



CITY OF WESTLAND, MICHIGAN

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM HOME PROGRAM

CONSOLIDATED PLAN 2021-2025 ANNUAL ACTION PLAN 2023-2024 July 1, 2023 – June 30, 2024

City Council Adoption: May 1, 2023

Michael P. Londeau, Mayor

City Council
James Hart, Council President
Andrea Rutkowski, President Pro Tem
James Godbout
Peter Herzberg
Michael McDermott
Melissa Sampey
DeLano Hornbuckle

Community Development Citizens Advisory Committee
Arthur Warren, Chair
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Mel Tockstein
Christina Wurm

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

“Equal Housing Opportunity”

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Executive Summary

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

1. Introduction

The City of Westland has completed the planning process for the 2023 Annual Action Plan in response to a consolidated planning process developed and required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Annual Action Plan is to identify goals, objectives and strategies for addressing housing and community development needs, including those of the homeless and other special needs populations, for one fiscal year. The Annual Action Plan is the one-year implementation strategy, based on the Consolidated Plan, to guide the City's use of their CDBG resources to address these needs.

The City participates in the CDBG program and is required to prepare and submit an action plan for HUD approval in order to receive Community Development Grant Funds and HOME Investment Partnerships funds. This Annual Action Plan serves as an application for federal funds under HUD's formula grant programs and provides a basis for assessing performance.

The Annual Action Plan is developed in a manner specified by HUD, and the city has followed the prescribed format in completing the plan. The Plan was developed using HUD and U.S. Census data for demographics and housing, input from community meetings and past program performance. During the planning process, the city conducted public meetings and had meetings with City Departments, and with the City Council. The purpose of this process was to receive citizen input on the current housing and community development needs and proposed use of CDBG and HOME funds.

This document constitutes the 2023 Annual Action Plan which is the third year of the 2021-2025 Five-Year Consolidated Planning period. It sets forth a description of activities for the use of funds that are expected to become available during the coming Federal fiscal year (July 1, 2023 – June 30, 2024), determines goals for individuals and households to be served, and describes the implementation plan and geographic location of the activities to be undertaken. The formula allocation for the Community Development Block Grant program is \$1,011,372 and \$348,566 in HOME funds.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

GOAL 1: AFFORDABLE HOUSING

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

GOAL 2: COMMUNITY DEVELOPMENT/NEIGHBORHOOD REVITALIZATION

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

GOAL 3: NON-HOMELESS SPECIAL NEEDS

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

GOAL 4: CONTINUUM OF CARE FOR HOMELESSNESS

Description: Promote the Continuum of Care for homeless population.

GOAL 5: ADMINISTRATION/PLANNING

Description: *Administration of the CDBG program and funding.*

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Westland manages the Community Development Block Grant and HOME Partnership programs. The City consistently manages CDBG and HOME projects that meet the needs of the intended recipients and national objectives, with projects that primarily include income eligible neighborhoods and populations. Major programs include housing rehabilitation, homebuyer assistance, ordinance enforcement, senior and youth programming, homeless assistance and assistance for victims of domestic abuse. The City determines that these activities are of the greatest benefit to the residents and they assist in continuing to maintain a positive quality of life. Based on the past success of these activities, the City will continue the following activities:

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

The public hearing notice was published February 6, 2023 on the City of Westland Website. The public notice was also posted at Westland City Hall, Westland Friendship Center, Westland Public Library, Jefferson Barns Community Vitality Center, and WLND public cable station. Public hearings were held March 7, 2023 and April 17, 2023. The Westland City Council review was held May 1, 2023. The public hearings were facilitated by the CDCAC and the Westland City Council. The public notice encourages citizens to submit written ideas or to call the Community Development Department with questions or comments. After the public hearings, the CDCAC made recommendations to Westland City Council for the proposed Annual Plan activities. A 30-day public comment period is also required. All documents that are available for public comment are also available in a form that is accessible to those with disabilities if the need arises. These documents remain public record indefinitely and are available upon request.

The City strives to broaden public participation through the CD Citizens Advisory Committee, public notices, City website and public hearings. City staff are readily available to describe components of the Annual Plan and procedures for public participation.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Based on input and data received through the citizen participation process for the Consolidated Plan, through internal department meetings, there is a common interest in improving the quality of housing within the city. Potential needed improvements may include:

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

There were no public comments received at the Public Hearings on March 7th or at the hearing on April 17th. No public comments were received during the public review and comment period from February 6, 2023 through April 17, 2023 and during the comment period held from June 1, 2023 through June 30, 2023. City Council approved the plan at the May 1, 2023 City Council meeting.

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

All comments received by the City of Westland were considered and are, generally or specifically, addressed by the Annual Action Plan.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	WESTLAND	Department of Housing & Community Development
HOPWA Administrator		
HOME Administrator	WESTLAND	Department of Housing & Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

Inquiries, comments or complaints concerning the Consolidated Plan, any amendments, or performance reports, can be conveyed by contacting city staff at:

Joanne Campbell, Director

Housing & Community Development Department

City of Westland

32150 Dorsey Road, Westland, MI 48486

Telephone: (734) 713-3711

jcampbell@cityofwestland.com

Business hours: 8:00 a.m. – 5:00 p.m., Monday through Friday

Inquiries, comments, or complaints on the programs may also be offered at the public hearings. Written responses to all written complaints may also be made to the Detroit Branch Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

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

Annual Action Plan
2023

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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))

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

Table 2 outlines the types of agencies and organizations consulted throughout the program year and during the development of the City of Westland 2021-2025 Consolidated Plan and 2023 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 coordinates with the Wayne County Continuum of Care via meetings, reports and information gathering. The City's CDBG funds are allocated to First Step and the Wayne County Family Center, programs which assist homeless and near-homeless families. The Westland Housing Commission manages the housing choice voucher program, including project-based voucher program for elderly, assisted living and veterans and coordinates services with the rental owners as a part of these programs.

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

The City does not administer ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	FIRST STEP CENTER FOR DOMESTIC VIOLENCE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
2	Agency/Group/Organization	Wayne County Family Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
3	Agency/Group/Organization	Out Wayne County Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.

4	Agency/Group/Organization Agency/Group/Organization Type	Westland Youth Assistance Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
5	Agency/Group/Organization Agency/Group/Organization Type	Samuel B Ware Community Center Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
6	Agency/Group/Organization Agency/Group/Organization Type	Fair Housing Center of Metro Detroit Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
7	Agency/Group/Organization Agency/Group/Organization Type	Wayne Westland Salvation Army Services-Children Services-Elderly Persons Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
8	Agency/Group/Organization	WAYNE METROPOLITAN COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
9	Agency/Group/Organization	The Senior Alliance
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.

10	Agency/Group/Organization	Hegira Programs
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
11	Agency/Group/Organization	Safe Step Communities
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
12	Agency/Group/Organization	Westland Housing Commission
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
13	Agency/Group/Organization	Wayne Westland Community Schools
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
14	Agency/Group/Organization	Habitat for Humanity Western Wayne County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
15	Agency/Group/Organization	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Affordable Internet service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.
16	Agency/Group/Organization	Wayne County Watershed Management Division / Environmental Services Group
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Managing flood plains, public lands and emergencies
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City shares proposed Annual Plan activities the organization; provides invitation to public hearings; provides referrals to the organization; collaborates on eligible programming.

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

The City follows HUD rules and regulations for Citizen Participation, and therefore offers a number of participation and comment venues. The city has made a concerted effort to contact known agencies and organizations involved in activities that are relevant to CDBG and HOME activities and programs. Although this effort does not ensure that all agencies are involved, it provides all local and relevant agencies with the opportunity to collaborate throughout the development of this Plan.

Citizens are provided information via notices published in the local newspaper, on the city website, and other online postings.

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	Annual Plan Goal: Continuum of Care for HomelessThis goal meets the goals of the CoC.
Local Strategies	City of Westland Master Plan	Annual Plan Goal(s): All goalsThe City of Westland Master Plan enhances Annual Plan goals.
Regional Strategies	Southeast Michigan Council of Goverments	Annual Plan Goal(s): All goalsSEMCOG provides statistics to facilitate the Annual Plan process.
Regional Strategy	Wayne Metropolitan Community Action Agency	Annual Plan Goal(s): All goalsResults of the Community Needs Assessment enhance Annual Plan goals.
Local Strategy	Westland Housing Commission Agency Plan	Annual Plan Goal: Affordable HousingThis goal meets the goals of the Agency Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As noted above, the City will coordinate with a range of public entities in the development and execution of a range of programs and activities.

A wide range of stakeholders were consulted to determine the level of infrastructure, housing, and social service needs. These included housing and social service agencies in addition to public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to low- and moderate- income households and persons. **Table 2** indicates the wide range of entities consulted during the Annual Action Planning process through meetings, surveys, e-mails, comment periods, and agency plan research and coordination.

At a minimum, the City's commitment to providing coordinated community, housing and supportive services to its low-income residents is implicit in these goals. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts shown in **Table 3**. The City of Westland will continue to encourage building partnerships between governments and advocates for low-income persons.

Many of the programs and activities that will be carried out by the City during this year's Annual Action Plan will involve coordination with a number of agencies and organizations. Westland coordinates with several local and regional agencies in the preparation of the Annual 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.

As stated above, has been coordinating with many public service agencies through phone and virtually to identify needs through the COVID-19 pandemic.

Westland coordinates with several local and regional agencies in the preparation of the Annual 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.

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

The Annual Plan is a collaborative process that involves meetings with stakeholders and the public to determine areas of need. The views of residents who live in CDBG eligible areas and service providers that offer to low-income and special needs residents enhance the planning process. The City seeks to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, non-profit agency meetings, City departments experience and past program performance. The City shared information regarding current and past program performance with citizens and stakeholders to explain the benefit of these programs.

Efforts made to broaden citizen participation include: four meetings with the Community Development Citizens Advisory Committee (CDCAC), two public hearings, one City Council study session and public notice posting in the Westland Observer, at several City buildings and on the City of Westland website. A summary of the public participation process is shown in **Table 4**.

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	Public Notice	Non-targeted/broad community	February 6, 2023	No comments received.	No comments received.	
2	Public Hearing	Non-targeted/broad community	March 7, 2023	No comments received.	No comments received.	

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)
3	Public Hearing	Non-targeted/broad community	April 17, 2023	No comments received.	No comments received.	
4	Public Meeting	Non-targeted/broad community	May 1, 2023	No comments received.	No comments received.	
5	Public Notice	Non-targeted/broad community	June 1, 2023	No comments received.	No comments received.	
6	30-Day Public Comment Period	Non-targeted/broad community	June 1, 2023 - June 30, 2023	No comments received.	No comments received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Annual Action Plan identifies the federal, state, local and private resources expected to be available to the City of Westland to address priority needs and specific objectives identified in the Strategic Plan of the 2021-2025 Consolidated Plan.

The City of Westland anticipates a total allocation of \$1,011,372 in CDBG funding and \$348,566 in HOME funding for the 2023/2024 program year. The city will also allocate \$10,000 in CDBG Program Income and \$150,000 in HOME Program income to projects for this program year. CDBG funds will be used for housing and community development activities such as public service activities, code enforcement, rehabilitation projects, public facilities, improvements, blight elimination, and administration of the City's CDBG program. HOME funds will be used to support

Community Housing Development Organizations (CHDOs), down payment assistance, and housing rehabilitation.

Anticipated resources are summarized in **Table 56**.

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	1,011,372	10,000	0	1,021,372	2,400,000	Additional resources for leveraging may include State and Federal grants, City Departments, public or social service providers, or other sources.

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	348,566	150,000	0	498,566	700,000	Additional resources for leveraging may include State and Federal grants, partner housing providers, or other sources.

Table 5 - 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

The City will look to leverage funds, if available, from State and Federal grants, City Departments (e.g., Public Services, Parks and Recreation), public or social 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), Westland Housing Commission (WHC), or other agencies and programs against CDBG and HOME dollars. The City shall assure that the requirements as it relates to non-federal share will be utilized as referenced in 24 CFR 570.201 (3) (g), for any project in which CDBG funding is used as the non-federal match. In the future, the city will continue to aggressively pursue funding from private, public, and federal sources to complete both our economic and community development needs.

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

The City may seek to utilize publicly owned land and/or property in a combination of ways which includes but is not limited to business expansion and attraction, new housing construction and rehabilitation, homelessness, and future CHDO development activities. Excess property shall be disposed of pursuant to local, state and federal laws, and income derived from related properties shall be returned to its appropriate funding source.

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: \$90,000 HOME: \$453,709	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 12 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 Economic Development	CDBG: \$491,098 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit Other: 1 Other
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: 11000 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: 650 Persons Assisted
5	Administration/Planning	2021	2025	Program Administration	NORWAYNE Annapolis Park	Administration/Planning	CDBG: \$202,274 HOME: \$44,857	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable housing
	Goal Description	Affordable housing projects including homeowner household rehabilitation, direct financial assistance to homebuyers, and homeowner housing constructed.
2	Goal Name	Neighborhood revitalization
	Goal Description	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
3	Goal Name	Non-homeless Special Needs
	Goal 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.
4	Goal Name	Continuum of Care for Homeless
	Goal Description	Continuum of care for the homeless includes funding for the Wayne County Family Center and First Step Center for Victims of Domestic Violence.
5	Goal Name	Administration/Planning
	Goal Description	Administration of the CDBG and HOME programs for the City of Westland.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Westland's planned actions for the 2023-24 Annual Action Plan are intended to support housing and general community development for the City's low- and moderate-income populations as well as the City's homeless and special needs groups.

The City will continue to operate its CDBG and HOME programs through the Community Development, Housing, Building, and Planning Departments, which will continue to provide funding for housing rehabilitation, ownership, and homebuyer assistance/counseling in partnership with its sub-recipients. These actions will further the goal of improving the availability and accessibility of affordable housing in the City of Westland.

As in the past, the City will continue to coordinate with public or social service providers to prevent homelessness and promote access to public services for special needs populations generally assumed to be low- and moderate-income. During the 2023/2024 program year, the City will fund activities that address the needs of the homeless and non-homeless special needs populations such as at-risk youth and seniors.

Planned community development activities include renovations to parks and recreation facilities, and slum and blight removal to enhance the living environment for people living in low- and moderate-income neighborhoods.

City of Westland's planned actions for the 2023/2024 Annual Action Plan are summarized in **Table 59** and **Table 60**.

Projects

#	Project Name
1	CDBG - Program Administration
2	CDBG - Public Services
3	CDBG - Homeless Assistance
4	CDBG - Code Enforcement
5	CDBG - Housing Rehabilitation
6	CDBG - Friendship Center - JBCVC Improvements
7	CDBG - Acquisition/Demolition of Blighted Structures
8	CDBG - Norwayne Infrastructure and Parks
9	CDBG - Section 108 Loan Payback

#	Project Name
10	HOME - Program Administration
11	HOME - Housing Rehabilitation
12	HOME - Homebuyer Assistance
13	HOME - Housing Acquisition/Construction/Rehabilitation
14	HOME - CHDO Set-Aside

Table 7 - Project Information

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

The allocation priorities are focused on the five goals of the Strategic Plan: housing, homelessness, non-homeless special needs, community and economic development, and program administration. It is important to note that the City of Westland cap for public services is \$256,000 of the total CDBG allocation, based on the waiver allowed for entitlement communities under 24 CFR 570.201(e)(2). Total

funding for activities related to administration is capped at 20% for CDBG and 10% for HOME.

<u>Strategic Plan Goal</u>	<u>CDBG (% of Total Award)*</u>
Program Administration: \$202,274 (20.0%)	
Housing: \$90,000 (9.0%)	
Homelessness: \$7,000 (1.0%)	
Non-Homeless Special Needs: \$221,000 (22.0%)	
Community and Economic Development: \$491,098 (49.0%)	

**Excludes program income and prior year resources. Percentages may not equal 100% due to rounding.*

<u>Strategic Plan Goal</u>	<u>HOME (% of Total Award)*</u>
Program Administration: \$44,857 (9.0%)	
Housing: \$453,709 (91.0%)	
Homelessness: \$0.00 (0%)	
Non-Homeless Special Needs: \$0.00 (0%)	
Community and Economic Development: \$0.00 (0%)	

**Includes program income and prior year resources. Percentages may not equal 100% due to rounding*

The City's primary obstacle to meeting underserved needs is a lack of funding. In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state, and local). These reduced revenues have hindered the City's ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG - Program Administration
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Administration/Planning
	Needs Addressed	Administration/Planning
	Funding	CDBG: \$202,274
	Description	City of Westland CDBG Administration (2023/2024)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations citywide.
	Location Description	Citywide.
	Planned Activities	CDBG program administration
2	Project Name	CDBG - Public Services
	Target Area	NORWAYNE
	Goals Supported	Non-homeless Special Needs
	Needs Addressed	Supportive service programs
	Funding	CDBG: \$221,000
	Description	Senior Programs, Youth Programs, Community Policing, Domestic Violence
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income persons citywide.
	Location Description	Citywide & Norwayne target areas.
	Planned Activities	Public and supportive services to at-risk, special needs, and low- and moderate-income populations
3	Project Name	CDBG - Homeless Assistance
	Target Area	NORWAYNE
	Goals Supported	Continuum of Care for Homeless
	Needs Addressed	Homeless services and prevention
	Funding	CDBG: \$7,000

	Description	Homelessness Prevention/Assistance
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income persons citywide.
	Location Description	Citywide
	Planned Activities	Homelessness Prevention/Assistance
4	Project Name	CDBG - Code Enforcement
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Elimination of Slum and Blight
	Funding	CDBG: \$175,000
	Description	City of Westland Code Enforcement
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations citywide.
	Location Description	Citywide.
	Planned Activities	Ongoing code enforcement activities citywide
5	Project Name	CDBG - Housing Rehabilitation
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Affordable housing
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$90,000
	Description	City of Westland Emergency Home Repair Program
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income households citywide and in norwayne.
	Location Description	Citywide and Norwayne Target Areas.

	Planned Activities	The Emergency Home Repair Program is for Owner Occupied Homeowners to make their homes decent, safe and sanitary.
6	Project Name	CDBG - Friendship Center - JBCVC Improvements
	Target Area	NORWAYNE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$55,778
	Description	Capital Improvements for the Friendship Center
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income and all populations citywide.
	Location Description	Friendship Center
7	Planned Activities	Public Facilities Improvements
	Project Name	CDBG - Acquisition/Demolition of Blighted Structures
	Target Area	NORWAYNE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Elimination of Slum and Blight
	Funding	CDBG: \$32,000
	Description	City of Westland Community & Economic Development
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations citywide and in Norwayne.
8	Location Description	Norwayne.
	Planned Activities	Removal of up to 2 blighted structures
	Project Name	CDBG - Norwayne Infrastructure and Parks
	Target Area	NORWAYNE
	Goals Supported	Neighborhood revitalization
9	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$167,320

	Description	City of Westland Parks and Recreational Facilities
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations in Norwayne.
	Location Description	Norwayne.
	Planned Activities	Capital improvements for Norwayne infrastructure and Parks
9	Project Name	CDBG - Section 108 Loan Payback
	Target Area	NORWAYNE
	Goals Supported	Neighborhood revitalization
	Needs Addressed	Public facilities and infrastructure
	Funding	CDBG: \$61,000
	Description	Section 108 Loan Payback (installment 8 of 12)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income populations citywide.
	Location Description	Citywide [project previously completed]
	Planned Activities	Loan repayment
10	Project Name	HOME - Program Administration
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Administration/Planning
	Needs Addressed	Administration/Planning
	Funding	HOME: \$44,857
	Description	City of Westland HOME Administration (2023/2024)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income households citywide.
	Location Description	Citywide [indirect benefit]
	Planned Activities	Salaries /Administration

11	Project Name	HOME - Housing Rehabilitation
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Affordable housing
	Needs Addressed	Housing rehabilitation
	Funding	HOME: \$107,500
	Description	City of Westland Emergency Home Repair Program
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income persons citywide.
	Location Description	Citywide.
	Planned Activities	Rehabilitation for homeowners to make their homes decent, safe and sanitary.
12	Project Name	HOME - Homebuyer Assistance
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Affordable housing
	Needs Addressed	Homeownership
	Funding	HOME: \$144,000
	Description	City of Westland Downpayment Assistance Program
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income persons citywide.
	Location Description	Citywide
	Planned Activities	Homebuyer assistance
13	Project Name	HOME - Housing Acquisition/Construction/Rehabilitation
	Target Area	NORWAYNE Annapolis Park
	Goals Supported	Affordable housing

	Needs Addressed	Housing rehabilitation Homeownership
	Funding	HOME: \$149,924
	Description	Housing Acquisition/Construction/Rehabilitation
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income persons citywide.
	Location Description	Citywide.
	Planned Activities	Housing rehabilitation
14	Project Name	HOME - CHDO Set-Aside
	Target Area	NORWAYNE
	Goals Supported	Affordable housing
	Needs Addressed	Housing rehabilitation Homeownership Affordable rental housing
	Funding	HOME: \$52,285
	Description	CHDO Set-Aside
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income persons citywide.
	Location Description	Citywide.
	Planned Activities	Funding to help CHDO housing development.

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 (CDBG and HOME Project Locations Map). These Local Target Areas are Citywide LMI areas, Norwayne subdivision and Annapolis Park/Carver subdivisions. Westland designates these areas for the 2021-2025 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 2022 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 2022 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	34

Target Area	Percentage of Funds
Annapolis Park	5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

City of Westland's rationale for allocating investments geographically is dependent upon the location of low- and moderate-income populations, and the neighborhood revitalization strategy areas. 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 City of Westland reviews statistical information on annual basis for all city neighborhoods that have been determined to have at least 51% of its population with low and moderate incomes (80% of the Area Median Income). These same neighborhoods have the highest percentage of minority populations in the City. In addition, independent reports e.g., the Vacant Property Study show that these areas are locations of high property vacancies, blight, and code violations.

Discussion

City of Westland has identified 14 projects to implement the five goals of the Strategic Plan during the third year of the Consolidated Plan, 2023 Annual Action Plan fiscal year. These projects benefit low- and moderate-income persons citywide and within the City's Target Areas: Norwayne and Annapolis Park/Carver subdivisions. Projects with citywide benefit include economic development, code enforcement, and the City's administration of the CDBG and HOME programs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As stated previously, the City places a high priority on providing homeownership opportunity in the City of Westland. This goal shall be addressed, 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. In addition, the jurisdiction shall seek creative ways in which we can provide affordable housing opportunities and a means for obtaining such.

The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. 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. 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. [This section replaces the former HUD Table 3B.]

One Year Goals for the Number of Households to be Supported	
Homeless	730
Non-Homeless	25
Special-Needs	95
Total	850

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	1
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	43

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will rely on various partners throughout the jurisdiction, and county in assisting its residents in obtaining affordable housing through programs including but not limited to: First Time Homebuyer/Down payment Assistance; Owner-Occupied Rehabilitation grants; Emergency

Rehabilitation Grants, and city-owned homes available for purchase.

Rental assistance will be provided through the Westland Housing Commission Housing Voucher Program and the HOME-ARP rental rehabilitation program.

AP-60 Public Housing – 91.220(h)

Introduction

The Westland Housing Commission (WHC) is the housing authority for the City of Westland. The WHC does not own or operate any rental property in the city. The WHC administers the Housing Choice Voucher program, the Family Self-Sufficiency Program, the Assisted Living Housing Choice Voucher Program, the Veterans Supportive Housing Program, and processes Housing Choice Vouchers for the Westgate Towers. The WHC manages the waiting list for the Housing Choice Voucher program.

This section of the Annual Action Plan describes what actions the City of Westland will take in the 2023-24 program year to carry out the public housing portion of the Strategic Plan. Below, the City has identified the manner in which the 2023-24 Annual Action Plan will address the needs of public housing during the program year.

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

The WHC has been charged with the responsibility of the administration of housing programs for low-income persons. The operations of the WHC are funded through annual appropriations provided by the U.S. Department of Housing and Urban Development (HUD).

The WHC has been committed to advocating for and providing affordable housing for eligible individuals and families, and continues to work closely with HUD, City of Westland, and area agencies and organizations to address the needs for public housing.

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

WHC intends to continue promoting several resident initiatives that are generally broken down into two phases. In the first phase, the WHC provides training programs for family self-sufficiency (FSS) through educational entities or private sector companies that provide training. In addition, WHC has an economic empowerment plan that includes workshops with banks and small business seminars for the residents. During the second phase, WHC plans to offer resident training on HUD regulations through a tenant council. This activity broadens public housing residents' knowledge of their rights, knowledge, HUD's perspective on issues, and various resident initiatives that can be explored and implemented at various points in time.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

The local PHA, Westland Housing Commission, is not designated as troubled.

Discussion

Affordable housing needs are met by multiple stakeholders within City of Westland. The WHC is responsible for the administration of public housing in the City of Westland (of which there is none) and continues to work closely with HUD, City of Westland, and area agencies and organizations to address mutual affordable housing goals.

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

Introduction

This section of the Annual Action Plan describes City of Westland's one-year goal and the specific actions steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

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 Wayne County Continuum of Care for the homeless. The City of Westland participates with the Wayne County Continuum of Care Committee, a countywide consortium of homeless housing and service providers, city and county governments, agency representatives and the former homeless. The Committee's goal is to establish a cooperative effort leading to the development of a continuum of housing and services for the homeless and to create supports to prevent at-risk populations from becoming homeless.

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.

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.

The City supports homeless assistance through First Step and the Wayne County Family Center. These programs require that the sub-recipient provide outreach and informational sessions to landlords, social service agencies, homeless, and those at-risk of being homeless, pertaining to the program.

The City provides additional support for homeless families through the HOME-ARP rental rehabilitation program. This program provides funds for the rehabilitation of approximately 30 rental units in the Norwayne subdivision. These units will be rented to homeless and near-homeless families, as defined under the McKinney-Vento Act.

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

The City supports homeless assistance programs through First Step, the Wayne County Family Center, Wayne County Continuum of Care and the HOME-ARP rental rehabilitation program. These efforts seek to prevent homelessness and provide supportive services to homeless populations and at-risk populations. 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

The City plans to allocate \$7,000 of the anticipated 2023-24 CDBG award toward activities to reduce homelessness. The City allocates HOME-ARP funds for the rental rehabilitation program. The City will continue to offer assistance, advice, 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, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

City of Westland has several strategies that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. In general, City of Westland will continue to work with non-profit housing developers and providers to increase the amount of affordable housing. The City of Westland has adopted the Michigan Board of Building Standards recommendation of the Michigan Building Codes (OBC), Michigan Mechanical Codes (OMC), and Michigan Plumbing Codes (OPC) and the ICC International Building Code. These codes are designed to set forth minimum standards for health, safety, and welfare. The City's building and zoning codes do not, in general, constitute barriers to affordable housing in Westland. The City shall seek to update its zoning codes and land use plans, which are approaching thirty years of age.

The following is a summary of the City's past and current strategies to reduce barriers to affordable 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.

See also SPâ¿Â§55, "Barriers to Affordable Housing," in the 2021-2025 Consolidated Plan for more detailed explanations of strategies.

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 January 2023.

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).

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 leadbased paint hazards;
- Reduce the number of poverty level families;
- Develop institutional structure; and
- Enhance coordination.

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

Actions planned to address obstacles to meeting underserved needs

Consistent with the Five Year Consolidated Plan's Strategic Plan, City of Westland will pursue the goal of promoting access to public services for special needs populations generally assumed to be low and moderate income, including, but not limited to, programs addressing youth and children, seniors/elderly and frail elderly, veterans and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/Aids or other special needs.

The City, through the Annual Action Plan, shall seek to target federal funds, and other available resources, to residents that have traditionally not been served, or are underserved by previous programs. A strong emphasis will be placed on programmatic restructure that is not only compliant with changing rules and regulations, but make sense for today's economic climate, and ever-changing community structure. 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 homeownership opportunity in Westland. This goal is addressed, 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. In PY2013, the City of Westland added a down payment assistance program to assist the low-mod income citizens of the community and those seeking to relocate to the community.

It is clear that the City's housing development plans should correlate with changing market conditions in the City of Westland and the surrounding area. In order to insure that the low-mod income citizens of the community have access to affordable housing, the City will continue to meet with local and regional financial institutions (i.e. Westland National Bank, First Merit Bank, Third Federal Savings) and national syndicators such as Fannie Mae, Freddie Mac and Local Initiatives Support Corp. (LISC), as well as with our local, State, and Federal non-profit partners, to explore their financial participation (TIF, Bond Financing, construction loans, etc.).

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 2017-2021 American Community Survey (ACS) 5-year estimates, 13.6% of people living in City of Westland are below poverty level. The City of Westland does not possess the capacity or manpower to directly improve the poverty status of its citizens. However, the City supports County and State efforts to move low-income persons to economic self-sufficiency or to a maximum level of economic independence. The strategy aims to help families that are currently dependent on public assistance achieve economic self-sufficiency. In instances where this may not be possible because of personal limitations, the goal is to enable them to achieve the maximum level of independence for which they are capable. The Michigan Department of Jobs and Family Services (ODJFS) (Wayne County) is the nexus of the County's welfare reform program and thus is the lead anti-poverty agency. ODJFS's

mission is to maximize available community resources to support, encourage, and assist families and individuals in achieving their goals for self-sufficiency; to assist in elimination of barriers, and respond to ever changing needs in a progressive, caring and professional manner.

Actions planned to develop institutional structure

The City of Westland has a strong Institutional Delivery System. A wide range of services are available in the community, including homelessness prevention services, street outreach, emergency shelter and transitional housing, and mental health services. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

The City has identified various entities from the public, nonprofit and private sectors that will be institutionally involved in the implementation of the Consolidated Plan and this Annual Action Plan. In order to improve the housing and community development delivery system in Westland, better coordination between the public, nonprofit and private agencies will be required. The programs and services that exist and that are available to residents in Westland are extensive and varied.

The State of Michigan operates many housing and community development programs that, for the most part, are available to the City of Westland or nonprofit agencies serving low-income persons in the City.

Over the next year, the City and all eligible entities in Westland will work to maximize the funds available from the State of Michigan through the many programs available in order to increase the level of funding brought into the community.

Wayne County and the City of Westland provide a wide range of housing and community development programs and services including data collection, planning, enforcement, financial management, legal knowledge of housing issues, and educational techniques as well as overall program development, administration, and implementation.

Local non-profit organizations offer housing and community development activities, which can be partially funded by the local CDBG and HOME programs offered by the city of Westland and/or by Wayne County. In the future, all eligible non-profits will be encouraged to apply for funds or serve as a sub-recipient to avoid duplication of services and offer their expertise where appropriate.

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

The City of Westland will continue to coordinate with the following agencies to develop an effective institutional structure and enhance inter-agency coordination. Although funding for public housing authorities may be reduced, it is anticipated that WHC will still be awarded a significant amount of Federal funds to provide housing-related activities, such as rental assistance, rehabilitation and new

construction, for low-income persons in Westland.

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.
- Liberator Development Group - affordable housing.

Discussion:

The City's actions planned to address obstacles to meeting underserved needs include activities in support of special needs assistance for victims of domestic violence, at-risk families and youth, the disabled, elderly, those with mental health 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, the Homeless Task Force, WHC, 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(l)(1,2,4)

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
Total Program Income:	10,000

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.	86.00%

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 \$75,000.
- 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 \$7,5000.

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 and Resale Provisions (from the City of Westland HOME Investment Partnership Policies and Procedures Manual, p17, approved by HUD, Fall 2021)

The HOME program requires that all assisted properties remain affordable for a specific period of time based on the amount of HOME funds provided to the project. To accomplish this, the City must enforce with resale or recapture provisions, per 24 CFR 92.254.

The City of Westland uses the recapture provision for all homebuyer programs. The City of Westland uses the HOME affordable homeownership limits for the area provided by HUD. Westland

does not use subrecipients or CHDO to provide homebuyer assistance.

The length of the long-term affordability:

- The amount subject to **recapture** during the affordability period is the direct subsidy received by the homebuyer. For homebuyer assistance in excess of \$7,500, the additional assistance is recaptured at the time of sale or rental of the property.
- If there are no net proceeds or insufficient proceeds to recapture the full amount of the HOME investment due, the amount subject to recapture will be limited to what is available from the net proceeds. Net proceeds are defined as the sales price minus superior non-HOME loan repayments and any closing costs.
- Affordability provision will be enforced through a recorded mortgage and Homebuyer Guidelines.

Recapture – Fair Return on Investment

The City of Westland recapture requirements ensure that, if the property is sold during the period of affordability, the price at resale provides the original HOME-assisted homebuyer a fair return on investment (including the original homebuyer's initial investment and any capital improvement).

- Affordability provision will be enforced through a recorded mortgage, in accordance with State recordation laws. A copy of the recorded mortgage must be maintained in the project file.
- The affordability requirements listed above do not apply to Westland HOME funded Housing Rehabilitation Program for owner-occupied properties.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR

92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Westland uses HOME funds for five purposes in the 2023 fiscal year:

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

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



CITY OF WESTLAND ANNUAL ACTION PLAN 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Public Notice

The City of Westland is preparing the CDBG/HOME Annual Plan 2023 – 2024, in anticipation of receiving an estimated \$1,025,512 of CDBG funds, \$348,791 of HOME funds, plus program income.

PROPOSED USE OF CDBG AND HOME FUNDS

CDBG funds (estimated \$1,025,512; program income \$10,000):

• Grant Administration	- 205,102
• Commodity Food Program, Fair Housing Initiative	
• Public Service Activities:	- 238,000
Senior Programs, Youth Assistance	
Community Policing, Domestic Violence	
• Code Enforcement	- 175,000
• Rehabilitation Projects	- 90,000
• Friendship Center Improvements	- 35,000
• Acquisition/Demolition Blighted Structures	- 32,000
• Norwayne Infrastructure and Parks	- 157,632
• Section 108 Loan	- 61,000
• Community Center Improvement	- 20,778
Reprogram: No proposed reprogramming	- 0

HOME funds (estimated \$348,791; program income \$150,000):

• Grant Administration	- 44,879
• Comm Housing Development Organization	- 52,319
• Housing Rehabilitation	- 107,500
• Homebuyer Assistance	- 109,880
• Housing Acquisition, New Construction & Rehabilitation	- 184,213
Reprogram: No proposed reprogramming	- 0

Other Program Administration:

• City of Westland is accepting applications from Community Housing Development Organizations for affordable housing development in Norwayne & Carver subdivisions
• 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 7, 2023, 5:30 p.m., Jefferson Barns Community Center; April 17, 2023, 7:00 p.m., Westland City Council. The proposed 2023-24 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 17, 2023.

Joanne Campbell, Director
Michael P. Londeau, Mayor, City of Westland

Posted: February 6, 2023

City of Westland website: <https://www.cityofwestland.com/216/Community-Development-Programs>
WLND Westland Cable, Westland City Hall, Public Library, Friendship Center,
Jefferson Barns Community Vitality Center

CITY OF WESTLAND SYNOPSIS OF MINUTES MTG. 10 - 5/15/23	
<p>Presiding: President Hart Present: Godbourt, Herzberg, Hornbuckle, McDermott, Rutkowski, Sampey 83: Minutes of regular meeting held 5/7/23. - Minutes of budget study session held 4/29/23. - TNT Fireworks temp permit, 35645 Warren Rd, 6-23 - 7-4. - Renewal of BS&A Financial software for 1 yr, amt \$105,653. - CDBG-HOME Budget Revision: From: HOME Program \$50,000.00 To: HOME New Construction \$50,000.00 Income Construction Technology From: HOME Program \$35,000.00 To: HOME CHDO \$35,000.00 Income Liberator Development Group - Adopt WWCSD Construction Tech Resolution authorizing the use of 23-24 Home Funds to rehab 1674 S. Crown, amt \$225,000. - Adopt Liberator Dev Group Resolution authorizing the use of 23-24 Home Funds to rehab 34001 Ensley, amt \$52,285. - Adopt Res of MERS Transfer Provisions effective Jan 1, 2016. - Adopt Res to apply for grants from the MI Dept of Treasury protecting Pension Programs. - Appr the recommendation to sell 510 S Newburgh to adjacent owner in the amt. of \$150,000. 84: Appr. checklist: \$738,726.91. 85: Confirmed appt. of A. Brown to DDA to fill unexpired term, effective immediately to exp. 3/17/25. 86: Appr SL-SP for Childcare Center, 2146 5 Wayne Rd, S of Palmer Rd, W side of Wayne Rd w/contingencies. 87: Appr SP/SL for Preschool & Childcare Center, 33200 Warren Rd, N side of Warren, W of Venoy w/contingencies. 88: Mtg. adj. 8:34 p.m.</p>	
<p>James Hart Council President Published: May 25, 2023</p> <p>Richard LeBlanc City Clerk</p>	

CITY OF WESTLAND NOTICE OF MEETING	
<p>A petition has been presented to the Planning Commission of the City of Westland, Wayne County, Michigan:</p> <p>Comprehensive update to the City of Westland Zoning Ordinance and Zoning Districts Map regulating the development and use of land within the City. The comprehensive update affects the entire City of Westland Zoning Ordinance, pertaining to all aspects of development and land use including: definitions; residential districts; commercial/mixed-use districts; industrial districts; planned unit development district; use standards; general provisions; nonconformities; site development standards; site plan review procedures; special land use procedures; site condominium review; public hearings; administration; zoning board of appeals; changes and amendments; and enforcement. A new Zoning District Map is also included as part of the comprehensive update. The full text of the comprehensive update and new Zoning District Map is available for download at the City website at cityofwestland.com.</p>	
<p>NOTICE IS HEREBY GIVEN that a public meeting of the City of Westland Planning Commission will be held at City Hall, 36300 Warren Road, Westland, Michigan at 6:00 p.m., Wednesday, July 12, 2023.</p>	
<p>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 or 734-467-3219.</p>	
<p>Kenneth B. Sharp, Chairman Westland Planning Commission</p>	

Published: June 1, 2023

P. 14

June 2023

CITY OF WESTLAND COMMUNITY DEVELOPMENT BLOCK GRANT and HOME PROGRAMS ANNUAL ACTION PLAN 7/1/2023-6/30/2024 --- FINAL NOTICE NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS																							
<p>TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:</p> <p>On or about June 1, 2023, 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.</p>																							
<p>USE OF CDBG AND HOME FUNDS</p>																							
<p>CDBG funds (\$1,011,372; program income \$10,000):</p> <table> <tbody> <tr> <td>- Grant Administration</td> <td>- 202,274</td> </tr> <tr> <td>- Public Service Activities:</td> <td>- 238,000</td> </tr> <tr> <td> Senior Programs, Youth Programming</td> <td></td> </tr> <tr> <td> Community Policing, Domestic Violence</td> <td></td> </tr> <tr> <td> Homeless Assistance</td> <td></td> </tr> <tr> <td>- Code Enforcement</td> <td>- 175,000</td> </tr> <tr> <td>- Rehabilitation Projects</td> <td>- 90,000</td> </tr> <tr> <td>- Friendship Center, JBCVC Improvements</td> <td>- 55,778</td> </tr> <tr> <td>- Acquisition-Demolition Blighted Structures</td> <td>- 32,000</td> </tr> <tr> <td>- Norwayne Infrastructure and Parks</td> <td>- 167,320</td> </tr> <tr> <td>- Section 108 Loan - 61,000</td> <td></td> </tr> </tbody> </table>		- Grant Administration	- 202,274	- Public Service Activities:	- 238,000	Senior Programs, Youth Programming		Community Policing, Domestic Violence		Homeless Assistance		- Code Enforcement	- 175,000	- Rehabilitation Projects	- 90,000	- Friendship Center, JBCVC Improvements	- 55,778	- Acquisition-Demolition Blighted Structures	- 32,000	- Norwayne Infrastructure and Parks	- 167,320	- Section 108 Loan - 61,000	
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<p>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 30, 2023. The City will not request the release of federal funds or take administrative action on the above projects prior to July 1, 2023.</p>																							
<p>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 Michael P. Londeau, 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:</p>																							
<p>a) That the certification was not in fact executed by the Chief Executive Officer of the applicant or other officer of the city; or</p>																							
<p>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.</p>																							
<p>c) Other specific grounds cited in the HUD Regulations at 24 CFR Part 58.75</p>																							
<p>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 30, 2023.</p>																							
<p>Michael P. Londeau, Mayor City of Westland</p>																							
<p>Publish: June 1, 2023 Market Place/WLND</p>																							



**MAYOR
MICHAEL P. LONDEAU**

CITY of WESTLAND CITY COUNCIL

**Agenda Item:
May 1, 2023**

SUBJECT: CDBG / HOME Programs, Annual Plan 2023-24 Approval

SUBMITTING DEPARTMENT: Housing & Community Development

MAYORAL APPROVAL:

BACKGROUND INFORMATION:

The City receives Community Development Block Grant and HOME Partnership funds.

PROPOSED CDBG BUDGET	1,021,372	PROPOSED HOME BUDGET	498,566
CDBG Allocation (anticipated):	1,011,372	HOME Allocation (anticipated):	348,566
CDBG Program Income:	10,000	HOME Program Income:	150,000
Reprogrammed Funds:	0	Reprogrammed Funds:	0

The proposed Annual Plan has been available for review for the required 30 day period. The City held two public hearings; on March 7 and April 17, 2023. No written comments were received.

After adoption by City Council, the City will submit the Annual Plan to the Department of Housing and Urban Development for approval. Use of these funds cannot begin until a Release of Funds is approved by HUD, generally in July of the fiscal year.

In support of this resolution, the following items are attached for your review:

1. 2023-24 Final Statement for the CDBG and HOME funding allocation, including Budget and Recommended Projects;
2. Prepared Resolution adopting 2023-24 CDBG and HOME Program budgets, authorizing the Administration to execute the necessary contracts to implement the aforementioned programs with the Department of Housing and Urban Development and funded public service entities.

RECOMMENDED ACTION: Approval of the Community Development Block Grant Annual Action Plan Final Statement, July 1, 2023 – June 30, 2024 and adoption of the Prepared Resolution.

	Y	N	A		Y	N	A
Council President Hart				Council Member Hornbuckle			
Council Pro-Tem Rutkowski				Council Member McDermott			
Council Member Godbout				Council Member Sampey			
Council Member Herzberg							

CITY OF WESTLAND

Final Statement for the Annual Action Plan 2023-24 **Proposed Housing and Community Development Goals, Strategies and Use of Funds**

BACKGROUND

The City of Westland prepared the Annual Action Plan with funding requests for projects and programs for the fiscal period July 1, 2023 – June 30, 2024 , as required to receive federal funds, including Community Development Block Grant (CDBG), HOME Program and Housing Choice Voucher Program.

2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM

The City of Westland will receive an estimated \$1,011,372 CDBG funds and \$348,566 HOME funds for the fiscal year July 1, 2023 – June 30, 2024. The Westland City Council approved the use of funds at its regular meeting on May 1, 2023.

NATIONAL and LOCAL COMMUNITY DEVELOPMENT OBJECTIVES

The CDBG program provides funds to address the problem of deteriorating cities and neighborhoods. The federal government established three CDBG national objectives.

1. Activities which benefit low and moderate income families.
2. Activities which aid in the prevention or elimination of slums or blight.
3. Activities which address an urgent threat to the health or safety of the community.

The City of Westland established the following objectives to comply with federal requirements:

1. Affordable Housing - Rehabilitate owner-occupied homes and rental dwelling units, acquire and renovate foreclosed houses and administer the Housing Choice Voucher Program.
2. Neighborhood Revitalization – Acquire and demolish blighted structures, support the Norwayne Community Citizens Council and collaborate with private sector to stimulate reinvestment.
3. Supportive Services Assistance – Fund supportive services for elderly, youth and disadvantaged citizens and partner with non-profit organizations that serve the needs of lower-income residents.
4. Promote the Continuum of Care for Homeless and Special Needs Population - Maintain existing shelter facilities, encourage the development of transitional and permanent housing for the homeless and utilize group homes for special needs populations.

<u>PROPOSED CDBG BUDGET</u>	<u>\$1,021,372</u>	<u>PROPOSED HOME BUDGET</u>	<u>\$498,566</u>
CDBG Allocation:	\$1,011,372	HOME Allocation:	\$348,566
CDBG Program Income:	\$10,000	HOME Program Income:	\$150,000
CDBG Reprogram:	0	HOME Reprogram:	0

<u>ACTION PLAN BUDGET FOR FISCAL YEAR</u>	<u>July 1, 2023 – June 30, 2024</u>	
Program	Anticipated Funding	Time Period for Expenditure
CDBG	\$1,011,372	24 months
HOME	\$ 348,566	24 – 36 months
Section 8 Housing Choice Vouchers	\$8,108,000	24-36 months
Family Self-Sufficiency Coordinator	\$ 39,682	12 months
Total Anticipated Funding:	\$9,507,620	12 months

A Resolution of the City of Westland

WHEREAS: The Westland City Council has approved the Community Development Block Grant and HOME Program Annual Action Plan July 1, 2023 – June 30, 2024, as defined in the Final Statement:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Funding consists of \$1,011,372 anticipated CDBG funds, \$10,000 of anticipated program income, \$0 reprogrammed funds (reduction in funding will be applied to Norwayne Infrastructure); **HOME Program**
Funding consists of \$348,566 anticipated HOME funds, \$150,000 of anticipated program income (reduction in funding will be applied to Acquisition/Rehabilitation);

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;

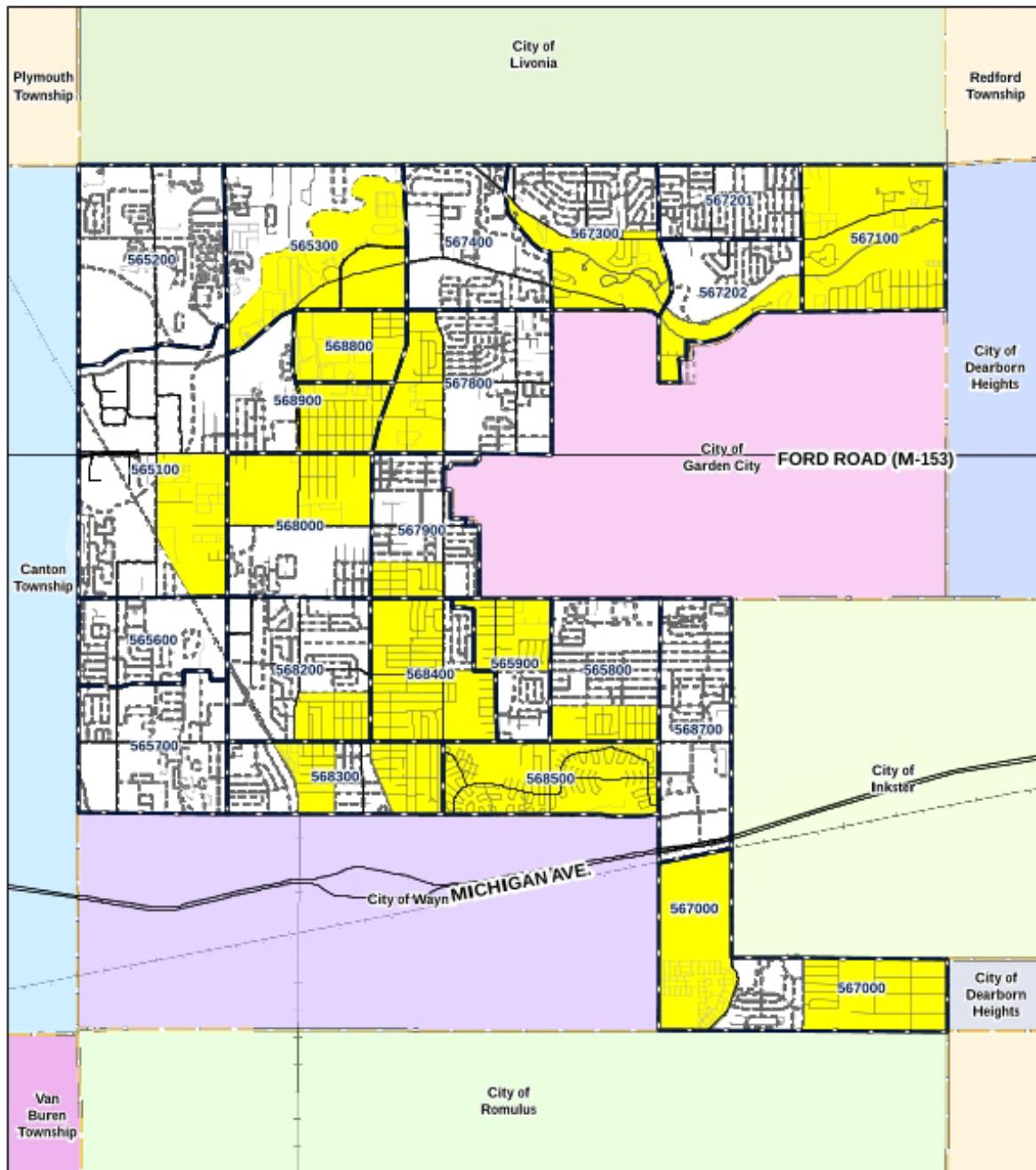
NOW THEREFORE BE IT RESOLVED: That with the adoption of the CDBG and HOME funded projects and programs listed in the Final Statement/budget by the Westland City Council, the City Administration is authorized to prepare and submit the CDBG/HOME Annual Action Plan 2023-2024 to the U.S. Department of Housing 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 1, 2023, 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

Grantee Unique Appendices



Census Tracts and Block Groups

2023-24

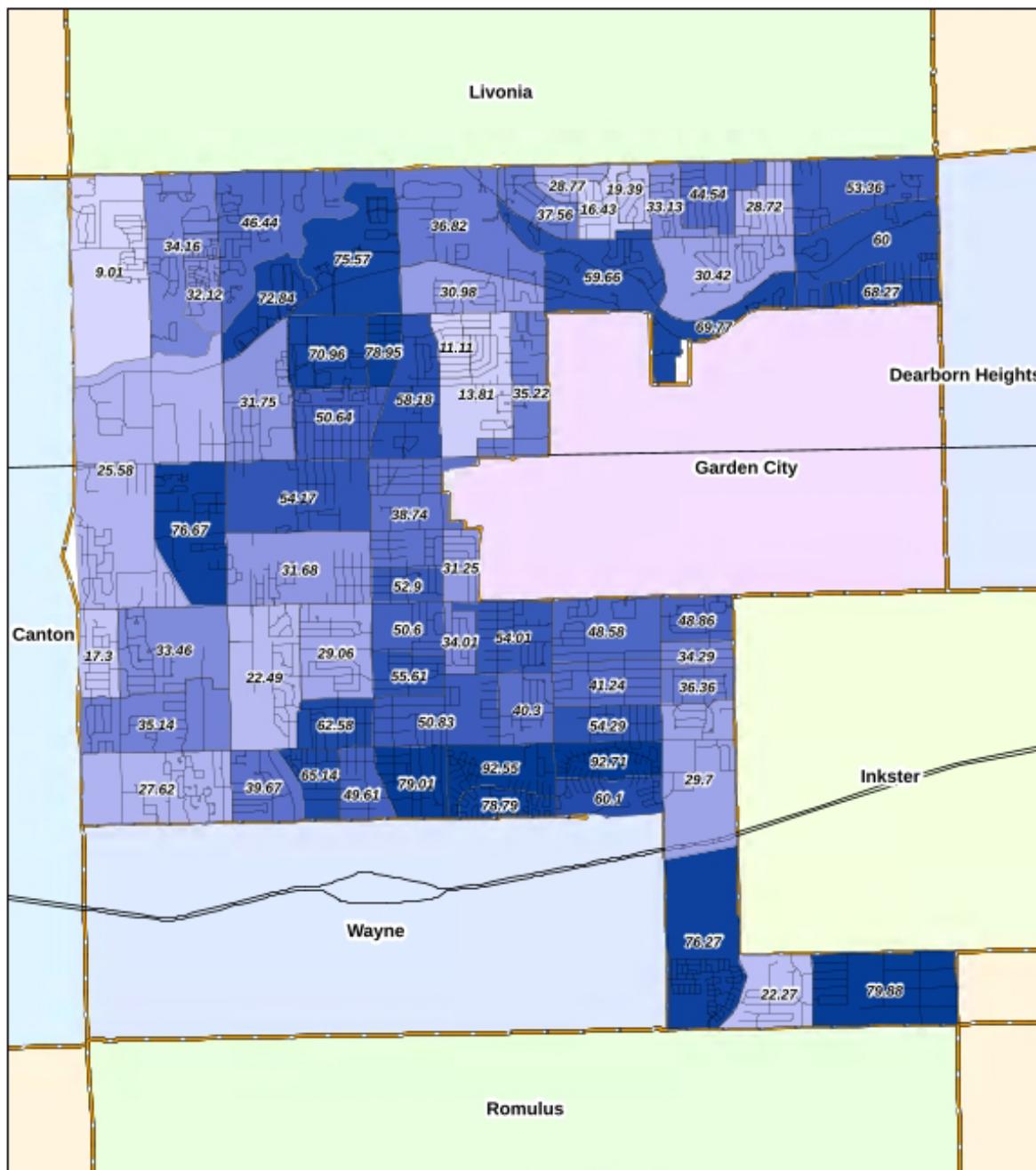
* 2011-2015 ACS.
City of Westland, Michigan



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William R. Wild - Mayor



Low-Mod Income by Percentage

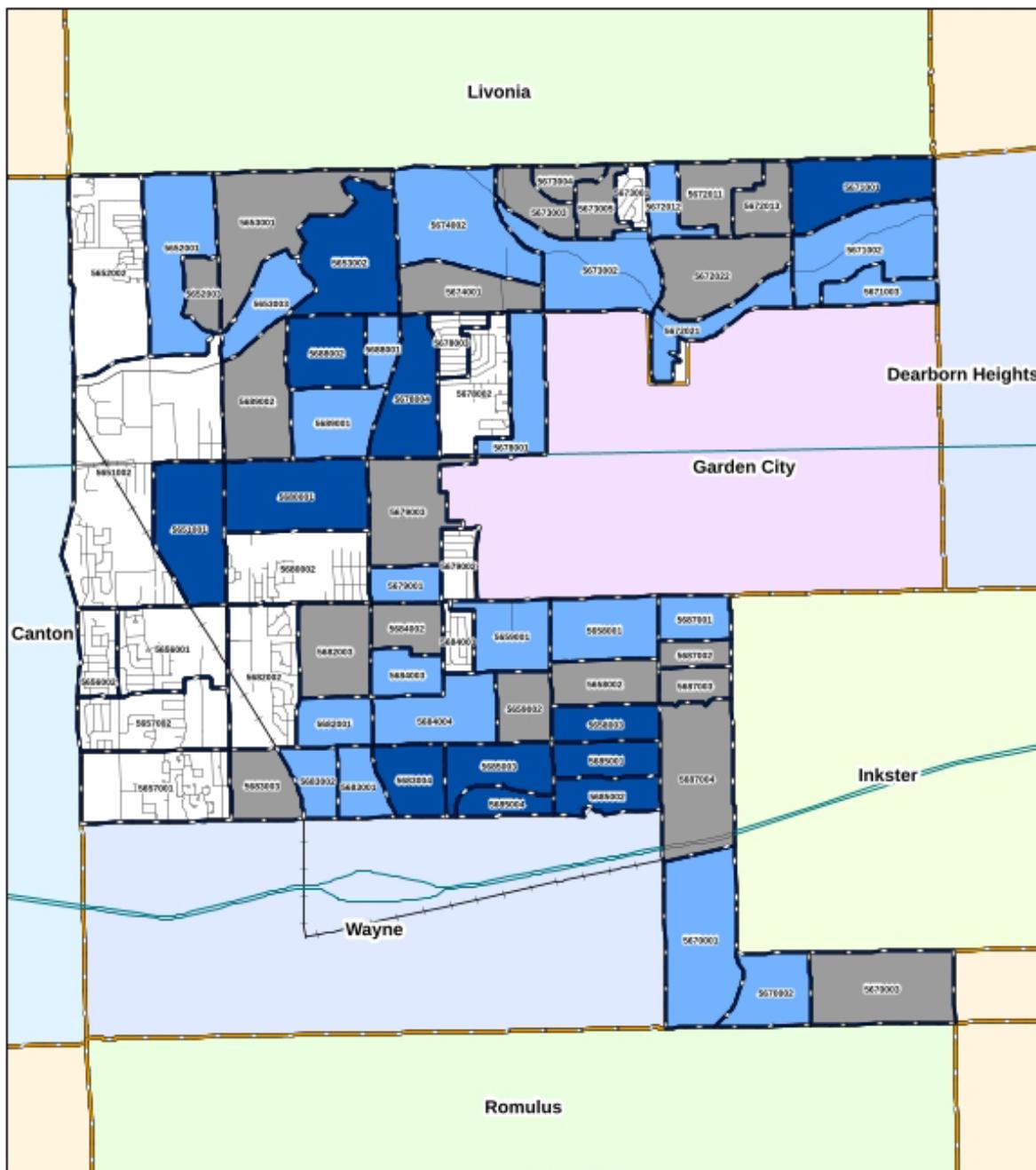
2023-24
* 2011-2015 ACS.

City of Westland, Michigan



William R. Wild - Mayor

Annual Action Plan 2023



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	

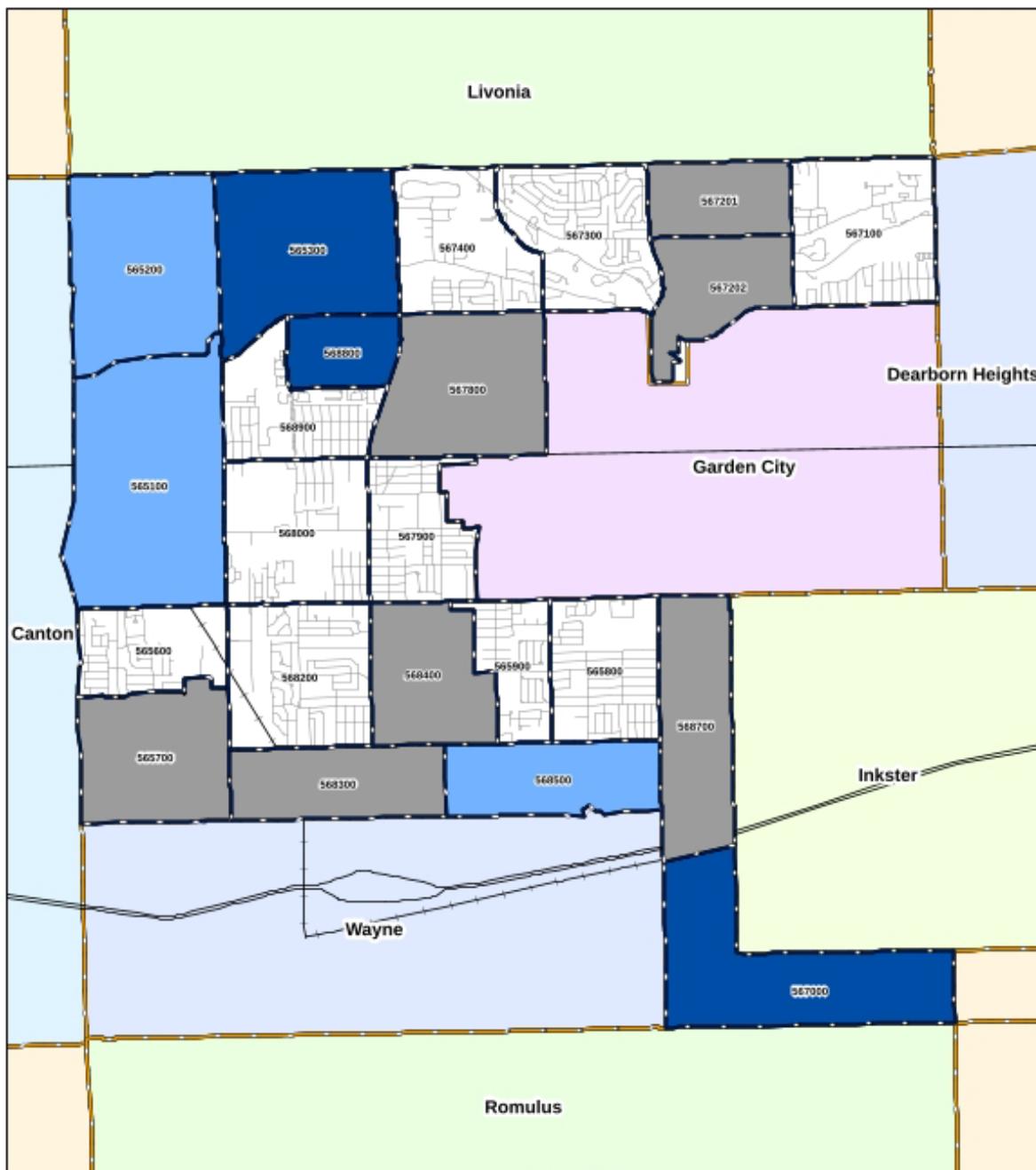
2023-24
* 2011-2015 ACS.

City of Westland, Michigan

0 0.5 1 2 3 4 Miles



William R. Wild - Mayor



Minority Population by Census Tract

2023-24

* Based on 2010 census data.

City of Westland, Michigan



William R. Wild - Mayor

Annual Action Plan 2023

65

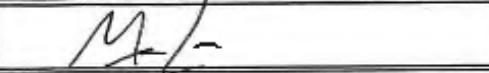
Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424			
*1. Type of Submission:	*2. Type of Application: * If Other, select appropriate letter(s):		
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Other (Specify):	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	<input type="checkbox"/> Revision	
<input type="checkbox"/> Corrected Application			
*3. Date Received:	4. Applicant Identifier:		
	DDG-424-0001		
5a. Federal Entity Identifier:	5b. Federal Award Identifier:		
323-332-86311			
State Use Only:			
6. Date Received by State:	7. State Applicant Identifier:		
8. APPLICANT INFORMATION:			
*9a. Legal Name:	City of Westland, MI		
*9b. Employer/Examiner Identification Number (EIN/TIN):	*9c. DUNS:		
32-1811331	326000000000		
*9d. Address:			
* Street:	22150 Dorrery Street		
Street 2:			
* City:	Westland		
County/Parish:	Wayne County		
* State:	MI - Michigan		
Province:			
* Country:	USA - UNITED STATES		
* Zip/Postal Code:	48186-4755		
*9e. Organizational Unit:			
Department Name:	Division Name:		
Human Resources Department			
*9f. Name and contact information of person to be contacted on matters involving this application:			
First:	First Name: Joann		
Middle:			
Last:	Last Name: Campbell		
Suffix:			
Title:	Title: Director		
Organizational Affiliation:			
* Telephone Number:	14231521711		
Fax Number: 734-595-1260			
* Email:	jcampbell@westlandmi.gov		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p><input checked="" type="checkbox"/> City or Township Government</p> <p>Type of Applicant 2: General Applicant Type</p> <p><input type="checkbox"/></p> <p>Type of Applicant 3: Select Applicant Type</p> <p><input type="checkbox"/></p> <p>* Other (Specify): <input type="text"/></p>	
<p>* 10. Name of Federal Agency:</p> <p><input type="text"/> DE</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p><input type="text"/> 14-219</p> <p>CFDA Title: <input type="text"/> Community Development Block Grant Entitlement</p>	
<p>* 12. Funding Opportunity Number:</p> <p><input type="text"/> NBL-8PC02681X 21-00000</p> <p>* Use: <input type="text"/> CDBG Entitlement</p>	
<p>13. Competition Identification Number:</p> <p><input type="text"/></p> <p>Title <input type="text"/></p>	
<p>14. Areas Affected by Project: (Cities, Counties, States, etc.)</p> <p><input type="text"/></p> <p>* 15. Descriptive Title of Applicant's Project:</p> <p><input type="text"/> A comprehensive program of housing and community development for low income residents and seniors in Westland, including housing, infrastructure, utility improvements, bright administration and services.</p>	
<p>Attach supporting documents as needed in agency instructions.</p> <p><input type="button"/> Add Attachments <input type="button"/> Delete Attachments <input type="button"/> View Attachments</p>	

1

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	<input type="text"/>		
* b. Program Project	<input type="text"/>		
Attach an encoded set of files if your Congressional Districts are 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="07/01/2023"/>		
* b. End Date:	<input type="text" value="07/01/2023"/>		
18. Estimated Funding (\$):			
* a. Federal	<input type="text" value="1,000,000.00"/>		
* 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="1,010,000.00"/>		
19. Is Applicant Subject to Review By State Under Executive Order 13772 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 13772 Process for review on <input type="text"/>			
<input type="checkbox"/> b. Program is subject to E.O. 13772 but has not been reviewed by the State for review.			
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 13772.			
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
1 "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) 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 18, Section 1001)			
<input checked="" type="checkbox"/> ** IACRFF			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
First	<input type="text"/>	* First Name	<input type="text" value="Michael"/>
Middle Name	<input type="text"/>		
* Last Name	<input type="text" value="Londeau"/>		
Suffix	<input type="text"/>		
* Title	<input type="text" value="Mayor"/>		
* Telephone Number	<input type="text" value="712-567-1234"/>	Fax Number	<input type="text"/>
* Email	<input type="text" value="mayor@ci.yates-iowa.us"/>		
* Signature of Authorized Representative			* Date Signed: <input type="text" value="07/13/2023"/>

ASSURANCES - CONSTRUCTION PROGRAMS

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 estimates 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 20500.

**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 the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if applicable, the State, through any authorized representative, access to and 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 sites and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with 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 complete work conforms with the approved plans and specifications and will furnish progress 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 prescribed standards for merit systems for programs funded under one of the 19 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. §§4901 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 individual are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) 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. §§1680-1682, and 1685-1685); 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 Control and Treatment Act of 1972 (P.L. 82-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1978 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§623 and 527 of the Public Health Service Act of 1944 (42 U.S.C. §§2226(d)(3) and 230(e)(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 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.

Standard Form 4240 (Rev. 7-97)

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Prescribed by OMB Circular A-102

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. 91-616) 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 program purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§ 501-508 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. §§ 274a to 276c-7), the Copeland Act (40 U.S.C. §275c and 18 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 1973 (P.L. 93-234) which requires members 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) notification of visiting facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains 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(e) of the Clean Air Act of 1965, as amended (12 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. 93-523); 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. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§490a-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 this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Westland	DATE SUBMITTED April 15, 2023

SF-424D (Rev. 7-97) Back

Application for Federal Assistance SF-424			
* a. Type of Submission: <input type="checkbox"/> Preproposal <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application	* b. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Response, select appropriate code(s): <input type="checkbox"/> Other (Specify) _____	
* c. Date Received: <input type="text"/>	d. Applicant Identifier: <input type="text"/> DOD 4250.3-7		
e. Federal Entity Identifier: <input type="text"/> M-21-00-00-0008	f. Federal Award Identifier: <input type="text"/>		
State Use Only:			
g. Date Received by State: <input type="text"/>	h. State Approver Identifier: <input type="text"/>		
B. APPLICANT INFORMATION:			
* i. Legal Name: <input type="text"/> CITY OF WESTLAND, MI	* j. EIN/TIN: <input type="text"/> 38-1513172		
* k. Employer Taxpayer Identifier Number (EIN/TIN): <input type="text"/>		* l. UPI: <input type="text"/> DOD-000000000000	
m. Address:			
* Street: <input type="text"/> 2250 Dorsey Blvd	Street: <input type="text"/>		
* City: <input type="text"/> Westland	City: <input type="text"/>		
County/Parish: <input type="text"/> Wayne County	County/Parish: <input type="text"/>		
* State: <input type="text"/> MI: Michigan	State: <input type="text"/>		
Province: <input type="text"/>	Province: <input type="text"/>		
* Country: <input type="text"/> USA: UNITED STATES	Country: <input type="text"/>		
* Zip/Postal Code: <input type="text"/> 48186-4750	Zip/Postal Code: <input type="text"/>		
e. Organizational Unit:			
Debt Manager: <input type="text"/> Housing & Community Development	Debt Manager: <input type="text"/>		
f. Name and contact information of person to be contacted on matters involving this application:			
* Phone: <input type="text"/>	* First Name: <input type="text"/> Jeanne	Last Name: <input type="text"/>	
Middle Name: <input type="text"/>		Suffix: <input type="text"/>	
* Last Name: <input type="text"/> Campbell		Title: <input type="text"/>	
Organization Affiliation: <input type="text"/>			
* Telephone Number: <input type="text"/> 734.713.2711		Fax Number: <input type="text"/> 734.593.1580	
* Email: <input type="text"/> jcampbell@cityofwestland.com			

Application for Federal Assistance SF-424	
* 8. Type of Applicant 1: Select Applicant Type: <input type="checkbox"/> City or County Government <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): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text"/> HUD	
11. Catalog of Federal Domestic Assistance Number: <input type="text"/> 14-325 CDOA Title <input type="text"/> HOME Partnership Program, Education	
* 12. Funding Opportunity Number: <input type="text"/> SBIR-0024-Q341Y-X11PWB * Title: <input type="text"/> HOME Partnership	
13. Competition Identification Number: <input type="text"/> Title <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="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 owners on the land, including existing buildings, new construction, CDOA and individual developments.	
All documents must be submitted in electronic format. <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 Or:	
* a. Applicant	<input type="text"/>
* b. Program/Project	
Attach an additional file 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="07/01/2023"/>
* b. End Date <input type="text" value="05/30/2024"/>	
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="349,550.00"/>
* 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="104,600.00"/>
* g. TOTAL	<input type="text" value="453,150.00"/>
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. 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 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<input type="checkbox"/> The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement, or agency specific instructions.	
Authorized Representative:	
First Name	<input type="text"/>
Middle Name	<input type="text"/>
* Last Name	<input type="text" value="Londesau"/>
Suffix	<input type="text"/>
* Title	<input type="text" value="Mayor"/>
* Telephone Number	<input type="text" value="234-467-3200"/>
Fax Number	<input type="text"/>
* Email	<input type="text" value="mayor@town.yourtown.us"/>
* Signature of Authorized Representative: 	
* Date Signed <input type="text" value="05/12/2023"/>	

ASSURANCES - CONSTRUCTION PROGRAMS

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 (0345-0042), 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 the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and 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 real and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with 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 complete work conforms with the approved plans and specifications and will furnish progress 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 protect employees from using their position 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 prescribed standards for merit systems for programs funded under one of the 19 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. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) 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. §§1081-1683, and 1685-1688), 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 Office and Treatment Act of 1972 (P.L. 92-253), 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. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1944 (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 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.

Previous Edition Usable

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Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A-102

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. 91-618) 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. §§1501-1508 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 276a-7), the Contract Work Hours and Safety Standards Act (40 U.S.C. §§527-530) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 122(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-231) 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) 11511; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplain in accordance with EO 11990; (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 1965, 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. 93-520); 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 river system.
17. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11595 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§1690a-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 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.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 		TITLE Mayor	
APPLICANT ORGANIZATION City of Westland		DATE SUBMITTED April 15, 2023	

SF-424D (Rev. 7-97) Back

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CERTIFICATIONS - WESTLAND FY 2023-24 **CDBG & HOME**

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 49 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-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan --The housing activities to be undertaken with 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 75.


Signature of Authorized Official

Date: April 15, 2023

Title: Mayor

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 HCD.

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) 7/1/2023-6/30/2024 [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

Date: April 15, 2023

Title: Mayor

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 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.

Signature of Authorized Official: N/A 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 proscribed 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

Date: April 15, 2023

Title: Mayor

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 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.

Signature of Authorized Official N/A

Date _____

Title _____

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

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

Building -- Any building or structure assisted under this 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.

Signature of Authorized Official N/A

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.