

CAPER 2016-2017

CITY OF MIDLAND | PLANNING & COMMUNITY DEVELOPMENT



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

FY 2016-2017

CITY OF MIDLAND, MICHIGAN

Jurisdiction: City of Midland, Michigan

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Period Covered: July 1, 2016 thru June 30, 2017

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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 2016-17 program year was the second year of the five-year 2015-2020 Consolidated Plan. This CAPER covers the 2016-17 program year, for the period of July 1, 2016 through June 30, 2017. During this time, all but two activities proposed within the 2016-17 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.

During the 2016-17 program year there were many achievements as a result of the CDBG program and its resulting relationships between the City of Midland and residents and community-oriented non-profit organizations. These achievements included a new collaborative roofing initiative between Midland County Habitat for Humanity and Midland Area Homes, a program that was funded using CDBG dollars. This collaborative initiative allowed MCHFH and MAH to work together to repair or replace roofs on two low-income, owner occupied homes within the city of Midland. Collaboration of this nature is an major objective of the CDBG program and it is remarkable to see it succeed and continue to evolve.

For all housing-related activities, 369 occupied unites of housing received some type of improvement or rehabilitation during the 2016-17 program year. Of these 369, 325 are occupied by low- or moderate-income households; meaning 88 percent of the units rehabilitation or improved were low- or moderate-income households. During the year, the City Housing Rehabilitation Loan Program continued serving one low-income household, Habitat for Humanity completed a single critical home repair for a low income household, Midland Area Homes completed 14 housing rehabilitation projects and 3 accessibility improvement projects for low income residents, Cleveland Manor renovated three of their low-income units that serve seniors, and Washington Woods Senior Living Community completed two projects that benefited the entire facility that serves primarily low-income seniors.

Six public service projects were undertaken during this program year, resulting in a large amount of low-income residents receiving ongoing or improved services for youth programs, fair housing, Dial-A-Ride transportation, family counseling, medical transportation, and housing and work assistance. These services were provided by ROCK Grounded, Reece Endeavor, Legal Services of Eastern Michigan, West Midland Family Center, Cancer Services, and Midland County Former Offenders Advocacy and Rehabilitation.

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	18	24.00%	15	24	160.00%
Provide Accessibility Improvements	Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	20	3	15.00%			
Provide Accessibility Improvements	Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	14	70.00%	5	3	60.00%
Provide Decent, Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$11000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1	2	200.00%
Provide Decent, Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$11000	Rental units constructed	Household Housing Unit	3	2	66.67%			

Provide Decent, Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$11000	Homeowner Housing Added	Household Housing Unit	2	0	0.00%	0	0	
Provide Decent, Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$11000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	18	
Provide Ongoing Fair Housing Activities	Fair Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	25	33.33%			
Provide Ongoing Fair Housing Activities	Fair Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		25	25	100.00%
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	0	0.00%	50	0	0.00%
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	345	17.25%	214	345	161.21%

Provide Quality Public and Community Facilities	Affordable Housing Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	345		6	345	5,750.00%
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	3601	102.89%	0	3601	
Provide Support Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		250	120	48.00%
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.

During the 2016-17 program year, the City of Midland prioritized CDBG funding to meet the specific objectives identified in the 2015-2020 Consolidated Plan. These objectives are listed above and as seen in the accomplishment columns, a fair amount of work has been done to work towards accomplishing these outcomes.

Housing rehabilitation activities that work to sustain the available housing that is affordable for low-income persons within the city was at the forefront of the activities funded for the year. Ten of the 16 activities undertaken during the year were focused on housing rehabilitation through a variety of means. Each of these activities was seen as being successful during the year.

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	3,193
Black or African American	303
Asian	33
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	1
Total	3,532
Hispanic	1
Not Hispanic	3,531

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

Narrative

The racial and ethnic composition of the families assisted with CDBG funds during the year is an accurate portrayal of the broader low-income resident population of the city of Midland. Efforts were made to increase the participation of minorities and the composition of the year is a good indication of these efforts.

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	CDBG	332,889	244,490
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

During the year, the city of Midland made available \$332,889 of new entitlement, carry-over and program income funds. In total, \$244,490 was spent.

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

In line with the objectives of the City's current Consolidated Plan, the dollars made available are for use community-wide and must be used either within the jurisdictional boundaries of the City of Midland or to directly benefit city of Midland residents.

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.

In total, over \$490,000 dollars were leveraged using CDBG funds during the year. This includes a large amount of organizations providing their own leveraging funds for a project.

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	420	369
Number of Special-Needs households to be provided affordable housing units	2	2
Total	422	371

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	2	2
Number of households supported through Rehab of Existing Units	20	369
Number of households supported through Acquisition of Existing Units	0	0
Total	22	371

Table 6 – Number of Households Supported

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

During the year, 11 activities were undertaken to meet the housing goals listed above. These included ten CDBG activities as well as one City-sponsored activity: the Building Trades Program. The Building Trades Program provided 2 new units of barrier-free, fully accessible, affordable housing for low-income persons with a cognitive or physical disability. The ten CDBG funded activities focused on the rehabilitation of existing, affordable housing units in order to ensure their ongoing sustainability and quality.

Discuss how these outcomes will impact future annual action plans.

The results on these activities will underscore the importance of focusing on rehabilitation of existing affordable housing through collaboration with community-based non-profit housing organizations. It will also reinforce the importance of the Building Trades Program and the resulting affordable housing that that program provides.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	135	0
Low-income	154	0
Moderate-income	37	0
Total	326	0

Table 7 – Number of Households Served

Narrative Information

In total, 326 extremely low- to moderate-income households benefited from the activities undertaken during the 2016-17 program year as it relates to affordable housing.

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 works collaboratively with the Midland County Continuum of Care to reach out directly to homeless persons (especially unsheltered persons) to help address and meet their individual needs. The City's Community Development Planner is currently the vice-chair of the CoC and is very involved with the workings of this organization. The CoC is the lead organization in the city that strives to address the community and individual needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Midland County Continuum of Care is the lead organization on addressing the emergency shelter and transitional housing needs of homeless persons. As indicated above, the City of Midland plays a main role in the Continuum of Care.

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 Midland County Continuum of Care is again the lead organization on these matters. As indicated in the first paragraph above, the City of Midland plays a main role in the Continuum of Care. Additionally, the city focuses on funding public service activities that benefit low-income persons facing the mentioned challenges.

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

The Midland County Continuum of Care is again the lead organization on these matters. As indicated in the first paragraph above, the City of Midland plays a main role in the Continuum of Care. Additionally, the city focuses on funding public service activities that benefit low-income persons facing the mentioned challenges.

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) and a PHA does not operate within the city of Midland, except the limited actions of the Michigan State Housing Development Authority (MSHDA). However, the City does own and operate two senior housing facilities that provide low-income and fair market rents to seniors. The City continues to make investments in Washington Woods, the housing facilities that has a low-income composition of over 80 percent, via CDBG to ensure the sustainability of these affordable housing units.

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

Within the two City-owned and operated senior housing facilities, resident councils have been established to facilitate resident input into the decision making at the facilities. The City also partners with the Continuum of Care to develop homeownership programs that allow residents of public housing

programs to work towards homeownership, where feasible.

Actions taken to provide assistance to troubled PHAs

A PHA does not operate within the city of Midland, as such no actions are necessary.

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 continues to assess and take the necessary actions to modify public policies that have the negative effects on these items. The City Zoning Ordinance is continually modernized to address these issues. During the upcoming year a community-wide housing study will be completed that will provide some additional identification of policies that might be creating issues.

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)

The City of Midland continues to comply with all requirements regarding lead-based paint hazards including necessary contractor licensing and work practices.

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.

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. Public-private collaboration is also a main pillar of the City's current Consolidated Plan and this objective guides all decision making.

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 11, 2017. Copies of the draft report were available on the City's website and at the counter of the City Planning Department at City Hall.

CR-40 – Monitoring 91.220 and 91.230

Describe the standards and procedures that will be used to monitor activities carried out in furtherance of the plan and will be used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and 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.

Description of 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 11, 2017. Copies of the draft report were available on the City's website and at the counter of the City Planning Department at City Hall.

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