

CITY OF MIDWEST CITY
Consolidated Annual Performance and Evaluation Report (CAPER)
Year Four Action Plan (2018)
July 1, 2018 – June 30, 2019

GENERAL SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER), a requirement of the U.S. Department of Housing and Urban Development (HUD), provides financial and beneficiary information detailing the City of Midwest City's progress in carrying out its housing and community development strategies outlined in its 2015 – 2019 Consolidated Plan. This CAPER represents activities outlined in the City of Midwest City's Year Four Action Plan covering the program year of July 1, 2018 through June 30, 2019.

The City of Midwest City receives entitlement funds from only one of the four HUD programs covered by the consolidated planning process. Community Development Block Grant (CDBG) funds were used for housing, community development and public service activities meeting the CDBG objectives of decent affordable housing, suitable living environments and economic opportunity.

CR-05 - Goals and Outcomes

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

Year four of the City of Midwest City's 2015-19 Consolidated Plan and Strategy has been effective in addressing the high priority goals of affordable housing, public facility/infrastructure/improvements, public services, slum/blight and administration. All 2018 Action Plan project goals were met or exceeded other than Senior Services, Share A Fare Program, Slum/Blight Improvement Program, and Original Mile Public Improvements. Midwest City remains well within the HUD

expenditure timeliness requirements and intends to meet cumulative five year goals.

FY18 Program Year - Community Development Block Grant (CDBG) Project Progress – Year 4 of 2015-2019 Consolidated Plan

Project Name	Goal	Measure	Annual Outcome Expected	Annual Outcome Actual	Percent Goal Met 2018	Funding Expended 2018
Primary Systems Home Repair	Affordable Housing	Households Assisted	12	1 – 2016 funds 16 – 2017 funds 0 – 2018 funds	142%	100% 83% 0%
HBA Housing Services – HOME Prog	Affordable Housing	Households Assisted	20	36	180%	72%
Housing Rehab Admin	Affordable Housing	Households Assisted	3	3	100%	100%
Senior Services	Provide Services	Persons Assisted	175	148 - LMC	85%	100%
At Risk Youth Services	Provide Services	Persons Assisted	100	240 - LMC	240%	100%
Before/ After School Care Scholarships	Provide Services	Persons Assisted	15	17 - LMC	113%	76%
Senior Medical Transportation Services	Provide Services	Persons Assisted	80	612 - LMC	765%	100%
Share A Fare Program	Provide Services	Persons Assisted	120	34 - LMC	28%	0%
Slum/Blight Improvement Program	Reduce Slum Blight	Buildings	1	0 – 2017 funds 0 – 2018 funds	0%	0% 0%
Original Mile Public Improvements	Public Facilities	Other	2	1 – LMA – 60% 2017 4198 HH 2018	100% 4%	100% 4%
Administration	Planning & Admin Fair Housing	Other	1	1	100%	100%

Acronyms: LMC – low to moderate income clientele activity, LMA – low to moderate income area activity, HH - household

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 2015-2019	Actual - Strategic Plan 2015-2019 Cumulative	Percent Complete	Expected - 2018 AP Year 4	Actual - 2018 CAPER Year 4	Percent Complete
Facilities, infrastructure, improvement needs	Non-Housing Community Development	CDBG	Public Facilities/Improvements	Other	7	6	85.71%	2	1	50.00%
Planning and Administration	Administration	CDBG	Other	Other	5	4	80.00%	1	1	100.00%
Preservation of safe, decent affordable housing	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	110	128	116.36%	35	56	160%
Provide public assistance and services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2275	3,047	133.93%	490	1051	214.50%
Reduce Slum and Blighted Buildings	Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	20	3	15.00%	1	0	0.00%

2018

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

2015-19 Midwest City Consolidated Plan Goal Progress

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 Midwest City identified six priority areas in its 2015-2019 Consolidated Plan in which to be addressed with HUD Community Development Block Grant (CDBG) funds. These priorities include: Affordable Housing, Public Facilities/Infrastructure/Improvements, Public Services, Slum/Blight Activities, Economic Development and Administration. All CDBG funded activities are guided by the primary program objectives of providing decent housing, a suitable living environment and expanded economic opportunities principally benefiting persons of low and moderate income. Five of these priorities were addressed in program year 2018. Economic Development is identified as a low priority due to limited CDBG funding.

During program year 2018, the City of Midwest City had \$677,162.40 in CDBG funds, consisting of \$401,492 in 2018 funding and \$275,670.40 in prior year funding. \$357,196.50 in total CDBG expenditures were made during program year 2018. \$170,036.91 in expenditures supported affordable housing, \$81,243.13 supported public facilities, \$41,126.50 supported public services, \$0 supported slum/blight, and \$64,789.96 supported administration, which included \$8,000.00 for fair housing activities.

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	736
Black or African American	193
Asian	24
American Indian or American Native	35
Native Hawaiian or Other Pacific Islander	1
Other multi-racial	62
Total	1,051
Hispanic	58
Not Hispanic	993

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

Narrative

Table 2 represents persons participating in the City's Senior Services, At Risk Youth Program, Child Care Scholarship Program, Senior Medical Transport and Share A Fare Program. The Primary System Home Repair Program, HBA Housing Services and Housing Rehabilitation Program numbers are collected as households and are not included above but are listed as follows:

56 Total households were assisted to include; White households – 36, 3 of which were Hispanic in ethnicity; Black or African American households – 17; Native American households – 2; Multi-Racial households - 1 .

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	HUD	677,162.40	357,196.50

Table 3 – Resources Made Available

Narrative

The City of Midwest City receives only Community Development Block Grant (CDBG) as an entitlement community.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Funds are not committed or allocated geographically.

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.

CDBG funds were not used to leverage additional resources, however, the City of Midwest City continues to support and pursue complimentary funding sources to provide activities and services that meet needs in the community and provide an improved quality of life. The following table represents other resources utilized and/or managed by the Grants Management Department during this reporting period.

SOURCE	PROGRAM	Description	Beneficiaries
Oklahoma Housing Finance Agency	HOME Homebuyer Assistance Program	Down Payment, Closing Costs	41 MWC first time homebuyers
Oklahoma County	Community Support	Mid Del Group Homes Workshop – transportation, misc operating expenses	50 persons
Oklahoma County	Emergency Services	Emergency Utility Assistance – homeless prevention through Mission Mid-Del	30 families/112 persons
Oklahoma County	Community Support	Bus Passes distributed to MWC PD, Alliance Health Midwest, Community Action Officers, Neighborhoods in Action	405 persons
City of Midwest City	Transitional Housing	4 units – Catholic Charities referral and case management	4 families
City of Midwest City	Boys and Girls Club Telstar Elementary	Afterschool program – contract with Boys and Girls Clubs of OK County, Inc.	165 youth
City of Midwest City	Volunteer Income Tax Assistance Program	Free income tax preparation service – partner with IRS	1029 households
City of Midwest City	Dana Brown Cooper Head Start & Steed Head Start Centers	Provide facilities for CAA of Oklahoma City and Oklahoma /Canadian Counties Head Start Program	160 preschool youth
City of Midwest City	Route 15 Bus Service	Embark contract to provide express bus service and para-transit to, from and within	5291 persons per month 784 persons per month - para

		Midwest City	
City of Midwest City	Bus Stop Shelters	1 new bus stop shelter installed along Route 15	SB Air Depot / Reno
City of Midwest City	Officer Next Door Program	Increased stabilization of at-risk, LM neighborhood through law enforcement resident	Neighborhood specific
OK Department of Tourism	Recreational Trail Grant – SCIP Phase II	Construction of off road trails and underbridge crossing at N.E. 23 rd Street	Low to moderate income area
Oklahoma City Community Foundation	Parks and Public Spaces Grant	Trail amenities along Spirit Trail System – 22 trees and bench	Low to moderate income area
Oklahoma Atty Generals Office	Safe Oklahoma Grant	Overtime funds for targeted 2-man patrols in high risk areas	City-wide
Midwest City Memorial Hospital Authority	MWC Community Improvement Grant	Middle Income Housing Rehabilitation Loan Program	City-wide
Midwest City Memorial Hospital Authority	MWC Community Improvement Grant	Original Mile Homebuyer Assistance Program	Area bound by Air Depot, SE 15 th Street, Midwest Blvd, S.E. 29 th Street
Urban League	HOME Affordable Housing Project	For sale and for rent units	(4) SF units in targeted OKC Public Schools neighborhoods.

Midwest City maintains (9) vacant lots in the city's Original Mile Revitalization Area. Four of the properties were acquired using Neighborhood Stabilization Program (NSP) funding and landbanked in 2010. All of the NSP properties have since met programmatic requirements and will be utilized for affordable housing purposes in conjunction with the Revitalization Plan for the Original Mile. Currently, (5) of the lots are under contract for infill housing construction.

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		
Number of non-homeless households to be provided affordable housing units	35	56
Number of special-needs households to be provided affordable housing units		
Total	35	56

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units	15	20
Number of households supported through the acquisition of existing units		
Total	15	20

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals. Outcomes have exceeded goals for the year.

Discuss how these outcomes will impact future annual action plans.

Midwest City's affordable housing goals have been met for the year. It is anticipated that outcomes in year 5 will be exceeded also and five year outcome will be 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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	7	0
Low-income	12	0
Moderate-income	37	0
Total	56	0

Table 7 – Number of Households Served

Narrative Information

The City of Midwest City's Primary Systems Home Repair Program serves low and extremely low income homeowner households while the Housing Rehabilitation Loan Program and HBA Housing Services serves homeowner households at or below moderate income.

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

Midwest City has only documented a handful of chronically homeless over the years, however, a recent increase in the incident of individual panhandlers and transients, primarily adjacent to commercial areas, has prompted the Midwest City Police Department to enact a Homeless Outreach Team consisting of (2) officers per shift. Being in such close proximity to Oklahoma City shelters and homeless services, any immediate needs encountered are referred to these existing resources. The 211 referral service refers to Oklahoma City providers and referrals often return to our community by way of transitional or permanent housing opportunities.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seeing the most pressing need to be assisting those at risk of homelessness in the community, Midwest City owns and operates (4) single family structures used as transitional housing for homeless families. Case management and wrap-around services are provided to families residing in the city's properties by a local non-profit homeless provider. There is also another transitional housing facility in Midwest City for women and their families operated by Catholic Charities, with a capacity of 20. Leah's Hope is a new homeless services provider in the area and currently providing housing and services to (3) families with the capacity to serve (4). Midwest City is also home to a 10-bed emergency youth facility operated by Mid-Del Youth & Family.

The city also contracts with Oklahoma County to support an Emergency Utility Assistance Program and when available, bus passes are provided to the local hospital and Midwest City Police Department Jail to accommodate at-risk discharges. They are also distributed to the MWCPD Jail Diversion Program, Community Action Officers, Homeless Outreach Team and the Neighborhoods In Action/Community Action Agency staff. Many local churches and organizations provide other needed services, such as meals, food, and clothing to the at-risk community.

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 Midwest City is not a direct recipient of the Emergency Solutions Grant (ESG) which could assist with housing the homeless and provide services to prevent homelessness, re-house or otherwise permanently house the homeless. It is the intent of the city to improve its coordination with those entities in the community that may come in contact with those experiencing homelessness in order to improve the city's assessment of need and plan appropriately for needed resources and service referrals. The Midwest City Police Department has recently organized a Homeless Outreach Team. This team is able to make contact with individuals in the community that may be homeless or transient. These officers provide resources such as transportation to shelters, hygiene kits and or bus passes when needed.

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 Midwest City is not a direct recipient of the Emergency Solutions Grant (ESG) which could assist with housing the homeless and provide services to prevent homelessness, re-house or otherwise permanently house the homeless. It is the intent of the city to improve its coordination with those entities in the community that may come in contact with those experiencing homelessness in order to improve the city's assessment of need and plan appropriately for needed resources and service referrals. . The Midwest City Police Department has recently organized a Homeless Outreach Team. This team is able to make contact with individuals in the community that may be homeless or transient. These officers provide resources such as transportation to shelters, hygiene kits and or bus passes when needed.

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

Actions taken to address the needs of public housing

Midwest City does not have a public housing authority.

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

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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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)

No actions taken. The City of Midwest City has not identified any public policies that serve as barriers to affordable housing. If encountered, the city will endeavor to remove or lessen any adverse effects.

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

The City of Midwest City coordinates its CDBG programs and activities to utilize funding in the most efficient way to address the needs of low to moderate income residents using the limited resources and funding available. The Grants Management Staff continues to seek out funding opportunities and partnerships that meet underserved needs in the community.

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

Lead hazard reduction and abatement continues to be an important component of the city's rehabilitation programs. Programs that provided rehabilitation/repair to owner occupied homes where painted surfaces would be impacted, required inspections of each house built prior to 1978 for lead-based paint (LBP) hazards using a Certified LBP inspector or risk assessor for compliance with HUD's Lead-Safe Housing Rule.

Staff will pursue educational opportunities for lead based paint training, educating contractors of the requirements and needed training, and working to identify additional funds sources to address this issue.

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

To reduce the number of poverty-level families, Midwest City provides at least 70% of its CDBG activities benefiting the low to moderate income community. Public services are funded at the full allowable 15% of our annual grant amount. Midwest City attempts to help individuals and families rise above the poverty level, become self-sufficient, and eliminate barriers to success through services provided to the community and support for other entities who are dedicated to reducing poverty. There are many anti-poverty programs offered by local agencies in Midwest City and the Oklahoma City Metropolitan Area.

Midwest City staff, in addition to providing programs and services that assist poverty level families, has made every attempt to refer families seeking assistance to the appropriate service agency.

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

There were no actions taken to develop institutional structure.

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

Actions during this period include coordination identified in the resource table under Leveraging in this document.

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 Midwest City contracts with the Metropolitan Fair Housing Council (MFHC) to provide comprehensive fair housing services to Midwest City residents. During the 2018 program year, MFHC conducted (23) client complaint intakes for Midwest City. Of those, (9) intakes were tenant/landlord issues. Protected class intakes included (5) allegations of familial status discrimination, (6) allegations of disability discrimination, (1) allegation of race discrimination, (1) allegation of sex (harassment), and (1) allegation of income source discrimination. No allegations of color, religion, or national origin discrimination were reported.

Of the protected class intakes, no formal housing discrimination complaints were filed with the US Department of Housing and Urban Development (HUD) during the program year.

MFHC also assists with requests for reasonable accommodations under the Fair Housing Act of which (3) Midwest City residents were assisted. All three requests were granted by their landlords, a 100% success rate for accommodation of disabled tenants for FY'2018. Fair Housing, Fair Lending and First Time Homebuyer workshops are also conducted by MFHC, along with (13) fair housing ads published in the Midwest City Beacon during FY'18.

Actions made by the City of Midwest City during program year 2018 include the following:

- Provide referrals to Metropolitan Fair Housing Council for education,

outreach, research, counseling and general information.

- Fair Housing proclamation during Fair Housing Month – April 2018.
- Fair Housing and homeownership information display at the Midwest City Library during Fair Housing Month.
- Information about fair housing choice and education provided on local cable outlet, website, flyers, city newsletters, posters and brochures.
- Make available pamphlets explaining rights and responsibilities of tenants and landlords, along with copies of the Oklahoma Residential/Non-Residential Landlord and Tenant Acts.
- Provide information about NHS, CAA and Urban League Homebuyer Education Classes to meet education requirement for applicants to Midwest City's Homebuyer Assistance Program. Fair Housing education is a component of the classes.
- Oklahoma Fair Housing & Health Equity Seminar celebrating the 50th anniversary of the Fair Housing Act at the Oklahoma History Center – April 2018
- Midwest City's housing programs – Primary Systems Home Repair, Housing Rehabilitation and Homebuyer Assistance are provided city-wide in order to accommodate needs from any area of the city.

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 Grants Management Department is responsible for ensuring that CDBG funds are used in accordance with all program requirements. In meeting this responsibility, monitoring efforts are directed toward program performance, financial performance, regulatory compliance, and long-term compliance, to include minority, women and Section 3 business outreach and comprehensive planning compliance. Financial expenditures are reviewed weekly, activities are reviewed on a monthly basis, and a quarterly financial report is prepared. CDBG projects are generally managed in-house by existing staff and procured through the RFP or competitive bid process in compliance with local ordinances. All contracts contain provisions to insure compliance with federal, state and local regulations and are overseen by staff for the duration of the contract. The Single Audit Act requirements also provide for a comprehensive audit and review of the Community Development Block Grant (CDBG) Program when total city federal expenditures exceed \$750,000.

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.

In accordance with the Citizen Participation Plan, the City of Midwest City provided a public notice in the Daily Oklahoman, fifteen days in advance of the public hearing to review the CAPER. In addition, notice of the draft CAPER was posted on the City's website and at various city buildings. The draft CAPER will be available for public comment from September 6, 2019 - September 21, 2019. The Citizens Advisory Committee on Housing and Community Development will review the document on September 23, 2019 prior to submittal to HUD. **No citizen comments were received on the CAPER document.**

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.

City of Midwest City has not made any changes in its program objectives.

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

City of Midwest City has no BEDI grants.

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

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