

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information 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: 07/01/2011																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 0 Number of HCV units: 1,090																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. 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.																										
5.2	Goals and Objectives. <i>For detail, refer to 5 Year Plan (2010-2015)</i> The Westland Housing Commission's goals (based on HUD Strategic Goals): <ol style="list-style-type: none"> 1. Increase the availability of privately owned, safe and affordable rental housing: 2. Leverage private and public funds to create additional affordable housing opportunities: 3. Improve the quality of affordable housing: 4. Increase assisted housing choices: 5. Promote economic self-sufficiency of participants: 6. Promote equal opportunity and affirmatively further fair housing: 7. Intent to Use Project-Based Assistance to promote independent living for the elderly: 																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>None</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. <i>Westland Housing Commission Dorsey Center 32715 Dorsey Westland, Mi. 48186</i>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Project Based Vouchers (PBV): The Westland Housing Commission has established a goal to promote independent living among the elderly population, utilizing with the objective to assist 80 elderly households utilizing Project Based Vouchers and Medicaid waivers. This provides a cost effective method to address the needs of the frail elderly. The HCV Administrative Plan has been revised to include the Project Based Voucher program. The PB vouchers are used in the following 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. The PBV program is consistent with the PHA Plan in that it meets the needs of the frail elderly population.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>Not Applicable</i>																										

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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. <i>Not Applicable</i>
8.2	Capital Fund Program Five-Year Action Plan. 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. <i>Not Applicable</i>
8.3	Capital Fund Financing Program (CFFP). <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. <i>Not Applicable</i>
9.0	Housing Needs. 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. <i>See attached matrix.</i>

9.1	<p>Strategy for Addressing Housing Needs. <u>Strategy for Addressing Housing Needs</u> The Consolidated Plan includes this strategy. Major components include:</p> <ul style="list-style-type: none"> • Rehabilitate owner-occupied homes, enabling disadvantaged families, the elderly and the disabled, to remain safely in their homes. • Acquire and rehabilitate vacant homes for affordable homeownership and rental opportunities. • Continue to manage the Housing Choice Voucher program, and attempt to obtain additional vouchers on an ongoing annual basis. • Support new affordable rental housing development proposals, financed through a variety of mechanisms including Section 202, HOME, and private development capital. • Pursue neighborhood revitalization through capital improvement activities and housing rehabilitation. • Promote supportive services through City resources and partnering agencies and non-profit organizations. • 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.
10.0	<p>Additional Information. 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. <i>See 5.2 above</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <i>Not applicable</i> To be submitted only with 5-year plan.</p>
11.0	<p>Required Submission for HUD Field Office Review. 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. Note: 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>

