

Executive Summary

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

1. Introduction

This 2017/2018 e-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 that address community development, housing and homeless service's needs. The Action Plan also serves as the City's application for Community Block Grant (CDBG).

The City will receive a CDBG entitlement allocation of \$714,071 from HUD for 2017/2018. Additionally, the City expects to receive \$150,000 of program income for a total of \$864,071

In the following citizen participation and consultation process: public organizations and affected groups were informed of the 2017/2018 plan development process and schedule, two community meetings were held, formal project proposals were accepted, two public hearings were held, media outreach was conducted and public notification including city web page, newspaper and mailings. The Amended plan was made available for a 30-day review period (February 12 to March 12, 2018).

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 geographic areas in which CDBG funds will be directed are shown on the Locations of Proposed 2017 Projects Map. The Map also identifies the location criteria for beneficiaries of each proposed project.

As per the Funding Sources Report, the City will receive \$714,071 in CDBG Entitlement Grant funds for the 2017/2018 program. A total \$150,000 is estimated as CDBG program income for 2017/2018. Altogether, \$864,071 in CDBG funds will be available in 2017/2018.

As it relates to other HUD programs, the City shall support applications by other entities as reported in the Support Other Applications Report. The City and the City/County Housing Authority providers may apply for these HOME funds as well as access the State's HOME Reservation System Participant program component. Currently a Low-Income Housing Tax Credit application for Midland is under consideration

with TDHCA. The City does encourage local providers to seek suitable federal resources such as the Emergency Solutions Grants (ESG) and federal weatherization funds.

The lead agency for administering the Action Plan is the City of Midland's Department of Development Services through its Community Development (CD) Division. The process for developing the Action Plan includes public notification, citizen input situations and target area selection. Public notification consisted of informing public organizations, non-profits and key target organizations about the upcoming Action Plan cycle was made on February 1, 2017. Proposals from outside organizations and city departments for the use of funds were accepted until March 2017. Two community meetings and two public hearings were conducted and the above groups were encouraged to attend. 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 Action Plan to the following governmental entities: Permian Basin Regional Planning Commission, local housing authorities and Midland County. Midland is not adjacent to another municipal government.

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

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. 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. Fortunately, the current oil based economic boom has resulted in the generation of jobs in all sectors of the local economy.

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

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. Goals for homebuyer's 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, community meetings were conducted, and the Midland City Council held public hearings. An effort was made to include as many sub-populations/groups and/or advocate groups for them in the process. The citizen's comments and feedback expressed a need for safety lighting in public parks and around community centers where people walk the park trails and attend senior center events. Additional comments were made regarding the need for more infrastructure projects and public facilities projects in the target area. Rehabilitation of existing homes is a priority as well as reconstruction of dilapidated houses in the neighborhood.

As per the Citizen Participation Plan for the City's Community Development program, the citizen participation process consists of providing notification and having formal opportunity for citizen input. The City informs the public through various means of upcoming input opportunities such as community meeting or public hearings. Specifically, the City conducted two neighborhood community meetings at the SE Senior Center on March 16, 2017 and at Casa de Amigos on March 2, 2017 to solicit citizen input on priority community development and housing needs.

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.

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

City council or the community development department rejected no such comments or views.

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, Community Development Manager

300 N. Loraine midland TX 79701

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. 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. Examples can be seen in the existence of the Midland Affordable Housing Alliance and the Midland Homeless Coalition among others.

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. The only public housing project in Midland is for the elderly and is in good condition but was built in 1976. 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. Currently, the PHAs are not designated as "troubled" or otherwise performing poorly.

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.

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

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

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 | | |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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 older neighborhoods. Community feedback focused on the need for facility improvements such as streets and sidewalks, parks amenities, safety lighting and neighborhood revitalization projects.

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) |
|------------|------------------|---|--|--|--|---------------------|
| 2 | Public Meeting | Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities | The need for greater infrastructure project to revitalize low-moderate income neighborhood | Several comments/dialog were made between staff and community. | all input was considered. | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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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 | 714,071 | 150,000 | 757,412 | 1,621,483 | 1,428,142 | Expected amount available during the remainder of the ConPlan is based on assumption of level funding in FY 2017 and FY 2018. The City anticipates receiving \$150,000 of Program Income during the year. |

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 (sub recipient 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

The CDBG department will be conveying three properties over to nonprofit agencies to develop single-family housing in the Greenwood neighborhood of midland county of Midland.

Discussion

NA

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 |
|------------|-----------|------------|----------|----------|-----------------|-----------------|---------|------------------------|
| | | | | | | | | |

Table 6 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

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.

Projects

| # | Project Name |
|---|---------------------------------------|
| 1 | Public Service |
| 2 | Housing Rehab/Reconst/Housing |
| 3 | Public Facilities Improvements |
| 4 | Greenwood Infrastructure Improvements |

Table 7 - Project Information

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

This 2017/2018 e-Action Plan describes the annual strategy for investment of our U.S. Department of Housing and Urban Development (HUD) resources to activities that address community development, housing and homeless service's needs. The needs to be addressed are those told to us by community groups and individuals who had concerns about their neighborhoods. The City will also address public services (senior citizens) and other park improvements. Specific objectives with intended outcomes to be addressed are:

- Reconstruct two homes and perform 10 minor repairs on homes occupied by low- income homeowners
- Assist 15 low-income first time homebuyers with home purchases
- Facilities improvements, street and sidewalk development projects
- Support meals program and home cleaning program for seniors (350 persons)
- Washington Park, Sparks Park and Ratliff Park– improvements to pavilion, recreational facilities and safety lighting, quality of life improvements.

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|--|
| 1 | Project Name | Public Service |
| | Target Area | City of Midland |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$114,000 |
| | Description | The City will address the public services area of programming(senior citizens)to support meals programs and home cleaning programs for(350 persons) |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | 450 People 05A Senior Services 570.201(e) Senior Services – High Priority |
| | Location Description | Generally Census Tracts 1,9,11,14,15,16,17 in Midland Texas |
| | Planned Activities | Assistance to low and moderate income projects that assist persons or service agencies enabling recipients to continue independent safe and sanitary living in their own home. Improvements in the quality of life and health nutrition |
| 2 | Project Name | Housing Rehab/Reconst/Housing |
| | Target Area | City of Midland Low and Moderate Income Census Tracts |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$510,000 |
| | Description | CDBG program administered services for minor repair assistance, closing costs and down payment financial assistance, housing reconstruction for qualified home owners |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | Low/Moderate Income Owner Households, |
| | Location Description | Generally Census Tracts 1,9,11,14,15,16,17 in Midland Texas |

| | | |
|---|--|--|
| | Planned Activities | Minor repairs and number of homes reconstructed/ rehabilitated, 35 Households. Down payment & closing cost to first-time homebuyers. |
| 3 | Project Name | Public Facilities Improvements |
| | Target Area | WASHINGTON PARK/2005 TARGET AREA SPARKS PARK Low and Moderate Income Census Tracts Ratliff Park 2017 |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$144,500 |
| | Description | The City's Parks and Recreation Division will procure contractors to accomplish the following improvements: replace shade structure, add trash receptacles and replace health and wellness equipment. The parks have a 73% low/moderate income population. |
| | Target Date | 9/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | 570.208(a)(2)Limited Clientele – Presumed Low/Moderate Income 0L3-installation of trash receptacles, lighting, benches We estimate an average of 8,000 families will utilize the parks on an annual basis. |
| | Location Description | Generally Census Tracts 1,9,11,14,15,16,17 in Midland Texas |
| | Planned Activities | Increase use of parks and park facilities, |
| 4 | Project Name | Greenwood Infrastructure Improvements |
| | Target Area | Greenwood Development Addition |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$315,884.20 Amended from \$ 95,571.00 original budget |
| | Description | Build Sidewalks within the Greenwood neighborhood to improve safety of pedestrian movement. |
| | Target Date | 9/30/2018 |

| | |
|--|---|
| Estimate the number and type of families that will benefit from the proposed activities | 570.208(a)(2) Limited Clientele – Presumed Low/Moderate Income We estimate 8000 to 10000 individuals will benefit from the proposed activities of safe pedestrian passage throughout the neighborhood. |
| Location Description | |
| Planned Activities | Number of sidewalks being built in neighborhoods, 0L3 – Sidewalks Installations |

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 area in which CDBG funds will be directed are shown on the locations of proposed 2017 project maps. The maps also identify 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

| Target Area | Percentage of Funds |
|---------------------------------------|---------------------|
| WASHINGTON PARK/2005 TARGET AREA | 15 |
| SPARKS PARK | 30 |
| City of Midland | 100 |
| Low and Moderate Income Census Tracts | 100 |
| Greenwood Infrastructure Improvements | 35 |
| Ratliff Park 2017 | 20 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City 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. CDBG supported public services are available on a citywide basis to income eligible households or persons. However, public capital improvements and other developments projects are specifically directed

Discussion

None

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The CDBG office anticipates utilizing our OHAP program to fund 15 families in buying a new home.

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

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 | 11 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 4 |
| Total | 15 |

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

Discussion

None

AP-60 Public Housing – 91.220(h)

Introduction

The Midland Housing Authority has not added any new units to its inventory.

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

We are working with the PHA to explore Tax credit opportunities and request additional HUD funds for our area due to COLA

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

We work with the PHA to invite residents to public meeting and encourage participation on local board

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

Midland PHA is not a troubled organization.

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 2017/2018 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 collaborated 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

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 application's 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 was 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 sub recipients.

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

The City of Midland will continue to cooperate with private housing providers and social service agencies to make the necessary changes in our community in order provide the best available services to its most vulnerable citizens.

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 of the Community Development Block Grant that the City will receive.

None

