

Office of Public and Indian Housing

PHA Plans

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**Pleasenote thattheWestlandHousingCommission(WHC)hasnot
substantiallyreviseditSection8Programobjectivessincesubmission
ofthe2000FiveYearAgencyPlan,andisnotthereforeresubmitting
thatdocumentinaccordancewiththeinstructionsprovidedinP IH
Notice2000 -43.**

PHA Plan Agency Identification

PHAName: Westland Housing Commission

PHANumber: MI139

PHAFiscalYearBeginning: 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)
Main administrative office of the local government

AnnualPHAPlan
PHAFiscalYear2000

[24CFRPart903.7]

i. AnnualPlanType:

Selectwhich typeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

Providea brief overviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

The Westland Housing Commission (WHC) primarily serves the City of Westland and, secondarily, the surrounding communities in Wayne, Oakland, Macomb and Washtenaw Counties. Although the WHC has no public housing or project -based Section 8 programs, it administers approximately 627 Section 8 Vouchers.

The WHC Section 8 program is effectively administered and has been very successful in providing decent rental housing to lower income households, through its Section 8 inventory of approximately 627 portable vouchers. It has also administered a Family Self Sufficiency (FSS) Program for 10 years. The WHC intends to continue this record of success during the next fiscal year and for the duration of the Five Year Agency Plan. The City of Westland has provided substantial HOME and CDBG Program support to encourage homeownership. This assistance has been made available to eligible Section 8 recipient households. At least one such household has been so assisted.

The WHC will apply for an incremental allocation of 50 vouchers, deemed to be a fair share of the FY2002 national allocation. There were specific lease up criteria for the previous fiscal year which the WHC failed to meet. It did, however, meet other standards with respect to budget utilization.

This information was submitted in the application. In addition, WHC's lease rate for 2001 – 2002 does meet the criteria, running a 98 – 99% lease up rate for the past six months. This is an excellent level of performance.

The WHC has provided continuing administrative and Voucher support to households displaced by the conversion of two previously subsidized developments, Fellows Creek in Canton Township and Pointe West Apartments in the City of Westland, to non – subsidized, market -rate status. The possibility exists that more will convert. The WHC received approximately 231 “opt out” Section 8 Vouchers in 1999 to assist affected households from those developments. Should other projects convert to unsubsidized status, the WHC will aggressively pursue obtaining more of these vouchers, consistent with its goal of providing decent, safe and affordable housing to lower -income families.

Westland is proud of this record, not only for Westland residents, but for others seeking to reside in Westland. The proportion of non -resident WHC voucher holders is roughly 30% of the total portfolio. It is also justifiably proud of its record in promoting housing choice for all applicants. Although, for example, the minority population in Westland is relatively small, there is a notable dispersion of minority and lower -income households in numerous rental developments. This is due to the significant legal and policy initiatives undertaken (fully described in the City's Five Year and Annual Consolidated Plan) by the City of Westland to promote fair housing for lower income and minority populations. These efforts will continue in the future.

Although the actual amount of Federal resources available to serve those in need of rental assistance is limited , the WHC and the City of Westland have collaborated to attain mutual goals, using funds from a number of local, state, and national sources. These are primarily devoted to providing affordable housing opportunities for both renter and owner households, and to providing supportive services designed to promote family stability and self -sufficiency. These are mentioned in this document and fully described in the City of Westland's 2000 – 2005 Consolidated Plan.

Several new initiatives are being proposed in the 2002 Annual Plan. The WHC intends to:

- ✓ *create a demonstration program to use up to (10) Section 8 Housing Vouchers from the existing Section 8 inventory, or from new incremental allocations, to help the frail elderly residing in assisted living. The Section 8 Vouchers would, for each assisted household, be combined with a Medicaid waiver to subsidize the rent, and to help the tenant pay for other assisted living services. The City and the WHC hope that this will help recipients maintain as much independence as is possible for as long as possible, and will do so in a cost-effective manner.*
- ✓ *will establish a resident initiative, through its Family Self-Sufficiency (FSS) Program to train one or more eligible FSS participants to perform Section 8 Housing Quality Standards (HQS) inspections on a part-time basis.*
- ✓ *will assist homeless veterans, or veterans at risk of becoming homeless, by dedicating up to (10) Section 8 vouchers in a facility operated by a non-profit agency, recognized by HUD for providing transitional or special needs housing for veterans. The facility dedicated for this service would be located in or proximate to the City of Westland.*

Finally, the WHC has taken several administrative initiatives designed to maintain an efficient and effective operation, and to comply with Federal statutory and regulatory requirements. The Commission's Administrative Plan underwent an exhaustive re-evaluation in 2000, codifying a number of past policy changes, and which modifying the plan to comply with the requirements of the Quality Housing and Work Responsibility Act (QHWRA). The modified document is referenced in the Agency Plan and is available for review to the public.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments: *Not Applicable to WHC*

- Admissions Policy for Deconcentration
- FY2001 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHAP lantext)
- Other (List below, providing each attachment name)

*Statement on Progress in Meeting Five Year Agency Plan Goals
Names and Other Information concerning Resident Membership on PHA Board
Membership on Resident Advisory Board (RAB)*

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
B -2	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
B-1	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
D	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
E	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N/A	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
F	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
F	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
F	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
F	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS) or other	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	resident services grant) grant program reports	Service & Self - Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
G	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
H	Other supporting documents (optional) (list individually; use as many lines as necessary) Narrative Statement of Progress towards Meeting 5 Year Agency Plan Goals and Objectives	All PHA's
I	Information Concerning Resident Membership on WHC Board of Commissioners	All PHA's
J	Information Concerning Membership on Resident Advisory Board	All PHA's

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Need of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income \leq 30% of AMI	1,959	5	3	2	NA	2	3
Income \geq 30% but \leq 50% of AMI	1,767	5	3	2	NA	2	3
Income >50% but <80% of AMI	2,849	4	3	2	NA	2	3
Elderly	2,144	5	3	2	NA	2	2
Families with Disabilities	586	5	3	4	3	3	2
African-American	151	5	2	2	1	3	2
Hispanic	88	5	2	2	1	3	2
Other	133	5	2	2	1	3	2
Asian/Pacific Islander/Native American	NA	NA	NA	NA	NA	NA	NA

Methodology for Estimating Number of Disabled Families:

The estimates of families with disabilities were derived from the estimates of frail elderly families, families affected by severe mental illness, families affected by alcohol and drug abuse, families with a person who is physically handicapped, and families with a member who is emotionally handicapped. These estimates are found on pp. 26 – 28 of the City of Westland’s 2000 Consolidated Plan. Basedata was derived from the CHAS dataset, which originated in the 1990 Census. Specific breakouts are as follows:*

<input type="checkbox"/> Frail Elderly –	244	household only – does not consider
<input type="checkbox"/> SMI – Severe Mental Illness	22	unrelated individuals.
<input type="checkbox"/> Alcohol and Drug Addicted –	195	
<input type="checkbox"/> Physically Handicapped –	34	
<input type="checkbox"/> Developmentally-Disabled –	<u>27</u>	
	Total	546

Estimates of Racial and Ethnic Minorities

- African– American ELI, VLI, and LI Renters – pp. 20–22*
- Hispanic ELI, VLI, and LI Renters – pp. 20–22*
- Other Minority ELI, VLI and LI Renters – pp. 20–22*
- There was insufficient data to estimate the presence of ELI, VLI or LI Asian/Pacific Islander renter households.

**These numbers are reflected on the preceding table, and were also based on the 1990 Census data, as documented in the CHAS dataset. The estimated numbers of African American and other minority renter households in need of housing, and the estimated number of SMI households, have been revised to correspond to the estimates provided in the City’s Consolidated Plan.*

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 – 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,209	100%	
Extremely low income <= 30% AMI	982	82%	
Very low income (> 30% but <= 50% AMI)	185	15%	
Low income (> 50% but < 80% AMI)	39	3%	
Families with children ¹	910	75%	
Elderly families	43	4%	
Families with Disabilities ²	212	18%	
White	266	22%	
African-American	931	77%	
Indian or Alaskan	3	0%	
Asian	5	0%	
Characteristics by Bedroom Size (Public Housing Only)	<i>Not Applicable since the WHC administers a Section 8 Program only</i>		
1BR			
2BR			

¹ Determined as households in lieu of families as defined by HUD.

² Determined as "households" in lieu of "families", as defined by HUD. This methodology provides the best estimate of need.

Housing Needs of Families on the Waiting List			
3BR			
4BR			
5BR			
5+BR			
Is the wait in list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <i>22 months</i> Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease rates by establishing payment standards that will enable families to rent throughout the jurisdiction:

The WHC will maintain the Section 8 Voucher payment standard at a level above 100% but below 110% of the HUD-established Fair Market Rents within its principal operating area.

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required;

WHC staff help assisted families identify eligible Section 8 units. This includes counseling, referral, and other services designed to put the family in touch with owners and managers of rental housing throughout the area.

- Maintain or increase Section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration:

As previously mentioned, the WHC will continue to reach out to landlords outside of minority and poverty areas. A listing of outreach activities is outlined in Section 5 of the Administrative Plan. The WHC, supported by the City of Westland, has been successful in obtaining significant owner participation in the Section 8 Program.

- Maintain or increase Section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies:

The WHC and the City of Westland's Housing and Community Development Department are co-located, and its Executive Director is the City's Community Development Director. As a result, there is a high degree of mutual sensitivity and each, in effect, participates in the other's planning processes. This is demonstrated by the large number of CDBG and HOME Program activities which directly or indirectly support Housing Commission initiatives.

- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing:

See preceding narrative concerning the use of CDBG and HOME resources.

- Pursue housing resources other than public housing or Section 8 tenant -based assistance.

See preceding narrative concerning the use of CDBG and HOME resources.

- Other: *The WHC obtained and utilized the additional Section 8 Vouchers made available to tenants affected by the conversion of subsidized units into unsubsidized market -rate units. It will continue to seek additional "opt-out" vouchers if and when the occasion arises.*

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Set aside up to 10 vouchers for use by frail elderly, in conjunction with Medicare waiver.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Other:(listbelow)

Setasideupto10vouchersforusebyfrailelderlyinconjunctionwithmedicare waiver.

Need:SpecificFamilyTypes:Racesorethnicities withdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedispr oportionatehousing needs
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)
- ✓ *Seekfairshareofadditionalvouchersmade availablebyCongressthisyear.*
- ✓ *Seekadditional“optout”vouchersforeligiblefamiliesdisplacedbythe conversionofassistedunitsintonon -subsidizedmarket -rateunits,shouldthey becomeavailable.*

OtherHousingNeeds&Strategies:

Assisthomelessveterans,orveteransatriskofhomelessness,withproject -based assistanceinatransitionalorspecialneedscarefacility.Theoperatingentity wouldberecognizedbyHUDforitsabilitytoprovidesuchhousing,andthefacilitywouldbelocatedwithin,orproximatetotheCityofWestland.

EstablishaFSSresidentinitiativewhichwouldtrainoneormoreFSS participantsinperformingSection8HQSinpections,onapart -timebasis.

(2)ReasonsforSelectingStrategies

Ofthefactorslisted below,selectallthatinfluencedthePHA’sselectionofthestrategies itwillpursue:

- Fundingconstraints
- Staffingconstraints

- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	-----	
b) Public Housing Capital Fund	-----	
c) HOPEVI Revitalization	-----	
d) HOPEVI Demolition	-----	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,282,500	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-----	
g) Resident Opportunity and Self-Sufficiency Grants	\$32,500	
h) Community Development Block Grant	-----	
i) HOME	-----	
Other Federal Grants (list below)	-----	
2. Prior Year Federal Grants (unobligated funds only) (list below) (as of 10/01/01)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. Public Housing Dwelling Rental Income		

4. Other income (list below)		

4. Non -federal sources (list below)		

Total resources	<i>\$3,315,000</i>	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing (Sub-section 3A is not applicable to the WHC)

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe)
- b. Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug -related activity
 - Rental history
 - Housekeeping
 - Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to section **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) De-concentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additionalaffirmativemarketing
- Actionstoimprovethearketabilityofcertaindevelopments
- Adoptionoradju stmentofceilingrentsforcertaindevelopments
- Adoptionofrentincentivestoencouragedeconcentrationofpovertyandincome mixing
- Other(listbelow)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

NONE

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)
 - 1) The family's current address, as shown in WHC records.
 - 2) The name and address (if known to WHC) of the landlord at the family's current and prior address.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None *The WHC administers a tenant -based Section 8 Program only.*
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Families experiencing difficulty, despite good faith effort to locate and/or contract for an eligible unit, may receive a 30 -day extension. Families experiencing legal or medical hardship, and which provide written documentation of same, may also receive a 30 -day extension as well as a second 30 -day extension, if needed. Families having difficulty locating or leasing a unit may also receive a second 30 -day extension if they have located one by the end of the first extension period. The HQS inspection, repairs and re-inspection must, however, be complete by the end of the second extension period.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

The WHC gives preference to City of Westland residents as defined in Section 4.6 of its Administrative Plan.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the City of Westland
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1 Resident
- 2 Date and Time

Former Federal preferences

- No Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- No Victims of domestic violence
- No Substandard housing
- No Homelessness
- No High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the City of Westland
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing (Sub-section4AdoesnotapplytotheWHC)

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2)

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income

- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover (as of 7/1 /2002 @5%)
Public Housing	N/A	N/A
Section 8 Vouchers*	627	30
Section 8 Certificates	N/A	N/A
Section 8 Moderate Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Sub-section C1 is not applicable to WHC

(2) Section 8 Management: (list below)

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6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub -component 6A.

A. Public Housing *Sub-section 6A is not applicable to the WHC*

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicant to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicant to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs (Section 7 is not applicable to the WHC.)

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables

provided in the table library at the end of the PHA Plan template and attaching a properly updated HUD -52837. **OR**, at the PHA's option, by completing

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition [24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

(Section 8 is not applicable to the WHC.)

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

(Section 9 is not applicable to the WHC.)

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:
Occupancy by only the elderly <input type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

(Section 10 is not applicable to the WHC.)

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)	

<input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,gotoblock5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)

B.ReservedforConversionspursuanttoSection 22oftheU.S.HousingActof1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

(Sub-section11AisnotapplicabletotheWHC –althoughthereaderis directedtothenarrativesprovidedinseveralpartsofthisPHAplan, concerningeffortsbytheWHCandtheCityofWestlandefortstoprovide homeownershipopportunitiestoSection8residentsthroughtheCity’s HOMEandCDBGPrograms.SeeExecutiveSummary,Section11Bbelow, andSection18C,StatementofConsistencywithConsolidatedPlanfordetails.)

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved

HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the U.S.H.A. of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete as a streamlined submission due to high

performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

The WHC does not directly administer any Section 8 home ownership programs. The City of Westland, through its CDBG and HOME Programs, and with other funds, however, administers (both directly and through its sub-recipients) programs of home ownership which have helped at least one Section 8 tenant become a homeowner. The City has established a good working relationship with a non-profit housing developer to implement many of these initiatives, which include new and rehabilitated single family homes for sale to lower income buyers. These have been used to assist a number of lower income households, including at least 1 resident receiving Section 8 assistance from the WHC.

a. Size of Program: **Not applicable**.

Yes No: Will the PHA limit the number of families participating in the section 8 home ownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria: **Not applicable**.

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any, of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency	25	Voluntary	PHA Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 03/01/02)
Public Housing	-----	-----
Section 8	25	19

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions (The WHC is exempted from this subsection.)

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

(Section 13 is not applicable to the WHC.)

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

As a Section 8 -only Housing Commission, the WHC has not developed a pet policy which applies to its properties, allowing instead, market rate owner to use their own pet policies if they are reasonable and are permissible under HUD regulations and policies.

15. Civil Rights Certifications

See Attachment B -2

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16.Fiscal Audit

[24CFRPart903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? **Not applicable.**
5. Yes No: Have responses to any unresolved findings been submitted to HUD? **Not applicable.**
If not, when are they due (state below)?

See Attachment G for the most recent WHCA Audit (2000 - 2001)

17.PHA Asset Management (Section 17 is not applicable to WHC)

[24 CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18.Other Information

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (Filename) *Please refer to Attachment C –2.*

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary. *The comments did not **require changes or amendments** to the Agency Plan.*

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)
The WHC will incorporate any subsequent changes to accommodate RAB comments in the next annual Agency Plan, if required.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

PLEASE REFER TO ATTACHMENT C –2

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe) *WHC staff nominates candidates **who have been a participating member of the resident advisory board. Selected individuals are then appointed by the Mayor, pursuant to State law.***

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list) ***Membership on the Resident Advisory Board***

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) WHC

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *The City of Westland, MI*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The WHC will provide Section 8 tenant-based assistance throughout the community and will undertake a Family Self-Sufficiency Program. Both are consistent with the City of Westland's Consolidated Plan.

- Other: (list below)

As previously mentioned, many CDBG and HOME Program activities (principally the community service programs and low-income housing programs) support, either directly or indirectly, WHC plans and activities.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- City of Westland Consolidated Plan data, particularly housing, income, demographic, and CDBG and HOME activity data were used to develop this PHA Plan.*
- City of Westland Community Development Offices and staff are co-located with Westland Housing Commission Offices and staff. In the case of the Executive Director, WHC and City staff are one and the same.*

- *The City of Westland's Consolidated Plan outlines a coordinated effort to improve the housing stock, provide housing opportunities for lower-income persons, and improve neighborhood conditions in blighted areas. It has also earmarked CDBG and HOME funding for the development of new owner housing, and has made both CDBG and HOME funding available for down-payment assistance for homebuyer households. Funds have also been used to pay for indirect development costs, such as providing street, water and sewer service to a new housing development in the Carvers subdivision, and for a combined public safety building serving the area. These provide essential services to serve new housing developments. In at least one instance, these initiatives have helped Westland Section 8 recipients become homeowners. It has conceived, and implemented, a remarkably comprehensive program of community social services, which can be (and are) used by Section 8-assisted residents. Finally, it has expended considerable energy to bring plans for a new affordable single family housing to fruition. This includes the provision of infrastructure (streets, water and sewer) in an undeveloped area, and fire and police protection services to the same area.*
- *The City of Westland has also promoted the development of new, lower-income rental housing under a variety of Federal and Other programs, including HOME, State of Michigan (combined with LIHTC) and, most recently Section 202. The City continues its effort to provide a wider range and variety of housing opportunities for persons at all income levels.*
- *The City of Westland has enacted a number of ordinances and has implemented a number of policies to promote fair and affordable housing (both rental and owner) throughout the City. It also contracts, on an annual basis, with the Fair Housing Center of Metropolitan Detroit to ensure that housing is available in a non-discriminatory manner. To date, there have been few instances of alleged illegal discrimination by property owners. The City pursued each case to ensure resolution, and has been successful in most instances. City policies and ordinances apply to WHC operations.*

These actions therefore support the Housing Commission's effort to provide decent, safe and sanitary housing in an equitable manner for lower income families.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of Significant Modification to Agency Plan Requiring Formal Amendment

The Westland Housing Commission will, on a periodic basis, amend this Agency Plan as a result of changing needs and goals of the agency. The final Agency Plan rule in 24 CFR 903.7[r] permits the Westland Housing Commission to define what constitutes a substantial deviation and/or significant amendment or modification to the Agency Plan. Should a substantial deviation and/or significant amendment occur, the Westland Housing Commission shall convene the Resident Advisory Board and publish for comment the amendments, and in addition conduct a public hearing on the proposed amendments.

The Westland Housing Commission shall utilize the following definition in order to determine the need to proceed with a full amendment process of the Agency Plan:

SUBSTANTIAL DEVIATION OR SIGNIFICANT MODIFICATION TO THE AGENCY PLAN WHICH WILL REQUIRE A FORMAL AMENDMENT THAT HAS METHUD'S RESIDENT NOTIFICATION REQUIREMENTS

- 1) Addition of new activities or programs not related to the Section 8 Housing Choice Voucher Program or related ancillary programs, e.g. Family Self-Sufficiency, Preservation Vouchers, etc.
- 2) The addition of a capital program where the Westland Housing Commission will own property, facility(s) or site(s) and/or actively manage a property(s), facility(s) or site(s).
- 3) A reduction in the existing payment standard exceeding 10% in one fiscal year.
- 4) Changes to the local preference standards for persons on the waiting list with the exception of redefining or clarifying existing local preference standards.
- 5) Undertaking any demolition, disposition or conversion activities or programs.
- 6) Changes to the Westland Housing Commission Section 8 Housing Choice Voucher Program or ancillary programs that are adopted to reflect changes in HUD regulatory requirements, along with any emergency actions necessary to support the continued operation of the Section 8 Housing Choice Voucher Program are excluded from **the formal amendment process**.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A: Westland Housing Commission Organizational chart

Attachment B: Plan Certifications

B –1: Certification of Consistency with Consolidated Plan

B –2: PHA Certifications of Compliance with PHA Plans and Related Regulations

B –3: Certification of Drug -Free Workplace

B –4: Certification of Disclosure of Lobbying Activities (regardless if this is an activity of the PHA)

Attachment C –1: Resident Advisory Board and Public Hearing Comments

Attachment C –2: Procedures for Selecting Resident Members to WHC Board of Commissioners

Attachment C –3: Resident Advisory Board Membership

Attachment D: Fair Housing Documentation (Analysis of Impediments to Fair Housing –August 2001)

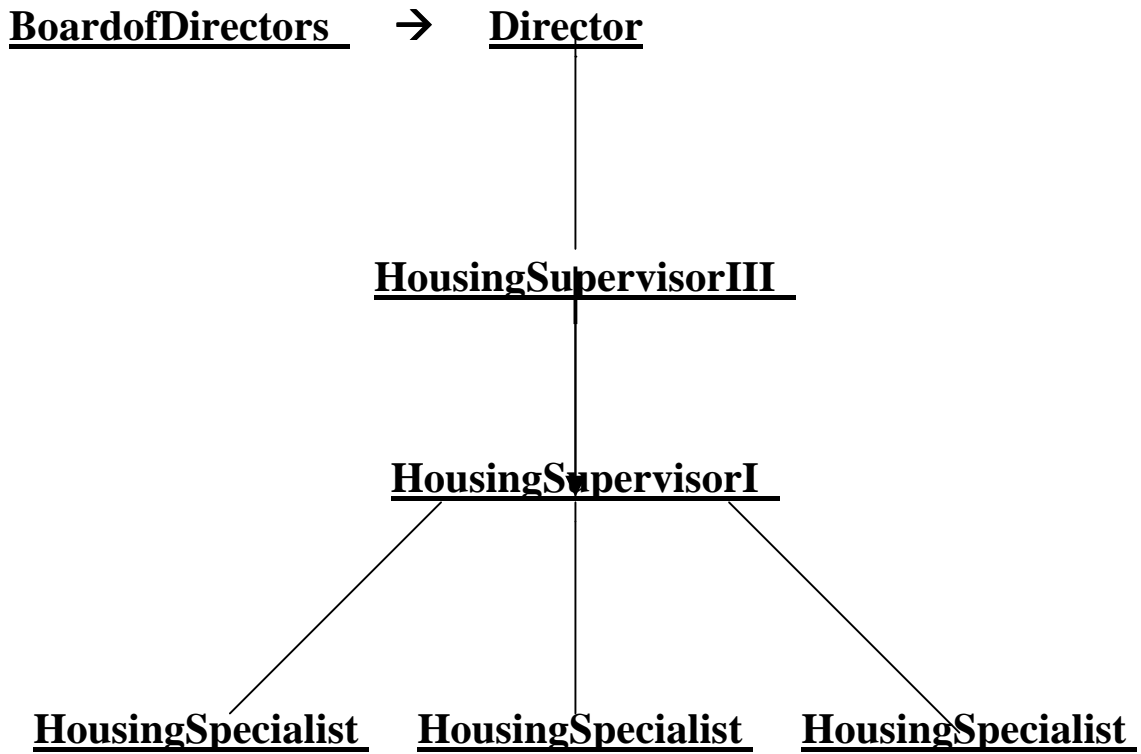
*Attachment E: 2000–2005 Five-Year Consolidated Plan
2001- 2002 City of Westland Consolidated Plan Action Plan*

Attachment F: Section 8 Administrative Plan

Attachment G: Fiscal 2000 Audit Report (7/1/00 –6/30/01)

Attachment H: Progress Towards Meeting Five Year Agency Plan Goals

Attachment A
Organization of the Westland Housing Commission



Attachment B -1

CertificationofConsistencywithConsolidatedPlan

AttachmentB -2

**PHACertificationsofCompliancewiththePHAPlans
andRelatedRegulations
BoardResolutiontoAccompanythePHAPlan**

AttachmentB -3

CertificationofDrug -FreeWorkplac e

AttachmentB -4

CertificationofDisclosureofLobbyingActivities

Attachment C -1
Comments of the Resident Advisory Board and
Public Hearing Comments

PUBLIC HEARING
WESTLAND HOUSING COMMISSION
MARCH 19, 2002

At the 3/19/2002 Public Hearing of Westland Housing Commission on One Year Agency Plan for

Fiscal Year July 1, 2002 - June 30, 2003, no comments were made by the public.

Resident Advisory Board Meetings
February 21, 2002
March 12, 2002

Two meetings of the Resident Advisory Board were scheduled in order to review the One Year Agency Plan for FY 7/1/02 - 6/30/03, and compile a listing of suggestions and/or comments for the consideration of the Westland Housing Commission (WHC) before the Commission makes its final decision whether to adopt the Plan as written, or to implement any changes before adopting.

To allow the RAB members time to review all information before the 2/21/02 meeting of the RAB; the following packet of information was mailed to RAB members on 2/12/02:

- 1) Agenda of 2/21/02 RAB Meeting
- 2) Draft of the PHA Agency Plan for FY 7/02 - 6/03
- 3) Legal Notice of WHC Public Hearing on 3/19/02
- 4) Timetable Schedule for Adoption of the PHA Agency Plan for 7/02 - 6/03

RAB MEETINGS SCHEDULED FOR FEBRUARY 21, 2002:

This meeting was scheduled in order to answer any questions the RAB members may have on the information mailed to them on 2/12/02, to introduce the Agency Plan, review the schedule for adoption of the Agency Plan, review the legal notice of public hearing published in the *Observer & Eccentric* newspaper, and review the memo dated 2/21/02 which invited RAB members to the public hearing at the Westland Housing Commission meeting on 3/19/02 to offer their opinions in person.

An official meeting could not be held on 2/21/02, due to lack of a quorum.

Present for the meeting: Delores Coleman, Housing Supervisor

Carmen Peroni, RAB member
Patricia Soltis, RAB member

RAB members Chauncey Walls and Lois Wiley had called stating they could not attend the meeting due to illness. Mary Daniels did not appear for the meeting, nor did she call.

On 3/31/02 a packet containing the following items was mailed to each RAB member:

- 1) Cover memo from Delores Coleman dated 3/1/02
- 2) Agenda for the 3/12/02 meeting of the RAB
- 3) Memo dated 2/21/02 inviting all RAB members to the public hearing at the WHC meeting on 3/19/02 at 6:00pm, regarding the revised Agency Plan which was mailed to RAB members on 2/12/02.

RAB MEETINGS SCHEDULED FOR MARCH 12, 2002:

The purpose of this meeting was for RAB members to voice their comments to be submitted to the WHC in writing, regarding the revisions to the Agency Plan.

Present for this meeting Delores Coleman, Housing Supervisor
Mary Daniels, Chairman
Carmen Peroni, RAB member
Patricia Soltis, RAB members

RAB members Chauncey Walls and Lois Wiley called stating they could not attend due to illness.

There were several comments made. Please see attached official Minutes of the Resident Advisory Board meeting held 3/12/02.

RAB Meeting - March 12, 2002

The purpose of this meeting was for RAB members to voice their comments, to be submitted to the WHC, regarding the revisions to the Agency Plan.

ROLL CALL: The meeting was called to order at 6:00pm

APPROVAL OF AGENDA

Motion by Soltis, supported by Peroni
That the March 12, 2002 agenda be approved as presented
AYES: Daniels, Soltis, Peroni
NAYS: None
ABSENT: Walls, Wiley
ABSTAIN: None

NEW BUSINESS:

- A. Board Members comments on revised plan for FY02/03
The Resident Advisory Board had a few general comments. Ms. Daniels and Ms. Soltis each expressed a personal interest in the proposed resident initiative to have the WHC train one or more Family Self-Sufficiency (FSS) participants to perform Section 8

Housing Quality Standards (HQS) inspection on a part-time basis. Ms. Daniels thought it was an excellent idea to have on-the-job training for a career offered by the WHC as a means to self-sufficiency. Ms. Daniels also asked about the incentives for Landlords to participate in the Section 8 program. Ms. Coleman then stated some of the Section 8 incentives for Landlords. Ms. Daniels' final comment pertained to the Mission Statement of the WHC; Ms. Daniels thought it was a very well-written summary of some extremely worthy causes for the WHC to address. Ms. Peroni thought that the Homebuyer Program was a wonderful program, and a step in the right direction for people to get assistance in becoming homeowners. Ms. Peroni also asked for an explanation of how the FSS program helps people to become homeowners. Ms. Coleman responded with a detailed summary of the FSS Program, and how participants who complete their Training and Services Plan, meeting the terms and conditions of their FSS Contract are encouraged to use their FSS escrow savings accounts toward a down payment on a house. There were no further comments from the RAB.

B. Approve Subsequent Meeting Dates of Board

Discussion was held regarding future meetings of the Resident Advisory Board. Ms. Coleman stated the Board would be notified by mail of future meetings as required, with the next meeting most likely being in January of 2003, unless interim changes to the Plan are proposed which require that the RAB meet.

C. Reviewed Memo Inviting the Board to the Public Hearing at the Westland Housing Commission Meeting on Tuesday, 3/19/02, at 6:00 pm, at the Dorsey Center to voice their comments in person, if they so desire. RAB members present expressed an interest in attending a meeting of the WHC. Ms. Coleman informed the RAB that their comments stated during the RAB meeting tonight will also be submitted in writing to the WHC for its review on 3/19/02.

GENERAL DISCUSSION

None

MEETING ADJOURNED

Attachment C -2

Procedures for Selecting Resident Members to WHC Board of Commissioners

As noted in the Westland Housing Commission (WHC) PHA Five Year Agency Plan for Fiscal Years 2000 – 2005, and in its annual Agency Plan for the Fiscal Year 2000 – 2001, the WHC procedures for the resident election process is that staff nominates candidates that have been a participating member of the Resident Advisory Board (RAB) which are then appointed by the Mayor, pursuant to State Law.

There is one Resident Board member (resident receiving assistance) currently serving on the WHC Board of Commissioners. A Commissioner resigned from the WHC at the 8/21/01 meeting of the WHC, since she moved out of Westland and no longer met the residency requirements for Commission members. Her replacement was selected as the first resident appointment in consideration of the U.S. Department of HUD's new requirement that a Section 8 participant serve on the WHC. Prior to this resident's appointment to the WHC, she was a founding member and Chairman of the Resident Advisory Board (RAB), served tirelessly and freely contributed her valuable opinions and insight on housing matters. Appointed by Mayor Robert J. Thomas on 8/22/01 to cover the remainder of the resigned Commissioner's five-year term, the resident Commissioner's term will expire on 6/17/06.

The Commission is keenly aware that the first resident appointment will be very important in many respects. This first appointment will be highly watched and it was critical that a very capable individual, who was also able to understand and withstand, be appointed as the first resident member Housing Commissioner. This was in the best long-term interests of the residents and the WHC.

The WHC hopes to groom future Commissioners from the ranks of the Resident Advisory Board, and is using RAB participation to groom for possible roles as WHC Board members.

Attachment C –3

Resident Advisory Board Membership

AttachmentD

AnalysisofImpedimentstoFairHousing(Fall2000)

AttachmentE

**CityofWestland
2000 -2005Consolidate dPlan
2000 -2001ConsolidatedPlanActionPlan**

AttachmentF

**WestlandHousingCommission
Section8AdministrativePlan**

AttachmentG

WestlandHousingCommission FiscalYear2001AuditReport (July1,2000 –June30,2001)

Attachment H

Narrative of Progress to Meeting Five-Year Agency Plan Goals

The Westland Housing Commission has made excellent progress towards meeting the goals elaborated in the 2000 – 2005 Five Year Agency Plan. Building on the solid foundation laid previously, the Commission has been able to provide, in a planned and orderly fashion, housing and related services to the most needy residents of the community. The City of Westland and the WHC have made housing for lower -income households, their highest priority. To that end both bodies have tailored programs to meet a broad array of need and have labored to provide them in the most comprehensive manner possible.

Specific accomplishments include:

- ❑ Completing the conversion of Section 8 Certificates to Vouchers by the end of calendar year 2000. Although a Section 8 Certificate program is still technically open, all assistance rendered is now occurring through Vouchers.*
- ❑ Extensive collaboration between the City of Westland and the WHC to provide new rental housing opportunities for low -income households. The City has selected a developer to construct a 50 unit Section 202 development which will assist more elderly households. Construction is anticipated to start in the spring of 2002.*
- ❑ Continued CDBG rehabilitation of lower -income housing throughout the community, and implementation of CDBG and HOME homeownership assistance programs. These have (or will have) leveraged a considerable amount of private investment, and are described in the City's 2000 – 2005 Consolidated Plan, and in its 2001 Comprehensive Annual Performance and Evaluation Report (CAPER).*
- ❑ Providing continuing counseling and other assistance to lower -income households which could not be immediately assisted through WHC programs.*
- ❑ Raised the Section 8 payment standard from 90% to 100%, and, last year, to 105% of the Detroit Metropolitan Area payment standard.*
- ❑ Continued efforts to promote the independence of elderly and other households. This included the receipt and continued implementation of the Family Self -Sufficiency Program (FSS). The WHC assisted 18 families last year, increasing their ability to*

function independently in society .It has just committed to train one or more eligible FSS recipients as Section 8 HQS inspectors. This could lead to part -time employment.

- ❑ *The City of Westland also provided considerable assistance to its substantial elderly population, thereby enabling them to maintain independence in their own homes. Most recently, the City has attempted to couple Section 8 Voucher assistance with a Medicaid waiver, thereby encouraging independence for as long as possible. The WHC hopes to implement this program, for as many as 10 individuals, this year.*
- ❑ *Adopting a policy in support of providing Voucher assistance for homeless veterans, or veterans at -risk of homelessness. In 2002 –2003, the WHC will attempt to assist as many as 10 homeless veterans, at a facility in or proximate to the City of Westland.*
- ❑ *Continuing vigilance against unlawful discrimination in the marketplace. There have been relative few complaints over the past several years, a record of which the City of Westland is proud. The City's efforts are described both in its Consolidated Plan, in its CAPER, and in the Analysis of Impediments to Fair Housing, dated August 2000. The reader is referred to these documents for additional information.*

The following tables are not applicable to this Agency Plans since the WHC operates a Section 8 Program only. HUD, however, requires that these components be included in every Agency Plan submission.

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and III**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non Dwelling Structures	

13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	AmountofAnnualGrant(Sumoflines2 -19)	
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservation Measures	

**AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

This Table is Not Applicable to this Agency Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

Optional Public Housing Asset Management Table

This Table is Not Applicable to this Agency Plan

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7 b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>