

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Westland Housing Commission PHA Code: MI139 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 07/01/2010					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 0 Number of HCV units: 1,090					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> The mission of the Westland Housing Commission (WHC) is to provide rental assistance for privately owned, safe and sanitary housing to eligible lower income families. This housing shall be affordable and located throughout the community to prevent segregating low-income persons in specific areas of the City of Westland and within the jurisdictional boundary of the WHC, which includes Wayne, Oakland, Macomb, and Washtenaw Counties.  In addition, the WHC strives to: <ul style="list-style-type: none"> <li>Overcome the misconceptions and stigmas associated with government assisted housing.</li> <li>Promote economic and racial integration through the use of privately owned rental stock.</li> <li>Promote self-respect and responsibility for all Section 8 tenants and to make low-income tenants an integral part of the community.</li> <li>Use the Housing Choice Voucher Program in conjunction with other programs to foster the improvement of housing conditions for lower-income families, to provide a unified approach in revitalizing distressed areas of the community, and to increase the amount of affordable housing for its residents.</li> </ul>					

- 5.2 Goals and Objectives.**
- The Westland Housing Commission's goals (based on HUD Strategic Goals):
1. Increase the availability of privately owned, safe and affordable rental housing:
    - Apply for new vouchers whenever possible. The WHC has the administrative capacity to increase the program size. This includes new Federal allocations, vouchers for the conversion of assisted housing developments, HOME rental assistance, etc.
  2. Leverage private and public funds to create additional affordable housing opportunities:
    - Continue housing rehabilitation and new construction assistance, homeownership assistance, partnership with community-based housing development organizations, and infrastructure improvements to promote these activities.
  3. Improve the quality of affordable housing:
    - Continue rental inspections through the HCV program and the City rental inspection program and rehabilitation grants/loans.
    - Counsel recipient families to locate appropriate rental units and provide resources for non-recipient households to available affordable housing resources.
  4. Increase assisted housing choices:
    - Conduct outreach efforts to potential voucher landlords.
    - Increase voucher payment standards within program guidelines and budget limits to allow participants greater range in housing choice.
  5. Promote economic self-sufficiency of participants:
    - Continue to administer the Family Self-Sufficiency (FSS) Program.
    - Provide waiting list preference for working families.
    - Provide or attract supportive services to improve participants' employability, including counseling, spousal abuse, and drug and substance abuse counseling.
    - Provide or attract supportive services to increase independence for the elderly and families with disabilities, including services provided with City and CDBG Program funds and partnerships with private service agencies.
  6. Promote equal opportunity and affirmatively further fair housing:
    - Undertake affirmative measures to provide access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability through partnership with the Fair Housing Center of Metropolitan Detroit and City ordinances and policies to prohibit and otherwise discourage unlawful discrimination.
  7. Intent to Use Project-Based Assistance to promote independent living for the elderly:
    - Provide 80 project-based HCV vouchers, providing recipients the choice of five assisted living communities; policy included in the Administrative Plan.
    - Census tracks: 5658, 5654, 5652, 5659, 5680, 5651.

**Progress towards meeting goals and objectives:**

- 1.: The WHC applied for additional units when available, increasing the portfolio to 1090. The City continued the Rental Rehabilitation and new construction programs.
- 2: The City continued to use CDBG and HOME funds and to work with private developers to improve the affordable housing stock.
- 3: The WHC has received a score of 100 percent on annual SEMAP certifications. Few complaints received from HUD or the Mayor's Office. Staff training provided to maintain proper program administration. Inspections and referrals continued.
- 4: Through the HCV briefing process, staff educates HCV participants about housing choices. Staff provides information to landlords. Payments standards approved above 100 percent of fair market rents to expand housing choices.
- 5: The WHC continues to manage the Family Self-Sufficiency program, with the assistance of Wayne Metro Community Action Agency. Also continues to work with City and private social agencies.
- 6: The City partners with the Fair Housing Center; sponsors fair housing training and include fair housing literature to participants, landlords and citizens.
- 7: The WHC continues to manage the frail elderly project-based assistance program. This provides assistance for 80 senior citizens, with the choice of five apartment communities.
- Consistency with the Consolidated Plan: The WHC Agency Plan is consistent with the City of Westland Consolidated Plan, which is attested annually by the Mayor and within the guidelines of the Citizen Participation Plan.

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.</p> <p>Westland Housing Commission Dorsey Center 32715 Dorsey Westland, Mi. 48186</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The Westland Housing Commission has established a goal of promoting independent living among the elderly population. The WHC supports this objective and has established a goal of assisting 80 elderly households utilizing Project Based Vouchers and Medicaid waivers. The combining of Housing Choice Vouchers and Medicaid is a cost effective method to address the needs of the frail elderly. Revisions have been incorporated into the Section 8 Administrative Plan and have been approved by Detroit HUD. The WHC has determined that the Vouchers are to be utilized in the following income eligible census tracts or smaller areas within eligible census tracts (5658, 5654, 5652, 5659, 5680, and 5651). The participants can select to live at 1 of 5 assisted living communities located in these census tracts. Project-basing is consistent with the PHA Plan in that it meets the needs of the frail elderly population.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. Not Applicable</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not Applicable</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b><i>Not Applicable</i></b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Not Applicable</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. To be submitted only with 5-year plan. <b>See attached matrix.</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b></p> <p><u><b>Strategy for Addressing Housing Needs</b></u></p> <p>The Consolidated Plan includes this strategy. Major components include:</p> <ul style="list-style-type: none"> <li>• Rehabilitate owner-occupied homes, enabling disadvantaged families, the elderly and the disabled, to remain safely in their homes.</li> <li>• Acquire and rehabilitate vacant homes for affordable homeownership and rental opportunities.</li> <li>• Continue to manage the Housing Choice Voucher program, and attempt to obtain additional vouchers on an ongoing annual basis.</li> <li>• Support new affordable rental housing development proposals, financed through a variety of mechanisms including Section 202, HOME, and private development capital.</li> <li>• Pursue neighborhood revitalization through capital improvement activities and housing rehabilitation.</li> <li>• Promote supportive services through City resources and partnering agencies and non-profit organizations.</li> <li>• Participate in the continuum of care for homeless and special needs populations, through maintaining existing shelter facilities, encouraging the development of transitional and permanent housing for the homeless and utilizing group homes for special needs populations.</li> </ul>

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan. <b>See 5.2 above</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <b>Not applicable</b></p> <p>To be submitted only with 5-year plan.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <i>The Resident Advisory Board meeting was held on February 12, 2009. The public hearing was held on March 17, 2009. No public comments were received at either meeting.</i></p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## **ATTACHMENT 1**

### **IMPLEMENTATION OF THE VIOLENCE AGAINST WOMEN ACT OF 2005**

The Westland Housing Commission remains committed to the implementation of the Violence Against Women Act (VAWA) of 2005 and will continue to undertake various actions in this regard. All program administrators have become familiar with the provisions and requirements of the Act and the measures instituted by the Westland Housing Commission in order to further the intent of VAWA.

The WHC implemented the following:

- The Housing Choice Voucher Administrative Plan was amended in November 2006 to add Appendix K, Violence Against Women Act. This establishes procedures compliant with VAWA to protect the rights of victims as they relate to assistance provided by the Westland Housing Commission.
- All landlords/owners participating in any programs of the Westland Housing Commission are notified of the rights of participants and their obligations under VAWA.
- All participants of programs administered by the Westland Housing Commission are notified of their rights under VAWA.
- The new HAP Contract (form HU-52641) reflecting provisions of VAWA is currently being used in programs administered by the Westland Housing Commission.

In addition to the actions listed above, the City of Westland's Community Development Block Grant Program has an annual contract for service with First Step, the area's social service agency dedicated to assisting victims of domestic violence and their children. This agency also offers temporary housing/shelter services to victims of domestic violence and their children. The programs of the Westland Housing Commission and the Community Development Block Grant Program are administered in the same physical location, which expedites the referral of victims of domestic abuse.

The WHC also works with the City of Westland Police Department on these matters.