



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

HOME ARP ALLOCATION PLAN

AMENDMENT ONE

TO THE

2021 ANNUAL ACTION PLAN



Substantial Amendment:

- ADD activity Affordable Rental Housing @ \$1,200,000
- DELETE activity Acquisition/Development of Non-Congregate Shelter @ \$1,000,000
- DELETE activity Tenant Based Rental Assistance -\$100,000
- DELETE Activity Non-Profit Operating -\$92,926
- REDUCE FUNDING FOR Non-Profit Capacity Building -\$7,074

Amendment 1	Project Funding	Amendment One	% of Grant	Statutory Limit
HOME ARP ACTIVITIES				
Supportive Services	\$ 553,493	\$ 553,493	30%	
Acquisition / Development of Non-Congregate Shelter	\$ 1,000,000	\$ -	0%	
TBRA	\$ 100,000	\$ -	5%	
Affordable Rental Housing		\$ 1,200,000	54%	
Non Profit Operating	\$ 92,926	\$ -	5%	5%
Non Profit Capacity Building	\$ 37,171	\$ 30,097	2%	5%
Admin & Planning	\$ 75,000	\$ 75,000	4%	15%
	Funded \$ 1,858,590	\$ 1,858,590		
	Grant Total \$ 1,858,590			

Public Participation for Substantial Amendment

Legal Notice published 3/4/2025 in The Star Press.

Legal notice posted on 3/4/2024 to Community’s Development’s Facebook Page and to muncie.in.gov/Community Development page

Public Hearing held 3/12/2025 at 10:00 AM in the Community Development Office, Third Floor, City Hall, 300 N. High St., Muncie, IN., also available on Zoom.

Summary of Comments: to be added at the end of the comment period.

Explanation of Amendment

The HOME ARP Allocation plan was submitted and approved with the idea that Muncie would create a tiny home village (non-congregate shelter) at a new location or expand the existing tiny home village at the Muncie HUB. As we started planning for this the agency that would operate the units became concerned that the units were required to remain occupied for 15 years but none of the HOME ARP funds could be used for maintenance of the units, programming to support the community or for security. The requirement that each unit must have a three-piece bathroom added to both the cost of the units, infrastructure needed for the village and maintenance issues. Construction of the tiny homes would have been 100% HOME ARP funded, with no additional funds leveraged.

In the Fall of 2023 Muncie requested proposals from developers to participate with the city in Indiana’s Permanent Supportive Housing (PSH) Institute. Radiant CDC was selected and the City’s team was accepted to the Institute. In the spring of 2024 the Muncie PSH team (City, Muncie Mission, Open Door Health Services., Radiant CDC, Herron Property Management) completed 40+ hours of training related to PSH. In the Summer of 2023 Radiant CDC submitted a LIHTC application to IHCD

for 38 PSH units for singles, couples and families at three locations in Muncie: 1200 W. Memorial, 719 W. Charles, 1300 S. Liberty.

Radiant CDC was notified in November of 2024 that the LIHTC application had been selected for tax credits.

By deleting the Acquisition/Development of Non-Congregate Shelter and adding Affordable Rental Housing to the HOME ARP Plan *the number of units being developed is quadrupled and HOME ARP funds are being leveraged 15:1*. This leverage number does not include project-based Section 8 Vouchers for each of the 38 units. In addition, Open Door Health Services (the PSH service provider and a Federally Qualified Health Clinic) will operate a full-time primary care and behavioral health clinic at the 1200 W. Memorial location.

Tie-Back to HOME ARP Allocation Plan

Per the HOME ARP Allocation Plan section on QP 1 individuals:

1,179 people were entered into the Coordinated Entry System in 2022,

- 61 (5%) individuals had been homeless for 12 months or more,
- 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.

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.

PSH units of varying size configurations would allow families, individuals and couples to be housed.

The HOME ARP Allocation Plan identified a need for affordable, better quality, client-centered housing (available to those with criminal or eviction records) for those experiencing homelessness is needed. The plan called for 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. This need will be filled by 38 PSH units. These PSH units will be permanent vs the non-congregate shelter which are not.

A need was also identified 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. These needs will now be met by 38 PSH units instead of shelter or non-congregate shelter units/beds with on-site services (at one location.) All units will be supported by a Housing Choice Voucher.

HOME ARP PRODUCTION HOUSING GOALS: The PSH project will consist of 38 units of which six units will be HOME ARP assisted. These units will almost double the number of PSH units available in Muncie. PSH units at Walnut Commons (44 units) are all one bedroom. The HOME ARP PSH project will provide a combination of one (21), two (13) and three (4) bedroom units.

PREFERENCES FOR RENTAL HOUSING ONLY: Preference and limitations will be given to Qualifying Population One (QP1) (see below) .

The Housing Choice Vouchers that subsidize rent for all units are designated for PSH units only. The City will utilize CoC CE to assess homeless and at-risk status of each individual or household to determine program eligibility. For members of QP1 (see below) who fall outside the CoC CE system, property management will maintain a project-specific waitlist to select qualifying households for occupancy of HOME ARP units and provide for the selection of households from this list in chronological order of their application insofar as is practicable. The project will follow all fair housing and equal opportunity laws.

QUALIFYING POPULATION ONE (QP1)

1. Homeless, as defined in 24 CFR 91.5 Homeless (1), (2), or (3):

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment;

Unless noted in the Amendment One Section, there are no other changes to the approved HOME ARP allocation plan.

