



Notice

The City of Midland has prepared the Consolidated Annual Performance and Evaluation Report (CAPER) for the October 1, 2015 to September 30, 2016 program year. The CAPER describes the progress towards addressing needs identified in the City's Consolidated Plan for Community Development and Housing funds.

The CAPER may be examined at the following locations:

City Secretary's Office -- Room 330, City Hall, 300 N. Loraine
Casa de Amigos -- 1101 E. Garden Lane
City Housing Authority -- 700 W Scharbauer Drive
Martin Luther King Jr. Community Center -- 2300 Butternut
Midland County Branch Library -- 2503 W Loop 250 N
Midland County Housing Authority -- 1710 Edwards
Midland County Public Library -- 301 W. Missouri
Midland Senior Center -- 3303 W Illinois Space #18
SE Community Senior Center -- 1803 E. Indiana

A summary of the CAPER may be viewed at www.midlandtexas.gov. Please direct any written comments to Community Development Office, PO Box 1152, Midland, Texas, 79702, by December 14, 2015. The final report will be submitted to the U.S. Department of Housing and Urban Development by December 30, 2016 and will be available at the City Secretary's Office.

FAIR HOUSING is the Law. To report housing discrimination, call 1-800-669-9777 or visit the web at www.hud.gov.



**City of Midland
Consolidated Annual Performance and Evaluation
Report**

October 1, 2015 to September 30, 2016

**Annual Report to the
U.S. Department of Housing and Urban Development**

**Mayor:
Jerry Morales**

**City Manager:
Courtney B. Sharp**

City Council Members:

District 1: Jeff Sparks
District 2: John B. Love III
District 3: Sharla Hotchkiss
District 4: J. Ross Lacy
At-Large: Scott Dufford
At-Large: Spencer Robnett

**Deputy City
Manager
Tommy Hudson**

**Assistant City
Managers:
Robert Patrick
Frank Salvato**

Director of Development Services – Charles Harrington

Community Development Office Staff:

Isaac Garnett, Community Development Manager
Sylvester Cantu, Community Development Manager
Wanda Valles, Program Coordinator

Map by Steve Baker, GIS Specialist

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FIRST PROGRAM YEAR

EXECUTIVE SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER) presents the progress made from October 1, 2015 to September 30, 2016 towards implementing the City of Midland's Consolidated Plan for Community Development and Housing Funds. The past year covered the first year of the current Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) requires the City to prepare a Consolidated Plan as a pre-requisite for participation in various HUD programs including the Community Development Block Grant (CDBG).

The CAPER consists of narrative text presented in a format answering numerous questions from HUD and an appendix that contains back up documents and other essential information. The general narrative section describes how activities of the past year addressed the goals and objectives of the Consolidated Plan using federal funds covered in the Plan. The Community Development Block Grant is the only HUD grant allocated directly to the City of Midland. CDBG funds were allocated in the following ways to achieve our program objectives during the past year:

- Owner occupied homes were evaluated for reconstruction projects
- 32 owner occupied homes received minor repairs
- 15 first time homebuyers were assisted with home purchases
- CDBG is acquiring land to become occupied by low income households
- 315 seniors received CDBG funded public services
- Greenwood/ParkHeights Land Development Project-Kentucky Ave, Stonewall St, Webster St, Benton St, curb and gutter improvements.

An assessment of the progress made in addressing the priority needs an objective of the Consolidated Plan is included. The CDBG staff has determined that good progress is being made in the aggregate in meeting the Consolidated Plan objectives. The narrative also contains statements about actions taken to address various federal requirements such as affirmatively furthering fair housing as well as monitoring and implementation strategies to maintain affordable housing, reducing lead-based paint hazards, and eliminating barriers to affordable housing.

The narrative then focused on specific responses to the following need areas: housing (including public housing), homelessness, poverty, community development, and special needs persons. The housing needs narrative describes in greater detail the characteristics of households/persons assisted. The community development narrative is primarily a report on accomplishments with CDBG funds. It provides an assessment of the relationship of the use of CDBG funds to the priorities and specific objectives outlined in the Consolidated Plan. By broad category, the City expended 58% of CDBG funds on housing programs, 12% on public services and 30% on other community development needs.

The income, racial and ethnic status of persons assisted as well as the locations of CDBG projects are presented in the CAPER.

Other narratives in the CDBG section include discussion on changes in program objectives, an assessment of compliance with certifications, and other CDBG issues such as explanations of program income and revenue credits, status of loans and repayments, and a report on housing rehabilitation. Other highlights include the CDBG financial report.

Accomplishments by CDBG funded projects are summarized on the following table and the subsequent performance profile.

2015/16 CDBG Program Accomplishments

<u>Activity</u>	<u>Accomplishments</u>	<u>Amount</u>
Housing Reconstruction for Homeowners	No Reconstructed homes	\$0
Housing Minor Repairs for Homeowners	Completed thirty two minor repairs	\$153,654
Homebuyer Assistance Program	Assisted fifteen low/moderate , first time homebuyers with the purchase of a home	\$191,313
Senior Nutrition Program	212 seniors benefited from lunch meal program at SE Senior Center and Casa de Amigos	\$66,500
Home Cleaning Program	Home cleaning services provided to 120 elderly and/or handicap clients	\$32,847
Take Home Terrific Evening meal delivery	Mission Center Adult Day Center service	\$15,000
	Total:	\$459,314

GENERAL

The CAPER is required of CDBG grantees in order to be compliant with the consolidated planning regulations from the Community Planning and Development (CPD) Office of HUD. This CAPER is identified as the First Program Year because it reports on activity of the first year of the City of Midland's "Consolidated Plan for Housing and Community Development" for the fiscal years October 2015 to September 2020 period. October 2015 to September 2016 is the period covered by the first year of the Consolidated Plan. This twelve month period will also be referred to as program year (PY) 2015.

CPD funding made available to the City was the 2015 CDBG annual entitlement allocation of \$656,282.00. The City also received \$100,000.00 of CDBG program income during the year. Total CDBG funds expended during the year will include those from prior years' CDBG grants. HOME funds from the Texas Department of Housing and Community Affairs (TDHCA) that are provided through a case by case reservation system were not used in PY 2015 by the City. **Table 1** shows accomplishments and the CPD funds spent per first year Action Plan goals. The specific 20160 Action Plan goals are shown in brackets within the same column. The initials "HH" mean household(s). The column entitled "cumulative units" shows the numerical accomplishments for the program year of the Consolidated Plan. The specific Consolidated Plan objective addressed is identified by its number. A complete list of these objectives is contained in the Appendix. Accomplishments are further listed by the HUD common performance measurement system's objectives to provide decent affordable housing and create a suitable living environment and outcome categories.

More specific accomplishments on activity that is CDBG supported are contained in the **PR23 Report** found in the Appendix. The PR23 report is generated from HUD's Integrated Disbursement and Information System (IDIS). IDIS is the on-line computer program that HUD has created for cities to report accomplishments and request grant payments. The PR23 reports the number of activities that were completed or were underway within each of the needs categories; the HUD funds expended; and the number of persons, households or housing units that were served by an activity. The report shows the beneficiaries by race and ethnicity and by income category. The reader should be mindful that the information on the PR23 report is as it was recorded in IDIS on September 30, 2016 and may not include final fiscal year expenditures made by the City.

Homebuyer training was performed by Midland College's Business and Economic Development Center (BEDC).

CAPER TABLE 1

Objective - Program	Con. Plan Annual Goal	Con. Plan Obj. #	[2016 Action Plan Goal] PY '15 Accomplishments	Cumulative Units	PY '15 CDBG	PY '15 HOME
PROVIDE DECENT AFFORDABLE HOUSING						
Outcome - Increase Availability/Accessibility						
Land Acquisition	20 parcels	DH1.1	[goal - 20] No additional land was purchased.	0	\$0	\$0
9% Low Income Housing Tax Credit Program	40 Units	DH1.2	[goal - 104] Merritt Monument Development (120 units) is new affordable housing pending.	120	\$0	\$0
Owner Rehab Program	6HH	DH1.4	[goal - 0] City completed 0 owner occupied housing reconstruction projects.		\$0	\$0
Minor Repairs Program	350 HH	DH1.5	[goal -10] City CDBG completed 32 minor repair projects	32	\$153,654	\$0
Outcome - Increase Affordability						
Homebuyer Assistance (HBA) Programs	26 HH	DH2.1	[goal - 15] City CDBG funds were used for down payment and closing cost for 15 families in the program.		\$195,656	\$0
Greenwood/Park Height Addition Land Development Project						
Outcome - Increase Availability/Accessibility						
Street Paving	2 blocks	SL1.1	[goal - 2] Kentucky Ave, Webster St, Benton St, and Stonewall St improvements were made.		\$260,291	\$0
Park Improvements	1 park	SL1.2	[goal-1] The parking lot and playground shade structures were new construction at Washington Park.		\$93,914	\$0
Senior Services	300 persons	SL1.4	[goal - 325] Noon meal program to 97 seniors at the SE Senior Center; home cleaning services for 120 elderly/handicap clients.		\$114,000	\$0

Objective – Program	Con. Plan Annual Goal	Obj. #	[2014 Action Plan Goal] PY '14 Accomplishments	Cumulative Units	PY '15 CDBG	PY ' 15 HOME
		SL1.5				
			GRAND TOTAL:		\$817,515	

Housing

Total enrollment in the homebuyer classes during the year was 37 participants. A total of 452 individuals received housing counseling at the BEDC in PY 2015.

No significant changes were made to the Consolidated Plan during the year. The City has strived to find additional resources for street and infrastructure improvements project for the CDBG project area. The City's building permit fee includes a Street Improvement Fund portion. Using Certificates of Obligation (CO) and some General Funds, the City has continued street improvement projects in Midland's low income areas. The COMPASS program of the City enabled new paving throughout the south and east program areas.

The City of Midland continues to review and assess the 2015 Analysis of Impediments (AI) to Fair Housing Choice that covers a five-year period, beginning October 1, 2015 and ending September 30, 2020. The impediments are:

- Fair housing advocate - a stronger fair housing advocate is needed
- Insufficient public awareness of fair housing - overall promotion of fair housing choice needs improving
- Households/individuals ill-prepared for housing choice – people need to be prepared to qualify for better housing solutions
- Insufficient housing choices – more affordable housing is needed, includes reduction of substandard housing

The City's Community Development (CD) Office continued its fair housing advocacy role. This role was promoted to the public by informing interested agencies, local networking and one-on-one contact with numerous groups. Information about this is also available on the City's website. There were 30 housing discrimination complaints were received by the CD Office during the past year and forwarded to the Fair Housing and Equal Opportunity Hotline.

With encouragement from CD staff, the MRT continues to run a daily equal housing opportunity ad in the classified section that includes the HUD fair housing telephone

number and Internet address. Promotion was achieved by a City proclamation for Fair Housing Month in April of 2016. Additionally, in April 2016, a full page insert in the Midland Reporter Telegram was devoted to promoting fair housing. The City also encouraged housing providers including the Midland Affordable Housing Alliance (MAHA) to help promote fair housing. The CD Office continued its fair housing advocacy understanding with Midland College's BEDC. The BEDC is a HUD approved housing counseling agency. The fair housing logo and information are included in all CDBG related advertising and program literature as well as in MAHA's promotions in the newspaper (such as above mentioned MRT insert). Promotional information is also prepared in Spanish as appropriate. The CD Office also maintains an Internet page on fair housing. The CD Office continues to promote development of affordable housing in Midland. In receiving CDBG funds, CDBG subrecipients are required to help the City with fair housing promotion. This aspect is reviewed as part of annual subrecipient monitoring.

The PY 2016 Action Plan strived to meet under-served needs identified in the Consolidated Plan. Housing programs continue to offer opportunities to target assistance to underserved populations. The targeting techniques of the City's owner-occupied housing programs (OHAP) include providing higher levels of assistance for lower income applicants and limiting assistance to areas that are predominately under-served. The City's minor repair program is similarly designed. Homebuyer assistance programs has had an increase in participation and qualifying applicants who are from low-moderate income households. The struggle to get applicants qualified will continue to be a major roadblock to home ownership but with our local lending partners and credit counseling agencies, a gradual increase in loan qualifiers is expected in spite of the relatively high cost of home mortgages in midland compared to other Texas markets. Marketing was most effectively accomplished by one-on-one contact with private sector and non-profit organizations as well as networking at numerous community meetings.

As part of the Action Plan, the City did attempt to secure other funds to aid in implementing goals. The City provides certifications of consistency with the Consolidated Plan to other entities on their plans and applications for HUD programs. The City Council passed a resolution in support of an application for a 9% TDHCA project. It remains the City's policy to conduct its programs and services to not hinder, by action or willful inaction, implementation of the Consolidated Plan.

The CDBG program does not require matching funds. However, CDBG and HOME funds used for homebuyer programs leverage significant private funds due to the permanent mortgages (an average \$116,336 per mortgage loan) that were issued in the homebuyer assistance cases. Interim construction financing provided by local financial institutions are important to MCDC in developing affordable single-family housing. Due to donations and volunteer labor, Habitat's homes have real property values beyond the mortgage values set by Habitat to the homebuyers.

CDBG funds for the City's minor repair program are an important complement to the Christmas in Action program and serve to leverage that program's funds. Our local partnerships with Christmas in Action accomplished its 10,000 major project in Midland and well over 300 emergency repairs in its last program cycle. The Midland Habitat for Humanity nonprofit agency completed eight homes in the 2015 program year.

Important funding sources for meeting needs are local non-governmental efforts such as those of the United Way of Midland. For the funding cycle beginning July 2016, the United Way allocated over \$3.3 million amongst twenty seven local non-profits to help on fifty different programs. Agencies operating three shelters and a transitional housing facility were among the recipients. Eight agencies also received start up program or one-time project grants totaling sixty thousand dollars. From its community initiatives allocations, the United Way of Midland continues to fund the Families Forward transitional housing program. The three year one million dollar commitment helped establish six housing units. Another initiative receiving support is the XY Zone aimed at keeping male students from dropping out. They also fund two literacy initiatives, Club Read (a program to prevent "summer slide") and Ready to Read (a pilot program funding a full-time Literacy Liaison to work with Pre-K and K students at one of the lower socio-economic elementary schools). The Permian Basin Area Foundation and other foundations also support local social service and housing programs. Another local effort that helps local non-profits better provide and manage their delivery of services was the creation of Midland Shared Spaces, a multi-tenant nonprofit center that provides quality, affordable resources and workspace for organizations working to better the community.

Managing the Process

The City's management structure is described in the title page of this report. CDBG staff communicated with HUD staff on pertinent issues and attending one CDP meeting in HUD's Fort Worth office. Staff development was accomplished primarily by participation in webinar sessions and in-house trainings. The CD staff works closely with the CDBG advisory committee which consists of two City Council members who report their recommendations on the CDBG programs to the Mayor and Council body.

Citizen Participation

The Appendix contains a **section on citizen comments** received about the Consolidated Plan, the CDBG program, and the CAPER. A **map** showing locations of development activity that was CDBG supported is also included in the Appendix.

Institutional Structure

The City continues to participate in umbrella efforts that attempt to direct community resources to areas of need and serve as vehicles of coordination. Such efforts would be those of the United Way, MAHA and the Midland Homeless Coalition. The Homeless Coalition is part of the statewide coalition for continuum of care funding. MAHA is a non-profit organization composed of housing providers and others. MAHA's mission statement is *"working together to identify and facilitate housing solutions for individuals and families in need in Midland County"*.

Monitoring

The City of Midland division directors in coordination with CDBG staff monitor all CPD funded activities on a monthly or in some instances a more frequent basis depending on the complexity of the project. A comprehensive monitoring of CDBG subrecipient projects is accomplished annually by the CDBG Office. For non-CDBG housing programs, the City's role is to observe and offer technical assistance to such programs. We will continue to request annual reports from housing providers highlighting accomplishments and challenges to assess trends that effect community development. No programmatic changes were required as a result of monitoring efforts.

Self Evaluation (Table 1 and the "CDBG Performance Profile" to the CAPER Executive Summary are helpful in this evaluation as well):

- The Midland City Council had concentrated CDBG expenditures so as to achieve visible, lasting impact. The CDBG activity has resulted in addressing immediate needs of vulnerable members of the community – the elderly through housing assistance and public services. A long term outcome of the strategy has been the opportunity to address affordable housing needs.
- A description of the progress in meeting priority needs and specific objectives is that measureable significant progress has occurred or is occurring on most of the Action Plan objectives. Whether through completed effort or pending projects, housing, public services and public improvement goals are being met. Non-CDBG resources have also been utilized in several of the priority need areas. Specific CDBG supported in the Action Plan is summarize as follows:

Performance Indicator	Expected #	Actual #	% of Goal
Land parcels purchased	20	0	0%
Homebuyers assisted	10	15	150%
Homes rehabilitated or reconstructed	2	0	0%
Minor repairs	10	32	320%
Street blocks paved	2	2	100%
Senior citizens served	212	312	150%

Performance Indicator	Expected #	Actual #	% of Goal
Neighborhood parks improved	1	1	100%

- In PY 2015, CDP funds and other resources enabled the provision of decent housing through the various homebuyer assistance activities and the City’s OHAP. A total of fifteen households received homebuyer or reconstruction assistance during the year. The goal was fifteen. Thirty two households received minor repairs as compared to the goal of twenty six. A suitable living environment was made possible by elderly public services and public improvements
- Current projects that are behind schedule are the land acquisition for affordable housing program. The land acquisition has lagged due to the City’s inability to get clear titles on desired sites as “voluntary purchases” is our methodology.
- The City reports its accomplishments in accordance to the HUD performance measurement system. Primary indicators of its progress include persons served, households assisted, city blocks improved, and facilities improved. Several programs use parcels (meaning units of private property) as key indicators.
- Barriers that had a negative impact on fulfilling the overall vision are reduced funding, increasing costs and the swings of the local economy. Increased cost of goods and services simply means producing less with the same dollar. Increasing costs along with reductions in funds (including the CDBG allocation) have caused the City to suspend its STA program – no new areas have been added. Increasing land and construction costs were factors in this decision.
- Although CPD funds have not been used, new facilities have come into being to help address homeless needs and others are pending. However, advocates for special needs housing continue to be an urgent need. We continue to develop lead entities that could pursue available funding sources for such development projects. For objectives not addressed by CDBG funds, the City remains supportive of other entities that may be able to develop proposals suitable for funding sources such as Section 202, LIHTC and/or Supportive Housing via the HUD Continuum of Care. Lastly, identifying and acquiring low cost land for housing development will continue to be a challenge.

Lead-based Paint

The City requires that its CDBG-supported programs (OHAP and home purchase assistance programs) be implemented consistent with the federal lead-based paint (LBP) hazard reduction objective. City OHAP and homebuyer applicants are made aware of the LBP hazards. Appropriate evaluation and abatement steps are pursued in the City's OHAP and homebuyer assistance programs. In developing its LBP strategy, the City consulted with State and local health officials and child welfare agencies in establishing its LBP hazard reduction and testing programs. The CD Office continues to make pertinent LBP information including training opportunities to housing agencies and program contractors.

Housing Needs

The City continues to support affordable housing development proposals in various situations (re-zoning cases, mobile home occupancy permit, sidewalk waivers, etc.). In some cases, the City has supported the cost of public infrastructure in affordable housing developments. The City has also reduced the cost of development by reducing or waiving building permits and reducing the charges for water and sewer taps for affordable housing projects, waiving costs associated with City liens on properties to be purchased by low income households and providing free containers for construction debris on affordable housing sites. The City's OHAP and homebuyer assistance programs also support this objective. Because of the local economy and accompanying population growth, housing remains an issue of cost in Midland and has dramatically impacted lower income households. Consequently, CD staff has vigorously promoted its housing programs. Promotion included whole page segments in the November 2015, February 2016 and April 2016 MAHA pages in the MRT.

Specific Housing Objectives

The Appendix contains the **definition of Section 215** housing. Transitional housing households that received assistance are also counted as homeless. A homeless person is benefited only when the person becomes the occupant of transitional or permanent housing. Transitional housing (as are homeless assistance programs) is primarily limited to persons with incomes below 30% of AMFI.

No additional households were added to the rental assisted category, completion of the ninety-six unit Westridge LIHTC project addressed the annual rental housing objective. However, Merritt Monument Development is in the process of building 120 new affordable housing units and is scheduled to be open in 2018. The rental voucher program had 378 participants at year end. Midland Vision 2000 who owns and operates Ranchland Apartments has also acquired and renovated 5 properties to rent to low income, large households.

Concerning the breakout of assistance by the various income groups, the outcome has been as expected. OHAP and transitional housing households tend to have incomes lower than do those of homebuyer assistance programs. The inability of prospective first time homebuyers with incomes less than 50% of area median family income (AMFI) to qualify for private mortgages makes it difficult for them to become home owners. As the mortgage lender, Midland Habitat is the only entity able to consistently assist households with incomes less than 50% of AMFI.

Regarding efforts to address worst case needs and the needs of persons with disabilities, the City's OHAP provides greater deferred non-payable loan assistance to lower income households. The City's minor repair program is also structured to provide greater assistance to lower income households as all but two of the assisted households had income under 50% of AMFI.

Public Housing Strategy

Pre-existing initiatives were continued in PY 2015. The City Housing Authority has a "residents' council". Similar councils exist for the HUD Section 202 housing projects that are managed by the City Housing Authority. The County Housing Authority has a Resident Advisory Council to assist the Housing Authority in its planning. The County Housing Authority also continues its family self-sufficiency program that includes homeownership as an objective for participant households. Hellinghausen Hope, Inc. makes available the fifty-seven unit Village Square apartment complex at affordable rates. One unit is kept for thirty day emergency housing for homeless families. Hellinghausen Hope is an instrumentality of the Midland County Housing Authority. Hellinghausen Hope also owns and operates a former privately operated, assisted living complex that was renamed the "Zone." The Zone has thirty-nine "two-bedroom" cottages that are currently being rented as affordable. With the objective of fostering and maintaining affordable housing, the City has continued to be receptive to cases supporting the objective.

Barriers to Affordable Housing

The CDBG department will continue to provide favorable consideration in re-zoning cases, mobile home occupancy permits and sidewalk waivers to decrease barriers to development. The City continues to reduce and/or waive development and building permit fees for affordable housing projects, and to use local funds to pay for public improvements required on affordable housing sites. Continuation of CDBG funding for the OHAP and the homebuyer assistance programs contribute toward this objective.

The above has contributed towards eliminating barriers to affordable housing. Additionally, housing agencies have provided substantial financial assistance to buyers of new affordable housing. Financial institutions in Midland have supplied the required interim construction and permanent financing on affordable housing homes.

Homeless Needs

No CPD funds were used to support specific projects that address the Homeless Needs Objectives of the Consolidated Plan or support public services that assist the homeless, or on homeless prevention activity. But, local groups including faith based organizations have maintained and even expanded the facilities serving the homeless with little federal support. The United Way of Midland and Family Promise of Midland joined to form the Families Forward transitional housing program for intact families. Currently, six units have been acquired or constructed and are occupied. Buckner's Children and Family Services added a duplex and an activity center to its transitional housing program. Another faith based group, the Genesis Center of the Permian Basin opened their doors in May 2014 to homeless or victimized woman and their children. The forty person capacity facility is located in central Midland. Other entities providing emergency shelter include Village Square (emergency units that house six families during the year), the Journey Home (emergency units), and the Ideal Center for Education and Economic Development (transitional housing). Family Promise assisted eight families and their children as part of the Families Forward transitional housing program and five families and their children with the Interfaith Hospitality Network emergency shelter program. The programs do not receive any federal or state funding. Vulnerable

A continuum of care strategy means actions taken to prevent homelessness, to address the emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets), and to help homeless persons make the transition to permanent housing and independent living. The Midland Homeless Coalition is part of the Statewide Balance of State Continuum of Care program. On January 22, 2015, a homeless count was made. The homeless count was 230, which represented a slight decrease from the 254 in 2014. Continuation of the myriad of non-HUD supported programs serve as the base for the continuum of care strategy in Midland. Social service agencies and benevolent groups are important in this effort. The Permian Basin Church Under the Bridge (PBCUB) program offers food and support to the homeless on site during the weekends. PBCUB has acquired property near downtown and plans to build suitable facilities for its programming. Local service providers used ESG funds for food, shelter, and utility assistance programs. Temporary rental assistance programs also help alleviate homeless situations. MISD as part of its McKinney-Vento Act activity provides education and food for impacted students.

Making sure that people in need are able to identify resources is an objective of the local **2-1-1** information and referral system. While providing assistance to address a crisis is vital, implementation of individual/family plans to achieve long term solutions is the objective of case workers employed at Casa de Amigos, Family Promise, Midland County Housing Authority, the Salvation Army and the West

Texas VA Hospital. Case workers are important in assisting individual persons/families with needs so as to avoid homelessness. Child care programs and services in Midland are important in enabling households to improve their lot by maintaining employment or receiving education/training needed for economic advancement. During the year the above agencies and others were active in providing related information to the public.

Detailed descriptions of CDBG activity are shown in the **CDBG Activity Summary Report** or the **PR03 Report** that is in the Appendix.

The City used 100% of CDBG funds to address high priority needs of the Consolidated Plan. Expenditures were divided between programs that serve to provide decent affordable housing (59%) and those that create a suitable living environment (41%).

As for affordable housing goals, the CDBG program played a major role as all owner households reported as Consolidated Plan units were CDBG supported.

The PR03 Report provides details on beneficiaries, racial and ethnic status of persons assisted and the number of extremely low-moderate income persons assisted. Locations of CDBG projects and programs are also presented in the PR03 report. The PR23 report also contains information on persons that were assisted by the CDBG program.

The City did not make any significant changes in program objectives during the year nor did it change the 2015-2020 Consolidated Plan due to past experiences.

In its Action Plan the City certifies it will follow a current HUD-approved Consolidated Plan. Towards this end, the City did receive its annual allocation of CDBG funds. While the City has successfully applied for TDHCA HOME funds in the past, it is currently accessing those funds under the RSP component. The City provides certifications of consistency with the Consolidated Plan to other entities on their plans and applications for HUD programs. A request by the City PHA was submitted during the year. The City Council also passed a resolution in support of an application (Merritt Monument) for a 9% TDHCA project. It remains the City's policy to conduct its programs and services so that they do not hinder, by action or willful inaction, implementation of the Consolidated Plan. The City strives to satisfy all of the certifications it makes in applying for and receiving federal funds. City staff remains receptive to audits by independent firms and federal/state officials.

The City used all funds exclusively to address the CDBG national objectives and has complied with the overall benefit requirement – meaning that no less than seventy percent of expenditures were for benefit of low and moderate income persons.

The only activity that involved any displacement was the OHAP. This program causes displacement on a voluntary basis. No persons living on a property with housing are asked to apply for OHAP assistance with the purpose of causing displacement. Nor are any households required to be displaced unless the householder voluntarily chooses to undergo reconstruction of their home. However, the displacement that occurs is temporary. The City offers displacement assistance to homeowners as part of its normal loan assistance under the OHAP. The City's OHAP Policy Guidelines includes a policy on optional relocation assistance.

The City did not fund any economic development activity during the year.

The City's OHAP is offered as loan assistance, a portion as an amortized loan and the rest as a deferred forgivable loan. The City did not have any float-funded activity. Primarily due to OHAP loan repayments, total program income in PY 2015 was \$133,905.87. A small amount was attributed to a pay-off on a prior homebuyer assistance case. No prior period adjustment to the CDBG program was made during the year.

The City's OHAP had the following total loans and principal balances owed as of September 30, 2016.

Number of payable loans:	38	Value of the loans:	\$879,057.47
Number of deferred loans:	24	Value of the loans:	\$596,878.75

Generally, the City does not make available for sale properties that it has purchased with CDBG funds. Such parcels have been transferred exclusively to non-profit housing development organizations.

The City does not have any lump sum agreements.

OHAP activity consisted of three reconstruction projects and seventeen minor repair projects. These projects occurred only on single family owner-occupied dwellings and were all CDBG supported.

Antipoverty Strategy

In spite of the downturn in the oil industry, the local economy continues to provide economic opportunity for low and moderate income persons. Efforts to better prepare the workforce include existing employment training programs. As an anti-

poverty strategy, public services and other assistance programs continue their emphasis on helping the poorest of Midland's population (those with incomes below 30% of AMFI). City housing assistance programs are designed to minimize the housing financial burden on its recipients. Compliance with the HUD Section 3 objective has also contributed to expanding economic opportunities as most CDBG work contracts in the housing programs and slum/blight activities are performed by local small businesses. Increased promotion of Section 3 opportunities was made by the City. Included in the efforts was reaching out to minority business enterprises and woman owned business enterprises. As a measure of support, the Midland City Council passed a resolution in January 2013 against usurious lending in the community. The City also passed an Ordinance regulating "cab services" within the City. It became effective September 1, 2014. The ordinance requires operators to register and it regulates the location of new service providers among other requirements.

The local Volunteer Income Tax Assistance (VITA) program continues to help families and individuals obtain income tax refunds and credits. While the above contributed to bettering the lives of the poor in Midland, the strong economy and availability of jobs in all employment sectors has best afforded a chance to combat poverty.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

The Consolidated Plan Objectives Table in the Appendix identifies Special Needs Objectives. However, up to this time, proposals to address the objectives have not materialized. Nonetheless, supportive housing needs of special needs population continue to be addressed (and/or championed) by numerous local NGO's (non-government agency) supported programs. Such organizations include the Permian Basin Community Centers, TCRP, NAMI, United Way, the Midland Homeless Coalition, 2-1-1, MAHA, Buckner, Mission Health Care, ABLE, MARC, MAAS, Community and Senior Services, Christmas in Action and Casa de Amigos to name a few.

OTHER NARRATIVE

The Appendix contains the **PR26 CDBG Financial Summary Report**. As a precaution, the information in the PR26 includes the final draw and program income for program year 2015 and does not include the last two months of PY 2015's expenses and program income as the City processed those after September 30, 2016. In summary, total available funds in IDIS were \$1,663,245.75 and expenditures were \$620,559. The ending CDBG fund balance in IDIS was \$1,035,810.29 as of September 30, 2016. As to whether the City is making timely expenditures of CDBG funds, HUD judges this status sixty days before the end of the year. At that time, the City's unexpended fund balance had to be less than \$1,042,686 which is 1.5 times the current grant of \$656,282.00. This requirement **was not met** as of August 2, 2016. The City is waiting on a letter from HUD describing this finding and to implement a workout plan.

The CDBG objective of "benefit to low and moderate income persons" was met as 100% of funds were expended on projects that address that CDBG objective. The City is required to spend no less than 70% of CDBG funds on projects that benefit low and moderate-income persons. The CDBG program limits spending on public services to 15% of total annual grant funds. Public service expenditures were four percent of total expenses in PY 2015. There is a 20% cap on planning and program administration. The City also satisfied this requirement as no expenses were made for this purpose.

During the course of year, the City received revenue that is deemed a credit to the program. These credits were derived from the minor repair program and lien payoffs from discontinued demolition and lot clearing programs and are used first to pay for program expenses and then the City can draw CDBG funds from HUD on expenses greater than available credits.

CR-05 - Goals and Outcomes

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

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

The general narrative section describes how activities of the past year addressed the goals and objectives of the Consolidated Plan using federal funds covered in the Plan. The Community Development Block Grant is the only HUD grant allocated directly to the City of Midland. CDBG funds were allocated in the following ways to achieve our program objectives during the past year:

- 2 owner occupied homes were delayed until 2016 program year
- 32 owner occupied homes received minor repairs
- 15 first time homebuyers were assisted with home purchases
- 12 lots are being acquired to be conveyed over to nonprofits builders for low income single family housing
- 315 seniors received CDBG funded public services
- Greenwood/ParkHeights Land Development Project-Kentucky Ave, Stonewall St, Webster St, Benton St, curb and gutter improvements.

An assessment of the progress made in addressing the priority needs an objective of the Consolidated Plan is included in the 2015 CAPER. The CDBG staff has determined that good progress is being made in the aggregate in meeting the Consolidated Plan objectives.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Development	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	100	0	0.00%	40	0	0.00%
Affordable Rental Housing	Affordable Housing		Rental units constructed	Household Housing Unit	300	0	0.00%			
Homebuyer Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	120	13	10.83%	7	15	214.29%
Homeowner Housing Improvements	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	0	0.00%	20	0	0.00%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			
Public Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			

Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	40		325	40	12.31%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1750	0	0.00%			

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

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

Housing programs continue to offer opportunities to target assistance to underserved populations. The targeting techniques of the City's owner-occupied housing programs (OHAP) include providing higher levels of assistance for lower income applicants and limiting assistance to areas that are predominately under-served. The City's minor repair program is similarly designed. Homebuyer assistance programs has had an increase in participation and qualifying applicants who are from low-moderate income households. The struggle to get applicants qualified will continue to be a major roadblock to home ownership but with our local lending partners and credit counseling agencies, a gradual increase in loan qualifiers is expected in spite of the relatively high cost of home mortgages in midland compared to other Texas markets. Marketing was most effectively accomplished by one-on-one contact with private sector and non-profit organizations as well as networking at numerous community meetings.

As part of the Action Plan, the City did attempt to secure other funds to aid in implementing goals. The City provides certifications of consistency with the Consolidated Plan to other entities on their plans and applications for HUD programs. The City Council passed a resolution in support of an application for a 9% TDHCA project. It remains the City's policy to conduct its programs and services to not hinder, by action or willful inaction, implementation of the Consolidated Plan.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	288
Black or African American	129
Asian	4
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	1
Total	423
Hispanic	155
Not Hispanic	133

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

Narrative

The housing needs narrative describes in greater detail the characteristics of households/persons assisted. The community development narrative is primarily a report on accomplishments with CDBG funds. It provides an assessment of the relationship of the use of CDBG funds to the priorities and specific objectives outlined in the Consolidated Plan. By broad category, the City expended 58% of CDBG funds on housing programs, 12% on public services and 30% on other community development needs.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		2,951,918	311,480

Table 3 – Resources Made Available

Narrative

Source funds were CDBG allocations and program credits.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

By broad category, the City expended 58% of CDBG funds on housing programs, 12% on public services and 30% on other community development needs.

The income, racial and ethnic status of persons assisted as well as the locations of CDBG projects are presented in the CAPER.

Leveraging

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

Accomplishments by CDBG funded projects are summarized in the following tables presented with the CAPER and the subsequent performance profile.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	7	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	7	15

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	7	15
Total	7	15

Table 6 - Number of Households Supported

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

CDBG funds and other resources enabled the acquisition of existing decent housing through the homebuyer assistance activities provided by the Community Development Office. We exceeded our projection and will increase our allocation for the next program year.

Discuss how these outcomes will impact future annual action plans.

CDBG will continue to promote the success and needs of the program by increasing the fund allocation for the 2016 program year.

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

the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	6	0
Moderate-income	7	0
Total	15	0

Table 7 – Number of Persons Served

Narrative Information

The struggle to get applicants qualified will continue to be a major roadblock to home ownership but with our local lending partners and credit counseling agencies, a gradual increase in loan qualifiers is expected in spite of the relatively high cost of home mortgages in midland compared to other Texas markets.

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

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

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

The Community Development Department continue to support specific projects that address the Homeless Needs Objectives of the Consolidated Plan or support public services that assist the homeless, or homeless prevention activity. Local groups including faith based organizations have maintained and even expanded the facilities serving the homeless with little federal support. The United Way of Midland and Family Promise of Midland continue their work with the Families Forward transitional housing program for intact families.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Genesis Center of the Permian Basin opened their doors in May 2014 to homeless or victimized woman and their children. The forty person capacity facility is located in central Midland and continue to operate giving emergency services to vulnerable persons. Other entities providing emergency shelter include Village Square (emergency units that house six families during the year), and the Journey Home (emergency units).

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

The Midland Homeless Coalition is part of the Statewide Balance of State Continuum of Care program.

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

The Midland Homeless Coalition is part of the Statewide Balance of State Continuum of Care program.

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

Actions taken to address the needs of public housing

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

Pre-existing initiatives were continued in PY 2015. The City Housing Authority has a "residents' council". Similar councils exist for the HUD Section 202 housing projects that are managed by the City Housing Authority. The County Housing Authority has a Resident Advisory Council to assist the Housing Authority in its planning. The County Housing Authority also continues its family self-sufficiency program that includes homeownership as an objective for participant households

Actions taken to provide assistance to troubled PHAs

NA

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

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

The CDBG department will continue to provide favorable consideration in re-zoning cases, mobile home occupancy permits and sidewalk waivers to decrease barriers to development. The City continues to reduce and/or waive development and building permit fees for affordable housing projects, and to use local funds to pay for public improvements required on affordable housing sites. The City has completed its strategy of targeted effort so as to achieve visible, lasting impact on selected target areas. Land acquisition was an activity undertaken in most of the target area; however, only property that was undeveloped was selected for acquisition. Development of single family units for low-income first time homebuyers has been the primary objective of the land acquisition and will be conveyed over to non profit developers.

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

The CDBG objective of “benefit to low and moderate income persons” was met as 100% of funds were expended on projects that address that CDBG objective. The City is required to spend no less than 70% of CDBG funds on projects that benefit low and moderate-income persons.

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

The City of Midland city council passed an Workforce Incentive Program to spur affordable housing.

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

The PY 2016 Action Plan strive to meet under-served needs identified in the Consolidated Plan. Housing programs continue to offer opportunities to target assistance to underserved populations.

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

The Community Development Office continue to build relationships with local, state, federal, officials to bring awareness to the needs and conditions of the working poor.

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

The City continues to participate in umbrella efforts that attempt to direct community resources to

areas of need and serve as vehicles of coordination.

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

The City continues to reduce and/or waive development and building permit fees for affordable housing projects, and to use local funds to pay for public improvements.

CR-40 - Monitoring 91.220 and 91.230

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

The Community Development office performs monthly, bi-annual, and annual monitoring of activities in the furtherance of our program objectives which are in accordance with HUD requirements.

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

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

The Community Development Office hold and participates in public meeting to gather input from citizens. Public notice is advertised in accordance to city and federal guidelines.

CR-45 - CDBG 91.520(c)

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

The Community Development Office is evaluating the feasibility of continuing the Greenwood/ParkHeight Land Development due to the slow nature and complications in acquiring available lots during this program year.

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

No

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

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MIDLAND
Organizational DUNS Number	073186579
EIN/TIN Number	756000608
Identify the Field Office	FT WORTH
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	10/01/2015
	CAPER

Program Year End Date

09/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 8 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 9 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 10 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 11 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 12 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 13 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 15 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 16 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 17 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 18 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 19 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 20 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 21 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 22 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 23 - Total Amount of Funds Expended on ESG Activities

APPENDIX

PR03 REPORT
CDBG Activity Summary Report



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2015
 MIDLAND

Date: 21-Nov-2016
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PGM Year: 1994
 Project: 0002 - CONVERTED CDBG ACTIVITIES
 IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT

Status: Open 9/30/1999 12:00:00 AM
 Location:

Objective:
 Outcome:
 Matrix Code: Public Facilities and Improvement
 (General) (03) National Objective: LMA

Initial Funding Date: 01/01/1994

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$6,164,424.98	\$0.00	\$0.00
		1989	B89MC480023		\$0.00	\$789,000.00
		1990	B90MC480023		\$0.00	\$744,000.00
		1991	B91MC480023		\$0.00	\$831,000.00
		1992	B92MC480023		\$0.00	\$856,000.00
		1993	B93MC480023		\$0.00	\$1,269,000.00
		1994	B94MC480023		\$0.00	\$1,381,000.00
		1995	B95MC480023		\$0.00	\$294,424.98
		2002	B02MC480023		\$0.00	\$0.00
		2006	B06MC480023		\$0.00	\$0.00
		2007	B07MC480023		\$0.00	\$0.00
Total	Total			\$6,164,424.98	\$0.00	\$6,164,424.98

Proposed Accomplishments

Annual Accomplishments

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



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2015
MIDLAND

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Total Funded Amount:	\$7,801,192.31
Total Drawn Thru Program Year:	\$7,268,802.95
Total Drawn In Program Year:	\$894,235.34

PR23 REPORT
CDBG Summary of Accomplishments



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2015

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MIDLAND

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	1	\$268,466.00	0	\$0.00	1	\$268,466.00
	Total Acquisition	1	\$268,466.00	0	\$0.00	1	\$268,466.00
Housing	Direct Homeownership Assistance (13)	1	\$198,102.06	1	\$37,856.62	2	\$235,958.68
	Rehab; Single-Unit Residential (14A)	3	\$82,063.58	1	\$25,136.25	4	\$107,199.83
	Total Housing	4	\$280,165.64	2	\$62,992.87	6	\$343,158.51
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	1	\$0.00	0	\$0.00	1	\$0.00
	Parks, Recreational Facilities (03F)	0	\$0.00	1	\$58,841.91	1	\$58,841.91
	Sidewalks (03L)	0	\$0.00	1	\$112,200.00	1	\$112,200.00
	Total Public Facilities and Improvements	1	\$0.00	2	\$171,041.91	3	\$171,041.91
Public Services	Senior Services (05A)	1	\$14,077.51	4	\$97,491.41	5	\$111,568.92
	Total Public Services	1	\$14,077.51	4	\$97,491.41	5	\$111,568.92
Grand Total		7	\$562,709.15	8	\$331,526.19	15	\$894,235.34



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2015

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MIDLAND

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Acquisition of Real Property (01)	Housing Units	0	0	0
	Total Acquisition		0	0	0
Housing	Direct Homeownership Assistance (13)	Households	17	18	35
	Rehab; Single-Unit Residential (14A)	Housing Units	15	29	44
	Total Housing		32	47	79
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	2,872	2,872
	Sidewalks (03L)	Persons	0	3,240	3,240
	Total Public Facilities and Improvements		0	6,112	6,112
Public Services	Senior Services (05A)	Persons	20	512	532
	Total Public Services		20	512	532
Grand Total			52	6,671	6,723



MIDLAND

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Hispanic		Total Hispanic	
		Total Persons	Persons	Total Households	Households
Housing	White	0	0	55	46
	Black/African American	0	0	20	0
	Asian	0	0	4	0
	Total Housing	0	0	79	46
Non Housing	White	302	181	0	0
	Black/African American	223	0	0	0
	American Indian/Alaskan Native & White	1	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	3	0	0	0
	Other multi-racial	3	0	0	0
	Total Non Housing	532	181	0	0
	Grand Total	532	181	79	46



MIDLAND

CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	6	0	0
	Low (>30% and <=50%)	5	0	0
	Mod (>50% and <=80%)	13	0	0
	Total Low-Mod	24	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	24	0	0
Non Housing	Extremely Low (<=30%)	0	0	199
	Low (>30% and <=50%)	0	0	109
	Mod (>50% and <=80%)	0	0	7
	Total Low-Mod	0	0	315
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	315

**PR26 REPORT
CDBG FINANCIAL SUMMARY**



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2015
 MIDLAND , TX

DATE: 11-21-16
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	656,282.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	163,067.74
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	819,349.74

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	894,235.34
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	894,235.34
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	894,235.34
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(74,885.60)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	894,235.34
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	894,235.34
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

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

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	111,568.92
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	111,568.92
32 ENTITLEMENT GRANT	656,282.00
33 PRIOR YEAR PROGRAM INCOME	135,812.71
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	792,094.71
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.09%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	0.00
42 ENTITLEMENT GRANT	656,282.00
43 CURRENT YEAR PROGRAM INCOME	163,067.74
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	819,349.74
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	0.00%



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

Report returned no data.

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

Report returned no data.

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	7	345	5949375	Greenwood Housing Development	01	LMH	\$268,466.00
					01	Matrix Code	\$268,466.00
2013	6	328	5929778	Washington Park Improvements	03F	LMA	\$286.95
2013	6	328	5941985	Washington Park Improvements	03F	LMA	\$28,895.00
2013	6	328	5942143	Washington Park Improvements	03F	LMA	\$27,958.00
2013	6	328	5949375	Washington Park Improvements	03F	LMA	\$1,701.96
					03F	Matrix Code	\$58,841.91
2014	6	334	5870456	Cloverdale Sidewalks	03L	LMA	\$112,200.00
					03L	Matrix Code	\$112,200.00
2014	4	332	5870456	SE Senior Nutrition Program	05A	LMC	\$3,500.00
2014	5	333	5870456	Citywide Home Cleaning Program	05A	LMC	\$19,827.58
2015	3	337	5929778	Senior Nutrition Program	05A	LMC	\$9,777.88
2015	3	337	5941985	Senior Nutrition Program	05A	LMC	\$11,869.11
2015	3	337	5942143	Senior Nutrition Program	05A	LMC	\$4,680.67
2015	3	337	5943700	Senior Nutrition Program	05A	LMC	\$4,833.31
2015	3	337	5948713	Senior Nutrition Program	05A	LMC	\$4,592.54
2015	3	337	5968849	Senior Nutrition Program	05A	LMC	\$10,021.47
2015	4	343	5929778	Home Cleaning Program	05A	LMC	\$7,310.09
2015	4	343	5941848	Home Cleaning Program	05A	LMC	\$1,851.16
2015	4	343	5941985	Home Cleaning Program	05A	LMC	\$3,569.07
2015	4	343	5942143	Home Cleaning Program	05A	LMC	\$2,863.08
2015	4	343	5943700	Home Cleaning Program	05A	LMC	\$4,292.63
2015	4	343	5948713	Home Cleaning Program	05A	LMC	\$2,888.32
2015	4	343	5968849	Home Cleaning Program	05A	LMC	\$5,614.50
2015	5	339	5931507	Take Home Terrific Program	05A	LMC	\$3,419.84
2015	5	339	5941985	Take Home Terrific Program	05A	LMC	\$2,019.53
2015	5	339	5942143	Take Home Terrific Program	05A	LMC	\$2,028.80
2015	5	339	5943700	Take Home Terrific Program	05A	LMC	\$4,032.03
2015	5	339	5948713	Take Home Terrific Program	05A	LMC	\$1,077.31
2015	5	339	5949375	Take Home Terrific Program	05A	LMC	\$1,500.00
					05A	Matrix Code	\$111,568.92
2014	3	331	5869903	Homebuyer Assistance Program	13	LMH	\$8,856.62
2014	3	331	5870456	Homebuyer Assistance Program	13	LMH	\$29,000.00
2015	2	342	5938662	Homebuyer Assistance Program	13	LMH	\$39,883.86
2015	2	342	5941848	Homebuyer Assistance Program	13	LMH	\$18,378.59
2015	2	342	5941985	Homebuyer Assistance Program	13	LMH	\$49,000.00
2015	2	342	5942143	Homebuyer Assistance Program	13	LMH	\$33,762.06
2015	2	342	5943700	Homebuyer Assistance Program	13	LMH	\$22,721.54
2015	2	342	5948713	Homebuyer Assistance Program	13	LMH	\$18,819.19
2015	2	342	5949375	Homebuyer Assistance Program	13	LMH	\$3,219.24
2015	2	342	5968849	Homebuyer Assistance Program	13	LMH	\$12,317.58
					13	Matrix Code	\$235,958.68
2014	2	330	5870456	Owner Occupied Minor Repair	14A	LMH	\$9,950.26
2014	2	330	5929778	Owner Occupied Minor Repair	14A	LMH	\$15,155.50
2014	2	330	5941848	Owner Occupied Minor Repair	14A	LMH	\$6,600.00
2014	2	330	5941985	Owner Occupied Minor Repair	14A	LMH	\$10,216.82
2014	2	330	5942143	Owner Occupied Minor Repair	14A	LMH	\$3,990.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	2	330	5943700	Owner Occupied Minor Repair	14A	LMH	\$8,902.00
2014	2	330	5948713	Owner Occupied Minor Repair	14A	LMH	\$13,799.00
2014	2	330	5949375	Owner Occupied Minor Repair	14A	LMH	\$4,900.00
2014	2	330	5968849	Owner Occupied Minor Repair	14A	LMH	\$8,550.00
2015	1	341	5968849	Owner Occupied Housing Minor Repairs	14A	LMH	\$25,136.25
						14A	Matrix Code \$107,199.83
Total							\$894,235.34

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	4	332	5870456	SE Senior Nutrition Program	05A	LMC	\$3,500.00
2014	5	333	5870456	Citywide Home Cleaning Program	05A	LMC	\$19,827.58
2015	3	337	5929778	Senior Nutrition Program	05A	LMC	\$9,777.88
2015	3	337	5941985	Senior Nutrition Program	05A	LMC	\$11,869.11
2015	3	337	5942143	Senior Nutrition Program	05A	LMC	\$4,680.67
2015	3	337	5943700	Senior Nutrition Program	05A	LMC	\$4,833.31
2015	3	337	5948713	Senior Nutrition Program	05A	LMC	\$4,592.54
2015	3	337	5968849	Senior Nutrition Program	05A	LMC	\$10,021.47
2015	4	343	5929778	Home Cleaning Program	05A	LMC	\$7,310.09
2015	4	343	5941848	Home Cleaning Program	05A	LMC	\$1,851.16
2015	4	343	5941985	Home Cleaning Program	05A	LMC	\$3,569.07
2015	4	343	5942143	Home Cleaning Program	05A	LMC	\$2,863.08
2015	4	343	5943700	Home Cleaning Program	05A	LMC	\$4,292.63
2015	4	343	5948713	Home Cleaning Program	05A	LMC	\$2,888.32
2015	4	343	5968849	Home Cleaning Program	05A	LMC	\$5,614.50
2015	5	339	5931507	Take Home Terrific Program	05A	LMC	\$3,419.84
2015	5	339	5941985	Take Home Terrific Program	05A	LMC	\$2,019.53
2015	5	339	5942143	Take Home Terrific Program	05A	LMC	\$2,028.80
2015	5	339	5943700	Take Home Terrific Program	05A	LMC	\$4,032.03
2015	5	339	5948713	Take Home Terrific Program	05A	LMC	\$1,077.31
2015	5	339	5949375	Take Home Terrific Program	05A	LMC	\$1,500.00
						05A	Matrix Code \$111,568.92
Total							\$111,568.92

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

Report returned no data.

PR26 - Activity Summary by Selected Grant

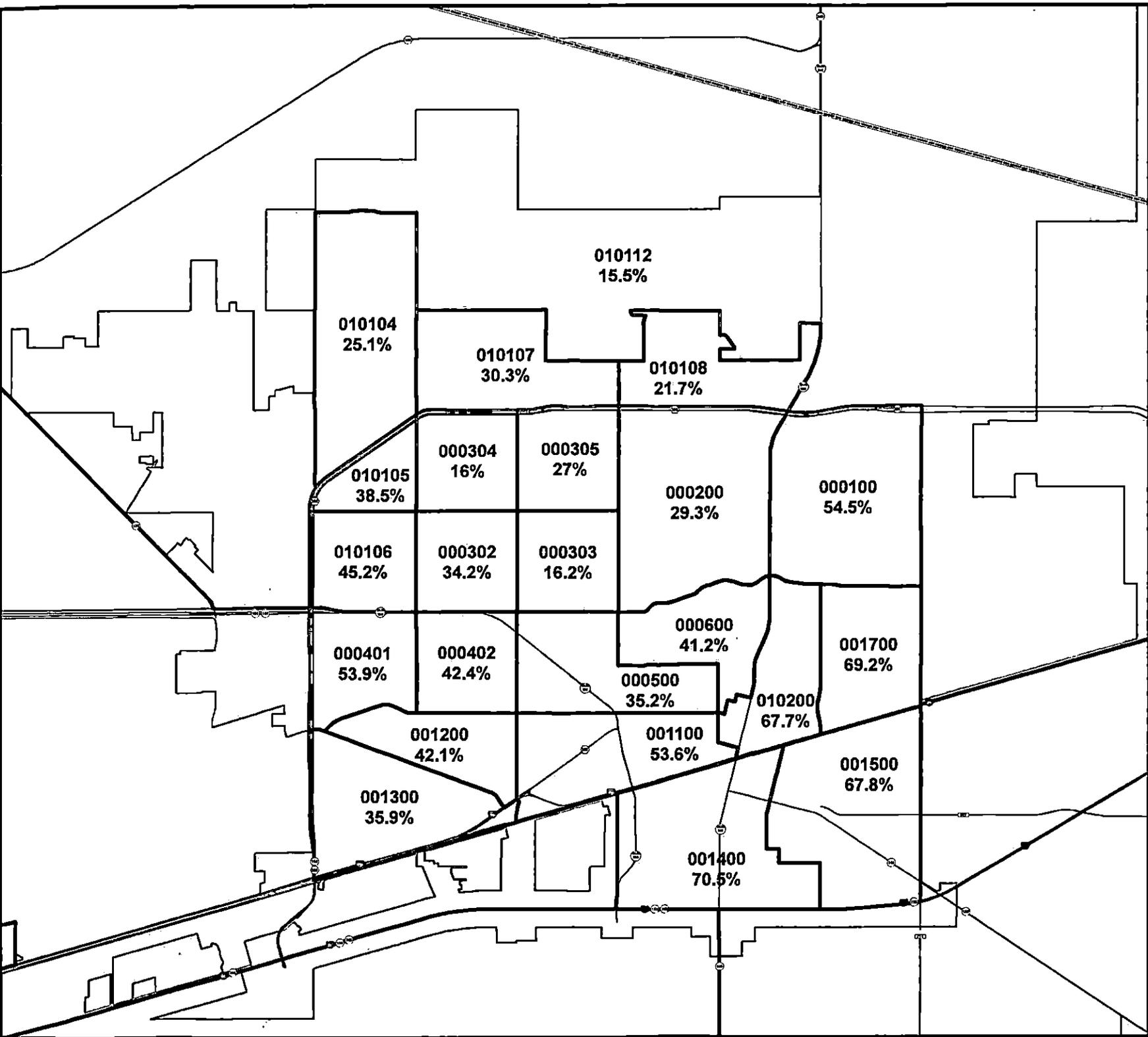
Date Generated: 11/21/2016

Grantee: MIDLAND

Grant Year: 2015

Total Grant Amount for 2015 Grant year = \$656,282.00													
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
TX	MIDLAND	2015	B15MC480023	Housing	13	LMH	342	Open	\$92,323.35	\$92,323.35		\$206,993.02	\$198,102.06
TX	MIDLAND	2015	B15MC480023	Housing	14A	LMH	341	Completed	\$25,136.25	\$25,136.25		\$25,136.25	\$25,136.25
				Housing					\$117,459.60	\$117,459.60	17.90%	\$232,129.27	\$223,238.31
TX	MIDLAND	2015	B15MC480023	Public Services	05A	LMC	337	Completed	\$45,774.98	\$45,774.98		\$45,774.98	\$45,774.98
TX	MIDLAND	2015	B15MC480023	Public Services	05A	LMC	339	Open	\$15,000.00	\$14,077.51		\$15,000.00	\$14,077.51
TX	MIDLAND	2015	B15MC480023	Public Services	05A	LMC	343	Completed	\$28,388.85	\$28,388.85		\$28,388.85	\$28,388.85
				Public Services					\$89,163.83	\$88,241.34	13.45%	\$89,163.83	\$88,241.34
				Total 2015					\$206,623.43	\$205,700.94	31.34%	\$321,293.10	\$311,479.65
				Grand Total					\$206,623.43	\$205,700.94	31.34%	\$321,293.10	\$311,479.65

**PERCENT OF
LOW INCOME
POPULATION
BY
CENSUS TRACT**



**CITY WIDE
PERCENTAGE
IS
38.0%**

Legend

- Low To Moderate Income
- Census Tracts
- City Limit
- County Boundary



STEVE BAKER
1/27/2015

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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR
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FOR OTHER PURPOSES, OR IN OTHER DECISIONS BASED
SOLELY ON THE USE OF THIS DATA.

SECTION 3 REPORT

City of Midland

Fiscal Year: 10/01/2014 through 09/30/2015 Program Code/Name: EC1 - ENTITLED CITIES (\$363,763.46)

Address

300 N. Loraine, Midland, TX 79701

Contact Details

Contact Person: Sylvester Cantu Phone Number: (432) 685-7408

Fax Number: (432) 685-0523 Email Address: scantu@midlandtexas.gov

Submission Date: Fri, Dec 11, 2015

Agency Hires

Job Category	Number Of New Hires	Number of New Hires that are Section 3 Residents	Aggregate Number of Staff Hours Worked	Total Staff Hours for Section 3 Employees	Number of Section 3 Trainees
--------------	---------------------	--	--	---	------------------------------

Contracting Details

Construction Amount: \$424,604

Construction Amount Section 3: \$198,409

Construction Section 3 Percentage: 46.3

Construction Businesses: 1

Non-Construction Amount: \$108,957

Non-Construction Amount Section 3: \$0

Non-Construction Section 3 Percentage: 0

Non-Construction Businesses: 0

Compliance Details

Recruited Low Income residents: Yes

Training Or Employment Of Section 3 Residents: No

Promoting Section 3 Business: Yes

Pre-Apprenticeship Programs: No

Other efforts for achieving compliance: No

Other Efforts Explanation:

The City did not hire any new employees for its CDBG program during the year. Over 90% of non-construction funds were to non-profit agencies who are not reported as section 3 businesses; however, the agencies do serve low/moderate income persons.

CONSOLIDATED PLAN OBJECTIVES

#	Objective	Outcome
DH1.1	Purchase of land for affordable housing development by the City in target areas.	100 parcels
DH1.2	Construction of affordable rental units under Low Income Housing Tax Credit Program by private developers at appropriate citywide locations.	200 units
DH1.3	Construction of affordable rental housing for low-income elderly households through HUD 202 funding by non-profit sponsor at appropriate citywide location.	100 units
DH1.4	Rehabilitation or reconstruction of homes occupied by low-income homeowners. This is the City's major projects loan program available to ICT residents.	30 units
DH1.5	Minor repair services to low-income homeowners by City and other non-profits.	1,750 units
DH1.6	Increase the number of emergency shelter beds for individuals.	5 beds
DH1.7	Increase the transitional housing capacity for individuals.	8 beds
DH1.8	Increase the number of emergency shelter units for intact families.	5 units
DH1.9	Increase the transitional housing capacity for intact families.	10 units
DH1.10	Develop a 60 unit affordable housing assisted living facility for frail elderly.	60 units
DH1.11	Develop a 60 unit affordable housing assisted living facility for near frail elderly.	60 units
DH2.1	Financial assistance by non-profit entities and the City from CDBG, HOME and other sources to low-income homebuyers.	130 units
SL1.1	Infrastructure – City Streets – Paving construction with curb and gutter in low-income areas.	8 blocks per year
SL1.2	Public Facility – City Parks – Upgrade neighborhood parks that are deteriorating. Located in low-income areas.	5 parks
SL1.3	Public Facility - Community Facility/Youth Center - an indoor/outdoor multi-purpose facility. Developer and owner operator are needed.	1 facility
SL1.4	Public Services – Senior services – support senior citizen center meal program and home cleaning program.	1,500 persons
SL1.5	Infrastructure – City Sidewalks – Sidewalk construction in low-income areas.	8 blocks per year
SL2.1	Public Services – Childcare – support local match childcare program for working families.	50 children
SL3.1	Demolition of dilapidated structures by the City in slum/blighted areas.	100 structures
SL3.2	Clearing of unsightly properties by the City in slum/blighted areas.	2,000 properties

SECTION 215 DEFINITION

**TITLE 42--THE PUBLIC HEALTH AND WELFARE
CHAPTER 130--NATIONAL AFFORDABLE HOUSING
SUBCHAPTER II--INVESTMENT IN AFFORDABLE HOUSING
Part A--HOME Investment Partnerships
Sec. 215. Qualification as affordable housing**

a. Rental housing

1. Qualification

Housing that is for rental shall qualify as affordable housing under this subchapter only if the housing--

A. bears rents not greater than the lesser of

- i. the existing fair market rent for comparable units in the area as established by the Secretary under section 1437f of this title, or
- ii. a rent that does not exceed 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, as determined by the Secretary, with adjustment for number of bedrooms in the unit, except that the Secretary may establish income ceilings higher or lower than 65 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes;

B. has not less than 20 percent of the units

- i. occupied by very low-income families who pay as a contribution toward rent (excluding any Federal or State rental subsidy provided on behalf of the family) not more than 30 percent of the family's monthly adjusted income as determined by the Secretary, or
- ii. occupied by very low-income families and bearing rents not greater than the gross rent for rent-restricted residential units as determined under section 42(g)(2) of title 26;

C. is occupied only by households that qualify as low-income families;

D. is not refused for leasing to a holder of a voucher or certificate of eligibility under section 1437f of this title because of the status of the prospective tenant as a holder of such voucher or certificate of eligibility;

E. will remain affordable, according to binding commitments satisfactory to the Secretary, for the remaining useful life of the property, as determined by the Secretary, without regard to the term of the

mortgage or to transfer of ownership, or for such other period that the Secretary determines is the longest feasible period of time consistent with sound economics and the purposes of this Act, except upon a foreclosure by a lender (or upon other transfer in lieu of foreclosure) if such action

- i. recognizes any contractual or legal rights of public agencies, nonprofit sponsors, or others to take actions that would avoid termination of low-income affordability in the case of foreclosure or transfer in lieu of foreclosure, and
- ii. is not for the purpose of avoiding low income affordability restrictions, as determined by the Secretary; and

F. if newly constructed, meets the energy efficiency standards promulgated by the Secretary in accordance with section 12709 of this title.

2. Adjustment of qualifying rent

The Secretary may adjust the qualifying rent established for a project under subparagraph (A) of paragraph (1), only if the Secretary finds that such adjustment is necessary to support the continued financial viability of the project and only by such amount as the Secretary determines is necessary to maintain continued financial viability of the project.

3. Increases in tenant income

Housing shall qualify as affordable housing despite a temporary noncompliance with subparagraph (B) or (C) of paragraph (1) if such noncompliance is caused by increases in the incomes of existing tenants and if actions satisfactory to the Secretary are being taken to ensure that all vacancies are filled in accordance with paragraph (1) until such noncompliance is corrected. Tenants who no longer qualify as low-income families shall pay as rent the lesser of the amount payable by the tenant under State or local law or 30 percent of the family's adjusted monthly income, as recertified annually. The preceding sentence shall not apply with respect to funds made available under this Act for units that have been allocated a low-income housing tax credit by a housing credit agency pursuant to section 42 of title 26.

4. Mixed-income project

Housing that accounts for less than 100 percent of the dwelling units in a project shall qualify as affordable housing if such housing meets the criteria of this section.

5. Mixed-use project

Housing in a project that is designed in part for uses other than residential use shall qualify as affordable housing if such housing meets the criteria of this section.

b. Homeownership

Housing that is for homeownership shall qualify as affordable housing under this subchapter only if the housing--

1. has an initial purchase price that does not exceed 95 percent of the median purchase price for the area, as determined by the Secretary with such adjustments for differences in structure, including whether the housing is single-family or multifamily, and for new and old housing as the Secretary determines to be appropriate;
2. is the principal residence of an owner whose family qualifies as a low-income family--
 - A. in the case of a contract to purchase existing housing, at the time of purchase;
 - B. in the case of a lease-purchase agreement for existing housing or for housing to be constructed, at the time the agreement is signed; or
 - C. in the case of a contract to purchase housing to be constructed, at the time the contract is signed;
3. is subject to resale restrictions that are established by the participating jurisdiction and determined by the Secretary to be appropriate to--
 - A. allow for subsequent purchase of the property only by persons who meet the qualifications specified under paragraph (2), at a price which will--
 - i. provide the owner with a fair return on investment, including any improvements, and
 - ii. ensure that the housing will remain affordable to a reasonable range of low-income homebuyers; or
 - B. recapture the investment provided under this subchapter in order to assist other persons in accordance with the requirements of this subchapter, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance; and
4. if newly constructed, meets the energy efficiency standards promulgated by the Secretary in accordance with section 12709 of this title.

(Pub. L. 101-625, title II, Sec. 215, Nov. 28, 1990, 104 Stat. 4101; Pub. L. 102-550, title II, Secs. 208, 209, Oct. 28, 1992, 106 Stat. 3754; Pub. L. 103-233, title II, Sec. 203, Apr. 11, 1994, 108 Stat. 364; Pub. L. 105-276, title V, Sec. 599B(b), Oct. 21, 1998, 112 Stat. 2660.)

References in Text

This Act, referred to in subsec. (a)(1)(E), (3), is Pub. L. 101-625, Nov. 28, 1990, 104 Stat. 4079, known as the Cranston-Gonzalez National Affordable Housing Act. For complete classification of this Act to the Code, see Short Title note set out under section 12701 of this title and Tables.

SUMMARY OF CITIZEN COMMENTS AND CITIZEN PARTICIPATION

Throughout the year the City is receptive of any comments or concerns of the citizens and encourages such. As part of developing a new five year Consolidated Plan including the first year annual action plan, the City conducted three community meetings (March 3, 5 and 17, 2016) and three citizen focus groups aided in analyzing the citizen input and arriving at recommended priorities and goals. Two public hearings (May 10 and June 28, 2016) were held by the Midland City Council on the Consolidated Plan process. Effort was made to include as many sub-populations/groups and/or advocate groups for them in the process. The proposed Consolidated Plan was made available at several locations including the housing authorities as part of the 30-day review period.

Public review and comment on the proposed CAPER was accomplished through the publication of a notice in the local daily newspaper. A 15 day review period was provided for acceptance of comments. See copy of the November 29, 2105 publication in the daily newspaper. Approximately 100 individual notices of the review period were also sent to CDBG sub-recipients, low income groups, service agencies and housing providers and interested individuals. As part of the Midland City Council agenda for December 15, 2015, the CAPER was presented. The CAPER was also made available on the City's web site during the review period and will remain on until replaced by next year's version.

The City did not receive any written comments or verbal inquiries about the draft CAPER during the public comment period