
Neighborhood revitalization	Non-Housing Community Development	Buildings Demolished	Buildings	40	0	0.00%	6
Neighborhood revitalization	Non-Housing Community Development	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	7500	0	0.00%	1500
Non-homeless special needs	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11500	12595	109.52%	7500

Table 1 - Accomplishments - Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the

highest priority activities identified.

Neighborhood Revitalization: demolition of blighted structures, CDBG \$44,548, acquire/demolish 10 vacant, blighted structures in Norwayne; code enforcement/educational programs designed to improve neighborhood safety and viability, CDBG \$151,000, 6918 actions; Norwayne infrastructure, sewer lining project, CDBG \$114,999; Jefferson Barns Community Center (JBCC) \$94,463, pod window replacement, HVAC improvements, exterior drainage improvements; interior door handicap handles; JBCC lends to neighborhood stabilization.

Non-homeless Special Needs: ; senior services/Friendship Center, CDBG \$155,000, 1,650 older adults, 10,951 activities, \$60,699 Friendship Center improvements community room painting, ceiling tiles, ceiling fans, cbnetry; youth programs, S.B. Ware Center, CDBG \$15,000, 78 youth; in-kind Hegira Counseling, Westland Youth Assistance, JBCC Learning Lab, Great Futures Summer Camp; HCV Assisted Living Program, 80 participants; HCV Veterans’ Rental Assistance Program, 20 participants, supportive services provided by rental owners; HCV Family Self Sufficiency Program, 45 participants; Community Policing, CDBG \$46,000, 642 actions, activities include JBCC activities, neighborhood cycling, Wayne Westland Community Schools liaisons.

Continuum of Care for the Homeless: emergency shelter, advocacy, counseling programs to victims of domestic violence, CDBG \$4,000 First Step, 676 individuals; shelter, advocacy, nutrition programs, CDBG \$3000, Wayne Family Center, 356 persons served, 712 shelter nights.

Counseling and other services for individuals and families at risk of homelessness; direct assistance to First Step and Wayne County Family Center, indirect assistance through collaboration with Out Wayne County CoC, Westland Youth Assistance, Salvation Army, Wayne Metropolitan Community Action Agency.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	14,444	10
Black or African American	4,595	3
Asian	776	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	19,816	13
Hispanic	1,048	1
Not Hispanic	18,768	12

Table 2 - Table of assistance to racial and ethnic populations by source of funds

Narrative

For the CDBG and HOME programs, the racial composition reflects that of the City of Westland, based on the 2010 census.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,099,842	1,134,845
HOME	HOME	558,165	601,473
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

Other resources include CDBG program income (17,401), HOME program income (224,106.23) and administrative revenue from the City Redevelopment Program (28,000).

The City provides in-kind services for public services, such as space at the Jefferson Barns Community Center and staff support for the Norwayne Community Citizens Council.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Annapolis Park / Carver Subdivisions	5	5	Code compliance, community police, SBWare community center
NORWAYNE	45	44	JBCC, code compl, community police, parks/infrastructure, demolition

Table 4 - Identify the geographic distribution and location of investments

Narrative

Annapolis Park / Carver Subdivisions: Code compliance (10,000), community police (21,000), SB Ware community center (15,000)

Norwayne Subdivision: Code compliance (95,000), community police (95,000), Norwayne parks and infrastructure (114,999), demolition (44,548), Jefferson Barns Community Center improvements (94,463) Section 108 loan payments (Jefferson Barns Community Center) (58,998)

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

- The City leveraged public dollars in the donation of property for the Building Trades new construction program, Habitat for Humanity and Liberator Development Group (CHDO).
- The City leveraged private dollars in the Rental Rehabilitation program through the matching grant requirement; through the Homebuyer Assistance program through private mortgage and owner contribution funds; and through the Section 108 loan program through partner organizations in the renovation of private space in the new community center. The City pursued available resources cited in its Consolidated Plan as well as others which became available during the reporting period. The City used NSP3 program income for demolition. The City acquired and renovated tax foreclosed properties, providing administrative funds for program delivery expenses. The WHC received Family Self-Sufficiency funding, used HCV administrative funding for program administration. The City partnered with Wayne Metropolitan Community Action Agency, National Faith Homebuyers, Wayne-Westland Community Schools Building Trades Program, Habitat for Humanity, Westland Youth Assistance, Salvation Army and community organizations to maximize funding benefit and improve program administration.

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	419,362
2. Match contributed during current Federal fiscal year	180,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	599,362
4. Match liability for current Federal fiscal year	88,408
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	510,594

Table 5 - Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
32212 Ontonagon Ct (CHDO)	08/01/2018	0	0	38,000	0	0	0	38,000
31906-08 Saginaw Ct	08/01/2018	0	0	48,000	0	0	0	48,000
2506 Bannister Ct	8/1/18	0	0	38,000	0	0	0	38,000
33543 Hiveley (WWCS Building Trades)	8/1/18	0	0	43,000	0	0	0	43,000
2111 Emerson Ct	8/1/18	0	0	13,000	0	0	0	13,000

Table 6 - Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income - Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	224,106.23	221,231.23	0	2,875.00

Table 7 - Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	205,335	0	0	53,170	0	152,165
Number	19	0	0	1	0	18
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	205,335	61,872	143,463			
Number	19	2	17			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 - Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0

Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 - Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	600	928
Number of Non-Homeless households to be provided affordable housing units	1,300	1,177
Number of Special-Needs households to be provided affordable housing units	80	100
Total	1,980	2,205

Table 11 - Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,248	1,248
Number of households supported through The Production of New Units	1	3
Number of households supported through Rehab of Existing Units	13	20
Number of households supported through Acquisition of Existing Units	0	0
Total	1,254	1,256

Table 12 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Housing Choice Voucher Program: New admissions 188 (11% homeless, 5% disabled)

Special Needs: Veterans 20; Disabled 11

Rehab of existing units: The City exceeded the goal for homeowner rehabilitation.

Discuss how these outcomes will impact future annual action plans.

The City of Westland was successful in reaching its goals; there will be little impact on future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	3151	1
Moderate-income	17,599	15
Total	20,753	16

Table 13 - Number of Households Served

Narrative Information

The CDBG and HOME income distribution reflects that of the City of Westland.

Friendship Center (elderly) and Jefferson Barns Community Center (CDBG eligible census tract) presumed eligible category (moderate income)

First Step and Wayne County Family Center (homeless) presumed eligible category (low income)

A summary of the efforts to address “**worst case needs**”, and progress in meeting the needs of persons with disabilities. Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disability do not include beds in nursing homes or other service-centered facilities.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Accomplishments:

- Obtained information concerning the nature and extent of special needs populations, as noted in the 2016 Consolidated Plan. The combined City of Westland/Out Wayne County Homeless Support Coalition effort provides a highly effective tool for monitoring and addressing changing circumstances over time for special needs populations.
- Supported the Wayne Family Center, located in Westland, which houses homeless families with in-kind contributions.
- Supported First Step, which provides emergency shelter and supportive services to abused spouses and dependent children.
- Helped private agencies provide counseling and other services for individuals and families at risk of homelessness. The City's support has been direct via CDBG funds for First Step, and indirect through collaboration with other organizations which have complimentary objectives, such as the Salvation Army and St. Vincent de Paul Society.
- Promoted combined housing and human service programs to assist homeless veterans frail elderly, as described above.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's Plan objectives may be found in the Community Development Priority Objectives, Anti-Poverty Strategy, Special Needs Objectives, and Non-Homeless Special Needs of the 2016 Consolidated Plan. Westland has few known homeless individuals or families, and insufficient resources to undertake a significant level of activity to directly address this priority.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Accomplishments:

- Obtained information concerning the nature and extent of special needs populations, as noted in the 2016 Consolidated Plan. The combined City of Westland/Out Wayne County Homeless Support Coalition effort provides a highly effective tool for monitoring and addressing changing circumstances over time for special needs populations.
- Supported the Wayne Family Center, located in Westland, which houses homeless families with in-kind contributions.
- Supported First Step, which provides emergency shelter and supportive services to abused spouses and dependent children.
- Helped private agencies provide counseling and other services for individuals and families at risk of homelessness. The City's support has been direct via CDBG funds for First Step, and indirect through collaboration with other organizations which have complimentary objectives, such as the Salvation Army and St. Vincent de Paul Society.
- Promoted combined housing and human service programs to assist homeless veterans frail elderly, as described above.

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

Accomplishments:

- Obtained information concerning the nature and extent of special needs populations, as noted in the 2016 Consolidated Plan. The combined City of Westland/Out Wayne County Homeless Support Coalition effort provides a highly effective tool for monitoring and addressing changing circumstances over time for special needs populations.
- Supported the Wayne Family Center, located in Westland, which houses homeless families with in-kind contributions.
- Supported First Step, which provides emergency shelter and supportive services to abused spouses and dependent children.
- Helped private agencies provide counseling and other services for individuals and families at risk of homelessness. The City's support has been direct via CDBG funds for First Step, and indirect through collaboration with other organizations which have complimentary objectives, such as the Salvation Army and St. Vincent de Paul Society.
- Promoted combined housing and human service programs to assist homeless veterans frail elderly, as described above.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Westland owns no public housing. The City sponsored Thomas Taylor Towers, a Section 8 project-based elderly apartment community. There are no plans to develop public housing. The City supports the development and renovation of affordable, privately owned rental units, many subsidized, such as Robert J. Thomas Terrace Apartments, Our Savior's Manor, Woodbridge Pond, Greenwood Villa, Westgate Towers, Adams Senior Village, etc.

The Westland Housing Commission has a resident (HCV participant) Commissioner and utilizes a resident advisory committee during the HCV annual planning process.

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

The City of Westland owns no public housing. The Westland Housing Commission has a resident (HCV participant) Commissioner and utilizes a resident advisory committee during the HCV annual planning process. The WHC manages the Family Self Sufficiency Program, which encourages participants to become economically self sufficient and to establish savings for homeownership.

Actions taken to provide assistance to troubled PHAs

The Westland Housing Commission lends its expertise to other housing commissions when requested. The WHC sponsored a Housing Choice Voucher program round table discussion with other local housing commission and a HCV rental owner training session.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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. Tax abatements - Westland has approved several tax abatements, through PILOT, in support of low income housing tax credit projects (Thomas Taylor Towers, Greenwood Villa, Westgate Towers, Adams Senior Village, etc.)
- 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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City addresses the needs of its low income residents through housing, public facilities and services. The results are addressed throughout the text of this document and are discussed in Underserved Needs and Affordable Housing of the 2016 Consolidated Plan.

- The Westland Housing & Community Development Department/Westland Housing Commission (WHC) manages the Housing Choice Voucher Program. This program requires that 100% of new applicants have incomes at or below 50% of area median income. Persons with disabilities are afforded greater latitude when looking for housing under the program (i.e., extended search time, etc.) The WHC allocates 80 housing vouchers for frail elderly. 70% of homeowner rehabilitation participants have incomes at or below 50% of area median income. The City also supports housing for persons with disabilities with the partnership with Liberty Hill Housing Corporation, which provides affordable rental housing for six individuals.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

- LBP was not identified as an immediate and significant hazard to Westland residents. The 2016 Consolidated Plan describes City LBP regulation implementation by integrating LSHR requirements into housing rehabilitation program operations, using professional lead inspection contractors to perform lead inspections in all properties being considered for rehabilitation and using lead-certified contractors to perform repair work.
- State of Michigan public health data shows that 7,105 Westland children under the age of 6 years old have been tested between 2011 – 2015 for elevated lead levels. Of these, 130 children (1.8%) have Blood Lead Level greater than 5 ug/dl. No child had a Blood Lead Level exceeding 20 micrograms per deciliter[1]. The Westland Housing Commission has an agreement with the Michigan Department of Human Services to report the addresses of families with children under the age of 6 years old, so the DHS can match those with elevated lead blood levels.
- City staff participate in HUD trainings regarding lead paint hazards.
- City of Westland shares information regarding Wayne County lead safe programs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City addresses the needs of its low income residents through housing, public facilities and services. The results are addressed throughout the text of this document and are discussed in Underserved Needs and Affordable Housing of the 2016 Consolidated Plan.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's planning and implementation structures administer the housing and community development strategies effectively. The City monitors its activities through a variety of methods:

- Review of reports and other documents submitted by contractors and sub-recipients.
- Respond to concerns raised by citizens and other stakeholders, and on-site monitoring of contractors and sub-recipients.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City pursued available resources cited in its Consolidated Plan as well as others which became available during the reporting period. The City used NSP3 program income for demolition. The City acquired and renovated tax foreclosed properties, providing administrative funds for program delivery expenses. The City received MEDC grant funds to improve Stottlemeyer Park in the Annapolis Park subdivision and the Jefferson Barns Community Center in the Norwayne subdivision. The WHC received Family Self-Sufficiency funding, used HCV administrative funding for program administration. The City partnered with Wayne Metropolitan Community Action Agency, National Faith Homebuyers, Wayne-Westland Community Schools Building Trades Program, Habitat for Humanity, SER Metro Youth Build, Westland Youth Assistance, Salvation Army and community organizations to maximize funding benefit and improve program administration.

Through the Jefferson Barns Community Center, funded with a Section 108 loan, many social service programs collaborate to enhance coordination of programs, including Westland Housing & Community Development Department, Wayne Metropolitan Community Action Agency, National Faith Homebuyers, Nankin Transit, Norwayne Boxing Gym, Norwayne Community Citizens Council, Wayne Westland Do Unto Others, Jefferson Barns Learning Lab, Westland Youth Assistance, Show Me the Money Day, Resource Fair etc.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Public Perception of Exclusivity - It is presumed that this perception has begun to change as more minority households have taken up residence in Westland. Westland provides educational opportunities that promote the community as inclusive and conduct outreach to minority and other disadvantaged residents through the Housing Voucher and Homebuyer Assistance programs.

Insufficient Housing for Special Needs Populations - The Westland Housing Commission addresses this issue through the project based programs for frail elderly and veterans. In accordance with administrative policy, the WHC also provides additional assistance to families with disabilities in locating suitable housing. The City provided additional housing opportunities to homeless families through the Wayne County NSP3 grant.

Lack of Affordable Housing for Developmentally-Disabled Persons - Westland works with housing providers such as SEMCA and Community Housing Network to offer suitable and affordable housing to developmentally disabled individuals.

Perceived School System Competitiveness - Through the Housing Voucher and Homebuyer Assistance programs, Westland provides information to potential residents regarding the many school districts that serve Westland residents.

Insufficient Number of Rental Housing for Large Families - The construction of rental housing is largely the domain of private developers. Westland takes into consideration development incentives, i.e. HOME funding, to developers who construct larger rental units, to encourage their development. Due to the housing recession, there has been no development of new rental housing in Westland.

Disparate Mortgage Lending and Home Improvement Loan Rates - Westland allocates funding to homebuyer counseling and credit counseling to individuals and families, through the Housing Voucher, Family Self Sufficiency and Homebuyer Assistance programs.

Difficulty in Qualifying for Loans - Westland allocates funding to homebuyer counseling and credit counseling to individuals and families, through the Housing Voucher, Family Self Sufficiency and Homebuyer Assistance programs.

CR-40 - Monitoring 91.220 and 91.230

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

- The City manages the CDBG and HOME programs with established tracking mechanisms in order to comply with federal program requirements.
- The comprehensive planning process is monitored by the Community Development Director.
- The City participates in the Out-Wayne County Homeless Coalition to promote an effective continuum of care in the western Wayne County area.
- The Westland Housing Commission partners with the Livonia Housing Commission for contractual services for utility studies. WHC staff meets semi-annually with other housing commissions to share program management expertise.
- The City partnered with the City of Livonia and Redford Township to prepare the Analysis to Impediments to Fair Housing.
- The Community Development Director, Deputy Director, and Housing Supervisor participated in Michigan Community Development Association, NAHRO and HUD-sponsored training sessions.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Community Development Citizens Advisory Committee holds a meeting and public hearing to discuss the uses of funds and performance report. The public hearing was held August 13, 2019. The CDCAC complimented City staff ofr successful program administration. The public notice including performance measures was published July 25, 2019.

The Westland Citizens Participation Plan is successful, primarily for the following reasons: inclusiveness and grass roots involvement.

Inclusiveness: The Community Development Citizens Advisory Committee includes many local boards and associations. Representative organizations include groups that benefit directly from the CDBG program and activities (e.g., Norwayne Community Citizens Council) and groups whose members are community stakeholders that may or may not directly benefit (e.g., Southeast Homeowners Association, Disabilities Concerns Committee, Senior Advisory Committee.) All of the groups included on the CDCAC provide thoughtful and useful recommendations for the CDBG uses.

Grass roots involvement: The CPP identifies local boards and associations to participate in the CDCAC, and it allows for those organizations to select their representative to the CDCAC. This encourages grass roots involvement and minimizes political influence over who serves on the CDCAC.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

- The City of Westland successfully added CHDO activities, as required by HUD. The City will begin a new partnership with SER Metro Youth Build, to construct new housing in the Norwayne subdivision. Otherwise, the City does not intend to change the CDBG/HOME program at this time.
- Desired training includes: IDIS, financial management and mortgage financing/lien protection.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Rental Rehabilitation Program - no inspections required.

Veterans' Haven - 4 units inspected, no deficiencies found.

Our Saviors Manor - 4 units inspected, no deficiencies found.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Westland acquires properties with CDBG and HOME funds, primarily in the Norwayne and Carver subdivisions. Acquired 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 with the help of the Community Development Department and partner realtors.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program income of \$224,106.23 was received. This was from the homeowner rehabilitation loan payoff, homebuyer assistance payoff, sale of Ontonagon, Hazelwood and Hively properties and rental of Players Circle properties.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Not applicable

Attachments

Westland PR26 2018-19

CDBG Financial Summary Report



PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	799,564.35
02 ENTITLEMENT GRANT	993,446.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	43,318.79
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR S1 TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,836,329.14

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,089,577.25
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,089,577.25
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	198,671.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	56,530.48
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,344,778.73
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	491,550.41

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,089,577.25
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,089,577.25
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	230,834.13
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	230,834.13
32 ENTITLEMENT GRANT	993,446.00
33 PRIOR YEAR PROGRAM INCOME	224,059.73
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,217,505.73
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	18.96%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	198,671.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	198,671.00
42 ENTITLEMENT GRANT	993,446.00

43	CURRENT YEAR PROGRAM INCOME	43,318.79
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,036,764.79
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.16%

DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER O

Report returned no data.

DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER O

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	2	760	6129169	Friendship Center Improvements	03A	LMC	\$35,000.00
2017	2	810	6129169	Friendship Center Improvements	03A	LMC	\$9,272.50
					03A	Matrix Code	\$44,272.50
2016	2	765	6093344	Jefferson Barns Community	03E	LMA	\$281,000.00
2016	2	765	6107989	Jefferson Barns Community	03E	LMA	\$2,470.00
2016	2	765	6163890	Jefferson Barns Community	03E	LMA	\$5,661.50
2017	2	815	6129169	Jefferson Barns Community	03E	LMA	\$25,000.00
2017	2	815	6163890	Jefferson Barns Community	03E	LMA	\$20,150.00
2017	2	815	6185573	Jefferson Barns Community	03E	LMA	\$31,000.00
					03E	Matrix Code	\$365,281.50
2015	13	727	6093344	Norwayne Parks	03F	LMA	\$11,402.78
2015	13	727	6107989	Norwayne Parks	03F	LMA	\$2,429.12
2016	2	763	6107989	Norwayne Parks	03F	LMA	\$15,000.00
2017	2	813	6107989	Norwayne Parks	03F	LMA	\$25,791.88
2017	2	813	6129169	Norwayne Parks	03F	LMA	\$1,025.00
2017	2	813	6163890	Norwayne Parks	03F	LMA	\$70.00
					03F	Matrix Code	\$55,718.78
2017	2	811	6107989	CDBG Acquisition/Demolition	04	LMA	\$37,512.68
2017	2	811	6129169	CDBG Acquisition/Demolition	04	LMA	\$8,382.28
2017	2	811	6163890	CDBG Acquisition/Demolition	04	LMA	\$58,263.65
2017	2	811	6185573	CDBG Acquisition/Demolition	04	LMA	\$94.42
					04	Matrix Code	\$104,253.03
2017	3	802	6107989	Senior Programs	05A	LMC	\$77,500.00
2017	3	802	6129169	Senior Programs	05A	LMC	\$38,750.00
2017	3	802	6163890	Senior Programs	05A	LMC	\$38,750.00
					05A	Matrix Code	\$155,000.00
2016	3	754	6075367	Samuel B. Ware Community	05D	LMC	\$4,833.72
2016	3	792	6093344	JBCVC Learning Lab (JBLL)	05D	LMC	\$1,896.00
2016	3	792	6163890	JBCVC Learning Lab (JBLL)	05D	LMC	\$1,227.00
2017	3	804	6107989	Samuel B. Ware Community	05D	LMC	\$6,320.00
2017	3	804	6129169	Samuel B. Ware Community	05D	LMC	\$3,755.66
2017	3	804	6163890	Samuel B. Ware Community	05D	LMC	\$4,801.75
					05D	Matrix Code	\$22,834.13
2017	4	803	6163890	First Step	05G	LMC	\$4,000.00
					05G	Matrix Code	\$4,000.00
2017	3	806	6107989	Neighborhood Resource Officer -	05I	LMA	\$23,000.00
2017	3	806	6129169	Neighborhood Resource Officer -	05I	LMA	\$11,500.00
2017	3	806	6163890	Neighborhood Resource Officer -	05I	LMA	\$11,500.00
					05I	Matrix Code	\$46,000.00
2017	4	805	6107989	Wayne County Family Center	05M	LMC	\$624.07
2017	4	805	6129169	Wayne County Family Center	05M	LMC	\$549.53
2017	4	805	6163890	Wayne County Family Center	05M	LMC	\$820.18

2017	4	805	6185573	Wayne County Family Center	05M	LMC	\$1,006.22
					05M	Matrix Code	\$3,000.00
2016	1	751	6075367	Housing Rehabilitation Program	14A	LMH	\$150.00
2016	1	751	6107989	Housing Rehabilitation Program	14A	LMH	\$17,595.50
2016	1	751	6129169	Housing Rehabilitation Program	14A	LMH	\$10,455.90
2016	1	751	6163890	Housing Rehabilitation Program	14A	LMH	\$18,661.08
2016	1	759	6093344	CDBG Rental Rehabilitation	14A	LMH	\$18,493.80
2016	1	759	6107989	CDBG Rental Rehabilitation	14A	LMH	\$21,578.70
2016	1	759	6163890	CDBG Rental Rehabilitation	14A	LMH	\$16,502.50
2016	1	801	6185573	Housing Rehabilitation Program	14A	LMH	\$351.00
2017	1	809	6163890	CDBG Rental Rehabilitation	14A	LMH	\$10,880.83
					14A	Matrix Code	\$114,669.31
2017	2	807	6107989	Neighborhood Resource Officer -	15	LMA	\$35,000.00
2017	2	807	6129169	Neighborhood Resource Officer -	15	LMA	\$17,500.00
2017	2	807	6163890	Neighborhood Resource Officer -	15	LMA	\$17,500.00
2017	2	808	6107989	Ordinance/Code Compliance	15	LMA	\$51,756.00
2017	2	808	6129169	Ordinance/Code Compliance	15	LMA	\$23,080.00
2017	2	808	6163890	Ordinance/Code Compliance	15	LMA	\$29,712.00
					15	Matrix Code	\$174,548.00
Total							\$1,089,577.25

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	3	802	6107989	Senior Programs	05A	LMC	\$77,500.00
2017	3	802	6129169	Senior Programs	05A	LMC	\$38,750.00
2017	3	802	6163890	Senior Programs	05A	LMC	\$38,750.00
					05A	Matrix Code	\$155,000.00
2016	3	754	6075367	Samuel B. Ware Community	05D	LMC	\$4,833.72
2016	3	792	6093344	JBCVC Learning Lab (JBLL)	05D	LMC	\$1,896.00
2016	3	792	6163890	JBCVC Learning Lab (JBLL)	05D	LMC	\$1,227.00
2017	3	804	6107989	Samuel B. Ware Community	05D	LMC	\$6,320.00
2017	3	804	6129169	Samuel B. Ware Community	05D	LMC	\$3,755.66
2017	3	804	6163890	Samuel B. Ware Community	05D	LMC	\$4,801.75
					05D	Matrix Code	\$22,834.13
2017	4	803	6163890	First Step	05G	LMC	\$4,000.00
					05G	Matrix Code	\$4,000.00
2017	3	806	6107989	Neighborhood Resource Officer -	05I	LMA	\$23,000.00
2017	3	806	6129169	Neighborhood Resource Officer -	05I	LMA	\$11,500.00
2017	3	806	6163890	Neighborhood Resource Officer -	05I	LMA	\$11,500.00
					05I	Matrix Code	\$46,000.00
2017	4	805	6107989	Wayne County Family Center	05M	LMC	\$624.07
2017	4	805	6129169	Wayne County Family Center	05M	LMC	\$549.53
2017	4	805	6163890	Wayne County Family Center	05M	LMC	\$820.18
2017	4	805	6185573	Wayne County Family Center	05M	LMC	\$1,006.22
					05M	Matrix Code	\$3,000.00
Total							\$230,834.13

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	5	800	6107989	Community Development Admin.	21A		\$99,335.00
2017	5	800	6129169	Community Development Admin.	21A		\$49,667.50
2017	5	800	6163890	Community Development Admin.	21A		\$49,668.50
					21A	Matrix Code	\$198,671.00
Total							\$198,671.00

Westland Project Locations

<u>Homebuyer Assistance</u>	<u>Homeowner Rehabilitation / Construction</u>	<u>Rental Rehabilitation</u>	<u>Norwayne Demolition</u>	<u>Public Services</u>	<u>Rehabilitation Projects</u>
36221 Florane	<i>Homeowner Rehab:</i>	2036 Alberta Court	32156.58 Genesee	Friendship Center	Jefferson Barns CVC *
1620 Leslie	8041 Coventry	33128.30.32.34 Alaska Court	32233 Oscoda	1119 N. Newburgh	32150 Dorsey Road
28924 McDonald	1333 S. Harvey		32775 Misaukee	First Step	Friendship Center
6114 Linville	1829 Alberta Ct		212.14.16.18 Elbridge	4400 S. Venoy, Wayne	1119 N. Newburgh
35669 Rolf	1117 Alvin		34028 Caseville (ongoing)	Wayne Co Family Center	Cayley Park Lincoln-Johnson Field
1656 S.Linville	31535 Alpena			30600 Michigan Ave	33800 Grand Traverse
1578 Shoemaker	<i>Building Trades:</i>			SBWare Comm Center	Code Enforcement
32307 Ogemaw	2040 Players Circle			29124 Eton Street	Norwayne & Carver Subdivisions
7211 Furmin Ct	2020 Players Circle			Jefferson Barns CVC	
6636 Redman	35042 Hazelwood			32150 Dorsey Road	
6120 Karle	<i>Habitat for Humanity:</i>			Community Policing	
30642 Bradford	35070 June			Norwayne & Carver Subdivisions	
	<i>CHDO:</i>				
	32307 Ogemaw				
	<i>Tax Foreclosed:</i>				
	35300 College				
	8618 Beatrice				
	8028 Ravine				

Westland CAPERS Public Notice 2018-19

CITY OF WESTLAND - NOTICE OF PUBLIC HEARING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROGRAM STATUS AND SUBMISSION OF THE CAPER
(July 1, 2018 – June 30, 2019)

The City of Westland will hold a public hearing on the status of CDBG and HOME programs, year ended June 30, 2019, on August 13, 2019, 5:30 p.m., 32150 Dorsey Road, Westland. Draft CAPER available for comment August 15 - September 15, 2019. Submit written comments to: Department of Housing & Community Development, 32150 Dorsey Road, Westland, MI.

CDBG FUNDS

<u>Project</u>	<u>Status</u>	<u>Amount</u>
CDBG Administration	Complete	218,798
Housing Rehabilitation	Ongoing	93,874
Senior Programs	Complete	155,000
First Step	Complete	4,000
Wayne County Family Center	Complete	3,000
Friendship Center Improvement	Complete	60,700
Community Resource Officer	Complete	116,000
Outreach Ordinance/Code Compliance Officer	Complete	105,000
Samuel B. Ware Community Center	Complete	15,000
NSP – Acquisition/Demolition	Complete	44,457
Norwayne Parks	Ongoing (signs)	0.00
Norwayne Infrastructure (funds combined with 2018-19)	Complete	114,999

Jefferson Barns Community Center Improvements	Ongoing	65,584
Rental Rehabilitation Program	Ongoing	28,642
Jefferson Barns Center – Section 108 Loan Payment	Ongoing (Year 3 of 12)	<u>58,997</u>
TOTAL CDBG EXPENDITUES		1,080,575

HOME FUNDS

HOME Administration	Annual Complete	35,984
Homebuyer Program	Complete	78,531
NSP – Acquisition/Renovation	Ongoing	312,475
HOME Housing Rehabilitation (Limited)	Complete	121,030
Community Housing Development Organization	Complete	<u>61,805</u>
TOTAL HOME EXPENDITUES		609,825

CDBG grant amount \$1,093,992. HOME grant amount \$319,843.

CDBG program income is \$17,401. HOME program income is \$254,616.

Financial data is subject to reconciliation and audit adjustments.

The City of Westland will submit the CAPER to the Detroit HUD Office on September 25, 2019.

William R. Wild, Mayor

Publish July 25, 2019

Westland Observer Newspaper