

## 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 priorities identified in the 2020-2024 Consolidated Plan were housing and job creation. The Plan projects 14 single family and 6 multi-family units to be completed during the program year.

The City of Middletown has a robust housing rehabilitation program for single and multi-family properties, both owner and non-owner occupied. While the objective above is within the City's capacity, due to Covid-19 restrictions, specific accomplishments were less than ideal.

Covid-19 restrictions:

NYS on PAUSE (Executive Order 202; <https://www.governor.ny.gov/executiveorders> 03/07/2020)

City ban on non-emergency activities (Executive order <https://www.middletown-ny.com/en/community/news.html?start=8> 03/16/2020)

Orange County Executive orders (<https://www.orangecountygov.com/2036/2020-Executive-Orders> beginning 03/10/2020)

Further Covid-related issues slowed or pre-empted progress in reaching the projected number of accomplishments: i.e. contractor availability; availability of materials; reasonable pricing for materials as well as time lost for quarantine and testing for personnel, restriction on inspections in order to protect personnel and homeowner.

In lieu of planned activities the City's Community & Economic Development office was able to pivot operations into emergency response and referrals for homeowners and businesses. The Office of Economic and Community Development (OECD) was involved in all aspects of the City's response to the pandemic. The following is a list of activities that took place in lieu of the Action Plan projects.

Emergency rehabilitation activities for plumbing, electrical, roofing, heating and hot water continued as needed. These activities were or will be revisited for additional work when restrictions allow.

Continual updates for City businesses were created and posted on the City website, Channel 20 and social media. Business owners were encouraged to call for information and assistance. Business Guides were created.

Assistance with State and Federal assistance programs related to Covid-19

Continual review of protocols and guidance regarding Covid-19 for homeowners and businesses.

Monitoring Federal, State and County Covid-19 updates.

Participated in the Hudson Valley Mayor's Forum to share information with other local cities on Covid-19 strategies.

Preparation of applications and other paperwork for future Housing Rehabilitation activities continued.

Two small business loans were approved and distributed.

The City's HUD-related Citizen Participation plan was updated to include emergency procedures.

Coordination with Orange County regarding CARES Act funding.

Planning and Amendments to the 2019 Action Plan to accept and utilize CARES Act funding in the amount of \$542,740 were completed.

CARES Act (CV) projects were begun and funding was distributed.

In order to promote business outdoor dining in public spaces was instituted to assist restaurants and outdoor; dining permits for individual restaurants were offered with no fee. Ribbon cuttings for new businesses continued; a dining guide was created and circulated on social media; curbside pickup parking spaces were created.

Small business loans were deferred for 2 months; 108 loans were deferred for 1 month.

Planning and assistance to ensure Census 2020 participation.

**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
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	50	0	0.00%	10	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	0	0.00%	2	2	0.00%
Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	30	0	0.00%	6	0	0.00%
Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	70	4	5.71%	14	4	28.57%
Housing	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	0	0.00%	20	0	0.00%

**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 Middletown utilized \$162,500 to assist 17 homeowners in whole or in part with necessary repairs and replacements. Not all of these were 2020 activities but rather they were started or completed in 2020 hence the difference with table above which only counts program year accomplishments.

Another \$119,000 assisted businesses. One new business prepared to open in 2021. Another completed a façade renovation. These two businesses will report their job numbers in 2021. Two other businesses completed drawdowns on their loans during 2020, one to renovate a façade and the other to complete the build out of their business that opened in 2019. Businesses that opened in 2019 reported an additional 13 FTEs in the early part of 2020.

CARES Act funding was distributed to several activities:

Recreation and Parks and the City-owned Paramount Theatre received funds for disinfection equipment. Park equipment is disinfected every day, seven days a week providing continuing access to City parks.

The Guild of St. Margaret Soup Kitchen received grants to cover the shortfall in their budget due to hugely increased numbers. Their numbers increased from 28,855 meals per year (2019) to 83,725 during 2020.

A City-owned building is being renovated for leasing to the GMIC Warming Station. The Warming Station is an overnight facility for homeless individuals that operates 6 months out of the year (from November through April). The previous location is not large enough for social distancing and does not have appropriate ventilation to prevent the transmission of Coronavirus.

The Middletown Pantry is providing nutrition packs to families with children and senior citizens through the auspices of the Recreation & Parks Department and the City's Senior Center. In the beginning the Recreation worked in conjunction with school district and police department to arrange deliveries to homebound seniors and families with children. Since the summer of 2020 Recreation solely packs and delivers all packages. Recreation was able to team with the school districts lunch distribution program which usually operates during the summer to deliver boxes of food to families that were in need. Referrals from other community programs and agencies as well as the school district helped to determine those in need. Approximately 610 people per week were assisted.

**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	20
Black or African American	3
Asian	2
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>25</b>
Hispanic	11
Not Hispanic	14

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

**Narrative**

The distribution of activities among ethnic and racial groups reflects the ethnic and racial makeup of the City of Middletown.

Racial and ethnic information is entered into IDIS when activities are opened. So the number of families assisted does not correspond to the number of activities in Table 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	public - federal	703,710	640,912

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Middletown, New York	100	100As	Local Jurisdiction

Table 4 – Identify the geographic distribution and location of investments

### Narrative

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## 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.**

Only CDBG resources were used to complete CDBG activities for the Housing Rehabilitation Program.

The Small Business Loan program leveraged private and state funds in the amount of \$212,193.00 (CDBG investment \$138,160) relative to the assistance of new business.

The City of Middletown is continuing on projects under the \$10 million NYS Downtown Revitalization Grant. Additional grants awarded in PY 2020 are:

**2020** - \$250,000 from the Office of Assemblywoman Aileen Gunther through the State and Municipal Facilities Program (SAM), for the creation of a Pavilion at Erie Way Park for the Farmer's Market.

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## 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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

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	0	0
Number of households supported through Rehab of Existing Units	20	4
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>20</b>	<b>4</b>

Table 6 – Number of Households Supported

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

The City of Middletown has a robust housing rehabilitation program for single and multi-family properties, both owner and non-owner occupied. While the objective above is within the City's capacity, due to Covid-19 restrictions, specific accomplishments were less than ideal.

Covid-19 restrictions:



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Orange County Executive orders (<https://www.orangecountygov.com/2036/2020-Executive-Orders> beginning 03/10/2020)

Further Covid-related issues slowed or pre-empted progress in reaching the projected number of accomplishments: i.e. contractor availability; availability of materials; reasonable pricing for materials as well as time lost for quarantine and testing for personnel.

**Discuss how these outcomes will impact future annual action plans.**

As Covid-19 restrictions dissipate the City will endeavor to make progress on 2020 wait listed activities and 2021 projected activities.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	3	0
Moderate-income	1	0
<b>Total</b>	<b>4</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

## **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 does not expend its CDBG funds for the Homeless and others with special needs, it relies on other public agencies and the county as part of its continuum of care to undertake these activities. (Please see <https://www.orangecountygov.com/192/Community-Development> for details on the topics in this section.)

The City of Middletown has a variety of resources available for homelessness assistance from various providers. While the City itself is not a direct recipient of Emergency Shelter Grant (ESG) funds, HONORehg, the primary provider of shelter for the homeless in Orange County, does receive funding under ESG. HONORehg, which is located in the City provides temporary housing and case management services for homeless families and single men and women. This year 1388 persons including 376 children and their 266 parents were served. An additional 143 youths were assisted at their runaway and homeless youth shelter. Of these 407 persons were one night stay only. These are not necessarily only Middletown residents but are also from the surrounding areas in the county.

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

Several transitional housing programs have continued to provide housing and services for the homeless during the term of this Consolidated Plan. RECAP operates 104 supportive housing beds in the City of Middletown. These units are apartments where families and individuals who need additional services are provided with a variety of counseling opportunities and are encouraged to pursue educational and career goals in order to obtain self-sufficiency. In addition, FOCUS is a transitional shelter developed by RECAP which provides housing and supportive services for pregnant and parenting teens. There is also supportive housing for veterans and individuals battling addiction. These transitional programs supplement the emergency shelter programs at HONORehg.

**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**

During the term of this Consolidated Plan, PathStone continued its administration of the Section 8

Voucher and Certificate Program, giving priority to those families who have been displaced and are homeless. They will continue to provide case management, counseling, education and training through the Family Self-Sufficiency Program as part of the continuum of care process. In addition, families on the waiting list with incomes <30% AMI will be given priority for assistance, aiding in the prevention of homelessness. While the City of Middletown does not provide direct assistance to PathStone, the OECD provides assistance to landlords in the renovation of housing units through its Multi-Family. Again, RECAP provides transitional housing and programs for individuals and families who are in danger of becoming homeless. RECAP operates 104 supportive housing beds in the City of Middletown. These units are apartments where families and individuals who need additional services are provided with a variety of counseling opportunities and are encouraged to pursue educational and career goals in order to obtain self-sufficiency. In addition, FOCUS is a transitional shelter developed by RECAP which provides housing and supportive services for pregnant and parenting teens. There is also supportive housing for veterans and individuals battling addiction. These transitional programs supplement the emergency shelter programs at HONORehg.

**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 Middletown has a variety of resources available for homelessness assistance from various providers. While the City itself is not a direct recipient of Emergency Shelter Grant (ESG) funds, HONORehg, the primary provider of shelter for the homeless in Orange County, does receive funding under ESG.

RECAP operates 104 supportive housing beds in the City of Middletown. These units are apartments where families and individuals who need additional services are provided with a variety of counseling and case management opportunities, and are encouraged to pursue educational and career goals in order to obtain self-sufficiency. In addition, FOCUS is a transitional shelter developed by RECAP which provides housing and supportive services for pregnant and parenting teens. There is also supportive housing for veterans and individuals battling addiction in addition to the emergency shelter program at HONORehg

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

### **Actions taken to address the needs of public housing**

The City of Middletown does not have public housing units. The Middletown Housing Authority (aka Middletown Family Housing) is an LIHTC venture.

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

The City of Middletown has a Community Development Agency which rehabilitates tax foreclosed/vacant homes acquired through tax foreclosures and sells them to income eligible homebuyers who have completed homebuyer education and counseling with PathStone. Middletown Family Housing is aware of the program and has flyers for the program available for their residents.

### **Actions taken to provide assistance to troubled PHAs**

N/A

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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)**

The City refers individuals, as necessary, to other organizations that can assist with referrals for veterans and other individuals and improve access for low to moderate income persons in addition to, or in conjunction with, the City's Housing Rehabilitation Program

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

In the 2020 Action Plan the City identified funding as an obstacle to meeting underserved needs. The City stated its intention in prior CAPERS to pursue additional funding. Housing rehabilitation funds are harder to come by. We will need to continue to rely on CDBG funds for that program.

Economic opportunities for residents are always a concern. Several projects funded outside of the CDBG program have impacted the creation of jobs in the City.

The on going private development of the Middletown Community Campus (re-development of a closed state psychiatric facility) is creating construction jobs and permanent new jobs. The final parcels have been approved for transfer to the City and are awaiting a closing date from New York State.

NYS Downtown Revitalization Grant: A \$10 million grant awarded to the City to assist with economic development. The City of Middletown was recognized as one of 10 communities in New York State as a community ready for transformation. Under the Downtown Revitalization Initiative, the city will build on recent public and private investments to create a truly vibrant, year-round downtown that serves as the economic, civic and cultural center of the community. The award was received in 2016 and underwent the planning process in the early part of 2017. Construction is complete on the Rail Trail Commons which transformed the former Woolworths building (vacant for 20 plus years) into a new 3 space retail project on the Heritage Trail, a walking, hiking and biking trail, which will wend its way through Downtown. A Race 4 Space Competition provided incentives for 3 new retail tenants who have opened their businesses (tourism and jobs). These three projects alone accounted for 13.5 FTE jobs (26 persons employed). Two of the tenants took advantage of CDBG funds for small business loans for a small portion of their startup expenses for equipment.

Construction is complete on Phase I of the Façade Program which will renovate a total of 15 Downtown building facades. Phase 2 is under construction (elimination of slum and blight). Erie Way Park is underway. Parking and greenspace projects are complete. Streetscape improvements are in the design phase with construction expected to begin during the next program year (public facility).

Paramount Theatre improvements: The theatre is a city-owned tourist draw that hosts, live music, dance and first run movies as well as community events and movie festivals.

Grant funds outside of CDBG have provided for façade improvements, ADA renovations to the box office, ADA seating as well as a new city-funded sound system.

The Paramount and its cultural development activities attracts more than 50,000 people per year to the City. The economic impact of this enterprises has positive repercussions for other restaurants and retail downtown. This activity increases the availability of jobs and resources for residents of the City.

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

Housing rehabilitation activities that will disturb paint are tested for the presence of lead. Lead is remediated as required by HUD guidelines as part of the Housing Rehabilitation Program

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

The City's CDBG grant is able to cover the housing rehab and economic development programs that are already in place. Other programs are beyond the budget of the grant but are still the responsibility of the City under the CDBG guidelines. The City defers to the county and other agencies in the administration and distribution of funds for other social services such as food stamps, WIC, emergency housing and sheltering, mental health, family and individual supportive housing and health care. The City monitors the activities of these agencies both public and private in order to ensure coordination of activities and to identify needs as well as gaps in care.

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

The City is a five square mile municipality with a population of 28,086. It is one of three cities in Orange County and as such it is home to many County and State services for all of the residents of Orange County. In this respect the City is both fortunate in having the resources for residents close by and maintained by the County and State but City CDBG resources are strained by the number of income stressed households and the needs of County residents who migrate to the City because of the availability of County resources.

The City works closely with the Middletown Industrial Development Agency and the Middletown Community Development Agency both of whom provide additional economic and housing assistance to the City.

The Community Development Agency (CDA) acquires houses obtained by tax foreclosure from the City of Middletown for consideration and rehabilitates them for their first-time home buyer program. These homes are generally already vacant and abandoned. A grant from the CDA and other agencies brings the cost of the property to below fair market for the qualified home buyer making it affordable for

low/moderate income households. During 2020 three homes were substantially rehabilitated, two were sold and one is under contract. Home buyer education and counseling is conducted by PathStone in both English and Spanish.

The Industrial Development Agency assists new and expanding businesses with Payments in Lieu of Taxes (PILOTS), mortgage tax and sales tax exemptions in return for the creation of temporary construction and permanent jobs.

Each year the OECD works with various agencies with whom there are strong institutional bonds to coordinate housing rehabilitation services to residents of the City of Middletown. Occasionally the scope of a project is beyond the budget of the City's Consolidated Plan. These agencies have been able to provide additional rehabilitation assistance when necessary: Orange County Dept. of Health, Orange County HOME Program, RECAP weatherization program and others. The OECD works hand in hand with the Business Improvement District to help new and expanding businesses find locations, financing and work through various city permit processes. The office has received at least a dozen serious inquiries and numerous informational inquiries during the program year. To encourage those interested in opening/expanding business in the City of Middletown, The Office of Economic and Community Development has created a folder entitled "Opportunities For Your Small Business," in both English and Spanish.

The City of Middletown is also a member of the Orange County CDBG Consortium and the Orange County HOME Committee.

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

The City has continued its membership in the Orange County Housing Consortium which endeavors to develop and evaluate efforts to end homelessness.

The City also has membership on the board of the Middletown Housing Authority (aka Middletown Family Housing), an LIHTC endeavor.

The Community Development Agency was given formerly city owned properties to rehabilitate for their first time home buyer program. A description of the program can be found at CR-45.

In other matters such as social services, the City defers to Orange County, who oversees social services within the county and the city.

**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 utilizes CDBG funding to assist in the affordability of its aged housing stock. In addition City

PILOTS have aided affordable housing projects.

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## **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 monitors housing rehab activities as well as small business loan recipients to ensure that CDBG funds are utilized with regard to HUD requirements and that accomplishments are timely.

## **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 Middletown announced, on April 7, 2021 a 15-day public comment period which will end on April 21, 2021. A virtual public hearing (due to COVID 19 restrictions) regarding the final draft of the CAPER was held on April 7, 2021. A notice was posted on the city website with a conference call-in number for those who wished to participate.

Both events were announced in English and Spanish in the Times Herald-Record legal ads and on the City of Middletown website. A copy of the plan was available at the Office of Economic and Community

Development in City Hall and on the City of Middletown's website. **Insert any comments received.**

## **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 Middletown's program objectives have not changed other than, as mentioned in previous CAPERS and Action Plans, the suspension of the Homebuyer Assistance Program. In its place the City has created a Community Development Agency (CDA) outside of the CDBG program that will assist homeowners in purchasing rehabilitated properties previously obtained by the city. The new owners obtain bankable mortgages, a CDA and other grants bring the price to below market making it affordable for the new home owner. The CDA will hold a second mortgage for 10 years on the equity to induce the new home owner to remain in the home.

**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

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**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

