



## Community Development Block Grant Program

**October 2016 to September 2017  
ACTION PLAN**

to the

City of Midland's Consolidated Plan  
For Community Development  
And Housing Funds  
October 2015 – September 2019

Prepared for the U.S. Department of Housing and Urban Development





## NOTICE

### **City of Midland Action Plan for 2016/17 Community Development and Housing Funds**

The City of Midland has prepared the 2016/17 (October 1, 2016 to September 30, 2017) Action Plan to the Consolidated Plan. The Consolidated Plan establishes Midland's long range strategy for investment of its U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) resources and other service needs linked to activities directed at community development, housing and homeless service needs. The Consolidated Plan covers a five-year period beginning October 1, 2015 and ending September 30, 2019.

The Action Plan may be examined at the following locations from June 20 to July 21, 2016 (a 30-day public review period) or on the City Website ([www.midlandtexas.gov](http://www.midlandtexas.gov)):

City Secretary's Office  
300 N Loraine, Room 340, City Hall

Casa de Amigos  
1101 E Garden Lane

Midland County Centennial Library  
2503 W Loop 250 N

SE Community Senior Center  
1803 E Indiana

Midland Senior Center  
3303 W Illinois, Kingsway Mall

Midland County Housing Authority  
1710 Edwards

City Housing Authority  
700 W Scharbauer Drive

Midland County Public Library  
301 W Missouri

Martin Luther King Jr.  
Community Center, 2300 Butternut Ln

The purpose of the 2016/17 Action Plan is to identify the HUD resources that will

be used in the coming year to address the various housing, homeless and community development needs in the City. This Action Plan represents Year Five of the Consolidated Plan. The primary funding source is the City's 2016/17 CDBG entitlement allocation of \$712,719. The City also expects to receive \$96,000 in program income. Specific projects to be undertaken with the total \$808,719 CDBG funds are:

	<u>Amount</u>
<b>Housing Needs</b>	
Owner Housing Major Projects Program	\$276,000*
Owner Housing Minor Repairs Program	\$ 50,000
Homebuyer Assistance Program	\$150,000
<b>Community Development Needs</b>	
SE Senior Nutrition Program	\$ 66,500
Home Cleaning Program	\$ 32,500
Take Home Terrific	\$ 15,000
Contingency	<u>\$218,719</u>
<b>Total</b>	<b>\$808,719</b>

\* includes \$96,000 in program income.

The Action Plan provides information on the locations of the proposed activities. The City anticipates that 100% of funds will benefit low and moderate income persons. The Plan includes a narrative addressing a variety of issues and required certifications. The agency responsible for development of the Plan is the Community Development Division of the City's Development Services Department.

Please direct any **written comments** to the City's Community Development Division, PO Box 1152, Midland, Texas, 79702, **by July 21, 2016**. The Midland City Council will consider approval of the plan during the regular Council meeting on July 26, 2016. The Plan will be forwarded to HUD by August 15, 2016.

For more information, call the City's Community Development Office at 685-7408 or 685-7472.

**Fair Housing – it's the Law.**



## **Executive Summary**

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

#### **1. Introduction**

The Action Plan establishes Midland's annual 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 services needs. The Action Plan is also the means to meet the application requirements for four HUD programs. The City of Midland only receives the Community Development Block Grant (CDBG) program.

#### **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.

The "high" priority needs of the Plan are:

- Affordable home owner housing
- Affordable rental housing for the elderly
- Affordable rental housing
- Home owner home improvements
- Homeless services
- Special needs housing
- Street improvements
- Multi-purpose public facility
- Public services

The Action Plan covering the City's fiscal 2016-201 will use its \$712,719 total CDBG funding as follows (100% of funds to benefit low and moderate income persons):

### **3. Evaluation of past performance**

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

Although CDBG funding has continues to be less than anticipated, the City has made good progress in meeting its primary goals of the current Consolidated Plan. Goals for homebuyers assistance, housing minor repairs, street paving, sidewalk improvements, neighborhood parks improvements and public services grants. The housing reconstruction program will fund two home reconstructions during this fiscal year.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City adheres to its CDBG Citizen Participation Plan. Specifically, publicity for scheduled meetings and events was made, a citizen survey was conducted, community meetings were conducted, two public hearings were held by the Midland City Council. Effort was 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.

Such comments or views will be added to the Citizen Participation Section (See the Appendix) once the development process is completed.

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

Such comments or views will be added to the Citizen Participation Section once the development process is completed.

## **7. Summary**

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.

**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)**

**Consolidated Plan Public Contact Information**

Isaac G. Garnett, Development Manager

300 N. Loriane

Midland TX 79702

432-685-7408

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City must identify the significant aspects of the process by which the Action Plan is developed and the public/private agencies, groups, organizations, and others that participated in the development of the plan must be involved to assure that 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(I))**

The Community Development Office has a long standing working relationships 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 monthly meetings, annual point-in time counts, and a range of support for the efforts of the individual agencies making up the Coalition.

#### **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 does not receive ESG funds although we consult with our local continuum of Care providers to develop best practices.

**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**

None

**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	Homeless Coalition	The goals should be consistent as Coalition members comprised the citizen group that made the recommendations.

**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 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**

The citizen participation remained consistent with the Consolidated Plan of 2015. Most questions were about why funding was cut and how to get funds restored to do meaningful improvements to neighborhoods.

**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 Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing	The need for greater infrastructure project to revitalize low-moderate income neighborhoods.	no comments received.	all input was considered.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The CDBG funds combined with other fund sourcing is the most effective method of addressing revitalization in the City of Midland. At this time CDBG funding is the sole source for substantial development improvement for low-moderate neighborhoods and as a result of funding limitations I anticipate a direct impact on addressing priorities in the Plan. I am hopeful that leaders and managers for programs/projects will address the needs of CDBG by seeking other funding sources including other HUD programs, State programs, local foundations as well as City operational funds.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	712,719	96,000	0	808,719	2,239,199	

**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**

Federal funds will be leveraged with local resources primarily to assist families in the private mortgage sector (Homebuyer program), minor home repair program and quality of life services (subrecipient grants). Infrastructure and affordable housing projects can also be expected to include an undetermined amount of local government and/or other non-CDBG funds.

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

NA

**Discussion**

NA

## Annual Goals and Objectives

**AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)**

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2019	Affordable Housing		Affordable Home Owner Housing Public Infrastructure - Streets Public Infrastructure - Sidewalks	CDBG: \$450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 320 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 320 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 18 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted

Annual Action Plan  
2016

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeowner Housing Improvements	2015	2019	Affordable Housing		Affordable Home Owner Housing Home Owner Home Improvements	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted

Annual Action Plan  
2016

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homebuyer Assistance	2015	2019	Affordable Housing		Affordable Home Owner Housing Home Owner Home Improvements	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted

Annual Action Plan  
2016

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2015	2019	Non-Housing Community Development			CDBG: \$114,000	Public service activities for Low/Moderate Income Housing Benefit: 320 Households Assisted Jobs created/retained: 2 Jobs

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	The CDBG department will seek to purchase land to convey over to local nonprofits for affordable housing development.
2	<b>Goal Name</b>	Homeowner Housing Improvements
	<b>Goal Description</b>	CDBG department is projecting to assist 20 Households with minor home repairs for low-moderate income families.
3	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	CDBG will provide direct financial assistance to 15 households.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provided non-housing community development services to low-moderate income households by providing sub-recipients grants to local non-profit agencies.

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

CDBG estimate assisting 40 low-moderate income families with affordable housing needs as defined by HOME 91.215(b).

## AP-35 Projects – 91.220(d)

### Introduction

CDBG funds are expected to leverage local resources primarily to individuals on a case-by-case basis. Infrastructure projects can also be expected to include an undetermined amount of local government and/or other non- CDBG funds. It is unrealistic to expect that CDBG funds by themselves will have a major impact on addressing priorities in the Plan. It is our goal to develop for programs/projects that can address needs of the Midland community seeking other funding sources including other HUD programs, State programs, local foundations and other City funds.

#	Project Name
1	Owner Occupied Housing Minor Repairs
2	Homebuyer Assistance Program
3	Senior Nutrition Program
4	Home Cleaning Program
5	Take Home Terrific Program
6	Affordable Housing Development
7	OHAP Major

**Table 8 – Project Information**

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

Housing cost are high in the Permian Basin area and affordable housing is a great concern for the city. CDBG office is working and allocating funds to increase the number of affordable housing units in the City of Midland.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Owner Occupied Housing Minor Repairs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Housing Improvements
	<b>Needs Addressed</b>	Home Owner Home Improvements
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The project listed above was selected by the Council CDBG Committee from the total of all project proposals received during the open application process for the 2016/17 CDBG program.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is expected that 20 homeowners will be helped.
	<b>Location Description</b>	Within the CDBG target areas.
	<b>Planned Activities</b>	Minor repair assistance will be available to low income owner households. Generally, eligible repairs will be plumbing, electrical, roofing and heating. Some minor program revenue will be earned and will be used within the project.
<b>2</b>	<b>Project Name</b>	Homebuyer Assistance Program
	<b>Target Area</b>	

	<b>Goals Supported</b>	Homebuyer Assistance
	<b>Needs Addressed</b>	Affordable Home Owner Housing
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	The projects listed above was selected by the Council CDBG Committee from the total of all project proposals received during the open application process for the 2016/17 CDBG program.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The requested funds could assist 10 low-moderate income households during the year.
	<b>Location Description</b>	This program is available citywide. Specific locations will be based on housing availability.
	<b>Planned Activities</b>	Closing costs and down payment financial assistance to low and moderate income first time home buyers. Only single family homes will be eligible.
<b>3</b>	<b>Project Name</b>	Senior Nutrition Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$66,500
	<b>Description</b>	This is the nutrition program at Casa de Amigos and SoutheastCommunity Senior Citizen Center that provides a noon time meal Monday through Friday for the elderly. The central kitchen for the year-long program is at 3301 Sinclair. This activity will be performed by Senior Link of Midland, a non-profit.
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 198 seniors are expected to benefit from the lunch time meal program.
	<b>Location Description</b>	Locations sites are Casa de Amigos and SE Senior Citizens Center.
	<b>Planned Activities</b>	Serve a noon time meal to low income senior.
4	<b>Project Name</b>	Home Cleaning Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$32,500
	<b>Description</b>	This is the home cleaning service for low income elderly and/or handicapped residents of Midland. Service enables recipients to continue independent safe and sanitary living in their own home. This activity will be performed by Casa de Amigos, a non-profit.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	it is expected that 141 clients will be assisted during the year is expected that 141 clients will be assisted during the year
	<b>Location Description</b>	City of Midland
	<b>Planned Activities</b>	Programs objective is to maintain safe and sanitary conditions for indigent senior citizens and disabled individuals
5	<b>Project Name</b>	Take Home Terrific Program
	<b>Target Area</b>	

	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	It is an evening meal delivery service program for individuals who have some type of mobility dysfunction or health issue that would keep them from meeting their nutritional needs.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 30 clients will be assisted during the year and type of families
	<b>Location Description</b>	City of Midland
	<b>Planned Activities</b>	Deliver evening and weekend meals and assess clients nutritional intake.
<b>6</b>	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Home Owner Housing Public Infrastructure - Streets
	<b>Funding</b>	CDBG: \$450,000
	<b>Description</b>	Purchasing of land for affordable housing development in the Greenwood and Parkheights area of the CDBG target areas.
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 home can be development out of and estimated 93 lots CDBG will seek to purchase.
	<b>Location Description</b>	Greenwood Addition and Park Heights Addition.
	<b>Planned Activities</b>	Purchase lots from willing land owners and convey lots over to a local nonprofit for development.
7	<b>Project Name</b>	OHAP Major
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Housing Improvements
	<b>Needs Addressed</b>	Home Owner Home Improvements
	<b>Funding</b>	CDBG: \$180,000
	<b>Description</b>	The owner housing reconstruction program will assist two families. The selected projects will serve the underserved needs of neighborhood revitalization in the CDBG target area.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two low-moderate income families will be served.
	<b>Location Description</b>	Within the CDBG taget area.
	<b>Planned Activities</b>	Demolition and reconstruction of housing.

## **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**

The geographic areas in which CDBG funds will be directed are shown on the locations of Proposed 2016 Projects Map. The Map also identifies the location criteria for beneficiaries of each proposed project. The reader should also refer to the census tract boundaries, minority population and low- income area maps found in the Appendix.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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.

### **Discussion**

None

## Affordable Housing

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

#### Introduction

The City's CDBG program for 2016-2017 will result in affordable housing through its homebuyer assistance program and affordable housing development program (AHDP). At this time, additional units will be supported by the AHDP and funds will be utilized to continue the AHDP. Locations of selected for projects are under consideration for the 2016-2017 CDBG program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

**Table 11 - 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	2
Acquisition of Existing Units	0
Total	2

**Table 12 - 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**

CDBG office will conduct community outreach to educate citizen about our programs.

### **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**

The City does not receive any funds to carryout homeless programs. Therefore, the City relies on other organizations to pursue funds to serve homeless needs. For the 2016/2017 program, the City does not anticipate using CDBG funds that will directly support programs that serve the homeless. By 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 partnered with Family Promise of Midland and has achieved six transitional housing units. Nonetheless, the current system of support services and facilities through the Salvation Army, Midland Fair Havens, Safe Place, local churches and social service agencies will continue. This system intends that extremely low income individuals and families can be prevented from becoming homeless and that homeless persons can be aided in their transition to permanent housing and independent living. The City of Midland does not receive an ESG allocation.

### **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 shall continue to participate in the Midland Homeless Coalition and support individual efforts of agencies comprising the Coalition.

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

Same as above

#### **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**

Same as 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.**

Same as above.

**Discussion**

None

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

### **Introduction**

Above and beyond the direct involvement in governmental supported housing developments, there are limited actions that the City can take to help make affordable housing possible in Midland. Market decisions will generally drive where and how much housing of any type will occur although the CDBG office will advocate to more subsidized housing units by the support of Tax Credit applications from TDHCA.

### **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 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**

The CDBG office will recommend the implementation of strategies that will address the Analysis of Impediments to Fair Housing Choice in Midland that was completed in 2015.

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

### **Introduction**

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

### **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 seeking funds for programs designed for the underserved.

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

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.

### **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. Information for providers and contractors will be passed-through.

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

The City will continue its overall anti-poverty strategy that revolves around economic development- using the economic development sales tax to create jobs for Midland. 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.

### **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. 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 relationships 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(I)(1,2,4)

#### Introduction

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

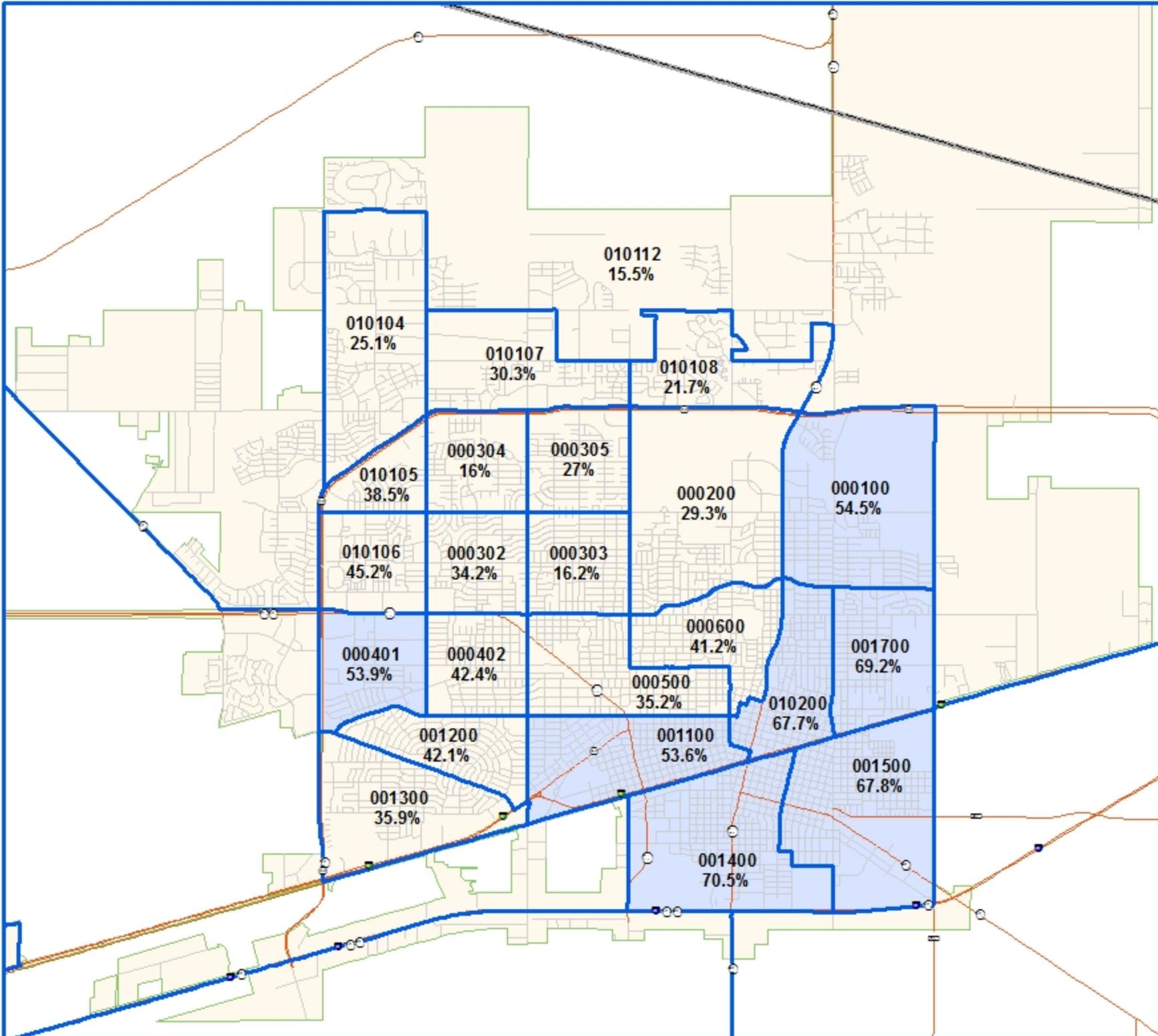
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

Only the program year with CDBG Entitlement Grant and program income to be received during the year is covered by this Action Plan.



PERCENT OF  
LOW INCOME  
POPULATION  
BY  
CENSUS TRACT



CITY WIDE  
PERCENTAGE  
IS  
38.0%

Legend

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



STEVE BAKER  
4/29/2015

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THE CITY ENGINEERING DEPARTMENT HAS REVIEWED THIS MAP FOR TECHNICAL ACCURACY AND COMPLIANCE WITH THE CITY OF MIDLAND'S POLICY ON PUBLIC INFORMATION. THE CITY ENGINEERING DEPARTMENT HAS REVIEWED THIS MAP FOR TECHNICAL ACCURACY AND COMPLIANCE WITH THE CITY OF MIDLAND'S POLICY ON PUBLIC INFORMATION. THE CITY ENGINEERING DEPARTMENT HAS REVIEWED THIS MAP FOR TECHNICAL ACCURACY AND COMPLIANCE WITH THE CITY OF MIDLAND'S POLICY ON PUBLIC INFORMATION.