



THE

CITY OF MUNCIE

BY AND THROUGH ITS DEPARTMENT OF

COMMUNITY DEVELOPMENT

USING FUNDING FROM THE
UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

PRESENTS ITS

***DRAFT* HOME ARP ALLOCATION PLAN**

COMMENTS WILL BE ACCEPTED ON THE PLAN FROM
8 AM ON MARCH 7, 2023 THROUGH
4 PM ON MARCH 22, 2023.



**PY 2021 HOME ARP Allocation Plan
Available for Review and Public Comment**

The American Rescue Plan (ARP) provides \$5 billion to assist households who that meet the HOME ARP definition of homeless: at risk of homelessness; fleeing or attempting to flee domestic and/or dating violence, sexual assault, stalking or human trafficking; people at greatest risk of housing instability; other families requiring services or housing assistance to prevent homelessness; people at greatest risk of housing instability. These “qualifying populations” are defined in CPD Notice 21-10 Requirements for Use of Funds in the HOME ARP Program. This document is available at www.cityofmuncie.com (search HOME ARP.)

HOME ARP Funds were appropriated under Title II of Cranston-Gonzalez National Affordable Housing Act of 1990 – HOME Program Statute and allocated via HOME – Program Statute and allocated via HOME Program formula to jurisdictions that qualified for a HOME allocation in FY 2021. As a participating jurisdiction the City of Muncie (City) received \$1,858,590 in HOME-ARP funds.

Activities that may be undertaken with Home ARP funds and funding proposed for each eligible activity in the HOME ARP Allocation Plan (Plan) are as follows: :

HOME ARP Activities	Funding Amount	% of Grant	Statutory Limit
Supportive Services	\$ 553,493	30%	
Acquisition/Development of Non-Congregate Shelter	\$ 1,000,000	54%	
TBRA	\$ 100,000	5%	
Affordable Rental Housing	\$ -	0%	
Non Profit Operating	\$ 92,926	5.00%	5%
Non Profit Capacity Building	\$ 37,171	2.00%	5%
Admin & Planning	\$ 75,000	4%	15%

This notice provides the public an opportunity to examine and comment on the Plan. The Plan will be available for public examination at 8 AM on March 7, 2023 at:

Community Development Office, City Hall, 300 N. High, Muncie, IN
www.cityofmuncie.com (search HOME ARP)

Upon request, the Plan may be emailed or mailed to interested parties.

City will accept verbal and written comments on the Plan from 8 AM on March 7, 2023 through 4 PM on March 22, 2023.

In accordance with the provisions of the Americans with Disabilities Act (ADA) persons with disabilities and or limited English proficiency needing special accommodation or translation services please phone or email Gretchen Cheesman at least 48 hours prior to the end of the comment period.

Accommodations will be provided.

Comments may be submitted by mail, email, or phone to:

Gretchen Cheesman, Director
Community Development Department
300 N. High St., Muncie, IN 47305
765-747-4825
communitydev@cityofmuncie.com

Consultation

Describe the consultation process including methods used and dates of consultation:

Consultations were conducted over a one-year period, between February 2022 and February 2023, with multiple agencies both public and private that work with the four qualifying populations in various capacities. Consultations were held in varying formats, including via zoom, at regularly scheduled public meetings, in private consultations and in meetings called to specifically educate participants on the HOME ARP program via an informational Powerpoint presentation. In all settings participants were asked to provide comment on needs of the qualifying populations and best uses for HOME ARP funds to address those needs.

The city consulted with all groups in the HOME ARP Notice covering all Qualifying Populations. See table in Appendix A.

Summarize feedback received and results of upfront consultation with these entities.

The top concerns of groups consulted were:

- there is a need for more permanent supportive housing units
- rents are too high for very low to no income individuals and families who need rent/utility subsidies,
- the housing stock is old and in poor condition and more high-quality rentals are needed,
- need for building up relationships with landlords and tenants
- low barrier non-congregate shelter is needed for hardest to house that don't do well in congregate settings,
- more housing and treatment resources for active drug users

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

Hearing 1

Date of public notice: 5/26/22

Public Comment period: Start Date: 5/26/22 End Date: 7/20/22

Date of Public Hearing: 6/9/22

Public notice was released on 5/26/22 that included information on the public comment period and public hearing. The notice was distributed via Facebook, city website and published in The StarPress. The notice included information on how to request a reasonable accommodation for persons with disabilities.

Describe the public participation process: Legal ad was placed in The Star Press, CD Facebook Page, City of Muncie Facebook Page, and CD website. Hearing was broadcast via Facebook Live

and questions/comments were taken from online participants. Hearing was held at a neighborhood church, at 5:15 PM, following a weekly meal attended by many homeless people.

Hearing 2

Date of public notice: 2/9/2023

Public Comment period: Start Date: 2/9/2023 End Date: 2/26/2023

Date of Public Hearing: 2/22/23

Public notice was released on 2/9/23 that included information on the public comment period and public hearing. The notice was distributed via Facebook, city website and published in The StarPress. The notice included information on how to request a reasonable accommodation for persons with disabilities **and English language translation services.**

Describe the public participation process: Legal ad was placed in The Star Press, CD Facebook Page, City of Muncie Facebook Page, and CD website. Hearing was held in person at City Hall and broadcast via Facebook Live with questions/comments taken from participants online and present at the meeting. A powerpoint was show with information about eligible HOME ARP activities and Qualifying Populations. . The second hearing was held as the first legal notice did not say translation services would be available to limited English proficiency people if requested 48 hours in advance of the hearing.

Describe efforts to broaden public participation: The first public hearing was held at a local church that hosts a weekly meal attended by people with lived experience of homelessness and housing instability. The hearing was well attended (25 participants signed in) and also broadcast over Facebook live, allowing increased access for folks to attend and comment that were unable to do so in person. The hearing notice was posted at the HUB homeless services center, on the department's and city's Facebook pages. The comment period for the first hearing from 5/26/22 to 7/20/22 was almost two months long. The second hearing was held at City Hall at 10 AM, thus providing two different times of day that citizens could participate. The second hearing had four members of the public attended in person and a dozen participated via Facebook Live and were able to comment and ask questions.

Summarize the comments or recommendations not accepted and state the reason why:

Comments included:

- Any housing units developed with these funds should be accessible to people with (multiple types of) disabilities
- Any new units developed should be available to singles and couples
- Rents are too high for low income people
- Condition of housing stock is poor
- More rental units needed for rapid rehousing programs
- Rentals are need that accept tenants with felonies, evictions, families in child welfare system
- Rentals needed for active drug users

- Rental subsidies needed, like Section 8/Housing Choice Vouchers
- Utility subsidies needed
- Need liaison between landlords and agencies serving homeless to encourage more landlords to rent to clients experiencing homelessness and housing instability
- Need “renter rehab” program to train tenants how to be good tenants
- More permanent supportive housing is needed, especially for veterans
- Veterans need transitional housing, place to stay while searching for permanent housing
- Good quality rentals are needed near where services are located
- Prevention funding related to mental health and addictions is needed
- Non congregate shelter needed for DV victims and hardest to house that don’t do well in congregate settings.
Non congregate shelter needed for families
Non congregate shelter needed for LGBTQ clients
- New YWCA needed to replace aging shelter for women, children
- Tiny home community needed to serve as low barrier shelter
- More outreach needed to unsheltered homeless
- Need to end youth homelessness
- Explore master leasing as a way help individuals, couples, families

All comments were accepted.

Needs Assessment and Gaps Analysis

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of all four of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victim s of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	20	10	94	-	0								
Transitional Housing	46	13	31	-	0								

Permanent Supportive Housing	5	2	12	-	17								
Other Permanent Housing	37	11	21	-	1								
Sheltered Homeless						46	80	2	18				
Unsheltered Homeless*						0	39	0	0				
Current Gap										62	-10	39	

Data Sources: 1. 2022 Point in Time Count (PIT) county level; 2. Continuum of Care 2022 Housing Inventory Count (HIC) county level.

The 2022 PIT count numbers for sheltered and unsheltered were entered into the Housing Needs Inventory and Gap Analysis Table. Due to Bridges Community Services (BCS) closing during 2022, our shelter capacity in rapid rehousing program was down 15 beds. BCS was the Region 6 Continuum of Care coordinating agency and that service was inoperable for a short period while transferred to another agency which greatly impacted those experiencing unsheltered homelessness. The 2022 HIC for Region 6 does not count the number of units for Adults only. No data for the number of units of Adults only is available locally.

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

Individuals and Families experiencing Homelessness (QP1)

The 2022 Region 6 Continuum of Care Point in Time Count (PIT) reported a total of 210 persons experiencing homelessness. Of these individuals, 31 were children under the age of 18 and 6 were youths ages 18-24. Black or African American individuals were disproportionately represented, comprising 24.6% of the homeless population identified during the PIT Count while comprising only about 11.64% Muncie’s population (2020 Census). This racial disparity increased from the 2021 PIT numbers where 17.89% of the homeless population identified as Black or African American. In the 2022 PIT count, 18.6% of individuals identified were unsheltered, 8.7% were chronically homeless, and 14.3% were survivors of domestic violence.

Annual data from the Coordinated Entry System shows that this population has even higher needs than reflected in the PIT Count. Of the 1,179 individuals entered into the Coordinated Entry System in 2022, 61 (5%) individuals had been homeless for 12 months or more, compared to the 11 identified during the PIT Count. 143 (12%) households scored within the rapid re-housing range. To score within the permanent supportive housing range, an

individual typically has high needs in more than one of the following categories: mental health, disability, socialization and daily functions, and wellness.

Households at Risk of Homelessness (QP2)

The 24th decennial census count (2020 Census) reported that there were 13,432 renter-occupied housing units in Muncie, Indiana. Sufficient data was available to calculate gross rent as a percentage of household income (GRPI) for 12,172 (90.6%) of these households. The 2020 Census reported that 52.3% were “rent burdened”, spending more than 30% of their income on rent. Furthermore, the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) estimates that there are currently 4,945 (35.7%) renter households who qualify as extremely low-income (30% AMI).

Individuals Fleeing Domestic Violence and Human Trafficking (QP3)

According to the Domestic Violence Network (DVN), "In Indiana, 40.4% of women and 26.8% of men experience intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetime." In a 2022 report reflecting on service needs from 2020, DVN reports that "On a given day in Indiana there are at least 1,807 victims/survivors served by direct service providers. These statistics show that domestic violence is far reaching, and services are in high demand across the state of Indiana. Local DV service provider served 148 survivors in Delaware County in 2022.

The National Human Trafficking Hotline reports that there have been 2,165 victims of human trafficking in Indiana since 2007. In 2020, the last year for which data are available, 140 human trafficking cases were reported. Similar to national statistics, 83% of trafficked residents in Indiana are females. About 65% are adults and 15% are minors (the balance is unknown). The location in which the trafficking occurred was largely unknown, followed by through pornography, in motels/hotels, and in illicit massage parlors. The needs of victims of trafficking are similar to those fleeing domestic violence: they need stable transitional housing to avoid returning to where they have been victimized, protection from perpetrators, and typically intensive job training and skill development to move them into financial independence.

Other At-Risk Populations (QP4)

The City used HOME funds for tenant-based rental assistance during the COVID-19 shutdown in program year 2020. The City served 62 households through its TBRA program; those 62 households on average rented a unit with 2.4 bedrooms and contained 2.8 individuals. Of the 62 households served, 60% were White, 35% were Black/African American, and 5% were Black/African American & White. 55% of the 62 served were Single Parent, 15% were Single, Non-Elderly, 10% were Two Parent, 3% were Elderly, and 18% were entered as Other. The average number of months a household used TBRA was 1.26. Out of the 62 households served

69% fell within the income range of 0-30% AMI, 21% at 30%-50% AMI, and 10% at 50%-60% AMI. That program ran for 15 weeks (ending 4/20/2021) and the total number of individuals served was 169. The city has not followed up with the assisted tenants. 3,245 renter households at the 30-50% AMI level that have one more severe housing problems, which includes a cost burden greater than 50%.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Currently there are six Muncie-based agencies who directly house those experiencing homelessness:

Agency	Mission Summary
A Better Way	Agency sheltering those fleeing from domestic violence.
Christian Ministries Men’s Shelter	Overnight shelter for men only.
Meridian Health Services	Regional health service provider operating permanent supportive housing.
Muncie Housing Authority	Local public housing agency.
Muncie Mission	Men’s shelter, agency also operates The Hub a coordinated entry point and crisis center.
YWCA of East Central Indiana	Emergency shelter for women and women with children.

The Hub is also the location of a tiny home (>100sf) village consisting of 6 detached units. The tiny home village is used to house the hardest to serve of those experiencing homelessness. Walnut Commons is approximately 40 units of permanent supportive housing operated by Meridian Health Services. Muncie Housing Authority (MHA) has approximately 450 Housing Choice Vouchers, with 16 vouchers provided to clients directly from the CoC during in 2020 related to the COVID-19 pandemic, normally CoC clients do not receive priority for HCVs. The City of Muncie using its PY2020 HOME entitlement provided \$121,070 in tenant-based rental assistance. That activity has not been funded since.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Community partners that are providing outreach activities have expressed growth in unsheltered homelessness during the COVID-19 pandemic. They have seen increases in the number of people they are serving with food, tents, and clothing. Feedback from the consultation process and from the initial public comment period indicate that there are unmet

housing needs and service needs for people experiencing homelessness. While the unsheltered population was not counted in 2021, people working within the homeless system of care expressed a great concern that the shelters currently available in Muncie are high barrier and make it difficult for people who are unsheltered to participate in the shelter system. Some shelters have a religious affiliation which can deter members of the community who are not religious or who practice religions different from the shelters. While most of the shelter beds available are open to male-identified individuals, very few shelters serve families, or couples without children. We heard from stakeholders that there is no shelter that serves youth, young adults, or LGBTQ+ individuals, specifically.

Permanent supportive housing is needed for veterans experiencing homeless beyond Walnut Commons, which is always full. Difficulties arise in the lack of funds and units for veterans, since facilities must be available to all qualifying populations.

Transitional housing is needed for veterans with jobs and families. The lack of expediency to get veterans and their families off the street, further hinders their health and financial situations. Right now, intake to housing for a veteran (via HUD VASH) takes 8 weeks. Such prolonged processing creates a demand for temporary shelters. Transitional Housing with case management to Rapid Rehousing can be great but if clients really need PSH they are not likely to be successful in the long term. In order to mitigate adverse effects to a client's "homeless status" for Veteran Affairs, there must be consideration of tiny homes (<150SF) as permanent housing instead of shelter with voucher.

Analysis leads us to believe there is an absence of affordable housing with services for specific populations, including aging populations, victims of domestic violence, individuals struggling with substance use and/or mental health diagnoses, youth and/or LGBTQ+ individuals, and veterans.

At Risk of Homelessness as defined in 24 CFR 91.5

Community partners report that nearly all persons experiencing homelessness have incomes between 0 and 30% of the area median income (AMI). According to 2015-2019 CHAS data, there are 6,190 households in this income tier, indicating that a substantial portion of the population could be considered at-risk of homelessness based on the criteria set forth in the HOME-ARP notice. Community partners also reported that households that receive rapid rehousing assistance need more than twelve months of supportive services and financial assistance to maintain housing. Chronic homelessness is an ongoing issue for many households so additional resources are needed to ensure continued stability for these households.

Renters reporting severe housing problems, which include incomplete kitchen and plumbing facilities, overcrowding, and cost burden greater than 30%, have significant need of housing

stability and eviction prevention services which include rental assistance, legal resources, and housing counseling and case management.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In the 2022 PIT Count, 14% of those counted were survivors of domestic violence in Delaware County. Only one agency, A Better Way, specifically target domestic violence survivors for services, providing approximately 12 units transitional housing but serving 148 survivors in 2022. These statistics show that domestic violence is far reaching, and services are in high demand across the state of Indiana.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

There are several barriers to at-risk youth to access services, including: youth will not identify as homeless, if they have a place to sleep. They mostly do not have state-issued identification which creates an entry barrier for many services and leasing an apartment. MHA's foster care vouchers go unused due to the lack of rental units that can pass a housing quality standards (HQS) inspection. Youth lack the experience to properly rent units, sometimes allowing other youth to stay which is problematic with landlords. Youth often do not maintain the motivation needed to finish the process of finding housing. Other barriers are programmatic as the Section 8 program allows youth at age 18 to vacate the unit. This leads many youth experiencing homelessness or at risk of becoming homeless to not trust the system. Muncie's shelter system cannot address the needs of unaccompanied kids under the age of 18 and some youth do not feel comfortable at adult shelters. Dormitory-style units are what youth prefer and need most. This would provide a chance at independence with a case management on staff in the building.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

There is a need for more housing choice vouchers to assist with any rental housing that might be developed under the plan, as many homeless or at risk of being homeless tenant will have no income. In consultation with the Muncie Housing Authority it was then determined that there were no vouchers available. The exception would be for current HOPE-VI units at the end of their period of affordability. These units will be under MHA's non-profit corporation and could be rehabbed with HOME-ARP funds as well as be voucher eligible. The city lacks enough affordable, clean, and safe units for adults, families, and youth. There is a lack of housing options for people that do not do well in congregate shelter, Housing Choice Vouchers administered by state and county housing authorities cannot fill the gap to assist all of the rent burdened (at risk of homelessness) renters in the city. Some social services for sheltered individuals are delivered at the shelter, other require travel to locations that are not walkable requiring transportation services, many clients cannot afford.

At this time, there is no youth shelter, emergency or longer term, in the city.

Although existing shelters serve LGBTQ individuals, the shelters are segregated by gender. This often means members of the LGBTQ community are not comfortable there.

Active drug users tend to seek shelter in one of the many vacant houses in the city. Street outreach teams suggests dozens of people are living in places not meant for human habitation in abandoned houses. Due to many having a history of using drugs in the shelters, many are not welcome at the local shelters.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Identify priority needs for qualifying populations:

The priority needs for all populations are affordable housing units and access to supportive services. The greatest needs are:

- 1) Additional affordable or permanent supportive housing units that meet HQS.
- 2) Rapid Rehousing and rent/utility assistance, especially for those in the 30-50% AMI zone that are rent burdened or currently homeless.
- 3) Supportive services for all populations, especially those at risk of homelessness (QP2) that can prevent them from becoming homeless.
- 4) Non-congregate, and “tiny homes” or individual units in close proximity to or with onsite supportive services for those experiencing homelessness or at risk of experiencing homelessness, especially those who do not thrive in congregate shelter.
- 5) Recruitment and reeducation of landlords/property owners to encourage them to rent folks with blemished rental history with a rental navigator.

Services and housing tailored to meet the needs of people the City, public safety officials, and local service providers have labeled “hardest to serve/high-resource users” is a great need. At one point in 2022, there were 170 individuals listed as needing housing but unable to obtain/find it. It is estimated that 5% of that population fall into the category of “hardest to serve/high-resource user.” These individuals typically have untreated and/or undiagnosed mental/developmental illness which severely hinders their ability to socialize client-wise with service providers, and leads to behavior that taxes the physical (e.g. damage to housing units, assault on staff, etc.), financial (e.g. repairs to housing units, treatment for staff, etc.), and mental health (e.g. neighbors to damaged units, attacked staff, etc.) resources of multiple

service sectors in the community. These “hardest to serve/high-resource users” normally perform better when housed in a non-congregate setting.

Because of the current limited available units to house people, there is a need for what could be called “temporary congregate shelter.” A place people can get off the street until the shelter system can refer them to permanent housing. This requested by people with lived experience in attendance at the public hearing. In addition, there is a need for a safe place for people with Substance Abuse Disorder, actively using drugs, who do not want to stop using and people with severe mental health or other health issues. Active drug users need options and more resources or special places as they tend to get kicked out of shelters and apartments.

The plan does not include construction or rehabilitation of permanent rental housing. The city feels that by providing supportive services, including rental assistance, rapid rehousing and TBRA in addition to non-congregate shelter units, more individuals and families can be assisted than would be if HOME ARP funds were used to create eight or nine new rental units.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:

A comparison between the number of beds and the number of units from the 2022 HIC to the number of unsheltered and sheltered adults with at least one youth and the number of unsheltered and sheltered adults without a youth in the household. After that basic arithmetic, we explored the outcomes of our public outreach, the comments from local services providers and clients, and general feedback from the larger Region 6 CoC. This analysis led us to conclude there is a lack of shelter options, lack of targeted housing and service to certain QPs and subpopulations (e.g. youth, DV survivors, hardest to serve individuals, etc.).

HOME ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The city proposes to focus HOME-ARP funding on Acquisition/Development of Non-Congregate Shelter, Supportive Services, Tenant Based Rental Assistance, Non-profit Operating, Nonprofit Capacity Building and Admin and Planning. The projects we consider for funding will need to address the shortage of non-congregate low-barrier shelter; programming, wrap around services and TBRA and may request assistance with non-profit operating expenses for general operating costs and capacity building funds to insure staff have the skills needs to administer programs.

The city of Muncie will administer the HOME-ARP allocation and oversee all projects to

Completion through the end of the compliance period. Projects will be solicited for funding and selected as follows:

- The city will issue a Request for Proposals to solicit applications for HOME ARP funding. The RFP will specify HOME ARP activities for which applications are sought for the specific activities identified in the HOME ARP Allocation Plan as outlined above. No preferences will be included in the RFP or allowed in the RFP responses.
- If applicants have questions or wish to discuss their plans in advance of submission, the City will make staff available to answer any questions.
- The solicitation will identify conditions that the city will require applicants to meet in order to receive funding.
- The city will publicly announce projects that are awarded HOME-ARP funding via email directly to the applicant, on Facebook, website and through other social media.

Describe whether the PJ will administer eligible activities directly:

Yes.

If any portion of the administrative funding was distributed to contractor or subrecipient prior to HUD’s approval of the Allocation Plan because the contractor or sub-recipient is responsible for the administration of the entire grant, identify the contractor or subrecipient and describe its role or responsibilities for administering all of the PJ’s Home-ARP program.

Not applicable.

Use of HOME-ARP Funding

HOME ARP Activities	Funding Amount	% of Grant	Statutory Limit
Supportive Services	553,493	30%	
Acquisition/Development of Non-Congregate Shelter	1,000,000	54%	
TBRA	100,000	5%	
Affordable Rental Housing		0%	
Non Profit Operating	92,926	5.00%	5%
Non Profit Capacity Building	37,171	2.00%	5%
Admin & Planning	75,000	4%	15%
Funded	1,858,590		
Grant total	1,858,590	100%	

Describe how the PJ will distribute HOME ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

The City intends to fund six projects with its HOME-ARP funds.

- Up to \$1,000,000 will be awarded to developer(s) to develop non-congregate shelter units for hardest to house individuals.
- \$553,493 will be awarded to agencies to provide supportive services to qualifying populations.
- \$100,000 will be awarded to an agency to provide TBRA.
- \$92,926 will be awarded to agencies for operating costs and
- \$37,171 will be awarded to agencies for nonprofit capacity building.

Describe how the characteristics of the shelter and housing inventory and service delivery systems, and the needs identified in the gaps analysis provided a rationale for the plan to fund eligible activities:

Places for the hardest to house to shelter was repeatedly identified as needed during the consultation process. Due to mental illness, substance use disorder and other factors there is a growing list of people that are not welcome at traditional shelters and a growing number of unsheltered homeless according to outreach workers.

Affordable, better quality, client-centered housing (available to those with criminal or eviction records) for those experiencing homelessness is needed. That housing needs to be a mix of non-congregate “tiny homes” or individual shelter units in close proximity to or with onsite supportive services, tailored to support the qualifying populations with trauma-informed care. Development of low barrier non-congregate shelter in a tiny home village setting could fill this need. These “hardest to serve/high-resource users” normally perform better when housed separately from individuals and families.

There is a need for more housing choice vouchers to assist with the qualifying populations with rental housing as many homeless or at risk of being homeless tenants will have little or no income. As Muncie Housing Authority has said no additional vouchers are available TBRA can assist.

Services that can prevent homelessness in the form of rapid rehousing programs and working with landlords to incentivize them to rent to the qualifying populations were identified as needs in several consultations as were services as a means to prevent a return to homelessness through solid case management, especially as related to addictions and mental health. Community partners reported that households that receive rapid rehousing assistance need more than twelve months of supportive services and financial assistance to maintain housing.

Agencies that serve the homeless need operating funds in order to maintain a solid foundation on which to build the platforms that make these goals reality. State programs that assist the homeless all come with hefty match requirements which are a burden to local agencies. The city already provides funding to the agencies administering these programs, any expansion of existing programs will require additional funding and staff capacity building.

HOME-ARP PRODUCTION HOUSING GOALS

Estimate the number of affordable rental housing units for qualifying populations that the city will produce or support with its HOME-ARP allocation:

The city will not be using HOME ARP funds for rental units.

Describe the specific affordable rental housing production goal that the city hopes to achieve and describe how it will address the city's priority needs:

The city will not be using HOME ARP funds for rental units.

PREFERENCES

Identify whether the city intends to give preference to one or more qualifying populations or a sub-population within one or more qualifying populations for any eligible activity or project.

The city has not given a preference to any of the qualifying populations or sub-populations. The Allocation Plan proposes to direct HOME-ARP funding to Non-Congregate Shelter, Supportive Services, TBRA, Nonprofit Operating and Nonprofit Capacity Building. The Non-congregate Shelter, Supportive Services and TBRA components will serve all qualifying populations.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the needs assessment and gaps analysis:

There will be no preferences for qualifying populations.

If a preference was identified, describe how the city will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of other qualifying populations that are not included in the preference:

No preference has been identified.

HOME-ARP REFINANCING GUIDELINES

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines (in accordance with 24 CFR §92.206(h)). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- i. Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity:**
The city will not be allocating funding to refinancing of existing debt.
- ii. Require a review of management practices to demonstrate disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility for serving qualified populations for the minimum compliance period can be demonstrated.**
The city will not be allocating funding to refinancing of existing debt.
- iii. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
The city will not be allocating funding to refinancing of existing debt.
- iv. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
The city will not be allocating funding to refinancing of existing debt.
- v. State that HOME-ARP funds cannot be used to refinance multi-family loans made or insured by any federal program, including CD**
The city will not be allocating funding to refinancing of existing debt.
- vi. Other requirements in the PJ's guidelines, if applicable**
Not applicable

Appendix A Consultation Table

Agency / Organization	Qualifying Population	Date	Agency Type	Method of Consultation	Feedback
QP1 = Homeless QP2 = At Risk of Homelessness QP3 = Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking QP4 = Other Populations					
City/County Council for People with Disabilities	QP4	3/28/2022	Public Organization that Addresses the Needs of Persons with Disabilities.	attended meeting montly meeting , presented powerpoint, took comments from board and attendees	All units developed should be accessible to people with multiple kinds of disabilities
Muncie Human Rights Commission	QP4, QP2, QP4	4/18/2022	Public Organization that Addresses Fair Housing, Civil Rights, and the Needs of Persons with Disabilities.	attended meeting montly meeting , presented powerpoint, took comments from board and attendees	All units developed should be accessible to people with multiple kinds of disabilities, rents are too high, condition of housing stock is poor.
Muncie Mission (men, HUB Homeless Resource Center)	all QPs	2/15/2022	Continuum of Care serving Indiana Balance of State Region 6 Agencies that Address the Needs of Qualifying Populations Homeless Service Providers	CD staff attend CoC meetins monthly . At this meeting we presented powerpoint, took comments from members.	Need rentals that accept folks with felonies and evictions, families don't want to move into non-congregate shelter, people don't want to give up pets, PSH needed especially for vets, more good quality rentals near supportive services are needed, homeless prevention funds needed related to mental health and addiction, more affordable apartments, non-congregate shelter needed for DV victims, need individual units with bathrooms, places for hardest to house that cannot live in communal shelter, places for folks in active drug use, more rental subsidies,professional liason needed to work with landlords to encourage renting to our clients. We have lots of clients with income (social security or SSDI that are paying way in excess of 30% of thier income in rent
YWCA (shelter women, families)	QP1, QP2, QP4				
A Better Way (DV shelter)	QP 3				
Christian Ministries (shelter men, families)	QP1, QP2, QP4				
Meridian Health Services (mental health, PSH provider)	QP1				
Recovery Café (addiction recovery)	QP1, QP2, QP4				
Muncie Community Schools (McKinney Vento)	all QPs				
Brightpoint (community action agency)	QP4				
Veteran's Administration (veterans)	QP4				
A Journey Home (veteran shelter)	QP4				
8-12 Coalition (neighborhood)	all QPs				
Firefly Children & Family Alliance (youth, foster youth)	QP1, QP2, QP4				
Anthem Medical (Healthy Indiana Plan)	all QPs				
We Bloom (addiction services)	all QPs				
Continental Management (property management)					
IU Health, Ball Hospital (health)	all QPs				
A Better Way (Domestic Violence)	all QPs	weekly since fall 2020	Homeless Service Providers Domestic Violence Service Providers Agencies that Address the Needs of the Qualifying Populations	shared CPD 21-10 with agency heads, presented powerpoint	Homeless providers and CD director meeting weekly. In addition they recently completed long range plan that identifies the following needs: PSH, more rental units for rapid rehousing, need liason with landlord community, more RRH funding, renter education program, diversion funds for utilities, rent to prevent homelessness, more shelter space for families with children and hardest to house, new shelter facility needed for aging YWCA, Tiny Home community to serve as low barrier shelter, more outreach needed , end youth homelessness, increased mental health and addiction services needed.
Christian Ministries (homeless men, families)	QP1, QP2, QP4				
Township Trustee (men, women, families)	QP1, QP2, QP4				
Muncie Mission (men, HUB Homeless Resource Center)	all QPs				
YWCA (homeless women & children)	QP1, QP2, QP4				
Muncie Housing Authority	all QPs	1/31/2022	Public Housing Agency that Address the Needs of the Qualifying Populations	CD Director meets quarterly with MHA Director to discuss ways to collaborate. Explained eligible activities and QPs. Shared CPD 21-10	MHA cannot commit project based vouchers for future rental housing due to a large number of units leaving LIHTC POA in the near future. Master leasing of some of these units may be possible. Age and quality of rental housing in the city makes it hard to find units that meet HQS. Landlords are reluctant ot lease to folks with HCVs
Journey Home (veteran shelter)	QP4	2/15/2022	Veterans' Groups Homeless Service Providers Public or Private Organizations that Address the Needs of the Qualifying Populations	Via Zoom. Presented Powerpoint,	More PSH is needed, especially for singles and couples. Transitional housing needed as place for vets to stay while they find an apartment where they can use VASH voucher. Couples have a hard time staying together during this time. Tiny Homes could help in this transition. There is a need for family shelter too. Additional rental assistance to pay double deposits, multiple months of utilities, and rent needed.
Community Corrections Delaware Co. (Treatment Court, Problem Solving Court)	QP4				
BrightPoint (community action agency)	QP4				
Veteran's Services Office Delaware Co.	QP4				
HUD VASH, CE, Case Manger, (Veterans Administration)	QP4				
Firefly Children & Family Alliance (youth, foster youth)	QP3	11/16/2022	Public or Private Organizations that Address the Needs of the Qualifying Populations	Via Zoom. Presented Powerpoint and discussed how funds could benefit youth	Youth are not comfortable in shelter with "hardened homeless." Issues with LGBTQ folks, complacency of teens to couch surf and not admit they are homeless, don't trust "the system." Tend to start and stop in the process of finding housng, obstacles such as no ID, can only afford low quality housing. Dormatory type housing with case management is best option for these kids. Don't thrive alone in apartemtns.
Department of Child Services (DCS) (youth, foster youth)	all QPs				
Muncie OUTreach (LGBTQ youth)	all QPs				
Judge and Master Commissioner Circuit Court 2 (Youth Courts)	all QPs				
Pathstone (housing counseling)	QP2	04/14/2022 05/09/2022 06/07/2022	Public or Private Organizations that Address the Needs of the Qualifying Populations	CD Director attended several meetings. Described type of activities and QPs that could benefit from HOME ARP funds could be used for and how these needs overlap with some identified in long range planning process being undertaken by homeless providers.	Great need for housing units for folks in DCS system waiting to reunify families. , many have evictions and felonies, unpaid utilities.. Need for navigator to work with landlords to find units to rent to these folks. Master leasing could help. Overall qualityof housing stock is deficient.
Firefly Children & Family Alliance (youth, foster youth)	QP1, QP2, QP4				
Judge and Master Commissioner Circuit Court 2 (Youth Courts)	all QPs				
Jurist in Residence for the Indiana Supreme Court (Courts)	QP1, QP2, QP4				
Division of Child Services Delaware County Family Recovery Court (Courts)	QP1, QP2, QP4				

The Star Press
345 S. High Street
Muncie, Indiana 47305
Delaware County, Indiana

Federal Id: 35-2061385

CITY OF MUNCIE

Account #:MNI-060315
Order #:0005587989
of affidavits: 1
Total Amount of Claim:\$56.28
This is not an invoice

CITY OF MUNCIE
ATTN gc
300 N HIGH ST
MUNCIE, IN 47305

PUBLISHER'S AFFIDAVIT

STATE OF WISCONSIN, }
County Of Brown } SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned

I, being duly sworn, say that I am a clerk for THE MUNCIE NEWSPAPERS a STAR PRESS newspaper of general circulation printed and published in the English language in the city of Muncie in the state of Indiana and county of Delaware, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 times., the dates of publication being in issue(s) dated:

Insertion being in issues dated: 02/09/2023

Newspaper has a website and this public notice was posted in the same day as it was published in the newspaper.

Pursuant to the provisions and penalties of Ch. 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Feb 9, 2023 Title: Clerk

Subscribed and sworn to before me this 9 day of February, 2023



Notary Public

Notary Expires:

1-7-25

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
February 22, 2023
Notice of HOME ARP Allocation, Eligible Activities
Public Hearing, Public Comment Period

The City of Muncie has been awarded a HOME-ARP grant in the amount of \$1,858,590 by the US Department of Housing & Urban Development.

Activities that may be undertaken with Home ARP funds include:

- Administration and Planning
- Rental Housing for 30-50% AMI and below
- Tenant Based Rental Assistance
- Supportive Services
- Acquisition and Development of Non-Congregate Shelter
- Nonprofit Operating and Capacity Building Assistance

All of the above activities must benefit people that meet the HOME ARP definition of homeless: at-risk of homelessness; fleeing or attempting to flee domestic and/or dating violence, sexual assault, stalking or human trafficking; people at greatest risk of housing instability; other families requiring services or housing assistance to prevent homelessness; people at greatest risk of housing instability. These

"qualifying populations" are defined in "CPD Notice 21-10 Requirements for Use of Funds in the HOME ARP Program" This document is available at cityofmuncie.com (search HOME ARP.)

The City will hold a Public Hearing on Wednesday February 22, 2023 at 10:15 AM in City Hall Auditorium, 300 N. High St. The hearing will also be accessible via City of Muncie Facebook Live. The purpose of the hearing is to explain HOME ARP eligible activities, the qualifying populations that can be assisted with HOME ARP funds, and to accept public comment on development of the plan for expenditure of HOME ARP funds. Citizens are encouraged to review CPD Notice 21-10 and submit comments for consideration in development of the HOME ARP Allocation Plan.

Comments may be submitted by mail or email to Gretchen Cheesman at the addresses below. Comments will be accepted thru Sunday, February 26, 2023

In accordance with the provisions of the Americans with Disabilities Act (ADA) persons with disabilities and/or limited English proficiency needing special accommodation or translation services to participate in this hearing should contact the phone number below at least 48 hours prior to the scheduled hearing date.

Gretchen Cheesman, Director
Community Development Department
City Hall, 300 N. High St
Muncie, IN 47305
gcheesman@cityofmuncie.com
(765) 747-4825

MNI - 2/9/23 - 0005587989

hspaxlp

(Governmental Unit)

To: THE STAR PRESS

County, Indiana

Muncie, IN

PUBLISHER'S CLAIM

COMPUTATION OF CHARGES

56 lines, 2 columns wide equals 112 equivalent lines at \$0.50 per line @ 1 days, \$56.28

Website Publication \$0

Acct #: MNI-060315

Ad #: 0005587989

Charge for proof(s) of publication \$0.00

DATA FOR COMPUTING COST

Width of single column 9.5 ems

Number of insertions 1

Size of type 7 point

TOTAL AMOUNT OF CLAIM \$56.28

Claim No. _____ Warrant No. _____

IN FAVOR OF

The Star Press

Muncie, IN

Delaware County

345 S. High St. Muncie, IN 47305

I have examined the within claim and hereby certify as follows:

That it is in proper form.

This it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently (correct)
(incorrect)

\$ _____

On Account of Appropriation For

FED. ID

#35-2061385

Allowed _____, 20____

In the sum of \$ _____

I certify that the within claim is true and correct; that the services there-in itemized and for which charge is made were ordered by me and were necessary to the public business.

_____, 20____

NOTICE OF PUBLIC HEARING
Notice of HOME ARP Allocation, Eligible Activities,
Public Comment Period,
Thursday, June 9, 2022

The City of Muncie has been awarded a HOME-ARP grant in the amount of \$1,858,590 by the US Department of Housing & Urban Development.

Activities that may be undertaken with Home ARP funds include:

- Administration and Planning
- Rental Housing for 30-50% AMI and below
- Tenant Based Rental Assistance
- Supportive Services
- Acquisition and Development of Non-Congregate Shelter
- Nonprofit Operating and Capacity Building Assistance

All of the above activities must benefit people that meet the HOME ARP definition of homeless: at risk of homelessness; fleeing or attempting to flee domestic and/or dating violence, sexual assault, stalking or human trafficking; people at greatest risk of housing instability; other families requiring services or housing assistance to prevent homelessness; people at greatest risk of housing instability. These "qualifying populations" are defined in CPD Notice 21-10 Requirements for Use of Funds in the HOME ARP Program. This document is available at cityofmuncie.com (search HOME ARP.)

The City will hold a Public Hearing on Thursday, Thursday, June 9, 2022 at 5:15 PM, at Avondale United Methodist Church, 1314 W. 10th St., Muncie, IN. The purpose of the hearing is to explain HOME ARP eligible activities, the qualifying populations that can be assisted with HOME ARP funds, and to accept public comment on development of the plan for expenditure of HOME ARP funds. The hearing will also be livestreamed via Facebook Live on the City of Muncie Facebook Page.

Citizens are encouraged to review CPD Notice 21-10 and submit comments for consideration in development of the HOME ARP Allocation Plan. Comments may be submitted by mail or email to Gretchen Cheesman at the addresses below. Comments will be accepted until 4 PM on Monday, July 20, 2022.

In accordance with the provisions of the Americans with Disabilities Act (ADA) persons with disabilities needing special accommodation to participate in this hearing should contact the phone number below at least 48 hours prior to the scheduled meeting date.

Gretchen Cheesman, Director
Community Development Department
City Hall, 300 N. High St
Muncie, IN 47305
gcheesman@cityofmuncie.com
(765) 747-4825
(MNI - 05/26/22 - 0005274156

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The Star Press
345 S. High Street
Muncie, Indiana 47305
Delaware County, Indiana

Federal Id: 35-2061385

CITY OF MUNCIE

Account #:MNI-060315
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of affidavits: 1
Total Amount of Claim:\$69.93
This is not an invoice

CITY OF MUNCIE
ATTN Brad King
300 N HIGH ST
MUNCIE, IN 47305

PUBLISHER'S AFFIDAVIT

STATE OF WISCONSIN, }
County Of Brown } SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned

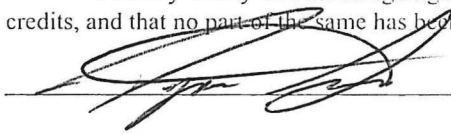
I, being duly sworn, say that I am a clerk for THE MUNCIE NEWSPAPERS a STAR PRESS newspaper of general circulation printed and published in the English language in the city of Muncie in the state of Indiana and county of Delaware, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 times., the dates of publication being in issue(s) dated:

Insertion being in issues dated: 05/26/2022

Newspaper has a website and this public notice was posted in the same day as it was published in the newspaper.

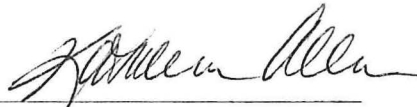
Pursuant to the provisions and penalties of Ch. 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.



Date: May 26, 2022 Title: Clerk

Subscribed and sworn to before me this 26 day of May, 2022



Notary Public

Notary Expires: 1-7-25

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Ryan Spiller

(Governmental Unit)

To: THE STAR PRESS

County, Indiana

Muncie, IN

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