

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Currently, the City of Midland receives CDBG funding. These funding sources are expected to be available over the next five years. In FY 2020, the City has been allocated \$1,060,435 in CDBG funds. It is anticipated that funding levels will be similar over the five years of this Consolidated Plan. These anticipated amounts are noted in the chart below. As all funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, these figures are subject to change.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	970,287	90,000	2,011,990	3,072,277	5,881,740	PI includes estimated (\$90,000) for ED activity and EN (\$970435). Remainder includes estimated future Annual Allocations plus approximate RL (3.0m) in ED activity. COVID-19 CARES ACT (\$2,011,990)

**Table 1 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Mdiland has tracts of land and abandoned properties that may be made available during the five year term of the ConPlan.

**Discussion**

The Expected Amount Available for the Remainder of ConPlan is an estimate of the funds expected to be received over the remaining four years of the Consolidated Plan. Estimates were calculated using the confirmed funding to be received during the first year of the Consolidated Plan plus expected program income. The CDBG program income total includes an estimated \$970,287,000 per year received through economic development activities and additional \$90,000 in general program income.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Homebuyers Housing Assistance	2020	2024	Affordable Housing	BRADFORD PARK/2004 TARGET AREA SAN JUAN CHURCH/2006 TARGET AREA City of Midland Low and Moderate Income Census Tracts Southern Addtion	Affordable Home Owner Housing	CDBG: \$147,000	Direct Financial Assistance to Homebuyers: 13 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Affordable Housing Development	2020	2024	Affordable Housing	BRADFORD PARK/2004 TARGET AREA SAN JUAN CHURCH/2006 TARGET AREA MULBERRY DRAW Low and Moderate Income Census Tracts Southern Addition	Housing Acquisition, Construction & Rehabilitation	CDBG: \$100,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Public Services	2020	2024	Non-Housing Community Development	SAN JUAN CHURCH/2006 TARGET AREA Low and Moderate Income Census Tracts Greenwood Addition	Public Services	CDBG: \$188,000	Public service activities other than Low/Moderate Income Housing Benefit: 430 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure Improvements	2020	2024	Non-Housing Community Development	Low and Moderate Income Census Tracts Southern Addition	Expand & Improve Public Infrastructure & Facilitie	CDBG: \$455,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1700 Households Assisted
5	Economic Development	2020	2024	Non-Housing Community Development	City of Midland		CDBG: \$200,000	Other: 2 Other
6	Essential Services	2020	2024	Non-Housing Community Development	MLK	Expand & Improve Public Infrastructure & Facilitie	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
7	City of Midland Health Department COVID -19	2020	2022	COVID-19 related health needs	SAN JUAN CHURCH/2006 TARGET AREA Low and Moderate Income Census Tracts MLK Greenwood Addition Southern Addtion	Public Services	CDBG: \$600,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Emergency Homeless Shelter COVID boarding recovery	2020	2024	Homeless	City of Midland Ratliff Park 2017 MLK Greenwood Addition Southern Addtion	Homeless Services	CDBG: \$200,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 100 Beds
9	Homeless Meals Program	2020	2024	Homeless	Low and Moderate Income Census Tracts	Homeless Services	CDBG: \$142,500	Homeless Person Overnight Shelter: 1571 Persons Assisted

Table 2 – Goals Summary

### Goal Descriptions

1	Goal Name	Affordable Homebuyers Housing Assistance
	Goal Description	Direct Financial Assistance to Homebuyers: 7 Households Assisted
2	Goal Name	Affordable Housing Development
	Goal Description	Homeowner Housing Improvements

3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 430 Persons Assisted
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	South Fort Worth Street Improvements, curb, gutter, streets, ADA ramps etc., and Improvements in hte Greenwood Neighborhood near Bunche Elementary School with Traffic and Crossing Lights.
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	CDBG administrative cost
6	<b>Goal Name</b>	Essential Services
	<b>Goal Description</b>	Repair of Gynm floor at the MLK center.
7	<b>Goal Name</b>	City of Midland Health Department COVID -19
	<b>Goal Description</b>	CDBG CV-19 funds will be use to address the CV pandemic and respond to health and safety issues providing office equipment, PPE, vaccine storage needs, phones, office equipment, office supplies, medical supplies, health promotional materials, etc. to 10 contact tracer and case investigators.
8	<b>Goal Name</b>	Emergency Homeless Shelter COVID boarding recovery
	<b>Goal Description</b>	Contract with local Hotels and Motels to provide short stay rooms for homeless COVID patients and assist in family stabilization during recovery with minor medical expenses, food, clothing, bus passes, etc. The City of Midland will contract to secure 10 rooms with local vendors at a rate not to exceed \$150.00 per night.
9	<b>Goal Name</b>	Homeless Meals Program
	<b>Goal Description</b>	Provided Emergency in-person food to shelter services.





# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Of the proposals received for funding consideration, the following projects were recommended by the Midland City Council CDBG Committee with input from city staff for funding from the CDBG funds expected to be available for program year 2020-2021.

### Projects

#	Project Name
1	Owner Occupied Housing Minor Repairs
2	Homebuyer Assistance Program
3	Senior Nutrition Program
4	Home Cleaning Program
5	Take Home Terrific Program
6	Administration
7	Street Infrastructure Improvements
8	MLK Center Gym Floor
9	City of Midland Health Department Response (COVID-19)
10	Bunche Elementary Crossing Safety Light Program
11	Emergency Homeless Shelter COVID boarding recovery
12	Casa de Amigos Grab-N-Go Meal Program
13	Salvation Army Homeless Meal Program

**Table 3 - Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The projects listed above were selected by the Council CDBG Committee from the total of all project proposals received during the open application process for the 2020/2020 CDBG program. Additional activities are identified by the public health crisis.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Owner Occupied Housing Minor Repairs
	<b>Target Area</b>	BRADFORD PARK/2004 TARGET AREA MULBERRY DRAW Low and Moderate Income Census Tracts Southern Addtion
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Housing Acquisition, Construction & Rehabilitation
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Minor repair assistance will be available to low income owner households. Generally, eligible repairs will be plumbing, electrical, roofing and heating. Some minor program revenue will be earned and will be used within the project.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is expected that 30 homeowners will be helped.
	<b>Location Description</b>	Low to moderate income census tracts areas of the city.
	<b>Planned Activities</b>	major plumbing, heating/air conditioning, electrical and roof needs
<b>2</b>	<b>Project Name</b>	Homebuyer Assistance Program
	<b>Target Area</b>	BRADFORD PARK/2004 TARGET AREA SAN JUAN CHURCH/2006 TARGET AREA MULBERRY DRAW City of Midland Low and Moderate Income Census Tracts Southern Addtion
	<b>Goals Supported</b>	Affordable Homebuyers Housing Assistance
	<b>Needs Addressed</b>	Affordable Home Owner Housing
	<b>Funding</b>	CDBG: \$147,000
	<b>Description</b>	Closing costs and downpayment financial assistance to low-and-moderate income first-time homebuyers. Only single-family homes will be eligible.
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The requested funds could assist 12 households during the year.
	<b>Location Description</b>	This program is available citywide with a concentration in low-income census tracts. Specific locations to be assisted will be inputted at a later date
	<b>Planned Activities</b>	Down payment and closing cost assistance
<b>3</b>	<b>Project Name</b>	Senior Nutrition Program
	<b>Target Area</b>	Low and Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$68,000
	<b>Description</b>	This is the nutrition program at Casa de Amigo and Southeast Community Senior Citizen Center that provides a noon time meal Monday through Friday for the elderly. Kitchen for the year-long program is at 3301 Sinclair. This activity will be performed by Senior Link of Midland, a non-profit
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 230 seniors are expected to benefit from the lunch time meal program.
	<b>Location Description</b>	Locations sites are Casa de Amigos and SE Senior Citizens Center
	<b>Planned Activities</b>	Serve a noon time meal
<b>4</b>	<b>Project Name</b>	Home Cleaning Program
	<b>Target Area</b>	Low and Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	This is the home cleaning service for low income elderly and/or handicapped residents of Midland. Service enables recipients to continue independent safe and sanitary living in their own home. This activity will be performed by Casa de Amigos, a non-profit

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is expected that 141 clients will be assisted during the year
	<b>Location Description</b>	The program is available in low-moderate income census tracts.
	<b>Planned Activities</b>	Programs objective is to maintain safe and sanitary conditions for indigent senior citizens and disabled individuals
5	<b>Project Name</b>	Take Home Terrific Program
	<b>Target Area</b>	Low and Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	It is an evening meal delivery service program for individuals who have some type of mobility dysfunction or health issue that would keep them from meeting their nutritional needs.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 40 clients will be assisted during the year
	<b>Location Description</b>	The program is available in low-moderate income census tracts
	<b>Planned Activities</b>	Take Home is an evening meal delivery service for individuals who have some type of mobility dysfunction or health issue that would keep them from meeting their nutritional needs
6	<b>Project Name</b>	Administration
	<b>Target Area</b>	City of Midland
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Office operations and overhead cost
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	300 N. Loraine
	<b>Planned Activities</b>	Oversight and management of programs
<b>7</b>	<b>Project Name</b>	Street Infrastructure Improvements
	<b>Target Area</b>	Low and Moderate Income Census Tracts Southern Addtion
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Expand & Improve Public Infrastructure & Facilitie
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Construct streets at Fort Worth and Gist, curb, gutter, ADA ramps.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1500 individuals will have improved access points into neighborhoods
	<b>Location Description</b>	700 S Fortworth Steeet mdiland TX 79701
	<b>Planned Activities</b>	Street improvments with curb and gutters
<b>8</b>	<b>Project Name</b>	MLK Center Gym Floor
	<b>Target Area</b>	MLK
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Expand & Improve Public Infrastructure & Facilitie
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Replace old gym floor for community.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 individuals will benefit from improved facilities.
	<b>Location Description</b>	2300 Butternut Lane Midland TX 79701
	<b>Planned Activities</b>	Replace Gym Floor for youth activities.

<b>9</b>	<b>Project Name</b>	City of Midland Health Department Response (COVID-19)
	<b>Target Area</b>	SAN JUAN CHURCH/2006 TARGET AREA Low and Moderate Income Census Tracts MLK Greenwood Addition Southern Addtion
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$600,000
	<b>Description</b>	Provide ten additional contact tracing and case investigators personnel for Health Department, medical supplies for COVID-19 related health care, office equipment, computers, PPE, printing and health promotional materials.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Midland Health Department estimates it will serve five thousand low-moderate income families, meeting their health care needs.
	<b>Location Description</b>	City limits and low income census tracts.
	<b>Planned Activities</b>	COVID tracing and interventions with caseworkers, and promaotional campaigns regarding vaccinations.
<b>10</b>	<b>Project Name</b>	Bunche Elementary Crossing Safety Light Program
	<b>Target Area</b>	Greenwood Addition
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Expand & Improve Public Infrastructure & Facilitie Public Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Installation of school crosswalk light at the Bunche Elementary School due to high level of car traffic and children walking home now that CDBG has improved the sidewalk conditions in parts of the neighborhood.
	<b>Target Date</b>	9/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 families of children attending the school with have immediate direct benefit of children moving from school to home safely.
	<b>Location Description</b>	low-moderate income census tract, Greenwwod Addition.
	<b>Planned Activities</b>	School cross light and stripped crosswalk from school to neighborhood blocks.
<b>11</b>	<b>Project Name</b>	Emergency Homeless Shelter COVID boarding recovery
	<b>Target Area</b>	City of Midland Low and Moderate Income Census Tracts Ratliff Park 2017 Greenwood Addition Southern Addtion
	<b>Goals Supported</b>	Emergency Homeless Shelter COVID boarding recovery
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Contract with local Hotels and Motels to provide short stay rooms for homeless COVID patients and assist in family stabilization during recovery with minor medical expenses, food, clothing, bus passes, etc. The City of Midland will contract to secure 10 rooms with local vendors at a rate not to exceed \$150.00 per night.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 homless and or homless families members will benefit for activies.
	<b>Location Description</b>	300 N Loraine Midland TX 79701
	<b>Planned Activities</b>	Allow COVID patients in homeless shelters to recover in isolated rooms not currently available at the centers and assist in temporary aftercare of persons or family.
<b>12</b>	<b>Project Name</b>	Casa de Amigos Grab-N-Go Meal Program
	<b>Target Area</b>	Low and Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	This is a short term meal program to assist with the senior nutritional needs while the city of Midland continue to address the issues related to COVID-19 and social distancing. The program provide a to-go-meal to neighborhood residents that would otherwise attend the centers in-person.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	230 individuals will continue to receive nutritional meals on a daily basis.
	<b>Location Description</b>	1601 E. Indiana
	<b>Planned Activities</b>	Boxed meals to go.
<b>13</b>	<b>Project Name</b>	Salvation Army Homeless Meal Program
	<b>Target Area</b>	Low and Moderate Income Census Tracts
	<b>Goals Supported</b>	Homeless Meals Program
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	CDBG: \$142,500
	<b>Description</b>	In-person meals provided at the homeless shelter 3X daily along with food boxes for drop in families and individuals
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1751
	<b>Location Description</b>	600 West Wall Street Midland TX 79701
	<b>Planned Activities</b>	3X meals daily

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In the development of the Consolidated Plan, two specific target areas were defined and approved beyond the City Wide target area. These areas all suffer with high levels of poverty and unemployment, and with the exception of a small proportion of the Peoria BRT route, all are occupied by LMI census tracts.

### Geographic Distribution

Target Area	Percentage of Funds
BRADFORD PARK/2004 TARGET AREA	
WASHINGTON PARK/2005 TARGET AREA	
SAN JUAN CHURCH/2006 TARGET AREA	
SPARKS PARK	
MULBERRY DRAW	
City of Midland	
Low and Moderate Income Census Tracts	60
Ratliff Park 2017	
MLK	10
Greenwood Addition	10
Southern Addtion	20

Table 4 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Concentrating resources in specific geographies is necessary to adequately address the scale of needs and achieve short and long-term improvements to identified substandard conditions such as deteriorated housing and infrastructure, access to lead-based paint free housing, reconstruction, and overall revitalization. The City elects to focus activity in the areas of high concentration of poverty, unemployment and basic needs. As well as areas where other city funds and private investments are anticipated as a basis for allocating investments geographically with the jurisdiction. The result of geographical allocation of HUD funding is an effective use of the funds to elevate and create more opportunities for areas where the needs are the greatest.

### Discussion

The City's rationale for its geographic distribution of CDBG funds is based on compliance with the CDBG Primary Objective - the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and

moderate income. Generally, CDBG supported public services are available on a citywide basis to income eligible households or persons. However, public capital improvements and other development projects are specifically directed at sites within low- and moderate-income neighborhoods.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City's CDBG program for 2020-2021 will result in affordable housing through its homebuyer assistance program and affordable housing repair programs (AHRP). At this time, it is not known if additional units will be supported by the AHRP or funds will be needed to continue the AHRP location selected for the 2020-2021 CDBG program year.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	22
Special-Needs	0
Total	22

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	7
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	27

**Table 6 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The only public housing project in Midland is for the elderly and is in good condition but was built in 1976.

### **Actions planned during the next year to address the needs to public housing**

The City will remain receptive to assisting the PHAs, upon request, on their “resident initiative” activity and will continue to provide information on homeownership opportunities to households assisted by the PHAs. The CD Office provides its housing brochure to the PHAs for distribution at its offices, and the PHAs reciprocate.

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

See above.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The PHA is not designated as troubled.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

CDBG program will use CARES ACT funds for rental and utility assistance to help prevent eviction and homelessness during the public health crisis, the City does not receive any funds to carryout homeless programs and has elected to use CARES ACT funds to address homeless needs during this public health crisis. Therefore, the City relies on other organizations to pursue funds to serve homeless needs. For the 2020/2021 program, the City does not anticipate using CDBG funds that will directly support programs that serve the homeless. Being an active partner in the Midland Homeless Coalition, and the Midland Affordable Housing Alliance, the City aims to work toward addressing gaps within the Midland continuum of care for the homeless and eliminating chronic homelessness. Collaborations with the United Way and local foundations are vital in efforts to ensure current funding levels are sustained and that federal/state funding opportunities are not missed in order to apply for shelter and transitional housing needs. The United Way of Midland has collaborated with Family Promise of Midland to achieve – six transitional housing units to date

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City of Midland does not receive an ESG allocation.

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

The City shall continue to participate in the Midland Homeless Coalition and support individual efforts of agencies comprising the Coalition

**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**

see above

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely**

**low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

It is anticipated that the public service programs supported by CDBG will aid low-income individuals and families avoid becoming homeless by providing meals to them.

## **Discussion**



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Public policies are meant to address the overall needs of citizens in the City. Yet, there are times where they may have a negative effect on certain aspects of the community, specifically affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. The primary tool communities have for identifying contributing factors for these barriers to housing is an assessment of fair housing and fair housing choice. In 2020, the City updated the previous 2015 assessment. Analysis from the 2020 update has found:

- A limited supply of affordable housing and extensive cost burden, especially for extremely low- and very low- income renters, causing those renters to face significant affordability “gaps”;
- and
- Fair housing education is lacking and impede and these elements must be better understood by community residents and property owners.

The City plans corresponding actions designed to strengthen the supply of affordable housing and narrow the affordability “gaps.” Elements of those actions appear within this Consolidated Plan and beyond. Additionally, the City anticipates a review of public policies that may impede the development of affordable housing and to improve the understanding of their consequences.

### **Actions it planned 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**

The City shall continue to be receptive to cases supporting the objective. Often, favorable outcomes can be achieved when re-zoning cases, mobile home occupancy permit and sidewalk waivers are considered. The City shall also strive to reduce or waive certain development and building fees for affordable housing projects and use local funds to pay for public improvements and the disposal of site clearance debris on affordable housing sites. Services such as platting and surveying aspects can also be considered for non-profit developers. The City uses its Street Fund that is generated from each building permit for street improvements primarily within the city’s low income areas. The City shall strive to use City resources for street improvements, primarily in Midland’s south and east sides. Continuation of CDBG funding for the housing improvement program contributes toward this objective. These actions also have the effect of fostering and maintaining affordable housing

### **Discussion:**

It is also hoped that actions implementing recommendations in a new Analysis of Impediments to Fair

Housing Choice in Midland will also help reduce barriers to affordable housing in Midland

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following actions will be pursued by the City towards meeting Consolidated Plan regulations on other actions

### **Actions planned to address obstacles to meeting underserved needs**

The CDBG housing assistance and elderly programs specifically target underserved populations. The targeting techniques include providing higher levels of assistance for lower income applicants and limiting assistance to low income areas. The City shall encourage and assist, as appropriate, other private and/or public entities see funds for programs designed for the underserved.

### **Actions planned to foster and maintain affordable housing**

The City shall continue to be receptive to cases supporting the objective. Often, favorable outcomes can be achieved when re-zoning cases, mobile home occupancy permit and sidewalk waivers are considered. The City shall also strive to reduce or waive certain development and building fees for affordable housing projects and use local funds to pay for public improvements and the disposal of site clearance debris on affordable housing sites. Services such as platting and surveying aspects can also be considered for non-profit developers. The City uses its Street Fund that is generated from each building permit for street improvements primarily within the city's low income areas. Continuation of CDBG funding for the housing programs contribute toward this objective. These actions also have the effect of fostering and maintaining affordable housing.

### **Actions planned to reduce lead-based paint hazards**

The City will implement its CDBG-aided activities consistent with the lead-based paint hazard reduction objective. Specifically, prospective households shall be made aware of the potential hazard and appropriate evaluation and reduction steps will be pursued in rehabilitation programs. Referrals to services for testing of children by local health and child welfare agencies will be made as needed. Information for providers and contractors will be passed-through. The City of Midland ensures that inspections for lead-based paint (LBP) hazards will occur, as required, for all funded housing activities. Proper notifications will be provided regarding lead-based paint hazards. All housing units constructed prior to 1978 will be tested for LBP by a certified LBP inspector or Risk Assessor. If LBP is detected, all covered renovations will follow HUDs Lead Safe Housing Rules and be performed by

certified firms using certified renovators and other trained workers.

### **Actions planned to reduce the number of poverty-level families**

The City will continue its overall anti-poverty strategy that revolves around economic development – using the economic development sales tax to create jobs for Midland. Unfortunately, the current oil price slump has resulted in uncertainty for continued economy growth. Other aspects of the local strategy are to continue to direct assistance programs towards the neediest households, employment-training programs and the hiring of low income individuals on federally supported contracts. Small businesses that hire low income persons typically are vendors in housing assistance programs. Adherence to HUD’s Section 3 requirements is another way to help eliminate poverty. CDBG supported public services also aid participating clients to benefit economical, even if the dollar amount is nominal to many.

### **Actions planned to develop institutional structure**

Major changes to the institutional structure described in the Consolidated Plan are not anticipated in the coming year. The City will continue to support activity by the various providers and encourage them to seek other funding sources to enhance the service delivery system in Midland. City staff and/or elected officials will continue to be involved in housing and homeless concerns that seek to improve service delivery. For example, the City will continue to participate in the Midland Affordable Housing Alliance and the Midland Homeless Coalition among others. The City will provide necessary CDBG related training to its subrecipients.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to cooperate with private housing providers and social service agencies, including participation in MAHA and the Homeless Coalition. The long standing, good working relationship with both PHAs will be continued. The City will continue to accommodate the PHAs in their planning requirements.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

This section provides details on program specific requirements on the Community Development Block Grant that the City will receive

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	144,115
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
  
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
  
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for

the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If



the jurisdiction will not refinance existing debt, enter "N/A."

<TYPE=[section 9 end]>

**Discussion:**

Only the 2020-2021 Program year CDBG Entitlement Grant B-20-MC-48-0023, COVID-19 CARES Act funds and program income to be received during the year is covered by this Action Plan.