



## **CITY OF WESTLAND, MICHIGAN**

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

#### **CONSOLIDATED PLAN 2021-2025 ANNUAL ACTION PLAN July 1, 2021 – June 30, 2022**

City Council Adoption: May 3, 2021

William R. Wild, Mayor

**City Council**  
James Hart, Council President  
Michael Londeau, President Pro Tem  
Tasha Green  
James Godbout  
Peter Herzberg  
Michael McDermott  
Andrea Rutkowski

**Community Development Citizens Advisory Committee**  
Arthur Warren, Chair  
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Kimberly Dorsey  
Delores Flowers  
Henry Johnson  
Ray Schuholz  
Mel Tockstein

**Westland Department of  
Housing & Community Development**  
Joanne Campbell, Director

*“Equal Housing Opportunity”*

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## Executive Summary

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

#### 1. Introduction

The City of Westland, Michigan has completed the planning process for the 2021-2025 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives and strategies for addressing housing and community and economic development needs, including those of the homeless and other special needs populations. The Consolidated Plan guides the use of City resources to address these needs over a five-year period. In recent program years, the City received an annual allocation of approximately \$1.05 million Community Development Block Grant (CDBG) funds and \$288,000 HOME Investment Partnerships Program (HOME) funds. This amount totaled an average of approximately \$1.345 million per year over the previous five-years for a total of \$6.725 million. The City expects a similar revenue for this upcoming five-year funding cycle.

The City of Westland follows the Consolidated Plan process as specified by HUD. The City developed the Consolidated Plan using HUD and U.S. Census data for demographics and housing, input from public meetings, City Council meetings, non-profit and partner agency input and past program performance. During the planning process, the City conducted two public hearings, one with the Community Development Citizens Advisory Committee and one with the Westland City Council, and a community survey. The purpose of this process was to receive citizen input on Westland's current housing and community development priorities and needs.

There are four major areas of focus in the Consolidated Plan: Affordable Housing, Neighborhood Stabilization, Non-Homeless Supportive Services and Homelessness Prevention. The Consolidated Plan process requires the City to identify priority needs for each area and prepare an Annual Action Plan to address the priorities. For every priority, there are goals, objectives and strategies established to measure progress. The citizen input was critical in developing the goals, objectives and strategies of the Consolidated Plan.

This Consolidated Plan not only presents goals to address the priority needs of the City, but also to address the statutory goals established by Federal law.

#### ***Provide Decent Housing***

- Assist homeless persons to obtain affordable housing.

- Assist persons at risk of becoming homeless.
- Retain affordable housing stock.
- Increase the availability of affordable housing in standard condition for low- and moderate-income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation).
- Increase the supply of supportive housing, which includes structural features and services to enable persons with special needs to live in dignity and independence.
- Provide affordable housing that is accessible to job opportunities.

***Provide Suitable Living Environments***

- Improve the safety and livability of neighborhoods.
- Increase access to quality public and private facilities and services.

***Expand Economic Opportunities***

- Encourage job creation and retention for low-income persons.
- Encourage mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices.
- Provide economic empowerment and self-sufficiency for low-income persons, including to reduce generational poverty in federally assisted housing.

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

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

**GOAL 1: AFFORDABLE HOUSING**

**Description: Improve the quality, availability and accessibility of affordable housing to persons of low- and moderate income throughout the City of Westland.**

**GOAL 2: NEIGHBORHOOD REVITALIZATION**

**Description: Enhance the living environment for persons in low- and moderate income areas through public service, economic development and public improvement activities throughout the City of Westland.**

**GOAL 3: NON-HOMELESS SPECIAL NEEDS**

**Description: Expand the accessibility and coordination of social services to City of Westland low- and moderate income and special needs populations.**

#### **GOAL 4: CONTINUUM OF CARE FOR HOMELESSNESS**

**Description: Promote the Continuum of Care for homeless populations.**

#### **GOAL 5: GENERAL PLANNING & ADMINISTRATION**

**Description: Administration of the CDBG and HOME programs.**

Geographically, the City has identified two target areas: Norwayne Subdivision Revitalization Area and the Carver-Annapolis Subdivision Revitalization Area. These two areas were identified in the previous Consolidated Plan as target areas and the City's goal is to continue revitalization efforts in these areas over the next five years.

#### **3. Evaluation of past performance**

The previous five years show significant progress in the City of Westland's efforts to implement HUD entitlement programs. The City complies with HUD regulations and continues to meet the needs of the intended recipients and national objectives, with projects that primarily include income eligible neighborhoods and populations.

The Westland Department of Housing and Community Development is a City department that strives to improve the quality of life for City residents and to revitalize neighborhoods by providing affordable housing rehabilitation and new construction, homebuyer assistance, ordinance enforcement, senior and youth programming, homeless assistance, assistance for victims of domestic violence and community activities. The Department of Housing and Community Development is responsible for implementing the CDBG and HOME programs.

The Department of Housing and Community Development offers an array of housing programs and services providing the foundation needed to promote affordable housing and sustainable neighborhoods:

- Homebuyer Assistance Program
- Emergency and General Home Rehabilitation
- Housing Choice Voucher Program
- Family Self Sufficiency
- Surplus Commodities Food Distribution
- Community Center Activities for seniors, families and youth

The City also funds code enforcement and blight removal, public works activities and an array of public services activities through the CDBG and HOME programs.

The City successfully implemented these programs in the past and anticipates the continuation of such programs in the future. The City will use CDBG and HOME funds to ensure program success and to meet the goals and objectives identified in the Consolidated Plan. Based on previous success, the City plans to continue a number of activities, including:

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

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

Westland takes into consideration the comments and concerns raised during the citizen participation process when developing the Consolidated Plan's priority needs, goals and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the City sought to identify the priority needs and strategies to address those needs. The City identified priority needs based on available housing data, public input, stakeholder consultation, public meetings, a community survey and past program performance.

The City consulted with the Community Development Citizens Advisory Committee (CDCAC), sub-grantees, City Departments, community stakeholders and the Westland City Council to identify priority needs and develop corresponding strategies. Most resident participation comes from the CDCAC; it is comprised of representatives from the Norwayne and Carver-Annapolis subdivisions, Disability Concerns Committee, Senior Advisory Committee, Wayne-Westland Community Schools, Westland Housing Commission, Westland Youth Assistance and other residents at large.

## **5. Summary of public comments**

Based on input and data received through an extensive citizen participation process, the following summarizes the public comments:

Although there are many issues that the public felt are important, there are a few items that were stressed throughout the process as being of the highest priority:

- Recreational services, including park and recreation facilities improvements
- Job and skills training
- Health services
- Housing affordability and homeless prevention
- Youth services
- Street improvements

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

The City of Westland considered all comments received. The Consolidated Plan Strategic Plan and/or Annual Action Plan generally or specifically addresses the comments. Documentation of all comments received is included as an attachment to the Five-Year Consolidated Plan.

## **7. Summary**

The Five-Year Consolidated Plan for years 2021-2025 identifies priority needs, goals, and strategies to address the City of Westland's housing and community development needs. These needs were identified through an extensive 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 funds through five goals. These goals are summarized as Affordable Housing, Community Development & Neighborhood Revitalization, Non-Homeless Special Needs, Continuum of Care for Homeless, and General Planning & Administration. Over the next five years, the City of 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 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.

Agency Role	Name	Department/Agency
Lead Agency	WESTLAND	
CDBG Administrator		Department of Housing & Community Development
HOPWA Administrator		
HOME Administrator		Department of Housing & Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

#### Narrative

The City of Westland is a participating jurisdiction in the CDBG and HOME grants funded through the U.S. Department of Housing and Urban Development (HUD). The City of Westland is the lead agency responsible for overseeing the development of the required Five-Year Consolidated Plan and Annual Action Plan. Westland's Department of Housing and Community Development is the internal department responsible for the day-to-day administration of CDBG and HOME funding. The development of the Consolidated Plan and Annual Action Plan is based on citizen input and the previous Consolidated Plan.

To maximize citizen participation, staff conducted outreach through a series of public notices, hearings, and meetings, as well as a community questionnaire. As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

#### Consolidated Plan Public Contact Information

Inquiries, comments, or complaints concerning the Consolidated Plan, amendments or performance reports should be provided to the Department of Housing and Community Development:

Joanne Campbell, Director

32150 Dorsey Street, Westland, MI 48186

[jcampbell@cityofwestland.com](mailto:jcampbell@cityofwestland.com); (734) 713-3711

Inquiries, comments, or complaints on the programs may also be offered at the public hearings.

Written complaints may also be made to the Detroit Office of the U.S. Department of Housing and Urban Development (HUD):

U.S. Department of Housing and Urban Development

Community Planning and Development Division

477 Michigan Avenue, 17th Floor, Detroit, MI 48226

Telephone: (313) 226-5611

Fax: (313) 226-6899

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The City of Westland is the lead agency that oversees the development and administration of the Consolidated Plan. The Housing and Community Development Department is responsible for implementing the Consolidated Plan and Annual Action Plans. The Consolidated Plan was prepared by the Community Development Director with assistance by Wade Trim Associates, 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(l)).**

Institutional coordination of the Consolidated Plan establishes a unified vision for community development. The Housing and Community Development Department is responsible for implementing the Consolidated Plan and Annual Action Plans. The implementation of the plan is a collaborative process to shape various programs into effective, coordinated strategies. This process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, attempting to reduce duplication of effort at the local level.

Several public and private agencies aid 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. Many public and private agencies provide information to consider in the Consolidated Plan process, including the Out-Wayne County Continuum of Care, Wayne Metropolitan Community Action Agency, Southeast Michigan Council of Governments (SEMCOG), Westland Senior Resources, 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 and more. The Housing and Community Development director interacts with these agencies to ascertain the community development and affordable housing needs of the residents. The City will execute this Consolidated Plan in harmony with these public, private, and nonprofit agencies, and continue to work closely to design programs that address identified needs.

**Table 2** outlines the types of agencies and organizations consulted throughout the program year and during the development of the City of Westland Consolidated Plan and Annual Action Plan.

**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 coordinated with the Out-Wayne County Continuum of Care and the most recent Point-in-Time (PIT) homeless counts. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan.

The results of the community survey and public meetings also offer pivotal input in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan.

**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 of Westland does not receive or administer an Emergency Shelter Grant (ESG). The Community Development director is a member of the Out-Wayne County Continuum of Care (CoC). In addition to regular meetings, consultation with the CoC included the CoC website and email communication. The CoC assists in the operation and administration of the region's Homeless Management Information System (HMIS).

The City of Westland manages the Westland Housing Commission and coordinates with the Out-Wayne County Continuum of Care to provide housing for the homeless, former homelessness and to support service providers and other City agencies.

**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**

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

1	<b>Agency/Group/Organization</b>	FIRST STEP WESTERN WAYNE COUNTY PROJECT DOMESTIC ASSAULT
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
2	<b>Agency/Group/Organization</b>	Wayne County Family Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
3	<b>Agency/Group/Organization</b>	Out Wayne County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals

4	<b>Agency/Group/Organization</b>	Westland Youth Assistance
	<b>Agency/Group/Organization Type</b>	Services-Children Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
5	<b>Agency/Group/Organization</b>	Samuel B Ware Community Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
6	<b>Agency/Group/Organization</b>	Fair Housing Center of Metropolitan Detroit
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals
7	<b>Agency/Group/Organization</b>	Wayne Westland Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Strategic Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
8	<b>Agency/Group/Organization</b>	Wayne Metropolitan Community Action Agency
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
9	<b>Agency/Group/Organization</b>	The Senior Alliance
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals
10	<b>Agency/Group/Organization</b>	Hegira Programs
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
11	<b>Agency/Group/Organization</b>	Safe Step Communities
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Non-Homeless Special Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals
12	<b>Agency/Group/Organization</b>	Westland Housing Commission
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
13	<b>Agency/Group/Organization</b>	Wayne Westland Community Schools
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Affordable Housing Development & Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Programming
14	<b>Agency/Group/Organization</b>	Habitat for Humanity Western Wayne County
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing Development & Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming
15	<b>Agency/Group/Organization</b>	City of Westland
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Referrals, programming.

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

Referrals, programming

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Out Wayne County Continuum of Care	The Continuum of Care for Homeless goal matches the goals of the CoC plan.
Regional Strategies	Southeast Michigan Council of Governments	SEMCOG provides statistics to facilitate the Strategic Planning process.
City of Westland Master Plan 2016	City of Westland - Planning Department	Westland will initiate the updated master plan in 2016. Results will enhance Strategic Planning efforts.
Community Needs Assesment 2016	Wayne Metropolitan Community Action Agency	WMCAC will initiate the updated plan in 2016. Results will enhance Strategic Planning efforts.

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(l))

### Narrative (optional):

Westland coordinates with several local and regional agencies in the preparation of the Strategic Plan. In addition to the groups noted above, the City also coordinates with the Community Development Citizens Advisory Committee, Norwayne Community Citizens Counsel, Southeast Homeowners Association, Westland Historic Commission, and Westland Senior Advisory Committee.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

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

For the 2021 – 2025 Consolidated Plan, the City of Westland underwent an in-depth citizen participation process.

The City held four meetings with the Community Development Citizens Advisory Committee (CDCAC), two public hearings, one City Council study session, on-line community survey and public notice posting in the Telegram Newspaper, at several City buildings and on WLND Cable.

Westland conducted a public survey as part of the citizen comment outreach efforts for the completion of their Five-Year Consolidated Plan. The survey was hosted through an online platform. The survey ran from March 1 - April 15, 2021.

There were 48 survey respondents, of which 44 live or work within the City of Westland. The majority of respondents self-identified as White/Caucasian with 38/48 responses.

The majority of respondents rank a high need for parks and recreation facilities, community centers, youth centers, and senior centers, mental/health services, transportation services, street and water improvements, services for persons with severe mental illness and homeless populations. Affordable housing and rental housing are listed as the highest need by most respondents. There is also a high need for skills training, early childhood development, literacy services, and entry-level employment.

There is a medium need for a variety of neighborhood services, residential rehabilitation, lead-based paint abatement, historic preservation, energy efficiency improvements, emergency home repairs, and foreclosure counseling, as well as a medium need for GED training, adult education, and program-level, management-level, and executive-level employment.

#### ***Housing Strategy***

Westland determined housing strategies using HUD's 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data and the U.S. Census Bureau 2015-2019 American Community Survey (ACS) Five-Year Estimates. Customized HUD data is available to help communities evaluate housing and homeless needs.

The City has a successful history of administering numerous affordable housing programs and meeting housing needs. Several housing programs, particularly housing rehabilitation, new construction and homebuyer assistance activities, have been managed for many years and provide good value to the community. In general, housing programs receive emphasis in the City of Westland due to the large, ongoing need for housing services.

#### ***Homeless Strategy***

Westland determined homeless strategies in several ways. The City worked closely with the Out-Wayne County Continuum of Care to learn of current needs and to obtain the latest point-in-time counts of the homeless population. The City also worked with the Wayne County Family Center and First Step Center for Victims of Domestic Violence to ascertain homeless needs and priorities.

#### ***Community and Economic Development Strategy***

Westland determined community and economic development strategies through a community survey, community meetings, meetings with staff and internal departments and review of current planning activities. The City coordinates activities to leverage other planning efforts with funding opportunities where possible.

#### ***Non-Housing Special Needs***

Westland determined non-housing special needs through meetings with service providers, City staff, HUD data and surveys. As with the homeless and housing areas, HUD and the Census provide data on Special Needs populations.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Survey	Non-targeted/broad community	March 1, 2021 - April 15, 2021: 48 responses.	The survey summary is provided in the Consolidated Plan appendix.	All comments addressed by Strategic Plan.	
2	Public Hearing	Non-targeted/broad community	March 9, 2021 - Public Hearing with CDCAC	The public hearing minutes are provided in the Consolidated Plan appendix.	All comments addressed by Strategic Plan.	
3	Public Hearing	Non-targeted/broad community	April 19, 2021 - City Council Meeting	The public hearing minutes are provided in the Consolidated Plan appendix.	All comments addressed by Strategic Plan.	
4	Newspaper Ad	Non-targeted/broad community	30-Day Public Comment Period from February 7, 2021 - April 20, 2021.	No comments received.	N/A	
5	Public Meeting	Non-targeted/broad community	April 27, 2021 - Public Meeting with CDCAC	Adoption of final recommendations for City Council	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	May 3, 2021 - City Council Meeting	Presentation and adoption of Consolidated Plan by the Westland City Council	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the Five-Year Consolidated Plan identifies the City of Westland's communitywide housing and community development needs. Data from the HUD's 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) database, accessed through the Integrated Disbursement and Information System (IDIS), and the U.S. Census Bureau's 2015-2019 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 the City of 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 (60% of the Section 8 Very Low-Income Limits)
- Very Low Income (30%-50% AMI)
- Low Income (50%-80% AMI)

AMI is based on the 2021 HUD Income Limits Documentation System, which is outlined in **Table 5**.

TABLE 5: 2021 HUD INCOME LIMITS

FY 2021 Income Limit Area	Median Income	FY 2021 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Detroit- Warren- Livonia, MI  HUD Metro FMR Area	\$80,000	Extremely Low (*)	16,800	19,200	21,960	26,500	31,040	35,580	40,120	44,660
		Very Low (50%)	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
		Low (80%)	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500

2021 HUD Income Limits Documentation System (2021); \*Calculated as 30/50ths (60 %) of the Section 8 very low-income limits  
Effective April 1, 2021

Table 5 – 2021 HUD Income Limits

### Table 5 - HUD Income Limits

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

### Summary of Housing Needs

The data in the Housing Needs Assessment subsection provides the estimated number and type of households in need of housing assistance by income level, tenure type (owner or renter), household type, and housing problem (cost burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates the needs identified during consultation and public outreach.

The Housing Needs Assessment includes the following sections:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Cost Burden > 30%
7. Cost Burden > 50%
8. Crowding Table (More than One Person Per Room)
9. Additional Housing Needs Narrative

This subsection also describes the characteristics of the City of Westland's households and housing stock.

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	84,832	81,938	-3%
Households	34,593	35,183	2%
Median Income	\$45,496.00	\$50,710.00	11%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2006-2010 American Community Survey Estimates

**Data Source Comments:**

### Additional Text

**Table 6** displays the population, number of households, and median income for the base year (2010) and most recent year (2019), and the percentage of change over time. This data shows an overall population decline from 84,832 in the 2006-2010 ACS to 81,938 at the time of the 2015-2019 ACS, approximately a 3.4% decrease in population.

However, the number of households increased by 590 households from 34,593 households in the 2006-2010 ACS to 35,183 households at the time of the 2015-2019 ACS. This represents nearly a 2% increase in the number of households during that time.

**Table 6** also identifies an estimated 11% increase in the median income, from \$45,496 to \$50,710. Overall, the population and number of households have remained relatively constant, while the median income has increased.

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,575	4,925	7,620	4,080	13,910
Small Family Households	1,130	1,300	2,450	1,290	7,310
Large Family Households	205	250	395	150	995
Household contains at least one person 62-74 years of age	980	995	1,850	900	2,830
Household contains at least one person age 75 or older	735	1,210	1,355	635	895
Households with one or more children 6 years old or younger	490	565	995	355	885

**Table 6 - Total Households Table**

Data Source: 2013-2017 CHAS

### Additional Text

**Table 7** shows the number and type of households by HUD Adjusted Median Family Income (HAMFI). The largest number of households is in the greater than 100% HAMFI group with 13,910 households.

The second largest group is the >50-80% HAMFI group (7,620).

Small family households are households that have a family with two to four members. The largest number of small family households is within the >100% HAMFI group (7,310). The second-largest number of small family households is within the 50-80% HAMFI group (2,450). There are between approximately 1,000 and 2,000 small family households in each of the remaining income groups.

Large family households are households that have a family of five or more members. Again, the largest number of large family households is within the >100% HAMFI group (995). The second-largest number of small family households is within the >50-80% HAMFI group (395) and the third-largest number is within the >30-50% HAMFI group (250). There are around 200 families or fewer in each of the remaining income groups.

**Table 7** also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest numbers of households with a person 62-74 years of age are within the >100% HAMFI and >50-80% HAMFI income groups with 2,830 and 1,850 households, respectively. The largest number of households with a person 75 years or older (1,355) is within the >50-80% HAMFI income group.

Finally, data provided **Table 7** shows the number of households with one or more children 6 years old or younger. Among the household income groups identified, the largest number of households with children 6 years or younger (995) is within the >50-80% HAMFI income category. The second largest number of households with children 6 years old or younger is within the >100% HAMFI group (885).

## 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	35	10	100	0	145	4	10	0	4	18
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	45	35	10	160	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	65	10	15	140	10	0	15	25	50
Housing cost burden greater than 50% of income (and none of the above problems)	1,845	725	240	115	2,925	1,060	565	245	4	1,874

	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
Housing cost burden greater than 30% of income (and none of the above problems)	215	1,460	1,395	120	3,190	290	495	950	390	2,125
Zero/negative Income (and none of the above problems)	295	0	0	0	295	125	0	0	0	125

**Table 7 – Housing Problems Table**

Data 2013-2017 CHAS  
Source:

## Housing Problems

**Table 8** displays the number of households with housing problems by tenure and HUD Adjusted Median

Family Income (HAMFI) according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half rooms
- Households with housing cost burden greater than 30% of income

As shown in **Table 8**, among the “housing problem” categories, households within Westland are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. **Table 8** identifies 145 renter households and 18 owner households that live in substandard housing. These values indicate that substandard housing is a significantly worse

problem for renter households; however, the data does not suggest that the problem is severe within the City.

The second housing problem identified is households living in overcrowded conditions. There are two forms of overcrowding defined by HUD and identified in **Table 8**:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
1. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms

As shown in **Table 8**, 300 renter households are experiencing some form of overcrowding while 60 owner occupied households are experiencing some form of overcrowding. These figures continue to indicate that renter households are experiencing more housing problems than owner households.

The final housing problem identified is cost burden. Cost burden is a fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities.

For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

#### **Additional Text**

As shown in **Table 8**, severe housing cost burden greater than 50% of income is the second-most widely experienced housing problem in the City. Renter households within the 0-30% AMI group are experiencing higher rates of cost burden greater than those renter households with higher incomes. Approximately 1,845 renters in the 0-30% AMI category are experiencing a cost burden greater than 50% of income and 2,925 total renter households are burdened greater than 50% of income. Similar to renter households, owner households in the 0-30% AMI (1,060) category experience the most overall severe cost burden. There are a total of 1,874 owner households that experience severe housing cost burden (>50% of income). In total, 4,799 households within the City of Westland experience severe housing cost burden (>50% of income)

Housing cost burden greater than 30% of income is the most widely experienced housing problem in the City. Overall, it is estimated that 5,315 households in the City of Westland are experiencing a cost

burden greater than 30% of income. For renter households, the >30-50% income group has the highest number of households experiencing cost burden (>30%) at 1,460 households. For owner households, the >50-80% income group has the highest number of households experiencing cost burden (>30%) at 950 households. Renters appear to be greatly affected by the cost of housing within the City of Westland. Of the 10,114 households experiencing a cost burden of some kind, 6,115 are renters (representing approximately 60% of all households experiencing some form of housing cost burden).

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	2,000	845	385	135	3,365	1,075	585	260	35	1,955
Having none of four housing problems	610	1,915	3,190	1,565	7,280	470	1,575	3,785	2,340	8,170
Household has negative income, but none of the other housing problems	295	0	0	0	295	125	0	0	0	125

**Table 8 – Housing Problems 2**

Data Source: 2013-2017 CHAS

### Additional Text

**Table 9** displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Area Median Income (AMI). The Default Data

Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in **Table 9**, renters in the 30% AMI group experience the highest rate of one or more of housing problems identified (2,000 households). A total of 3,365 renter households experiences some form of housing problem. Among owner households, the 30% AMI group has the highest number of households (1,075) with one or more of housing problems. In total, there are 5,320 renter and owner households that have one or more of four identified housing problems.

Additionally, 295 renter households and 125 owner households within the 30% AMI group have negative income but none of the other four identified housing problems.

### 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	705	805	630	2,140	320	300	380	1,000
Large Related	125	75	40	240	65	105	90	260
Elderly	530	525	515	1,570	660	445	330	1,435
Other	835	835	505	2,175	320	230	390	940
Total need by income	2,195	2,240	1,690	6,125	1,365	1,080	1,190	3,635

**Table 9 – Cost Burden > 30%**

Data Source: 2013-2017 CHAS

### Additional Text

**Tables 10 and 11** display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

1. Small related – Family households with two to four related members
2. Large related – Family households with five or more related members
3. Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
4. Other – All other households

As shown in **Tables 10 and 11**, “Small Related” households are experiencing the highest degree of housing cost burden greater than 30% of income. Approximately 3,140 “Small Related” households have a cost burden greater than 30% of income. Most of these are renters (2,140). Additionally, 3,115 “Other” households and 3,005 “Elderly” households have a cost burden greater than 30% of income. Comparatively, “Large Related” households have the lowest degree of cost burden (500 households total).

For renter households, the >30 - 50% AMI Income group has the most households (2,240) with a cost burden greater than 30% of income. Among owner households, the 0-30% AMI group has the most households (1,365) with a cost burden greater than 30% of income.

#### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	640	235	25	900	250	165	85	500
Large Related	110	45	0	155	35	70	0	105
Elderly	445	210	245	900	520	215	85	820
Other	780	270	20	1,070	260	125	70	455
Total need by income	1,975	760	290	3,025	1,065	575	240	1,880

**Table 10 – Cost Burden > 50%**

Data 2013-2017 CHAS  
Source:

#### Additional Text

As shown in **Table 11**, when compared to other types of households, more “Elderly” households are experiencing severe cost burden greater than 50% of income. In total, approximately 1,720 “Elderly” households experience a cost burden greater than 50% of income. More of these are renters (900); however, the split is almost even between renter and owner households (820). Additionally, 1,400 “Small Related” households and 1,525 “Other” households have a cost burden greater than 50% of income. Comparatively, “Large Related” households have the lowest degree of cost burden.

For renter households, the 0-30% AMI income group has the most households (1,975) with a cost burden greater than 50% of income. Similarly, among owner households, the 0-30% AMI group has the most households (1,065) with a cost burden greater than 50% of income.

#### 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	120	60	10	20	210	10	10	10	0	30

	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
Multiple, unrelated family households	0	30	20	4	54	0	0	4	25	29
Other, non-family households	0	25	15	0	40	0	0	0	0	0
Total need by income	120	115	45	24	304	10	10	14	25	59

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

Data Source: 2013-2017 CHAS

#### Additional Text

**Table 12** displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half rooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in **Table 12**, overcrowding is most prevalent in single-family households. Approximately 210 single-family renter households and 30 owner occupied single-family homes experience overcrowding.

When accounting for income, low income and extremely low-income renter households experience the highest number of crowded households with 115 and 120 households, respectively. Among owner occupied households, most households with crowding issues have income between >80-100% AMI (25 households).

Overall, there are a total of 304 renter households experiencing crowding and 59 owner households that experience crowding.

	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	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 2013-2017 CHAS, 3,115 “Other” households have a cost burden greater than 30% of income and 1,525 “Other” households have a cost burden greater than 50% of income. According to the most recent 2020 Point-In-Time count, 95 homeless persons reside in the Dearborn, Dearborn Heights, Westland/Wayne County Continuum of Care that are in households without children and need 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 2015-2019 ACS 5 Year Estimates, approximately 12,997 or approximately 16% of people in City of Westland reported having a disability. While the majority of disabled persons (6,902 people) are between 18 and 64 years of age, a high percentage (nearly 41%) of persons 65 years and over are disabled. These elderly populations are also likely to live on reduced income and experience housing cost burden.

According to the Michigan State Police Crime Statistics, there were 22,889 incidents of domestic violence, sexual assault or stalking were reported in Wayne County. Of these reports, at least 77 occurred within the Westland Police Department jurisdiction during the year 2019. This is an undercount as some information is unavailable, and not all incidents of domestic violence or sexual assault are reported. Within the county, the majority of victims of domestic violence are women (nearly 76%).

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

The most common housing problem in the City of Westland is cost burden, for both renter and owner households. Substandard (lacking complete plumbing or kitchen facilities) and overcrowded housing (1.01 - 1.5 people per room and more than 1.5 people per room) are also problems for some households; however, these problems affect more renters than owners, and these problems are less prevalent when compared to other housing problems, such as cost burden at greater 30% and 50% of income.

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

Households earning less than 50% AMI are experiencing higher rates of cost burden than those households with higher incomes. More renters are experiencing cost burden than owners, especially those earning less than 30% AMI. 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 severely affected. Substandard and overcrowded housing is more

common among renters than owners. Single family households are more affected by crowding than households with multiple, unrelated members or other nonassisted 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.

Needs identified during the citizen participation process included additional resources youth services, skills training, and access to health services.

**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, or annual point in time (PIT) survey, was conducted on January 29, 2020. The total number of homeless people counted during the annual PIT survey was 260. Of the 239 sheltered homeless persons counted, 165 were persons in households with adults and children and 74 were persons in households with only adults. There were no households that had only children (less than 18 years of age). There were three chronically homeless families and 31 chronically homeless individuals reported. There were also 32 homeless people with mental illness, and 20 homeless veterans reported.

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. Therefore, the PIT is an undercount of the homeless population within the Continuum of Care.

## **Discussion**

The population and number of households living in Westland has slightly decreased over the last decade, while the median income has increased, though not by any drastic measure. Nearly half (49%)

of the City's households earns less than 80% HAMFI and approximately a 13% of the City's households earns 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 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 problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must 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.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half rooms
- Households with housing cost burden greater than 30% of income

The Disproportionately Greater Needs: Housing Problems section covers the following:

1. Introduction
2. Disproportionately Greater Need—Housing Problems 0-30% Area Median Income (AMI)
3. Disproportionately Greater Need—Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

## 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	3,645	500	495
White	2,190	420	330
Black / African American	1,125	19	139
Asian	80	50	0
American Indian, Alaska Native	15	0	15
Pacific Islander	0	0	0
Hispanic	170	0	0

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

Data 2013-2017 CHAS  
Source:

\*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%

### Additional Text

Of all the income levels within the City of Westland, households within the 0-30% AMI category have the highest number of households with one or more of four housing problems. Approximately 78% of households in this income category have housing problems.

As shown in **Table 13**, when considering race and this income category, White households have the highest number of households (2,190) with housing problems (74.5% of all White households earning 0-30% AMI) and Black/African American households have the second-highest number of households (1,125) with housing problems (nearly 88% of all Black/African American households earning 0-30% AMI). When considering ethnicity and this income category, 170 Hispanic households have housing problems (100% of all Hispanic households earning 0-30% AMI). Hispanic households experience a disproportionately greater need than the jurisdiction as a whole, as 100% Hispanic households experience one or more of four housing problems versus 78.5% in the jurisdiction as a whole. Black/African American households are on the cusp of a disproportionately greater need, 87.7% versus 78.5% in the jurisdiction as a whole.

## 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	3,610	1,475	0
White	2,485	1,185	0
Black / African American	855	170	0
Asian	69	70	0
American Indian, Alaska Native	4	19	0
Pacific Islander	0	0	0
Hispanic	125	10	0

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

Data 2013-2017 CHAS  
Source:

\*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%

### Additional Text

Of all the income levels within the City of Westland, households within the 30% category have the second-highest number of households with one or more of four housing problems. Approximately 71% of households in this income category have housing problems.

As shown in **Table 14**, when considering race and this income category, White households have the highest number of households (2,485) with housing problems (nearly 68% of all White households earning 30-50% AMI). Black/African American households have the second-highest number of households (855) with housing problems (83% of all Black/African households earning 30-50% AMI) and therefore also display a disproportionately greater need than the jurisdiction as a whole. Additionally, nearly 93% of all Hispanic households earning 30-50% AMI have housing problems, which means that they also experience a disproportionately greater need than the jurisdiction as a whole.

## 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	2,640	4,205	0

<b>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	1,885	3,010	0
Black / African American	635	820	0
Asian	60	135	0
American Indian, Alaska Native	25	25	0
Pacific Islander	10	0	0
Hispanic	0	110	0

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

**Data** 2013-2017 CHAS  
**Source:**

\*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%

#### **Additional Text**

Of all the income levels within the City of Westland, households within the 50%-80% AMI category have the third-highest number of households with one or more of four housing problems.

Approximately 38.5% of households in this income category have housing problems.

As shown in **Table 15**, when considering race and this income category, White households have the highest number of households (1,885) with housing problems (38.5% of all White households earning 50-80% AMI). Black/African American households have the second-highest number of households (635) with housing problems (43.6% of all Black/African households earning 50-80% AMI). Additionally, 50% of all Asian households earning 50-80% AMI have housing problems (25 households). Evidently, Asian households experience a disproportionately greater need than the jurisdiction as a whole.

When considering ethnicity and this income category, no Hispanic households have housing problems.

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

<b>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	675	3,025	0
White	565	2,330	0
Black / African American	105	440	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	0	24	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	4	120	0

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

Data 2013-2017 CHAS  
Source:

\*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%

#### **Additional Text**

Of all the income levels within the City of Westland, households within the 80%-100% AMI category have the lowest number of households with one or more of four housing problems. Approximately 18% of households in this income category have housing problems.

As shown in **Table 16**, when considering race and this income category, White households have the highest number of households (565) with housing problems (over 19% of all White households earning 80-100% AMI). Black/African American households have the second-highest number of households (105) with housing problems (approximately 19% of all Black/African households earning 80-100% AMI). When considering ethnicity and this income category, 4 Hispanic households have housing problems (3% of all Hispanic households earning 80-100% AMI). No racial or ethnic groups experience housing problems at a rate that is disproportionately greater than the jurisdiction as a whole.

#### **Discussion**

Of all households in the 0-30% AMI category, 78% have one or more of four housing problems. In terms of disproportionate need, Hispanic households (100%) have a percentage of housing problems that is more than 10 percentage points higher than the income level. However, the majority of White, Black/African American, and Hispanic households in this income category have housing problems.

Of all households in the 30-50% AMI category, 71% have one or more of four housing problems. In terms of disproportionate need, Black/African American (83%) households and Hispanic households (93%) have a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole.

Of all households in the 50-80% AMI category, 38% have one or more of four housing problems. In terms of disproportionate need, only Asian households (50%) have a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole.

Of all households in the 80-100% AMI category, 18% have one or more of four housing problems. In terms of disproportionate need, no households have a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole.

## **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 problem at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half rooms
- Households with severe cost burden of more than 50 percent of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0-30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

#### **0%–30% 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	3,185	950	495
White	1,820	790	330
Black / African American	1,065	85	139

<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>
Asian	80	50	0
American Indian, Alaska Native	15	0	15
Pacific Islander	0	0	0
Hispanic	160	4	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*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%

#### **Additional Text**

Of all the income levels within the City of Westland, households within the 0-30% AMI category have the highest number of households with one or more severe housing problems. Approximately 69% of households in this income category have severe housing problems.

As shown in **Table 17**, when considering race and this income category, White households have the highest number of households (1,820) with severe housing problems (62% of all White households earning 0-30% AMI) and Black/African American households have the second-highest number of households (1,065) with severe housing problems (82% of all Black/African households earning 0-30% AMI).

When considering ethnicity and this income category, 160 Hispanic households have severe housing problems (97% of all Hispanic households earning 0-30% AMI).

#### **30%-50% 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	1,725	3,360	0
White	1,170	2,510	0
Black / African American	435	590	0
Asian	34	110	0
American Indian, Alaska Native	4	19	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>
Pacific Islander	0	0	0
Hispanic	55	75	0

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

Data 2013-2017 CHAS  
Source:

\*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%

#### **Additional Text**

Of all the income levels within the City of Westland, households within the 30-50% AMI category have the second-highest number of households with one or more severe housing problems. Approximately 34% of households in this income category have severe housing problems.

As shown in **Table 18**, when considering race and this income category, White households have the highest number of households (1,170) with severe housing problems (nearly 32% of all White households earning 30-50% AMI) and Black/African American households have the second-highest number of households (435) with severe housing problems (nearly 42% of all Black/African households earning 30-50% AMI).

When considering ethnicity and this income category, 55 Hispanic households have severe housing problems (42% of all Hispanic households earning 30-50% AMI).

#### **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	595	6,255	0
White	495	4,405	0
Black / African American	60	1,395	0
Asian	0	200	0
American Indian, Alaska Native	25	25	0
Pacific Islander	0	10	0
Hispanic	0	110	0

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

Data 2013-2017 CHAS  
Source:

\*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%

#### **Additional Text**

Of all the income levels within the City of Westland, households within the 50-80% AMI category have the third-highest number of households with one or more severe housing problems. Approximately 9% of households in this income category have severe housing problems.

As shown in **Table 19**, when considering race and this income category, White households have the highest number of households (495) with severe housing problems (approximately 10% of all White households earning 50-80% AMI) and Black/African American households have the second-highest number of households (60) with severe housing problems (4% of all Black/African households earning 50-80% AMI). Additionally, 50% of all American Indian/Alaska Native Households earning 50-80% AMI have severe housing problems (25 households).

When considering ethnicity and this income category, no Hispanic households have severe housing problems.

#### **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	80	3,615	0
White	65	2,830	0
Black / African American	14	535	0
Asian	0	24	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	125	0

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

Data 2013-2017 CHAS  
Source:

\*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%

#### **Additional Text**

Of all the income levels within the City of Westland, households within the 80-100% AMI category have the lowest number of households with one or more severe housing problems. Approximately 2% of households in this income category have severe housing problems.

As shown in **Table 20**, when considering race and this income category, White have the highest number of households (65) with severe housing problems (2% of all Black/African American households earning 80-100% AMI) and Black/African American households have the second-highest number of households (14) with severe housing problems (about 2% of all White households earning 80-100% AMI).

When considering ethnicity and this income category, no Hispanic households have severe housing problems.

#### **Discussion**

Of all households in the 0-30% AMI category, 69% have one or more severe housing problems. In terms of disproportionate need, Black/African American populations and Hispanic populations have a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole at 82% and 97%, respectively.

Of all households in the 30-50% AMI category, 34% have one or more severe housing problems. In terms of disproportionate need, no race or ethnicity has a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole.

Of all households in the 50-80% AMI category, about 9% have one or more severe housing problems. In terms of disproportionate need, American Indian and Alaska Native households have a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole at 50%.

Of all households in the 80-100% AMI category, only 2% have one or more severe housing problems. In terms of disproportionate need, no racial or ethnic group has a percentage of severe housing problems that is more than 10 percentage points higher than the income level.

## 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:

Again, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problem at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

**Table 21** displays cost burden information for the City of Westland and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data in **Table 21** suggests, a large number of households (10,835) are cost burdened within their current housing situation. White households have the highest number of cost burdened households (7,410). Black/African American households have the second-highest number of cost burdened households (2,305) and Black/African American households have the third-highest number of cost burdened households (2,715). A small number of Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic households are also cost burdened. Of the households that are cost burdened, over half (5,475) are cost burdened between 30-50%. There are 5,360 households that are severely cost burdened within the City of Westland, just under half of all cost burdened households.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,380	5,475	5,360	500
White	17,120	4,015	3,395	330
Black / African American	3,395	1,200	1,515	139
Asian	925	100	105	4
American Indian, Alaska Native	59	0	45	15

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Pacific Islander	0	10	0	0
Hispanic	510	80	220	0

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

**Data Source:** 2013-2017 CHAS

### **Discussion:**

Within the City of Westland, nearly 68% of households do not presently experience cost burden, while 16% experience cost burden, 16% experience severe cost burden and just over 1% have no/negative income.

Overall, over 32% of households are either cost burdened or severely cost burdened. Black/African American households and Pacific Islander households experience some form of cost burden in a disproportionate percentage (greater than 10%) to the income level. It should be noted that for Pacific Islander households, this number equates to only 10 households. All other racial or ethnic groups also experience some degree of cost burden or severe cost burden.

Of all households within the City of Westland, 16% are cost burdened (30-50%). Only the Pacific Islander racial category experiences a cost burden in a disproportionate percentage (greater than 10%) to the income level at 100% of households experiencing cost burden at the 30-50% of income level.

Of all households within the City of Westland, nearly 16% experience severe cost burden (>50%). American Indian/Alaska Native and Hispanic households experience a severe cost burden in a disproportionate percentage (greater than 10%) to the income level as a whole at nearly 38% and 27%, respectively. A relatively high percentage of Black/African American (24%) households are severely cost burdened when compared to other racial or ethnic categories, but are not considered disproportionately burdened.

Of all households within the City of Westland, just over 1% has no/negative income. American Indian/Alaska Native households experience no/negative income in a disproportionate percentage (greater than 10%) to the income level at nearly 13%.

## **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 the income level as a whole. As detailed below, these include the Black/African American, Asian, Pacific Islander, American Indian/Alaska Native, and Hispanic racial or ethnic groups.

The Black/African American group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI category (83% versus 71% as a whole)
- Severe housing problems in the 0-30% AMI category (82% versus 69% as a whole)

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

- Housing problems in the 50-80% AMI category (50% versus 38% as a whole)

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

- Severe housing problems in the 50-80% AMI category (50% versus 9% as a whole)
- Severe cost burden greater than 50% (38% versus 16% as a whole)
- No/Negative income (13% versus 1% as a whole)

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

- Severe cost burden greater than 50% (100% versus 16% as a whole)

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

- Housing problems in the 0-30% AMI category (100% versus 78% as a whole)
- Housing problems in the 30-50% AMI category (93% versus 71% as a whole)
- Severe housing problems in the 0-30% AMI category (97% versus 69% as a whole)
- Severe cost burden greater than 50% (27% versus 16% as a whole)

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

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

- Affordable housing
- Emergency Home Repairs
- Housing rehabilitation (e.g. housing rehabilitation and maintenance assistance, energy efficiency and accessibility retrofits, etc.)

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

Approximately 25 of the City's 67 Block Groups have a low- and moderate-income percentage of 51% or greater, signifying that approximately more than one-third of the City's neighborhoods is CDBG-eligible.

As a whole, the City of Westland has a total racial minority population of approximately 25.70%. A disproportionately greater (10 percentage points more or higher) concentration of racial minority population exists within the following Block Groups:

- Census Tract 5670, Block Group 1: 93.70% Black/African American
- Census Tract 5670, Block Group 2: 51.66% Black/African American
- Census Tract 5688, Block Group 2: 43.33% Black/African American
- Census Tract 5653, Block Group 2: 40.71% Black/African American
- Census Tract 5653, Block Group 3: 39.93% Black/African American
- Census Tract 5678, Block Group 4: 37.20% Black/African American

*Source: 2015-2019 ACS Data*

As a whole, the City of Westland has an ethnic minority population of approximately 4.12%. A disproportionately greater (10 percentage points more or higher) concentration of ethnic minority population exists within the following Block Groups:

- Census Tract 5670, Block Group 3: 19.74% Hispanic or Latino
- Census Tract 5652, Block Group 3: 17.60% Hispanic or Latino
- Census Tract 5683, Block Group 4: 15.49% Hispanic or Latino

*Source: 2015-2019 ACS Data*

Several areas identified as having high concentrations of minority populations also have a high percentage of low- and moderate-income households. The data seem to indicate a correlation between concentrations of low income and minority race or ethnicity. As indicated in the previous sections, a person's race, income, and disability status are strong indicators for needing housing assistance through various public housing program types.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies located within the City's boundaries. The Public Housing portion of this report contains the following sections:

- Introduction
- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents
- Additional

The Westland Housing Commission (WHC) is the public body created for administering housing programs for low-income persons within the City of Westland. The City's Department of Housing and Community Development manages the Housing Choice Voucher Program for the WHC. The WHC does not own any public housing. The mission of the Westland Housing Commission is to provide rental assistance for privately owned, safe and sanitary housing to eligible low-income families. This housing shall be affordable and located throughout the community to prevent segregating low-income persons in the City of Westland.

The WHC administers 1,246 Housing Choice Vouchers (HCV), including project-based programs, which allow low-income persons to rent privately owned houses or apartments dispersed throughout the community. The WHC also manages the Family Self Sufficiency Program and is the managing member for the Westland Taylor Corporation, Thomas Taylor Towers.

The WHC administers 144 project-based housing vouchers for Westgate Towers, 80 project-based housing vouchers in five assisted living apartment communities and 15 project-based housing vouchers for veterans in the Norwayne subdivision.

## Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type						
				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	1,244	0	1,244	0	0	0	0

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Planning Department

Data Source Comments: 1,244 vouchers in use - data from City of Westland

## Additional Text

Table 22 displays the number of vouchers and units by public housing program type. According to the PIH Information Center (PIC), there are a total of 1,244 housing vouchers in use. Tenant-based vouchers are the only program in use, occupying all vouchers in use. According to PIC, no Special Purpose vouchers are in use.

## Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type						
				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	0	0

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	0	0
# 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)

#### Additional Text

**Table 23** displays the characteristics of public housing residents by public housing program type. All information pertains to those residents using tenant-based vouchers. As expected, the average income for all programs is very low at \$13,667 annually. The average household size is also very small (two persons per household).

Elderly program participants comprise 23% of assisted residents and nearly 24% of assisted families are disabled. No HIV/AIDS participants or victims of domestic violence were counted.

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
White	0	0	0	411	0	411	0	0	0	0	0	
Black/African American	0	0	0	595	0	595	0	0	0	0	0	
Asian	0	0	0	5	0	5	0	0	0	0	0	
American Indian/Alaska Native												
Pacific Islander	0	0	0	1	0	1	0	0	0	0	0	
Other	0	0	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)

## Additional Text

**Table 24** displays the racial composition of residents for each public housing program. The data in **Table 24** show that a high number of tenant-based vouchers are utilized by White (411 or 40%) or Black/African American (595 or 58%) residents. Just over 1% of the available assistance is utilized by Asian, American Indian/Alaska Native, Pacific Islander, or another race of resident.

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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)

## Additional Text

**Table 25** displays the ethnic composition of residents for each assisted housing program. The ethnic groups defined as “Not Hispanic” utilize the majority (99%) of vouchers available. Residents reporting as “Hispanic” utilize less 1% of the vouchers available.

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

As of April 2021, the Housing Choice Voucher waiting list was not open. The waiting list will open in June of 2021, and will hold up to 1,000 applicants. The waiting list re-opens every 18 months.

Westland disability characteristics, as provided in the 2015-2019 American Community Survey shows that 16.1% of residents have a disability of some sort. 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**

Families identified as “Families with Disabilities” have an immediate need for public housing and tenant-based housing with improved accessibility. The number of disabled families assisted totals 243. Additionally, 238 program participants are elderly (>62 years) and thus likely to need accessible units.

The Westland Housing Commission general waiting list (housing vouchers) has 1,000 applicants (opening June 2021). 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**

For City of Westland, a resident’s race, income and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is very low (approximately \$10,000 or less). Public Housing and Housing Choice voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

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.

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

### Introduction:

Meeting homelessness challenges in City of Westland is a collaborative effort comprising numerous individuals, agencies and organizations. The lead agencies for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies are the Out-Wayne County Homeless Services Coalition. Most of the data utilized in this section of the Plan was provided by the Out-Wayne County Homeless Services Coalition.

There are four federally defined categories under which individuals and families may qualify as homeless:

1. Literally homeless;
2. Imminent risk of homelessness;
3. Homeless under other Federal statutes; and
4. Fleeing/attempts to flee domestic violence.

As a part of the Consolidated Plan process, the City coordinated with Out-Wayne to obtain data related to the homeless population in City of Westland. Out-Wayne 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. It should be noted that any homeless census is an undercount because it is impossible to locate every homeless person within geography as broad as Wayne County.

### 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	165	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 in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	95	0	0	0	0
Chronically Homeless Individuals	0	31	0	0	0	0
Chronically Homeless Families	0	3	0	0	0	0
Veterans	0	20	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
2020 Point-In-Time Count  
**Data Source Comments:**

#### Additional Text

The most recent homeless census, or annual point in time (PIT) survey, was conducted on January 29, 2020. The results of this survey are summarized in **Table 26**. The methodology used by Out-Wayne included actual counts of homeless persons living on the streets and in shelters. The total number of sheltered homeless people counted in the Continuum of Care during the survey was 260.

Of the 239 sheltered homeless persons counted, 165 were persons in households with adults and children and 74 were persons in households with only adults. No households had only children (less than 18 years of age). There were three chronically homeless families with children and 31 total chronically homeless individuals reported.

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. Mental health issues (12%) were the obstacles most reported by interviewees, along with substance abuse (10%) and domestic violence (16.5%). There were also 20 veterans reported.

Indicate if the homeless population is rural:

Westland has no rural homeless.

**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):**

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. National studies have found that when all costs are factored in, chronically homeless persons account for approximately 50 percent of the total expenditures for homeless services. This percent of expenditure is based on a national average of just fewer than 16% of all homeless persons being considered as chronically homeless. In Westland, the percentage of chronically homeless persons is slightly lower at 12%. Of the sheltered persons counted during the 2019 PIT, 31 individuals, met the HUD definition of chronically homeless.

Families

Persons in households comprised a large segment of the overall homeless population counted on January 29, 2020. Of the sheltered homeless, 165 persons were in households with adults and children.

Veterans

There PIT counted 20 veterans within the Dearborn, Dearborn Heights, Westland/Wayne County Continuum of Care.

#### Unaccompanied Youth

There are no unaccompanied youth under the ages of 18 years in the City of Westland; however, the PIT reports four unaccompanied youth individuals ages 18-24 years old.

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

Race:	Sheltered:	Unsheltered (optional)
White	120	7
Black or African American	95	13
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	7	0
Not Hispanic	232	21

Data Source

Comments:

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

Persons in households comprised a large segment of the overall homeless population counted on January 29, 2020. Of the sheltered homeless, there were a total of 142 households counted, including 165 persons in 48 households with adults and children.

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

Homelessness is not unique to a particular gender, race, or ethnicity. **Table 27** provides demographic data regarding the homeless population in the Westland area. Approximately 49 percent of those interviewed were women. The majority of those interviewed were adult males. No one interviewed reported as transgender, or gender non-conforming.

According to the 2020 data collected by Out-Wayne, the most commonly reported races were White, at 49% of the sheltered homeless interviewed, and Black/African American, at 42% of the sheltered homeless interviewed. Only 8% reported as Asian or Multi-Racial. In terms of ethnicity, the majority (98%) of the sheltered homeless interviewed were not Hispanic. Approximately 2% reported as Hispanic.

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

The total number of homeless people counted during the annual PIT survey was 260. Of the 239 sheltered homeless persons counted, 165 were persons in households with adults and children and 95 were persons in households with only adults. No households had only children (less than 18 years of age). There were three chronically homeless families and 31 chronically homeless individuals reported.

There were also 20 homeless veterans and 4 unaccompanied children reported (between the ages of 18-24).

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. Mental health issues (12%) were the obstacles most reported by interviewees, along with substance abuse (10%) and domestic violence (16.5%). There were also 20 veterans reported.

**Discussion:**

Based on the January 29, 2020 survey conducted by Out-Wayne County Homeless Services Coalition, the homeless population of the Dearborn, Dearborn Heights, Westland/Wayne County is approximately 260 individuals. A number of organizations in Wayne County provide temporary, transitional and permanent supportive housing for Westland area families in need of assistance.

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

### **Introduction:**

A broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services, nonhomeless special needs include those of the mentally ill, developmentally disabled, at risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by nonprofit agencies, usually in coordination with the City of Westland or Wayne County. Understanding the characteristics of its special needs populations will help the City of Westland to better evaluate public facilities and services directed toward such needs.

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

Understanding the characteristics of its special needs populations will help the city of Westland to better evaluate public facilities and services directed toward such needs.

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

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), HUD defines "elderly" as individuals over the age of 62 and "frail elderly" as individuals over the age of 75. According to the 2015-2019 ACS 5 Year Estimates, there are 5,932 individuals over the age of 75 living in City of Westland. 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 2015-2019 ACS 5 Year Estimates, there are 2,070 individuals between 65 and 74 years of age with disabilities and 3,022 frail elderly individuals over the age of 75 with disabilities.

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

Approximately 15,829 children live in the City of Westland. According to the 2015-2019 ACS 5 Year Estimates, 19.3% of the City of Westland's population is less than 18 years of age. Of the population less than 18 years of age, 2,686 children, nearly 17% of children, are living in poverty. Approximately 40% of families within the City are families with children, 19.7% of which are living below the poverty level. According to the 2015-2019 ACS 5 Year Estimates, female headed families with children comprise 8% of family households living within the City and over 34% of these female headed households are below poverty level.

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

Disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self care difficulty, and independent living difficulty. According to the 2015-2018 ACS

5 Year Estimates, approximately 13,218 or 16.1% of people in City of Westland reported having a disability. While the majority of disabled persons (7,592 people) are between 18 and 64 years of age, a relatively high percentage (38.5%) of persons 65 years and over are disabled.

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

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe 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. According to the 2015-2019 American Community Survey, the City of Westland has an estimated adult population (over 18 years of age) of 65,695 persons. One percent of this population is nearly 657 persons. According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 2011 National Survey of Substance Abuse Treatment Services, 473 persons per 100,000 population of adult age are in treatment for either an alcohol or drug abuse problem. Since the City of Westland is estimated to have an adult population of 65,695 persons, an estimated 311 individuals in City of Westland may have a substance abuse problem.

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

According to the Michigan State Police Crime Statistics, there were 22,889 incidents of domestic violence, sexual assault or stalking were reported in Wayne County. Of these reports, at least 77 occurred within the Westland Police Department jurisdiction during the year 2019. This is an undercount as some information is unavailable, and not all incidents of domestic violence or sexual assault are reported. Within the county, the majority of victims of domestic violence are women (nearly 76%).

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

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

During the citizen participation process, the elderly and frail elderly were identified as needing assistance with housing rehabilitation and home maintenance. Additionally, the elderly were identified as needing facilities and programming, such as those provided at senior centers. The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition.

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

During the citizen participation process, youth and young adult services (e.g. educational programming and job skill training) were identified as priority needs, as was the need for youth centers and early childhood development programs. Currently, there are several agencies within the community that

provide programming for low and moderate income children. 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. Currently, there are several agencies within the community that 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. Currently there are several agencies in the community that offer services to the mentally ill and substance abusers. 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 both adults and children, as well as mental health counseling and housing assistance, are typical needs of this population. Currently there are several organizations in the community that offer services to victims of domestic violence, dating violence, sexual assault and stalking. 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 in the U.S., including those not yet diagnosed and those who have already progressed to AIDS.

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.

According to a report that was presented and prepared by the Michigan Department of Health and Human Services, Wayne County (excluding Detroit) had approximately 2,410 persons living with HIV/AIDS in 2019. This represents a rate of approximately 191 persons per 100,000 residents. It is estimated that there are 193 individuals living with HIV/AIDS within the City of Westland. Currently, there are no specific housing programs for persons living with HIV/AIDS.

#### **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.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Mental health and other healthcare services
- Elderly and frail elderly facilities and programming, such as those provided at senior centers
- Youth and young adult services (e.g. educational programming and job skill training).

Services to address these needs are often provided by nonprofit agencies, usually in coordination with the City of Westland or Wayne County; however, many of 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:**

The community has identified the following public facility needs: park improvements (i.e. amenities), community center, improved park maintenance and recreational opportunities, arts/cultural center, and senior center.

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

These needs were determined during a community survey and two public meetings.

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

The community has identified that road repair/construction was the highest priority need for public improvements.

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

These needs were determined during a community survey and two public meetings.

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

The community has identified the follow public service needs: homeless services and facilities, youth services and programs; senior services and programs, improved public transportation/transportation services, mental health services, youth job training, and educational programs.

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

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

These needs were determined during a community survey and two public meetings.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City of Westland administers its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan programs and projects. Most of the data tables in this section are populated with a default data set based on the most recent data available. Additional data comes from various sources, including more current American Community Survey (ACS) estimates and local data sources such as the City of Westland and Wayne County. This section covers the following broad topics:

- *General Characteristics of the Housing Market:* The general characteristics of the City's housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and, Condition of Housing (MA-20).
- *Lead-based Paint Hazards:* The Condition of Housing (MA-10) section provides an estimate of the number of housing units within Westland that are occupied by low-income families or moderate-income families that contain lead-based paint hazards.
- *Public and Assisted Housing:* The Public and Assisted Housing (MA-25) section provides a description and identification of the public housing developments and public housing units in Westland. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs and the Westland Housing Commission's strategy for improving the management and operation of the Housing Choice Voucher Program and the living conditions of low- and moderate-income families in public housing.
- *Assisted Housing:* The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.
- *Facilities, Housing, and Services for Homeless Persons:* The Homeless Facilities and Services (MA-30) section provides a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City. A particular emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.
- *Special Need Facilities and Services:* The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section

further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

- *Barriers to Affordable Housing:* This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Westland. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

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

### Introduction

The total number of housing units in Westland has decreased slightly over the past decade. The City had 38,636 housing units at the time of the 2006-2010 ACS. Since 2010, the total number of housing units in the City declined by 1%, according to data provided in the 2015-2019 ACS.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,149	54%
1-unit, attached structure	2,830	7%
2-4 units	2,984	8%
5-19 units	6,900	18%
20 or more units	4,195	11%
Mobile Home, boat, RV, van, etc	1,074	3%
<b>Total</b>	<b>39,132</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

Data Source Comments:

### Additional Text

As shown in **Table 28**, data from the 2015-2019 ACS show that the majority of residential properties are single units (a total of 22,979 or 60.2%). Single-unit properties are either detached structures (20,149 or 52.8%) or attached structures (2,830 or 7.4%). Residential properties are further categorized into properties within 2-4-unit structures (2,984 or nearly 8%), properties within 5-19 unit structures (6,900 or 18.1%), and properties within 20 or more unit structures (4,195 or 11%). These categories comprise over 97% of the City's housing stock. The remainder of residential properties in the City is classified as mobile home, boat, RV, van, etc. (1,074 or 2.8%).

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	77	0%	1,165	9%
1 bedroom	616	3%	8,874	62%
2 bedrooms	21,648	103%	14,989	105%
3 or more bedrooms	19,551	94%	3,373	24%
<b>Total</b>	<b>41,892</b>	<b>200%</b>	<b>28,401</b>	<b>200%</b>

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

**Data Source Comments:**

#### **Additional Text**

As shown in **Table 29**, there are an estimated 35,183 occupied housing units within the City. Of this total, 21,092 or 59.9% are owner-occupied and 14,091 or 40.1% are renter occupied.

Of all owner-occupied units, most units contain 2 or more bedrooms (20,794 or 98.5%). Only a small number of owner-occupied units have no bedroom or 1 bedroom (298 or 1.5%).

Of all renter-occupied units, most contain between 1 and 3 bedrooms (13,158 or 93%). In contrast to owner-occupied units, a slightly larger percentage of renter-occupied units have no bedroom (520 or 4%) and a smaller percentage have 4 or more bedrooms (413 or 3%).

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

Westland has five government assisted senior apartment communities and one government assisted community for families. Westland also has several low-income housing tax credit apartment communities for seniors and families. Community Housing Networks manages several group homes for people with disabilities scattered throughout the City.

According to the Office of Public and Indian Housing (PIH) Public Information Center (PIC), the following number and type of voucher units are available within Westland (see also **Table 38**):

- 1,244 total Housing Choice Vouchers

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

There are no affordable housing units that will be lost due to expiring Housing Assistance Payments contracts during the five-year period of the Consolidated Plan. In such cases, 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. In most cases, HUD provides housing vouchers to assist the affected residents.

As of April 5, 2021, there are approximately 50 properties that are likely to be tax foreclosed within the City of Westland.

#### **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 April 2021 there are 49 properties on the Wayne County tax foreclosure list for the city of Westland, from an inventory of 35,183 total occupied units. This number decreased over the recent year due to the tax foreclosure moratorium that was initiated during the COVID-19 pandemic.

Nationally, there is a shortage of supply of housing. This may lead to an increase in housing costs making cost burden more of an issue in Westland, especially among the lower income households.

A shortage of affordable housing may exist for very low-income households earning less than 30% HAMFI. This affordable housing deficiency is more fully documented in the next section (MA-15).

### **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.

Generally, a diverse distribution of housing types is found within the City. The majority of housing units in the City are units within single-unit structures (60.2%), while 37% are within multiple-unit structures. This distribution provides a diverse selection of housing for low- and moderate-income residents. In terms of housing unit size, a small variety of unit sizes (primarily large units with 2 or more bedrooms) are available within the City (see **Table 28** and **Table 29**). It is important to note that in Westland, according to the 2015-2019 ACS, larger units (4 or more bedrooms) are the most popular options among owner-occupied homes, while it is more popular for renters to occupy units with fewer bedrooms. These trends may indicate a lack of affordable smaller units for sale and a lack of affordable larger units for rent.

### **Discussion**

The number of housing units in the City has slightly decreased over the last decade. A shortage of affordable housing may exist for very low-income households earning less than 30% HAMFI; however,

there is a diverse distribution of housing types available within the City. 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.

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

### Introduction

This section provides an overall picture of housing costs within Westland. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

Westland has 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 2019 American Community Survey, the rental vacancy rate in Westland was 6.8%. This compares to 4.9% in Wayne County and 5.6% in Michigan. The map below shows pockets within Westland that have vacancy rates less than 6.4%. However, since 2011, Westland issued only 20 rental permits. This is due in part to the Great recession of 2008 – 2012 and a low supply of buildable parcels. The remaining 148 permits issued in that time frame were for single family houses. This results in a possible shortage of rental units.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	130,600	121,100	(7%)
Median Contract Rent	661	775	17%

Table 29 – Cost of Housing

Alternate Data Source Name:

2006-2010 American Community Survey Estimates

Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,357	0.0%
\$500-999	10,314	0.0%
\$1,000-1,499	1,693	0.0%
\$1,500-1,999	202	0.0%
\$2,000 or more	190	0.0%
<b>Total</b>	<b>13,756</b>	<b>0.0%</b>

Table 30 - Rent Paid

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

Data Source Comments:

### Additional Text

**Table 30** displays the costs of housing trends for Westland. According to the 2015-2019 ACS, the current median home value for Westland is estimated to be \$121,100. This figure represents a 7.3% decrease from the 2006-2010 ACS median home value of \$130,600, due largely to the effects of the Great

Recession. Between the 2006-2010 ACS and the 2015-2019 ACS, the median contract rent within the City increased by 17.2%, from \$661 to \$775.

**Table 31** displays the distribution of estimated rents paid within Westland, according to 2015-2019 ACS data. Of all the rental units within the City paying rent, the majority, 10,314 (74.9%), have a rent between \$500 and \$999. A small percentage of rental units have a rent less than \$500, 1,357 (9.8%), while over 12% have a rent between \$1,000 and \$1,499. Approximately 3% of the City's rental units have a rent that exceeds \$1,500.

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	375	No Data
50% HAMFI	2,770	915
80% HAMFI	8,065	2,120
100% HAMFI	No Data	2,669
<b>Total</b>	<b>11,210</b>	<b>5,704</b>

**Table 31 – Housing Affordability**

Data Source Comments:

## Additional Text

**Table 32** details the overall housing affordability within Westland. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2008-2012 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 375 available rental units are affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 2,770 affordable rental units are available, while 915 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 8,065 affordable rental units are available, while 2,120 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 2,669 affordable owner units are available, while no data is provided for affordable rental units.

As noted previously in **Table 29**, an estimated 15,026 renter-occupied housing units are located within Westland (2015-2019 ACS). Of this total, only about 3% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% HAMFI) and 18.2% are affordable to households

earning less than or equal to 50% HAMFI. A much larger percentage (58.0%) of renter-occupied housing units are affordable to households earning less than or equal to 80% HAMFI.

An estimated 20,298 owner-occupied housing units are located within Westland (**Table 29**). Of this total, 6.6% are affordable to households earning less than or equal to 50% HAMFI, 31.2% are affordable to households earning less than or equal to 80% HAMFI, and 44.8% are affordable to households earning less than or equal to 100% HAMFI.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	697	821	1,049	1,344	1,458
High HOME Rent	639	764	977	1,266	1,376
Low HOME Rent	639	736	883	1,020	1,138

**Table 32 – Monthly Rent**

Data Source Comments:

## Additional Text

**Table 33** shows HUD Fair Market Rents and HUD HOME Rents within the Detroit-Warren-Livonia Metropolitan Statistical Area (MSA). Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g. public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

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

A comparison of the total number of households at the various income levels (**Table 7**) and the total number of affordable housing units available for the various income levels (**Table 32**) can reveal surpluses or shortages of affordable housing.

There are 4,575 very low-income households earning 0-30% HAMFI in Westland. Because only 430 affordable rental units are identified in the CHAS database, and an undetermined number of owner units are available, a significant shortage of affordable units likely exists within the City for very low-income households. There appears to also be insufficient housing for low-income households. A total of 4,925 households in the City earn less than or equal to 50% HAMFI. According to the CHAS database, 2,745 rental-units and 1,345 owner-units are available and affordable to this income group. There appears to be sufficient housing for moderate income households. Approximately 7,620 households in

the City earn less than or equal to 80% HAMFI. There are approximately 8,720 affordable rental units and 6,330 affordable owner-units available, according to the CHAS database.

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

The estimated median home value within Westland decreased from \$130,600 in 2010 to \$121,100 in 2019 according to the ACS for those years. Over this same period, the City's gross contract rent increased by 17% from \$661 to \$775.

The City's median household income has increased by 11.4% between the 2006-2010 ACS and the 2015-2019 ACS from \$45,496 to \$50,710. If past trends continue, where the median housing values increase at a slower rate than median household incomes, it can be anticipated that housing within the City will generally become more affordable to households.

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

The 2015-2019 ACS estimates the City's current median contract rent \$775. This median contract rent is lower than the Fair Market Rents for all unit sizes (i.e., 1 bedroom, 2-bedroom, 3 bedroom and 4-bedroom units) except efficiency units. In terms of High HOME Rent and Low HOME Rent, the City's median rent is lower than High HOME rents and Low HOME rents for 2-bedroom, 3-bedroom, and 4-bedroom units. The City's median contract rent is higher than High HOME rents and Low HOME rents for efficiency and 1-bedroom units.

### **Discussion**

Within Westland, there is a potential shortage of units affordable to very low- and low-income households. However, the cost of housing has decreased over the past decade and household incomes have increased. As housing costs continue to be less than household incomes, housing may become more affordable to low- and moderate-income households.

The data collected does not consider the impacts of the COVID-19 pandemic and the more than average increase in housing costs over the past two years. It is unclear how the effects of government ease of health restrictions and housing costs stabilize long-term will be impact housing affordability in the region.

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

### Introduction

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

### Definitions

The following definitions pertain to this section:

- “Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- “Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation but is both structurally and financially feasible to rehabilitate.
- “Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation and is not structurally or financially feasible to rehabilitate.
- “Abandoned vacant unit” is defined by HUD as:
  - A housing unit that has been foreclosed upon and vacant for at least 90 days.
  - A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.
  - A housing unit where a code enforcement inspection has determined that the property is not habitable, and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,115	20%	6,428	46%
With two selected Conditions	55	0%	197	1%
With three selected Conditions	7	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,915	80%	7,466	53%
<b>Total</b>	<b>21,092</b>	<b>100%</b>	<b>14,091</b>	<b>100%</b>

Table 33 - Condition of Units

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

Data Source Comments:

## Additional Text

**Table 34** shows the condition of occupied housing units within Westland, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing “condition” includes the following:

- A housing unit that lacks complete plumbing facilities
- A housing unit that lacks complete kitchen facilities
- A housing unit with more than one person per room
- A housing unit with a cost burden greater than 30% of the occupant’s household income

According to 2015-2019 data, the majority (16,915 or 80.2%) of owner-occupied housing units have no housing conditions. Of the remaining owner-occupied housing units, nearly all feature one housing condition (4,115 or nearly 20%). Only 62 owner-occupied units (less than 1% total) have two or three housing conditions and no owner-occupied housing units have four housing conditions.

Of the estimated 14,091 renter-occupied housing units in the City, nearly half of the units (6,428 or 45.6%) have one housing condition. The majority (7,466 or 53%) of renter-occupied units have no housing conditions. Less than 2% of renter-occupied units have two housing conditions and no renter-occupied housing units have three or four housing conditions.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,306	6%	491	3%
1980-1999	3,781	18%	3,536	25%
1950-1979	14,111	67%	8,784	62%
Before 1950	1,894	9%	1,280	9%
<b>Total</b>	<b>21,092</b>	<b>100%</b>	<b>14,091</b>	<b>99%</b>

Table 34 – Year Unit Built

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

Data Source Comments:

## Additional Text

**Table 35** details the age of housing within Westland. Of the 21,092 owner-occupied housing units, 14,111 or nearly 67% were built between 1950 and 1979, 3,781 or 18% were built between 1980 and 1999, and 1,306 or approximately 6% were built during 2000 or later. A small number (1,894 or nearly 9%) of owner-occupied housing units were built before 1950.

Of the 14,091 renter-occupied housing units, 8,784 or 62% were built between 1950 and 1979, 3,536 or over 25% were built between 1980 and 1999, and only 491 or 2.2% were built during 2000 or later. Similar to owner-occupied units, a small number (1,280 or just over 9%) of renter-occupied units were built before 1950.

### 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	16,005	76%	10,064	71%
Housing Units built before 1980 with children present	1,205	6%	700	5%

**Table 35 – Risk of Lead-Based Paint**

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:** 2013-2017 CHAS (units with Children present).

### Additional Text

**Table 36** estimates the risk of lead-based paint hazards within Westland. The actual number of housing units in the City with lead-based paint is not available; therefore, this analysis estimates the actual risk of lead based paint. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2015-2019 ACS and 2013-2017 CHAS.

As shown in **Table 36**, 76% of owner-occupied housing units in the City were built prior to 1980, while 6% were built before 1980 and have children present. For renter-occupied housing units, 71% were built prior to 1980, while 5% were built prior to 1980 and have children present.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,354	0	2,354
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:**

### Additional Text

According to 2015-2019 ACS data, there are a total of 37,537 housing units within Westland. Of these, 2,354 or 6.3% are vacant. As defined in the American Community Survey a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered to be temporarily occupied and are classified as “vacant.”

New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed, and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements, that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also, excluded are vacant units with a sign that they are condemned, or they are to be demolished.

### **Need for Owner and Rental Rehabilitation**

In terms of housing quality, nearly 20% of owner-occupied housing units in the City have at least one housing condition, while over 45% of renter-occupied housing units have at least one housing condition (**Table 34**). Relative to the age of housing, 18% of the City’s occupied units were built prior to 1950, while approximately 74% of all occupied units were built prior to 1980 (**Table 35**). Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the City built prior to 1980 have a higher risk of lead-based paint hazards. It can also be assumed that homes built prior to 1950 are more likely to need housing rehabilitation. Generally, these statistics point toward the need for Westland to facilitate both owner-unit and rental-unit rehabilitations within its jurisdiction.

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

**Table 36** notes that, in Westland, 16,005 owner-occupied housing units were built prior to 1980 and 10,064 renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2015-2019 ACS, there are an estimated 35,183 occupied housing units within Westland. Approximately 26,069 (74%) of these housing units are assumed to have a higher risk of lead-based paint hazards. According to HUD CDBG low- and moderate-income data for FY2021, 37,650 low- or moderate-income individuals (earning less than or equal to 80% HAMFI) reside in Westland, which can be estimated at approximately 16,369 low- and moderate-income households. This means that low- and moderate-income households represents nearly 46% of all households in the City of Westland. Therefore, it can be assumed that approximately 11,965 housing units may have a higher risk of lead-based paint hazards and be occupied by low- and moderate-income households.

### **Discussion**

In terms of housing conditions, more renter-occupied units have challenged housing conditions than owner-occupied units. The majority of the City's housing units were built prior to 1980. Due to the combination of housing conditions and unit age, there is a need for Westland to facilitate both owner-unit and rental-unit rehabilitations. It is estimated that approximately 11,965 housing units, or 73% of housing units occupied by low- and moderate-income families, may have a higher risk of lead-based paint hazards.

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

### Introduction

As was noted earlier in Section NA-35, the Westland Housing Commission (WHC) administers housing programs for low-income persons, through the Housing Choice Voucher program. The operations of the WHC are supported by the City's Department of Housing and Community Development.

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 Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		1,244	239	1,005	0	0	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:  
Planning Department

**Data Source Comments:**

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

**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 WHC administers the Housing Choice Vouchers (HCV) program. The WHC does not own any public housing, but oversees the housing assistance for the residents of Westgate Towers and other scattered sites for assisted living and veterans. Additionally, the WHC manages the Family Self-Sufficiency Program and is the managing member for the Westland-Taylor Corporation, Thomas Taylor Towers.

**Table 38** shows the total number of units currently assisted by local, state or federally funded programs. These facilities are not public housing that is owned by the City or the WHC, rather they are sites that the WHC works closely with to administer HCVs. The following identifies sites for project-based voucher use:

1. Westgate Towers (144 vouchers)

HCV at scattered sites, that aid the following populations/needs:

1. Assisted Living (80 vouchers)
2. Veterans (15 vouchers)

The City and the WHC continually assesses the condition of these sites to ensure that HCV are used on decent housing opportunities for low-income persons; however, the WHC does not own these properties and cannot control when repairs and other physical improvements occur.

## **Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>

**Table 38 - Public Housing Condition**

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The City of Westland does not own or operate public housing units.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The City of Westland does not own or operate public housing units.

### **Discussion:**

Although the Westland Housing Commission does not manage traditional public housing, it does manage the Housing Choice Voucher Program. The WHC will continue to increase the program size if funding becomes available through Congressional allocations, preservation vouchers, or consolidated programs of neighboring housing commissions.

Other local federal and state assisted housing units include:

- Greenwood Villa
- Thomas Taylor Towers
- Our Saviors Manor
- Adams senior Village
- Woodbridge Pond
- Other low-income housing tax credit

No federal or state assisted housing units are expected to be lost.

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

### Introduction

What is critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering, healthcare, mental health counseling, employment, etc. and the ability to follow a case through myriad providers to ensure that individual or family is transitioned out of homelessness.

The City of Westland collaborates with the Out-Wayne County Homeless Coalition to promote its Continuum of Care (CoC) 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 purview of community development services. The Wayne County Family Shelter is located in Westland.

### 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 Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	125	0	50	494	0
Households with Only Adults	47	0	38	249	0
Chronically Homeless Households	0	0	0	420	0
Veterans	0	0	20	214	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

2020 Housing Inventory County Report

Data Source Comments:

**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**

As mentioned above, 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 purview of community development services. Additionally, the Wayne County Family Shelter is located in Westland.

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.**

- Several non-profit providers and faith-based organizations offer services to the homeless population, which include emergency shelter, transitional housing, and permanent supportive housing. These providers include, but are not limited to, the following organizations: Wayne County Family Center (Samaritas) – Provides emergency shelter and offers an array of services including job training, support groups, childcare, tutoring, and medical referrals. Capacity: 61 beds. ChristNet Rotating Shelter – Consortium of local churches in Detroit and the surrounding suburbs that provide daytime and nighttime shelter seasonally. Capacity: 30 beds. First Step Center for Victims of Domestic Violence – 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. Capacity: 80 beds. Wayne Metropolitan Community Action Agency – Provides emergency shelter, safe haven, transitional housing, permanent supportive housing, rapid re-housing, and other housing for those in need. Capacity: 1,389 beds, various locations. Vista Maria – Provides services for victims of domestic violence and runaway and homeless youth (residential treatment program for girls). 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 – Provides housing for persons recovering from substance abuse and other addictions. Capacity: 15 beds. Neighborhood Legal Services Michigan – Addresses the immediate and long-lasting effects of poverty, and expands access to opportunity and justice in Michigan communities; 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 – Provides 24-hour emergency shelter; programs and services for more than 800 men, women, and children; assists families in reaching their housing, economic, health, education and career goals through coaching, mentorship, and support. Capacity: 57 beds. Salvation Army – Provides temporary emergency shelter and transitional housing for the homeless. 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

This section describes facilities and services that assist persons who require supportive housing and programs, and are not homeless. These populations may include elderly and frail elderly, persons with disabilities, persons with alcohol or drug addictions, persons with HIV/AIDS and or other groups. 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 ElderlyThe elderly, and particularly the frail elderly, require supportive housing, including units that are barrier-free and accessible, 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. Westland allocates CDBG funds for Senior Services. The Westland Housing Commission allocates housing vouchers for assisted living and Westgate Towers. 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)Persons with disabilities require barrier-free, affordable housing. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for persons with disabilities (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. Building codes require new multi-family units to have accessibility for such populations. However, older units tend to lack such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services. Community Living Services manages several group homes in Westland for persons with disabilities. Persons with Alcohol or Drug AddictionsPersons 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, the Office of Substance Abuse Services (OSAS) coordinates services for persons with alcohol or drug addictions. Several organizations in Wayne County provide substance abuse services, including Faith Recovery Center, Safe Step Communities and Lincoln Behavioral Services Plymouth. Persons with HIV/AIDSPersons 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. Other GroupsPersons leaving a violent domestic situation are often experience homelessness. The availability of emergency and transitional housing is critical to prevent their return to a dangerous situation. Most of the needs for this group are related to shelter and counseling. Runaway youth require similar housing and counseling services.

**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. Institutions often discharge persons with mental or physical issues and there is not sufficient independent affordable housing that they can reasonably maintain. The same situation exists for homeless people.

Westland works with homeless and special services providers to implement a cohesive, community-wide discharge coordination policy that agencies can successfully implement 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)**

Several programs exist in Westland to assist low-income households with their housing maintenance and acquisition needs. These programs include:

- The Housing and Community Development Department provides referrals to agencies and programs to improve access to housing.
- The Westland Housing Commission coordinates with Adult Protection Services and Department of Social Services on matters of intervention.
- The Westland Friendship Senior Center provides an array of services and activities for Westland's elderly residents.
- The Nankin Transit Commission provides transportation for the elderly and persons with disabilities.
- The City uses CDBG and HOME allocations to fund numerous supportive 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**

This section requires the jurisdiction to explain 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.

The City of Westland has identified various relevant public policies that could potentially affect the availability of affordable housing. In some cases, these public policies may be considered barriers to affordable housing, in which case the City will address strategies to eliminate or minimize such a negative effect on the affordable housing opportunities in Westland.

The following is a summary of these barriers and Westland's actions:

#### **1. Zoning Ordinances**

In many communities, zoning ordinances are a barrier to affordable housing, as they restrict density and limit housing types in locations that would otherwise be suitable for affordable housing ultimately excluding lower income households from many neighborhoods. In the City of Westland, zoning ordinances are free of barriers to affordable housing. These codes are designed to set forth minimum standards for health, safety, and welfare. The City's zoning ordinances do not, in general, constitute barriers to affordable housing in Westland. The City's zoning ordinances do not contain restrictive, exclusionary, or excessive subdivision controls that could discourage affordable housing development.

#### **2. Building Codes**

The City of Westland adheres to State of Michigan building standards that are designed to ensure that housing units are structurally sound and safe for residents. These codes are designed to set forth minimum standards for health, safety, and welfare. The City's building codes do not, in general, constitute barriers to affordable housing in Westland, and such building codes do not include any barriers to rehabilitation of the City's older housing stock.

#### **3. Development Fees**

The City of Westland does not impose an impact fee on developers seeking to develop new projects.

#### **4. Permitting and Approval Systems**

The City of Westland does not impose procedures that are burdensome, uncoordinated, or repetitive that may result in higher development costs for affordable housing.



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

### Introduction

The Consolidated Plan provides a concise summary of the City's priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of Westland.

This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section discusses the following topics:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

### 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	90	14	0	0	0
Arts, Entertainment, Accommodations	4,425	2,442	10	14	4
Construction	1,760	425	4	2	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	8,761	4,517	21	26	5
Finance, Insurance, and Real Estate	2,721	454	6	3	-3
Information	247	106	1	1	0
Manufacturing	8,553	1,409	20	8	-12
Other Services	2,115	799	5	5	0
Professional, Scientific, Management Services	3,934	1,104	9	6	-3
Public Administration	632	403	1	2	1
Retail Trade	4,684	4,861	11	28	17
Transportation and Warehousing	2,720	373	6	2	-4
Wholesale Trade	1,556	757	4	4	0
Total	42,198	17,664	--	--	--

**Table 40 - Business Activity**

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:**

## Additional Text

Information provided in **Table 41** identifies workers and jobs within Westland by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to 2015-2019 ACS, there are 42,198 workers within all business sectors identified in Westland. The number of jobs within all sectors is estimated to be 17,664 according to 2018 Longitudinal Employer-Household Dynamics data published by the U.S. Census Bureau.

The largest percentages of workers are within the Education and Health Care Services sector (20.8%) and Manufacturing sector (20.3%). Workers in the Retail Trade sector comprise 11.1% and workers in the Arts, Entertainment, Accommodations sector comprise 10.5%. Workers in the Agriculture, Mining, Oil and Gas Extraction sector as well as the Information sector comprise the smallest percentage of workers (less than 1% each).

In regard to the share of jobs, the largest share of jobs is within the Retail Trade sector (27.5%) and the Education and Health Care Services

sector (25.6%). Jobs in Arts, Entertainment, Accommodations sector (13.8%) and Manufacturing (8.0%) sectors are also well-represented. The Agriculture, Mining, Oil and Gas Extraction; Information; and Transportation, Warehousing, and Utilities sectors account for the smallest percentages of jobs (less than 1%, less than 1%, and 2.1%, respectively).

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The information described below identifies the “jobs less workers.” This is determined by the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector. As **Table 41** shows, within Westland there are fewer jobs than workers within seven business sectors: Agriculture, Mining, Oil and Gas Extraction; Construction; Finance, Insurance, & Real Estate; Manufacturing; Other Services; Professional, Scientific, and Management; and Transportation, Warehousing, and Utilities. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in five business sectors: Arts, Entertainment, Accommodations; Education and Health Care Services; Public Administration; Retail Trade; and Wholesale Trade. This means that workers from outside Westland may be meeting the needs of the local job market. There is an equal share of jobs as workers in the Information sector.

## Labor Force

Total Population in the Civilian Labor Force	43,618
Civilian Employed Population 16 years and over	42,198
Unemployment Rate	3.30
Unemployment Rate for Ages 16-24	8.90
Unemployment Rate for Ages 25-65	1.90

**Table 41 - Labor Force**

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:**

## Additional Text

**Table 42** portrays the labor force within Westland. According to the 2015-2019 ACS the total population within the City in the civilian labor force is 43,618. This number includes the number of civilian workers plus those actively seeking employment and does not include those who are not actively seeking employment.

The number of the civilian population 16 years and over who are employed totals 42,198. According to 2015-2019 ACS estimates, the City's unemployment rate is 3.3%. The unemployment rate for ages 16-24 is much higher than for the City as a whole at approximately 8.9%. The unemployment rate for those aged 25-64 is approximately 2%.

Occupations by Sector	Number of People
Management, business and financial	12,101
Farming, fisheries and forestry occupations	96
Service	7,959
Sales and office	9,636
Construction, extraction, maintenance and repair	2,580
Production, transportation and material moving	8,288

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:**

## Additional Text

**Table 43** displays occupations by sector within Westland according to the 2015-2019 ACS. The Management, business, science, and arts sector accounts for the largest number of occupations with 12,101 people. The sales and office sector has the second highest number of people in the occupation (9,636), followed by the production, transportation, and material moving sector (8,288), the Service sector (7,959), and finally the Natural resources, construction, and maintenance sectors (2,676).

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,109	61%
30-59 Minutes	13,513	34%
60 or More Minutes	2,081	5%
<b>Total</b>	<b>39,703</b>	<b>100%</b>

**Table 43 - Travel Time**

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

Data Source Comments:

### Additional Text

As shown in **Table 44**, the majority of Westland residents commute less than 30 minutes to work (60.7%). A notable percentage travel 30-59 minutes (34.0%) with a small percentage commuting more than one hour (5.3%). Approximately 82% percent of Westland workers drive to work alone and 10.6% carpool. According to 2015-2019 ACS estimates, for those who commute to work the average travel time is 27.2 minutes one-way.

### Education:

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

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,131	95	1,505
High school graduate (includes equivalency)	10,580	175	3,655
Some college or Associate's degree	13,137	182	2,535
Bachelor's degree or higher	9,103	293	1,177

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

Alternate Data Source Name:

2015-2019 American Community Survey Estimates

Data Source Comments:

### Additional Text

**Table 45** displays Educational Attainment by Employment Status. Within Westland, the highest numbers of employed are those with some college or an Associate's degree (13,137) and high school graduates (10,580). A significant number of employed also have a Bachelor's degree or higher (9,103). Over 6% of the civilian employed population never graduated from high school.

The highest numbers of unemployed are those with Bachelor's degrees or higher (293) and Some college or Associate's degree (182), though it should be noted that these numbers only make up a small percentage of the total population in the labor force.

When looking at the civilian labor force ages 25-64 years, 34,951 are employed, 745 are unemployed, and 8,872 are not in the labor force and are not actively seeking employment.

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	182	62	335	822
9th to 12th grade, no diploma	986	833	836	1,483	1,674
High school graduate, GED, or alternative	2,526	4,649	2,348	7,413	5,853
Some college, no degree	2,141	3,337	1,909	6,198	3,173
Associate's degree	321	879	709	2,822	494
Bachelor's degree	782	2,322	1,060	2,843	1,458
Graduate or professional degree	112	1,535	1,056	1,757	785

**Table 45 - Educational Attainment by Age**

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:**

#### Additional Text

**Table 46** shows Educational Attainment by Age. A significant population over the age of 18 (7,213) in Westland did not graduate from high school. A significant number of adults (45,359) graduated from high school or have some college education but no four-year college degree. Combined, 52,572 adults of the population 18 years or older do not have a four-year college degree. There are approximately 13,710 individuals over the age of 18 who have a bachelor's or graduate degree. This represents about 21% of the population over the age of 18.

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,294
High school graduate (includes equivalency)	31,278

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Some college or Associate's degree	39,685
Bachelor's degree	54,113
Graduate or professional degree	65,023

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

**Alternate Data Source Name:**

2015-2019 American Community Survey Estimates

**Data Source Comments:**

### **Additional Text**

**Table 47** identifies income as it relates to educational attainment in Westland. The data shown is based on 2015-2019 ACS estimates. Greater educational attainment strongly correlates with increased income. In Westland, persons having a graduate or professional degree have an estimated median income of \$65,023 and persons having a Bachelor's degree have a median income of \$54,113. In contrast, persons with some college or an Associate's degree have a median income of \$39,685. Similarly, those with a high school diploma or equivalency have a median income of \$31,278 and those without a high school diploma or equivalency have a median income of \$30,294.

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

The top 3 employment sectors in Westland are Retail Trade (27.5%), Health Care and Social Assistance (20.8%), and Arts, Entertainment, Accommodations (13.8%).

Retail Trade has the highest share of total jobs at 27.5%, with a share of workers at 11.1%. Evidently, there are more jobs available in this sector than there are workers in Westland to fill them. Education and Health Care Services has the second highest share of total job postings at 25.6%, with a share of workers at 20.8%. This data suggests that the demand for work in this sector is lower than the available job market. Arts, Entertainment, Accommodations has the third highest share of total jobs at 13.8%, and a share of workers at 10.5%. There is an opportunity for workers from outside of Westland with this skillset to fill this need. It should be noted that there are a high share of workers in the manufacturing sector (20.8%), but in Westland manufacturing jobs only account for 8.0% of the total job share.

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

As of the 2015-2019 American Community Survey, three sectors dominated employment in the City of Westland: Education Services, Health Care, and Social Assistance; Arts, Entertainment, Accommodations, and Retail Trade.

Since a large percentage of Westland's population lacks a post-secondary education, there may be a demand for adult basic education, workforce training and other education opportunities to better match

the needs of the business community with skilled employees. However, there are a number of private and public educational institutions, as well as workforce training initiatives, available in Westland and throughout Wayne County to address this need.

**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. Westland received the redevelopment Ready designation from the State of Michigan, which provides additional economic development resources.

The COVID-19 pandemic has started to change how society conducts business. Many companies adopted remote work/tele-commuting policies that may allow more employees to work from home. This will inevitably have an impact on job centers as less people commute to and from work on a daily basis. There is potential for developers and the City to convert some of these commercial areas to both affordable and market rate housing.

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

Within Westland there are fewer jobs than workers within seven business sectors: Agriculture, Mining, Oil and Gas Extraction; Construction; Finance, Insurance, & Real Estate; Manufacturing; Other Services; Professional, Scientific, and Management; and Transportation, Warehousing, and Utilities. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset.

In contrast, there may be more jobs than workers in five business sectors: Arts, Entertainment, Accommodations; Education and Health Care Services; Public Administration; Retail Trade; and Wholesale Trade. This means that workers from outside Westland may be meeting the needs of the local job market. There is an equal share of jobs as workers in the Information sector.

**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)?**

**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 will engage in a comprehensive economic development strategy in 2021.

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
- Redevelopment Ready Communities.

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.

## **Discussion**

According to the 2015-2019 ACS, the Westland labor force is comprised of approximately 43,618 people, of which approximately 96.7% are employed and 3.3% are unemployed. The largest employment sectors in Westland are arts, entertainment, accommodations; education, healthcare, and social services, and retail trade. Like in most cities, higher median earnings generally correlate with higher education. The highest median earnings in Westland are in occupations such as management, business, science and the arts, while the lowest median earnings are in service occupations. Nearly 35% of Westland's population has a high school diploma or equivalent, but 21% of the City's population has a Bachelor's, graduate or professional degree. While there may be a need for workforce training, there are also several workforce training initiatives in the community to meet this need.

Approximately 61% of Westland's population drives less than 30 minutes to get to work, and over 94% of Westland's population drives less than one hour to get to work. This means that most employees work locally or within the Westland region.

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

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

From 2016-2020, the City focused the majority of its CDBG-funding in eligible block groups having a population of 51% or more low- and moderate-income persons (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.

According to the HUD CPD Maps tool, Table 48 shows the Census Tracts that 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).

Because of the age of the 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. The majority of extremely low-income households have some type of housing problem, regardless of their location. Housing problems affecting low-income households are also widespread throughout the City. Housing problems affecting moderate income households are not concentrated more than 50%.

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

The lowest income areas of Westland are most affected by housing problems and in need of community investment. Unfortunately, these areas are fairly widespread. Twenty-five of the City's 67 block groups have a low- and moderate-income population of 51% or greater.

The City's overall Black or African American percentage is 17.4%, and its overall Hispanic or Latinx percentage is 4.1%. Any concentration in a particular Block Group that is 10% or more over the citywide percentages is considered a racial or ethnic concentration. The following Block Groups have populations where racial or ethnic minorities comprise 10% or more of the population:

Hispanic/Latino:

- Census Tract 5652, Block Group 2; 17.6% Hispanic or Latino
- Census Tract 5670, Block Group 1; 19.7% Hispanic or Latino
- Census Tract 5683, Block Group 1; 15.5% Hispanic or Latino

[Source: 2015-2019 ACS Data, U.S. Census Bureau TIGER/Line GIS Data]

Black/African American:

- Census Tract 5651, Block Group 1; 31.0% Black or African American
- Census Tract 5651, Block Group 2; 28.1% Black or African American
- Census Tract 5652, Block Group 1; 27.6% Black or African American
- Census Tract 5652, Block Group 3; 32.5% Black or African American
- Census Tract 5653, Block Group 1; 40.7% Black or African American
- Census Tract 5653, Block Group 2; 39.9% Black or African American
- Census Tract 5670, Block Group 2; 93.7% Black or African American
- Census Tract 5670, Block Group 3; 51.6% Black or African American
- Census Tract 5678, Block Group 1; 37.2% Black or African American
- Census Tract 5685, Block Group 2; 34.8% Black or African American
- Census Tract 5687, Block Group 4; 32.4% Black or African American
- Census Tract 5688, Block Group 1; 28.6% Black or African American
- Census Tract 5688, Block Group 2; 43.3% Black or African American

[Source: 2015-2019 ACS Data, U.S. Census Bureau TIGER/Line GIS Data]

Many of these tracts are also areas of low- and moderate-income concentration. For example, Census Tract 5670, Block Group 3 has a racial minority concentration of 51.6% and a low- and moderate-income percentage of 79.88%. Although these concentrations exist, the data provided in the Market Analysis show that all racial and ethnic groups living in the City have significant housing needs, particularly extremely low-income populations.

### **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.

**TABLE 48: CONCENTRATIONS OF HOUSEHOLDS WITH HOUSING PROBLEMS**

<b>% of Households w/Housing Problems</b>	<b>Extremely Low Income Households</b>	<b>Low Income Households</b>	<b>Moderate Income Households</b>
50-75%	5653, 5674, 5671, 5678, 5689, 5679, 5680, 5656, 5683, 5685, 5687, 5670	5672.02, 5678, 5688, 5683, 5682, 5684, 5659, 5687	None
>75%	5672.02, 5673, 5688, 5651, 5657, 5682, 5684, 5659, 5658	5657	None

*Source: HUD CPD Maps, Accessed April 2021*

**Table 48 – Concentrations of Households with Housing Problems**

**Table 48 - Concentrations**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map, accessed in April of 2021, nearly all of Westland has 3 or more fixed residential broadband providers throughout the City. One impediment to broadband access within low- and moderate-income households is the ability to afford monthly fees along with purchasing of equipment (computers, smartphones, tablets, and routers). Additionally, spurred by the COVID-19 pandemic, the need for internet access to accommodate remote work, school, and virtual interaction has grown throughout the United States.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As stated above, according to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map accessed in April of 2021, most of Westland has 3 or more fixed residential broadband providers throughout the City; therefore, there is already competition in the area.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

According to the Climate Science Special Report Fourth National Climate Assessment, Midwest communities will see an increase in average temperature in both the winter months and summer months. Increased heat wave intensity and frequency, increased humidity, degraded air quality, and reduced water quality will increase public health risks.

Increases in precipitation are also likely. Given that the City of Westland is located in Metro-Detroit, the City is largely developed and may experience greater risks of flooding due to the high amounts of impervious surface. Extreme rainfall events and flooding have increased during the last century, and these trends are expected to continue, causing erosion, declining water quality, and negative impacts on transportation, agriculture, human health, and infrastructure.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

As mentioned above, as climate change progresses Midwest communities may see an increase in temperatures, increase in precipitation, and more extreme storm events. This poses a threat to all housing within Midwest communities. Housing located in proximity to waterways and floodplain areas could be at risk of flood damage. Major storms and high winds may pose a threat to housing as well.

# 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. The City of Westland has identified five (5) goals for the next five-year period:

1. Affordable Housing
2. Neighborhood Revitalization
3. Non-Homeless Special Needs
4. Continuum of Care of Homeless
5. Administration/Planning

These goals address the four major topics of the Consolidated Plan: Housing, Non-Housing Community Development, Non-Homeless Special Needs, and Homelessness, which capture the priority needs of the community. Additionally, the City has added a goal for administering the CDBG and HOME programs.

#### **Goal 1: Affordable Housing**

#### **GOAL 1: AFFORDABLE HOUSING**

**Description:** Affordable housing projects include housing rehabilitation, home ownership and rental assistance. 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.

#### Housing Needs

The Affordable Housing goal is focused on the physical state and tenure of housing in the City of Westland and ways that federal and local resources can be used to address housing issues. Based on input received through the citizen participation process, the highest priority housing needs are:

- Housing rehabilitation
- Homeownership
- Affordable rental housing

#### **Goal 2: Neighborhood Revitalization**

## **GOAL 1: AFFORDABLE HOUSING**

**Description:** Affordable housing projects include housing rehabilitation, home ownership and rental assistance. 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.

### Housing Needs

The Affordable Housing goal is focused on the physical state and tenure of housing in the City of Westland and ways that federal and local resources can be used to address housing issues. Based on input received through the citizen participation process, the highest priority housing needs are:

- Housing rehabilitation
- Homeownership
- Affordable rental housing

## **Goal 3: Non-Homeless Special Needs**

### **GOAL 3: NON-HOMELESS SPECIAL NEEDS**

**Description:** Non-homeless special needs include funding for elderly, youth, domestic violence victims and community policing. 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.

### Non-Homeless Special Needs

The Non-Homeless Special Needs goal is focused on public services that benefit populations presumed to be low- and moderate-income, including the mentally ill, developmentally disabled, elderly, and other groups. These public services are often provided by non-profit agencies, usually in coordination with the City of Westland or Wayne County. Based on input received through the citizen participation process, the highest priority non-homeless special needs are:

- Supportive service programs

## **Goal 4: Continuum of Care for Homeless**

### **GOAL 4: CONTINUUM OF CARE FOR HOMELESS**

**Description: Continuum of Care for the homeless includes funding for the Wayne County Family Center and First Step Center for victims of domestic violence. 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.**

#### Homelessness Needs

The Continuum of Care goal is intended to address homelessness in the City of Westland. The Continuum of Care is a collaborative effort comprising numerous individuals, agencies, and organizations. The Out-Wayne County Continuum of Care is led by Wayne Metro Community Action Agency, which serves as the lead agency for collecting homeless data for the Continuum of Care. Wayne Metro Community Action Agency assists in conducting homeless needs assessments and developing community supported homelessness strategies in Wayne County. To identify homelessness needs, the City of Westland coordinated with the Out-Wayne County Continuum of Care and Wayne Metro Community Action Agency. Based on input received through the citizen participation process, the highest priority homelessness needs are:

- Homeless services and prevention

#### **Goal 5: Administration/Planning**

#### **GOAL 5: ADMINISTRATION/PLANNING**

**Description: Administration of the CDBG and HOME programs for City of Westland.**

#### ***Administration/Planning Needs***

The Administration/Planning goal is intended to address the need for day-to-day administration and planning related to the CDBG and HOME program, including oversight of projects and activities to be implemented during the five-year period.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Annapolis Park
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Annapolis Park/Carver subdivision is bound by Annapolis Ave. to the north, Van Born Rd. to the south, Henry Ruff Rd. to the west and Inkster Rd. to the east. (Census Block Groups 5670.2 and 5670.3)
	<b>Include specific housing and commercial characteristics of this target area.</b>	The Annapolis Park/Carver subdivision is primarily comprised of residential development. Along main roads that bound the subdivision there is a mix of residential, institutional, park, and commercial development.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The Annapolis Park/Carver subdivision was included as a target area in the previous Consolidated Plan. Generally this area has been identified as an area of greatest need due to the demographic being of lower income, a high need for code enforcement, home rehabilitation, neighborhood facility improvements, and other aesthetic improvements to the neighborhood. Most resident participation comes from the CDCAC, which is comprised of representatives from the Norwayne and Annapolis Park/Carver subdivisions, Disability Concerns Committee, Senior Advisory Committee, Wayne-Westland Community Schools, Westland Housing Commission, Westland Youth Assistance and other residents at large.

	<b>Identify the needs in this target area.</b>	As previously mentioned, the needs in the Annapolis Park/Carver subdivision include home rehabilitation, affordable housing (owner and renter), homeownership, blight elimination, public facility improvements, and neighborhood revitalization.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities in the Annapolis Park/Carver Local Target Area include an approach focused on assisting pockets of low-income households, primarily in Census Block Group 5670.3. The City has an opportunity to focus housing services in a smaller geographic area to make a large impact. Additionally, within the Annapolis Park/Carver Local Target Area there are park opportunities and public services provided. Homes in this area are generally single family and modest in size. This provides an opportunity for affordable single family home ownership.
	<b>Are there barriers to improvement in this target area?</b>	The greatest barriers to improvements are perception, poverty, and lack of resources in the Annapolis Park/Carver Local Target Area. The community is active and organized; however, commercial uses are struggling at the neighborhood's periphery. Further investment in the Annapolis Park/Carver Local Target Area may persuade businesses to capitalize on the neighborhood's good location and strong community fabric.
2	<b>Area Name:</b>	NORWAYNE
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Norwayne subdivision is bound by Palmer Rd. to the north, Glenwood Rd. to the south, Wildwood Ave. to the west and Merriman Rd. to the east. Census Tract 5685 (Block Groups 1, 2, 3, and 4)

<b>Include specific housing and commercial characteristics of this target area.</b>	<p>The Norwayne subdivision is primarily comprised of residential development. Along main roads that bound the subdivision there is a mix of residential, institutional, park, and commercial development.</p>
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>The Norwayne subdivision was included as a target area in the previous Consolidated Plan. Generally this area has been identified as an area of greatest need due to the demographic being of lower income, a high need for code enforcement, home rehabilitation, neighborhood facility improvements, and other aesthetic improvements to the neighborhood. Most resident participation comes from the CDCAC, which is comprised of representatives from the Norwayne and Annapolis Park/Carver subdivisions, Disability Concerns Committee, Senior Advisory Committee, Wayne-Westland Community Schools, Westland Housing Commission, Westland Youth Assistance and other residents at large.</p>
<b>Identify the needs in this target area.</b>	<p>As previously mentioned, the needs in the Norwayne subdivision include home rehabilitation, affordable housing (owner and renter), homeownership, blight elimination, public facility improvements, and neighborhood revitalization.</p>
<b>What are the opportunities for improvement in this target area?</b>	<p>Opportunities in the Norwayne Local Target Area include an approach focused on assisting pockets of low-income households. The area consists of a disproportionately high percentage of Low- and Moderate-Income households. The City has an opportunity to focus housing services in a smaller geographic area to make a large impact. Additionally, within the Norwayne Local Target Area there are park opportunities and public services provided. Homes in this area are generally single family and modest in size. This provides an opportunity for affordable single family home ownership.</p>

	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Like the Annapolis Park/Carver Local Target Area, the greatest barriers to improvements in the Norwayne Local Target Area are perception, poverty, and lack of resources. The community is active and organized; however, commercial uses are struggling at the neighborhood's periphery. Further investment in the Norwayne Local Target Area may persuade businesses to capitalize on the neighborhood's good location and strong community fabric.</p>
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### General Allocation Priorities

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

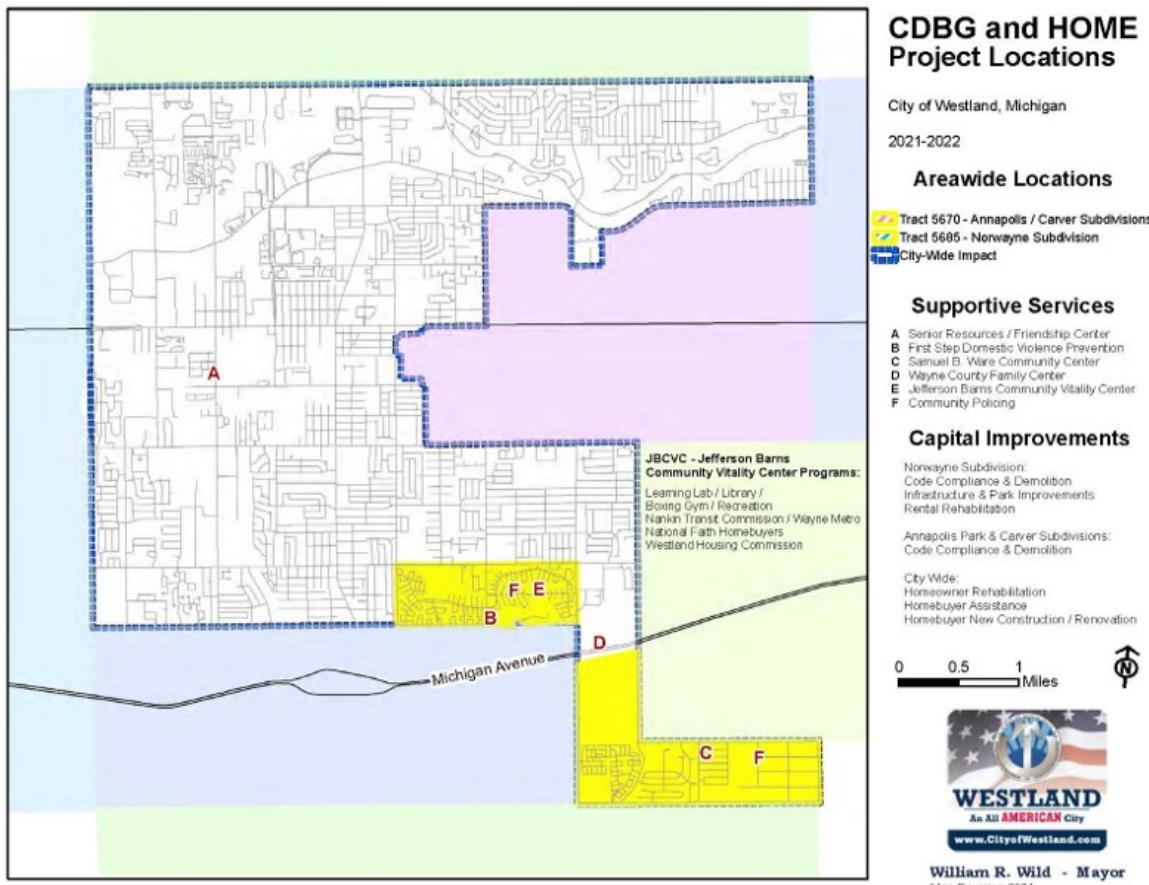
The U.S. Department of Housing and Urban Development (HUD) requires that each CDBG-funded activity principally benefit low- and moderate-income persons or low- and moderate-income areas. Projects with area benefit must demonstrate that at least 51% of the area's residents are low- and moderate-income. Public improvements and facilities in specific neighborhoods and similar projects with a defined geographic service area must meet this definition.

To help ensure area benefit, the City of Westland has designated three (3) areas as Local Target Areas within the City limits (see **CDBG and HOME Project Locations Map** and **Table 49**). These Local Target Areas are: Citywide low and moderate income areas, Annapolis Park/Carver, and Norwayne. The areas selected for the 2021/2022-2025/2026 Consolidated Plan were identified through data collection and analysis and the citizen participation process, which consisted of a community survey and public meetings, as well as meetings with the City Council. Additionally, these areas were also identified as Target Areas in the previous 2016/2017-2020/2021 Consolidated Plan. Each of these areas meets the eligibility requirements for low- and moderate-income area benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Westland that also meet the eligibility requirements for low- and moderate-income benefit.

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.

## CDBG and HOME Project Locations Map



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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly
	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Affordable housing
	<b>Description</b>	Rehabilitation of substandard housing to provide additional affordable housing opportunities for low- and moderate-income residents (both homeowner and rental)
2	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
	<b>Priority Need Name</b>	Homeownership
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Families with Children Elderly
	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Affordable housing
	<b>Description</b>	Affordable homeownership opportunities to facilitate neighborhood stabilization, particularly in neighborhoods with significant rental stock and/or transient population

	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
<b>3</b>	<b>Priority Need Name</b>	Affordable rental housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Affordable housing
	<b>Description</b>	Provide affordable rental opportunities for low - moderate income residents, primarily through the Housing Choice Voucher and rental rehabilitation programs. This addresses the needs of very low income families as well as provides accessible housing for residents with special needs.
	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
	<b>Priority Need Name</b>	Elimination of Slum and Blight
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development

	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Neighborhood revitalization
	<b>Description</b>	Elimination of blight, through demolition and code enforcement to stabilize neighborhoods.
	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
5	<b>Priority Need Name</b>	Public facilities and infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Neighborhood revitalization
	<b>Description</b>	Public facilities and infrastructure improvements to enhance quality of life, community engagement, and accessibility.
	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
6	<b>Priority Need Name</b>	Supportive service programs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Non-homeless Special Needs
	<b>Description</b>	Supportive services for special needs and other services that benefit low- and moderate-income persons and neighborhoods (e.g., community policing)
	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
<b>7</b>	<b>Priority Need Name</b>	Homeless services and prevention
	<b>Priority Level</b>	Low

	<p><b>Population</b></p> <p>Chronic Homelessness          Individuals          Families with Children          Mentally Ill          Chronic Substance Abuse          veterans          Persons with HIV/AIDS          Victims of Domestic Violence          Unaccompanied Youth          Persons with Mental Disabilities          Persons with Developmental Disabilities          Persons with Alcohol or Other Addictions          Persons with HIV/AIDS and their Families          Victims of Domestic Violence</p>
	<p><b>Geographic Areas Affected</b></p> <p>NORWAYNE          Annapolis Park</p>
	<p><b>Associated Goals</b></p> <p>Continuum of Care for Homeless</p>
	<p><b>Description</b></p> <p>Facilities and services provided by organizations that support homeless persons or persons at-risk of becoming homelessness</p>
	<p><b>Basis for Relative Priority</b></p> <p>Successful past practices, knowledge of the community and partner organization capacity, and citizen input.</p>
8	<p><b>Priority Need Name</b></p> <p>Economic Development</p>
	<p><b>Priority Level</b></p> <p>Low</p>
	<p><b>Population</b></p> <p>Low          Moderate          Non-housing Community Development</p>
	<p><b>Geographic Areas Affected</b></p> <p>NORWAYNE          Annapolis Park</p>
	<p><b>Associated Goals</b></p> <p>Neighborhood revitalization</p>
	<p><b>Description</b></p> <p>Economic development activities that improve economic opportunities for low- and moderate-income persons</p>

	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.
<b>9</b>	<b>Priority Need Name</b>	Administration/Planning
	<b>Priority Level</b>	Low
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	NORWAYNE Annapolis Park
	<b>Associated Goals</b>	Administration/Planning
	<b>Description</b>	Day-to-day administration of the City of Westland's CDBG and HOME programs
	<b>Basis for Relative Priority</b>	Successful past practices, knowledge of the community and partner organization capacity, and citizen input.

### **Narrative (Optional)**

The Five-Year Consolidated Plan must identify 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, the City of Westland has identified one or more populations to be served, as well the priority ranking of relative importance among the needs listed (see Table 50). The priority ranking is based on successful past practices, knowledge of the community and partner organization capacity, and citizen input. As in the past, the City has prioritized affordable housing as a basic human necessity, along with neighborhood revitalization and supportive services. These priorities, when implemented together, provide a synergistic strategy for community development.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based vouchers are by far the most common voucher used in the City of Westland. The average annual income of residents using TBRA is \$13,667. This voucher continues to be critical for persons with extremely low incomes who are severely cost burdened. It is estimated that while approximately 1,018 TBRA vouchers are in use, an estimated 4,575 households in Westland have extremely low incomes.
TBRA for Non-Homeless Special Needs	Non-Homeless Special Needs populations have a high need for TBRA, while at the same time needing improved accessibility within housing. Approximately 243 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, accessibility improvements and Fair Housing options.
New Unit Production	A shortage of affordable housing exists for very low- and low-income groups, including both renter and owner households earning less than 50% HAMFI. The current housing inventory lacks rental units to house persons with very low- and low-incomes (i.e., less than 50% HAMFI). Necessary demolition of ageing and unsafe structures, along with increasing rent, has contributed to this deficit.
Rehabilitation	More renter-occupied housing units have at least one housing problem when compared to owner-occupied housing units (i.e., 6,428 versus 4,115); however, a larger percentage of owner-occupied units are aging. For example, 76% of owner-occupied housing units and 71% of renter-occupied were built prior to 1980 and are more than 40 years old. Generally, these statistics point toward the need for the City of Westland to facilitate both owner-unit and rental-unit rehabilitations to improve the condition of housing within its jurisdiction. The City of Westland also has identified areas Local Target Areas in which to focus affordable housing rehabilitation and production efforts.
Acquisition, including preservation	Housing preservation/restoration within low- and moderate-income neighborhoods were 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

### Additional Text

Table 6 displays the population, number of households, and median income for the base year (2010) and most recent year (2019), and the percentage of change over time. This data shows an overall

population decline from 84,832 in the 2006-2010 ACS to 81,938 at the time of the 2015-2019 ACS, approximately a 3.4% decrease in population.

However, the number of households increased by 590 households from 34,593 households in the 2006-2010 ACS to 35,183 households at the time of the 2015-2019 ACS. This represents nearly a 2% increase in the number of households during that time.

**Table 6** also identifies an estimated 11% increase in the median income, from \$45,496 to \$50,710. Overall, the population and number of households have remained relatively constant, while the median income has increased.

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

### **Introduction**

The Consolidated Plan identifies federal, state, local and private resources anticipated to be available to the City of Westland to address the priority needs and goals identified in the Strategic Plan. These resources are summarized in **Table 52**.

Westland anticipates a total allocation of \$1,118,362 in CDBG funding and \$322,852 in HOME funding for year one of the Five-Year Consolidated Plan program year 2021-2022. Westland may realize program income over the course of the 2021-2022 program year and subsequent program years. The anticipated amount of program income for each of the five years is an average of \$10,000 a year for CDBG. For HOME dollars the City anticipates \$200,000 in year one and \$100,000 for each subsequent year of this Consolidated Plan. Westland will use these funds for CDBG and HOME eligible activities consistent with the goals identified in the Consolidated Plan.

Westland will use CDBG funds for housing and community development activities including affordable housing, code enforcement, blight removal, public improvements and facilities and public services. Westland will use HOME funds for affordable housing activities and program administration.

Other resources, such as private and non-Federal public sources may become available to the City during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, City departments, public or social service providers or other sources. The City will also look to leverage funds from Community Housing Development Organizations (CHDOs), Westland Housing Commission and other agencies and programs with CDBG and HOME dollars.

The Annual Action Plan summarizes the City's priorities and the specific goals it intends to initiate and complete within the first year of the Strategic Plan. The Annual Plan describes these goals in quantitative terms. The City selected goal outcome indicators and quantities based on the anticipated performance measures of the 2021-2022 Annual Action Plan and beyond. See **Table 55** for Five Year goals and **Table 57** for Annual goals.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,118,362	10,000	0	1,128,362	4,513,448	The Federal CDBG allocation will be used for housing and community development activities. Funding from other sources may be leveraged against CDBG dollars for public benefit.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	322,852	200,000	0	522,852	1,691,408	The Federal HOME allocation will be used for housing activities. Funding from other sources may be leveraged against HOME dollars for public benefit.

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 may become available to the City of Westland during the program year. The City will look to leverage such funds, if available, from State and Federal grants sources, City Departments, public service providers, or other sources against CDBG and HOME dollars. The City will look to leverage funds, if available, from Community Housing Development Organizations (CHDOs), Public Housing Authority (PHA) partners, or other agencies and programs against CDBG and HOME dollars.

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

If land or property is acquired by the City of Westland, such lands will be considered for development of affordable housing based on suitability and feasibility of development.

**Discussion**

## 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
City of Westland Housing & Community Development Department	Government	Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
City of Westland Mayor's Office & City Council	Government	Planning	Jurisdiction
City of Westland Rehabilitation Review Board	Government	Ownership Rental	Jurisdiction
City of Westland Economic Development Corporation	Other	Economic Development	Jurisdiction
Westland Planning Commission	Government	Planning	Jurisdiction
Westland Housing Commission	PHA	Public Housing	Jurisdiction
SEMCOG - Southeast Michigan Council of Governments	Regional organization	Planning	Region
Out Wayne County Homeless Services Coalition	Non-profit organizations	Homelessness Non-homeless special needs	Region

Table 51 - Institutional Delivery Structure

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

**Table 53** shows the institutional structure through which the City of Westland will carry out its Strategic Plan. Although not every organization involved in the program of delivery is included in **Table 53**, the lead agency and other organizations presented show the breadth of delivery capacity within the City.

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. These partnerships include government, private industry and non-profit sectors and shown below:

- City of Westland Mayor's Office and City Council
- Westland Housing Commission
- Westland Rehabilitation Review Board
- Westland Economic Development Corporation
- Westland Planning Commission
- Wayne County
- State of Michigan
- Area-wide Housing Advisory Councils - SEMCOG, The Senior Alliance, Out-Wayne County Homeless Services Coalition and Wayne Metropolitan Community Action Agency
- Non-Profit Housing Organizations – Habitat for Humanity, Wayne Westland Community Schools Building Trades Program, Community Living Services and Community Housing Network
- For-Profit Housing Developers, Banks
- Neighborhood Organizations – Annapolis-Carver Homeowners Association and Norwayne Community Citizens Council

The lead agency for institutional delivery is the City of Westland Housing and Community Development Department, along with other City departments and boards. These departments and boards carryout initiatives related to housing and community development. Furthermore, there are multiple nonprofit organizations that provide a range of public services, from programs to reduce homelessness to programs for non-homeless special needs populations. The Out-Wayne County Homeless Services Coalition, led by Wayne Metro Community Action Agency, collects homeless data for the Continuum of Care. The Continuum of Care conducts homeless needs assessments and develops community-supported homelessness strategies in Wayne County.

The City of Westland has a strong Institutional delivery system. A wide range of services are available in the community, including homelessness prevention, street outreach, and supportive services, and other services such as senior and youth programs (see **Table 54**). These services are provided by the local government, non-profit organizations, and the Continuum of Care (CoC).

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
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	X	
Employment and Employment Training		X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

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. Wayne Metro Community Action Agency is the lead agency for coordinating efforts for the Continuum of Care, Out-Wayne County Homeless Services Coalition. 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 City of Westland views the Consolidated Plan development process as an opportunity to bring together the public, non-profit, and private sectors that support housing and community development in Westland. Such stakeholders, such as the Continuum of Care, deliver invaluable services to the City's homeless and special needs population. These services are well-coordinated, including systems to ensure that families do not take advantage of limited resources. Through the City's Citizen Participation Plan, which was developed to gather stakeholder input, the City hopes to create a greater awareness of housing and community development needs which may lead to improved coordination of the institutional delivery system over the next five years. The biggest gap in terms of service delivery is adequate program funding. Although all levels of government express the desire to end homelessness and assist persons with special needs, adequate funds are not allocated for these purposes.

**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**

## **SP-45 Goals Summary – 91.215(a)(4)**

## **Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Affordable housing	2021	2025	Affordable Housing	NORWAYNE Annapolis Park	Affordable rental housing Homeownership Housing rehabilitation	CDBG: \$595,000 HOME: \$2,002,835	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Facade treatment/business building rehabilitation: 0 Business  Brownfield acres remediated: 0 Acre
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								Rental units constructed: 0 Household Housing Unit
								Rental units rehabilitated: 8 Household Housing Unit
								Homeowner Housing Added: 10 Household Housing Unit
								Homeowner Housing Rehabilitated: 75 Household Housing Unit
								Direct Financial Assistance to Homebuyers: 70 Households Assisted
								Tenant-based rental assistance / Rapid Rehousing: 6000 Households Assisted
								Homeless Person Overnight Shelter: 0 Persons Assisted

								Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds
								Homelessness Prevention: 0 Persons Assisted
								Jobs created/retained: 0 Jobs
								Businesses assisted: 0 Businesses Assisted
								Housing for Homeless added: 0 Household Housing Unit
								Housing for People with HIV/AIDS added: 0 Household Housing Unit
								HIV/AIDS Housing Operations: 0 Household Housing Unit
								Buildings Demolished: 0 Buildings
								Housing Code

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Enforcement/Foreclosed Property Care: 0 Household Housing Unit  Other: 0 Other

2	Neighborhood revitalization	2021	2025	Non-Housing Community Development	NORWAYNE Annapolis Park	Elimination of Slum and Blight Public facilities and infrastructure Economic Development	CDBG: \$2,788,450 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 56170 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Facade treatment/business building rehabilitation: 0 Business  Brownfield acres remediated: 0 Acre
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								Rental units constructed: 0 Household Housing Unit
								Rental units rehabilitated: 0 Household Housing Unit
								Homeowner Housing Added: 0 Household Housing Unit
								Homeowner Housing Rehabilitated: 0 Household Housing Unit
								Direct Financial Assistance to Homebuyers: 0 Households Assisted
								Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
								Homeless Person Overnight Shelter: 0 Persons Assisted
								Overnight/Emergency Shelter/Transitional

								Housing Beds added: 0 Beds
								Homelessness Prevention: 0 Persons Assisted
								Jobs created/retained: 0 Jobs
								Businesses assisted: 10 Businesses Assisted
								Housing for Homeless added: 0 Household Housing Unit
								Housing for People with HIV/AIDS added: 0 Household Housing Unit
								HIV/AIDS Housing Operations: 0 Household Housing Unit
								Buildings Demolished: 15 Buildings
								Housing Code Enforcement/Foreclosed Property Care:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								7500 Household Housing Unit  Other: 0 Other
3	Non-homeless Special Needs	2021	2025	Non-Homeless Special Needs	NORWAYNE Annapolis Park	Supportive service programs	CDBG: \$1,105,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 18500 Persons Assisted
4	Continuum of Care for Homeless	2021	2025	Homeless	NORWAYNE Annapolis Park	Homeless services and prevention	CDBG: \$35,000 HOME: \$0	Homelessness Prevention: 5850 Persons Assisted
5	Administration/Planning	2021	2025	Program Administration		Administration/Planning	CDBG: \$1,118,360 HOME: \$211,425	Other: 0 Other

Table 53 – Goals Summary

### Goal Descriptions

1	Goal Name	Affordable housing
	Goal Description	Affordable housing projects include: housing rehabilitation, home ownership and rental assistance.

<b>2</b>	<b>Goal Name</b>	Neighborhood revitalization
	<b>Goal Description</b>	Neighborhood revitalization includes demolition of blighted structures, code enforcement, public improvements and public facilities, economic development.
<b>3</b>	<b>Goal Name</b>	Non-homeless Special Needs
	<b>Goal Description</b>	Non-homeless special needs include funding for elderly, youth, domestic violence victims and community policing.
<b>4</b>	<b>Goal Name</b>	Continuum of Care for Homeless
	<b>Goal Description</b>	Continuum of care for the homeless includes funding for the Wayne County Family Center and First Step Center for Victims of Domestic Violence.
<b>5</b>	<b>Goal Name</b>	Administration/Planning
	<b>Goal Description</b>	Administration of the CDBG and HOME programs for City of Westland.

**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. These goals must be described in quantitative terms. The City of Westland has selected 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 to arrive at a total five-year funding allocation and quantity for each outcome indicator. See **Table 55**.

Through annual CDBG and HOME allocations, the City will provide affordable housing activities to support on average 30 income-eligible households annually, or approximately 150 households over the next five years. Activities to support income-eligible households may include production of new homeowner housing, rehabilitation of existing homeowner and rental housing, and direct financial assistance to homebuyers.

## **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 getting assistance totals 243. In addition, 1,018 families are requesting accessibility features. This data shows that a high number of disabled families need both housing assistance/vouchers and accessible units. Additionally, 238 program participants are elderly (>62 years) and may also need accessible units.

### **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 PHA 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. 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?**

No

### **Plan to remove the ‘troubled’ designation**

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

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

This section requires the jurisdiction to explain 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.

The City of Westland has identified various relevant public policies that could potentially affect the availability of affordable housing. In some cases, these public policies may be considered barriers to affordable housing, in which case the City will address strategies to eliminate or minimize such a negative effect on the affordable housing opportunities in Westland.

The following is a summary of these barriers and Westland's actions:

#### **1. Zoning Ordinances**

In many communities, zoning ordinances are a barrier to affordable housing, as they restrict density and limit housing types in locations that would otherwise be suitable for affordable housing ultimately excluding lower income households from many neighborhoods. In the City of Westland, zoning ordinances are free of barriers to affordable housing. These codes are designed to set forth minimum standards for health, safety, and welfare. The City's zoning ordinances do not, in general, constitute barriers to affordable housing in Westland. The City's zoning ordinances do not contain restrictive, exclusionary, or excessive subdivision controls that could discourage affordable housing development.

#### **2. Building Codes**

The City of Westland adheres to State of Michigan building standards that are designed to ensure that housing units are structurally sound and safe for residents. These codes are designed to set forth minimum standards for health, safety, and welfare. The City's building codes do not, in general, constitute barriers to affordable housing in Westland, and such building codes do not include any barriers to rehabilitation of the City's older housing stock.

#### **3. Development Fees**

The City of Westland does not impose an impact fee on developers seeking to develop new projects.

#### **4. Permitting and Approval Systems**

The City of Westland does not impose procedures that are burdensome, uncoordinated, or repetitive that may result in higher development costs for affordable housing.

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

Currently, the City of Westland successfully supports affordable housing through flexible zoning ordinances and the use of available funding and other tools to reduce developer costs. The City has also devoted a significant amount of funding to rehabilitating Westland's housing stock to create more affordable housing inventory. Furthermore, the City's code enforcement efforts have led to an overall improvement of homes in all areas in the city. The following is a summary of the City's past and current strategies to reduce barriers to affordable housing:

### **1. Promotion of In-Fill Housing**

The City of Westland supports in-fill development of new affordable housing, primarily through partnerships with non-profit housing developers such as Habitat for Humanity and workforce development programs at local technical schools and community colleges.

### **2. Housing Rehabilitation**

The City of Westland promotes housing rehabilitation in underdeveloped, deteriorating, or underutilized areas of the City, particularly in the Annapolis Park/Carver and Norwayne neighborhoods.

### **3. Pursuit of Other Resources**

The City of Westland pursues all available resources for affordable housing development and rehabilitation, including funds from the State of Michigan, Wayne County, and private sector lenders.

### **4. Housing Counseling**

The City of Westland provides housing counseling and referral services to low-income households seeking affordable housing.

### **5. Fair Housing**

The City of Westland supports monitoring and enforcement of Fair Housing requirements and partners with the Fair Housing Center of Metropolitan Detroit, non-profit organization, to further Fair Housing and investigate Fair Housing complaints.

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

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

The Wayne Metro Community Action Agency and Out-Wayne County Continuum of Care regularly reach out to homeless persons and assess their needs. Outreach is conducted during the annual Point-in-Time Count and during regular client intake for the CoC member programs. Of note, households living in poverty are regularly at risk of becoming homeless. Efforts to prevent homelessness include providing housing and supportive services that promote housing stability and self-sufficiency. Supportive services may include case management, emergency and transitional shelter, and specific counseling for victims of domestic violence, at-risk youth, or persons struggling with addiction. These and other services help individuals and families gain skills to remain stably housed. One example of such services is the Westland Housing Commission, which administers the Family Self Sufficiency program to empower residents and help them move from publicly assisted housing to permanent housing of their own.

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

The City collaborates with the Out-Wayne County Continuum of Care address the emergency and transitional housing needs of homeless persons through CoC member programs. Westland will continue to participate in the Out-Wayne County Continuum of Care, as a partner in the coordination of services for the homeless. The City will continue to maintain its goal of supporting the Continuum of Care for Homeless, with strategies to prevent gaps in the institutional structure and service delivery system for homeless prevention services in particular.

### **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.**

The City collaborates with the Out-Wayne County Continuum of Care address the permanent housing needs of homeless persons through CoC member programs that connect clients with available housing and help individuals and families gain skills to remain stably housed. Westland will continue to participate in the Out-Wayne County Continuum of Care, as a partner in the coordination of services for the homeless. The City will continue to maintain its goal of supporting the Continuum of Care for Homeless, with strategies to prevent gaps in the institutional structure and service delivery system for homeless prevention services in particular.

### **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**

The City collaborates with the Out-Wayne County Continuum of Care address the transitional housing needs of persons that are being discharged from systems of care or that may need permanent supportive housing due to special needs. Westland will continue to participate in the Out-Wayne County Continuum of Care, as a partner in the coordination of services for the homeless. The City will continue to maintain its goal of supporting the Continuum of Care for Homeless, with strategies to prevent gaps in the institutional structure and service delivery system for homeless prevention services in particular.

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

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

Lead was used as a pigment and drying agent in “alkyd” oil-based paint in most homes built before 1978. Lead may be present on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount). According to the Commission, about two-thirds of homes built before 1940, one-half of the homes built from 1940 to 1960, and a large number of homes built after 1960 contain heavily leaded paint. Given the age of the City’s housing stock, lead paint is presumed to be present in most areas of the City.

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 20,637 units potentially contaminated with LBP in Westland. Of those, 3,449 were constructed before 1950, which could have high amounts of lead contamination. An estimated 24,439 units were constructed between 1950 and 1979, which could have moderate amounts of lead contamination. There are 7,447 rentals and 11,843 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?**

Housing built before 1980 is presumed to have a higher risk of lead-based paint. According to the 2015-2019 American Community Survey, 5-Year Estimates, in the City of Westland, 74.1% of occupied housing units were built prior to 1980 present. For owner-occupied housing units, 75.9% were built prior to 1980

and for renter-occupied the percentage is slightly lower at 71.4%. It can be estimated that a large percentage of these are housing units that are occupied by low- and moderate-income families. Generally, these statistics point toward the need for the City of Westland to facilitate both owner-unit and rental-unit rehabilitations within its jurisdiction.

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

The City of Westland requires inspection of units undergoing rehabilitation through the Building, Housing, and Planning Department's housing programs. This inspection includes documentation of the year built, names and ages of the children living in the unit (if under 7 years), and whether or not the children have symptoms of elevated blood lead levels (EBL). If any child has symptoms, then all chewable surfaces up to five feet from the ground will be tested and abated (i.e., covered or removed).

For every rehabilitation project, the resident is given an educational pamphlet on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of EBL and whom to contact if symptoms are evident.

Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City's Building, Housing, and Planning Department and the homeowner by the inspector(s).

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

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

According to the 2015-2019 American Community Survey (ACS) estimates, 14.4% of the population for whom poverty status is determined are below poverty level. To combat this trend, the City of Westland and Wayne County have a number of agencies that provide public services to persons in 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 self-sufficiency. The City of Westland will continue to support and collaborate with these agencies to meet the common goal of reducing poverty within the City of Westland.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

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. Below are a number of ways that the City intends to address the needs of the impoverished:

- 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**

Monitoring is an integral management control technique to ensure the effective and proper use of Federal dollars. In addition, it is an ongoing process that assesses the quality of a program participant's performance over a period of time. This program performance relates to external and internal clients, as well as City staff who will be managing the programs. Monitoring provides information about program participants that is critical for making informed judgments about program effectiveness and management efficiency. It also helps in identifying instances of fraud, waste and abuse.

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 ensure compliance with program requirements, including requirements involving the timeliness of expenditures.

The Community Development and Finance departments monitors compliance with timeliness of expenditures by reviewing IDIS reports and through completion of the annual performance report. All sub-recipients are expected to expend their funds in a timely manner. Failure to meet spending thresholds eliminates them from requesting future funding until this threshold is met. It will be emphasized to all of the sub-recipients the importance of continuing to spend funds in a timely manner. Contract compliance will be emphasized since most of the sub-recipient agreements contain milestones and achieving these milestones will improve spend down of the CDBG funds. IDIS reports are used to monitor spend down rates for the CDBG program overall and for each project individually.

On site monitoring may include yearly site visits to verify on-going compliance or to inspect work, either in-progress or completed and review records to ensure that program requirements are satisfied. Areas to review during the site visits may include agency financial management systems, client eligibility, labor

standards, equal opportunity, lead-based paint regulations, procurement practices, and other areas as applicable. Technical assistance is provided as needed.

## Expected Resources

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

#### Introduction

The Consolidated Plan identifies federal, state, local and private resources anticipated to be available to the City of Westland to address the priority needs and goals identified in the Strategic Plan. These resources are summarized in **Table 52**.

Westland anticipates a total allocation of \$1,118,362 in CDBG funding and \$322,852 in HOME funding for year one of the Five-Year Consolidated Plan program year 2021-2022. Westland may realize program income over the course of the 2021-2022 program year and subsequent program years. The anticipated amount of program income for each of the five years is an average of \$10,000 a year for CDBG. For HOME dollars the City anticipates \$200,000 in year one and \$100,000 for each subsequent year of this Consolidated Plan. Westland will use these funds for CDBG and HOME eligible activities consistent with the goals identified in the Consolidated Plan.

Westland will use CDBG funds for housing and community development activities including affordable housing, code enforcement, blight removal, public improvements and facilities and public services. Westland will use HOME funds for affordable housing activities and program administration.

Other resources, such as private and non-Federal public sources may become available to the City during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, City departments, public or social service providers or other sources. The City will also look to leverage funds from Community Housing Development Organizations (CHDOs), Westland Housing Commission and other agencies and programs with CDBG and HOME dollars.

The Annual Action Plan summarizes the City's priorities and the specific goals it intends to initiate and complete within the first year of the Strategic Plan. The Annual Plan describes these goals in quantitative terms. The City selected goal outcome indicators and quantities based on the anticipated performance measures of the 2021-2022 Annual Action Plan and beyond. See **Table 55** for Five Year goals and **Table 57** for

Annual goals.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,118,362	10,000	0	1,128,362	4,513,448	The Federal CDBG allocation will be used for housing and community development activities. Funding from other sources may be leveraged against CDBG dollars for public benefit.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	322,852	200,000	0	522,852	1,691,408	The Federal HOME allocation will be used for housing activities. Funding from other sources may be leveraged against HOME dollars for public benefit.

Table 54 - Expected Resources – Priority Table

**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 may become available to the City of Westland during the program year. The City will look to leverage such funds, if available, from State and Federal grants sources, City Departments, public service providers, or other sources against CDBG and HOME dollars. The City will look to leverage funds, if available, from Community Housing Development Organizations (CHDOs), Public Housing Authority (PHA) partners, or other agencies and programs against CDBG and HOME dollars.

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

If land or property is acquired by the City of Westland, such lands will be considered for development of affordable housing based on suitability and feasibility of development.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable housing	2016	2021	Affordable Housing	NORWAYNE Annapolis Park	Affordable rental housing Homeownership Housing rehabilitation	CDBG: \$119,000 HOME: \$480,467	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 17 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Neighborhood revitalization	2016	2021	Non-Housing Community Development	NORWAYNE Annapolis Park	Elimination of Slum and Blight Public facilities and infrastructure	CDBG: \$557,690 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11234 Persons Assisted Businesses assisted: 3 Businesses Assisted Buildings Demolished: 3 Buildings Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit
3	Non-homeless Special Needs	2016	2021	Non-Homeless Special Needs	NORWAYNE Annapolis Park	Supportive service programs	CDBG: \$221,000	Public service activities other than Low/Moderate Income Housing Benefit: 11234 Persons Assisted
4	Continuum of Care for Homeless	2016	2021	Homeless	NORWAYNE Annapolis Park	Homeless services and prevention	CDBG: \$7,000 HOME: \$0	Homelessness Prevention: 1170 Persons Assisted
5	Administration/Planning	2021	2025	Program Administration		Administration/Planning	CDBG: \$223,672 HOME: \$42,285	Other: 0 Other

Table 55 – Goals Summary

## Goal Descriptions

Consolidated Plan

WESTLAND

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<b>1</b>	<b>Goal Name</b>	Affordable housing
	<b>Goal Description</b>	Affordable housing projects include housing rehabilitation, home ownership and rental assistance. 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) upgrade substandard units to meet existing housing codes; d) new construction for affordable homeownership and e) increase the level of affordable rental housing and rental assistance.
<b>2</b>	<b>Goal Name</b>	Neighborhood revitalization
	<b>Goal Description</b>	Neighborhood revitalization includes demolition of blighted structures, code enforcement, public improvements and facilities and economic development. This goal seeks to revitalize the Norwayne and Annapolis Park/Carver subdivisions to acquire and demolish foreclosed, blighted structures; support the Norwayne Community Citizens Council and Annapolis Park/Carver Homeowners Association; and collaborate with private sector to stimulate reinvestment
<b>3</b>	<b>Goal Name</b>	Non-homeless Special Needs
	<b>Goal Description</b>	Non-homeless special needs include funding for elderly, youth, domestic violence victims and community policing. 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.
<b>4</b>	<b>Goal Name</b>	Continuum of Care for Homeless
	<b>Goal Description</b>	Continuum of care for the homeless includes funding for the Wayne County Family Center and First Step Center for Victims of Domestic Violence.
<b>5</b>	<b>Goal Name</b>	Administration/Planning
	<b>Goal Description</b>	Administration of the CDBG and HOME programs for the City of Westland.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

City of Westland's planned actions for the 2021-2022 Annual Action Plan will support affordable housing and community development activities for the City's low- and moderate-income populations as well as the City's homeless and special needs groups.

Westland Department of Housing and Community Development manages the CDBG and HOME programs. These programs provide funding for affordable new construction, housing rehabilitation, homeownership assistance, blight prevention and elimination, supportive services and economic development. 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. The federal government generally categorizes homeless and special needs families as low- and moderate-income. During the 2021-2022 program year, the City funds 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.

**Table 59 and Table 60** summarize Westland's planned activities for the 2021-2022 Annual Action Plan.

#### Projects

#	Project Name
1	Affordable Housing
2	Neighborhood Revitalization
3	Non-Homeless Special Needs
4	Continuum of Care for Homeless
5	Administration/Planning

**Table 56 – Project Information**

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

Westland's allocation priorities focus on the five goals of the Strategic Plan: affordable housing, neighborhood revitalization, non-homeless special needs and homelessness and administration/planning. Funding for activities related to administration is capped at 20 percent for

CDBG and ten percent for HOME.

The primary obstacles to addressing underserved needs are the lack of sufficient funding to address the needs and duplication of efforts to address the same needs. Westland minimizes these obstacles by funding programs that have quantifiable success, collaborating with other organizations and encouraging organizations to focus on specific needs rather than expanding programming to several areas. The main obstacle to meeting underserved needs is the generally increasing demand for public services that places additional burden on public service agencies within the City, and ever decreasing resources to address these needs.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	NORWAYNE Annapolis Park
	<b>Goals Supported</b>	Affordable housing
	<b>Needs Addressed</b>	Housing rehabilitation Homeownership Affordable rental housing
	<b>Funding</b>	CDBG: \$119,000 HOME: \$480,567
	<b>Description</b>	Affordable housing projects include housing rehabilitation, homeownership, and rental assistance.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low- and moderate-income families citywide, and in the Annapolis Park/Carver and Norwayne geographic priority areas.
	<b>Location Description</b>	Citywide, including Annapolis Park/Carver and Norwayne neighborhoods.
<b>2</b>	<b>Planned Activities</b>	Rental Rehab - \$39,000 - CDBG  Homeowner Rehab - \$80,000 - CDBG  CHDO Set-Aside - \$48,428 - HOME  Homeowner Rehab - \$137,500 - HOME  Homebuyer Program - \$109,880 - HOME  NSP - Acquisition-Rehab/Demolition - \$184,759 - HOME
	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	NORWAYNE Annapolis Park
	<b>Goals Supported</b>	Neighborhood revitalization
	<b>Needs Addressed</b>	Elimination of Slum and Blight Public facilities and infrastructure Economic Development
	<b>Funding</b>	CDBG: \$557,690

	<b>Description</b>	Neighborhood revitalization includes demolition of blighted structures, code enforcement, public improvements and public facilities, and economic development.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low- and moderate-income families citywide and in the Annapolis Park/Carver and Norwayne neighborhoods.
	<b>Location Description</b>	Citywide and in the Annapolis Park/Carver and Norwayne neighborhoods.
	<b>Planned Activities</b>	CDBG - Code Compliance - \$105,000 - CDBG Westland Police - \$70,000 - CDBG Friendship Center Improvements - \$35,000 - CDBG NSP - Acquisition-Rehab/Demolition - \$32,000 - CDBG Norwayne Infrastructure - \$157,632 Norwayne Parks - \$17,000 Section 108 Loan - \$61,000 JBCVC Building Improvements - \$32,994 Economic Development - Blight Elimination - \$47,064
3	<b>Project Name</b>	Non-Homeless Special Needs
	<b>Target Area</b>	NORWAYNE Annapolis Park
	<b>Goals Supported</b>	Non-homeless Special Needs
	<b>Needs Addressed</b>	Supportive service programs
	<b>Funding</b>	CDBG: \$221,000
	<b>Description</b>	Non-homeless special needs include funding for elderly, youth, domestic violence victims, and community policing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low- and moderate-income families citywide and in the Annapolis Park/Carver and Norwayne neighborhoods.
	<b>Location Description</b>	Citywide and in the Annapolis Park/Carver and Norwayne neighborhoods

	<b>Planned Activities</b>	Senior Department - \$155,000 - CDBG Samuel B. Ware Community Center - \$20,000 - CDBG Westland Neighborhood Police - \$46,000 - CDBG
<b>4</b>	<b>Project Name</b>	Continuum of Care for Homeless
	<b>Target Area</b>	NORWAYNE Annapolis Park
	<b>Goals Supported</b>	Continuum of Care for Homeless
	<b>Needs Addressed</b>	Homeless services and prevention
	<b>Funding</b>	CDBG: \$7,000
	<b>Description</b>	Continuum of care for the homeless includes funding for the Wayne County Family Center and First Step Center for Victims of Domestic Violence.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low- and moderate-income populations citywide and in the Annapolis Park/Carver and Norwayne neighborhoods. Homeless populations and populations at-risk of becoming homeless will also benefit.
	<b>Location Description</b>	Citywide, and Annapolis Park/Carver and Norwayne neighborhoods.
	<b>Planned Activities</b>	First Step Domestic Violence Prevention - \$4,000 - CDBG Wayne County Family Center - \$3,000 - CDBG
<b>5</b>	<b>Project Name</b>	Administration/Planning
	<b>Target Area</b>	NORWAYNE Annapolis Park
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Administration/Planning
	<b>Funding</b>	CDBG: \$223,672 HOME: \$42,285
	<b>Description</b>	Administration/Planning
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low- and moderate-income populations citywide.

	<b>Location Description</b>	Citywide, including Annapolis Park/Carver and Norwayne neighborhoods.
	<b>Planned Activities</b>	CDBG Admin - \$223,672 - CDBG HOME Admin - \$42,285 - HOME

## **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**

To help ensure area benefit, the City of Westland designates three areas as Local Target Areas within the City limits (see **CDBG and HOME Project Locations Map** and **Table 49**). These Local Target Areas are Citywide LMI areas, Norwayne subdivision and Annapolis Park/Carver subdivisions. Westland designates these areas for the 2021-2026 Consolidated Plan, as identified through data collection and analysis and the citizen participation process. The citizen participation process includes a community survey, public meetings with the Community Development Citizens Advisory Committee and meetings with the Westland City Council. Westland identified these same target areas in the previous 2016-2021 Consolidated Plan as well as previous Consolidated Plans. Each of these areas meets the eligibility requirements for low- and moderate-income area benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Westland that also meet the eligibility requirements for low- and moderate-income benefit.

The Annapolis Park/Carver subdivision consists of Census Block Groups 5670.2 and 5670.3. It is bound by Annapolis Avenue to the north, Van Born Road to the south, Henry Ruff Road to the west and Inkster Road to the east.

According to HUD provided 2021 low- and moderate-income data, the Annapolis Park/Carver Target Area is comprised of 45.1 percent low- and moderate-income population. (Census Block Group 5670.2 and 5670.3) The Carver subdivision meets the HUD CDBG eligibility guidelines. The Annapolis Park subdivision received historic designation for its role in providing affordable housing for African Americans in the 1950s, eliminating red lining obstacles for African Americans at the time the subdivision was built.

The Norwayne Subdivision consists of Census Tract 5685. It is bound by Palmer Road to the north, Glenwood Road to the south, Wildwood Avenue to the west and Merriman Road to the east. (Census Tract 5685, Block Groups 1, 2, 3, 4)

According to HUD provided 2021 low- and moderate-income data, the Norwayne Target Area is comprised of 82 percent low- and moderate-income population. The Norwayne subdivision is Westland's most economically challenged and oldest neighborhood. The subdivision was built in 1942 to provide housing for people who assisted in the "Arsenal of Democracy", working at the Willow Run bomber plant in Ypsilanti, Michigan.

### **Geographic Distribution**

Target Area	Percentage of Funds
NORWAYNE	60
Annapolis Park	5

**Table 57 - 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.

Given the concentrations of LMI households in the Annapolis Park/Carver Subdivision the City also targets similar efforts in this community.

The other low – moderate income census tracts are generally 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 22 CDBG and HOME activities to implement the five goals of the Consolidated Plan for the 2021-2022 program 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. Westland achieves this goal 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.

These numbers are shown in **Table 62** and are inclusive of the affordable housing activities shown in **Table 57**, in addition to other planned housing activities identified in **Table 59**. **Table 63** indicates the number of households to be supported through specific activities, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. Additionally, **Table 62 and Table 63** include the anticipated 1,200 households that the Westland Housing Commission assists annually through the Housing Choice Voucher program. The Westland Housing Commission allocates 239 housing vouchers in support of elderly and veteran households.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	1,152
Special-Needs	239
Total	1,391

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	1,200
The Production of New Units	3
Rehab of Existing Units	19
Acquisition of Existing Units	0
Total	1,222

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City collaborates with community partners to assist its residents in obtaining affordable housing.

Through programs such as new construction, homebuyer assistance, 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), 144 vouchers; assisted living, 80 vouchers; and veterans supportive housing, 15 vouchers. The WHC serves on the Westland Taylor Corporation board, which oversees the management of Thomas Taylor Towers, apartments for low – moderate-income elderly. WHC also administers the Family Self Sufficiency program for 40 families.

### **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 encourages Housing Voucher Program participants to engage in the WHC annual planning process by holding a meeting for the Resident Advisory Board.

The WHC manages the Family Self Sufficiency (FSS) 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.

The Westland Housing Commission receives “high performer” designation under HUD’s SEMAP assessment program.

### **Discussion**

Westland is home to several affordable housing programs. The Westland Housing Commission provides tenant based rental assistance through housing vouchers. The City continues to increase the housing voucher program size as HUD funding becomes available.

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

### **Introduction**

This section of the Annual Action Plan describes Westland's one-year goals and activities it will undertake during the program year to carry out the homeless strategy identified in the Strategic Plan. This section also addresses activities related to the supportive housing needs of non-homeless populations.

Westland places a high priority on providing services for the homeless and special needs populations. During the 2021-2022 year, the City allocates public service funds for the Wayne County Family Center and First Step Center for Victims of Domestic Violence. The City continues to partner with the Out-Wayne County Homeless Coalition and the Salvation Army for referrals and assistance.

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

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

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 in Westland and Wayne County. Westland collaborates with agencies 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.

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 help individuals and families cope with the stresses which sometimes threaten their 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. City staff make referrals 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, childcare and job training. The non-homeless special needs populations include the elderly, mentally ill, developmentally disabled, physically disabled, disadvantaged youth 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 intends to fund homeless activities with 2021-2022 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:

This section of the Annual Action Plan summarizes actions City of Westland will undertake during the program year 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. 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**

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 Annapolis Park/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.

#### **Discussion:**

The cities of Livonia, Redford Township and Westland prepared a joint Analysis to Impediments to Fair Housing (AI). The communities submitted the updated AI to HUD in August 2017.

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 American Recovery Program.
- Opportunities for developmentally disabled persons through programs such as Liberty Hill Housing, SEMCA and Community Housing Network.
- Fair housing training for all staff – received in March and October 2017; Diversity/Sensitivity training for all staff received January and April 2019.
- Funds allocated to the Fair Housing Center of Metropolitan Detroit (\$2,000, paid with administration funds).
- Collaboration with the Diversity, Equity and Inclusion Director (new position in 2021.)

See also SPâ¿¶55, "Barriers to Affordable Housing" for more detailed explanations of strategies.

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

### **Introduction:**

This section of the Annual Action Plan describes City of Westland's planned actions to carry out 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; and
- Enhance coordination.

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

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

Consistent with the Five Year Consolidated Plan, Westland will pursue the goal of promoting access to public services for special needs populations, generally assumed to be low and moderate income. These services include programs addressing youth and children, elderly and frail elderly, persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/Aids or other special needs.

The City, as described in the Consolidated Plan, seeks to target federal funds and other available resources to residents that have traditionally been underserved. Westland places a strong emphasis on programmatic structure that is compliant with changing rules and regulations and is sensible in the current economic climate and ever-changing community configuration.

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. Westland continues to partner with service providers to expand services and act as a resource for these providers.

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

As stated in the Five-Year Consolidated Plan Strategic Plan, the City places a high priority on providing

housing development and homeownership opportunity in Westland. The City addresses this goal, in part, by local non-profit organizations that construct new, modestly priced, affordable houses or repair existing houses for resale to lower-income, first-time homebuyers. Many of these non-profit organizations also provide down payment assistance to facilitate the purchase of the homes. The City places a high priority on both methods of expanding home ownership for lower-income households.

Westland continues to address barriers to affordable housing. In efforts to foster and maintain affordable housing, Westland projects to assist 17 homeowners to rehabilitate their homes with deferred loans, 2 rental owner to rehabilitate their properties with matching grants and 15 new homebuyers with down payment assistance forgivable loans. In addition, the City will partner with the Wayne Westland Community Schools, Liberator Development Group (CHDO) and Habitat for Humanity to build and renovate 3 houses. The Westland Housing Commission continue administration of the Housing Choice Voucher program for an average of 1,200 persons per year.

### **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 complies with the Federal Lead Safe Housing Rule in all rehabilitation and homeownership assistance activities where it is applicable. The City participates 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 owners abate chipped or peeling paint found during housing inspections, prior to approving units under the Housing Choice Voucher Program and reports households with children under the age of 6 years old to the State of Michigan Childhood Lead Poisoning Prevention Program.

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

According to the 2015-2019 American Community Survey, 5-Year Estimates the poverty level within Westland is 14.4%. This is a slight decrease from the poverty level in 2016 which was 14.9%. Federal program funds are not sufficient to address all of the anti-poverty needs that exist in Westland. The City achieves improvements using CDBG, HOME and Housing Voucher 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 is not effective. The City places strong emphasis on programmatic structure that is compliant with changing rules and regulations and sensible for the

current economic climate and ever-changing community composition.

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

The City of Westland maintains an extensive network of housing and service partners, which enables it to expand the effectiveness of its housing and community development programs further than would otherwise be possible. This partnership includes government, private industry, non-profit, community and religious sectors.

Refer to the Consolidated Plan, SP-40 Institutional Delivery Structure 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 Center for Domestic Violence, 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 Taylor Corporation – elderly housing and programming.
- Wayne Westland Community Schools, Habitat for Humanity, 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:**

The City's adopted activities to address obstacles to meeting underserved needs include activities in support of special needs assistance for homeless, victims of domestic violence, at-risk families and youth, people with disabilities, elderly and people with mental health and addiction issues. Additionally, the City's actions to foster and maintain affordable housing include continued funding of programs and agencies that further the affordable housing goals of the City.

Lead-based paint hazards will continue to be evaluated, environmental testing conducted, and educational materials made available to families at-risk of exposure. Institutional structure will continue to be developed through continued coordination with the Wayne County and other State and local

agencies. The City of Westland will continue to foster inter-agency coordination with the public service agencies in the community.

## Program Specific Requirements

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

#### Introduction:

This section addresses the program-specific requirements for the Annual Action Plan.

City of Westland anticipates \$10,000 in program income through the CDBG program and \$200,000 in program income through the HOME program to be available during the year. As shown in **Table 65** the City has not identified funds for urgent need activities at this time. The percentage of overall benefit to low- and moderate-income persons is expected to be 100 percent. City of Westland has calculated the percentage of overall benefit based on the first program year 2021-2022.

#### 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	10,000
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
3. The amount of surplus funds from urban renewal settlements	0
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
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>10,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(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 \$7,500.
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:

Westland does not plan to use HOME funds to refinance existing debt secured by multifamily housing.

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.

Eligible applicants: The City accepts homebuyer and homeowner rehabilitation applications on a first come, first served basis, dependent upon applicant meeting eligibility criteria. Detailed information is available at the Community Development Office and on the City of Westland website (cityofwestland.com.) The City of Westland does not limit the beneficiaries nor provide preferences.

## **Attachments**

## **Citizen Participation Comments**

# Telegram Classifieds and Public Notices

## APT FOR RENT

### Across the Park Apartments

### NEWLY REMODELED APARTMENTS

### Spacious 1 bedroom apartments

Available for 62 and older or Handicapped & Disabled.

2700 S Annabelle St.  
Detroit, MI 48217

Rent Based on Income

Heat & water included.  
Activity Room & Laundry facilities on site  
(313) 362-3201  
TTY/TDD 711  
atp@imsteam.net

Equal Housing Opportunity



## CO-OP AVAILABLE

### WELLESLEY TOWNHOUSES COOPERATIVE

1 BEDRM RANCH TOWNHOMES  
\$530/Month

2 BEDRM TOWNHOMES STARTING FROM  
\$545/Month

3 BEDRM TOWNHOMES STARTING FROM  
\$578/Month

For more information call  
(734) 729-3328  
Equal Housing Opportunity



Need Paint for your home or business  
Call 313-208-1504

## VEHICLES FOR SALE

## ITEMS FOR SALE

### RV Cameo 5th wheel

2011 37' 5th wheel  
camper ex cond.  
King bed & many  
extras must see to  
app. \$32,500  
**903 335 6446**

## PLACE YOUR AD HERE

**313-928-2955**

## SAVE YOUR LIFE & OTHERS WEAR YOUR MASK

## HOT PICKS

400	622	389
517	021	844
0054	6595	0000
7711	8204	7289

### BIG MOMMA'S HITS

225	179
409	050
275	456

### BIG RAY'S PICK 4

1168	0303
1200	9114
7976	2223

**SMALL ADS WORK**  
**CALL 313-928-2955**

## RIVER ROUGE HOUSING PUBLIC NOTICE

### River Rouge Housing Commission Advertisement Invitation for Bidders

The River Rouge Housing Commission is requesting Invitation for Bidders for services of 300 Public Housing dwelling units, Hyacinth Court II Community Center, and its Main office.

Bid documents will be available on our website ([www.riverrougehousing.com](http://www.riverrougehousing.com)) in the RFP section for you to print out on May 14, 2021 and or you can request anemail from [jwilliams@riverrougehousing.com](mailto:jwilliams@riverrougehousing.com). Sealed Invitations for bidders will be received for the list below by the River Rouge Housing Commission until **3:00 p.m. Friday, June 4, 2021**. Bids received after 3:00 p.m. on June 4th, 2021 will be rejected and returned unopened to the bidder. For more information, contact Jessica Williams at the above email address, our Executive Director, Eboni Nugin [enugin@riverrougehousing.com](mailto:enugin@riverrougehousing.com), and or call the River Rouge Housing Commission at (313) 382-1414.

### Invitations for Bidders & Pre-Bid meeting schedule Wednesday, May 19, 2021 are as follows:

- a. Plumbing Services @12:00 p.m.
- b. Electrical Services @1:00 p.m.
- c. Snow Removal @2:00 p.m.
- d. Heating & Cooling Services @3:00 p.m.

Interested Bidders may obtain Bid documents from the River Rouge Housing Commission Website: ([www.riverrougehousing.com](http://www.riverrougehousing.com))

### NOTE: ALL AWARDED CONTRACTS WILL BE FOR TWO YEARS

- All Bids must be submitted on Prescribed forms;
- We are an Equal Opportunity Employment Agency

(All Bid information is Due Friday, June 4, 2021 @ 3:00 p.m.)

## CITY OF ECORSE PUBLIC NOTICE

### CITY OF ECORSE PUBLIC NOTICE

BEFORE THE CITY COUNCIL OF THE CITY OF ECORSE COUNTY OF WAYNE,  
STATE OF MICHIGAN

### ORDINANCE # 21.46

AN ORDINANCE TO APPROVE THE WEST JEFFERSON AVENUE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN PROPOSED BY THE ECORSE DOWNTOWN DEVELOPMENT AUTHORITY AND TO PROVIDE FOR THE COLLECTION OF TAX INCREMENT REVENUES.

A copy of this ordinance is posted outside the City Clerk's office and outside the Council Chambers at 3869 W. Jefferson, Ecorse, MI 48229. Also a copy of this ordinance can be viewed at the Ecorse Public Library at 4184 W. Jefferson, Ecorse, MI 48229.

Dana Hughes  
City Clerk

Published: May 13, 2021  
May 20, 2021

## CITY OF WESTLAND PUBLIC NOTICE

### CITY OF WESTLAND

### COMMUNITY DEVELOPMENT BLOCK GRANT and HOME PROGRAMS ANNUAL ACTION PLAN 7/1/2021-6/30/2022 --- FINAL NOTICE NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

On or about June 24, 2021, the City of Westland will request the U.S. Department of Housing and Urban Development (HUD) to release federal funds under the CDBG and HOME Programs.

### USE OF CDBG AND HOME FUNDS

CDBG funds (\$1,118,362; program income \$10,000):

- Grant Administration - 223,672
- Public Service Activities: Senior Programs, Youth Programming Community Policing, Domestic Violence Homeless Assistance

Code Enforcement - 175,000

Rehabilitation Projects - 119,000

Friendship Center, JBCVC Improvements - 67,994

Acquisition/Demolition Blighted Structures - 32,000

Norwayne Infrastructure and Parks - 174,632

Economic Development/Blight Removal - 47,064

Section 108 Loan - 61,000

HOME funds (\$322,852; program income \$200,000):

Grant Administration - 42,385

Housing Rehabilitation - 137,500

Homebuyer Assistance - 109,680

Housing Acquisition/Construction/Rehab - 184,759

Comm Housing Development Organization - 49,426

Environmental Review Records are available for review, Housing & Community Development Department, 32150 Dorsey Road, Westland, MI 48186, weekdays. All parties disagreeing with the decision may submit written comments for consideration by the City of Westland by June 20, 2021. The City will not request the release of federal funds or take administrative action on the above projects prior to June 24, 2021.

CERTIFICATION: The City of Westland will undertake the projects described above with CDBG and HOME funds from the HUD. The City of Westland certifies to HUD that the City and Mayor William R. Wild, in his capacity as Mayor, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental reviews and administrative action, and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, the City of Westland may use the CDBG and HOME funds, and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969. HUD will accept an objection to its approval of the release of funds and acceptance of the certification only if it is one of the following basis:

- a) That the certification was not in fact executed by the Chief Executive Officer of the applicant or other officer of the city; or,
- b) That the applicant's Environmental Review Record for the project indicates an omission of a required decision, finding, or step applicable to the project in the environmental review process;
- c) Other specific grounds cited in the HUD Regulations at 24 CFR Part 58.75

Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58) and may be addressed to HUD, McNamara Federal Building, 17th Fl, 477 Michigan Ave., Detroit, MI, 48226. HUD will not consider objections received after June 20, 2021.

William R. Wild, Mayor  
City of Westland

Publish: May 21, 2021  
Telegram Newspaper

## Telegram Classifieds and Public Notices

**CITY OF WESTLAND PUBLIC NOTICE**

CITY OF WESTLAND  
NOTICE OF MEETING

A petition has been presented to the Planning Commission of the City of Westland, Wayne County, Michigan:

**Case #2187C, Public Hearing for Proposed Rezoning from CB-1, Low Intensity Commercial Business to CB-3, General Commercial Business 920 S Wayne, West side of S. Wayne between Cherry Hill and Avondale.**

**NOTICE IS HEREBY GIVEN** that a public meeting of the City of Westland Planning Commission will be held at 6:30 p.m., Tuesday, March 2, 2021. The public meeting will be held virtually via Zoom. Details can be found on the City's web calendar.

Written comments or questions may be submitted to the Planning Commission before 5:00 p.m. one (1) day prior to the scheduled meeting at [mayoub@cityofwestland.com](mailto:mayoub@cityofwestland.com) or 734-467-3219.

Kenneth B. Sharp, Chairman  
Westland Planning Commission

Publish: February 12, 2021

**CITY OF WESTLAND PUBLIC NOTICE**

CITY OF WESTLAND  
SYNOPSIS OF MINUTES  
MTG. 3/2/21

Presiding: President Hart  
Present: Godbout, Green, Herzberg, Londeau, McDermott, Rutkowski  
22: Minutes of regular meeting held 1/19/21.  
- Minutes of study session held 1/19/21.  
- Purchase of Replacement Interceptor Utility Vehicle for PD; amt. not to ex. \$32,672.  
- Intro. Budget Amendments through 12/31/20 for the FY ending 6/30/21.  
- Adopt Ord. 248-A-102 to amend Sec. 110-9.4, Art. XVI of Ch. 110 entitled "CB-1 Low Intensity Commercial Business District."  
- Adoption of NYX, Inc.'s LT5W Resolution & Agreement.  
- Adoption of Prepared LD Resolution, PID #046-01-0062-000 & #046-01-0306-000, City of Westland, n. side of Marquette, just w. of Carlson, PD #223  
24: Appr. request for closed study session 2/12 at 5:30 pm. re. pending litigation.  
25: Adoption of Prepared Resolution Re. Shared Fire Chief services ILA.  
26: Appr. Checklist: \$ 3,425,590.83.  
Mtg. adj. at 8:02 p.m.

James Hart  
Council President  
Publish: February 12, 2021

Richard LeBlanc  
City Clerk

**CITY OF GARDEN CITY PUBLIC NOTICE**

CITY OF GARDEN CITY  
BOARD OF REVIEW DATES

**NOTICE IS HEREBY GIVEN TO** all property owners of the City of Garden City that the Board of Review will meet in session on the following date and time to examine the assessment roll for the current year:

**Tuesday March 2nd, 2021 9:00 am**

The Board of Review will meet in session on the following dates and times to hear appeals on the assessment roll:

**Meetings located in THE GARDEN CITY POLICE DEPARTMENT CONFERENCE ROOM**

**Wednesday March 10, 2021 3:00PM - 9:00PM**  
**Thursday March 11, 2021 9:00AM - 4:30PM**  
**Friday March 12, 2021 9:00AM- 4:30PM**

**APPEALS BY APPOINTMENT or WRITE-IN.** Write-ins must be received by 3:30 PM, Friday March 12th 2021.

Taxes are paid on **TAXABLE VALUE**, which is the lesser of the calculated Assessed and Capped value, unless there is a property transfer. The capped value is based on the CPI (Consumer Price Index), which is 1.4% for 2021.

Brian J. Marciak  
TREASURER

Publish February 11th, 18th and 25th, 2021

**CITY OF RIVER ROUGE PUBLIC NOTICE**

CITY OF RIVER ROUGE, MICHIGAN

At a Zoom meeting of the City Council of the City of River Rouge held on January 5, 2021

Meeting called to order at 7:31 P.M. Mayor Bowdler in the Chair

The following Commissioners were present:  
Present: Campbell, Laginess, Perry, Ward

Absent: None

Excused: Cooney, Pierce

21-001 Approval of the minutes of December 15, 2020  
21-002 Approval to lay-off Road Director  
21-003 Approval to sell 30 w. Anchor to John Beaver  
21-004 Approval to 421 Holford to Chardae Jones  
21-005 Approval of Voucher reports  
21-006 Approval of Building permits  
21-007 Approval of pay for Board of Reviews  
21-008 Motion to Adjourn 8:54 p.m.

A complete copy of the minutes can be obtained at the City Clerk's office (313) 842-5604.

Patricia Johnson City Clerk

**READ THE PUBLIC NOTICES TO STAY INFORMED**

**CITY OF WESTLAND PUBLIC NOTICE**

CITY OF WESTLAND  
2021 Animal Licenses

Licenses must be obtained on or before March 1, 2021 for all animals age four (4) months or older. A statement of rabies vaccination must be presented upon applying for an animal license. Beginning March 2, 2021, a \$2.00 penalty will be assessed. (Westland Code of Ordinances, as amended: Chapter 18; Section 9)

Licenses may be purchased at the:

Westland City Clerk's Office, 36300 Warren Road, Westland

Richard LeBlanc  
Westland City Clerk

Publish: February 11 & February 18, 2021

**CITY OF WESTLAND PUBLIC NOTICE**

CITY OF WESTLAND  
NOTICE OF MEETING

A petition has been presented to the Planning Commission of the City of Westland, Wayne County, Michigan:

**Case #2163B, Site Plan Approval for Proposed Commercial Center, Parcel #042-01-0020-303, South side of Ford Road between Wayne and Wildwood.**

**NOTICE IS HEREBY GIVEN** that a public meeting of the City of Westland Planning Commission will be held at 6:30 p.m., Tuesday, March 2, 2021. The public meeting will be held virtually via Zoom. Details can be found on the City's web calendar.

Written comments or questions may be submitted to the Planning Commission before 5:00 p.m. one (1) day prior to the scheduled meeting at [mayoub@cityofwestland.com](mailto:mayoub@cityofwestland.com) or 734-467-3219.

Kenneth B. Sharp, Chairman  
Westland Planning Commission

Publish: February 12, 2021

**CITY OF WESTLAND PUBLIC NOTICE**

CITY OF WESTLAND  
ANNUAL ACTION PLAN  
FIVE YEAR CONSOLIDATED PLAN  
2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
Public Notice

The City of Westland is preparing the CDBG/HOME Five Year Consolidated / Annual Plan 2021 – 2022, proposed use of funds, in anticipation of receiving an estimated \$1,118,274 of CDBG funds and \$323,525 of HOME funds, plus program income.

**PROPOSED USE OF CDBG AND HOME FUNDS**

CDBG funds (estimated \$1,118,274; program income \$10,000):

Grant Administration	- 223,655
Community Food Program, Fair Housing Initiative	- 223,000
Public Service Activities:	
Senior Programs, Youth Assistance	- 175,000
Community Policing, Domestic Violence	- 173,414
Code Enforcement	- 35,000
Rehabilitation Projects	- 35,000
Friendship Center Improvements	- 172,205
Acquisition/Demolition Blighted Structures	- 61,000
Norwayne Infrastructure and Parks	- 30,000
Section 106 Loan	- 75,000
Community Center Improvement	
Reprogram: Rental Rehab to Norwayne Infrastructure	- 42,352
HOME funds (estimated \$323,525; program income \$200,000):	
Grant Administration	- 48,529
Comm Housing Development Organization	- 137,500
Housing Rehabilitation	109,680
Homebuyer Assistance	185,264
Housing Acquisition & Rehabilitation	
CDBG-CV funds (estimated \$418,170; no program income):	
Grant Administration	- 62,725
Economic Development	- 200,000
Hospital Partnership	- 145,445
Touchless Filing Stations	- 10,000

**Other Program Administration:**

- City of Westland is accepting applications from Community Housing Development Organizations for affordable housing development in Norwayne & Carver subs
- 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

Funds received less than anticipated will reduce projects: Norwayne Infrastructure & Parks, Housing Acquisition & Rehabilitation.

**CITIZEN PARTICIPATION**

Public Hearings: March 9, 2021, 5:30 p.m., Jefferson Barns Community Center; April 19, 2021, 7:00 p.m., Westland City Council. The proposed 2021-22 Action Plan is available for review at the Housing and Community Development Dept during normal business hours or submit written comments to: Housing and Community Development Dept, 32150 Dorsey Road, Westland 48186 until April 19, 2021.

Jeanne Campbell, Director  
William R. Wild, Mayor, City of Westland

Publish: February 11, 2021

Telegram Newspaper  
WLND Westland Cable, Westland City Hall, Public Library, Friendship Center, Jefferson Barns Community Vitality Center

## City of Westland - Consolidated Plan 2021-2026

### Consolidated Plan Survey Results

As part of the Citizen Participation activities during the 2021-2026 Consolidated Plan planning process, the City of Westland offered a Consolidated Plan survey for citizens and program partners.

There were 48 survey respondents, of which 44 live or work within the City of Westland. The survey asked respondents to identify which categor(ies) correspond to their relationship with the City. Options included engaged citizen, building/developer, general contractor, real estate professional, housing provider, lender, program sub-recipient, nonprofit agency, business, government, educator, faith-based organization, mental health provider, social services provider, person with a disability, student, or other. The most common response for this question was engaged citizen, with 30/48 responses. The survey asked respondents to identify race or ethnic category. Options included white/Caucasian, black/African American, Hispanic/Latino, Asian/Asian American, American Indian/Alaska Native, Native Hawaiian/Pacific Islander, or another race. The majority of respondents self-identified as White/Caucasian with 38/48 responses. Additionally, six of the respondents identified as Black/African American, three as Hispanic/Latino and one as another race.

The survey asked many community specific questions. The survey provided respondents to rank each service as high, medium or low, with the option of providing additional comments.

The first community specific question asked respondents to identify the level of need for community facilities. Survey results show the largest desire is for parks and recreation facilities. Not far behind is the need for community centers and youth centers. The majority of respondents rank a high need for parks and recreation facilities, community centers, youth centers and senior centers, but only a medium need for childcare centers. Anecdotally, more detailed responses included a need for more parks with walking trails and a recreation facility for children and senior citizens.

The second community specific question asked respondents to identify the level of need for community services. Community services included anti-crime programs, childcare services, health services, mental health services, senior activities, transportation services, youth services, and recreation services. In terms of community services, the highest need is for recreation services. This correlates with the community facilities question because the majority of respondents identified the need for parks and recreation facilities. Respondents of the community services question also identified a high need for health services, mental health services, youth services, transportation services and senior activities. Survey respondents identified a medium need for anti-crime programs and childcare services.

The third community specific question asked respondents to identify the level of need for infrastructure projects. The survey included five infrastructure projects. Responses indicate that infrastructure projects are less highly needed by residents. Respondents rated street and water and sewer improvements as a high need in the majority of cases. Most respondents also indicated a medium need for drainage improvements, street lighting and sidewalk improvements. There was less marginal difference between medium and high need for the services listed under infrastructure projects than the previous questions.

The fourth community specific question asked respondents to identify the level of need for neighborhood services. The question provided two programs in this section, code enforcement and blight removal. Respondents are not completely satisfied with the neighborhood services, but indicated less need than in other areas of the survey. The most common response was that there is a medium need for both of these neighborhood services.

The fifth community specific question asked respondents to identify the level of need for special needs services. The question provided seven categories of special needs. Respondents identified a high need for special needs services for persons with severe mental illness, homeless families, and homeless individuals. Respondents indicated that there is a medium need for special needs services for those who are developmentally disabled, persons with addictions, physically disabled and persons with HIV/AIDs.

The sixth community specific question asked respondents to identify the level of need for housing services in the community. The question provided ten options of housing services. Most respondents identified affordable housing and rental housing as the highest need. Responses indicate that there is a medium need for residential rehabilitation, fair housing services, lead-based paint testing/abatement, historic preservation, energy efficient improvements, emergency home repairs and foreclosure counseling. In a general sense, respondents are more satisfied with housing services than some of the other community services.

The seventh community specific question asked respondents to identify the need for educational programs. The question provided six options of educational programs. In all cases, there is a high need for education programs. By a majority, respondents indicated that there is a high need for skills training, early childhood development and literacy services. In addition, an equal number of respondents indicated a medium need for GED training and adult education.

The final community specific question asked respondents to identify the need for employment programs. The question provided five options, including entry-level employment, program level employment, management level employment, and executive level employment. Respondents indicated that there is a high need for entry-level employment and a medium need for program level, management level and executive level employment.

Overall, survey responses indicate that the highest need is for community services and community facilities. The lowest need is for housing services. An important note is that the survey did not ask if respondents need to utilize the services listed nor if respondents are aware of the services available. Such questions would generate more conclusive survey results.

**CITY OF WESTLAND  
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](http://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

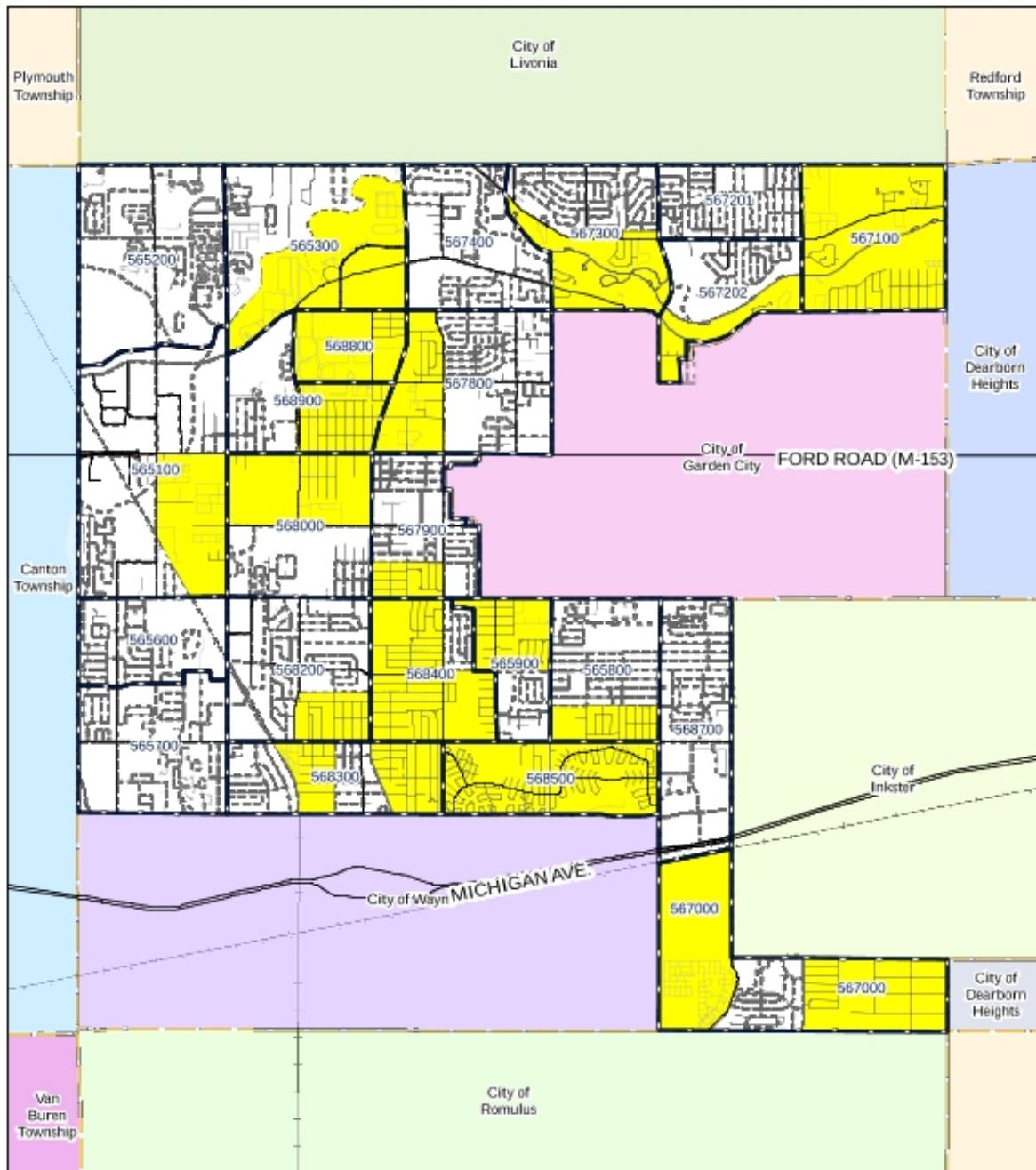
- (1) Substantial amendments to the Consolidated Plan will be reviewed by the CDCAC prior to adoption by the City Council. City Council will hold a public hearing with public notice as described above to explain the amendment and to accept comments on the proposed amendment prior to approval of a substantial 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.
- (3) In cases of national crisis, when allowed by statute or regulation, The City of Westland will allow a five (5) day public comment period, with posting on the City of Westland website, at City Hall and other City buildings.

#### 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, May 4, 2020

## Grantee Unique Appendices



### Census Tracts and Block Groups

2021

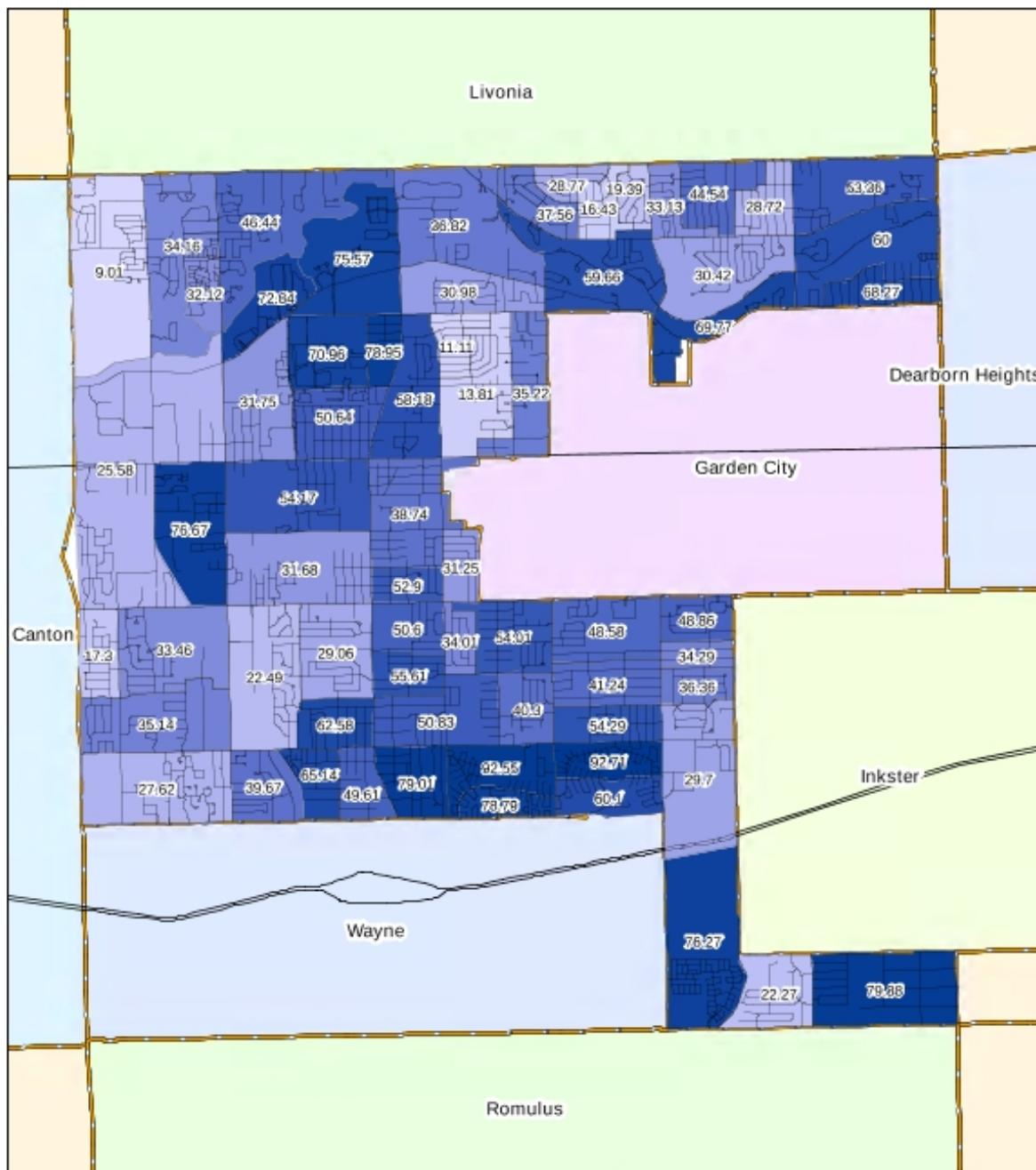
\* 2011-2015 ACS.  
City of Westland, Michigan



0 0.2 0.4 0.8 1.2 1.6 2 Miles



William R. Wild - Mayor



## Low-Mod Income by Percentage

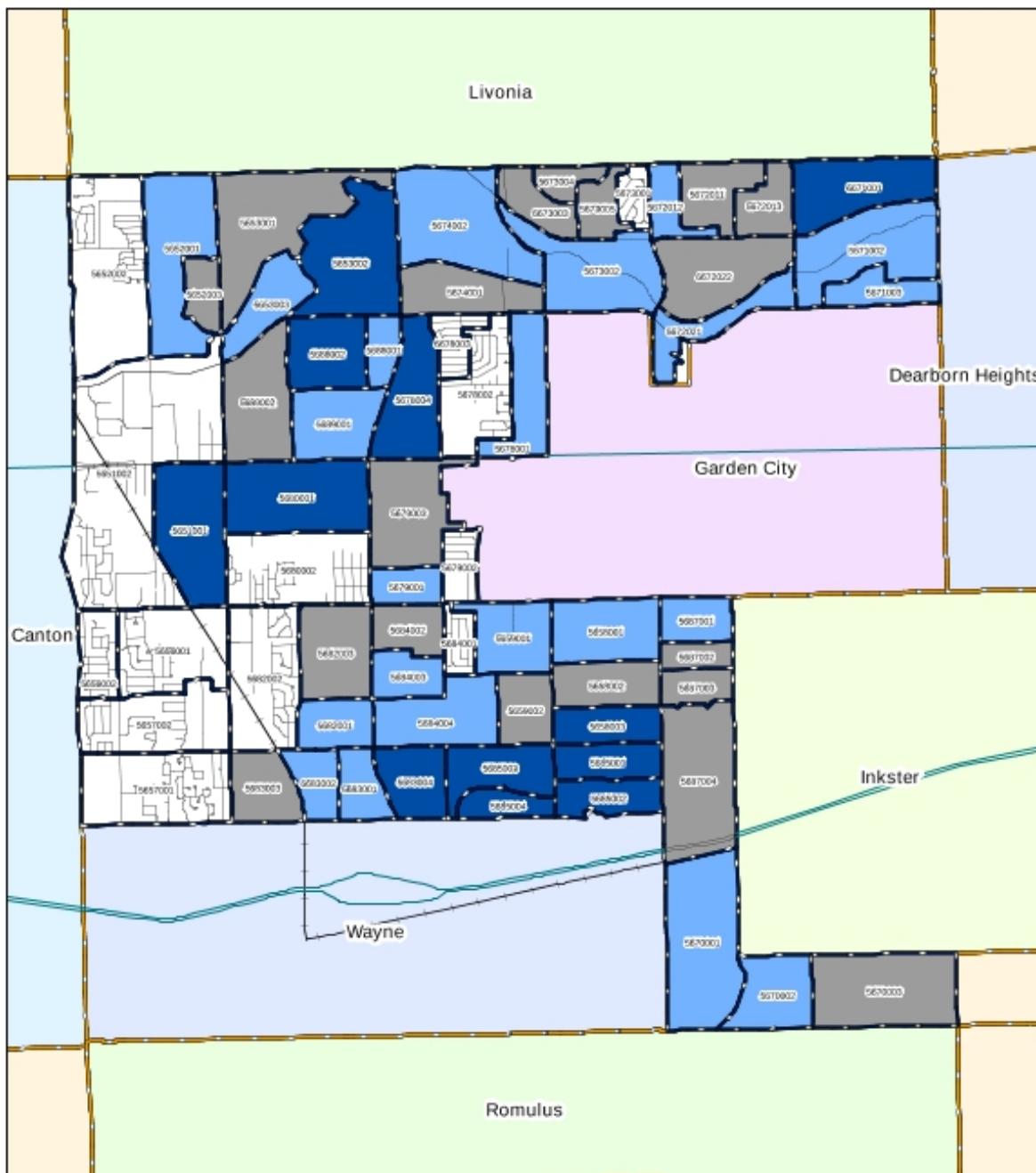
2021  
\* 2011-2015 ACS.

City of Westland, Michigan

0 0.5 1 2 3 4 Miles



William R. Wild - Mayor



## Median Household Percentage by Block Group

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

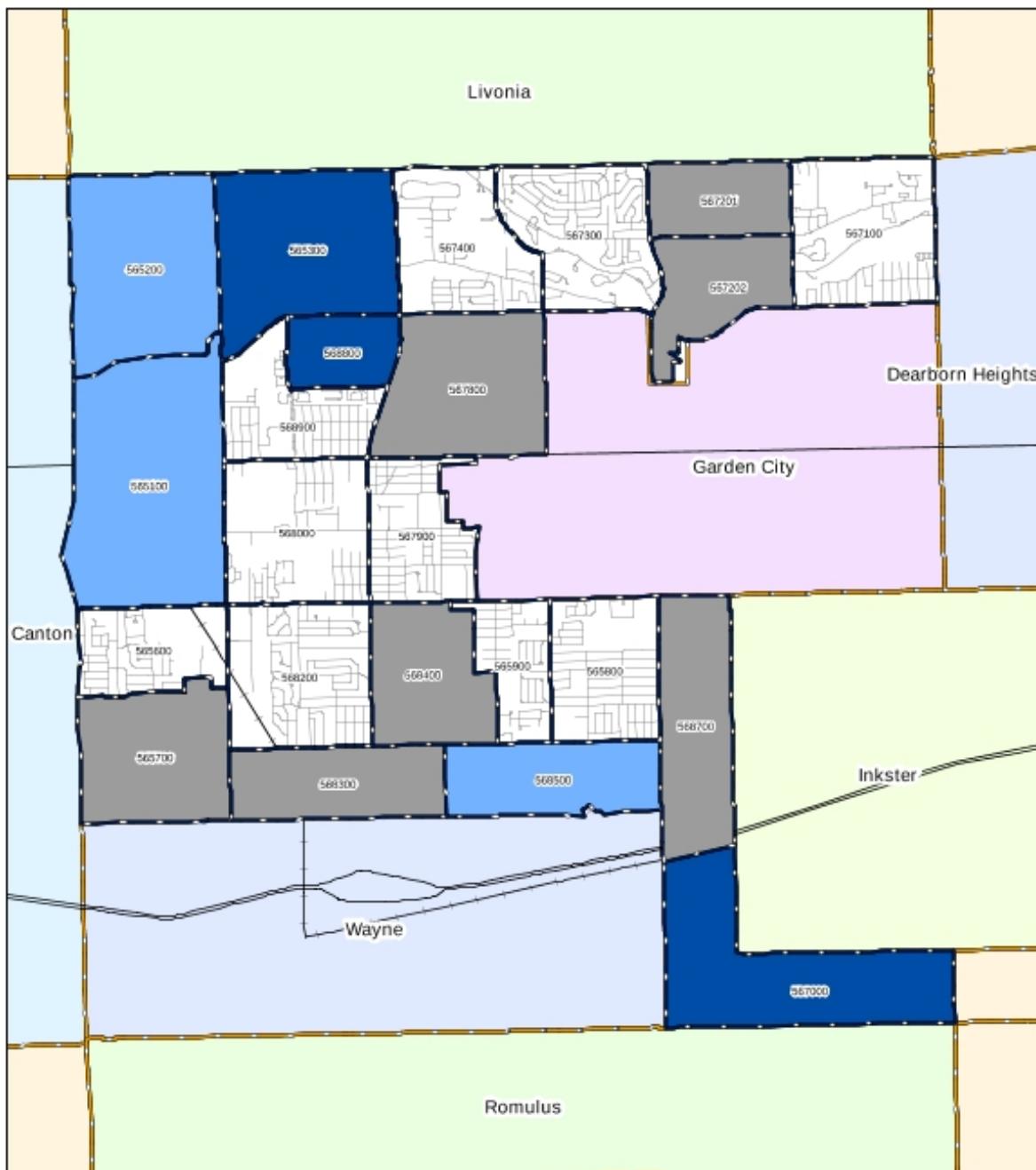
2021  
\* 2011-2015 ACS.

City of Westland, Michigan

0 0.5 1 2 3 4 Miles



William R. Wild - Mayor



## Minority Population by Census Tract

2021

\* Based on 2010 census data.

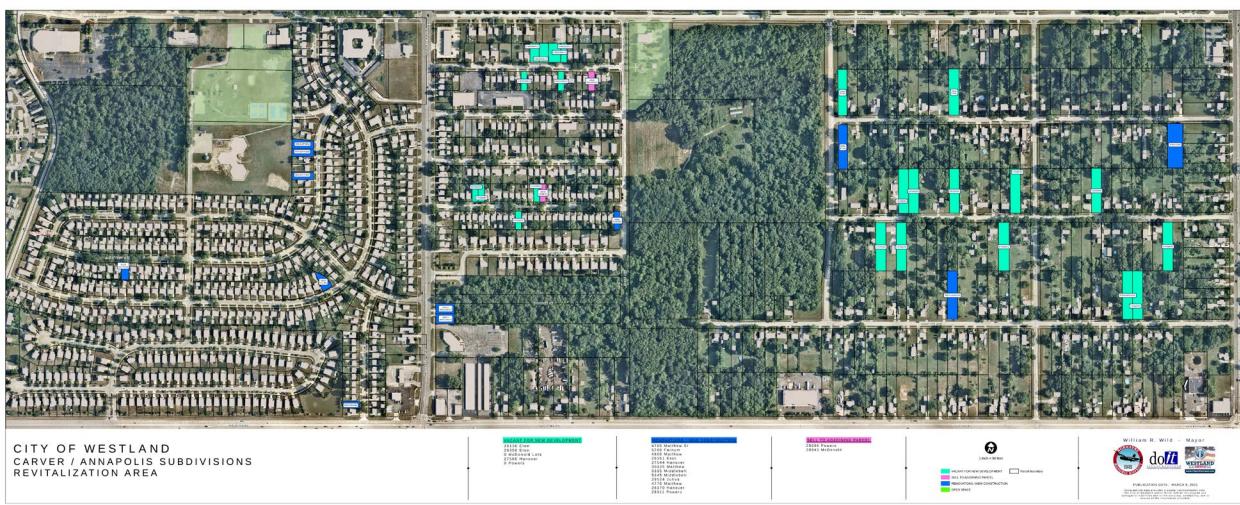
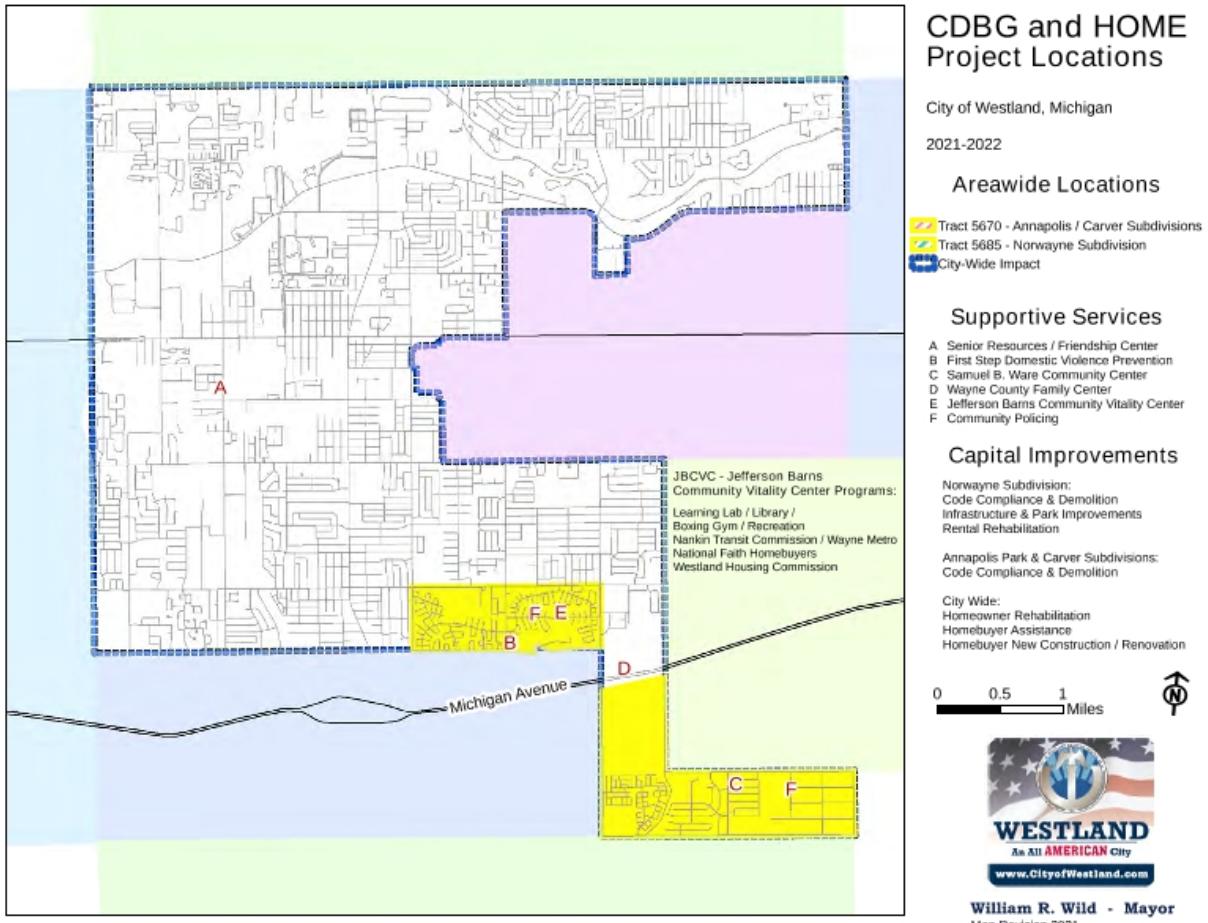
City of Westland, Michigan

Percent Minority	
9.1% - 19.2%	Municipal Boundaries
20.1% - 26.5%	
31.7% - 42.4%	
53.1% - 63.9%	

0 0.5 1 2 3 4 Miles



William R. Wild - Mayor



## Consolidated Plan

WESTLAND

200

OMB Control No: 2506-0117 (exp. 09/30/2021)



## Grantee SF-424's and Certification(s)

OMB Number: 4040-0004  
Expiration Date: 12/24/2022

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preproposal <input checked="" type="checkbox"/> Application <input type="checkbox"/> Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision * 3. Submission Date Received: 03/02/2021	
* 4. Application Identifier: 321-3026017		* 5. Federal Award Identifier: 100-1256-0701	
* 6. Federal Entity Identifier: 321-3026017		* 7. Federal Award Identifier: 100-1256-0701	
State Use Only: 8. Date Received by State: 9. State Application Identifier: 10. APPLICANT INFORMATION: * a. Legal Name: City of Westland, MI * b. Employer Taxpayer Identification Number (EIN/TIN): 38-1810261			
* c. Organization DUNS: 038381544000		d. Address: * Street: 20150 Seward Way Street2: * City: Westland County/ Parish: * State: MI: Michigan Province: * Country: USA: United States * Zip/ Postal Code: 48166-1755	
e. Organizational Unit: Department Name: Housing & Community Development Director Name:			
f. Name and contact information of person to be contacted on matters involving this application: Prefix: Middle Name: * Last Name: Campbell Suffix: Title: Director Organization Affiliation: * Telephone Number: 734.723.2711 Fax Number: 734.723.8000 * Email: j.campbell@cityofwestland.com			

Application for Federal Assistance SF-424			
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b>  <input type="checkbox"/> City or County/Covernment  <input type="checkbox"/> Type of Applicant 2: Select Applicant Type  <input type="checkbox"/> Type of Applicant 3: Select Applicant Type  <input type="checkbox"/> Other (specify):</p>			
<p><b>* 10. Name of Federal Agency:</b>  <input type="text"/> HODD</p>			
<p><b>11. Catalog of Federal Domestic Assistance Number:</b>  <input type="text"/> 24-018  <input type="text"/> CWA Title:  <input type="text"/> Community Development Block Grant Program</p>			
<p><b>* 12. Funding Opportunity Number:</b>  <input type="text"/> KDF-074241AV1-07-00000  <input type="text"/> Title:  <input type="text"/> CDBG Program</p>			
<p><b>13. Competition Identification Number:</b>  <input type="text"/>  <input type="text"/> Title:</p>			
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>  <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>			
<p><b>* 15. Descriptive Title of Applicant's Project</b>  <input type="text"/> A comprehensive program of housing and community development for low income residents and areas of Westland, including housing, infrastructure, facilities, improvements, right of way, etc. and any other</p>			
<p>Attach supporting documents as specified in scope of instructions.  <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	<input type="text" value="11"/>
* b. Program/Project	
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	<input type="text" value="01/01/2022"/>
* b. End Date:	
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,118,362.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="10,000.00"/>
* g. TOTAL	<input type="text" value="1,128,362.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
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 21, Section 100)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the enclosures or agency specific instructions.	
Authorized Representative:	
Prefix:	<input type="text"/>
* First Name:	<input type="text" value="K. L. Lien"/>
Middle Name:	<input type="text" value="E. J. Lien"/>
* Last Name:	<input type="text" value="Lien"/>
Suffix:	<input type="text"/>
* Title:	<input type="text" value="Vice President"/>
* Telephone Number:	<input type="text" value="734-469-3000"/>
Fax Number: <input type="text"/>	
* Email: <input type="text" value="maya.kalinich@westliand.org"/>	
* Signature of Authorized Representative: 	
* Date Signed: <input type="text" value="5/21/2022"/>	

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 1040-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the "insufficient" managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interests in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to ensure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain a competent and adequate engineering supervisor at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescriptive standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 800, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4001 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to nondiscrimination. These include, but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 89-363), which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1381-1383, and 1385-1388), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse, Treatment and Rehabilitation Act of 1972 (P.L. 92-256), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-610), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§503 and 527 of the P.L. 93-280 (42 U.S.C. §§280 et seq. and 290 et seq.), as amended, relating to nondiscriminatory of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

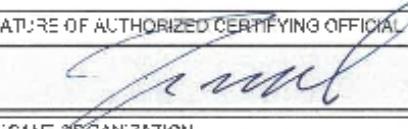
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Standard Form 4240 (Rev. 7-97)  
Prescribed by OMB Circular A-102

WESTLAND CDPAC

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1301-1308 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Deviations Act (40 U.S.C. §276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 16 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1970 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) institution of cycling facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in low-lying areas in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1970, as amended (42 U.S.C. §7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-522); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components of potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11583 (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1972 (16 U.S.C. §5489x-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of State, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing the program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7704) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		Navoz	
APPLICANT ORGANIZATION		DATE SUBMITTED	
City of Westland		05/16/2021	

SF-424D (Rev. 7-9-1) Back

## 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.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 42 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. 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;
2. 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-111, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 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 verify 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

4/15/2021  
Date

Mayor \_\_\_\_\_  
Title \_\_\_\_\_

### Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income); and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** – It is following a current consolidated plan that has been approved by HUD.

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

**1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, 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 CDBG-earmarked activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

**2. Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2012 [a period specified by the grantee 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.

**3. 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.

In addition, 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:

1. 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
2. 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.

**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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

**OPTIONAL Community Development Block Grant Certification**

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 particular urgency as specified in 24 CFR 570.208(e):

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 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.

*Not applicable* \_\_\_\_\_  
Signature of Authorized Official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_

#### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy layering** -- 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 of Authorized Official

4/15/2021  
Date

Mayor \_\_\_\_\_  
Title \_\_\_\_\_

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for those individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

*Not applicable*  
Signature of Authorized Official \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Title \_\_\_\_\_

### **Housing Opportunities for Persons With ATDS 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 consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility;
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure;

*Not applicable* \_\_\_\_\_  
Signature of Authorized Official \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Title \_\_\_\_\_

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### 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.



**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.

Adrienne Carapetis  
Community Development Director

April 15, 2021  
Date

**A Resolution of the City of Westland**

**WHEREAS:** The Westland City Council has approved the Community Development Block Grant and HOME Program Consolidated Plan 2021-26, Annual Action Plan July 1, 2021 – June 30, 2022 and CDBG-CV Round 3 substantial amendment 2019-20 budgets, as defined in the Final Statement;

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Funding consists of \$1,102,120 anticipated CDBG funds, \$10,000 of anticipated program income, \$65,000 reprogrammed funds (reduction in funding will be applied to Norwayne Infrastructure);

**HOME Program**

Funding consists of \$322,852 anticipated HOME funds, \$200,000 of anticipated program income (reduction in funding will be applied to Acquisition/Rehabilitation);

**CDBG-CV, Round 3**

Funding consists of \$418,170 CDBG-CV, Round 3 funds;

**WHEREAS:** The City of Westland is required to use 15 percent of its total combined HOME Program allocations for Community Housing Development Organization (CHDO) funding; partner with Liberator Development Group;

**WHEREAS:** The projects and programs approved under this Annual Plan are to serve the public purpose; thus City fees and charges will be limited to actual expense in lieu of the City's established fee schedule;

**NOW THEREFORE BE IT RESOLVED:** That with the adoption of the CDBG and HOME funded projects and programs listed in the Final Statement/budget by the Westland City Council, the City Administration is authorized to prepare and submit the CDBG/HOME Consolidated Plan 2021-26, Annual Action Plan 2021-2022 and CDBG-CV Round 3 substantial amendment 2019-20 to the U.S. Department of Housing and Urban Development; and, both the City Administration and City Attorney are authorized to prepare and execute the necessary agreements to implement the projects and programs listed above.

**CERTIFICATION**

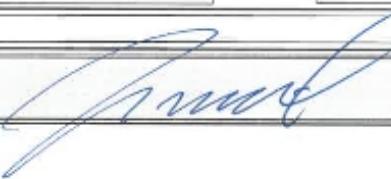
I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Westland City Council at a regular meeting held on May 3, 2021, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, including in the case of a special or rescheduled regular meeting, or a meeting recessed for more than thirty-six hours, notice by posting at least eighteen hours prior to the time set for the meeting.



\_\_\_\_\_  
Richard LeBlanc  
City Clerk

Application for Federal Assistance SF-424			
1. Type of Submission:		2. Type of Application:	
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Amended Application		<input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
3. Date Received:		4. Application Identifier:	
05/15/2021		100-1266124	
5. Federal Entity Identifier:		6. Federal Award Identifier:	
M-21-NC-26-0218			
State Use Only:			
8. Date Received by State:		9. State Application Identifier:	
B. APPLICANT INFORMATION:			
10. Legal Name: City of Westland, MI			
11. Employer/Taxpayer Identification Number (EIN/INR):		12. Organization DUNS:	
MI-143101		613101742000	
d. Address:			
13. Street:		14. Organization DUNS:	
32 3rd Avenue NW			
Street ID:			
15. City:		16. County/Parish:	
Westland			
17. State:		18. Province:	
MI - Michigan			
19. Country:		20. Zip/Postal Code:	
UNITED STATES		48186-4755	
e. Organizational Unit:			
21. Department Name:		22. Division Name:	
Housing & Community Development			
f. Name and contact information of person to be contacted on matters involving this application:			
23. First Name:		24. Middle Name:	
25. Last Name:		26. Suffix:	
27. Title:		28. Organization Affiliation:	
29. Telephone Number:		30. Fax Number:	
31. Email:			

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type:			
<input checked="" type="checkbox"/> City or Township Government <input type="checkbox"/> Other			
Type of Applicant 2: Select Applicant Type			
<input type="checkbox"/> City or Township Government <input type="checkbox"/> Other			
Type of Applicant 3: Select Applicant Type			
<input type="checkbox"/> City or Township Government <input type="checkbox"/> Other			
* 10. Name of Federal Agency:			
<input type="text"/> HCC			
11. Catalog of Federal Domestic Assistance Number:			
<input type="text"/> 14-239 CFDA Title: <input type="text"/> EOMB Entitlement			
* 12. Funding Opportunity Number:			
<input type="text"/> 2012-0424-JAN-005-ACCFORMS			
* Title:			
<input type="text"/> HCC's Project Connect			
13. Competition Identification Number:			
<input type="text"/> Title: <input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.):			
<input type="text"/> Add Attachment      Delete Attachment      View Attachment			
* 15. Descriptive Title of Applicant's Project:			
<input type="text"/> A comprehensive program of affordable housing for low to moderate income residents and areas of Westland. Including housing rehabilitation, construction, CDBG and homelessness assistance.			
Attach supporting documents as specified in agency instructions.			
<input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
*a. Applicant	<input type="text" value="11"/>
*b. Program/Project	
<input type="text" value="11"/>	
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
*c. Start Date:	<input type="text" value="07/01/2021"/>
*d. End Date: <input type="text" value="05/31/2022"/>	
18. Estimated Funding (\$):	
*e. Federal	<input type="text" value="322,552.00"/>
*f. Applicant	<input type="text"/>
*g. State	<input type="text"/>
*h. Local	<input type="text"/>
*i. Other	<input type="text"/>
*j. Program Income	<input type="text" value="200,000.00"/>
*k. Total	<input type="text" value="522,552.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
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 21, Section 1601)	
<input checked="" type="checkbox"/> **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 regulations.	
Authorized Representative:	
Prefix:	<input type="text"/>
*First Name:	<input type="text" value="KATHLEEN"/>
Middle Name:	<input type="text" value="R"/>
*Last Name:	<input type="text" value="WING"/>
Suffix:	<input type="text"/>
*Title:	<input type="text" value="Keytar"/>
*Telephone Number:	<input type="text" value="330-467-3200"/>
Fax Number: <input type="text"/>	
*Email: <input type="text" value="keytar@westland.org"/>	
*Signature of Authorized Representative: 	
*Date Signed: <input type="text" value="07/01/2021"/>	

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009

Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the construction work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §5472-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801-4806) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 89-363) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§671-6710), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-610), as amended, relating to discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1948 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscriminatory provisions in the specific statute(s) under which application is for Federal assistance is being made; and (j) the requirements of any other non-discriminatory statute(s) which may apply to the application.

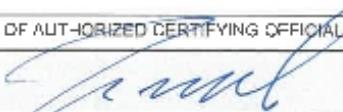
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Standard Form 424-1 (Rev. 7-77)  
Prescribed by OMB Circular A-122

WESTLAND HOME

11. Will comply, or has already complied, with the requirements of Titles I and II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1503 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276e-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-331) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(e) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) Initiation of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11730; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11990; (e) assurance of program consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1963, as amended (42 U.S.C. §§7601 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470l, ED 1993 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§458a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audit of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Falsifying a commercial sex act during the period of time that the award is in effect; or (3) Taking forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		Hayes	
APPLICANT ORGANIZATION		DATE SUBMITTED	
City of Westland		05/26/2021	

57-4240 (Rev. 7-87) Back

## 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.

**Uniform Relocation Act and 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, (2 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has a plan and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. 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;
2. 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 2-LL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (2 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

4/15/2021  
Date

Mayer \_\_\_\_\_  
Title: \_\_\_\_\_

### Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) at requirements of 24 CFR Part 91 and 570.

**Following a Plan** – It is following a current consolidated plan that has been approved by HUD.

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

**1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

**2. Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021 [a period specified by the grantee 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.

**3. 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.

In addition, 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:

1. 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
2. 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.

**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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

  
Signature of Authorized Official

4/13/21  
Date

Mayer  
Title

**OPTIONAL Community Development Block Grant Certification**

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 particular urgency as specified in 24 CFR, 570.208(c):

The grantee hereby certifies that the Action Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having 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.

*Not applicable*

Signature of Authorized Official

Date

Title

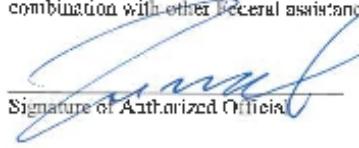
#### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy Layering** -- 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 of Authorized Official

4/15/2021  
Date

Mayor  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for recipients of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish 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, mental health facilities, foster care or other youth facilities, or correctional programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

*Not applicable*  
Signature of Authorized Official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_

**Housing Opportunities for Persons With AIDS 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 consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility;
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Not applicable

Signature of Authorized Official

Date

Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **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.



**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.

Jessica Campbell  
Community Development Director

April 15, 2021  
Date

**A Resolution of the City of Westland**

**WHEREAS:** The Westland City Council has approved the Community Development Block Grant and HOME Program Consolidated Plan 2021-26, Annual Action Plan July 1, 2021 – June 30, 2022 and CDBG-CV Round 3 substantial amendment 2019-20 budgets, as defined in the Final Statement:

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Funding consists of \$1,102,120 anticipated CDBG funds, \$10,000 of anticipated program income, \$95,000 reprogrammed funds (reduction in funding will be applied to Norwayne Infrastructure);

**HOME Program**

Funding consists of \$322,852 anticipated HOME funds, \$200,000 of anticipated program income (reduction in funding will be applied to Acquisition/Rehabilitation);

**CDBG-CV, Round 3**

Funding consists of \$418,170 CDBG-CV, Round 3 funds;

**WHEREAS:** The City of Westland is required to use 15 percent of its total combined HOME Program allocations for Community Housing Development Organization (CHDO) funding; partner with Liberator Development Group;

**WHEREAS:** The projects and programs approved under this Annual Plan are to serve the public purpose; thus City fees and charges will be limited to actual expense in lieu of the City's established fee schedule;

**NOW THEREFORE BE IT RESOLVED:** That with the adoption of the CDBG and HOME funded projects and programs listed in the Final Statement/budget by the Westland City Council, the City Administration is authorized to prepare and submit the CDBG/HOME Consolidated Plan 2021-26, Annual Action Plan 2021-2022 and CDBG-CV Round 3 substantial amendment 2019-20 to the U.S. Department of Housing and Urban Development; and, both the City Administration and City Attorney are authorized to prepare and execute the necessary agreements to implement the projects and programs listed above.

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Westland City Council at a regular meeting held on May 3, 2021, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, including in the case of a special or rescheduled regular meeting, or a meeting recessed for more than thirty-six hours, notice by posting at least eighteen hours prior to the time set for the meeting.



Richard LeBlanc  
City Clerk

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Planning Department
	<b>List the name of the organization or individual who originated the data set.</b>
	Planning Dept
	<b>Provide a brief summary of the data set.</b>
	New housing development
	<b>What was the purpose for developing this data set?</b>
<b>2</b>	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
	<b>Data Source Name</b> 2006-2010 American Community Survey Estimates
	<b>List the name of the organization or individual who originated the data set.</b>
	U.S. Census Bureau
<b>3</b>	<b>Provide a brief summary of the data set.</b>
	2006 - 2010 American Community Survey 5-year Estimates
	<b>What was the purpose for developing this data set?</b>
	Census survey estimates.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	2006-2010
<b>4</b>	<b>Briefly describe the methodology for the data collection.</b>
	5-year survey estimates
	<b>Describe the total population from which the sample was taken.</b>
	U.S. populations & estimations

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Diverse populations</p>
3	<p><b>Data Source Name</b></p> <p>2015-2019 American Community Survey Estimates</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>2015-2019 American Community Survey Estimates.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>U.S. population estimates.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2015-2019</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>5-Year Survey Estimates.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>U.S. populations</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Diverse - U.S. populations</p>
	<p><b>Data Source Name</b></p> <p>2020 Point-In-Time Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Out-Wayne County Continuum of Care</p>
4	<p><b>Provide a brief summary of the data set.</b></p> <p>Homeless populations Point-In-Time count/estimates</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Understand the homeless populations in the CoC</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 29, 2020</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Count</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Homeless populations in the CoC</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Homeless populations</p>
<b>5</b>	<p><b>Data Source Name</b></p> <p>2020 Housing Inventory County Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Out-Wayne County (for HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Housing Inventory Count</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>understand what housing inventory is available for various homeless populations</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2020</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Survey method</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Housing inventory and homeless populations</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Diverse - homeless populations</p>
<b>6</b>	<p><b>Data Source Name</b></p> <p>2018 Longitudinal Employer-Household Dynamics</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Longitudinal Employer-Household Dynamics</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Understand the relationship between employment and households</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2018</p>

	<b>Briefly describe the methodology for the data collection.</b> Survey estimates
	<b>Describe the total population from which the sample was taken.</b> ACS data
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Diverse - U.S. populations