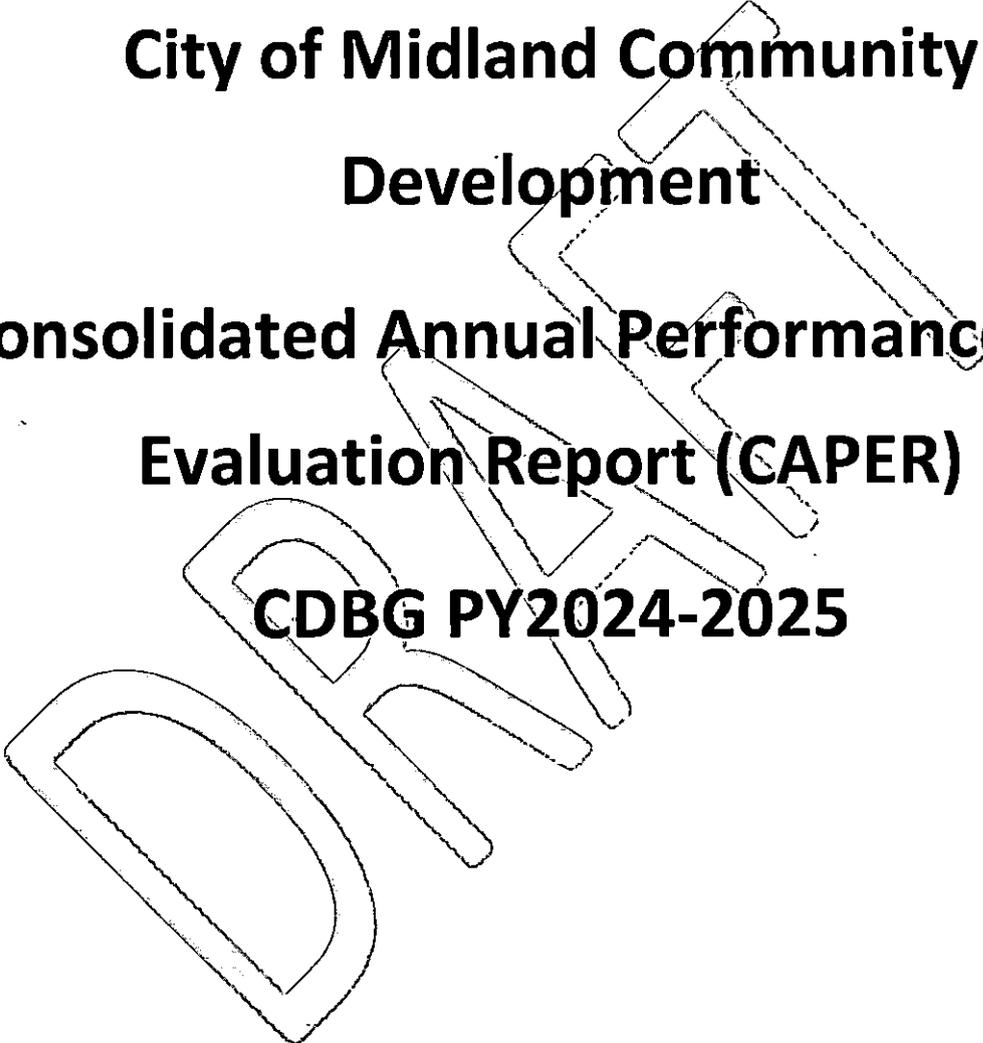


Attachment

CAPER COVER PY2024

**City of Midland Community
Development
Consolidated Annual Performance and
Evaluation Report (CAPER)
CDBG PY2024-2025**



CR-05 - Goals and Outcomes

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

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

The Consolidated Annual Performance and Evaluation Report (CAPER) presents the accomplishments made from October 1, 2024, to September 30, 2025, towards implementing the City of Midland's Consolidated Plan for Community Development and Housing Funds. The CDBG program year covered the fourth year of the current Five-Year Consolidated Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) provides detailed financial and beneficiary information explaining how the City of Midland is carrying out its housing and community development strategies, projects, and activities, outlined in the 2020-2024 Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) requires the city to prepare a Consolidated Plan as a pre-requisite for participation in HUD programs such as the Community Development Block Grant (CDBG). CAPER consists of narrative text presented in a format answering numerous questions from HUD and an appendix that contains back up documents and other essential information. The Community Development Block Grant is the only HUD grant allocated directly to the City of Midland. This year report summarizes the results of activities that have taken place during PY 2024. It provides information for HUD and citizens of the City of Midland to review funded programs and evaluate performance against established goals. The City of Midland CDBG Prioritization Committee identified community goals and priorities utilizing an application process and public input. Based on this information, interested agencies submitted proposals to meet these objectives. Proposals for funding were received and per city ordinance; the proposals were reviewed and scored by city staff and funding recommendations were made by the Prioritization Committee to the full council for approval. As a result, the city council and mayor approved 15 activities to be awarded utilizing HUD funds. CDBG funds were allocated in the following ways to achieve our program objectives during the past year: Affordable housing, Homeless/Indigent Services, Infrastructure Improvements, public services and CV19 services. The City of Midland expended a total of (\$902,782) in annual entitlement funding to:

- Serve (25,962) people through public service activities
- Assist (1,944) people with Homeless Prevention activities
- Create or retain (6) FTE jobs
- Rehabilitate (12) homeowner homes
- Assist (12) first time homebuyers
- (1) public facilities that will serve 400 low-and moderate income citizens
- Indigent Services Driver's License (12)
- Indigent Services Birth Certificates or ID's (18)

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	0		0	0	
Affordable Homebuyers Housing Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		12	12	100.00%
Affordable Homebuyers Housing Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	25	125.00%	12	12	100.00%
Affordable Housing Development	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	54	108.00%			
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	440	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	4	40.00%			
Clearance and Demolition	Removal of delapidated housing from neighborhoods	CDBG: \$	Buildings Demolished	Buildings	5	1	20.00%			
Clearance and Demolition	Removal of delapidated housing from neighborhoods	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1	1	100.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	15	15	100.00%			
Emergency Homeless Shelter COVID boarding recovery	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	20	100.00%			

Essential Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	2310	256.67%			
Essential Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	8000	9970	124.63%			
Essential Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Essential Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Essential Services	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		102	92	90.20%
Essential Services	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0				
Essential Services	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		0	0	
Homeless Meals Program	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Homeless Meals Program	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	15500	32760	211.35%	110	96	87.27%

Homeless Meals Program	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		500	1944	388.80%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		450	400	88.89%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	600	763	127.17%			
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	9	11	122.22%			
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		100	72	72.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1143	1600	139.98%			

Rental Housing Subsidies	Affordable Housing	CDBG: \$	Homelessness Prevention	Persons Assisted	120	430	358.33%			
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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.

An assessment of the progress made in addressing the priority needs and objectives of the Five-Year Consolidated Plan is included. The CDBG staff has determined that substantial progress is being made in the aggregate in meeting the Consolidated Plan objectives. The CDBG staff has continued to step towards addressing various federal requirements such as Affirmatively Furthering Fair Housing as well as monitoring and implementation strategies to maintain affordable housing, reducing lead-based paint hazards, and eliminating barriers to affordable housing. staff then focused on specific responses to the following need areas: Greenwood Addition, Southern Addition, Moody, South Park, TrueLand neighborhoods. During PY24 the City continued to work towards accomplishing the five-year goals set out in the consolidated plan. During the program year several of programs awarded continue to experience staffing issues, two public facility projects at the Southeast Senior Center is still ongoing. The CDBG office is still on track to meet or exceed most goals set in the consolidated plan, with eight primary objectives already met. The City of Midland Home-Owner Rehabilitation program continues to see progress with home repairs. This year an average of \$6,000 was spent per home on minor repairs. The City of Midland CDBG office continues to struggle with contractors being able to carry out home repairs for homeowners within the current \$5,000 limit. We actively recruit potential vendors to perform the project needed for our community at a affordable rate. During the program year the city received over \$170,748 in Program Income; the majority of this came from the repayment of the CDBG reconstruction loans. Funds were reallocated back to a project that is designated as a high priority.

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	23,877
Black or African American	2,076
Asian	9
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	25,962
Hispanic	15,577
Not Hispanic	0

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

Narrative

The racial and ethnic composition of assistance describes the characteristics of families/households/persons assisted and ethnic status by estimates and hard data due to limited demographics information with hard to serve communities. It provides an assessment of the relationship between the use of CDBG funds and CDBG-CV19 funds to assist in the priorities and specific objectives outlined in the Consolidated Plan. CR10 data does not include all race types reported in IDIS and therefore does not represent the total families served. Prior census data demonstrated that most of the low and moderate income (LMI) census tracts were in the southern and eastern quadrant of the city. This area was targeted during the last Consolidated Plan due to the continued higher the average poverty ratio. New census data gathered during the development of the Consolidated Plan showed a stabilization in the number of LMI census tracts throughout the city. This is the basis for targeting specific geographical locations within our jurisdiction. In the development of the Consolidated Plan, two target areas were defined. There are pockets of poverty and unemployment in the historically minority communities but the cdbg office is working with other departments and agencies to create new investments and revitalization opportunities. The areas are historically blue-collar working-class neighborhoods with extensive underdeveloped streets, sidewalks, and recreational facilities. HUD funds expended during this program year, approximately 80%, were spent on activities that were identified to serve persons with a presumed benefit (Seniors, youth, and special needs) located within the designated target areas. This percentage includes CDBG Public Service activities, emergency shelter and crisis intervention management services. The CDBG office adapted by use of virtual appointments

andphone/scan applications. In addition, the low availability of housing stock and the high competitiveness in the housing market priced many first-time homebuyers out of the market.

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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	1,500,807	

Table 3 - Resources Made Available

Narrative

Previous target areas of the low and moderate income (LMI) census tracts had been 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 eastern part city and specific pockets (blocks) of poverty as a whole; 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 90%, were spent on activities that were identified to serve beneficiaries located within the designated target areas.

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	7		
Low and Moderate Income Census Tracts	80		Low/Moderate Income
MLK			
MULBERRY DRAW			
Ratliff Park 2017			
SAN JUAN 2021 TARGET AREA			
Southern Addition	8		
SPARKS PARK			
WASHINGTON PARK/2005 TARGET AREA	5		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Previously most of the low and moderate income (LMI) census tracts were in the east and southern

quadrant of the city and this area was targeted during the last (2015-2020) Consolidated Plan. New census data, gathered during the development of the (2020-2025) Consolidated Plan, showed no significant rise in the number of LMI census tracts throughout the city as a whole and this is the basis for the continued targeting of specific geographical locations within the jurisdiction. Of all the HUD funds expended during this program year, approximately 95% were spent on activities that were identified to serve beneficiaries located within the designated target areas.

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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 CDBG office continues to target areas of the low and moderate income (LMI) census tracts within the in the southern and eastern 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 eastern part city and specific pockets (blocks) of poverty as a whole; 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 higher level of poverty and unemployment within eastern and southern census tracts relative to the city as a whole. These funds were leveraged with the City's general funds in order to accomplish the annual objectives. Public service projects concentrated efforts to address the needs of families, children, and youth in highrisk populations, consistent with the identified priority needs.

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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	0	0
Number of Non-Homeless households to be provided affordable housing units	10	12
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	12

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	8	7
Number of households supported through Rehab of Existing Units	10	12
Number of households supported through Acquisition of Existing Units	5	5
Total	23	24

Table 6 – Number of Households Supported

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

In PY24 the CDBG office had to adjust the program focused in its minor repair programs due to the inflationary cost of goods and services throughout our city. Housing stock for persons at or below 80% AMI is extremely difficult to find and maintain due to low wages relative to the cost of living in Midland County. The CDBG Homeowner Repair program served 12 homeowners, providing necessary safety and sanitary improvements. The First-time Homeowner Loan Program applied for down payment and closing cost to houses for 12 homeowners. Christmas In Action is a community housing benevolence program

that assists homeowners when this office is limited or restricted by HUD rules. The CDBG office approved a change to policy to allow maximum assistance for roof repairs up to \$6,000 to include lead-based paint housing inspections.

Discuss how these outcomes will impact future annual action plans.

Major projects' delays continue to be affected by the time it takes to secure all the necessary contracting requirements and prior commitments before the projects can get underway. The CDBG office will continue to try advertising, hold contractor outreach meetings, 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. One of the biggest delays for major projects is caused by the time it takes to secure all the necessary procedures 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 served, exacerbated by the shortage of available qualified contractors. The city continues to try and find ways to help increase the availability of quality affordable housing over the next several years.

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	0	0
Low-income	12	0
Moderate-income	12	0
Total	24	0

Table 7 = Number of Households Served

Narrative Information

The federal, state, and local resources available to address the needs identified in the Action Plan included local 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 were of great benefit to assist individuals and communities. The CDBG office partnered with the city engineering department to secure contracts for infrastructure projects that leveraged limited resources.

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

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

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

The Community Development Department continues to support specific projects that address the Homeless-Needs Objectives of the Consolidated Plan or support public services that assist the homeless or homeless prevention activity. Local groups, including faith-based organizations, have maintained and even expanded the facilities serving the homeless with little federal support. The United Way of Midland and Family Promise of Midland continue their work with the families toward transitioning from supportive housing to permanent housing. Midland has 341 chronically Homeless individuals identified in 2024 that are living in other than permanent housing. The survey asked each person what services are currently needed. The top three answers are housing, transportation and food, which is reflective past surveys. Outreach programs for unsheltered persons are not currently funded by the City of Midland, but there is outreach programs organized locally by faith based and nonprofit organizations that reach out to unsheltered individuals in coordination with the CDBG office. 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 finding creative solutions to connect them to housing resources. The network provides a variety of services and assesses people's needs. In addition, the outreach comes together each year to perform the "Point In Time" count survey of the unsheltered population.

Addressing the emergency shelter and transitional housing needs of homeless persons

Midland Salvation Army provided shelter and essential services to homeless persons by using agency contribution funds for operational expenses and CDBG funds for emergency COVID19 isolation efforts and case management services. During the program year (341) individuals were assisted on a regular basis and an average overnight stay population of (94) people, and thousands of meals were served in the program year. In addition, birth certificates were collected, social security cards were recovered as well as ID's. The salvation Army partnered with Midland Memorial Hospital to refer and coordinate drug and mental health recovery for sheltered individuals. The Genesis Center of the Permian Basin has a forty-person capacity facility located in central Midland and continues to operate giving emergency services to vulnerable persons. Other entities providing emergency shelters include Village Square, and the Journey Home (emergency units).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In PY24 Midland mental health providers (PemiaCare) is recognized as the authority in Midland County providing mental health, intellectual, developmental disability, and substance use disorder services. The CDBG office meets with staff during our homeless network efforts to coordinate and make referrals for service. PemiaCare health offers many services to include veteran's services, Inpatient treatment, counseling, advocacy, and linkage to other resources. They help adults and children who are struggling with managing and improving their mental health. The CDBG office receives occasional phone and walk-in request for services for persons who have had difficulty finding and keeping stable housing because of their mental illness. The local economy provides scarce housing opportunities for low and moderate-income families and the CDBG office is building a relationship to increase housing opportunities. Efforts to better prepare the workforce include existing employment training programs and expanded education programs from our local colleges and universities. As an anti-poverty strategy, we employ assistance programs to the poorest of Midland's population (those with incomes below 30% to 80% of AMFI). City housing assistance programs are designed to minimize the housing financial burden on its recipients. Compliance with the HUD Section 3 objective has also contributed to expanding economic opportunities as most CDBG work contracts in the housing programs and slum/blight activities are performed by local small businesses. Increased promotions of Section 3 opportunities continue to be part of the CDBG department's efforts. Included in the efforts are reaching out to minority business enterprises and woman owned business enterprises. Helping homeless persons (especially chronically homeless individuals and families, families

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

The Midland Homeless Coalition is part of the Statewide Balance of State Continuum of Care program. The goal of the Balance of State (BoS) is to encourage planning and coalition building in communities with fewer resources. The Midland Homeless coalition has merged with the Midland Affordable Housing Association, which meets monthly to identify available resources within our community to serve approximately (341) homeless individuals now living in the midland city limits. The City of Midland CDBG department participates and plans alongside other local agencies to define the homeless' needs through a Point-in-Time survey. The Coalition use results from the Needs/Gaps Analyses to establish short and long-term goals developed by our coalition group policies, strategies and goals to allow for the development of actionable plans to end homelessness through projects to fill gaps in shelter and/or services providers. The City of Midland CDBG office coordinated with Midland Soup Kitchen, Breaking

Bread Ministries, Casa de Amigos, St. Paul Society, St. Ann's Catholic Church, Helping Hand of Midland, Safe Spaces of Midland, Family Promise of Midland Inc. Fields Edge and Midland Salvation Army to provide Homelessness Prevention/ Intervention services in the form of rental, utility, food, document recovery assistance and transitional housing.

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

Actions taken to address the needs of public housing

Residents of the City of Midland PHA community were actively involved in the planning and development of board approved programs for their developments. The City of Midland PHA board meet monthly to discuss concerns as well as plan events and activities for their communities. Residents are engaged throughout the conversation process to provide information on the new structure planning, provide input on any planned renovations and to understand the choice mobility voucher option that is made available to them through the Midland County Housing Authority. The CDBG office usually conducts a needs assessment along with the PHA to help determine the residents' personal needs, educational, and employment aspirations; needs assessments are conducted by development property to address fundamental concerns during the pandemic. Personal barriers that prevent self-sufficiency may include a lack of life and personal skills, clothing, transportation, and chronic health conditions. Once those barriers are addressed, the CDBG office assists residents in connecting with partner agencies and organizations to obtain whatever may be necessary to help the citizens become self-sufficient (PHA Liaison). Pre-existing initiatives were continued in PY 2023/24. The City Housing Authority has a "residents' council." Similar councils exist for the HUD Section 202 housing projects. Additionally, the City of Midland has assigned the CDBG Office to be the liaison to the City of Midland Housing Authority.

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

The CDBG office partnered with the Midland County Housing Authority and the City of Midland Housing Authority to educate 200 plus residents and voucher holders regarding homeownership education in the program year. Personal barriers that prevent self-sufficiency outcomes may include a lack of life and parenting skills, clothing, transportation, childcare, chronic health conditions and financial literacy are contributors. 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. Midland PHA communities are actively involved in the development of programs for their communities. The CDBG office represents the city as the designated liaison to the PHA board of directors and offers input in its direction and overall housing strategy. The PHA's have Resident Associations that meet monthly to discuss concerns within the community and offer enrichment activities. Each Association has a set of ByLaws that have been voted on and approved by the members that outline how their association will operate. The CDBG office participates in training on steps to move from subsidized housing to homeownership that includes job seeking, communicating in the workforce, dress-for-success and financial literacy to all residents.

Actions taken to provide assistance to troubled PHAs

PHA's are high performance agencies.

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

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

The CDBG department will continue to provide favorable consideration in re-zoning cases, mobile home occupancy permits and sidewalk waivers to decrease barriers to development. The City continues to reduce and/or waive development and building permit fees for affordable housing projects, and to use local funds to pay for public improvements required on affordable housing sites. The city has completed its strategy of targeted effort to achieve visible, lasting impact in selected target areas. The City of Midland continues to implement zoning codes which encourage affordable housing opportunities of various lot sizes. These housing types are allowed in certain areas and can introduce density and affordability, while remaining compatible with nearby single-family neighborhoods. The City of Midland Affordable Housing Strategies are being incorporated and combined with input from the public and subject matter experts (small housing developers) 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, community "RAP" sessions, nonprofit organizations that work through the permitting processes of the City as they develop properties. These insights will make recommendations to make the permitting process more consistent, transparent, and predictable.

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

The City of Midland Affordable Housing Strategy is being incorporated and combined with input from the 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 make recommendations to make the permitting process more consistent, transparent, and predictable.

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

The CDBG programs that provided rehabilitation to owner-occupied homes built prior to 1978 must be tested for lead-based paint (LBP) hazards using a Certified LBP inspector or risk assessor. In homes where an inspection confirmed the presence of LBP (or it was presumed), all contractors were required to implement safe work practices during the rehabilitation work in accordance with HUD's LeadSafe Housing Rule. 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, the CDBG administration's Construction Checklist used for granting 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 provides 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.

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

Program year 2024 goals and priorities were set with input from the public, nonprofit organizations, and the city's community development prioritization committee. In April 2024 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 nonprofit organizations, community and faith-based organizations, developers, and social service agencies to carry out projects for the fourth 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)

The CDBG office meets monthly to coordinate, plan, and implement strategies with Midland Apartment Association, Midland Home Builders Association, Midland Community Development Corporation, and Midland Affordable Housing Alliance.

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

The Community Development Division of the City of Midland conducted the Analysis of Impediments and staff has primary responsibility for implementation of City actions to overcome the effects of the impediments identified in the Analysis of Impediments and monitor progress reflecting the analysis and actions in this regard. The City of Midland conducted research on various issues affecting fair housing to include demographics and zoning. A comprehensive review of the laws, regulations, and administrative policies, procedures, and practices, were reviewed and updated to include assessments of how those laws, regulations, policies, procedures, and practices affect the location, availability, and accessibility of housing. Additionally, an assessment of conditions, both public and private, affecting fair housing choice

in the geographic area covered was performed.

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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

All funded projects and agencies were assigned a risk factor rating to identify which projects were to be monitored onsite during the program year. This assessment rates risk based upon the type of project, compliance issues, complexity of the project, and known capacity of the agency. Agencies with a high risk rating or new grant awardees are selected for formal onsite monitoring as well as those programs not monitored in the last two years. The CDBG office utilizes the HUD CPD Monitoring Handbook as its standard and guideline for each formal monitoring visit. Desk monitoring of all HUD funded programs and projects was 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 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. The City of Midland posted notices in the Midland Reporter Telegram at least 15 days in advance of public hearings. In addition, notice was posted on the City's website and social media sites. The Community Development Office holds and participates in public meetings, and small community feedback groups are held when requested; furthermore, information is posted on City Web pages and in the City Secretaries office and the public libraries to gather input from citizens. Public notices are advertised in the MRT accordance with city and federal guidelines. The draft CAPER was available for public comment from November 29 – December 15, 2025.

CR-45 - CDBG 91.520(c)

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

The City of Midland is prepared to make substantial changes to the CDBG program objectives and goals during the year due to unforeseen circumstances and 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.

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)

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

The City of Midland is prepared to make substantial changes to the CDBG program objectives and goals during the year due to unforeseen circumstances and 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.

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-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The housing program is designed to work collaboratively with other programs and service providers to identify and develop short and long-term strategies for meeting the needs of low-income persons and their families.

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