



Director of Planning & Community Development.....Keith Baker, AICP
Deputy Director of Planning & Community Development Daryl Poprave, AICP, CFM
Community Development Specialist Cheri King
Downtown Development Authority Executive Director Anthony Kulick

Functional Organizational Chart

Administration

- Serve as staff liaison to the U.S. Department of Housing and Urban Development
- Prepares and administers Community Development Block Grant budget
- Prepares annual 5-year Consolidated Plan, Annual Action Plans and Consolidated Annual Performance and Evaluation Plan (CAPER)
- Serves as staff liaison to the Housing Commission
- The Community Development Specialist serves as a member of various local and state-wide professional organizations, as well as a Board member for two state-wide organizations

Community Development Block Grant Program

Grant program designed to serve low and moderate income residents of the City of Midland. Programs include:

- Single-family residential housing rehabilitation program
- Emergency housing repairs program
- Down payment assistance
- Purchase, rehab and sale of existing housing
- Purchase and demolition of dilapidated housing
- Secondary agency grants to agencies that serve low-income people, persons with mental and physical disabilities, people with literacy needs and agencies that provide support services
- Installation of infrastructure in low/moderate income areas of the community

Downtown Development Authority

- Prepares and administers DDA budget
- Prepares and administers MDBA budget
- Administers funds for the DDA Façade Loan Program
- Establishes and maintains good working relationships with downtown businesses, customers, non-profit organizations, sponsors, government departments, and other community organizations
- Promotes downtown at various community functions
- Acts as City's representative for downtown issues and events
- Liaison to Michigan Main Street program, including attendance at quarterly and annual conferences
- Maintains downtown website
- Prepares agendas, minutes and technical support to the DDA Board of Directors, MDBA Board of Directors, City Council and various community committees

Midland City Housing Commission

The Housing Commission was formed in 1968 under the State Housing Act of 1933 and acts as an advisory board for program development and monitoring:

- Sets policies for City-owned Senior Housing, the Community Development Block Grant Program, the CHOICE Housing Program, and the Midland Public Schools/City of Midland Building Trades projects
- Recommends or denies the purchase and sale of properties throughout the city to be used for housing purposes
- Oversees the Housing Commission Fund, which is used for the construction of new houses

Service Statements

The overall goal of the City of Midland's community development program is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The primary means toward this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations in the development and operation of affordable housing.

Community Development Block Grant Program

The City of Midland's participation in the federal government's Community Development Block Grant (CDBG) Program requires the preparation of a five-year Consolidated Plan, which sets forth priorities and objectives for activities benefiting very-low and low-income households. The goal of the housing programs of the City of Midland is to ensure that "all residents of the City of Midland might have safe, affordable housing." In order to work toward this goal, sub-goals were established as follows:

1. To provide low-income families with decent housing at a price that is affordable based on their income.
2. Code compliance (through subsidized loans, building inspections and rehabilitation assistance.)
3. Neighborhood improvement (through neighborhood watch groups, removal of deteriorated housing, ordinance compliance, and repair or construction of infrastructure.)

Downtown Development Authority

The mission of Downtown Midland is to provide a vibrant and diverse center of business, cultural and recreational activity that attracts both Midland residents and visitors throughout Michigan and beyond.

The vision of Downtown Midland is to maintain our small city charm, while providing big city choices.

The goal of the DDA is to make Downtown Midland a retail community that also provides a fun, relaxing, family-friendly atmosphere to the community.

- DDA staff strive to assist downtown businesses to thrive while encouraging special events and promotions to bring the community to Main Street for a pleasant experience.
- The DDA works to maintain a safe, clean, and attractive downtown with plenty of parking, appropriate seating and trash facilities, and a diverse mix of shopping, service, and dining opportunities.
- The DDA works with downtown businesses and community organizations to provide great entertainment in the form of concerts, festivals, retail events, artistic venues, sports and recreational activities, and parades.
- The DDA is committed to continued downtown development and recently completed a comprehensive Downtown Redevelopment and Design Plan to assist the DDA in that endeavor.
- The DDA partners with many community organizations including the City of Midland, the Midland Downtown Business Association, the Midland Area Chamber of Commerce, the Midland County Convention and Visitors Bureau along with many other community-minded organizations.

Service Statements (cont.)

Midland City Housing Commission

The Housing Commission oversees the development of the budget of the Midland Housing Fund in addition to providing oversight for the allocation of Community Development Block Grant Program (CDBG) funds. The Commission owns properties throughout the city for future development, approves policies for Senior Housing, the CDBG Program, the CHOICE Housing Program, and the Midland Public Schools Building Trades Class/City of Midland Housing Construction Program projects. The goals of the Midland City Housing Commission include:

1. Build two new barrier-free CHOICE houses.
2. Acquire one property for future construction.
3. Community outreach.
4. Budget line item for future studies.

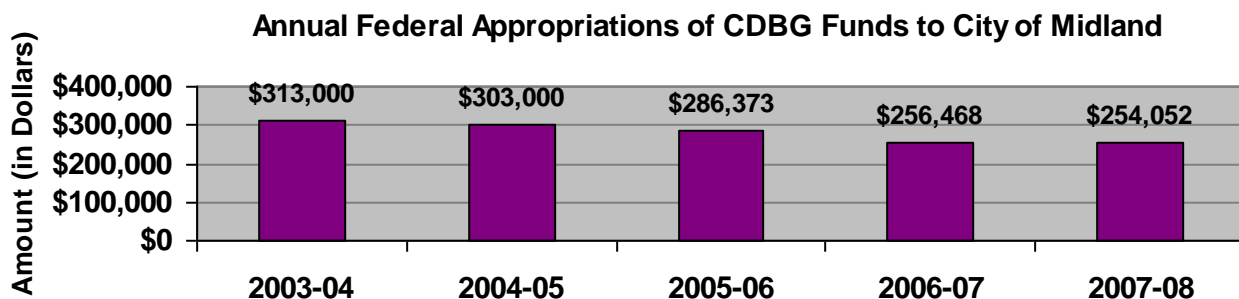
Priorities include:

1. Community Outreach on Fair Housing.
2. Removal of barriers in housing to make them handicap accessible.
3. Additional paired testing for fair housing issues.
4. Conduct a lending practices study for lenders and advertising practices in this area.

The Housing Commission has the following powers and responsibilities:

1. To determine in what areas of the city it is necessary to provide proper sanitary housing facilities for families of low income and for the elimination of housing conditions which are detrimental to the public peace, health, safety, morals or welfare.
2. To purchase, sell, lease, exchange, transfer, assign and mortgage any property, or to acquire property by gift, to own, hold, clear and improve property, or to engage in or to contract for the design and construction, reconstruction, alteration, improvement, extension or repair of any housing project or part thereof.
3. To control and supervise all parks and playgrounds forming a part of such housing development, but may not contract with existing departments of the City for operation or maintenance of either or both.
4. To establish and revise rents for any housing project, but shall rent all property for such sums as will make them self-supporting, including all charges for maintenance and operation of those facilities.

Key Departmental Trends



COMMUNITY DEVELOPMENT BLOCK GRANT FUND
 DETAIL OF BUDGET APPROPRIATIONS AND REVENUES
 Fiscal Year Ending June 30, 2009

	2006-07	2007-08		2008-09
	Actual	Budget	Estimate	Adopted
Revenues Available				
Federal grant	\$ 221,806	\$ 254,052	\$ 254,052	\$ 243,589
Federal grant carryover from prior years	397,955	357,638	381,235	127,355
Program income	75,724	80,000	80,000	60,000
Total revenues	695,485	691,690	715,287	430,944
Expenditures				
Administration	39,387	35,000	35,000	35,000
Residential home rehabs	93,257	264,123	168,069	171,800
Public services	44,022	50,000	50,000	45,500
Affordable housing	9,400	32,652	20,800	12,000
Removal of architectural barriers	20,865	15,000	15,000	6,000
Neighborhood improvement	213	-	-	-
Land acquisition and infrastructure - housing	-	32,763	18,494	-
Reserve for contingencies	-	8,000	-	10,000
Total expenditures	207,144	437,538	307,363	280,300
Excess of revenues over (under) expenditures	488,341	254,152	407,924	150,644
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	31,437	-	-	-
Operating transfer out - Local Street Fund	(79,917)	(200,137)	(200,038)	-
Operating transfer out - Washington Woods Fund	(985)	-	-	(67,000)
Operating transfer out - Wastewater Fund	(30,000)	(54,015)	(40,531)	-
Operating transfer out - Housing Fund	(27,641)	-	(40,000)	(56,289)
Total other financing sources (uses)	(107,106)	(254,152)	(280,569)	(123,289)
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	\$ 381,235	\$ -	\$ 127,355	\$ 27,355
Federal grant carryover available	\$ 381,235	\$ -	\$ 127,355	\$ 27,355

DOWNTOWN DEVELOPMENT AUTHORITY FUND
 DETAIL OF BUDGET APPROPRIATIONS AND REVENUES
 Fiscal Year Ending June 30, 2009

	2006-07	2007-08		2008-09
	Actual	Budget	Estimate	Adopted
Revenues				
Property taxes levied	\$ 18,505	\$ 20,000	\$ 19,352	\$ 20,000
Property taxes captured (TIF)	349,637	380,000	397,331	285,000
Investment earnings	47,453	40,000	21,300	15,000
SARA contribution	14,000	14,000	14,000	14,000
Other revenues	20,160	20,500	12,500	12,500
Total revenues	449,755	474,500	464,483	346,500
Expenditures				
Personal services	153,277	200,195	188,540	212,159
Supplies	5,155	3,605	3,605	3,850
Other charges	207,530	237,921	250,910	160,833
Investment in assets	2,280	507,740	165,740	322,000
Reserve for contingencies	-	11,700	11,700	15,000
Total expenditures	368,242	961,161	620,495	713,842
Excess of revenues over (under) expenditures	81,513	(486,661)	(156,012)	(367,342)
Other Financing Sources (Uses)				
Major Street Construction Fund transfer out	(40,000)	-	-	-
DDA - Debt Service Fund transfer out	(83,975)	(103,700)	(103,025)	-
Major Street Maintenance Fund transfer in	-	-	45,890	-
General Construction Fund transfer out	(163,062)	(3,300)	(3,300)	-
Parking Fund transfer out	(40,000)	(45,000)	(45,000)	(45,000)
Total other financing sources (uses)	(327,037)	(152,000)	(105,435)	(45,000)
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	(245,524)	(638,661)	(261,447)	(412,342)
Fund Balance - beginning of year	1,024,899	779,375	779,375	517,928
Fund Balance - end of year	\$ 779,375	\$ 140,714	\$ 517,928	\$ 105,586
Designated - Capital Revolving Fund	\$ 210,000	\$ -	\$ 210,000	\$ -
Unreserved and undesignated	569,375	140,714	307,928	105,586
Total Fund Balance	\$ 779,375	\$ 140,714	\$ 517,928	\$ 105,586



Community Development

MIDLAND HOUSING FUND DETAIL OF BUDGET APPROPRIATIONS AND REVENUES Fiscal Year Ending June 30, 2009

	2006-07	2007-08		2008-09
	Actual	Budget	Estimate	Adopted
Revenues				
Investment earnings	\$ 22,025	\$ 20,000	\$ 10,359	\$ 10,000
Proceeds from sale of assets	51,380	110,000	110,000	110,000
Other revenue	(1,481)	1,000	1,855	1,000
Total revenues	71,924	131,000	122,214	121,000
Expenditures				
Cost of assets sold	319,153	110,000	146,000	110,000
Miscellaneous expense	17,531	2,000	2,000	2,000
Capital outlay	25,332	-	-	-
Warranty maintenance	1,498	15,000	31,000	15,000
Total expenditures	363,514	127,000	179,000	127,000
Excess of revenues over (under) expenditures	(291,590)	4,000	(56,786)	(6,000)
Other Financing Sources (Uses)				
Operating transfers in	27,641	-	40,000	56,289
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	(263,949)	4,000	(16,786)	50,289
Fund Balance - beginning of year	859,244	595,295	595,295	578,509
Fund Balance - end of year	\$ 595,295	\$ 599,295	\$ 578,509	\$ 628,798

SPECIAL ACTIVITIES FUND
 DETAIL OF BUDGET APPROPRIATIONS AND REVENUES
 Fiscal Year Ending June 30, 2009

	2006-07	2007-08		2008-09
	Actual	Budget	Estimate	Adopted
Revenues				
Grant revenue	\$ 10,976	\$ 10,800	\$ 10,800	\$ 10,800
Contributions and other revenues	80,624	47,000	64,660	62,500
Investment earnings	4,815	4,000	2,814	2,600
Total revenues	<u>96,415</u>	<u>61,800</u>	<u>78,274</u>	<u>75,900</u>
Expenditures				
Supplies	35,034	18,000	35,000	35,000
Other charges	39,025	38,000	56,000	56,000
Interest expense	357	400	400	400
Total expenditures	<u>74,416</u>	<u>56,400</u>	<u>91,400</u>	<u>91,400</u>
Excess of revenues over (under) expenditures	21,999	5,400	(13,126)	(15,500)
Other Financing Sources (Uses)				
Operating transfers out	(795)	-	-	
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	21,204	5,400	(13,126)	(15,500)
Fund Balance - beginning of year	<u>157,050</u>	<u>178,254</u>	<u>178,254</u>	<u>165,128</u>
Fund Balance - end of year	<u>\$ 178,254</u>	<u>\$ 183,654</u>	<u>\$ 165,128</u>	<u>\$ 149,628</u>