

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The CDBG Third Year Annual Action Plan establishes Midland's strategy for investment of its U.S. Department of Housing and Urban Development (HUD) resources and other resources linked to activities directed at the community development, housing and homeless service's needs. The goal of the Second Annual Action Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons. The City of Midland has only applied for and received the Community Development Block Grant (CDBG) program.

The Third Annual Action Plan covers the period, beginning October 1, 2022 and ending September 30, 2023.

The sole funding source is the City's 2022/2023 Community Development Block Grant (CDBG) program entitlement allocation of \$1,003,648, and \$184,000. Additionally, the City expects to receive \$70,000 in program income and \$540,782 in COVID -19 totaling \$1,614,430. Priority housing needs to be addressed are those of owner households in the 0% to 80% of median income range, and renter households in the 31% to 80% of median income range who will be making home purchases. The City will also address public services (senior citizens) and another park improvement.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

-OHAP Major Assist 20 low-income first-time homebuyers with home purchases.

-Casas de Amigos of Midland-SE Senior Center meals program (240 persons).

-Midland Parks & Rec- S.E. Senior Center Parking Lot Improvements.

-Casa de Amigos-home cleaning program for seniors (62 persons).

- Casa de Amigos- for Seniors Resiliency Program (240 persons).
- Midland Mission Adult Day Center-Take Home Terrific meals program (50 persons).
- Senior Life Midland Meals on Wheels Food Program (1,200 persons).
- Midland Parks & Rec MLK Center Facilities improvements. (Weight Room Gym Floor).
- Salvation Army Homeless Meal Program (140 meals per day).
- (MMH) Mental Health & Wellness Program (850 Persons).
- Parker Place Apartments Infrastructure Improvements (40 units).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Midland is still recovering from the COVID Health crisis 80% all the public service activities will be accomplished by the end of the program year. These activities include providing health safety and general public services elderly persons, and persons with disabilities. The Single-Family Home Repair Program achieved 85% of its 2021-2022 Action Plan goals and the Single-Family Homebuyer Assistance Program achieved 80% of its 2021-2022 Action Plan goals; additionally, other activities will meet or be very close to the goals by the end of the Action Plan period in September 2022. The CDBG office will work to carry out the remainder of the 2021-2022 Action Plan goals listed in the prior year plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The CDBG office adhered to its CDBG Citizen Participation Plan. Specifically, publicity for scheduled meetings and events was made, a citizen survey was conducted to arrive at recommended priorities and goals, and the Midland City Council held two public hearings. Efforts were made to include as many sub-populations/groups and/or advocate groups for them in the process.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The CDBG office surveyed 75 persons and 36 were returned with feedback expressing a need for more public Senior Health, Homeless Facilities, Street Improvements, Affordable Housing and Mowing Unsightly properties.

6. Summary of comments or views not accepted and the reasons for not accepting them

CDBG Office considered all comments and views and did not reject any responses specifically.

7. Summary

During the program year of 2021/2022, CDBG will build upon experience striving to meet the new strategic goals set in this Action Plan. CDBG will continue to focus on using data plan community programs and gathering feedback from various citizen and stakeholder groups. CDBG continues to make great strides in addressing the community's needs as they evolve over time. This document has been developed to satisfy the Consolidated Planning requirements of HUD. Goals are principally those that can be funded, assuming availability of funds, by the CDBG program or that can be administratively supported by City staff and/or the Midland City Council. The Plan consists of a need's assessment, and the Third Year Annual Action Plan. Lead-based paint concerns, barriers to affordable housing, the citizen participation process and an anti-poverty strategy are also discussed.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|---------|--------------------------------|
| CDBG Administrator | MIDLAND | Community Development Division |

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for overseeing the development of the Action Plan is the City of Midland’s Department of Development Services through its Community Development Division or CDBG Office. Major public and private agencies responsible for administering programs covered by the Annual Action Plan are the City of Midland, local housing authorities and numerous housing and social service non-profits.

Consolidated Plan Public Contact Information

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City of Midland

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Midland, Texas 79702

432-685-7408

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City has identified the significant aspects of the process by which the Action Plan is being developed and the public/private agencies, groups, organizations, and others that participated in the plan. The Action Plan is a comprehensive document that addresses statutory purposes. The lead agency for overseeing the development of the Plan is the City of Midland's Department of Development Services through its Community Development Division or CD Office.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Community Development Office has a long-standing working relationship with both housing authorities in the city. All three are members of the Midland Affordable Housing Alliance and participants in the Midland Homeless Coalition as well. The same relationships exist with other local housing providers. Through the Homeless Coalition, the City maintains relationships with mental health providers and homeless shelter and services providers with specific responsibilities for homeless individuals and families. The City also participates in other umbrella/coalition efforts that seek to address other issues that relate to housing and public service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As a member of the Midland Homeless Coalition, the City participates in bi-monthly meetings, annual Point-In-Time counts, and a range of support for the efforts of the individual agencies making up the Coalition. The City of Midland will coordinate with the Balance of State in Texas to establish a local CoC enlisting partners that are providing homeless services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Midland made many efforts (email, newspaper, web page, and phone) to reach local agencies and solicit input for this plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|-------------------------------------|--|
| Continuum of Care | Continuum of Care State of Texas | The City of Midland Strategic Plan overlap the goals of the Midland Homeless Coalition/Midland Affordable Housing Alliance by providing funds for housing improvements and developments. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City communicates and coordinates with other Midland governmental entities, local housing authorities, the City of Odessa and various State of Texas departments on an as needed basis. The City provided copies of the draft Action Plan to the following governmental entities: the Permian Basin Regional Planning Commission, local housing authorities and Midland County. Midland is not adjacent to another municipal government.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|---|--|---|--|---------------------|
| 1 | Public Hearing | Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing | Two public hearings were held to gather input and direct uses of CDBG funding for the 2022/2023 program year. Respondents were positive towards the preliminary Action Plan development. | Comments were in line with project recommendation and developments. | None | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-----------------------|--|--|--|--|---------------------|
| 2 | Public Meeting | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> | <p>Three public meetings were held to gather input and direct uses of CDBG funding for the 2022/2023 program year.</p> | <p>Comments were in line with project recommendation and developments.</p> | <p>None</p> | |
| 3 | CDBG Needs Assessment | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> | <p>Community Leaders and Civic organizations</p> | <p>Comments were in line with project recommendation and developments.</p> | <p>None</p> | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|-------------------|---|-------------------------------------|--|--|---------------------|
| 4 | Internet Outreach | Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing | All citizens of the City of Midland | No comments were received by email to the CDBG offices | All comments are accepted if presented to the CDBG Offices | |

Table 4 – Citizen Participation Outreach

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 | 1,003,648 | 70,000 | 540,782 | 1,614,430 | 4,881,740 | PI includes estimated (\$70,000) for ED activity and EN (\$1,003,648). Remainder includes estimated future Annual Allocations plus approximate RL (3.0m) in ED activity. COVID-19 CARES ACT (\$540,782) |

Table 5 - 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

The federal, state, and local resources available to address the needs identified in the plan include federal formula grant funds under CDBG. The local Continuum of Care (CoC) also awards grant funds under the competitive McKinney-Vento Homeless Assistance Act. These funds may be leveraged with the City's general funds, various state and county resources, local nonprofit resources, and private foundation grants. Essential service projects will concentrate efforts to address the needs of families, children and youth in high risk populations consistent with the identified priority needs. Use of CDBG funds will leverage other nonprofit resources and private foundation funds to assist low-income households.

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

NA

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 \$1,003,648 per year received through economic development activities and additional \$70,000 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 Addition | Affordable Homeowner Housing | CDBG: \$200,000 | Direct Financial Assistance to Homebuyers: 19 Households Assisted |
| 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: \$148,000 | Public service activities other than Low/Moderate Income Housing Benefit: 480 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|-----------------------------------|--|---|--------------------|---|
| 6 | Homeless Meals Program | 2020 | 2024 | Homeless | Low- and Moderate-Income Census Tracts | Homeless Services Public Services | CDBG: \$187,500 | Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted Homeless Person Overnight Shelter: 1571 Persons Assisted |
| 10 | Infrastructure Improvements | 2020 | 2024 | Non-Housing Community Development | Low- and Moderate-Income Census Tracts Greenwood Addition | Expand & Improve Public Infrastructure & Facilities | CDBG: \$165,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 420 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted |
| 11 | Essential Services | 2020 | 2024 | Non-Housing Community Development | Low- and Moderate-Income Census Tracts Greenwood Addition | Public Services | CDBG: \$80,000 | Public service activities other than Low/Moderate Income Housing Benefit: 112 Persons Assisted |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|----|-------------------------|--|
| 1 | Goal Name | Affordable Homebuyers Housing Assistance |
| | Goal Description | Direct Financial Assistance to Homebuyers: 19 Households Assisted |
| 3 | Goal Name | Public Services |
| | Goal Description | Public service activities other than Low/Moderate Income Housing Benefit: 430 Persons Assisted through -Casa de Amigos of Midland Senior Center and S.E. Senior Center meals program and Take-Home Terrific meals from Adult Day Center. |
| 6 | Goal Name | Homeless Meals Program |
| | Goal Description | Provided Emergency in-person food to shelter services to the Salvation Army and Meals on Wheels for home-bound persons. |
| 10 | Goal Name | Infrastructure Improvements |
| | Goal Description | Parking lot Improvements at the S.E. Senior Center and Parker Place Senior Living Development. |
| 11 | Goal Name | Essential Services |
| | Goal Description | Casa de Amigos-home cleaning program for seniors (62 persons). Midland Mission Adult Day Center-Take Home Terrific meals program (50 persons). |

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 | Parker Place Apartments Infrastructure Program |

Table 7 - 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

| | | |
|----------|--|--|
| 1 | Project Name | Parker Place Apartments Infrastructure Program |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$75,000 |
| | Description | Replacement of central vehicle parking area for 40 units. |
| | Target Date | 9/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Senior restricted housing units |
| | Location Description | 508 E. Parker |
| | Planned Activities | |

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 | 80 |
| Ratliff Park 2017 | |
| MLK | 10 |
| Greenwood Addition | 10 |
| Southern Addition | |

Table 8 - 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 2022-2023 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 2022-2023 CDBG program year.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 0 |
| Non-Homeless | 22 |
| Special-Needs | 0 |
| Total | 22 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 0 |
| Total | 0 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

None

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

None

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 2022/2023 program, the City does 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

None

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.

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:

None

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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(l)(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 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 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% |

Only the 2022-2023 Program year CDBG Entitlement Grant B-22-MC-48-0023, COVID-19 CARES Act funds and program income to be received during the year is covered by this Action Plan.

