



MEMORANDUM
Westland Housing Commission

"Equal Housing Opportunity"

TO: Westland Housing Commission
FROM: Joanne Campbell, Director
DATE: March 18, 2025
SUBJECT: Public Hearing and Final Approval - 2025-2026 Agency Plan (Res. 20.24.25)

Attached for Housing Commission review is the proposed Agency Plan for fiscal year 2025-2026, required by the U.S. Department of Housing and Urban Development (HUD). The Housing Commission must submit this annually in order to receive Housing Choice Voucher Program funding.

The Agency Plan is designed to incorporate all of the resources that HUD provides to the Westland Housing Commission. The Agency Plan assists local jurisdictions in reviewing the budget allocation process. In support of this, the Commission's mission, goals and objectives are included for review.

Programs funded through the Westland Housing Commission include the Housing Choice Voucher Program, Family Self-Sufficiency and the Project-Based Programs. The Housing Commission also oversees the Homebuyer Assistance Program, funded through the HOME Partnership Program.

By recommending this plan, the Housing Commission continues funding in respect to both internal and external programs that benefit people of low and moderate income.

The public hearing comments are included with the Agency Plan submission. The Housing Commission will approve the Agency Plan and submit it to HUD following Commission approval.

Westland Housing Commission Resolution No. 20.24.25

Motion: Lekisha Maxwell Second: Desmond Jackson
 Ayes: 5 Nays: 0 Abstain: 0

Meriem Kadi, Meriem Kadi, Secretary

**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.																																							
A.1	<p>PHA Name: <u>Westland Housing Commission</u> PHA Code: <u>MI139</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1253</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1"><thead><tr><th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr></thead><tbody><tr><td>Lead HA:</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																																			
Lead HA:																																							

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The mission of the Westland Housing Commission (WHC) is to provide rental assistance for privately owned, safe and sanitary housing to eligible low income families. This housing shall be affordable and located throughout the community to prevent segregating low income persons in the City of Westland and within the jurisdictional boundary of the WHC, which includes Wayne and Oakland counties. WHC achieves these goals through the efficient management of the HCV program.</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> The WHC held its annual resident meeting on March 18, 2025. No comments were made. Meeting minutes attached.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="191 613 1461 1528"> <tr> <th data-bbox="203 619 462 651">Fair Housing Goals:</th> </tr> <tr> <td data-bbox="203 655 1461 1522"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ol style="list-style-type: none"> 1. Insufficient Housing for Special Needs Populations – Continue the development of programs designed to address the needs of special needs populations. For example, combining Housing Choice Vouchers with Medicaid Waivers to house the frail elderly in an independent living environment for longer than what might otherwise be possible. Work to provide transitional housing assistance to homeless veterans with HOME and HCV assistance. 2. Lack of Affordable Housing not in need of Rehabilitation - Work with housing providers to ensure suitable and affordable housing as well as housing rehabilitation and lead abatement programs. For example, the City of Westland's Homeowner and Rental Rehabilitation programs allocate resources to improve the availability of decent, affordable housing. Provide an educational campaign to make residents aware of these programs. 3. Insufficient Number of Rental Housing for Large Families - The construction of rental housing is largely the domain of private developers, over which the Housing Commission has little control. If possible, the City will consider offering incentives, e.g., HOME funding, to developers who construct larger rental units, to encourage their development. 4. Disparate Mortgage Lending and Home Improvement Loan Rates - The City of Westland manages homebuyer counseling and down payment assistance program. In some cases, new homebuyers may also receive post-purchase counseling. 5. Fair housing education, awareness, and information within the public sector and the private sector - Westland includes links on its website to agencies that provide fair housing information or services such as the Fair Housing Center of Metropolitan Detroit and the Fair Housing and Equal Opportunity (FHEO) Office of HUD. </td> </tr> </table>	Fair Housing Goals:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ol style="list-style-type: none"> 1. Insufficient Housing for Special Needs Populations – Continue the development of programs designed to address the needs of special needs populations. For example, combining Housing Choice Vouchers with Medicaid Waivers to house the frail elderly in an independent living environment for longer than what might otherwise be possible. Work to provide transitional housing assistance to homeless veterans with HOME and HCV assistance. 2. Lack of Affordable Housing not in need of Rehabilitation - Work with housing providers to ensure suitable and affordable housing as well as housing rehabilitation and lead abatement programs. For example, the City of Westland's Homeowner and Rental Rehabilitation programs allocate resources to improve the availability of decent, affordable housing. Provide an educational campaign to make residents aware of these programs. 3. Insufficient Number of Rental Housing for Large Families - The construction of rental housing is largely the domain of private developers, over which the Housing Commission has little control. If possible, the City will consider offering incentives, e.g., HOME funding, to developers who construct larger rental units, to encourage their development. 4. Disparate Mortgage Lending and Home Improvement Loan Rates - The City of Westland manages homebuyer counseling and down payment assistance program. In some cases, new homebuyers may also receive post-purchase counseling. 5. Fair housing education, awareness, and information within the public sector and the private sector - Westland includes links on its website to agencies that provide fair housing information or services such as the Fair Housing Center of Metropolitan Detroit and the Fair Housing and Equal Opportunity (FHEO) Office of HUD.
Fair Housing Goals:			
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ol style="list-style-type: none"> 1. Insufficient Housing for Special Needs Populations – Continue the development of programs designed to address the needs of special needs populations. For example, combining Housing Choice Vouchers with Medicaid Waivers to house the frail elderly in an independent living environment for longer than what might otherwise be possible. Work to provide transitional housing assistance to homeless veterans with HOME and HCV assistance. 2. Lack of Affordable Housing not in need of Rehabilitation - Work with housing providers to ensure suitable and affordable housing as well as housing rehabilitation and lead abatement programs. For example, the City of Westland's Homeowner and Rental Rehabilitation programs allocate resources to improve the availability of decent, affordable housing. Provide an educational campaign to make residents aware of these programs. 3. Insufficient Number of Rental Housing for Large Families - The construction of rental housing is largely the domain of private developers, over which the Housing Commission has little control. If possible, the City will consider offering incentives, e.g., HOME funding, to developers who construct larger rental units, to encourage their development. 4. Disparate Mortgage Lending and Home Improvement Loan Rates - The City of Westland manages homebuyer counseling and down payment assistance program. In some cases, new homebuyers may also receive post-purchase counseling. 5. Fair housing education, awareness, and information within the public sector and the private sector - Westland includes links on its website to agencies that provide fair housing information or services such as the Fair Housing Center of Metropolitan Detroit and the Fair Housing and Equal Opportunity (FHEO) Office of HUD. 			

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA Five- Year and Annual PHA Plans**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Five- Year and Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as " the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Westland Housing Commission


MI-139

PHA Name

PHA Number/HA Code

 Five-Year PHA Plan for Fiscal Years
 X Annual PHA Plan for Fiscal Years 2025-26

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Mark Neal	President
Signature	Date
	April 1, 2025