



THE

CITY OF MUNCIE

BY AND THROUGH ITS DEPARTMENT OF

COMMUNITY DEVELOPMENT

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

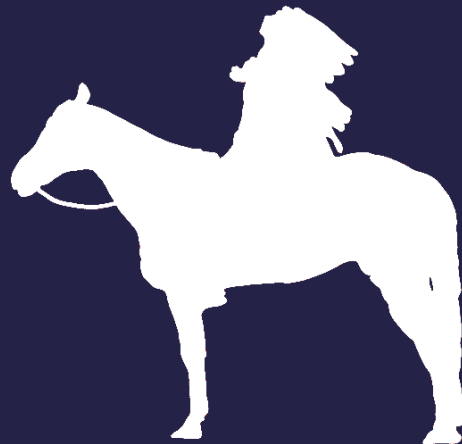
PRESENTS ITS

PROGRAM YEAR 2024

(JUNE 2024-MAY 2025)

DRAFT ANNUAL ACTION PLAN

MARCH 1, 2024



Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) awards Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to Entitlement Communities across the United States. Awards are based on formula calculations, including factors such as the community's population, pre-1940 housing stock, growth, and decline.

Based on PY 2023's allocation, the City of Muncie estimates it will receive \$1,287,189 in CDBG and \$602,616 in HOME funding in Program Year (PY) 2024. Further information is located in Expected Resources. To be eligible for this funding, the City must complete a Consolidated Plan every five years, assessing community needs relating to housing, social and public services, and public infrastructure. Responding to this assessment, Muncie outlines priorities and goals to address identified needs and creates an Action Plan before each PY. The Action Plan outlines specific projects and funding resources to meet priorities and goals from the Consolidated Plan. After each PY, the City writes a Consolidated Annual Performance and Evaluation Report (CAPER) to quantify progress toward goals identified in the Consolidated Plan. The three documents enable the public, elected officials, and HUD to understand the community's needs, provide input on funded activities, and measure progress and investment in the community. The current Consolidated Plan covers PY 2020-2024.

This document is the PY2024 annual Action Plan for the City of Muncie. Muncie's PY2024 extends from June 1, 2024, to May 31, 2025. This is the last one-year element for the Consolidated Plan; next year, the development of the Action Plan will coincide with the development of a new Consolidated Plan. The City engaged a consultant, City Consultants LLC, to help write the Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

The City of Muncie will support programs and projects in four major areas:

1. Muncie will work to preserve affordable housing through emergency and necessary repairs to single-family, owner-occupied homes.
2. The City will foster suitable living environments by focusing public service funding on programs that assist homeless people and address causes of homelessness.
3. Funding improvements to public facilities, including park and street improvements.
4. Muncie will fund program administration and planning to allow the Community Development Department to develop effective strategies for compliance and meet the needs of Muncie residents.

3. Evaluation of past performance

The City made the following accomplishments on its current Consolidated Plan, ending after PY2024:

- Assisted 12,443 low- and moderate-income people with CV public service
- Added three units of affordable housing
- Rehabbed 60 owner-occupied housing units
- Benefitted 6,983 people by updating public facilities
- Assisted 416 people and 16 households that qualify as low- to moderate-income
- Supported 1,843 shelter residents
- Demolished 18 buildings

Muncie struggles with meeting Planning and Administration Caps as well as the 70% low- to moderate beneficiary rule. In PY 2024, the City wants to focus on setting specific, achievable goals and following federal policies. To do so, Muncie is budgeting just under the federal limits and is reducing the Slum and Blight allocation to make meeting the requirements easier to meet.

4. Summary of Citizen Participation Process and Consultation Process

Summary from citizen participation section of the plan.

The City of Muncie began the 2024 Action Plan process in February 2024, posting notices for public meetings and strategizing how to reach out to individual organizations for consultation. Following the Muncie Citizen Participation Plan, the City held hybrid in-person and online meetings to solicit input from the public on January 17, 2024, at 10:15 AM and March 20, 2024, at 10:15 AM. In each meeting, the public asked questions about different projects and their eligibility for CDBG funding. The City received public comments about the need for additional permanent supportive housing.

The City's application for CDBG funding became available on January 3, 2024. On February 5, 2024, at 8 AM, Muncie Community Development reviewed the applications and made recommendations for funding.

Starting in PY2024, Muncie made HOME funding available on a rolling application basis, reviewing applications quarterly and funding projects based on the priorities in this document. The 2024 Action Plan was available for public comment from March 1, 2024, to April 1, 2024. The document is available on the City's website at www.muncie.in.gov > departments > community development > announcements > PY 2024 CDBG & HOME Annual Action Plan Draft and in alternative, accessible formats if requested.

5. Summary of public comments

The comments from the public focused on the need for permanent supportive housing,

6. Summary of comments or views not accepted and the reasons for not accepting them
All comments were accepted as part of the Action Plan process.

7. Summary

The PY 2024 Action Plan will continue the emphasis laid out in the five-year Consolidated Plan. City-wide, increasing the number of affordable housing units, preserving existing housing stock, and funding public services for special-needs groups are the greatest needs. Maintaining streets and sidewalks and demolishing dangerous properties are additional priorities for Muncie.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	MUNCIE	City of Muncie Community Development Department
HOME Administrator	MUNCIE	City of Muncie Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Gretchen Cheesman is the Director of Community Development, Allen Wiseley is the CDBG Grant Manager, Delaney Fritch is the HOME Grant Manager, and Stephanie Hutchison oversees the grant finances.

Consolidated Plan Public Contact Information

Gretchen Cheesman
Community Development
300 N High Street
Muncie IN 47305
765-747-4825
gcheesman@muncie.in.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Muncie staff contacted a number of stakeholders to solicit input on the changing needs in the community via their involvement in various boards, commissions, and neighborhood activities. Consultations were over the last year as part of the development of the PY2024 Action Plan.

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))

In PY2020, Muncie started planning for the establishment of a behavioral health crisis center within walking distance of the Muncie HUB. CDBG-CV and CDBG funds will fund the acquisition of the site. The City, using ARP funds, and IU Health Ball will fund the improvements and staffing of the center.

The City’s Code Enforcement staff work to prioritize the demolition of vacant and blighted homes, of which Muncie has many. CDBG funding is used to demolish as many of those houses as possible.

Public and assisted housing providers and private and governmental health, behavioral health, and homeless service agencies all meet monthly at Continuum of Care meetings, facilitating dialogue and problem-solving.

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.

Local CoC members worked together with community stakeholders to develop a three-year plan, funded by United Way, for Delaware Housing Consortium. The local Consortium members consist of the CD Director, Township Trustee, Directors of the four local shelters, and Open Door (Federally Qualified Health Center). The Region 6 CoC group meets monthly, holding a separate case management meeting with multiple agencies to discuss the needs of individuals and families on the coordinated entry list. The City’s Community Development Department assists the CoC in realizing the goals of its three-year plan by partially funding the four shelters in Muncie.

The Housing Consortium team is currently participating in IHCD’s Permanent Supportive Housing Institute with intent to submit an application for a PSH development in July.2024. The development and supportive services will be partially funded with HOME ARP.

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

Muncie is not an ESG Entitlement Community; ESG funds are allocated to shelters via direct grants from IHCD to Balance of State.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Muncie Redevelopment Commission (MRC)
	Agency/Group/Organization Type	Housing Services-Employment Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mayor Ridenour leads the MRC and economic development initiatives. MRC administered the Blight Elimination grants and owns the resulting vacant lots. Newly vacant lots can be eligible for new homes financed as LIHTC projects. City View Homes I and II will use 33 such lots, and Southern Terrace will use 18 lots owned by the Muncie Redevelopment Commission. Muncie Community Development provides funding for the demolition of blighted properties, which MRC may later acquire for such redevelopment.
2	Agency/Group/Organization	Region 6 Continuum of Care Homeless Prevention Network
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Regional organization Planning organization Government, State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Staff meets with the Region 6 CoC monthly, and with the Housing Consortium members weekly. The CoC participated in a long-range planning process and holds multi-agency case conferencing meetings to discuss specific individuals and families and how to best help them out of homelessness.
3	Agency/Group/Organization	Muncie Action Plan
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood Planning
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Muncie Community Development Director serves on the board for Muncie Action Plan and as a member of Task Force 3, Nurture Healthy Blocks for Healthy Neighborhoods. Three priority Issues were identified: improving the quality of place, strengthening housing conditions and options, and expanding opportunities for upward mobility. Community Development has the potential to fund programs that address these issues as the plan is implemented. CDBG-eligible projects identified in the plan include street improvements, park improvements, housing rehab, and public service programming promoting a path out of poverty.
4	Agency/Group/Organization	Open Door Health Services, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Major Employer

	What section of the Plan was addressed by Consultation?	Homeless Needs Chronically Homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bryan Ayars, CEO of Open Door Health Services (ODHS), a non-profit Federally Qualified Health Center, provided information on expanding services. Open Door clients are frequently low- to moderate-income. In 2022, more than 250 ODHS patients self-reported as homeless. Behavioral health services, including addiction treatment, have expanded significantly, adding 24 new counselors over the past three years. Muncie residents, experts, and employers want improved access to care, better health outcomes, and accessible substance abuse treatment. Ayars meets with the Delaware County Homeless Consortium. The Consortium is responsible for the crisis center that received CDBG-CV funding.
5	Agency/Group/Organization	East Central Indiana Regional Planning District
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - County Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Brownfields

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>ECI Regional Planning District (ECIRPD) is a state-designated, multi-county regional planning district for economic development. ECIRPD facilitates applications for the US Environmental Protection Agency (EPA) grants and works with Muncie as a passthrough for dilapidated and brownfield properties. In 2022, ECIRPD was awarded an EPA Brownfield Assessment grant to concentrate on three neighborhoods: McKinley, Whitely, and Industry. Funds from the grant are being used to assess properties in the target area in anticipation of development, with special emphasis on minority neighborhoods Industry and Whitely who have representatives on the committee Twelve Phase I ESAs have been completed to date. CD Director also serves as a member of the committee administering the grant. In 2021, ECIRPD formed the East Central Indiana Broadband Committee, working with Taylor Siefker Design Group and Yates Engineering to prepare a plan to connect underserved areas of the county with Broadband access.</p>
6	<p>Agency/Group/Organization</p>	<p>MUNCIE HOUSING AUTHORITY</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-homeless Service-Fair Housing Civic Leaders Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Needs - Unaccompanied youth</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Joe Anderson, Former Muncie Housing Authority (MHA) Director, resigned nearly a year ago. An interim director is serving until a permanent replacement is selected. CD will continue discussing issues including homelessness, foster care, and CV emergency vouchers, potential development projects with the City and MHA, and working collaboratively on Affirmatively Furthering Fair Housing (AFFH) Plans with the new director. MHA participates in the CoC, working closely with homeless providers assigning emergency vouchers (All 16 CV emergency vouchers are under lease, and three additional vouchers have been assigned and are under lease for a total of 19 vouchers assigned to families from the coordinated entry list. MHA awarded 11 project-based vouchers to the City's City View I LIHTC project which is under construction.</p>
7	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Delaware Muncie Metropolitan Plan Commission</p> <p>Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Local Planning Organization for FHWA</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Muncie staff meet regularly with the Delaware Muncie Metropolitan Plan Commission (DMMPC). DMMPC serves as the Local Public Agency for federal transportation grants, works with the Indiana Department of Natural Resources (DNR) on floodplain management, coordinates with Delaware County Soil and Water Conservation District, Indiana American Water Company Watershed/Wellhead/Protection Planning Team, and the Emergency Management Advisory Council. CD Staff member Allen Wiseley serves as president of the DMMPC board and is in close contact with DMMPC staff. This relationship has been instrumental in assisting developers through the zoning process on several processes.</p>

8	Agency/Group/Organization	City of Muncie
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Grantee Department
	What section of the Plan was addressed by Consultation?	Resiliency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Muncie staff meet regularly with City Engineer Adam Leach, PE, who sits on the Board of Sanitary Commissioners and oversees the Muncie Sanitary District's (MSD) Municipal Separate Storm / Sewer System (MS4) program. MSD manages levee system certification in conjunction with FEMA National Flood Insurance Program and Army Corps of Engineers, solid waste treatment, and recycling programs. Coordination with Leach ensures CDBG and HOME projects are compliant. The Building Commissioner's Office, serving as Zoning and Flood Plain Administrator for the City of Muncie - a participant in FEMA National Flood Insurance Program, ensures CDBG and HOME projects are compliant.

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

All agency types were consulted in the development of the 2024 Action Plan.

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	Muncie Mission Ministries, Inc.	Plans of CoC and City align.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Muncie Mission Ministries (MMM) receives CDBG funding and is the lead organization of the CoC, holding monthly meetings with agencies in Region 6 that serve homeless individuals and families Confidential case management meetings are held amongst the agencies working directly with clients on the coordinated entry list.

Delaware County Housing Consortium meets weekly and includes leadership of the four agencies that provide shelter (Muncie Mission, YWCA, A Better Way, Christian Ministries) and the Community Development Director, Open Door CEO, and Township Trustee to plan and invite area experts for collaboration. The group worked with IHEDA to maximize funding for the City, leading MMM and Christian Ministries to receive Emergency Solutions Grants Program shelter grants. In a previous PY, MMM purchased the HUB building from Bridges Community Services who ceased operations. The HUB, as it’s name implies, is the hub for homeless services resource center and the main entry point for coordinated entry. By assuming staffing and management of the HUB, MMM and other providers were able to continue services to people experiencing homelessness after the closure of Bridges

AP-12 Participation – 91.105, 91.200(c)

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

All legal notices, social media posts, comments, etc., are referenced and linked in the document at the URL in each section below. All URLs reference the same document.

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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See document in URL	See document in URL		

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)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See document in URL	See document in URL	See document in URL	
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See document in URL	See document in URL	See document in URL	

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)
4	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	See document in URL	See document in URL	See document in URL	
5	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	See document in URL	See document in URL	See document in URL	

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)
6	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City expects \$1,287,189 from HUD for CDBG PY2024, which will fund Muncie’s Home-Owner Repair Program, public services, demolition of blighted structures, street and sidewalk improvements, planning and administration. Any adjustment in funding provided to Muncie will be added to or deducted from Infrastructure projects.

Muncie expects \$602,616 HUD for HOME PY2024, which will fund unit rehabilitation, new unit construction for rental or homeownership, down payment assistance, Community Housing Development Organization (CHDO) set-aside, and administration.

Contingency Plan for 2024 HOME Allocation

Adjustments to the Action Plan if the final allocation is different from the estimated amount

1. When the actual 2024 allocation is known, any differences will be handled:
 - a. 10% for Administration, increase or decrease
 - b. 5% for CHDO Operating, increase or decrease
 - c. If the actual is greater than the estimate:
 - i. The amount will be split evenly between unallocated homeownership and unallocated rental assistance
 - d. If the actual is less than the estimate:
 - i. A reduction less than or equal to any surplus funds (funds available after funding awards are determined) will be taken first from unallocated rental, second from unallocated homeownership
 - ii. A reduction greater than any surplus funds will be pro-rated evenly between the homeownership activities after surplus funds have been eliminated.

Contingency Plan for 2024 CDBG Allocation

Adjustments to the Action Plan if the final allocation is different from the estimated amount

1. When the actual 2024 allocation is known, any differences will be handled:
 - a. If the actual is greater than the estimate, the gain will be distributed as follows:
 - i. 20% Admin
 - ii. 80% Infrastructure
 - b. If actual is less than estimate, the loss will be distributed as follows:
 - i. 20% Admin
 - ii. 15% Social Services (spread evenly amongst agencies)
 - iii. 65% Infrastructure

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	1,287,189	0	0	1,287,189	1,287,189	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	602,616	0	0	602,616	602,616	

Table 5 - 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

Local guidelines require HOME developers to contribute other funds to HOME-funded construction projects. Non-profits and CHDOs must contribute at least 25% of the total cost for the rehabilitation of existing units, and for-profit entities must contribute at least 50% of the total cost. All entities must contribute at least 50% of the total project cost for new construction projects. Guidelines may be waived or amended as needed to allow for increased cost and difficulty in obtaining private financing.

Non-profit organizations administering CDBG public service activities receive funding from a variety of sources, as the CDBG awards are not adequate to sustain an agency or a particular activity in most cases. Organizations must develop partnerships to develop and implement their projects and services.

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

Publicly owned property may be used to develop affordable housing and mixed-use development as projects are proposed that meet the needs of low and moderate-income households. The City View I project from PYs 2021-2022, a HOME and LIHTC project, uses vacant lots that the Muncie Redevelopment Commission (MRC), acquired through Indiana's Blight Elimination Program (BEP). The second phase of the project will also use BEP lots. City View I and II are under construction. The first construction phase is nearly complete and ready to lease.

Southern Terrace LIHTC project will use 18 Muncie Redevelopment Commission lots for single family, duplex and triplex homes in mostly Industry and Whitely neighborhoods. Southern Terrace will begin construction this spring.

Discussion

Muncie is reconciling prior awards to subrecipients from both CDBG and HOME programs for all active PYs. Stalled projects or leftover funds will be reallocated through an amendment during PY2024.

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	Homeowner Rehabilitation and Repair	2020	2024	Affordable Housing	City Wide	Housing Preservation Increase Affordable Housing - Reduce Cost Burden	CDBG: \$295,900	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	New Construction for Homeownership	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	HOME: \$221,981	Homeowner Housing Added: 2 Household Housing Unit
3	Public Services	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Homeless Prevention Public Services for Special Needs Groups	CDBG: \$193,000	Public service activities other than Low/Moderate Income Housing Benefit: 3035 Persons Assisted
4	Slum and Blight Clearance	2020	2024	Non-Housing Community Development Slum and Blight Clearance	City Wide	Neighborhood Improvements	CDBG: \$257,438	Buildings Demolished: 25 Buildings
5	Public Facilities or Improvements	2020	2024	Non-Housing Community Development	City Wide	Neighborhood Improvements	CDBG: \$283,413	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2750 Persons Assisted
6	CHDO Program Administration	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	HOME: \$20,000	Counted in CHDO Reserve

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Program Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Economic Development	City Wide	Homeless Prevention Housing Preservation Neighborhood Improvements Increase Affordable Housing - Reduce Cost Burden Economic Development Public Services for Special Needs Groups	CDBG: \$257,438 HOME: \$60,262	Other: 1 Other
8	Rental Housing Development	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	HOME: \$165,981	Rental units constructed: 2 Household Housing Unit
9	Down Payment Assistance	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	HOME: \$45,000	Direct Financial Assistance to Homebuyers: 6 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation and Repair
	Goal Description	The City and non-profit housing agencies will offer homeowner rehabilitation services to low- to moderate-income homeowners city-wide.
2	Goal Name	New Construction for Homeownership
	Goal Description	New Construction of one and substantial rehabilitation of one home for low- to moderate-income homeowners by non-profit housing developers.

3	Goal Name	Public Services
	Goal Description	Assistance to public service agencies serving primarily homeless clients.
4	Goal Name	Slum and Blight Clearance
	Goal Description	Demolition of blighted structures city wide on a spot basis.
5	Goal Name	Public Facilities or Improvements
	Goal Description	Improvements to infrastructure and parks.
6	Goal Name	CHDO Program Administration
	Goal Description	Administration of CHDO developing affordable housing for low- to moderate income families.
7	Goal Name	Program Administration
	Goal Description	Administration of CDBG and HOME programs.
8	Goal Name	Rental Housing Development
	Goal Description	Development of rental housing units for low- to moderate-income renters.
9	Goal Name	Down Payment Assistance
	Goal Description	Provide down payment and/or closing cost assistance to low- to moderate-income homebuyers, with preference given to first time home buyers.

Projects

AP-35 Projects – 91.220(d)

Introduction

Adhering to the CDBG program’s national objectives, priority will be given to projects that address the housing and community development needs of low- to moderate-income persons. The City will use funding for infrastructure improvements, demolition of blighted properties, public service projects, and fund projects that preserve or create affordable housing.

Projects

#	Project Name
1	HOME - Administration
2	HOME - CHDO Operating
3	HOME - CHDO Reserve
4	HOME - Rental Housing
5	HOME - Homeownership Housing
6	HOME - Down Payment Assistance
7	PS - A Better Way
8	PS - Christian Ministries of Delaware County
9	PS - Muncie Mission Ministries
10	PS - YWCA of Central Indiana
11	PS- Recovery Cafe
12	SBS - Clearance
13	HOU - Home Owner Rehabilitation
14	PF - Infrastructure
15	ADM - CDBG Program Administration

Table 7 - Project Information

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

There are many underserved needs in the community. The biggest obstacle to addressing them is inadequate funding availability. The City has chosen to prioritize homelessness in public service grants to agencies serving people experiencing homelessness or programs that address causes of homelessness, clearance, homeowner rehab and infrastructure projects in this

year's grants. Demolition of blighted homes and housing rehabilitation continue to be a big need in the community, given the age of the housing stock and lower incomes of many residents in older neighborhoods.

HOME grants will focus on homeownership and rental projects for low to moderate income families in addition to down payment/closing cost assistance.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOME - Administration
	Target Area	City Wide
	Goals Supported	Program Administration
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	HOME: \$60,261
	Description	24 CFR 92.207(a-g) Salary, benefits for HOME Program Administration
	Target Date	6/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; beneficiaries will be counted on a separate but related project
	Location Description	N/A; locations will be determined on a separate but related project.
	Planned Activities	24 CFR 92.207(a-g) sections (a) general management, oversight and coordination, (b) staff and overhead, (c) public information, (d) fair housing, (e) indirect costs, (f) preparation of the consolidated plan, and (g) other federal requirements
2	Project Name	HOME - CHDO Operating
	Target Area	City Wide
	Goals Supported	CHDO Program Administration
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	HOME: \$ 20,000
	Description	Assist two CHDOs with operating costs.
	Target Date	6/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A; beneficiaries will be counted on a separate but related project (CHDO Reserve)
Location Description	City Wide	

	Planned Activities	CHDO Operating funds cover staff and other administrative costs related to the development of affordable housing and homeownership opportunities. The project is eligible under 24 CFR 92.208 (a).
3	Project Name	HOME - CHDO Reserve
	Target Area	City Wide
	Goals Supported	New Construction for Homeownership
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	HOME: \$90,392.40
	Description	Affordable housing activity by certified CHDO
	Target Date	5/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Two low-to moderate-income families
	Location Description	City Wide
	Planned Activities	Development of two single-family homes to be sold to income-qualified homebuyers
4	Project Name	HOME - Rental Housing
	Target Area	City Wide
	Goals Supported	Rental Housing Development
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	HOME: \$165,981
	Description	24 CFR 92.205(a)(1) Funding for rental housing for income-qualified tenants.
	Target Date	5/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Two HOME-assisted units will be created for low- and/or moderate-income renters.
	Location Description	Scattered sites
	Planned Activities	New construction of rental housing for income-qualified households.
5	Project Name	HOME - Homeownership Housing

	Target Area	City Wide
	Goals Supported	New Construction for Homeownership
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	HOME: \$220,981
	Description	24 CFR 92.205(a)(1) Development of two single family homes to be sold to an income-qualified homebuyer.
	Target Date	1/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	Two low- to moderate-income families
	Location Description	City Wide
	Planned Activities	Development of two single-family homes to be sold to income-qualified homebuyers.
6	Project Name	HOME - Down-Payment and Closing-Cost Assistance
	Target Area	City Wide
	Goals Supported	Down Payment Assistance
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	HOME: \$45,000
	Description	Acquisition Assistance via down payment assistance and/or closing costs for low-to moderate-income first-time homebuyers 24 CFR 92.206 c
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Six low- to moderate-income homebuyers.
	Location Description	City wide
	Planned Activities	Down payment and/or closing cost assistance for low to moderate income home buyers.

7	Project Name	PS - A Better Way
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for Special Needs Groups
	Funding	CDBG: \$ 41,000
	Description	24 CFR 570.201(e) Services for victims of domestic violence, dating violence, sexual assault or stalking at domestic violence shelter.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	300 victims of domestic violence and people experiencing homelessness.
	Location Description	Domestic Violence Shelter location is confidential.
	Planned Activities	Operating Costs for DV Shelter, including the partial cost of the Executive Director, utilities, and insurance costs. Shelter services and support for victims of domestic violence and their children. 24 CFR 570.201(e)
8	Project Name	PS - Christian Ministries of Delaware County
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for Special Needs Groups
	Funding	CDBG: \$18,000
	Description	24CFR 570.201(e) - LMC Payroll for shelter coordinator and night managers to staff Men's Emergency Sleeping Room.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	85 men experiencing homelessness
	Location Description	401 E. Main St., Muncie, IN 47305

	Planned Activities	Operation of men’s emergency shelter.
9	Project Name	PS - Muncie Mission Ministries
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for Special Needs Groups
	Funding	CDBG: \$68,000
	Description	24CFR 570.201(e) Payroll cost for activity administrator and utility costs for Muncie HUB.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	1500 individuals experiencing homelessness
	Location Description	318 W. 8th St., Muncie, IN 47305
	Planned Activities	Operation of the Muncie Hub homeless services center.
10	Project Name	PS - YWCA of Central Indiana
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for Special Needs Groups
	Funding	CDBG: \$54,000
	Description	24CFR 570.201 (e)Provide funds for executive director salary for operation of emergency shelter for women and children.
	Target Date	5/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	650 women and children experiencing homelessness
	Location Description	310 E Charles St., Muncie, IN

	Planned Activities	Administration of YWCA emergency shelter program and COTS overnight emergency shelter housed at the YWCA.
11	Project Name	PS – Recovery Cafe
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for Special Needs Groups
	Funding	CDBG: \$12,000
	Description	24CFR 570.201(e) Program administration for agency providing substance abuse services.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 clients in recovery, many experiencing homelessness
	Location Description	201 E Charles St, Muncie IN 47305
	Planned Activities	Partial funding for executive director position.
12	Project Name	SBS - Clearance
	Target Area	City Wide
	Goals Supported	Slum and Blight Clearance
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$257,437
	Description	24 CFR 570.201(d) Demolition, asbestos inspection and abatement, dumpsters, and other services related to removal of slum and blight.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Demolition of 25 structures across the community. It is unknown how many families will benefit from the activity as the activity addresses are not yet known and no area is targeted for this program

	Location Description	City wide
	Planned Activities	Demolition of 25 structures, asbestos abatement, dumpsters, and services related to elimination of slum and blight on a spot basis city wide
13	Project Name	HOU - Home Owner Rehabilitation
	Target Area	City Wide
	Goals Supported	Homeowner Rehabilitation and Repair
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden
	Funding	CDBG: \$295,900
	Description	24 CFR 570.202 (a) (1) Rehabilitation services for low- to moderate-income homeowners including roof replacement, HVAC repair/replacement, and other repairs.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	25 households up to 80% AMI.
	Location Description	City Wide
	Planned Activities	Home improvements for low- to moderate income homeowners including but not limited to roofs, ramps, HVAC replacements
14	Project Name	PF - Infrastructure
	Target Area	City Wide
	Goals Supported	Public Facilities or Improvements
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$283,413
	Description	24 CFR 570.201 (c)- LMA Parks, Paving, sidewalks and other infrastructure activities in low- to moderate-income neighborhoods.
	Target Date	5/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	2750 residents of a low-income area.
	Location Description	City wide
	Planned Activities	Street, sidewalk, and park improvements in a low- to moderate-income neighborhoods to improve livability and meet ADA requirements.
15	Project Name	ADM - CDBG Program Administration
	Target Area	City Wide
	Goals Supported	Program Administration
	Needs Addressed	Increase Affordable Housing - Reduce Cost Burden Homeless Prevention Housing Preservation Public Services for Special Needs Groups Neighborhood Improvements Economic Development
	Funding	CDBG: \$257,438
	Description	24CFR 570.205 & 570.206 Program Administration, Planning and Technical Assistance for the CDBG & HOME Programs.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Muncie Community Development will provide program administration and planning for CDBG in order to provide services to over 70,000 residents in the City of Muncie.
	Location Description	300 N High St., Muncie, IN 47305
	Planned Activities	Program Administration and Planning for CDBG Programs for the City of Muncie

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

The City of Muncie has a city-wide target area, including all areas within the city boundary.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Muncie is a low- to moderate-income city, with 58.24% of the households as low- to moderate-income.

Targeted funding will improve parks and infrastructure in low- and moderate-income neighborhoods and target programs and organizations serving low- and moderate-income clientele, especially people experiencing homelessness.

LIHTC developments in difficult-to-develop or qualified census tracts will expand affordable housing in neighborhoods that need it most.

Discussion

Muncie has multiple neighborhoods with more than 51% low- to moderate-income households and many facilities that serve low- and moderate-income clientele. The funds for the CDBG and HOME programs target these areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Muncie works with several local organizations to increase the number of affordable housing units available in the city for homeownership and rental projects.

Public input on the Consolidated Plan highlighted the community's preference for rehabilitation over new construction; the City emphasizes this goal with applicants to both HOME and CDBG programs. Muncie received multiple comments on the Consolidated Plan from residents of the Old West End Neighborhood, lamenting a lack of investment in their historic neighborhood and the need for stabilization and improvements to the historic housing stock. The project at 719 W. Charles St is a multiyear project at a large, historically significant building to be developed as affordable apartments.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	37
Special-Needs	0
Total	37

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	25
Acquisition of Existing Units	6
Total	37

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City provides support for people experiencing homelessness by funding community organizations that offer overnight shelters and programming for the unhoused.

New and substantially rehabilitated units are provided through the HOME program. Homeowners in need of roof, HVAC and accessibility work can receive assistance through the Housing Rehabilitation Program. The City partners with Habitat for Humanity, ECOREhab, and HomeSavers to provide construction services for the program. 27 households will be assisted through the homeowner rehab program.

Muncie will support the acquisition of existing affordable housing through the Down Payment Assistance Program. PathStone offers homeownership counseling and down payment

assistance as. Ever-increasing interest rates will likely require the granting of additional assistance to homebuyers.

AP-60 Public Housing – 91.220(h)

Introduction

Muncie Housing Authority (MHA)'s mission is to "provide quality choices of affordable housing and to foster self-sufficiency and homeownership."

The local homeless providers have started regular dialogue with the Housing Choice Voucher (HCV) program managers to get the CV emergency vouchers filled so more can be obtained. MHA staff are invited to attend CoC monthly meetings.

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

MHA provides eligible Muncie residents with quality, affordable housing in decent, safe neighborhoods. Working in partnership with the public and private sectors, MHA provides families with housing choice and the opportunity to achieve self-sufficiency. MHA operates a total of 502 Public Housing units: Earthstone Terrace (100); Gillespie Tower (98) ; Southern Pines (99); Millennium Place (62). In addition, MHA controls 968 HCVs. This number includes 15 VASH, 23 Foster Youth, and 16 Emergency HCVs. There is currently a waitlist of approximately 500 individuals for HCVs.

All assisted units must meet minimum Housing Quality Standard (HQS) requirements, transitioning to NSPIRE MHA conducts housekeeping inspections and inspects each unit at least annually to determine if the unit meets HQS and is maintained in a decent, safe, and sanitary condition.

The MHA Section 8 Homeownership Program is part of MHA's Family Self-Sufficiency (FSS) Program that offers homeownership opportunities to MHA residents and post purchase counseling.

The City has a strong working relationship with MHA. The City supports MHA's Five-Year and Annual Plans as submitted to HUD. MHA approved and implemented their 504/ADA Voluntary Compliance Agreement (VCA) to address accessibility and ADA provisions as required by Section 504 of the Rehabilitation Act of 1973. As a part of its Five-Year Plan for MHA, a strategic goal was established to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities. Accessible features include widened doorways, modified kitchen cabinets, lowered sink counters, bathroom grab bars, raised or lowered toilet seats, as well as modifications for blind and hearing-impaired individuals.

MHA instituted preferences at multi-family PHA complexes for families with a homeless, disabled, elderly, or working head of household. For HCVs, MHA prioritizes single elderly or single disabled individuals over applicants who are not elderly or disabled. More than 80% of these applicants have "extremely low incomes" (at or below 30% of AMI). More than 13% of MHA residents are seniors. Gillespie Tower (92 units) serves elderly and disabled tenants only. The Muncie Housing Authority (MHA) Board of Commissioners approved policies establishing local preferences for its HCV Program. Public Housing has implemented a homelessness

preference[ks1] and a VAWA preference. The HCV Program has an MHA that operates a Self-Sufficiency Program for HCV Clients. Clients are encouraged to work toward a goal of homeownership within this program. Participants can use HCVs to make mortgage payments. These clients are also eligible for down payment and/or closing cost assistance through HOME.

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

The MHA Board of Commissioners approved policies establishing local preferences for its HCV Program, implementing preferences for both the unhoused and victims of domestic violence. MHA's Family Self-Sufficiency (FSS) Program offers homeownership opportunities to MHA residents and post-purchase counseling through the MHA Housing Choice Voucher Homeownership Program.

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

The Muncie Housing Authority is not designated as a troubled PHA.

Discussion

The city will continue working with MHA on Section 3 and in the development of the new Fair Housing Equity Plan in conjunction with Delaware County Housing Authority.

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

Introduction

Goals have been established through a strategic planning process undertaken by the following agencies: A Better Way (domestic violence shelter); YWCA (women’s and children’s shelter); Muncie Mission (HUB and men’s shelter); Christian Ministries (men’s shelter); Meridian Services (PSH and PATH) Township Trustee; Open Door (FQHC); Muncie CD Director). The plan, Together We House is included in Appendix X and the HOME ARP consultation process. The HOME ARP Allocation Plan has been approved, and implementation will begin during this program year.

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

IU Health Bloomington employs two outreach workers to work with unsheltered people in the community. The positions are related to HIV and Hepatitis C diagnosis, testing, and prevention and include distribution of naloxone in addition to general support of the homeless population, including referrals for mental health and/or addiction treatment and housing. Additional outreach is conducted via free meal sites and various locations in the city, including the Muncie HUB. The program’s goal is to serve 150 homeless individuals.

Muncie Folk Collective is a new non-profit organization in Muncie. Members have extensive experience working with unhoused residents, operating on a harm reduction model. Muncie Mission was awarded a \$10,000 outreach grant from IHCD, which has been used to support street outreach personnel and to assist property owners with homeless people living on their property with tents, sleeping bags, and backpacks. In the case of homeless families, funds have been used to provide short-term temporary stays in a hotel. In addition, when a homeless person has verified housing available in another city, fuel cards have been issued to assist in travel. The program’s goal is to serve 100 homeless individuals.

Applications for public service activities were limited to agencies that serve the homeless or address issues that can cause people to become homeless. All funded agencies provide shelter to homeless clients and participate in coordinated entry and provide services, including rapid rehousing, to homeless individuals and clients.

Recovery support and services are provided by Recovery Café to many homeless and very low-income residents of Muncie.

Addressing the emergency shelter and transitional housing needs of homeless persons

The HOME ARP plan includes \$1,000,000 for the acquisition and development of a non-congregate Shelter (54% of the grant) as well as \$553,493 for supportive services. The non-congregate shelter activity will be amended to rental housing during the PY 2024. HOME ARP Supportive Services funds have been awarded to Muncie Mission for a vehicle to transport HUB clients, to fund a landlord liaison position that works with landlords to educate

them about programs and clients in need of rapid rehousing.

The City of Muncie has set the following goals for PY2024:

- To shorten the length of homelessness: Support the four agencies working with households experiencing homelessness. Organizations will shelter households experiencing homelessness or connect them through coordinated entry services in the Region. Case managers will work with households (individuals and families) to work towards permanent housing solutions. These organizations will serve a combined 350 individuals.
- To facilitate access to affordable housing: Support A Better Way and 300 victims of domestic violence. A Better Way will provide individualized case management services and connect these households to permanent housing solutions. Case managers will assist with housing searches to quickly move victims away from their abusers.
- To prevent clients from returning to homelessness: All service and housing agencies in the regional Continuum of Care work towards reducing returns to homelessness. All case managers at A Better Way, Muncie Mission Ministries, and Christian Ministries of Delaware County support their clients after placement in permanent housing.

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

This program year, the City prioritized homeless shelters and services for funding. Three full-time shelters and one three-season shelter are being funded.

Families with children have been prioritized for rapid rehousing by the Continuum of Care. This support (first and last months’ rent and utility deposits) is eligible only to people referred via Coordinated Entry. All clients have access to case management meetings via the Continuum of Care and attendant agencies. All these groups are benefitting from weekly case management services and coordination being implemented by the Continuum of Care and weekly prioritization and evaluation of the rapid rehousing and coordinated entry lists and discussion of cases via active case management. Funds available via HOME ARP for supportive services and TBRA should allow agencies to provide more services to assist these populations.

Case managers at the Muncie HUB work extensively with the VA, Brightpoint, and A Journey Home in assisting Veterans. All these groups are in regular attendance at CoC meetings. Unaccompanied youth are served through McKinney Vento representatives at

school, Firefly (formerly Children's Bureau), and the Division of Children's 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.

At this time, the Continuum of Care does not have an official plan for individuals in these situations. All institutions occasionally discharge people to the shelters. There, they have access to coordinated entry and services. Funds available through HOME ARP will provide for the development of new non-congregate shelters for individuals and families, as well as additional services.

Discussion

A new crisis center to be operated by the local hospital and serve people in a behavioral health crisis or ready to enter drug treatment is under construction near the Muncie HUB and Muncie Mission. It is hoped that the services provided here will help people by addressing mental health and social service needs, providing services that may prevent them from becoming homeless or connecting them with services that can lead them out of homelessness. Acquisition of the building that will house the Crisis Center will be funded by CDBG-CV and PY2023 CDBG Funds (amendment is pending).

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

Introduction:

As described in the 5-year Consolidated Plan and the Analysis of Impediments to Fair Housing Choice, completed in 2020, the City has no obvious policies that serve as barriers to affordable housing. Delaware County administers planning and zoning. Zoning ordinances are inclusive and flexible, City building code provisions are standard, and permit fees and charges are not excessive and do not present a barrier to entry into the housing market.

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

According to the Analysis of Impediments to Fair Housing, Muncie does not have any of the above-mentioned barriers to affordable housing.

Four LIHTC projects have been funded in Muncie in the last three years. Each of these developments will receive some funding from HOME. Construction at River Bend Flats, funded in 2021 was completed and placed in service in the fall of 2023. . It provides 60 rental units (two home assisted) in two 30-unit apartment buildings on a former grayfield site. City View I will provide 28 units, and City View II will provide 33 units of townhomes and scattered-site single-family homes/duplexes/townhomes with opportunities for residents to purchase the units at the end of the POA These units are under construction and the first construction phase is complete.

Southern Terrace, funded in 2023, will provide 50 three-bedroom units, also with opportunities for owners to purchase units at the end of the POA. Financing is near closing on this project and construction will start in late spring.

These projects together will provide a good supply of new affordable housing, both rental and rental, with ownership potential. Many units are single-family homes with three and four bedrooms. The total development cost for the four developments is approximately \$46 million. Programs are in place that make housing more affordable, including a three-year tax abatement available for new construction of single-family homes in the City and energy and down payment assistance. ICAP (Indiana Community Action Program) provides energy assistance and weatherization services to income-eligible households and is available to both owners and tenants. CD administers a housing rehab program for low- to moderate-income homeowners and provides rental development and down payment assistance via HOME.

Discussion:

The City of Muncie will continue to use CDBG and HOME funds to partner with non-profit and for-profit housing developers to construct and rehabilitate affordable housing units, make home repairs for low- to moderate-income homeowners, and make accessibility improvements to the homes of disabled persons. HOME funds for housing development have been granted to

developers working in neighborhoods where there is ready access to public transportation and other amenities.

The City of Muncie partners with PathStone, a HUD-approved housing counseling agency, to provide down payment assistance and homebuyer education. Home buyers are required to complete a minimum of eight (8) hours of counseling prior to purchasing a home. Classes include information about avoiding predatory lending, repairing credit, financial literacy, and home maintenance.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Muncie will spend its program year 2023 CDBG and HOME allocations to create livable communities by investing in infrastructure and public services, increasing the affordability of rental housing, creating new affordable rental housing opportunities, and helping homeowners with repairs. Creating an inclusive and sustainable community for all residents and serving as an advocate for the most vulnerable is important to the success of the community.

Actions planned to address obstacles to meeting underserved needs

Obstacle one to meeting underserved needs within the areas eligible for CDBG funding is an inadequate amount of CDBG funding to address all obstacles. This requires the City to prioritize needs and to collaborate with agencies and departments to leverage existing funds.

Public Service -The City prioritized public service funding for programs that address homelessness and related issues. The homeless providers and Muncie meet weekly to work toward the implementation of a new strategic plan, pulling in other agencies as needed to accomplish the plan’s goals.

Public Facilities - Muncie has historically underfunded parks for decades. Mayor Ridnour prioritized city park improvements. CDBG funds will be used to complete the design of a new park located in the McKinley Neighborhood.

Maintaining streets and sidewalks in good condition is expensive and difficult in a city with multiple freeze-thaw cycles each year. Street paving and accessibility improvements in low- to moderate-income areas will be performed in PY2024.

Housing Conditions - Muncie housing conditions are poor due to the age of housing stock and the inability of low- to moderate-income residents to maintain them. The City’s Homeowner Rehab Program (HORP) will assist income-eligible homeowners with necessary improvements in conjunction with subrecipients already active in the housing rehab and repair space.

Clearance - Muncie’s housing stock is old and frequently beyond repair, decreasing neighboring property values. Ideally, every dilapidated house could be rehabbed, but that is not possible for a host of reasons; demolition clears the lot and makes it available. The CDBG-funded rate of demolition was too high in PY 2022 to support the 70% low- and moderate-income requirement; Muncie will limit the number of demolitions in PY 2024 to ensure the proper number of beneficiaries.

Affordable Housing - In a community with a high percentage of residents that are low- to moderate-income renters and a shortage of affordable rental units that meet HQS, new affordable housing is a significant need. Muncie received five LIHTC allocations in the past three years. When complete, there will be an additional 60 apartments and 121 lease-purchase single-family, duplex, and townhome units in these new developments. The total development

cost is approximately \$46 million. HOME funds will be invested in each of these developments.

See AP-75 above for a detailed summary of the LIHTC projects funded or completed in the last several years.

Actions planned to foster and maintain affordable housing

In addition to the rental housing projects described above, HOME funds support down payment assistance and homeowner development projects carried out by program partners PathStone, ECOrehab, and Habitat for Humanity.

Actions planned to reduce lead-based paint hazards

Muncie has incorporated the Federal regulations regarding lead-based paint hazards and the requirements for housing renovation as part of the City's CDBG and HOME Policies and Procedures Manual. CDBG and HOME funds may be used to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work, and clearance testing. Assistance will be in accordance with 24 CFR 35, et al. (9/15/99). A clearance test is performed after all lead paintwork is completed. In addition, each household is provided with a copy of the EPA Manual, "Protect Your Family from Lead in Your Home."

A copy of the Policies and Procedures Manual is provided to the subrecipient at the time of contract. All subrecipients, contractors, and housing providers will need to comply with the policies and procedures. The City will ensure compliance by Monitoring all of the projects.

Actions planned to reduce the number of poverty-level families

The Comprehensive Plan identified creating opportunities for upward mobility as a great need in the community to reduce concentrated poverty, strengthen the County's workforce, and build the capacity of the community to invest in other priorities.

In PY2024, Muncie will concentrate our public service funding on agencies serving clients who are homeless and in need of behavioral health services, cultivating upward mobility of the City's most vulnerable. The City developed a plan to spend \$1.8 million in HOME ARP funds to address the needs of this population.

See AP-65 for a description of HOME ARP funding expenditures to date.

Actions planned to develop institutional structure

Building Better Neighborhoods is a collaboration between Muncie Action Plan (MAP) and Ball State University, fostering neighborhood organization and participation in community revitalization and government processes. Capacity-building efforts of the Council of Neighborhoods strive to create a prosperous and sustainable future after decades of disinvestment, population decline, changing demographics, and inefficient land development in Muncie. The Council of Neighborhoods is engaged monthly in strategies to enhance

communication and community in many of Muncie's neighborhoods.

Muncie Action Plan is continuing the application and implementation of the \$1 million in Treasury-granted ARP funds that have been granted to neighborhoods. To qualify for this funding, the neighborhood must organize neighbors, register with the secretary of state, and have a bank account.

The local CoC homeless providers developed a strategic plan to guide the next several years toward service, facility, public and private funding goals, and planning for the implementation of best practices toward meeting client needs.

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

City officials are working with developers of the four previously mentioned LIHTC developments and collaborating with other developers to keep projects in the LIHTC application pipeline. The CoC and homeless providers are interested in pursuing additional permanent supportive housing units and looking to partner with a developer for the next IHEDA PSH Institute. Collaboration with Muncie Housing Authority has been strong, as MHA seeks to leverage its funds with a LIHTC project or project-based housing choice vouchers to build a neighborhood that allows renters to apply rent toward ownership at the end of the POA. MHA has 16 ARP emergency vouchers and is working through the Coordinated Entry system managed by the YWCA to get families housed. MHA feels more emergency vouchers may be available from cities that are not using them.

The Continuum of Care is conducting client-specific case management conferences with housing providers and social service agencies to obtain better outcomes for individuals and families. In addition, there is a plan to cultivate landlords willing to rent to low-income clients from a variety of groups.

A Crisis Center to address the needs of folks in behavioral health crisis will become a reality. This project will be possible due to a collaboration between neighborhoods, the hospital, the City, Ball State, and non-profits.

Discussion:

City staff will work with the Muncie Human Rights Commission (HRC), a city-funded department, to advise clients on fair housing issues, focusing mainly on landlord-tenant disputes and evictions. CD has donated a portion of its office space to HRC in order for Commission staff to have dedicated office space in City Hall.

CD will sponsor a Fair Housing training for realtors and the public in conjunction with the Mid-eastern Indiana Association of Realtors.

Muncie staff will prioritize training on Fair Housing topics and attend one Fair Housing

conference in the program year. Staff will implement the Affirmatively Furthering Fair Housing Rule in its programs when the rule is finalized, and support systems (website) are in place to assist with decision-making. The City will collaborate with Muncie and Delaware County Housing Authorities to comply with the new requirements of the new Affirmatively Furthering Fair Housing Rule.

Program Specific Requirements

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

Introduction:

Muncie does not receive program income from any of its CDBG activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 and 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	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Muncie was declared to be a severe fiscal distress area, so no HOME match was required. The City requires first-time homebuyers to contribute at least \$500.00 toward their down payment.

Muncie uses the area's HOME affordable homeownership limits to determine eligibility. The City solicits eligible applicants and proposals for HOME projects through competitive proposals. Detailed information may be obtained by contacting the Muncie Community Development office.

Muncie requires all projects to have limited beneficiaries or give preferences to a segment of the low-income population and provide a description of limitations or preferences. Any limitation or preference will not violate nondiscrimination requirements in § 93.350, and the jurisdiction will not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with 24 CFR 92.253(d) only if such limitation or preference is described in the action plan. Projects will not limit beneficiaries or give preference to all employees of the City of Muncie.

Muncie requires HOME subrecipients and CHDOs to use the CD HOME resale and recapture provisions requirements.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Muncie's primary method of enforcing HOME affordability requirements is the recapture of the HOME funds provided. If recapture cannot be used, resale provisions will be applied. The guidelines for the resale or recapture of HOME funds, when used for homebuyer activities, include the following:

- If the homebuyer sells or fails to live in the unit for the period of affordability or otherwise breaches the HOME agreement, the full amount of the loan must be recaptured.
- If a sale or foreclosure occurs and the proceeds are insufficient to cover the full required repayment amount, a lesser repayment amount will be made from net sale proceeds, defined as the amount remaining after repayment of the first mortgage loan balance, the payment of the documented closing costs at the sale, and the documented down payment and closing costs at the original. If the net sale proceeds are insufficient to cover required recapture amounts, there were no net

proceeds. Muncie will maintain records to verify that no proceeds were distributed to the homebuyer or the City.

Muncie's Homebuyer Resale/Recapture Policy has recently been updated to a 100% Recapture policy during the POA. It is out for public comment from 02/28/24 through 03/29/2024.

*The document outlining resale and recapture policies for the City of Muncie is in AD25 Grantee's Unique Appendices.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

HOME-assisted housing must meet the affordability requirements for not less than the applicable period beginning after project completion, which is determined based on the following investment amounts:

Rental:

- Under \$15,000 = five-year minimum affordability period
- \$15,000 - \$40,000 = 10-year minimum affordability period
- Over \$40,000 = 15-year minimum affordability period
- New Construction = 20-year minimum affordability period.

Homebuyer:

- Under \$15,000 = five-year minimum affordability period
- \$15,000 - \$40,000 = 10-year minimum affordability period
- Over \$40,000 = 15-year minimum affordability period

At project completion, a lien is filed against the property for the HOME investment amount for the duration of the affordability period. To ensure compliance with affordability guidelines, periodic inspections of the properties are conducted by the HOME Program Manager, and payment of property tax is verified. Failure to meet affordability terms results in repayment due immediately and the lien to secure payment may be foreclosed.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No HOME funds will be used to refinance any existing debt on multifamily housing rehabilitations.

Developers typically use various combinations of Low-Income Housing Tax Credits, Historic Tax Credits, Indiana Housing and Community Development Authority Trust Funds, Indiana

Housing and Community Development Authority Development Funds, and private funds. HOME-funded Down-Payment Assistance (DPA) homeownership education will be administered by Pathstone with HOME funds to meet projected goals. Grants are forgiven if HOME guidelines are met during the period of affordability. HOME-funded Homebuyer Rehabilitation activities will be provided to CHDOs with the understanding that all net sale proceeds from the sale of units are considered CHDO proceeds and may be retained by the CHDO to be invested in an additional HOME unit.

In accordance with the HOME Investment Partnerships Program, 24 CFR Part 92 (Section 92.254 of the Final Rule), the City of Muncie has established recapture guidelines that apply only to projects in which HOME funds assist with the purchase of a property as the principal residence of the eligible homebuyer. This assistance will only be provided in a manner that permits recapture of those funds if, at any time during the period of affordability, the assisted property is no longer the principal residence of the buyer. The HOME amount subject to recapture is based on the amount of HOME assistance that enabled the homeowner to buy the dwelling unit. This includes any HOME assistance that reduces the purchase price from the fair market value to an affordable price but excludes the amount between the cost of producing the unit and the market value (development subsidy).

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A No TBRA activities planned.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A No TBRA activities planned.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

No preferences or limitations will be given on rental housing projects.