

## **City of Westland**

## **Consolidated Annual Performance Evaluation Report Fiscal Year 2024-2025**

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### **CR-05 - Goals and Outcomes**

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

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

Affordable Housing: Homeowner Rehabilitation, Liberator Development Group (CHDO), HOME New Construction and Rehabilitation, First-time Homebuyer, Housing Choice Voucher Program, Family Self Sufficiency, Assisted Living, Veterans Rental Program, Rental Rehabilitation Program (HOME-ARP)

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

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

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

CARES Act: touchless water fountains; Jefferson Barns Learning Lab; Hello Senior Program; Senior companion program; roof replacement at Wayne County Family Center

HOME-ARP: deferred loans (10 year affordability period) to Norwayne rental owners for major improvements, for rental to homeless and near-homeless qualifying populations; Westland Housing Commission provides project-based housing vouchers for the rental units, to provide affordable housing.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration/Planning	Program Administration	CDBG: \$ / HOME: \$	Other	Other	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0					
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0					
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0					
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Facade treatment/business building rehabilitation	Business	0	0					
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Brownfield acres remediated	Acre	0	0					
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0					
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	8	29	362.50%	25	27	108.00%	

Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	10	11	110.00%	1	3	300.00%
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	37	49.33%	12	10	83.33%
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	70	45	64.29%	12	10	83.33%
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	6000	0	0.00%			
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	0	0				

Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Jobs created/retained	Jobs	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Businesses assisted	Businesses Assisted	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	0	0				
Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				

Affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	0	0				
Continuum of Care for Homeless	Homeless	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	5850	2688	45.95%	650	621	95.54%
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	56170	74808	133.18%	18702	18702	100.00%
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3168		230	1250	543.48%
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Facade treatment/business building rehabilitation	Business	0	0				

Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Brownfield acres remediated	Acre	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				

Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Jobs created/retained	Jobs	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Businesses assisted	Businesses Assisted	10	0	0.00%			
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0				
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	15	7	46.67%	3	0	0.00%
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	7500	35666	475.55%	3000	9380	312.67%
Neighborhood revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	5	4	80.00%	1	1	100.00%
Non-homeless Special Needs	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18500	38702	209.20%	17731	11829	66.71%

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

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

Affordable Housing initiatives focused on both rehabilitation and new opportunities for homeownership. The Homeowner Rehabilitation Program invested \$86,685 in CDBG funds, completing eight emergency repairs, along with \$55,216 in HOME funds that supported two limited rehabs. In partnership with the Liberator Development Group (CHDO), \$43,039 was used to support two renovation and resale projects in the

Norwayne subdivision. The City also partnered with the Wayne-Westland Schools Building Trades Program, allocating \$174,008 in HOME funds toward a homebuyer rehabilitation project currently underway. To expand access to ownership, the Homebuyer Downpayment Assistance Program provided \$156,000 in assistance to 10 homebuyers. The Housing Choice Voucher Program remained the largest ongoing effort, serving 1,244 participants with \$7,970,720 in funding. In addition, the HOME-ARP Rental Rehabilitation Program provided \$896,451 in deferred loans to rental owners, resulting in 24 completed units and 3 under rehabilitation.

Neighborhood Revitalization efforts addressed blight, infrastructure, and community facilities. With \$20,000 in prior-year CDBG funds, one vacant structure on Iron Court was demolished. The Code Enforcement and Educational Programs carried out 9,380 actions to improve neighborhood safety and stability, supported by \$103,552 in CDBG funding. Infrastructure work included \$60,607 in CDBG funds for sidewalk and fence improvements at Cayley Park and parking improvements at the Dorsey Center, benefiting more than 18,700 residents. Similarly, \$33,788 was allocated for improvements to Northgate Park, also serving the Norwayne neighborhood. Facility improvements included \$16,884 for dumpster enclosures at Jefferson Barns Community Center and \$48,543 for upgrades to the Friendship Center, which included fire system replacement and ADA curb cuts.

Programs supporting non-homeless special needs populations were another priority. The Friendship Center received \$150,000 in CDBG funding to provide senior services to 10,105 older adults, while the S.B. Ware Center received \$14,999 to serve 35 low- and moderate-income youth. In-kind programming at Jefferson Barns, such as the Learning Lab and Great Futures Summer Camp, reached 49 individuals with \$3,000 in CDBG support. The Community Policing Program, funded at \$116,000, conducted 1,144 actions, including activities at JBCC, neighborhood cycling, and liaison work with Wayne-Westland Community Schools.

The City also advanced its Continuum of Care for the Homeless. Through CDBG allocations, First Step provided domestic violence shelter and support services to 541 individuals with \$4,000, while the Wayne Family Center assisted 185 persons with \$3,000. Additional counseling and support were delivered to individuals and families at risk of homelessness. The City provided direct assistance to First Step and the Wayne County Family Center, while indirect support was offered through collaborations with the Out-Wayne County CoC, Westland Youth Assistance, Salvation Army, and Wayne Metropolitan Community Action Agency.

COVID-19 relief efforts continued under the CDBG-CV CARES Act Programs, which included \$31,767 for senior outreach to homebound residents, as well as \$64,250 for park equipment at Cayley Park and Firefighter Park.

Finally, HOME-ARP funding supported both housing and community amenities. In addition to the \$896,451 Rental Rehabilitation Program, which

provided deferred loans of up to \$35,000 to rental owners (resulting in 24 units completed and 3 ongoing), \$40,004 was allocated for additional park equipment at Cayley Park and Firefighter Park.

## **CR-10 - Racial and Ethnic composition of families assisted**

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

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	10,529	14
Black or African American	2,640	2
Asian	479	1
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>13,650</b>	<b>17</b>
Hispanic	1,132	0
Not Hispanic	0	0

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

### **Narrative**

All local jurisdictions that receive CDBG and HOME funding must maintain data on the extent to which each racial and ethnic group have applied for, participated in, or benefited from any program or activity funded with federal funds. The City of Westland was able to collect this data by having all participants and sub-recipients report on income and racial/ethnic status. This tracking allows the City to collect racial and ethnic information, household size and annual household income. For the CDBG and HOME programs, the racial composition reflects that of the City of Westland, based on the 2020 census.

During the 2024-25 Program Year, the City of Westland assisted over 27,000 individuals through multiple programs. Please see the above table for a breakdown by race and ethnicity.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,104,251	907,174
HOME	public - federal	436,930	663,332

Table 3 - Resources Made Available

### Narrative

Information in the table above 4 provides a detailed breakdown of resources that were made available through the CDBG and HOME program but does not account for unspent prior year funds or outstanding project balances. In program year 2024-2025, the City of Westland had \$1,104,250.88 available in Community Development Block Grant (CDBG) resources and \$436,930 in HOME funds to carry out the goals outlined in the City's Consolidated Plan. In 2020, the City received a supplemental allocation of CDBG funds as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES), CDBG-CV. In 2022, the City received a supplemental allocation of HOME funds as authorized by the American Rescue Plan, HOME-ARP.

- The CDBG program disbursed a total of \$907,173.97 during this program year, which included current-year program funds and prior year funds.
- The HOME program disbursed a total of \$663,332.09 during this program year, which included current-year program funds and prior year funds.
- The CDBG-CV program disbursed \$96,017 during this program year.
- The HOME-ARP program disbursed \$1,050,418 during through this program year.

The City continued to invest in affordable housing and community development through a variety of programs funded by CDBG, HOME, and HOME-ARP resources.

Affordable Housing programs included \$86,685 for emergency homeowner rehabilitation, \$55,216 for limited rehabs, and \$43,039 for renovation and resale projects in the Norwayne subdivision. An additional \$174,008 supported new construction and rehabilitation through the Wayne-Westland Schools Building Trades partnership, while \$156,000 was allocated to downpayment assistance for homebuyers. The Housing Choice Voucher Program accounted for the largest housing expenditure, with \$7,970,720 dedicated to rental support. The HOME-ARP Rental Rehabilitation Program invested \$896,451 in upgrades to affordable rental units.

Neighborhood Revitalization efforts included \$20,000 for demolition of blighted structures, \$103,552 for code enforcement and educational programs, and \$60,607 for infrastructure improvements in the Norwayne neighborhood. Park improvements were supported with \$33,788 in CDBG funding, while facilities such as the Jefferson Barns Community Center received \$16,884 for dumpster enclosure upgrades. The Friendship Center underwent further improvements totaling \$48,543.

Non-Homeless Special Needs services were supported through \$150,000 for senior services at the Friendship Center, \$14,999 for youth programming at the S.B. Ware Center, and \$3,000 for in-kind programs at Jefferson Barns. Community policing activities were also funded with \$116,000 in CDBG resources.

The Continuum of Care for the Homeless provided shelter and support through \$4,000 in funding to First Step for domestic violence services and \$3,000 to the Wayne Family Center.

Additional programs funded through the CDBG-CV CARES Act included \$31,767 for senior outreach and \$64,250 for park improvements.

Finally, HOME-ARP funding provided an additional \$40,004 for community park equipment, supplementing housing-related investments.

#### **Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Annapolis Park/Carver	5	5	
NORWAYNE	35	35	

**Table 4 – Identify the geographic distribution and location of investments**

#### **Narrative**

The table above reflects the designated target areas within the Consolidated Plan: Carver/Annapolis Park and Norwayne subdivisions. Additionally, the City identified CDBG and HOME resources to assist various communities and households throughout the city based on low- and moderate-income criteria. During this program year, some activities were impacted by the lingering impacts of the COVID-19 pandemic. While many of our traditional programs are geographically targeted, programs were expanded to eligible families within the city, regardless of their location. The City allocated CDBG-CV funding for many activities. In the program year this included to senior activities and administration. The City allocated HOME-ARP funds for the Norwayne Rental Rehabilitation Program. This program provides deferred loans (10 year affordability period) to Norwayne rental owners for major improvements, for rental to homeless and near-homeless qualifying populations. The Westland Housing Commission provides project-based housing vouchers for the rental units, to provide affordable housing.

## Leveraging

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

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

## HOME Match Detail:

The 2023-24 HOME match is reported incorrectly. Correct data:

1. Excess match from prior Federal fiscal year: \$591,300
2. Match contributed during current Federal fiscal year: \$50,000
3. Total match available: \$641,300
4. Match liability for current Federal fiscal year: \$82,147.30
5. Excess match carried over to next Federal fiscal year: \$559,153

The 2024-25 HOME Match Summary correctly reflects the HOME match amounts. The PR33 is

attached under CR00-Administration.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	559,153
2. Match contributed during current Federal fiscal year	25,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	584,153
4. Match liability for current Federal fiscal year	157,119
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	427,034

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
38490 Glenwood (WWCSD)	08/01/2024	0	0	25,000	0	0	0	25,000

Table 6 – Match Contribution for the Federal Fiscal Year

#### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	264,164	264,164	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	1,095,026	0	0	283,170	0	811,856
Number	26	0	0	9	0	17
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	1,095,026	124,000	971,026			
Number	26	1	25			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition							
Parcels Acquired		1		25,000			
Businesses Displaced		0		0			
Nonprofit Organizations Displaced		0		0			
Households Temporarily Relocated, not Displaced		0		0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic	
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic		
Number	0	0	0	0	0	0	
Cost	0	0	0	0	0	0	

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	25	9
Number of Special-Needs households to be provided affordable housing units	0	7
<b>Total</b>	<b>25</b>	<b>16</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	3
Number of households supported through Rehab of Existing Units	24	10
Number of households supported through Acquisition of Existing Units	1	3
<b>Total</b>	<b>26</b>	<b>16</b>

**Table 12 – Number of Households Supported**

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

Housing Choice Voucher Program: New admissions 157 (11% homeless, 34% disabled); reduced new admissions due to current rental market has a low vacancy rate, making it difficult for HCV applicants to locate housing that meets program requirements and HCV funding shortfall (HUD suspended issuing housing vouchers). Special Needs: Veterans 15; Disabled 541; frail elderly 120

Rehabilitation of existing units: The City expended all funds budgeted for homeowner rehabilitation; CDBG - 8 projects, HOME - 2 projects.

Rental Rehabilitation (rental assistance): The City utilized HOME-ARP funds and rehabilitated 24 units with 3 underway while expending \$896,451. The City continues to process applications from qualifying populations as rehabilitation is completed.

Downpayment assistance: It should be noted that the City has assisted 10 households with the downpayment assistance program.

### **Discuss how these outcomes will impact future annual action plans.**

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	5	1
Moderate-income	3	1
<b>Total</b>	<b>8</b>	<b>2</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

The distribution of CDBG and HOME resources generally reflects the income characteristics of the City of Westland. Programs such as the Friendship Center, which serves elderly residents, and the Jefferson Barns Community Center, located within a CDBG-eligible census tract, fall under HUD's presumed benefit category, primarily serving households at or below moderate income levels (<80% AMI). Similarly, homeless assistance programs provided through First Step and the Wayne County Family Center are categorized as presumed benefit for low-income households ( $\leq 80\%$  AMI).

In addition to meeting general housing and community development needs, the City has made progress in addressing "worst-case housing needs." HUD defines worst-case needs as low-income renter households who pay more than half of their income toward rent, live in severely substandard housing (including those experiencing homelessness), or have been involuntarily displaced. The City's investment in rental assistance, rehabilitation, and homeless services directly targeted these populations, with particular emphasis on preserving affordability and preventing displacement.

The City also continued to respond to the housing needs of persons with disabilities. Assistance was provided through community-based housing and supportive service programs, ensuring access to decent, safe, and affordable housing options outside of institutional or service-centered facilities such as nursing homes. These efforts reflect the City's commitment to integrating persons with disabilities into the broader community while addressing accessibility, safety, and long-term housing stability.

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

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

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

Accomplishments:

- Obtained information concerning the nature and extent of special needs populations, as noted in the 2021 Consolidated Plan. The combined City of Westland/Out Wayne County Homeless Support Coalition effort provides a highly effective tool for monitoring and addressing changing circumstances over time for special needs populations.
- Supported the Wayne County Family Center, located in Westland, which houses homeless families with grant, in-kind contributions and roof replacement.
- Supported First Step, which provides emergency shelter and supportive services to abused spouses and dependent children.
- Helped private agencies provide counseling and other services for individuals and families at risk of homelessness. The City's support has been direct via CDBG funds for First Step and the Wayne County Family Center, and indirect through collaboration with other organizations which have complimentary objectives, such as the Salvation Army, St. Vincent de Paul Society and Wayne Metropolitan Community Action Agency.
- Promoted combined housing and human service programs to assist homeless veterans, frail elderly, as described above.

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

The City's Plan objectives may be found in the Community Development Priority Objectives, Anti-Poverty Strategy, Special Needs Objectives, and Non-Homeless Special Needs of the 2021 Consolidated Plan. Westland has few known homeless individuals or families, and insufficient resources to undertake a significant level of activity to directly address this priority.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

- Obtained information concerning the nature and extent of special needs populations, as noted

in the 2021 Consolidated Plan. The combined City of Westland/Out Wayne County Homeless Support Coalition effort provides a highly effective tool for monitoring and addressing changing circumstances over time for special needs populations.

- Supported the Wayne County Family Center, located in Westland, which houses homeless families with grant, in-kind contributions and roof replacement.
- Supported First Step, which provides emergency shelter and supportive services to abused spouses and dependent children.
- Helped private agencies provide counseling and other services for individuals and families at risk of homelessness. The City's support has been direct via CDBG funds for First Step, and indirect through collaboration with other organizations which have complimentary objectives, such as the Salvation Army, St. Vincent de Paul Society and Wayne Metropolitan Community Action Agency.
- Promoted combined housing and human service programs to assist homeless veterans, frail elderly, as described above.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

- Obtained information concerning the nature and extent of special needs populations, as noted in the 2021 Consolidated Plan. The combined City of Westland/Out Wayne County Homeless Support Coalition effort provides a highly effective tool for monitoring and addressing changing circumstances over time for special needs populations.
- Supported the Wayne County Family Center, located in Westland, which houses homeless families with grant, in-kind contributions and roof replacement.
- Supported First Step, which provides emergency shelter and supportive services to abused spouses and dependent children.
- Helped private agencies provide counseling and other services for individuals and families at risk of homelessness. The City's support has been direct via CDBG funds for First Step, and indirect through collaboration with other organizations which have complimentary objectives, such as the Salvation Army, St. Vincent de Paul Society and Wayne Metropolitan Community Action Agency.
- Promoted combined housing and human service programs to assist homeless veterans, frail elderly, as described above.

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

### **Actions taken to address the needs of public housing**

The City of Westland does not own or operate any public housing units. Instead, the City sponsors Thomas Taylor Towers, a Section 8 project-based elderly apartment community. Oversight is provided by the Westland Housing Commission, whose five commissioners also serve as board members of the Westland Taylor Corporation. At this time, the City has no plans to develop traditional public housing.

Rather than pursuing public ownership, the City continues to support the development, renovation, and preservation of affordable, privately owned rental housing, much of which is subsidized. Key examples include Robert J. Thomas Terrace Apartments, Our Savior's Manor, Greenwood Villa, Westgate Towers, Adams Senior Village, and Wildwood Apartments, among others. These investments expand the range of affordable housing opportunities available to seniors, families, and individuals across income levels.

The Westland Housing Commission also ensures resident participation in housing decision-making. A resident commissioner, who is a Housing Choice Voucher (HCV) participant, serves on the Commission, and a resident advisory committee is engaged annually as part of the HCV planning process. This structure helps ensure that the voices of program participants are represented in the administration of housing programs.

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

The City of Westland owns no public housing. The Westland Housing Commission has a resident (HCV participant) Commissioner and utilizes a resident advisory committee during the HCV annual planning process. The WHC manages the Family Self Sufficiency Program, which encourages participants to become economically self-sufficient and to establish savings for homeownership. The City of Westland uses HOME funds for down payment assistance and encourages housing voucher clients who are ready to move to homeownership to apply for these funds.

### **Actions taken to provide assistance to troubled PHAs**

Westland's Department of Housing and Community Development has a unique view of the tie between housing and community development programs. The director oversees all housing and community development programs. The Westland Housing Commission, director and staff lend expertise to other housing commissions when requested. The WHC sponsored a Housing Choice Voucher program round table discussion with other local housing commission and an HCV rental owner training session.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

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

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

partnering with the Fair Housing Center of Metropolitan Detroit to promote fair housing and investigate discriminatory practices.

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

The City of Westland continues to address barriers limiting housing opportunities for underserved populations through targeted programs, partnerships, and resource allocations. While the City does not own public housing, it sponsors Thomas Taylor Towers, a Section 8 project-based elderly community, and supports the development and renovation of affordable, privately owned rental housing, including Robert J. Thomas Terrace Apartments, Our Savior's Manor, Greenwood Villa, Westgate Towers, Adams Senior Village, and Wildwood Apartments, expanding housing options without new public housing stock.

Through its Housing Choice Voucher (HCV) Program, the City assisted over 1,200 households, primarily extremely low- and low-income renters, reducing rent burdens and preventing displacement.

Complementary programs, such as the Family Self-Sufficiency Program, Assisted Living Program, and veterans' permanent housing vouchers, targeted seniors, persons with disabilities, and veterans. HOME-ARP rental rehabilitation invested nearly \$900,000 to improve 27 affordable rental units, addressing substandard housing and affordability challenges.

To expand homeownership, the City supported homeowner rehabilitation, downpayment assistance, and CHDO-led projects in the Norwayne neighborhood, benefiting extremely low-, low-, and moderate-income households. Neighborhood revitalization initiatives, including demolition of blighted structures, infrastructure and park improvements, and code enforcement, enhanced community safety and stability in CDBG-eligible areas.

The City prioritized non-homeless special needs populations through senior services at the Friendship Center, youth and family programs at S.B. Ware Center and Jefferson Barns Community Center, and community policing initiatives to strengthen neighborhood connections. For households experiencing homelessness or at risk, the City partnered with First Step and the Wayne County Family Center to provide shelter, counseling, and advocacy, with additional support from the Out-Wayne County Continuum of Care, Salvation Army, and other nonprofits.

Resident engagement is integral to program planning; the Westland Housing Commission includes a resident HCV participant, and a resident advisory committee participates annually in HCV planning. These combined actions have helped the City make measurable progress in supporting extremely low- and low-income renters, seniors, persons with disabilities, and at-risk households while strengthening neighborhoods for long-term stability.

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

The City of Westland continues to take proactive measures to mitigate lead-based paint (LBP) hazards and protect vulnerable populations, particularly young children. While LBP has not been identified as an immediate or widespread hazard for Westland residents, the City maintains a strong regulatory framework to ensure ongoing compliance and safety. The 2021 Consolidated Plan outlines the City's integration of Lead-Safe Housing Rule (LSHR) requirements into its housing rehabilitation programs. As part of this process, professional lead inspection contractors conduct inspections on all properties considered for rehabilitation, and only lead-certified contractors are utilized to perform repair work where lead hazards are present.

Public health data from the State of Michigan shows that between 2016 and 2020, 7,105 Westland children under the age of six were tested for elevated blood lead levels. Of these, 130 children (1.8%) had blood lead levels greater than 5 micrograms per deciliter, and none exceeded 20 micrograms per deciliter. To strengthen monitoring and response, the Westland Housing Commission maintains a formal agreement with the Michigan Department of Human Services (DHS) to report the addresses of families with young children. DHS is then able to cross-check these addresses against records of children with elevated blood lead levels to ensure timely intervention.

City staff also remain current on lead safety requirements through regular HUD-sponsored trainings focused on LBP hazard reduction. In addition, the City actively shares information about Wayne County's lead-safe programs with residents to expand access to prevention and remediation resources. The Westland Housing Commission further supports these efforts by collaborating with the Michigan DHS to report and track households with children under the age of six.

Together, these actions demonstrate the City's commitment to preventing lead exposure, protecting children's health, and ensuring that affordable housing rehabilitation programs are carried out in a manner that prioritizes long-term safety.

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

The City of Westland took a multifaceted approach to reducing the number of poverty-level families by investing in programs that directly supported housing stability, economic mobility, and access to essential services. The Housing Choice Voucher (HCV) Program served more than 1,200 households, of which approximately 72% were extremely low-income ( $\leq 30\%$  AMI), 22% were low-income (31–50% AMI), and 6% were moderate-income (51–80% AMI). This rental assistance played a critical role in reducing rent burdens and preventing homelessness for families living in poverty. Complementary efforts such as the Family Self-Sufficiency Program, Assisted Living Program, and veterans' permanent housing vouchers targeted specific underserved populations, including seniors, persons with disabilities, and veterans, while promoting long-term stability and independence.

In addition to rental assistance, the City expanded access to affordable homeownership and improved neighborhood conditions, both of which are key to breaking cycles of poverty. Programs such as homebuyer downpayment assistance and homeowner rehabilitation primarily benefitted low- and moderate-income families, while CHDO-led housing development in the Norwayne neighborhood created new affordable rental opportunities for extremely low- and low-income households. Investments in neighborhood revitalization, including the demolition of blighted structures, infrastructure improvements, and park redevelopment, addressed environmental obstacles that disproportionately impact poverty-level families. These efforts enhanced housing quality, increased neighborhood safety, and supported broader community stability.

The City also partnered with community-based organizations to address service needs that affect families in poverty. Senior services at the Friendship Center (serving presumed-benefit elderly households), youth programs at the S.B. Ware Center, and in-kind programming at Jefferson Barns Community Center (serving residents in CDBG-eligible census tracts) provided direct assistance to vulnerable residents. Partnerships with First Step and the Wayne County Family Center expanded shelter and supportive services for homeless households, classified as low-income under HUD definitions. In total, CDBG- and HOME-funded projects served hundreds of residents across income categories, with a significant share focused on extremely low- and low-income households, demonstrating measurable progress toward reducing the number of families living in poverty.

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

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

- Review of reports and other documents submitted by contractors and sub-recipients.
- Respond to concerns raised by citizens and other stakeholders, and on-site monitoring of contractors and sub-recipients.
- Community Development staff participate in training seminars and webinars offered by HUD and the Michigan Community Development Association.

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

The City pursues available resources cited in the Consolidated Plan as well as others which became available during the reporting period. The City acquired and renovated tax foreclosed properties, providing administrative funds for program delivery expenses. The City received Michigan State Police JAG grant funds to operate the Jefferson Barns Community Center Learning Lab in the Norwayne subdivision. The WHC received Family Self-Sufficiency funding, used HCV administrative funding for program administration. The City partnered with Wayne Metropolitan Community Action Agency, National Faith Homebuyers, Wayne-Westland Community Schools Building Trades Program, Habitat for Humanity, Westland Youth Assistance, Salvation Army, Norwayne Community Citizens Council and

community organizations to maximize funding benefit and improve program administration.

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

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

The City of Westland, in collaboration with the City of Livonia and Redford Township, completed its 2023 Analysis of Impediments to Fair Housing Choice (AI) to identify and address barriers to housing choice and equity. The AI highlights key challenges facing the community and outlines City initiatives to promote inclusive, affordable, and accessible housing for all residents. Major factors identified include:

- Public Perception of Exclusivity – Efforts to promote inclusivity and outreach to minority and disadvantaged residents.
- Insufficient Housing for Special Needs Populations – Programs to assist frail elderly, veterans, and families with disabilities.
- Lack of Affordable Housing for Developmentally Disabled Persons – Partnerships with housing providers to ensure accessible, affordable housing.
- Perceived School System Competitiveness – Providing information on school districts to prospective residents.
- Insufficient Rental Housing for Large Families – Incentivizing development of larger rental units through funding and programs.
- Disparate Mortgage and Home Improvement Loan Rates / Difficulty Qualifying for Loans – Homebuyer and credit counseling to support low- and moderate-income households.
- Fair Housing Education and Awareness – Outreach and training for public and private sector stakeholders.

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

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

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

The Community Development Citizens Advisory Committee (CDCAC) conducts regular meetings and public hearings to review the use of funds and assess program performance. The CAPER public hearing was held on August 19, 2025, and no comments were received from the public. During the hearing, CDCAC members commended City staff for their successful program administration. A public notice detailing the performance measures was published on August 1, 2025, and the Draft CAPER was made available for public review and comment from August 20 through September 20, 2025.

The Westland Citizen Participation Plan (CPP) has proven successful, largely due to its emphasis on inclusiveness and grassroots involvement.

Inclusiveness: The CDCAC includes representatives from a broad spectrum of local boards and associations. Member organizations include groups that directly benefit from CDBG-funded programs

(e.g., Norwayne Community Citizens Council) as well as organizations whose members are community stakeholders who may not directly benefit (e.g., Southeast Homeowners Association, Disabilities Concerns Committee, Senior Advisory Committee, Wayne-Westland Community Schools). In addition, the Mayor appoints one community member. Collectively, these groups provide thoughtful and actionable recommendations regarding CDBG allocations and priorities.

**Grassroots Involvement:** The CPP designates local boards and associations to participate in the CDCAC and allows each organization to select its representative. This structure encourages genuine grassroots engagement and minimizes political influence over committee membership, ensuring that community input reflects the priorities of residents and local stakeholders.

Through these processes, the City of Westland ensures that public participation is meaningful, inclusive, and effective in shaping the planning and implementation of CDBG programs.

**CR-45 - CDBG 91.520(c)**

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

There were no changes to the program objectives in 2024-2025. Desired training includes: IDIS, financial management and mortgage financing/lien protection.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No HOME projects require inspections at this time. The affordability period for the following projects are complete: Rental Rehabilitation Program, Veterans' Haven, Our Saviors Manor.

Inspections will be required for the HOME-ARP Rental Rehabilitation Program. The Westland Housing Commission will complete these inspections in accordance with Housing Voucher Program requirements.

## **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Westland acquires properties with CDBG and HOME funds, primarily in the Norwayne and Carver/Annapolis Park subdivisions. Acquired properties are used for green space in high density areas or affordable housing development. Non-buildable properties are offered for sale to adjoining owners. The City actively markets the properties with the help of the Community Development Department and partner realtors.

In accordance with the regulations of the CDBG and HOME Programs and the City of Westland's commitment to non-discrimination and equal opportunity in housing, the City of Westland establishes procedures to affirmatively market units constructed and rehabilitated under the CDBG and HOME Programs. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

It is the City of Westland's goal to ensure that all individuals, regardless of their race, color, religion, sex, national origin, age, handicap, or political affiliation or belief, be informed of available affordable housing, feel welcome to apply, and have the opportunity to purchase or rent available housing units.

This policy is carried out by informing the public and potential buyers/renters about Federal fair housing laws and affirmative marketing policies.

The City and property owners inform the public and potential buyers/renters to affirmatively market available rental units constructed or rehabilitated through the City of Westland CDBG and HOME Programs. Advertisements must and do include either the words "Equal Housing Opportunity" and/or the HUD Equal Housing Opportunity logo. All property owners participating in the City of Westland

CDBG and HOME Programs must implement the procedures if a vacancy occurs

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

The City of Westland received \$264,163.80 in HOME program income.

- Homeowner rehabilitation loan payoff \$38,933
- Homebuyer assistance payoff \$0
- Sale of 1674 S. Crown \$228,230
- Land contract sale of 2040 Players Circle \$11,256 (Due to HUD finding, this is not recorded as program income; nevertheless, the funds will be used for affordable housing projects.)

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Not applicable

## CR-58 – Section 3

### Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	5	0	0	0	0
Total Labor Hours	12	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

### **Narrative**

The City of Westland partners with the Wayne Westland Community Schools Construction Technology Program. In 2024-25, 40 students participated in the new construction of a house, sold to a moderate-income first-time homebuyer.

The Westland Housing Commission manages the FSS Program, which provides counseling for career advancement and economic self-sufficiency.

The City of Westland held a contractor orientation in March 2022, which included explanation for the Section 3 program.

## **Attachment**

### **Cover Page**



## **CITY OF WESTLAND, MICHIGAN**

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

#### **CONSOLIDATED PLAN ANNUAL PERFORMANCE REPORT**

**July 1, 2024 – June 30, 2025**

Kevin Coleman, Mayor

#### **City Council**

Michael McDermott, Council President  
Melissa Sampey, President Pro Tem  
Emily Bauman  
James Hart  
DeLano Hornbuckle  
Andrea Rutkowski  
Douglas Wishart

#### **Community Development Citizens Advisory Committee**

Arthur Warren, Chair  
Kristin Chiasson  
Sierra DeVoe  
Kim McCain  
Mark Neal  
Ray Schuhholz  
Christina Wurm

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

Joanne Campbell, Director

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*“Equal Housing Opportunity”*

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# CAPER Public Notice 2025-25

**CITY OF WESTLAND - NOTICE OF PUBLIC HEARING  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
PROGRAM STATUS AND SUBMISSION OF THE CAPER  
(July 1, 2024 – June 30, 2025)**

The City of Westland will hold a public hearing on the status of CDBG and HOME programs, year ended June 30, 2025, on August 19 2025, 5:00 p.m., 32150 Dorsey Road, Westland. Draft CAPER available for comment August 20 - September 20, 2025. Submit written comments to Department of Housing & Community Development, 32150 Dorsey Road, Westland, Michigan or jcampbel@cityofwestland.com.

**CDBG FUNDS**

Project	Status	Amount
CDBG Administration	Complete	202,620
Housing Rehabilitation	Ongoing	66,593
Senior Programs	Complete	150,000
First Step	Complete	4,000
Wayne County Family Center	Complete	3,000
Friendship Center Improvement	Ongoing	0
Community Resource Officer	Complete	116,000
Outreach Ordinance/Code Compliance Officer	Complete	104,000
Samuel & Ware Community Center	Complete	14,700
Acquisition/Demolition	Ongoing	1,661
Norwayne Parks	Ongoing	21,118
Norwayne Infrastructure	Ongoing	40,495
Jefferson Barns Community Center Improvements	Ongoing	17,540
Jefferson Barns Center - Section 108 Loan Payment	Complete	52,676
<b>TOTAL CDBG EXPENDITURES</b>	<b>(Near 5 of 12)</b>	<b>791,313</b>

**HOME FUNDS**

HOME Administration	Complete	38,693
Homebuyer Program	Complete	140,500
Acquisition/New Construction	Complete	159,515
HOME Housing Rehabilitation (Limited)	Complete	55,216
Community Housing Development Organization	Complete	43,040
<b>TOTAL HOME EXPENDITURES</b>	<b>436,964</b>	

**CDBG-CV FUNDS**

Park Enhancement	Complete	35,680
Senior Companion	Complete	3,829
<b>TOTAL CDBG-CV EXPENDITURES</b>	<b>39,508</b>	

**HOME ARP FUNDS**

HOME ARP Administration	Ongoing	12,000
Rental Rehabilitation	Ongoing	142,292
<b>TOTAL HOME ARP EXPENDITURES</b>	<b>154,292</b>	

CDBG grant amount \$1,013,102; HOME grant amount \$286,930. CDBG program income is \$102,361. HOME program income is \$265,614. Financial data is subject to reconciliation and audit adjustments. The City of Westland will submit the CAPER to the Detroit HUD Office on September 25, 2025.

Kevin Coleman, Mayor  
Published August 1, 2025

**ORDINANCE NO. 248**

AN ORDINANCE TO REGULATE AND RESTRICT THE STRUCTURES BY DIVIDING THE CITY OF WESTLAND ESTABLISHING THE LOCATION AND BOUNDARIES OF AN OFFICIAL ZONING DISTRICT MAP; TO SPECIFY LANDS MAY BE USED FOR BUSINESS, INDUSTRIAL, SPECIFIED PURPOSES; TO ESTABLISH STANDARD RESTRICTIONS AND PROHIBITIONS GOVERNING CONSTRUCTIONS, RECONSTRUCTION, ALTERATIONS, STRUCTURES AND LAND WITHIN SUCH DISTRICT; BREADTH OF BUILDINGS, SIGNS AND OTHER STRUCTURES; INTENSITY OF USE OF LOT AREAS AND TO DEFEND OTHER OPEN SPACES; TO ESTABLISH SITE DESIGN STANDARDS; TO PROVIDE SITE DESIGN REVIEW PROCEDURES AND PROCEDURES AND STANDARDS FOR SPECIAL LAND PLANNED DEVELOPMENT; TO LIMIT CONGESTION; PROVIDE FOR OFF-STREET PARKING AND LOADING FOR THE RESTRICTION AND GRADUAL ELIMINATION OF USES OF LAND, BUILDINGS AND STRUCTURES; TO ESTABLISH RESTRICTIONS UPON THE SIZE, HEIGHT, NUMBER OF PERMISSIBLE SIGNS AND PROHIBIT PROVIDED FOR THE ADMINISTRATION, ENFORCEMENT OF THE ORDINANCE; TO DEFINE CERTAIN TERMS, TO STANDARDS WITH RESPECT TO ADMINISTRATIVE PENALTIES FOR THE VIOLATION OF THE ORDINANCE; - PRIOR ZONING ORDINANCE.

**THE CITY OF WESTLAND ORDAINS:**

**Section 1.** That the zoning map of Ordinance No. 248 and the same is hereby amended to show the official district classification is now shown in the area situated in Wayne County, Michigan, described as:

PT OF NE 1/4 SEC 19 T2S R9E RFG S89DFG 43M 1 SEC 19 TH S0DEG 01M 10S E36.00FT TH N89DFG 01M 10S E 1/4,00FT TH S89DFG 43M 50S W 122 210.00FT TH N89DFG 43M 51S E 121.00 FT PDB

**Section 2.** The other classifications in effect in a shall remain in full force and effect.

**Section 3. Severability.** The various parts, sections and clauses are hereby declared to be severable. If any part, section or clause is adjudged unconstitutional or invalid by a court of law, the remainder of the Ordinance shall not be affected.

**Section 4. Repeal.** All other Ordinances or parts herewith are hereby repealed only to the extent in full force and effect.

**Section 5. Publication.** The City Clerk shall cause the same to be published in the manner required by law.

**Section 6. Effective Date.** This Ordinance shall take effect upon publication thereof.

Adopted: July 7, 2025

Effective: July 17, 2025



Don Nicholson Enterprises LLC - dba  
THE MARKETPLACE NEWS  
35752 Farragut, Westland, MI 48186

BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: The Westland MarketPlace

Placed by: City of Westland

Subject: CDBG Program

Publication Date: August 1, 2025

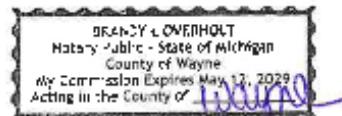
(Don Nicholson), as officer, deposes and says that the advertising illustrated above/attached was published in the Westland MarketPlace on the following date/s/: August 1, 2025  
INVOICE # 4495, and as an authorized employee of The MarketPlace News, knows well the facts stated/herein. Cost: \$277.50

STATE OF MICHIGAN

NOTARIZED BY: Brandy L Overholt

DATED: 8/1/25

Acting in County of Wayne



# PR26\_Updated



## PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	1,013,102.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	91,148.88
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,104,250.88

## PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	601,308.71
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOWMOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOWMOD BENEFIT (LINE 09 + LINE 10)	601,308.71
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	253,189.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	52,676.26
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	907,173.97
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	197,076.91

## PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOWMOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOWMOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOWMOD ACTIVITIES	601,308.71
20 ADJUSTMENT TO COMPUTE TOTAL LOWMOD CREDIT	0.00
21 TOTAL LOWMOD CREDIT (SUM, LINES 17-20)	601,308.71
22 PERCENT LOWMOD CREDIT (LINE 21/LINE 11)	100.00%

## LOWMOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

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

## PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	221,992.58
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	221,992.58
32 ENTITLEMENT GRANT	1,013,102.00
33 PRIOR YEAR PROGRAM INCOME	52,936.68
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,066,038.68
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	20.82%

## PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	253,189.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	253,189.00
42 ENTITLEMENT GRANT	1,013,102.00
43 CURRENT YEAR PROGRAM INCOME	91,148.88
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,104,250.88
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	22.93%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	2	1111	7058105	Friendship Center Improvements	03A	LMC	\$22,296.25
2024	2	1113	7058105	Norwayne Parks	03A	Matrix Code	<u><u>\$22,296.25</u></u>
2024	2	1114	6985963	Norwayne Infrastructure	03F	LMA	\$27,453.40
2024	2	1114	7058105	Norwayne Infrastructure	03K	LMA	\$27,781.25
2024	2	1112	6985963	CDBG Acquisition/Demolition	03K	Matrix Code	<u><u>\$50,506.25</u></u>
2024	2	1112	7058105	CDBG Acquisition/Demolition	04	LMA	\$1,661.13
2024	2	1112	7058105	CDBG Acquisition/Demolition	04	LMA	\$343.20
2024	3	1102	6985963	Senior Programs	05A	LMC	\$100,000.00
2024	3	1107	6985963	Wholistic Community Development - Senior Companion	05A	LMC	\$6,391.92
2024	3	1107	7058105	Wholistic Community Development - Senior Companion	05A	LMC	\$3,600.69
2024	3	1104	6985963	Samuel B. Ware Community Center	05A	Matrix Code	<u><u>\$159,992.61</u></u>
2024	3	1104	7058105	Samuel B. Ware Community Center	05D	LMC	\$9,650.00
2024	3	1104	7058105	Samuel B. Ware Community Center	05D	LMC	\$5,349.97
2024	4	1103	7058105	First Step	05D	Matrix Code	<u><u>\$14,999.97</u></u>
2024	3	1105	6985963	Neighborhood Resource Officer - Community Police	05G	LMC	\$4,000.00
2024	4	1106	7058105	Wayne County Family Center	05I	LMA	\$40,000.00
2024	3	1116	6985963	Housing Rehabilitation Program	05I	Matrix Code	<u><u>\$40,000.00</u></u>
2024	1	1116	7004049	Housing Rehabilitation Program	05M	LMC	\$3,000.00
2024	1	1116	7058105	Housing Rehabilitation Program	05M	Matrix Code	<u><u>\$3,000.00</u></u>
2024	2	1108	6985963	Ordinance/Code Compliance	14A	LMH	\$86,017.10
2024	2	1108	7004049	Ordinance/Code Compliance	14A	LMH	\$642.00
2024	2	1108	7058105	Ordinance/Code Compliance	14A	LMH	\$5,402.80
2024	2	1108	6985963	Neighborhood Resource Officer - Code Compliance	14A	Matrix Code	<u><u>\$92,261.90</u></u>
					15	LMA	\$73,672.00
					15	LMC	\$29,880.00
					15	LMA	\$11,242.00
					15	LMA	\$70,000.00
					15	Matrix Code	<u><u>\$184,794.00</u></u>
<b>Total</b>							<b>\$601,308.71</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	3	1102	6985963	No	Senior Programs	B21MC260017	EN	05A	LMC	\$13,543.03
2024	3	1102	6985963	No	Senior Programs	B22MC260017	EN	05A	LMC	\$45,308.09
2024	3	1102	6985963	No	Senior Programs	B24MC260017	PI	05A	LMC	\$91,148.88
2024	3	1107	6985963	No	Wholistic Community Development - Senior Companion	B22MC260017	EN	05A	LMC	\$4,047.55
2024	3	1107	6985963	No	Wholistic Community Development - Senior Companion	B23MC260017	EN	05A	LMC	\$2,344.37
2024	3	1107	7058105	No	Wholistic Community Development - Senior Companion	B23MC260017	EN	05A	LMC	\$3,600.69
								05A	Matrix Code	<u><u>\$159,992.61</u></u>



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount	
2024	3	1104	6985963	No	Samuel B. Ware Community Center	B22MC260017	EN	05D	LMC	\$9,650.00	
2024	3	1104	7058105	No	Samuel B. Ware Community Center	B22MC260017	EN	05D	LMC	\$5,349.97	
2024	4	1103	7058105	No	First Step	B22MC260017	EN	05G	Matrix Code	\$14,999.97	
2024	3	1105	6985963	No	Neighborhood Resource Officer - Community Police	B22MC260017	EN	05I	LMC	\$4,000.00	
2024	4	1106	7058105	No	Wayne County Family Center	B22MC260017	EN	05M	Matrix Code	\$40,000.00	
				No	Activity to prevent, prepare for, and respond to Coronavirus			05M	LMC	\$3,000.00	
									Matrix Code	\$3,000.00	
										\$221,992.58	
											\$221,992.58

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	1	1050	6926164	Community Development Administration	21A		\$50,568.60
2024	5	1101	6985963	Community Development Administration	21A		\$202,620.40
					21A	Matrix Code	\$253,189.00
							\$253,189.00

# PR33 HOME Match Report

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Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1998	25.0%	\$178,604.21	\$149,381.21	\$37,345.30
1999	25.0%	\$326,740.75	\$263,941.17	\$65,985.29
2000	25.0%	\$314,383.59	\$249,858.17	\$62,464.54
2001	25.0%	\$470,007.96	\$386,997.96	\$96,749.49
2002	25.0%	\$676,366.55	\$607,966.55	\$151,991.63
2003	25.0%	\$277,403.00	\$209,153.00	\$52,288.25
2004	25.0%	\$642,241.58	\$589,127.58	\$147,281.89
2005	25.0%	\$166,450.99	\$129,850.99	\$32,462.74
2006	25.0%	\$482,854.95	\$411,538.00	\$102,884.50
2007	25.0%	\$433,823.33	\$394,215.16	\$98,553.79
2008	25.0%	\$261,967.99	\$229,488.99	\$57,372.24
2009	25.0%	\$294,978.41	\$247,959.12	\$61,989.78
2010	25.0%	\$96,211.10	\$64,272.10	\$16,068.02
2011	25.0%	\$394,923.90	\$359,885.90	\$89,971.47
2012	25.0%	\$350,731.47	\$300,765.30	\$75,191.32
2013	25.0%	\$293,147.10	\$292,980.67	\$73,245.16
2014	25.0%	\$321,546.37	\$290,552.37	\$72,638.09

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2015	25.0%	\$324,710.34	\$294,032.61	\$73,508.15
2016	25.0%	\$135,629.31	\$112,830.31	\$28,207.57
2017	25.0%	\$368,712.10	\$343,733.10	\$85,933.27
2018	25.0%	\$378,112.12	\$353,632.22	\$88,408.05
2019	25.0%	\$345,593.71	\$298,608.91	\$74,652.22
2020	25.0%	\$318,248.90	\$288,077.00	\$72,019.25
2021	25.0%	\$217,728.24	\$136,848.24	\$34,212.06
2022	25.0%	\$224,288.71	\$192,003.51	\$48,000.87
2023	25.0%	\$363,469.55	\$328,589.20	\$82,147.30
2024	25.0%	\$663,332.09	\$628,475.49	\$157,118.87

## CAPER Project Locations\_2024

### CAPER Project Locations 2024-2025

