

CITY OF MIDLAND
Consolidated Annual Performance and Evaluation Report (CAPER) First
Year Action Plan
Program Year 2020
October 1, 2020 – September 30, 2021

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.

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 Homebuyers Housing Assistance	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	7		0	7	

Affordable Homebuyers Housing Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	80	7	8.75%	13	7	53.85%
Affordable Housing Development	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	12	24.00%	30	39	130.00%
Bunche Elementary Crossing Safety Light	Safe routes to school	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	200	100.00%			
Casa De Amigos Senior Grab-N-Go Meals	Senior Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	440	600	136.36%			
City of Midland Health Department COVID -19	COVID-19 related health needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		10000	10000	100.00%
City of Midland Health Department COVID -19	COVID-19 related health needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5000	5000	100.00%			
City of Midland Health Department COVID -19	COVID-19 related health needs	CDBG: \$	Jobs created/retained	Jobs	10	10	100.00%			

Clearance and Demolition	Removal of delapidated housing from neighborhoods	CDBG: \$	Buildings Demolished	Buildings	10	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	15	2	13.33%			
Economic Development	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		2	2	100.00%
Emergency Homeless Shelter COVID boarding recovery	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	20	100.00%	100	20	20.00%
Essential Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		600	600	100.00%
Essential Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	460	600	130.43%			
Homeless Meals Program	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1571	6460	411.20%	1571	6460	411.20%

Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4300	0	0.00%			
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1700	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1910	10461	547.70%	430	10461	2,432.79%
Rental Housing Subsidies	Affordable Housing	CDBG: \$	Homelessness Prevention	Persons Assisted	100	855	855.00%			

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.

The CDBG office used CDBG funds to mitigate the public health crisis effects on citizens by funding programs that helped keep people in their home and food to eat. Agencies struggled to maintain their program objectives and keep staff safe over this time period. Most goals were completed at an

acceptable level given the extraordinary events our community experienced. The CDBG office focused on food, homeless care, COVID emergency homeless housing, rental, and utility assistance as our primary goals to prevent community devastation. The City of Midland identified seven priorities in its Consolidated Plan. These priorities are: Housing Rehabilitation, Essential Services (Public Services), Homeless/Special Populations, Economic Development, Public Facilities and Infrastructure Improvements, Housing Subsidies/Assistance. All activities tie to one of HUD's specific performance objectives of Creating Suitable Living Environments, and Providing Decent Housing, or Creating Economic Opportunities.

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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	858
Black or African American	171
Asian	0
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	1,030
Hispanic	317
Not Hispanic	713

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

Narrative

The table of assistance needs describes the characteristics of households/persons assisted by estimates and hard data due to limited demographics as a result of the of public health crisis. It provides an assessment of the relationship of the use of CDBG funds and CDB-CV funds to assist in the priorities and specific objectives outlined in the Consolidated Plan. By broad category; the City expended 93% of CDBG funds on public service and public health programs.

CR-10 data does not include all race types reported in IDIS and therefore does not represent the total families served. Also, the tables do not include the number of people served with CDBG funds through the installation of new school traffic lights. According to PR 23 Reports (see Section 3) a total of 11,465 persons were served in CDBG.

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	public - federal	3,072,277	1,332,517

TABLE 3 - RESOURCES MADE AVAILABLE

Narrative

The City of Midland CDBG office made program adjustments to fund distributions and made adjustments program goals due to the public health crisis.

Identify the geographic distribution and location of investments

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

TABLE 4 – IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Narrative

Previously the majority of low and moderate income (LMI) census tracts had been located in the southern quadrant of the city and this area was targeted during the last Consolidated Plan. New census data, gathered during the development of the Consolidated Plan, showed a potential rise in the number of LMI census tracts throughout the city as a whole and this is the basis for targeting specific geographical locations within the jurisdiction. In the development of the Consolidated Plan, two target areas were defined. There is a high level of poverty and unemployment, but also areas available where new investments and revitalization can occur.

HUD funds expended during this program year, approximately 80%, were spent on activities that were identified to serve beneficiaries located within the designated target areas. This figure includes CDBG Public Service activities, emergency shelter and crisis management services.

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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.

The federal, state, and local resources available to address the needs identified in the plan included federal formula grant funds under CDBG. Public service projects concentrated efforts to address the needs of families, children, and youth in high risk populations, consistent with the identified priority needs. Use of CDBG and city funds leveraged with other nonprofit resources funds were of great benefit to assist low-income persons and communities. Physical expansion and/or improvement projects used a combination of funds including, but not limited to, CDBG, city general funds to enhance selected projects. Since matching funds are not required for CDBG, the City Council considered projects that included leveraged funds to support CDBG dollars.

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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	30	20
Number of Non-Homeless households to be provided affordable housing units	22	22
Number of Special-Needs households to be provided affordable housing units	0	0
Total	52	42

TABLE 5 – NUMBER OF HOUSEHOLDS

	ONE-YEAR GOAL	ACTUAL
Number of households supported through Rental Assistance	378	684
Number of households supported through The Production of New Units	7	0
Number of households supported through Rehab of Existing Units	20	39
Number of households supported through Acquisition of Existing Units	0	0
Total	405	723

TABLE 6 – NUMBER OF HOUSEHOLDS SUPPORTED

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

The City also allocated the PY2020 funding to projects that got underway in October 2020 and significant progress has been made during the program year. Completion of program services was anticipated in the last quarter of 2021 for supportive services, general contracting, and coronavirus pandemic issues have stalled and pushed forward to PY2021.

Discuss how these outcomes will impact future annual action plans.

Those projects currently under construction will certainly be completed and will add more incentive to affordable housing development in the Midland area. One of the biggest delays for major projects is caused by the time it takes to secure all the necessary contracting requirements before the projects can get underway. Additionally, minor rehabilitation projects have resulted in an increased cost per home which has affected the number of households the program can assist; also exacerbating the effort is the shortage of available qualified contractors willing to work for the CDBG office. The CDBG office will continue to try and find ways to help increase the availability of quality affordable housing contractors as we endeavor to create an economically thriving, inclusive community with quality housing opportunities for all residents.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	459	0
Low-income	114	0
Moderate-income	150	0
Total	723	0

TABLE 7 – NUMBER OF HOUSEHOLDS SERVED

Narrative Information

The City still see a increased need for decent, affordable housing; therefore, our activities will continue to address this need with funded during PY21.

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

Outreach programs for unsheltered persons are not currently funded by the City of Midland, but there are outreach programs organized locally by faith-based and non-profit organizations that reach out to unsheltered individuals. Midland's Homeless Network outreach program operates using a Housing First approach with an emphasis on services that support self-sufficiency, such as obtaining vital documents, and find creative solutions to connect them to housing resources. The network provides a variety of services and assess people needs. In addition, the outreach come together each year to perform the Point-in-Time count survey of the unsheltered population. One survey question asks each person what services are currently needed. The top three answers are housing, transportation and food which is reflective past surveys.

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG office does not provided shelter and essential services to homeless persons.

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

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

In an effort to prevent homelessness, the City of Midland focused on three primary preventative services offered by various provider organizations including:

- Mortgage /Rental assistance;
- Utility assistance;
- Eviction prevention; and
- COVID-19 homeless intervention

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

Actions taken to address the needs of public housing

CDBG office does not provide PY 2020 funds to projects directly relating to addressing public housing needs. The CDG office serves as the City of Midland Housing Authority Liaison to plan and coordinate housing strategies.

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

The CDBG office usually conducts a needs assessment periodically to help determine the residents' personal needs, educational, and employment aspirations; needs assessments are conducted on a case-by-case bases to address basic needs during the pandemic. Personal barriers that prevent self-sufficiency may include a lack of life and parenting skills, clothing, transportation, childcare and chronic health conditions. Once those barriers are addressed, the CDBG office assists residents in connecting with partner agencies and organizations to obtain a high school/higher education or whatever may be necessary to help the citizens become self-sufficient. Monthly meetings are held to assess progress Midland Affordable Housing Association (MAHA), and assist with any barriers in reaching the participant's stated goals.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Midland is not designated as troubled.

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 City of Midland continues to implement the Zoning Codes, which encourage supporting diverse, affordable housing opportunities including various lot size options for single-family homes and the introduction of new housing types such as mixed-use buildings, cottage homes, patio homes and multi-unit houses. These housing types are allowed in certain districts and can introduce density and affordability, while remaining compatible with nearby single-family neighborhoods.

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

The City of Midland Affordable Housing Strategy are being incorporated and combined with input from the general public and subject matter experts about how Midland can build and maintain strong neighborhoods. The recommendations will set the stage for modifications to regulatory documents associated with development activities in the city, such as the Zoning Code, Subdivision Regulations, and Building Codes. Further insight into potential regulatory limitations will be gathered through a series of roundtable discussions with organizations that work through the permitting processes of the City as they develop properties. These insights will inform recommendations to make the permitting process more consistent, transparent, and predictable.

CDBG/CDBG-CV funds were used to provide public service activities to 10,641 persons. These activities served youth, battered persons, and abused and neglected children. The funds also assisted people with transportation needs, employment and training services, health services and referrals to a variety of much needed services.

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

Grants administration includes additional measures to ensure specific grant-funded activities comply with LBP regulations. Additional language is included in subrecipient agreements for projects where rehabilitation work occurs, requiring subrecipients to produce documentation of LBP testing prior to any work commencing. Additionally, Grants administration's *Construction Checklist* used for grant-funded construction and housing projects includes a check for LBP compliance.

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

The City of Midland funded educational programs and provide after school programs with the Boys & Girls Club of Midland. In addition, other programs offered mentoring to people and assistance to victims of abuse. Services to help homeless individuals on a path to self-sufficiency were also conducted during the program year. The City received CARES Act funding from various sources which were used in a variety of ways to help address the needs of citizens and businesses as a result of the coronavirus pandemic. The mayor formed a Coronavirus Relief Working Group to ensure the various sources of funds were allocated to address critical needs.

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

Program year 2020 goals and priorities were set with input from the public, non-profit organizations and the city's community development prioritization committee. In February of each year grant applicants were informed of the city's goals, priorities and target areas. Once funding was awarded, the CDBG office continued to review the performance of projects and programs during the year. The utilization of city departments as well as non-profit organizations, community and faith-based organizations, developers, and social service agencies to carry out projects for the first year of the Five-Year Consolidated Plan. Multiple philanthropic organizations throughout the City also provide funding to the projects/programs not funded with HUD grant dollars. These leveraged dollars allowed our grant recipients to continue or expand their programs during the year.

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

A local hotelier partnered with the city using CDBG-CV funds to create an insolation/quarantine facility operated between two local social service agencies and dedicated for people experiencing homelessness and COVID-19. We assisted our community providers with resources on how to stay safe during the pandemic and provided them with hygiene and personal protective supplies to allow for isolation in-place.

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

Due to the coronavirus pandemic the normal planning and implementation of local fair housing events sponsored in conjunction with Midland Affordable Housing Alliance (MAHA) did not take place was scrapped. One of the areas focus throughout the program year was the Eviction Moratorium and efforts were made to address misconceptions and confusion renters and property owners faced. This office served as an information hub for Landlord/Tenant information for the community during these challenging times. This office attempted to educate landlords and tenants about the eviction moratorium rules. Outreach through live virtual training on fair housing and tenant's rights, as well as visual aids outlining how to access information and services, continued into PY20. Various funding streams including local philanthropy, worked with local nonprofits to aid tenants facing eviction and incentivizing assistance to tenants who reside in properties where the owner agreed to resolve cases through mediation.

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

Projects and agencies were assigned a risk factor rating to identify which projects were to be monitored on-site during the year. This assessment rates risk based upon the type of project, compliance issues, complexity of the project, and known capacity of the agency. Grantee's with a high-risk rating were selected for formal onsite monitoring as well as those programs not monitored recently. The CDBG office utilizes the HUD CPD Monitoring Handbook as its standard and guideline for each formal monitoring visit. Desk monitoring of some HUD-funded programs and projects were conducted throughout the year to ensure compliance with regulations and agreement requirements. Physical projects are inspected on a periodic basis until completion to confirm construction/rehabilitation projects are progressing and funds are being spent as planned. It is the policy of the City of Midland to encourage the use of minority or woman owned businesses in contracting opportunities. As part of HUD's grant requirements and written agreements, agencies performing construction and rehabilitation projects are encouraged to hire Section 3 residents and/or utilize Section 3 businesses and WMBE businesses when contracting or subcontracting.

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 City of Midland made substantial changes to the CDBG program objectives and goals during the year due to public health considerations. The City monitored the expenditure of CDBG funds throughout the year to ensure that projects funds, either during this year or from prior years, were completed and dollars expended. As per Ordinance 23362, agencies that did not expend all awarded funds were asked to provide certain documentation in order to carryover funds into the next program year. Instances where enough documentation was not provided resulted in funds being recaptured. City of Midland posted notices in the Midland Reporter Telegram at least 14 days in advance of public hearings. In addition, notice was posted on the City's website and social media sites.

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.

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

No

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

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CR-45 - CDBG 91.520(c)

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