

CAPER 2015-2016

CITY OF MIDLAND | PLANNING & COMMUNITY DEVELOPMENT



**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT**

FY 2015-2016

CITY OF MIDLAND, MICHIGAN

Jurisdiction: City of Midland, Michigan

Agency Preparing Report: Planning and Community
Development Department

Contact Person: Grant Murschel
Community Development
Planner

Telephone: (989) 837-3381

Address: City of Midland
333 W. Ellsworth Street
Midland, Michigan 48640

Period Covered: July 1, 2015 thru June 30, 2016

TABLE OF CONTENTS

CR-05 – Goals and Outcomes	1
CR-10 – Racial and Ethnic Composition of Families Assisted	6
CR-15 – Resources and Investments 91.520(a)	7
CR-20 – Affordable Housing 91.520(b)	9
CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320 (d, e); (91.520 (c)	11
CR-30 – Public Housing 91.220(h); 91.320(j).	13
CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j).	14
CR-40 – Monitoring 91.220 and 92.230	16
CR-45 – CDBG 91.520(c).	17

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 2015-16 program year was the first year of the five-year 2015-2020 Consolidated Plan. The 2015-16 CAPER covers the 2015-16 program year, for the period of July 1, 2015 through June 30, 2016. During this time, all but one activity proposed within the 2015-16 Action Plan were able to be undertaken by the City of Midland through its internal programs and its various subrecipients. This is a very important accomplishment. The following highlights specific activities that were notable during the year.

Through the City's housing rehabilitation loan program, two low-income households received assistance to ensure their homes remained in a suitable and code-compliant manner. Midland Area Homes' urgent-need home repair program assisted 21 low-income households and Midland County Habitat for Humanity assisted two households with critical home repairs. Together, 25 low-income households in the city of Midland received home repairs that contributed to the longevity of the city's housing stock.

Public facility improvements resulted in five different activities being completed at facilities that directly benefit low- and moderate-income households. Big Brother Big Sisters of the Great Lakes Bay Region remodeled a portion of their office facility to take it from unusable space to space that houses and office and small conference room. This activity directly benefited 240 low-income clients that are served by this facility. Shelterhouse, a domestic abuse and sexual assault emergency shelter, completed the renovation of the upstairs bathroom within the shelter facility. This project took a largely obsolete bathroom and made it completely usable for users of the facility. Cleveland Manor completed their parking lot lighting project that sought to modernize the facility's parking lot lights to be more energy efficient. Before the project, components of the lights could not longer be sourced during repairs because of the age of the lights. Cleveland Manor is a senior housing complex that serves only low-income residents. Washington Woods Senior Living Community completed two projects: the east elevator repair and the west boiler replacement. These two projects contributed to the ongoing maintenance health of this facility that serves low-income seniors.

Six public service projects were undertaken during this program year, resulting in over 475 low-income residents receiving ongoing or improved services for literacy improvement, fair housing, Dial-A-Ride transportation, family counseling, medical transportation, and housing and work assistance. These services were provided by The Legacy Center for Community Success, Reece Endeavor, Legal Services of Eastern Michigan,

West Midland Family Center, Cancer Services, and Midland Community Former Offenders Advocacy and Rehabilitation.

Two organizations provided activities that sought to reduce architectural barriers at homes of the elderly and persons with physical disabilities. Washington Woods Senior Living Community provided tub cut-outs to 6 different units which provided the residents easier access into their individual bathing facilities. Midland Area Homes provided accessibility ramps to four low-income households within the city of Midland. These ramps provided immediate improvement to the quality of life of these residents that have mobility difficulties.

During this program year, the City of Midland through a partnership with Midland Public School's Building Trades Program completed a barrier-free ranch home for a resident with mobility constraints. This house was built through the funds resulting from the homeowner's legal settlement, thus being affordable for the individual.

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
Maintain Existing Housing Stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	25	33.33%	18	85	472.22%
Provide Accessibility Improvements	Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	20	6	30.00%	4	6	150.00%
Provide Accessibility Improvements	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	4	20.00%	4	4	100.00%

Provide Accessibility Improvements	Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Provide Accessibility Improvements	Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Provide Decent, Affordable Housing	Affordable Housing Non-Homeless Special Needs		Rental units constructed	Household Housing Unit	3	0	0.00%			
Provide Decent, Affordable Housing	Affordable Housing Non-Homeless Special Needs		Homeowner Housing Added	Household Housing Unit	2	1	50.00%	1	1	100.00%
Provide Ongoing Fair Housing Activities	Fair Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	25	33.33%	15	25	166.67%
Provide Ongoing Fair Housing Activities	Fair Housing	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Provide Quality Public and Community Facilities	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	2564	25.64%	4760	2564	53.87%

Provide Quality Public and Community Facilities	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	347	17.35%	410	347	84.63%
Provide Support Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	3042	86.91%	708	250	35.31%
Provide Support Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Midland's CDBG program funded activities that directly address the specific priorities and objectives identified in the Consolidated Plan and the first-year Annual Action Plan.

The City's Housing Rehabilitation Loan program, Midland Area Homes' home repair program and Habitat for Humanity's critical home repair program, and the rehabilitation grants to Cleveland Manor & Washington Woods all addressed the goal of maintaining the existing housing stock

within the city.

The rehabilitation grants to Big Brothers Big Sisters, Shelterhouse, Cleveland Manor & Washington Woods addressed the goal of providing quality public and community facilities.

The goal of providing support services was addressed through the work of the Legacy Center for Community Success's literacy program, Reece Endeavor's Dial-A-Ride tickets program, West Midland Family Center's Family Ties program, Cancer Services transportation assistance service, and MCFOAR's housing and work assistance program.

Providing ongoing fair housing activities was addressed through the work of Legal Services of Eastern Michigan and their fair housing testing program.

The goal to provide accessibility improvements for residents with mobility challenges was addressed through the activities of Washington Woods bathtub cut-out program and Midland Area Home's accessibility ramp construction program.

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	2,511
Black or African American	147
Asian	15
American Indian or American Native	11
Native Hawaiian or Other Pacific Islander	9
Total	2,693
Hispanic	68
Not Hispanic	2,625

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

Narrative

The chart above provides a breakdown of the beneficiaries of the City's programs for the years by race. This breakdown is consistent with the racial makeup of the city of Midland as a whole.

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			339,782

Table 3 – Resources Made Available

Narrative

The federal source of funding contained only Community Development Block Grant funds via the U.S. Department of Housing and Urban Development.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Community-Wide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

These resources were made available community-wide through the subrecipient application process that began in December 2014.

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 \$339,782 of CDBG funds expended were leveraged against \$591,174 of other federal, state and local monies. This resulted in a total impact of \$930,956 in community development investment to benefit low- and moderate-income residents. While there are no matching requirements of the City's programs, leveraging of funds is highly encouraged.

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	422	372
Number of Special-Needs households to be provided affordable housing units	4	6
Total	426	378

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	1	1
Number of households supported through Rehab of Existing Units	18	378
Number of households supported through Acquisition of Existing Units	0	0
Total	19	379

Table 6 – Number of Households Supported

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

Through the activities of the CDBG program, 378 households received assistance in ensuring that their housing units would remain affordable and sustainable through rehabilitation. Only one new unit of housing was completed through the non-CDBG funded Building Trades program.

Discuss how these outcomes will impact future annual action plans.

Maintaining existing affordable housing stock is a main goal of the City's Consolidated Plan. While the goal of 426 was not completely reached, the resulting number was close to target. The City will better prioritize this goal in future annual actions plans to ensure the goal is met.

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	133	0
Low-income	128	0
Moderate-income	73	0
Total	334	0

Table 7 – Number of Persons Served

Narrative Information

334 extremely low, low, or moderate-income persons received direct assistance to ensure that their housing would remain sustainable and affordable in the years to come. Maintaining existing housing stock that is affordable is the main way in which the City can best meet this need within the community.

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 City of Midland is an active participant in the Midland County Continuum of Care and the Inter-Agency Network. These two groups are collaboratives of local non-profit and government agencies that seek to address the underserved needs within the community, especially homeless persons.

The City of Midland is also a member of the Homeless Taskforce for Midland County. This taskforce has been charged with unifying the data collection of the homeless shelters within the community in an effort to standardize the response of how shelters are meeting the individual needs of the clients they serve.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Midland actively works with the three area emergency shelters (Shelterhouse, Open Door/House of Mercy, and New Hope Village) to ensure that needs are being met. During the period of this report, Shelterhouse received a sizable grant through CDBG to facilitate the rehabilitation of the facility's upstairs bathroom within the shelter. This project turned a nearly obsolete bathroom into one that serves families and individuals efficiently and effectively.

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

The City of Midland's Community Development Planner is a member of the advisory committee for Midland Area Home's Home to Stay (HTS) program. HTS seeks to assist low-income families avoid becoming homeless through financial assistance and mentorship. While HTS does not receive direct funding from the City of Midland, it is actively funded through the local community foundation.

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 City of Midland is an active participant in the Midland County Continuum of Care and the Inter-Agency Network. These two groups are collaboratives of local non-profit and government agencies that seek to address the underserved needs within the community as it relates to helping homeless persons find permanent housing. Midland Area Homes (MAH) is the lead agency on housing support within the city of Midland. Although MAH does not receive direct funding from the City of Midland for to provide these services, it does actively assist homeless individuals in finding permanent housing through ESG funds and other local funding sources.

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

Actions taken to address the needs of public housing

The City of Midland is not a Public Housing Authority (PHA), nor is there an independent PHA operating in the city of Midland or Midland County. Therefore, the next level PHA is the Michigan State Housing Development Authority (MSHDA). The City of Midland actively engages with MSHDA through a variety of means, including staff consultation and mutual participation in the Midland County Continuum of Care (CoC). The City's Community Development Planner is currently the vice-chair of the Midland County CoC and stays very informed of the actions MSHDA is taking at the local level.

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

MSHDA is the primary responsible entity for this type of work in the city of Midland as a local PHA does not exist. MSHDA is active in promoting homeownership through a variety of programs that are available to residents of the city of Midland, including the MI First Home Down Payment Assistance and MI Next Home Down Payment Assistance. These programs are available to Midland residents through twelve (12) MI First Home Lenders and one (1) MI Next Home Lender.

Actions taken to provide assistance to troubled PHAs

The city of Midland does not view MSHDA as a troubled PHA and, therefore, does not provide assistance at this time.

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

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

The City of Midland did not identify any public policies that serve as barriers to affordable housing during the period of this report. Therefore, no actions were taken in this regard.

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

The City of Midland is an active participant in the Midland County Continuum of Care and the Inter-Agency Network. These two groups are collaboratives of local non-profit and government agencies that seek to address the underserved needs within the community.

The City's Community Development Planner is a participant in the Continuum's Inter-Agency Service Team which seeks to address the needs of complex cases through intentional collaboration between agencies, with an emphasis on veteran services.

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

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

The City of Midland supports the actions of members of the Midland County Continuum of Care and the Inter-Agency Network. These two collaborative organizations seek to reduce the number of poverty-level families within the city through various programs, some of which are supported directly through the use of CDBG dollars. These programs include Midland Community Former Offenders Advocacy and Rehabilitation and the Legacy Center for Community Success' literacy program.

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

The City of Midland is an active participant in the Midland County Continuum of Care and the Inter-Agency Network. These two groups are collaboratives of local non-profit and government agencies that seek to address the underserved needs within the community. The collaboration also is a primary way of furthering the development of a comprehensive institutional structure that works together to address needs within the community.

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

Through the work of the Midland County Continuum of Care and the Inter-Agency Network, the City of Midland is a active participant in enhancing the coordination between public sector actors and private housing and social service organizations.

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 City of Midland continues to work with Legal Services of Eastern Michigan to provide ongoing fair housing paried testing within the community. These tests are used to guage housing discrimination within the community while seeking to remove its existence through testing and enforcement actions.

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

The City of Midland actively monitors its subrecipients during the program year to ensure compliance with program standards and federal law. Annual subrecipient monitoring visits are conducted at random to verify compliance with current and previous projects. Subrecipients are required to execute a Subrecipient Agreement before funds are expended. Within the agreement is provisions that requirement long-term compliance with the CDBG program.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Midland initiated a 15-day public comment period on the contents of this performance report beginning September 14, 2016. Copies of the draft report were available on the City's website and at the counter's of the City Planning Department and City Library.

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 has not changed it's initial program objectives during the period of this report. All program objectives remain the same as indicated in the 2015-2020 Consolidated Plan.

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

No

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

N/A