

MIDWEST CITY

Where the Spirit Flies High

THE CITY OF MIDWEST CITY
Community Development
Block Grant Program
FY2025-FY2029
Consolidated Plan and
Strategy

Prepared By: Grants Management Department

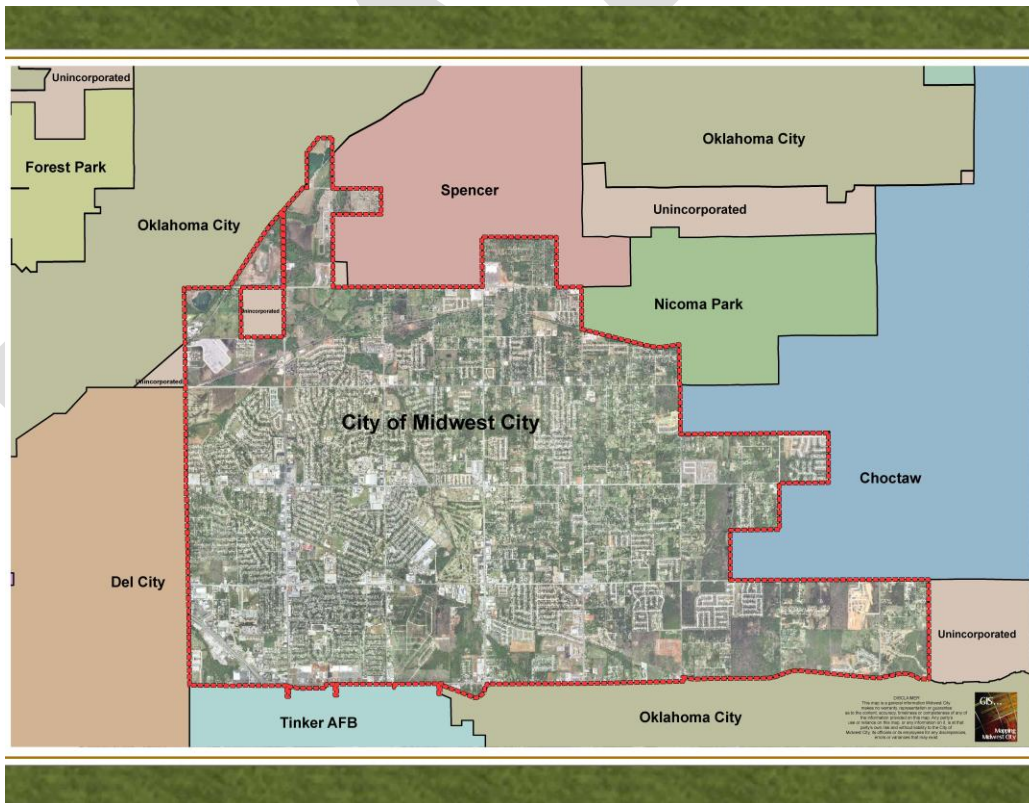
Submitted to: U.S. Department of Housing and Urban Development
Oklahoma City Office, Region VI
Community Planning and Development
301 NW 6th Street, Suite 200
Oklahoma City, Oklahoma 73102

Executive Summary

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

1. Introduction

The City of Midwest City has prepared the 2025-2029 Consolidated Plan as a requirement to receive U.S. Housing & Urban Development (HUD) Community Development Block Grant (CDBG) program funds. The Consolidated Plan outlines the needs, goals, and priorities for the City of Midwest City during the next five years through a needs assessment, strategic plan, and action plan, including the process of preparation, consultation, and administration. It is guided by the primary objectives of the Community Development Block Grant (CDBG) program: 1) providing decent housing; 2) a suitable living environment; and 3) expanded economic opportunities; principally benefiting persons of low to moderate income. Midwest City plans to use its CDBG funds for housing, community development and public service activities. The 2025-2029 Consolidated Plan covers the five-year period of July 1, 2025 to June 30, 2029. It also contains an Action Plan for the use of Community Development Block Grant (CDBG) funds from July 1, 2025 to June 30, 2026.



2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Midwest City plans to use its CDBG funds for housing, community development and public service activities. Objectives and outcomes for 2025-2029 include:

Decent, Affordable Housing:

- a. Provide low income (LI) homeowners with needed rehabilitation grants to address code deficiencies, accessibility and/or emergency repairs.
- b. Assist low to moderate (LMI) homeowners with financial assistance for home rehabilitation.
- c. Assist low to moderate (LMI) homebuyers with down payment and closing cost financial assistance.
- d. Assist with transitional housing opportunities for homeless families, to include tenant-based rental assistance.
- e. Assist with increasing the supply of affordable infill housing within existing residential developments.

Suitable Living Environments:

- a. Invest in low and moderate income areas/clientele by improving or constructing infrastructure, public improvements, and public facilities.
- b. Eliminate slum and blighted properties, city-wide, through acquisition, rehabilitation and/or demolition.
- c. Provide public services to low and moderate income persons, through senior programs, at-risk youth programs, transportation assistance, crime prevention, homeless services, fair housing, emergency services, programs for the disabled, child care/after school programs, educational programs, life skills programs, utility assistance, job training, improving quality of life, etc.
- d. Promote and ensure fair housing and equal opportunity in all programs.

Economic Opportunity:

- a. Encourage economic independence and promote economic development activities within Midwest City, to include job creation, job training, internship, life skill enhancement, higher education and technical education opportunities.
- b. Assist with implementation of the Volunteer Income Tax Assistance (VITA) Program.

3. Evaluation of past performance

The city's past programs have focused on community needs that continue to exist, including aging housing and infrastructure, neighborhood and public improvements, and public services. The programs the city has used to address these needs have been well received by residents and neighborhood organizations. The City of Midwest City believes the programs proposed for the 2025 Action Plan year and goals for the five-year Consolidated Plan, while similar to the preceding plan, continue to be the most efficient and effective use of HUD Community Development Block Grant funds in Midwest City.

4. Summary of citizen participation process and consultation process

Citizen participation in all stages of the consolidated planning process is essential in developing and maintaining a program that reflects the needs of the citizens. The City of Midwest City follows a detailed citizen participation plan in an effort to encourage communication, to provide for dissemination of information, and to develop and provide activities that reflect the needs of citizens and the city. The Citizens' Advisory Committee on Housing and Community Development acts as an advisory body to the Midwest City Council on matters concerning HUD housing and community development programs. The committee meets on call, generally 3 to 4 times a year, during the planning process and to review program performance. The citizen participation plan describes the advisory body, public hearings, outreach, public information methods, technical assistance, and the city's anti-displacement plan.

The City of Midwest City Grants Management Department staff coordinated the efforts of the city, to include residents, civic and business leaders, housing providers, private and public agencies, health, mental/health and service providers in the implementation of this Consolidated Plan and in coordinating efforts among agencies serving the homeless, veterans, youth, families, housing and shelter providers, health, mental health and institutions potentially discharging into homelessness, and at risk support providers. This coordination was made through phone calls, meetings, surveys, email, consultations, existing communications, mail correspondence; neighborhood, committee and community meetings; and other meetings/activities throughout the year.

5. Summary of public comments

See PR-15 Citizen Participation and attached Citizen Participation Plan.

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

All public comments are included in the consolidated planning document.

7. Summary

See above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MIDWEST CITY	Grants Management Department

Table 1 – Responsible Agencies

Narrative

The City of Midwest City's Grants Management Department is responsible for preparing the Consolidated Plan. The City of Midwest City's Department of Housing and Urban Development entitlement funding consists only of the Community Development Block Grant (CDBG) program. Through the planning process, Midwest City has endeavored to foster collaboration, problem solving, and to develop partnerships between public and private groups to achieve intended purposes. The Midwest City Citizens' Advisory Committee on Housing and Community Development reviews plans and funding prior to making a recommendation to the Midwest City Council.

Consolidated Plan Public Contact Information:

Terri L. Craft
Grants Manager
City of Midwest City
100 N. Midwest Blvd.
Midwest City, OK 73110
405-739-1217
tcraft@midwestcityok.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Midwest City Grants Management Department staff coordinated the efforts to maximize input from a large cross section of the city to include residents, civic and business leaders, housing providers, private and public agencies, health, mental/health and service providers in the implementation of this Consolidated Plan and in coordinating efforts among agencies serving the homeless, veterans, youth, families, housing and shelter providers, institutions potentially discharging into homelessness, and at risk support providers. This coordination was made through phone calls, public meetings, surveys, email, consultations, existing communications, mail correspondence; neighborhood, committee and community meetings; and other events/activities throughout the year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Midwest City is in the jurisdiction of the Oklahoma Balance of State Continuum of Care, which includes the Oklahoma City metropolitan area entitlement cities of Midwest City, Edmond and Shawnee and a large part of rural Oklahoma (approximately 1/3 of the state). Since Midwest City is a part of this larger area Continuum of Care, the homeless population count and numbers are not available for the Midwest City community alone through the COC. North West Domestic Crisis Services in Woodward, Oklahoma is the lead entity for the Oklahoma Balance of State Continuum of Care. Midwest City works to identify and address the needs of homeless persons and persons at risk of homelessness through local resources, which includes the Midwest City Police Department and their Community Action Officers. They are typically the first contact with homeless individuals encountered on the street panhandling or in makeshift encampments. A new Crisis Intervention Response Team (CIRT), also through the Midwest City Police Department, plans to have regular contact with homeless in the community in an effort to document and improve their situations. Referrals are made through 211 and other service providers working through the Oklahoma City Continuum of Care in the metropolitan area. Other efforts to address needs include Midwest City's Transitional Housing Program that coordinates with local homeless service providers and staff efforts to explore TBRA opportunities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Midwest City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Residents from the community took part in a citizens survey in November of 2024, along with targeted surveys that went out to local realtors and public service providers.

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by	How was the Agency/Group/Organization consulted and what are the anticipated outcomes
<TYPE=[pivot_table] REPORT_GUID=[AA4FDEC5439905E0BA7EBD82142E56F5]>			

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Agencies were either consulted with or invited to participate. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Oklahoma Department of Commerce	The City of Midwest City will support the Balance of State Continuum of Care goals and objectives through activities funded locally and by other sources.
Midwest City Comprehensive Plan	City of Midwest City	Goals are consistent with the Midwest City Comprehensive Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

During the development of the Consolidated Plan, Midwest City contacted/consulted with adjacent units of government, the cities of Oklahoma City, Del City, Spencer, Nicoma Park, and Choctaw. The City of Midwest City attempts to stay informed of the State of Oklahoma's various housing and community development programs and the Consolidated Plan, prepared jointly by the Oklahoma Department of Commerce and the Oklahoma Housing Finance Agency.

Narrative (optional):

A complete list of agencies contacted for comment regarding the needs of Midwest City residents include: Areawide Aging Agency, Autumn House, Boys and Girls Club, Catholic Charities, Community Action Agency of Oklahoma City and Oklahoma/Canadian Counties, Inc., Dale Rogers Training Center, Heartline, COTPA, Mid-Del Group Homes, Mid-Del Food Pantry, Mid-Del Youth and Family Center, Midwest City YMCA, Mission Mid-Del, Neighborhood Services Organization, Rose State College, Oklahoma City Public Schools, Mid-Del Schools, Crutchko Schools, Oklahoma Housing Finance Agency, Positive Tomorrows, Mid Del Moore Realtor Association, Rebuilding Together, Red Rock, RSVP of Central Oklahoma, Urban League, Latchkey Childcare Services, Neighborhood Housing Services, Literacy Link, Leah's Hope, Building Generations, EOC Tech Adult Day Center, Daily Living Centers Inc., Hope Community Services, Mental Health Assoc. in OK Co., Oklahoma Office of Disability Concerns, NAMI, City Rescue Mission, Jesus House, OKC Housing Authority, Salvation Army of Central Ok, Upward Transitions, Metro Fair Housing Council, Calm Waters, FireLink, Midwest City Senior Center, Leadership MWC, SSM Case Management, Central Habitat for Humanity, Kiwanis Club of MWC, Knights of Columbus, Lions Club of MWC, American Legion Post #170, US Dept of Veterans Affairs, Sen. Brenda Stanley, Sen. George Young, Rep. Jason Lowe, Rep. Robert Manger, Rep. Max Wolfley, Ok. County District 1 County Commissioner Carrie Blumert, CAO Officers, Police Chaplin, and local churches.

The City of Midwest City works to improve coordination with various public, private, and non-profit groups in the community to address priority needs, especially those of targeted low-income persons and special needs populations. The city strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals and continues to enhance coordination among providers to better serve the community.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Midwest City's citizen participation efforts were broadened greatly in this consolidated planning cycle due to the ease in which information is accessible to the public through digital newsletters, social media, email, web-based surveys, YouTube and websites. The city has taken advantage of all digital opportunities but also continues to use surveys, document postings in public places, public hearings, newsletters, newspaper notices; and the review, input and recommendation provided by the Midwest City Citizens' Advisory Committee on Housing and Community Development, an advisory committee to the Midwest City Council.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public Hearing	Non-Targeted/ Broad Community	The CAC annual public needs meeting held on December 9, 2024	Comments on public services and community needs. Minutes available upon request.	N/A All comments were accepted	
2.	Community Survey	Non-Targeted/ Broad Community	Community Survey (DATES)			
3.	Realtor Survey	Local Realtors				
4.	Public Service Survey	Public Service Providers				
5.	Public Hearing	Non-Targeted/ Broad Community	CAC held a public hearing on April 7, 2025 to review the FY25-29 Consolidated and Action Plans	Public Service providers discussed their proposals submitted for CDBG funds. Minutes available upon request.	N/A All comments were accepted	
6.	Newspaper Ad	Non-Targeted/ Broad Community	Draft FY25-29 Consolidated Plan and FY25 Action Plan were published on 4/16/25 for 30day public comment period			
7.	Public Hearing	Non-Targeted/ Broad Community	The Midwest City Council held a public hearing and			

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			approved the FY25-29 Consolidated and FY25 Annual Action Plan			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on HUD-provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems based on income level. The recent pandemic and the economic problems associated are not included in the following data (2020). It is assumed that the number of households experiencing housing problems and cost burden may be substantially larger.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process. It shows the number of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income), and household types.

Using recent Comprehensive Housing Affordability Strategy (CHAS) data from 2016 to 2020 provided by HUD for Midwest City, the following was identified:

- 13.3% of all households (3,120) are extremely low-income (0-30% HAMFI)
- 51.9% of all households (12,140) have incomes ranging from zero to 80% HAMFI
- Approximately 11.46% of households are severely cost burdened: 1814 (67.7%) are renter households paying over 50% of their income for rent and 864 (32.3%) are homeowners paying half or more of their income for housing costs.

The city’s assessment utilizes HUD’s eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Housing Needs Assessment includes information on number of households, housing needs, housing problems, households with children present and estimated housing needs. In the housing needs summary, households are broken into five categories: (1) Small families, defined as a family with two to four members, (2) Large families, defined as a family with five or more members, (3) Elderly, a household whose head, spouse, or sole member is a person who is at least 62, (4) Income level as described above, and (5) Other, all other households.

Low to moderate income is categorized by HUD as a percentage of total household income compared to HUD Area Median Family Income (HAMFI) and is described in four categories: Extremely Low Income:

Households earning less than 30% HAMFI; Low Income: Households earning 30-50% HAMFI; Moderate Income: Households earning between 50-80% HAMFI, and; Middle Income: Households earning between 80-100% HAMFI. HUD defines the term “cost burden” as when a household is paying more than 30 percent of its income for rent or home owner costs. Households paying more than 50 percent of income on rent or home owner costs are considered to be “severely cost burdened”.

HUD defines housing problems as:

- Lack of complete kitchen or plumbing facilities.
- Cost burdened: A housing cost burden of more than 30% of household income. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities.
- Severe cost burdened: A housing cost burden of more than 50% of household income, applying the same definition as described for cost burden.
- Overcrowding is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half rooms.
- Severe overcrowding is defined as more than 1.5 persons per room, applying the same definition as described for overcrowding.

Midwest City has a total of 23,365 households which is a 2% increase from the 2015 ACS data of 23,205 households. Of the total households, 44.7% are family households, 38.6% are senior households, and 13% are households with one or more children 6 or younger. 51.9% of all households are classified as low to moderate income (LMI) with a breakdown of 25.7% extremely low income, 32.1% low income, 42.2% moderate income. 48.1% of households in Midwest City make more than 80% of the HUD Area Median Family Income (HAMFI).

Approximately 2% of Midwest City households live in substandard, overcrowded or severely overcrowded housing, with the most common housing problem being cost burden exceeding 30 and 50% of income representing 24% of households. Housing problems are greatest for 0-30% renters and homeowners, with numbers decreasing as incomes increase. 24.6% of Midwest City households have a housing cost burden greater than 30% of income, with 7.6% of households having a cost burden greater than 50% of income. Elderly rental households make up 21.6% of rental cost burdened households, 46.5% of cost burdened owner households are elderly. The elderly make up 46.2% of severely cost burdened renter households. 53.9% of elderly owner households are severely cost burdened.

This section estimates the needs for housing, public housing, homeless, non-homeless and community development. The estimates provided here are the result of data analysis, consultations, citizen participation, community survey, and public meetings.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	56,505	57,390	2%
Households	23,205	23,365	1%
Median Income	\$44,578.00	\$49,368.00	11%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,120	3,900	5,120	2,590	8,635
Small Family Households	880	1,015	2,000	925	4,020
Large Family Households	150	340	370	280	460
Household contains at least one person 62-74 years of age	835	1,410	955	560	2,480
Household contains at least one person age 75 or older	490	460	935	280	605
Households with one or more children 6 years old or younger	570	490	745	505	730

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	4	10	0	59	0	4	4	25	33
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	15	30	15	60	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	135	85	25	255	0	45	25	0	70
Housing cost burden greater than 50% of income (and none of the above problems)	1,460	210	25	0	1,695	600	170	160	10	940

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	205	1,175	420	35	1,835	230	410	465	55	1,160
Zero/negative Income (and none of the above problems)	70	0	0	0	70	130	0	0	0	130

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,515	360	150	45	2,070	600	220	185	40	1,045
Having none of four housing problems	465	1,950	2,260	990	5,665	535	1,370	2,525	1,520	5,950
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	715	515	140	1,370	84	165	285	534
Large Related	140	245	25	410	14	25	35	74
Elderly	445	295	59	799	520	254	185	959
Other	425	460	225	1,110	215	160	120	495
Total need by income	1,725	1,515	449	3,689	833	604	625	2,062

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	85	85	80	90	0	170
Large Related	0	0	10	10	4	0	20	24
Elderly	370	65	4	439	340	34	70	444
Other	0	365	50	415	185	0	0	185
Total need by income	370	430	149	949	609	124	90	823

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	10	135	105	40	290	0	45	4	4	53

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	10	4	14	0	4	20	0	24
Other, non-family households	0	15	0	0	15	0	0	0	0	0
Total need by income	10	150	115	44	319	0	49	24	4	77

Table 11 – Crowding Information

Data 2016-2020 CHAS
Source:

Describe the number and type of single person households in need of housing assistance.

In the City of Midwest City, approximately 33.2% of households are single person, or a total of 8,170 households. The majority of these households are homeowners at 52%, with 48% renting. Breakdown by income is unavailable, however it is assumed that the average single person household spends a larger percentage of their income on housing. Based on this factor, it can be assumed that many single person households may be in need of more affordable housing options and assistance, as well as housing that has access to services.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

25% or 228 of Oklahoma Housing Finance Agency's 913 voucher holders in Midwest City are disabled. It is assumed that percentage can be applied to OHFA's waiting list, however, staff was unable gather information on OHFA's waiting list. The Mid Del Group Homes, Inc. maintains four group homes in Midwest City for 24 developmentally disabled adults. There is a consistent need for supportive housing and services for this segment of the population. Mid Del Group Homes has historically had an admission waiting list for both male and female residents.

Staff is unable to determine the housing assistance needs of victims of domestic violence, dating violence, sexual assault and stalking in Midwest City.

What are the most common housing problems?

Based on the data provided in the tables above, the most common housing problem is cost burden of greater than 30%, followed by cost burden greater than 50% with both owners and renters.

Are any populations/household types more affected than others by these problems?

In Table 9 – Cost Burden >30%, it shows that 24.6% of households are cost burdened. The households at greater risk for cost burden are small related and other renter households at all income levels and owner small related, elderly and other households at all income levels. In Table 10 – Cost Burden >50%, it shows 7.6% of households are cost burdened. Greater need is evident in all renter household types at the 0 – 30% AMI, representing 47% of all renters in that category. Owner households at 0-30% AMI are also at greater need and represent 74% of all owners with a cost burden >50%. The elderly represent 46.5% of all low to moderate income owner households at 0-30% AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

It stands to reason that all households that are experiencing housing problems, especially cost burdened, low income households may be in precarious housing situations. Doubled-up households are also at risk of becoming homeless. Families in this situation may be doubled-up due to lack of employment, a change in family make-up, sub-standard housing, or a multitude of other life affecting reasons. Midwest City partners with a local homeless provider to provide a Transitional Housing Program, however rapid re-housing assistance is not available in Midwest City.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not Applicable

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with housing instability and an increased risk of homelessness are high-cost burden, underemployment or unemployment; and low income, single head of households who have no family support or safety net when difficulties arise. These characteristics can cross housing tenure and be equally as disrupting to either owner or renter households. Cost burdened senior households are particularly vulnerable.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionately greater need is indicated by exceeding 10% more need in comparison to the needs of the whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,490	320	195
White	1,295	280	150
Black / African American	870	25	25
Asian	40	0	0
American Indian, Alaska Native	40	0	4
Pacific Islander	0	0	0
Hispanic	105	15	4

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,295	975	0
White	1,270	670	0
Black / African American	760	180	0
Asian	8	0	0
American Indian, Alaska Native	35	50	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	105	60	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,420	3,745	0
White	790	2,430	0
Black / African American	440	825	0
Asian	40	14	0
American Indian, Alaska Native	55	140	0
Pacific Islander	0	0	0
Hispanic	75	210	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	2,535	0
White	160	1,610	0
Black / African American	70	405	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	50	0
American Indian, Alaska Native	0	170	0
Pacific Islander	0	0	0
Hispanic	4	235	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Table 13 -Disproportionally Greater Need 0 to 30% AMI, indicates that 83% of households that make 0 to 30% of the area median income experience one or more housing problems. Black households have a disproportionately greater need by 15 households and Asian households at 3 households.

Table 14-Disproportionally Greater Need 30 to 50% AMI, shows 70% of households in Midwest City making 30 to 50% of the AMI experience one or more housing problems. The black population has a disproportionately greater need by 5 households and the Asian population by 2 households.

Table 15 – Disproportionally Greater Need 50 to 80% AMI, demonstrates that housing problems are experienced less by households overall at 27%, with a disproportional greater need among Asians by 15 households.

Table 16 – Disproportionally Greater Need 80 to 100% AMI, indicates that 9.6% of overall households experiences one or more housing problems. There is no disproportional greater need in this income category.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,100	710	195
White	1,130	450	150
Black / African American	675	220	25
Asian	40	0	0
American Indian, Alaska Native	30	4	4
Pacific Islander	0	0	0
Hispanic	95	20	4

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	920	2,355	0
White	535	1,410	0
Black / African American	290	655	0
Asian	4	4	0
American Indian, Alaska Native	10	80	0
Pacific Islander	0	0	0
Hispanic	39	125	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	395	4,770	0
White	260	2,960	0
Black / African American	90	1,180	0
Asian	10	40	0
American Indian, Alaska Native	10	180	0
Pacific Islander	0	0	0
Hispanic	10	285	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	75	2,730	0
White	50	1,720	0
Black / African American	10	465	0
Asian	0	50	0
American Indian, Alaska Native	0	170	0
Pacific Islander	0	0	0
Hispanic	4	235	0

Table 19 – Severe Housing Problems 80 - 100% AMI

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to Table 17 – Severe Housing Problems 0 – 30% AMI, indicates the Asian category experiencing one or more severe housing problems at a disproportionately higher rate than the jurisdiction as a whole by 8 households.

Table 18 – Severe Housing Problems 30 – 50% AMI, indicates that Asian category experience one or more severe housing problems at a disproportionately higher rate than the city as a whole, by less than 1 household.

Table 19 – Severe Housing Problems 50 - 80% AMI, indicates that the Asian category experiencing one or more severe housing problems at a disproportionately higher rate than the jurisdiction as a whole by less than 1 household. Overall, Midwest City households with incomes 50 - 80% of the AMI experience one or more housing problems at 7.64%.

Table 20 - Severe Housing Problems 80 – 100% AMI, shows no racial category experiencing one or more severe housing problems at a disproportionately higher rate than the jurisdiction as a whole. Overall, Midwest City households with incomes 80 - 100% of the AMI experience one or more housing problems at 2.67%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,725	3,335	3,014	205
White	12,050	1,805	1,660	160
Black / African American	2,520	1,100	1,000	25
Asian	165	40	45	0
American Indian, Alaska Native	620	75	50	4
Pacific Islander	0	0	0	0
Hispanic	860	175	105	4

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

In Midwest City as a whole, 71.8% of households face no cost burden, 14.3% of households have a cost burden of 30-50% and 12.9% of households face a severe cost burden greater than 50%.

Table 21 – Greater Need: Housing Cost Burdens AMI indicates that no racial categories experience a disproportionately greater need in any cost burden category.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In Midwest City, there are racial and ethnic groups that face disproportionately greater need than the needs of that income category as a whole.

In the income category 0-30% AMI, the only group that faces a disproportionate greater need is the black population at 89.1% experiencing housing problems, in comparison to the jurisdiction as a whole at 77.9%. There was no disproportionate need with severe housing problems at that income level. At 30-50% AMI, the Black and Asian populations have disproportionate need 86.9% and 92.4% compared to the jurisdiction as a whole at 72.7%. Severe housing problems are felt disproportionately by American Indian and Hispanic populations at 41.6% and 36.7% versus the jurisdiction as a whole at 25.5%. The income category of 50-80% AMI indicates American Indian and Hispanic populations experience disproportionate housing problems at 45% and 53% compared with the jurisdiction as whole at 31%. There were no disproportionately greater needs by any racial categories with severe housing problems. The income category of 80-100% AMI, there were no disproportionately greater needs by any racial categories with housing problems or severe housing problems. In the category of cost burden, there are no racial or ethnic groups in Midwest City at any income level that have a disproportionately greater need than that income level's population as a whole.

If they have needs not identified above, what are those needs?

Unknown if there are any needs not identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The distribution of Midwest City's population was evaluated by census tract, the only racial group other than the White population with a population concentration exceeding 50% was the Black population with a concentration in CT 1080.03 at 52% and CT 1080.11 at 60%. It is unknown if any racial or ethnic group with disproportionately greater needs are located in any specific neighborhoods in Midwest City.

NA-35 Public Housing – 91.205(b)

Midwest City does not have a public housing authority or public housing inventory. Tenant based rental assistance in Midwest City is provided by the Section 8 Housing Choice Voucher Program through the Oklahoma Housing Finance Agency (OHFA). While Midwest City has been unable to secure information regarding Section 8 households in Midwest City from OHFA, the city has been able to identify **913** Section 8 housing voucher holders specific to Midwest City through other available HUD data. The following information is pre-populated and reflects OHFA's statewide program.

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	46	0	10,307	0	10,134	13	1	0

Table 21 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,863	0	10,721	0	10,635	8,811	13,488
Average length of stay	0	2	0	4	0	4	0	2
Average Household size	0	1	0	2	0	2	1	3
# Homeless at admission	0	0	0	108	0	103	5	0
# of Elderly Program Participants (>62)	0	9	0	1,806	0	1,776	2	0
# of Disabled Families	0	15	0	4,281	0	4,204	3	0
# of Families requesting accessibility features	0	46	0	10,307	0	10,134	13	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	44	0	4,475	0	4,390	9	1	0
Black/African American	0	1	0	5,285	0	5,208	4	0	0
Asian	0	0	0	51	0	47	0	0	0
American Indian/Alaska Native	0	1	0	488	0	481	0	0	0
Pacific Islander	0	0	0	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	0	305	0	302	0	0	0
Not Hispanic	0	45	0	10,002	0	9,832	13	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Information unavailable.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Information unavailable.

How do these needs compare to the housing needs of the population at large

Information unavailable.

Discussion

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Midwest City is in the jurisdiction of the Oklahoma Balance of State Continuum of Care, which includes the Oklahoma City metropolitan area entitlement cities of Midwest City, Edmond and Shawnee and a large part of rural Oklahoma (approximately 1/3 of the state). Since Midwest City is a part of this larger area Continuum of Care, the homeless population count and numbers are not available for the Midwest City community alone. North West Domestic Crisis Services in Woodward, Oklahoma is the lead entity for the Oklahoma Balance of State Continuum of Care. The city works to identify and address the needs of homeless persons and persons at risk of homelessness through local resources, referrals to 211 and other service providers in the metropolitan area. Midwest City has historically only documented a handful of chronically homeless over the years, seeing our most pressing need to be assisting those at risk of homelessness in the community, however, in the past ten years, the city has seen an increase in transitory homeless persons. The Midwest City Police Department created a homeless task force to serve as the initial contact, providing information, toiletry packets and assistance. Being in such close proximity to Oklahoma City shelters and social services, any immediate needs are satisfied through those entities. The 211-referral service refers to Oklahoma City providers, however, referrals often return to our community by way of transitional or permanent housing opportunities. The numbers in the table below reflect average occupancy at the City of Midwest City's Transitional Housing Facilities, Holy Family Home Transitional Housing Facility, Mid-Del Youth and Family Shelter and Leah's Hope, Inc.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans. Information unavailable.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group. Information unavailable.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

Midwest City has historically only documented a handful of unsheltered homeless, however over the past 10 years, there have visibly been many indicators of at-risk population, including a marked increase in transitory homeless individuals. Over a one-year period from January 1, 2024 through December 31, 2024, Midwest City PD had contact with 111 individuals who indicated they are without permanent shelter. 70% were male and most refused resources offered. Mid Del Schools also have had instances of families living in cars and precariously housed. One day and 7-day bus passes are available from multiple organizations to provide those in need with access to bus transportation to secure assistance from metro facilities.

The Midwest City Police Department continues to monitor the homeless population with Community Action and Crisis Intervention & Response officers. The City has no emergency shelter for the homeless, however local churches and non-profits have various resources to assist those in need. Midwest City maintains (3) single family units in the community and Mid Del Youth and Family provides an emergency youth shelter with a capacity of 11. Leah's Hope Transitional Housing currently assists (7) households.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, elderly, frail elderly, HIV/AIDS and their families, and victims of domestic violence. There are consistent patterns between the special needs population and the increased risk for homelessness because of lack of family support, adequate housing facilities and services available. These populations not only need permanent housing opportunities but also integrated services to decrease their risk for homelessness. The lack of adequate funding is also always an issue when dealing with non-homeless needs.

A newly formed organization in the community working with the special need population is the FireLink Midwest City Foundation, a 501 c3, was created by the Midwest City Fire Department personnel and community leaders. Their mission is to fund community risk reduction and safety education programs, to improve the safety and quality of life for residents and first responders. FireLink will receive referrals based on repeat calls for service. They will receive notice for anyone who's called 911 three times in the past month. A member of the group will contact the individual about visiting their home to assess any needs that could be met by local service providers.

Describe the characteristics of special needs populations in your community:

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, elderly, frail elderly, HIV/AIDS and their families, and victims of domestic violence.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations include: affordable housing, rehabilitation, emergency repairs, utility assistance, rental assistance, job training and placement assistance.

Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They will also help to coordinate services that they do not provide, such as mental health or substance abuse programs and services. Modifications to housing units such as ramps or modified bathrooms are needed for elderly and disabled households.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In Oklahoma City-County the rate of new reports of HIV was 11.9 cases per 100,000 people (2016-2018). This rate is higher than both the state (5.4) and national (10.6) rates. White men had the highest rate of new HIV cases followed by Hispanic men then Black men. The 2016-2018 Rate per 100,000 for the 73110 Zip code was reported as 5.9, considerably lower than the MSA or national rate.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

N/A

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Most areas within the City of Midwest City have identified public facility needs and some of those are best met through a city capital improvement program, general funding or other public allocation. Some of the needs, however, are found in low to moderate income areas/neighborhoods outside the scope of larger public facility planning efforts, are smaller in nature and may include improvements to or construction of neighborhood centers, food pantries, park facilities, senior centers, educational facilities, senior developments, recreation facilities, park improvements, transitional housing facilities or accessibility modifications in public facilities, etc.

How were these needs determined?

Public Facility needs were determined through public input, community survey, committee input, neighborhood studies, agency consultation, city planning documents and staff recommendation.

Describe the jurisdiction's need for Public Improvements:

Public improvement needs exist citywide. Like the public facilities, most improvements will be accomplished using other funding streams that are not part of this consolidated planning process. Public improvements in low- and moderate-income areas include infrastructure improvements needs such as sidewalks, curb gutter, water/sewer, bus stop shelters, park improvements, drainage structures and bridges, "way finding" signs, greenways, park land, security improvements, public area structures, landscaping, etc.

How were these needs determined?

Public improvement needs were determined through public input, community survey, committee input, neighborhood studies, agency consultation, city planning documents and staff recommendation.

Describe the jurisdiction's need for Public Services:

There are and continue to be many public service needs in the community, including transportation, at-risk youth programs, afterschool programs, tutoring, mentoring, programs for job search and training, life skill programs, programs for seniors, utility assistance, mental/behavioral health programs, youthful offender programs, food pantry services, and services for the homeless, etc.

How were these needs determined?

Public service needs were determined through public input, community survey, committee input, neighborhood studies, agency consultation, city planning documents and staff recommendation.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in the City of Midwest City. Many of the data tables are prepopulated by HUD and use the American Community Survey (ACS 2016-2020) and Comprehensive Housing Affordability Strategy (CHAS) five-year dataset. ACS data shows that the City has a total of 25,340 housing units with a homeownership rate of approximately 57%. The majority of Midwest City's housing stock was built between 1950 and 1979; 11,970 units. The second largest category consists of housing units built between 1980-1999 at 5,595. Units built before 1950 total 2,165 and units built after 2000 total 3,640. With the majority of the city's housing units being constructed prior to 1980, a greater risk for lead based paint issues exists.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,085	75%
1-unit, attached structure	995	4%
2-4 units	875	3%
5-19 units	2,455	10%
20 or more units	1,455	6%
Mobile Home, boat, RV, van, etc	475	2%
Total	25,340	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	140	1%
1 bedroom	75	1%	2,350	24%
2 bedrooms	1,740	13%	3,185	32%
3 or more bedrooms	11,610	86%	4,265	43%
Total	13,429	100%	9,940	100%

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Owner occupied households who meet program income guidelines <80% MFI are targeted for participation in local rehabilitation loan program and <50% MFI for emergency rehab/repairs. Approximately 16 households are assisted annually. First time homebuyers with incomes <80% MFI can participate in the HOME funded Homebuyer Assistance Program. Approximately 10 households are assisted annually.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Not applicable.

Does the availability of housing units meet the needs of the population?

Table 27 – Unit Size by Tenure shows that 57% of housing units in Midwest City are owner occupied while 43% are renter occupied. The housing units available to renters are evenly distributed between 1, 2 and 3 or more bedroom units while the majority of owner units have 3 or more bedrooms. Of the owner housing units, 86% are 3 or more bedroom compared to 43% for renter units. The majority of rental units, or 57%, have only 1 or 2 bedrooms.

Units with 3 or more bedrooms make up 68% of the city's total units. There are an estimated 25,500 residential property units in Midwest City, with approximately 23,300 households, indicating an excess of 2200 units.

Describe the need for specific types of housing:

It has been voiced by the community that there is a need for the following types of housing:

- market rate senior housing (patio home) developments
- new urbanism type developments
- new move-up owner housing – up to \$200,000
- handicapped accessible rental and owner housing
- quality and affordable infill housing in established neighborhoods
- affordable rental and owner housing

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

In Midwest City, as nationwide, housing value and housing costs are increasing. In Midwest City, both renters and owners are experiencing increases in housing associated costs. Median value of housing has increased 18% from a value of \$99,500 in 2015 to an average value of \$117,000 in 2020. Contract rents have increased 14% from \$597 in 2015 to \$679 in 2020. Since 2020, home values and rents have continued to rise. HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2020	% Change
Median Home Value	99,500	117,700	18%
Median Contract Rent	597	679	14%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,005	20.2%
\$500-999	6,975	70.2%
\$1,000-1,499	815	8.2%
\$1,500-1,999	105	1.1%
\$2,000 or more	29	0.3%
Total	9,929	99.9%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	395	No Data
50% HAMFI	3,340	2,355
80% HAMFI	7,065	5,375

Number of Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	7,004
Total	10,800	14,734

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	684	724	906	1231	1506
High HOME Rent	684	724	906	1224	1345
Low HOME Rent	651	698	837	967	1080

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The only category where there is not sufficient housing is <30% HAMFI. Due to Midwest City's abundant supply of smaller, affordable properties, it is likely that many households in the <30% of HAMFI may be homeowners, of which data is not available. To complicate the analysis, housing units that are affordable to lower income individuals and families may be occupied by higher income individuals and families, making these units even scarcer for households in need. Additionally, statistics show that those with lower income, and not just those receiving disability or other subsidies, are in need of lower cost housing. The only option to these households is assisted housing or housing vouchers to assist with housing costs. As income increases beyond 30% of HAMFI, housing supply is available in Midwest City.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing values and housing costs continue to increase and the affordability of residential units may decrease, however, Midwest City still enjoys a larger affordable housing inventory than most of the metropolitan Oklahoma City area. 70.2% of renters pay between \$500 - \$999 a month in rent. 20.2% pay less than \$500 a month in rent.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and Fair Market Rents for Midwest City are 2020 numbers. Current (2025) rents significantly exceed 2020 rents in Midwest City. It is common for federally assisted housing units to be

higher priced. Market rents in Midwest City are more affordable than most other cities in the metropolitan area.

Discussion

As defined by HUD, for a housing unit to be considered affordable, the household must pay less than 30% of its income on housing expenses.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The need for repair, improvements and rehabilitation to Midwest City's existing housing stock continues to be a high priority. Most units in the Midwest City area are 50 years or older and may be in need of repair to provide safe, decent, and affordable housing. Conditions of units may be associated with 1. lacks complete kitchen facilities, 2. lacks complete plumbing facilities, 3. more than one person per room, 4. cost burden greater than 30%. According to Table 7 - Condition of Units approximately 38% of renters and 17% owners experience one of the previously mentioned conditions.

Definitions

Housing is considered to be in standard condition when it meets all state and local codes. Housing is considered substandard but suitable for rehabilitation if the unit is in poor condition but is structurally and financially feasible to rehabilitate. Housing with significant structural damage is considered substandard and not suitable for rehabilitation. It may be financially unfeasible to rehabilitate a substandard structure when costs exceed 30-50% of the assessed value of the property. It should be noted that data may be subjective due to householder opinions, not verified by an inspection and the low number of ACS surveys from which data was derived.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2315	17%	3805	38%
With two selected Conditions	40	0%	170	2%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11075	82%	5945	60%
Total	13430	99%	9930	100%

Table 31 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,305	17%	1,335	13%
1980-1999	2,915	22%	2,680	27%
1950-1979	7,180	53%	4,790	48%
Before 1950	1,035	8%	1,130	11%
Total	13,435	100%	9,935	99%

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	8215	61%	5920	60%
Housing units built before 1980 with children present	1235	9%	650	7%

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			2248
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

As the City of Midwest City's ownership and rental housing stock ages, there is and will continue be a growing need to rehabilitate these homes. Midwest City has seen sluggish new housing construction for a number of years and a large majority of homes were built before 1980. With each passing decade, the issue of the aging housing stock that has not received periodic maintenance and upgrades will become more apparent, particularly in the segments serving extremely low income; low income; and moderate-income households. It is important that Midwest City maintain programs that offer housing rehabilitation assistance and emergency repair assistance to ensure those who are able will remain in their homes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The number of units at risk of lead-based paint hazard is shown above in Table 9; an estimated 8,215 of owner occupied and 5,920 of renter occupied units were built before 1980 and therefore at risk of lead based paint hazards. ACS data indicates that only 13% of these housing units have children present. Lead testing by the Grants Management Department has revealed very minimal LBP hazards on properties participating in housing rehabilitation programs.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Midwest City does not have a public housing authority. Tenant based rental assistance in Midwest City is provided by the Section 8 Housing Choice Voucher Program through the Oklahoma Housing Finance Agency (OHFA). While Midwest City has been unable to secure information regarding Section 8 households in Midwest City from OHFA, the city has been able to identify **913** Section 8 housing voucher holders specific to Midwest City through other available HUD data. The following information reflects OHFA's statewide program.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	44		10,502	0	10,502	53	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

Not Applicable.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The city owns and operates (3) single family structures used as transitional housing for homeless families and works with a local homeless provider to provide case management and wrap-around services to families residing in the city's properties. Midwest City is also home to an 11-bed emergency youth facility operated by Mid-Del Youth & Family and Leah's Hope provides additional transitional housing for seven households.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)			6		
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth	11				

Table 37 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Case management is provided to transitional housing participants through the city's facilities and Leah's Hope. Counselors with Mid Del Youth and Family work with youth placed at the youth shelter. Midwest City will respond to homeless persons and persons at risk of homelessness through local resources, referrals to 211 and other service providers in the metropolitan area. The Midwest City Police Department has added a Crisis Intervention & Response Team that will aid patrol in identifying and responding to mental health calls for service. Case management will also provide needed follow up.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

See above.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Midwest City does not have the number of services located within city limits as are available in Oklahoma City. Due to the close proximity to Oklahoma City, most who need specialized services will secure them through metropolitan area resources. The City of Midwest City much like other communities in the area has a growing senior citizen population. As the population grows older, elderly are in need of access to facilities, and programs that are affordable. Many are on a fixed income which will impact their ability to afford decent housing. In some cases, the need is for in-home care or residential facilities that are not affordable. Currently, there are approximately 400 units in elderly and senior independent living facilities, which maintain waiting lists. In addition, three facilities in the community provide elderly assisted living with dementia and Alzheimer's specialties.

Service providers in Midwest City include, Midwest Regional Hospital, Embark Plus, specialized door to door para-transit transportation, Uber/Lyft services, senior services at the Midwest City Senior Center, health and fitness programs at Rose State College, Tinker YMCA, and numerous medical/rehabilitation/pharmacy facilities. Midwest City's housing rehabilitation programs provide resources for seniors aging in place to address emergency repairs and accessibility modifications to their homes. Other resources are available through Habitat for Humanity, Rebuilding Together and local volunteer groups.

Mid-Del Group Homes provides four homes for developmentally disabled adults. The group homes offer a family-style of living for those individuals who cannot live independently. All residents participate in a training program designed to identify their least restrictive environment. There is a consistent need for supportive housing and services for this segment of the population. Mid-Del Group Homes currently has an admission waiting list for both male and female residents. Midwest City will continue to support the development of housing and special programs to assist the developmentally disabled. Midwest City supports the need for rental assistance for the developmentally disabled.

Midwest City does not have supportive housing for the physically handicapped, however, there are a handful of private residential care group homes for persons recovering from alcohol or other drug addictions, for persons diagnosed with HIV/AIDS, or for persons returning from mental and physical health institutions, that operate almost anonymously in residential neighborhoods. There is a consistent need for supportive housing, rental assistance, and support services for these segments of the population. Statewide there is a lack of appropriate housing and insufficient quantity of housing. There are limited opportunities for transitional living beds and residential care homes. Those ready for a less

restrictive environment lack resources to live independently. Rental assistance through the Section 8 program would allow clients the greatest choice in location of decent housing. Midwest City will support the development of housing and social services programs to assist populations with special needs.

A newly formed organization in the community working with the special need population is the FireLink Midwest City Foundation, a 501 c3, was created by the Midwest City Fire Department personnel and community leaders. Their mission is to fund community risk reduction and safety education programs, to improve the safety and quality of life for residents and first responders. FireLink will receive referrals based on repeat calls for service. They will receive notice for anyone who's called 911 three times in the past month. A member of the group will contact the individual about visiting their home to assess any needs that could be met by local service providers.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residents with special needs that are unable to be addressed in Midwest City are fortunate to be able to utilize services available from agencies in the greater metropolitan area due to Midwest City's close proximity. Midwest City has no programs for ensuring that persons returning to the community from mental and physical health institutions receive supportive services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Midwest City will continue to offer its owner-occupied housing rehabilitation programs to assist elderly, frail elderly, and persons with disabilities to remove physical barriers to housing. The City will continually look for new opportunities to assist with addressing housing and supportive service needs with CDBG funding and by forming new and expanded partnerships with those agencies providing support. The City will also focus on public facility improvements to remove accessibility barriers in public areas around the community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Midwest City will continue to offer its owner-occupied housing rehabilitation programs to assist elderly, frail elderly, and persons with disabilities to remove barriers to housing. The City will continually look for new opportunities to assist with addressing housing and supportive service needs with CDBG funding and by forming new and expanded partnerships with those agencies providing support. The City will also focus on public facility improvements to remove accessibility barriers in public areas around the community

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Midwest City has not identified any public policies that intentionally increase the cost of housing. Building codes adopted by the city are supported by the State of Oklahoma. The city will endeavor to remove or lessen the effects of any identified public policies that serve as barriers to affordable housing. The City of Midwest City recognizes the need for fair housing services and contracts annually with the Metropolitan Fair Housing Council to provide educational presentations, public information services, counseling, and testing. Midwest City promotes and supports equal opportunity and will continue to affirmatively further fair housing in all of its housing programs.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	478	79	2	1	-2
Arts, Entertainment, Accommodations	3,291	2,977	16	21	5
Construction	1,008	413	5	3	-2
Education and Health Care Services	3,695	2,648	18	19	1
Finance, Insurance, and Real Estate	1,209	939	6	7	1
Information	291	60	1	0	-1
Manufacturing	1,237	615	6	4	-2
Other Services	577	376	3	3	0
Professional, Scientific, Management Services	1,561	817	8	6	-2
Public Administration	0	0	0	0	0
Retail Trade	2,991	3,771	15	27	12
Transportation and Warehousing	796	209	4	1	-2
Wholesale Trade	942	167	5	1	-3
Total	18,076	13,071	--	--	--

Table 38 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,942
Civilian Employed Population 16 years and over	26,106
Unemployment Rate	6.6%
Unemployment Rate for Ages 16-24	16.7%
Unemployment Rate for Ages 25-65	5.6%

Table 39 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	5,365
Farming, fisheries and forestry occupations	1,160
Service	3,185
Sales and office	6,710
Construction, extraction, maintenance and repair	2,290
Production, transportation and material moving	1,825

Table 40 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,046	72%
30-59 Minutes	6,558	26%
60 or More Minutes	582	2%
Total	25,186	100%

Table 41 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 25 to 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1137	313	748
High school graduate (includes equivalency)	6031	361	2333
Some college or Associate's degree	7870	386	2391
Bachelor's degree or higher	5679	124	874

Table 42 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	90	155	125	200	300
9th to 12th grade, no diploma	440	650	250	815	550
High school graduate, GED, or alternative	2380	2390	2045	4390	2840
Some college, no degree	1625	2450	1990	3485	2950
Associate's degree	260	875	780	1280	965
Bachelor's degree	335	1860	1140	2090	1430
Graduate or professional degree	14	365	540	840	740

Table 43 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,639
High school graduate (includes equivalency)	31,519
Some college or Associate's degree	31,318
Bachelor's degree	45,787
Graduate or professional degree	49,884

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Healthcare Services are the largest employment sector in Midwest City, making up 18% of the labor workforce. Arts, Entertainment and Accommodations follows at 17% and Retail Trade at 16%. Table 14 – Business Activities, defined the sectors, number of workers, and number of jobs available in the Midwest City community. The last column in the table, Jobs Less Workers, reflects whether there is an oversupply or undersupply of labor. Retail Trade was the only sector featuring an undersupply of labor or more jobs than workers. The remaining sectors are all indicated to have an oversupply of labor meaning more workers than jobs available.

Describe the workforce and infrastructure needs of the business community:

Midwest City is part of the Oklahoma City Metropolitan Area and a worker can commute to any part of the metro area within 30 minutes. This access opens up workforce and job opportunities of a much larger area to residents of Midwest City and others in the metro area. Midwest City is the support community to Tinker Air Force Base, immediately to the south and is home to many related aerospace companies that partner with Tinker. There is a large medical and medical support community due to SSM Saint Anthony Hospital - Midwest and the proximity of the SSM Healthplex East. Midwest City is also home to Rose State College, a 2-year community college.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Two major industrial developments in the Soldier Creek Industrial Park and on N.E. 36th Street promise higher paying jobs in a disadvantaged area of the city. The new headquarters of American Glass, Inc., located in the Soldier Creek Industrial Park and Centrillum Proteins on N.E. 36th will provide approximately 170 new jobs in the community. Midwest City is home to some of the "who's who" of the aerospace and defense industry due to our proximity to Tinker Air Force Base, along with the headquarters home of largest martial arts supplier in the world, Century Martial Arts.

Midwest City is still in the process of completely developing the 164-acre Soldier Creek Industrial Park, located on N.E. 23rd Street, east of Air Depot Blvd. It is anticipated that job and business growth opportunities will work to expand the city's economic base with the completion and occupancy of the park. The Sooner Rose retail area has continued to expand and new retail development along I-40 in Midwest City promises job growth opportunities. Rose State College continues to expand its program offerings and options for 4-year degrees. The re-development and expansion of the hospital district will encourage business related medical development and the Heritage Park Mall Urban Redevelopment inspires future planning for the economic development of the dilapidated mall area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The largest group of Midwest City residents in the workforce have some college or an Associate's degree (38%), followed by high school graduates (32%), those with a Bachelor degree or higher at (21%) and those without a high school or equivalent diploma (8%).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Graduates of local high schools in the Eastern Oklahoma County area are able to participate in the Ticket to Rose Program, which provides free tuition for the first two years at Rose State College in Midwest City. Mid-Del Vo Tech and Rose State College coordinate many of their programs and degree tracks to accommodate the local aerospace industry, Tinker Air Force Base and local health care facility needs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Yes. Due to limited Community Development Block Grant funding, it is unlikely that any economic development initiatives will be planned during the next five years.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No specific areas containing households with multiple housing problems have been identified.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The distribution of Midwest City's population was evaluated by census tract, the only racial group other than the White population with a population concentration exceeding 50% was the Black population with a concentration in CT 1080.03 at 52% and CT 1080.11 at 60%. It is unknown if any racial or ethnic group with disproportionately greater needs are located in any specific neighborhoods in Midwest City.

What are the characteristics of the market in these areas/neighborhoods?

CT 1080.03 is primarily rural and much is located in the floodplain. Six large apartment complexes are located in the area, which extends across two public school districts. CT 1080.11 is primarily residential in nature. Both areas have struggled to maintain a consistent business presence along the arterials.

Are there any community assets in these areas/neighborhoods?

Community assets in CT 1080.03 include Crutch School, the new Soldier Creek Industrial Park and a newly constructed 7-Eleven. The SCIP Recreational Trail was constructed in 2016 along Soldier and Crutch Creeks on the south side of N.E. 23rd Street containing over 3 miles of natural trail for bikers and pedestrians. Phase II expanded the trail system on the North side of N.E. 23rd Street. The SCIP Industrial Park is the new home headquarters of American Glass Inc. and Centrillum Proteins is constructing a new facility at 7210 NE 36th Street. A new master planned park (Mid America Park) is also under construction at N.E. 10th Street and Midwest Blvd., funded by a publically approved GO bond. CT 1080.11 includes Willowbrook Elementary School, Cottage Park Senior Housing, and ESA Park. The area has benefited marginally by new and improved commercial development at the corner of Douglas Blvd and N.E. 23rd Street.

Are there other strategic opportunities in any of these areas?

CT 1080.03 should continue to benefit from the draw of the SCIP Recreational Trails and the newly constructed Mid America Park with its new entrance, inclusive play areas and competitive disc golf course. It should attract not only recreational users but new complimentary business in the vicinity of the park area. Continued development in the Soldier Creek Industrial Park and NE 23rd Street improvements will also add to the area. In addition, CT 1080.11 should see improvements due to business interests also along N.E. 23rd Street.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

100% of Midwest City proper has physical access to at least 2 to 4 fixed residential broadband providers (ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other) at speed of 25/3 Mbps or greater, according to the Federal Communications Commission (FCC). For those households that do struggle for broadband access, the Midwest City library offers free internet access.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hazard Mitigation is an essential element of emergency management along with preparedness, response and recovery. The Midwest City Emergency Operations Center works closely with management and elected officials to coordinate a comprehensive emergency management program. The City of Midwest City is a partner in the Oklahoma County Hazard Mitigation Plan. The Hazard Mitigation Plan identifies risks and ways to minimize damage by natural and manmade disasters. The document outlines threats of natural hazards and their proximity to the region. Flooding incidents during heavy or extended rain along the natural drainage areas of Soldier Creek and Crutcho Creek present an ongoing natural hazard risk for the city, along with seasonal tornadoes, wind, and ice storms. Midwest City also participates in the National Flood Insurance Program (NFIP), allowing property owners to purchase federally sponsored flood insurance.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households may be of increased vulnerability during events, due to their financial status and the possible inability to prepare for or deal with the after effects of an incident.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the City of Midwest City's allocation of Community Development Block Grant funding during the 2025-2029 planning period. The City of Midwest City goals for the 2025-2029 period focus on a number of identified priority needs and have targeted available resources toward several specific goals that are designed to address high priority needs. Needs include affordable housing, public facilities/infrastructure, public services, slum/blight activities, economic development and administration. These goals primarily focus on assisting low- and moderate-income residents maintain and improve their quality of life in the City of Midwest City. To this end, the City of Midwest City will continue to build on successful projects and programs that meet the needs of low- and moderate-income residents with the limited resources available. The city will continue to seek out complimentary grant programs and leverage funding whenever possible. Projects selected for funding in the five-year period will be managed as efficiently as possible in order to address priority needs that exist in the City of Midwest City.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Midwest City Limits
	Other Target Area Description:	Midwest City Limits
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Midwest City will target CDBG resources to address high priority needs city wide and in low- and moderate-income areas as defined by census data and HUD LMISD.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Midwest City Limits
	Associated Goals	Preservation of safe, decent, affordable housing Increasing the supply of affordable housing
	Description	Preserving Midwest City's affordable housing stock and associated neighborhoods through housing rehabilitation programs, purchase/rehabilitation/infill opportunities, homebuyer assistance, and encouraging special needs and senior housing.
	Basis for Relative Priority	Priority is based on staff consultations, community survey results, committee meetings, public input, existing demand for assistance and the analysis of housing data.
2	Priority Need Name	Public Facilities / Infrastructure / Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Midwest City Limits
	Associated Goals	Facilities, infrastructure, improvements needed
	Description	Acquisition, rehabilitation, replacement, upgrade or repair of public facilities, infrastructure or public spaces in low to moderate income areas or that serve low to moderate income clientele, to include new construction of facilities or structures that revitalize areas, enhance neighborhoods, encourage healthy habits, improve public services, provide accessibility, improve the quality of life of residents and provide for the common good.
	Basis for Relative Priority	Acquisition, rehabilitation, replacement, upgrade or repair of public facilities, infrastructure or public spaces in low to moderate income areas or that serve low to moderate income clientele, to include new construction of facilities or structures that revitalize areas, enhance neighborhoods, encourage healthy habits, improve public services, improve parks, provide accessibility, improve the quality of life of residents and provide for the common good.
3	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Midwest City Limits
	Associated Goals	Provide public assistance and services
	Description	Services to the elderly, handicapped, at-risk youth, at-risk homeless, special populations etc., to include: job training, public transportation, senior transportation, social and case management services, emergency utility assistance, day facilities, tenant-based rental assistance, meal/food programs, income tax assistance, life skill programs, neighborhood programs, emergency services, homeless services, after-school care and programming, crime awareness, mentoring youth, tutoring students.
	Basis for Relative Priority	The need for public services is based on community surveys, needs assessments, and responses to request for proposals
4	Priority Need Name	Slum / Blight Activities
	Priority Level	Low
	Population	Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Reduce slum and blighted buildings
	Description	Acquisition, rehabilitation and/or clearance of blighted and/or dilapidated structures on a spot basis
	Basis for Relative Priority	The slum/blight program need is based on the condition of properties on a spot basis. The properties are determined dilapidated, uninhabitable, and a danger to the surrounding community. While the need is warranted, the city's ability to expend funds timely for this program has changed this priority to low.
5	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Increase economic opportunities
	Description	Encouraging economic development activities within Midwest City, to include job creation, job training, life skill enhancement, higher education, and Ticket to Rose Program.
	Basis for Relative Priority	While a priority need, economic development activities are expensive with no substantial increase in funding anticipated to provide programs.
6	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	

	Associated Goals	Planning and Administration
	Description	Administration, planning and oversight of CDBG program and activities. Implementation of the consolidated plan requires certain administrative and planning activities including the development of plans, environmental review of projects, contract monitoring, fair housing and other activities required by HUD regulation.
	Basis for Relative Priority	The City of Midwest City staff will place emphasis on the successful implementation of the CDBG program to ensure continued receipt of the funding.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	This Consolidated Plan includes funding recommendations for Tenant Based Rental Assistance, however Midwest City receives only CDBG funding. It is anticipated that funding will be pursued through the state level to assist the Transitional Housing Program.
TBRA for Non-Homeless Special Needs	This Consolidated Plan does not include funding recommendations for non-homeless special needs. Midwest City receives only CDBG funding.
New Unit Production	This Consolidated Plan does not include funding recommendations for new unit production. Midwest City receives only CDBG funding.
Rehabilitation	A priority need under affordable housing is rehabilitation of existing low- and moderate-income owner and rental housing stock. Providing housing rehabilitation programs allows residents, such as the elderly, to maintain their homes in good condition so they can live independently longer, thus avoiding more costly, institutional residential settings.
Acquisition, including preservation	Acquisition is addressed under slum/blight priority need, however due to limited CDBG resources; it is unlikely that this activity will be pursued during this consolidated plan.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0			1,600,000	Midwest City plans to receive CDBG funds at or below its current grant amount during the next five years.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Midwest City will make every attempt to secure funding to continue its successful Homebuyer Assistance Program available to low- and moderate-income homebuyers. HOME funds competitively available through the Oklahoma Housing Finance Agency (OHFA) have been the primary funding source in recent years. Local funds support Midwest City's Housing Rehabilitation Program and Transitional Housing Programs. Matching funds needed for grant programs are typically addressed with local funds. The City of Midwest City maintains a large HOME Program banked match balance which will satisfy any program match requirements during this consolidated plan cycle.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Midwest City supports (2) head start facilities, a Neighborhoods in Action Center, Senior Center, Neighborhood Services Center, Community Center and (3) transitional housing properties.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MIDWEST CITY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction

Table 46 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Grants Management Department of the City of Midwest City is responsible for implementing the city's consolidated plan and strategy for priority housing and non-housing community development needs. The department manages and delivers all housing and community development activities funded with CDBG funds. Annual plans are subject to citizen input and reviewed by the Citizens' Advisory Committee on Housing and Community Development prior to recommendation to the Midwest City Council. The only identified gap in the delivery system is the consistent reduction of funding and resulting reduction in activities and services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 47 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services are available in the metropolitan area to meet the needs of homeless individuals and families when they are referred to providers who offer the services. The 211-telephone referral system is very effective in putting those in need in touch with the needed service and provider. However, those services are primarily in Oklahoma City.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While immediate emergency services and shelter are available in Oklahoma City to meet the needs of those experiencing homelessness, Midwest City focuses on assistance prior to becoming homeless and transitioning out of homelessness. The Primary Systems Home Repair Program and transportation assistance are available locally as prevention measures. The City of Midwest City supports (3) units of transitional housing for the homeless in conjunction with supportive services from a homeless provider.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Services and programs that help to meet these and other needs are also provided by many local agencies. Gaps in providing programs or services that meet the priority needs are limited by funding available, however, will be evaluated on an annual basis.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of safe, decent, affordable housing	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated: 80 Household Housing Units
2	Increasing the supply of affordable housing	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$	Other: 50 Other
3	Facilities, infrastructure, improvements needed	2025	2029	Non-Housing Community Development	Citywide	Public Facilities / Infrastructure / Improvements	CDBG: \$	Other: 5 Other
4	Provide public assistance and services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit: 4,605 Persons Assisted
5	Reduce slum and blighted buildings	2025	2029	Non-Housing Community Development	Citywide	Slum / Blight Activities		
6	Increase economic opportunities	2025	2029	Non-Housing Community Development	Citywide	Economic Development		
7	Planning and Administration	2025	2029	Administration		Administration	CDBG: \$	

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of safe, decent, affordable housing
	Goal Description	Preserving the supply of safe, decent and affordable housing through rehabilitation, primary system repairs, emergency improvements and accessibility modifications for low- and moderate-income homeowners.
2	Goal Name	Increasing the supply of affordable housing
	Goal Description	Increasing the supply of affordable housing through homebuyer assistance, purchase/rehab/infill opportunities, transitional housing for homeless families, TBRA, senior housing and special needs housing.
3	Goal Name	Facilities, infrastructure, improvements needed
	Goal Description	Address public facilities, infrastructure and improvement needs in low to moderate income areas or that serve low- and moderate-income clientele.
4	Goal Name	Provide public assistance and services
	Goal Description	Meeting varied public service needs in the community such as senior social services, utility assistance, transportation assistance, after school care, fair housing, developmentally disabled support, at-risk youth programs, homeless assistance, TBRA, crime awareness, etc.
5	Goal Name	Reduce slum and blighted buildings
	Goal Description	Purchase, rehabilitate and/or clear blighted and/or dilapidated buildings.
6	Goal Name	Increase economic opportunities
	Goal Description	Increase economic opportunities through promotion of job training, vocational technical opportunities, higher ed mentoring, GED classes, Ticket to Rose, referrals to small business administration and Midwest City Chamber of Commerce.
7	Goal Name	Planning and Administration
	Goal Description	Provide funding to administer, plan activities and program successfully, to include fair housing services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Midwest City plans to assist approximately (80) extremely low, low and moderate households through housing rehabilitation programs during the next 5 years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Midwest City has not identified any public policies that intentionally increase the cost of housing. Building codes adopted by the city are supported by the State of Oklahoma. The city will endeavor to remove or lessen the effects of any identified public policies that serve as barriers to affordable housing. The City of Midwest City recognizes the need for fair housing services and contracts annually with the Metropolitan Fair Housing Council to provide educational presentations, public information services, counseling, and testing. Midwest City promotes and supports equal opportunity and will continue to affirmatively further fair housing in all of its housing programs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address affordable housing, the City of Midwest City will continue to work with partners to educate the public regarding affordable housing and fair housing information to ensure that any barriers have been identified. The City will continue to focus on programs to fill the gap between available resources and housing costs. Included in this plan is a priority to address affordable housing by increasing and improving the available housing stock and the continuation of the owner-occupied housing rehabilitation programs. The City will also work with partner organizations who service the elderly, homeless, disabled, and low income families to support affordable housing and supportive infrastructure needs.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Midwest City has historically only documented a handful of chronically homeless over the years, seeing our most pressing need to be assisting those at risk of homelessness in the community, however, in the past ten years, the city has seen an increase in transitory homeless persons. The Midwest City Police Department continues to monitor the homeless population with Community Action and Crisis Intervention & Response officers. Being in such close proximity to Oklahoma City shelters and social services, any immediate needs are satisfied through those entities. The 211-referral service refers to Oklahoma City providers, however, referrals often return to our community by way of transitional or permanent housing opportunities.

Addressing the emergency and transitional housing needs of homeless persons

Midwest City owns and operates (3) single family structures used as transitional housing for homeless families, with case management and wrap-around services provided to families by a local homeless provider. Transitional housing is also provided by Leah's Hope, Inc., a transitional program accommodating (7) households. Midwest City is also home to an 11-bed emergency youth facility operated by Mid-Del Youth & Family.

Daily and weekly bus passes are also distributed through the local hospital, the MWCPD Jail Diversion Program, Mid Del Youth & Family and the Neighborhoods in Action staff. Many local churches and organizations provide other needed services, such as meals, food, and clothing to the at-risk community.

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 services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and 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 services.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Midwest City addresses lead based paint hazards in its housing rehabilitation programs as follows:

- 1) Applicants identify the age of the structure at the time of application. Homeowner receives lead-based paint information via "Protect Your Family From Lead In Your Home" and/or "The lead-Safe Certified Guide to Renovate Right".
- 2) If structure is built before 1978 and there is a potential to disturbing painted areas the proposed project area will be tested for lead based paint. The homeowner receives a copy of the test results.
- 3) Based on the testing results, contractors shall be notified the requirement of lead hazard reduction work and protective measures to be followed during construction.

How are the actions listed above related to the extent of lead poisoning and hazards?

For all structures constructed prior to 1978, work performed on areas that potentially contain lead-based paint shall be tested for lead based paint. If lead-based paint is positively identified and if expending \$5,000 or less, the disturbed surfaces shall be repaired and safe work practices will be incorporated into the project. By completing these actions, it may assist in reducing lead poisoning and hazards.

How are the actions listed above integrated into housing policies and procedures?

All information above is incorporated into existing housing rehabilitation activities and must be addressed in project files.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

There are many anti-poverty programs offered by local agencies in Midwest City and the Oklahoma City Metropolitan Area. 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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-modern income residents using the limited resources and funding available.

SP-80 Monitoring – 91.230

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

The City of Midwest City, Grants Management Department, is responsible for ensuring that CDBG funds are used in accordance with all program requirements. In meeting this responsibility, the city's monitoring efforts will be directed toward program performance, financial performance, regulatory compliance, and long-term compliance. The city will endeavor to ensure long-term compliance with requirements of the programs involved, including minority business outreach and comprehensive planning requirements. CDBG projects are primarily 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 ensure 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.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0			1,600,000	Midwest City plans to receive CDBG funds at or below its current grant amount during the next five years.

Table 49 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Midwest City will make every attempt to secure funding to continue its successful Homebuyer Assistance Program available to low- and moderate-income homebuyers. HOME funds competitively available through the Oklahoma Housing Finance Agency (OHFA) have been the primary funding source in recent years. Local funds support Midwest City's Housing Rehabilitation Program and Transitional Housing Programs.

Matching funds needed for grant programs are typically addressed with local funds. The City of Midwest City maintains a large HOME Program banked match balance which will satisfy any program match requirements during this consolidated plan cycle.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Midwest City supports (1) head start facilities, a Neighborhoods In Action Center, Senior Center, Neighborhood Services Center, Community Center and (3) transitional housing properties.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of safe, decent, affordable housing	2025	2026	Affordable Housing	Citywide	Affordable Housing	CDBG:	Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Increasing the supply of affordable housing	2025	2026	Affordable Housing	Citywide	Affordable Housing	CDBG:	Other: 10 Other
3	Provide public assistance and services	2025	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit: 921 Persons Assisted
4	Planning and Administration	2025	2026	Administration		Administration	CDBG:	

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of safe, decent, affordable housing
	Goal Description	
2	Goal Name	Facilities, infrastructure, improvements needed
	Goal Description	
3	Goal Name	Provide public assistance and services
	Goal Description	
4	Goal Name	Planning and Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Primary Systems Home Repair Program
2	Housing Rehab Administration
3	Housing Services - HOME HBA
4	Senior Services
5	At Risk Youth Services
6	Before/After School Childcare Scholarships
7	Senior Transportation Services
8	Homeless Services
9	Fair Housing Services
10	Park Improvements
11	Administration
12	Unprogrammed Funds

Table 51 – Project Information

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

The allocation of funds is closely aligned with the housing and community development needs identified in the needs assessment, housing market analysis and contributed by staff, committee members and citizens who participated in the development of the Consolidated Plan. Funding is driven by activity eligibility through the CDBG Program. The primary obstacle to addressing underserved needs is lack of funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	Primary Systems Home Repair
	Target Area	
	Goals Supported	Preservation of safe, decent, affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$70,000
	Description	Assistance available to low income homeowners in need of primary systems repair, emergency improvements or accessibility modifications to their homes.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 14 low income homeowners will benefit.
	Location Description	Citywide
	Planned Activities	
2	Project Name	Housing Rehab Administration
	Target Area	
	Goals Supported	Preservation of safe, decent, affordable housing
	Needs Addressed	Affordable Housing Administration
	Funding	CDBG: \$140,211
	Description	Payroll, administrative, and fleet expenses for the Housing Rehabilitation Specialist
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	(3) low to moderate income households will benefit from the Housing Rehabilitation Loan Program in addition to the (14) estimated Primary Systems Home Repair Program beneficiaries mentioned in Activity No. 1
	Planned Activities	
3	Project Name	Housing Services HOME Program
	Target Area	
	Goals Supported	Increasing Supply of affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,000
	Description	Property Maintenance Code Inspections supporting HOME Homebuyer Assistance Program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	(10) low to moderate income households (first time homebuyers) will benefit from the Homebuyer Assistance Program.
	Location Description	Citywide
	Planned Activities	
4	Project Name	Senior Services
	Target Area	
	Goals Supported	Provide public assistance and services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,000
	Description	Daily senior public services and activities to include: coordinator, supplies, food, activity and transportation expenses.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	145 low income seniors and disabled citizens
	Location Description	Autumn House , low income congregate living facility located at 500 Adair Blvd. Midwest City, OK

	Planned Activities	Social Services and activities that will meet the needs of the senior and disabled residents.
5	Project Name	At Risk Youth Services
	Target Area	
	Goals Supported	Provide public assistance and services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,500
	Description	Public services provided to at risk youth in community to include counseling, case management, classes, programs, etc.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 at risk low income youth and their families will benefit from the services provided.
	Location Description	Services will take place primarily at Mid-Del Youth and Family Services located at 8121 National Ave. Midwest City, OK 73110. Additional services may be provided at local schools.
	Planned Activities	Activities provided include counseling, classes, outreach, and case management.
6	Project Name	Before / After School Care Scholarships
	Target Area	
	Goals Supported	Provide public assistance and services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,000
	Description	Scholarships provided to low and moderate income families for children to attend before/after school programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This funding will provide approximately 6 low to moderate income families with partial scholarships for before/after school child care
	Location Description	The program takes place at several local elementary schools throughout Midwest City.
	Planned Activities	Before/After school child care scholarships.

7	Project Name	EMBARK Senior Transportation Services
	Target Area	
	Goals Supported	Provide public assistance and services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Senior transportation services provided to seniors for medical appointments, meal site, shopping etc. in partnership with the Central Oklahoma Transportation and Parking Authority (COTPA).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 450 senior/disabled Midwest City residents in need of transportation assistance for medical appointments, meal site, shopping, etc.
	Location Description	Residents within ¼ mile of Route 15 Bus Route can participate
	Planned Activities	Senior/Disabled transportation
8	Project Name	Homeless Services
	Target Area	
	Goals Supported	Provide public assistance and services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,000
	Description	Rent and utilities to support Transitional Annex for homeless services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 Persons – LMC Homeless
	Location Description	Transitional Annex located at 806 W. Curtis Drive, MWC, OK 73110
	Planned Activities	Provide facility support serving homeless families with needed services and case management.
9	Project Name	Fair Housing Services
	Target Area	

	Goals Supported	Provide public assistance and services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,000
	Description	Fair Housing advocacy, enforcement, legal services and outreach
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 LM Individuals
	Location Description	City-Wide
	Planned Activities	Fair housing services to the public – information, referrals, testing, classes.
10	Project Name	Park Improvements
	Target Area	
	Goals Supported	Facilities, infrastructure, improvements needed
	Needs Addressed	Public Facilities / Infrastructure / Improvements
	Funding	CDBG: \$50,000
	Description	Pedestrian benches, trash cans, signage, etc.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Regional Park
	Planned Activities	Improvements may include: outside fitness court, benches, trash cans, signage, etc.
11	Project Name	Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Administration
	Funding	CDBG: \$79,465

	Description	CDBG program administration expenses, including payroll, office supplies, publications, wages, equipment, travel, training.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Unprogrammed funds
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,012.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

All of Midwest City's housing programs are available citywide, which include low-income and minority concentrated areas. Public improvements or public facilities will benefit identified low- and moderate-income areas or low/mod clientele.

Target Area	Percentage of Funds
Citywide	

Table 52 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Midwest City does not allocate CDBG investment geographically or in targeted areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	26
Special-Needs	
Total	26

Table 53 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	16
Acquisition of Existing Units	10
Total	26

Table 54 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing goals may be met by Midwest City's Housing Rehabilitation Loan Program, Primary Systems Home Repair Program, and the HOME funded programs.

AP-60 Public Housing – 91.220(h)

Introduction

Midwest City does not have a public housing authority.

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

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

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

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Midwest City has historically only documented a handful of chronically homeless over the years, seeing our most pressing need to be assisting those at risk of homelessness in the community, however, in the past ten years, the city has seen an increase in transitory homeless persons. The Midwest City Police Department continues to monitor the homeless population with Community Action and Crisis Intervention & Response officers. Being in such close proximity to Oklahoma City shelters and social services, any immediate needs are satisfied through those entities. The 211-referral service refers to Oklahoma City providers, however, 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

Midwest City owns and operates (3) single family structures used as transitional housing for homeless families, with case management and wrap-around services provided to families by a local homeless provider. Transitional housing is also provided by Leah's Hope, Inc., a transitional program accommodating (7) households. Midwest City is also home to an 11-bed emergency youth facility operated by Mid-Del Youth & Family.

Daily and weekly bus passes are also distributed through the local hospital, the MWCPD Jail Diversion Program, Mid Del Youth & Family and the Neighborhoods in Action staff. Many local churches and organizations provide other needed services, such as meals, food, and clothing to the at-risk community.

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 services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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 services.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Midwest City has not identified any public policies that increase the cost of housing. Building codes adopted by the city are supported by the State of Oklahoma. The city will endeavor to remove or lessen the effects of any identified public policies that serve as barriers to affordable housing. The City of Midwest City recognizes the need for fair housing services and contracts annually with the Metropolitan Fair Housing Council to provide educational presentations, public information services, counseling, and testing. Midwest City promotes and supports equal opportunity and will continue to affirmatively further fair housing in all of its housing programs.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address affordable housing, the City of Midwest City will continue to work with partners to educate the public regarding affordable housing and fair housing information to ensure that all barriers have been identified. The City will continue to focus on programs to fill the gap between available resources and housing costs. Included in this plan is a priority to address affordable housing by increasing and improving the available housing stock and the continuation of the owner-occupied housing rehabilitation programs. The City will also work with partner organizations who service the elderly, disabled, and low income families to support affordable housing and supportive infrastructure needs.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City of Midwest City will continue to identify community partners to assist with and address the needs of the underserved in the community. By working with these partners, the city hopes to develop public services offered by organizations within our community to specially address residents' needs.

A newly formed organization in the community working with the special need population is the FireLink Midwest City Foundation, a 501 c3, was created by the Midwest City Fire Department personnel and community leaders. Their mission is to fund community risk reduction and safety education programs, to improve the safety and quality of life for residents and first responders. FireLink will receive referrals based on repeat calls for service. They will receive notice for anyone who's called 911 three times in the past month. A member of the group will contact the individual about visiting their home to assess any needs that could be met by local service providers.

Actions planned to foster and maintain affordable housing

Midwest City will continue to offer housing rehabilitation and homebuyer assistance programs as long as funding resources are available. Midwest City will continue to seek out other funding sources and programs to complement existing activities and address needs in the community.

Actions planned to reduce lead-based paint hazards

Lead hazard reduction and abatement will continue to be an important component of the city's rehabilitation programs. 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 planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

There are no plans to develop additional institutional structure.

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

Midwest City will attempt to coordinate and provide information to private housing and social service

agencies regarding rental assistance available through the Oklahoma Housing Finance Agency (OHFA).

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

Comments

Citizen Participation Plan

Appendix - Alternate/Local Data Sources