



THE

CITY OF MUNCIE

BY AND THROUGH ITS DEPARTMENT OF

COMMUNITY DEVELOPMENT

PUBLISHES ITS

PROGRAM YEAR 2023

(JUNE 2022-MAY 2023)

DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



THE HONORABLE DAN RIDENOUR, MAYOR
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City of Muncie

2023 Consolidated Annual Performance Evaluation Report (CAPER)

Community Development Block Grant



City of Muncie
300 S Madison Ave
Greenwood, IN 46142

Last Updated 12/21/2023

CAPER

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The U.S. Department of Housing and Urban Development (HUD) awards various funding resources to Entitlement Communities across the United States. HUD bases awards on formula calculations, including factors such as the community's population, pre-1940 housing stock, growth, and decline. The City of Muncie, located in Delaware County, east-central Indiana, received \$1,287,189 for the Community Development Block Grant (CDBG) and \$602,616 in HOME Investment Partnerships Program (HOME) funds for the 2023 Program Year (PY) running from June 1, 2023, to May 31, 2024. This Consolidated Annual Performance and Evaluation Report (CAPER), or year-end report, discusses Muncie's accomplishments in PY 2023.

During PY 2023, the City continued to spend down its Community Development Block Grant Coronavirus (CDBG-CV) funding. As the COVID-19 pandemic became endemic, the City focused on programs that could spend funding efficiently. The Crisis Center, a large project using CDBG-CV funding moved forward but declined to use the offered federal funds. Muncie staff is currently reviewing options for funding reallocation and will Amend the Action Plan that includes CDBG-CV funding once a project and activities are determined. In PY 2023 Muncie spent \$217,213.50 in CDBG-CV funding.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Muncie takes public service applications from December to January and has an open application process for affordable housing providers to apply for funding. Muncie addresses its five-year Consolidated Plan and one-year Action Plan goals by funding applications in line with those goals. All providers requiring a certification of consistency with the City's Consolidated Plan received the certifications.

In the PY 2023 Action Plan, the City of Muncie focused resources on homeowner repair, public services, and demolition. The City spent \$1,575,498.47 of CDBG, \$217,213.50 of CDBG-CV, and \$328,332.54 of HOME in PY 2023. Two activities were awarded in PY 2021 and completed their work in PY 2023. 11 activities were awarded in PY 2022 and completed their work in PY 2023. Of the CDBG activities underway in some capacity in PY 2023, seven were current-year. Of the nine activities awarded in PY 2023, five were completed within the same year awarded.

The CDBG activities awarded in PY 2023 that moved forward include:

1. The City of Muncie incurred administration costs totaling \$139,938.73. Muncie used a portion of these funds to pay a consultant to assist with program oversight, including document submission and reports to HUD, to help with compliance with HUD regulations.
2. Muncie allocated \$288,893.30 for homeowner repair services. While all activities are still open, they assisted 20 households in PY 2023.
3. The City used \$117,691.56 to demolish blighted structures in PY 2023.
4. YWCA of Central Indiana used \$58,000 to assist 758 women and children in Muncie.
5. Muncie Mission Ministries used \$61,496.95 to assist 1442 Muncie residents.
6. Christian Ministries used \$20,000 to provide cold-weather shelter for 57 Muncie residents.
7. A Better Way used \$43,000 to provide wrap-around services to 242 Muncie residents.

The City completed two activities from PY 2021 and 11 activities from PY 2022 CDBG in PY 2023.

Because of the COVID-19 pandemic, HUD awarded a special allocation of CDBG-CARES Act funding called CDBG-CV. The City completed five CV project(s) in PY 2023, including:

- Inside Out CDC assisted Muncie residents; Muncie recorded beneficiaries in a previous PY.
- YWCA COVID-19 case manager assisted Muncie residents; Muncie recorded beneficiaries in a previous PY.
- A Better Way rapid rehousing case manager assisted 33 households.
- A Better Way provided subsistence payments to Muncie residents recorded in a previous PY.
- Muncie Mission received funding to pay their utilities, allowing them to assist 925 Muncie residents.

In PY 2023, the City used \$45,718.30 in HOME funds in 11 activities that provide necessary repairs for and new construction of rental units, and down payment assistance. Muncie will continue to assist low- and moderate-income households in PY 2024.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1890	6
Black or African American	536	18
Asian	12	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	4	0
Total	2444	24
Hispanic	47	1
Not Hispanic	6,072	23

Narrative

Above is a chart that lists all those served in PY 2023 by the City of Muncie and its subrecipients by funding resource.

	CDBG	HOME	CDBG-CV
White	1890	6	764
Black or African American	536	18	136
Asian	12	0	1
American Indian or American Native	2	0	1
Native Hawaiian or Other Pacific Islander	4	0	0
African American/Black & White	2	0	0
Asian & White	0	0	0
American Indian/Alaskan Native & White	2	0	1
American Indian/Alaskan Native & Black/African American	0	0	0
Other/Multi-Racial	104	0	27
Total	2596	24	958
Hispanic	61	1	22
Not Hispanic	2535	23	936

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	\$1,287,189	\$ 1,398,292.92
HOME	public – federal	\$729,117	\$328,332.54
Other	public – federal	\$0.00	\$217,213.50

Table 1 – Resources Made Available

Narrative

Muncie used CDBG and CDBG-CV funds for activities that met priorities from the Consolidated Plan and the PY 2023 Action Plan. The City utilized funds targeted to meet the greatest needs, and expenditures were directly related to programs that supported the City’s Consolidated Plan.

The City of Muncie expended \$1,575,498.47 of CDBG entitlement, \$217,213.50 of CDBG-CV, and \$328,332.54 of HOME funding.

Activities funded with CDBG-CV funding that continue into the PY 2024 year include:

- The Crisis Center activity will not move forward. The City drew \$2,370 and revised the draw to activity 2675.
- Muncie Mission Support Services has spent \$4,259.07 and has \$10,740.93 remaining.
- Muncie drew \$98,876.55 from CV Administration and has \$1,001.45 remaining.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100	100	

Table 2 – Identify the geographic distribution and location of investments

Narrative

Muncie does not have a specific target area; funds were used city-wide. 51% of Muncie’s neighborhoods are occupied by households earning income less than 80% AMI. As a result, the City is considered a low- to moderate-income area. Muncie provided programs and services identified in its Consolidated Plan to households with the greatest need. Therefore, most activities served eligible low-income households on a city-wide basis, and these applicants applied for assistance on a program-by-program basis. In PY 2023, The City used \$321,669.72 in CDBG to fund 49 repairs to low- and moderate-income households throughout the city, preserving existing housing stock and assisting in preventing homelessness.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Muncie's CDBG projects did not provide leveraging data for PY 2023.

HUD granted Muncie a 100% match reduction in PY 2023 due to a 30% individual poverty rate and \$21,551 per capita income meeting the local jurisdiction distressed criteria. Due to this, Muncie HOME collected no match during PY 2023.

In PY 2023, Muncie used \$34,911.90 of CDBG funding to make improvements to McCulloch and Jack's parks - publicly owned land in a low- to moderate-income neighborhood. City Staff expect McCulloch Park construction to complete in August 2024.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$0
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$0
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$0

Table 3 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
n/a	n/a	\$0	\$0	\$0	\$0	\$0	\$0	0

Table 4 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0	\$0	\$0	\$0	\$0

Table 5 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			

Table 6 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 7 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		\$0		
Businesses Displaced		0		\$0		
Nonprofit Organizations Displaced		0		\$0		
Households Temporarily Relocated, not Displaced		0		\$0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

Table 8 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	38	63
Number of Special-Needs households to be provided affordable housing units	0	0
Total	38	63

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	12	10
Number of households supported through Rehab of Existing Units	26	49
Number of households supported through Acquisition of Existing Units	0	4
Total	38	63

Table 10 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Muncie exceeded its goals except for the production of new housing units. The current rental activities involve the Low-Income Housing Tax Credit, a complex process that caused delays. One property, 719 W Charles St, ran into issues after workers discovered unanticipated structural damage. Muncie received quotes on the repairs; work on the structural repairs is expected to start in Fall 2024. The new construction HOME projects are still experiencing delays on reporting. City View 1 new rental construction is complete, but the City is waiting on beneficiary information.

Discuss how these outcomes will impact future annual action plans.

Muncie will continue to prioritize owner-occupied repair programs which provide necessary repairs to preserve existing housing stock and keep low- and moderate-income residents in their current homes.

City staff will also continue to work to find providers whose missions align with the goals outlined in the Action Plan. The City will offer technical assistance and capacity-building resources to subrecipients struggling to produce new housing units. The City will also work to fund projects that more closely meet

its Action Plan goals.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	17	0
Low-income	20	6
Moderate-income	12	8
Total	49	14

Table 11 – Number of Households Served

Narrative Information

In PY2023, the City used \$321,669.72 of CDBG to fund 49 repairs to low- and moderate-income households and \$332,144.92 in HOME to provide down-payment assistance and affordable rental housing for 14 addresses throughout the city, preserving existing housing stock and assisting in preventing homelessness. 14 HOME-assisted addresses meet the Section 215 definition of affordable housing.

To address worst-case needs, The City used CV funding to allow A Better Way to assist 33 families with subsistence payments and rapid rehousing services. The rapid rehousing is a HOME-ARP activity assisting families forced to leave the Muncie Inn avoid homelessness.

Muncie has several affordable rental properties underway: City View 1 (28 units, half of which are 50% or lower AMI), City View 2 (44 units, of which 21 will be 50% or lower AMI), Southern Terrace (50 units, 25 will be dedicated to 50% or lower AMI and 15 units for 30% or lower AMI), and Kilgore Place (120 units, ten for 50% or lower AMI).

	# units	#50%	#30%
City View 1	28	7	7
City View 2	40	11	10
Southern Terrace 50		10	15
Kilgore Place	120	10	0

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Delaware County Housing Consortium (DCHC), a group of local homeless service providers including YWCA, Muncie Mission, A Better Way, Christian Ministries, Center Trustee, City of Muncie, Meridian Services, Open Door Health Services meets weekly, building collaborative group to assist people experiencing homelessness. DCHC released a request for proposals for a developer and service provider to form a team to apply to the Permanent Supportive Housing Institute. DCHC selected Radiant CDC and Open Door Health for the application team. The Institute accepted Muncie Community Development Director, Muncie Mission, and the application team and intend to submit a LIHTC application for 44 units of PSH in 2024. The City plans to match the LIHTC award with \$1.2M of HOME-ARP and \$400,000 of HOME funding.

As part of Delaware County, Muncie is in Region Six of Indiana's Continuum of Care (CoC), along with five other counties. Muncie Mission, the CoC lead, runs the Region's virtual monthly meetings. The group takes an active role in the Point-in-Time (PIT) count. They also work to facilitate outreach with unhoused and housing-insecure community members and increase the accuracy of the PIT count. The CoC is strengthening the homeless service network, improving the assessment of the homeless community and its needs, and encouraging more providers to utilize HMIS data tracking systems and Coordinated Entry systems.

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY 2023, the City used \$182,496.95 in CDBG funds to assist 2499 unhoused, housing insecure, and vulnerable residents. A Better Way provided wrap-around services to 242 unhoused residents, Christian Ministries used their CDBG funding to pay for employees that provided shelter to 57 residents, YWCA provided emergency housing and referrals to 758 Muncie residents from October to April, and Muncie Mission Ministries provided 1441 residents with referrals for shelter beds, emergency shelter, behavioral health emergency services, case management, and other outreach to combat barriers to being housed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

DCHC members formed a team to reach out to residents affected by the Muncie Inn. Utilizing HOME-ARP funding, they found vacant units and assisted 33 families with deposits, rent, and utilities, preventing them from becoming unhoused by circumstances beyond their control.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City provided CDBG funding in PY 2023 to:

- Muncie Mission Ministries, the agency that operates the Muncie HUB, where homeless individuals are added to the coordinated entry and rapid rehousing programs. CDBG assisted 1442 low- to moderate-income residents in PY 2023.
- A Better Way provided Rapid Rehousing and wrap-around services for 242 residents.
- The YWCA provided coordinated entry, emergency shelter, and wrap-around services for 758 women and children in Muncie.

Muncie will continue to work to prioritize transitioning unhoused and those without stable housing to permanent housing and setting the newly housed up for success in the 2025 Action Plan.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Muncie Housing Authority (MHA), provides eligible residents with quality affordable housing in decent, safe neighborhoods. MHA provides families with housing choices, operating 502 units of Public Housing. MHA controls 968 HCVs, including 15 VASH, 23 Foster Youth, and 16 Emergency Housing Vouchers. The waitlist for vouchers consists of approximately 500 households.

MHA requires all assisted units to meet minimum Housing Quality Standards (HQS). In certain areas, MHA adopted higher standards. MHA inspects units at least annually to determine compliance with HQS and ensure they are maintained in a decent, safe, and sanitary condition.

MHA implemented its 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, the City set forth a strategic goal to undertake affirmative measures to ensure accessible housing to persons with disabilities. Accessible features include widened doorways, modified kitchen cabinets, accessible bathroom and kitchen plumbed facilities, and accommodations for those with other accessibility needs.

MHA instituted preferences at multi-family PHA complexes for families with a homeless, disabled, elderly, or working head of household. For Housing Choice Vouchers, MHA prioritizes single elderly or single disabled individuals over applicants who are not elderly or disabled. More than 80% of these applicants have an annual income at or below 30% of AMI. More than 13% of MHA residents are seniors, and Gillespie Tower serves elderly and disabled tenants specifically.

Actions taken 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.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City has no obvious policies that serve as barriers to affordable housing and has specific policies and programs to prevent barriers to affordable housing, including a three-year tax abatement for new construction of single-family homes in the city and energy assistance. IHEDA funds the Delaware County Community Assistance Program to provide energy assistance to income-eligible households. Additionally, City Ordinance established the Muncie Land Bank in 2017 as a tool to develop affordable housing. CDBG and HOME subrecipients are able to purchase property from the Land Bank to use in activities to create additional affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j).

The City continues to support necessary owner-occupied repairs for eligible households, preserving existing housing stock and allowing low-to-moderate-income residents to remain in their homes, preventing homelessness.

Furthermore, Muncie's HOME program provides down payment assistance and financial literacy classes to increase access to homeownership.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City ensures that subrecipients, CHDOs, contractors, and subcontractors use lead-safe work practices by including requirements in written agreements, providing education to subrecipients in the owner-occupied repair process, and retaining the documentation as required.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Muncie continues working to reduce items perpetuating poverty. The CDBG-CV funded Muncie HUB provided 925 residents with supportive services to assist them in finding permanent housing. The HOME program funds down payment assistance and financial literacy training for 10 low- and moderate-income households to build generational wealth. A portion of CDBG funds an owner-occupied repair program to prevent 49 low-to-moderate-income residents from becoming more financially insecure due to home repair costs; preserving stable housing and generational wealth.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In PY 2023, Muncie used a portion of CDBG funds to pay a consultant to assist with program oversight, reports to HUD, help with compliance with HUD regulations, and develop institutional structure by formalizing CDBG and HOME policies and procedures, a financial procedures guide, and creating standard operating procedures for program tasks.

HUD provided Muncie with technical assistance to assist HOME staff with HOME program findings related to homebuyer and down payment assistance. Muncie received training in underwriting and developed policies and procedures to work with Pathstone, a subrecipient with an activity providing down payment assistance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Muncie prioritizes collaborative relationships with providers through City staff participation in other organizations meetings, boards, and programming to improve neighborhood revitalization, health, wellness, housing, and social services. In PY 2023, the City continued to work with MHA, United Way, the Delaware-Muncie Metropolitan Plan Commission, and the Muncie Redevelopment Commission to optimize the utilization of local resources, encourage economic development, and improve the quality of life for Muncie residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Analysis of Impediments determined there were no impediments. To further fair housing choice, Muncie works with The Muncie Human Rights Commission, a city-funded department with two full-time staff members, to protect the rights of Muncie citizens and promote equal opportunity rights for all residents regardless of race, religion, sex, or disability. Muncie also works with PathStone to provide monthly homebuyer education classes containing fair housing topics.

CR-40 - Monitoring 91.220 and 91.230

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

In PY 2023, the City relied heavily on the institutional knowledge of its subrecipients, many of whom received HUD funds for multiple years. When concerns arise, City staff provide technical assistance and follow up in writing.

Muncie monitors all CDBG and CDBG-CV subrecipients virtually and all Public Service recipients in person before closing out the project. Virtual monitoring consists of three parts: when contracts are signed, the City familiarizes subrecipients with program requirements and expectations; mid-year City staff reviews subrecipient program progress, expenditure goals, and files, allowing for questions and correction; finally, end-of-year monitoring reviews records, retention requirements, evaluates performance, expenditure timeliness, and compliance with City contracts.

The City's HOME program monitoring strategy is currently being developed and will incorporate all CPD feedback from HOME findings.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

PY 2023 CAPER was available on the City's website from August 2-17, 2024, for citizens to review and provide comments.

The City received ## comments during the 15-day comment period on the PY 2023 CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City continues to work towards its goals in the five-year plan. It anticipates continuing to limit the selection of Public Service projects to those directly reflecting its Action Plan goals and strives to remain under the 15% cap.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

N/A

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Muncie inspected all 11 properties scheduled for PY 2023. Six of the properties failed inspection. Five of the six failed properties are owned by Flaherty and Collins. All but one of the Flaherty properties are vacant and have not had renters in some time. Muncie is exploring ways to bring the Flaherty properties into compliance with the period of affordability.

The non-Flaherty property that failed the inspection was remedied; one bedroom smoke detector was not where it was originally installed, and there was rot on at least one exterior sill.

Of the five Flaherty properties that failed inspection, one unit without water was remediated, and the unit is now occupied. Some of the other issues are:

Water turned off (20%), electrical concerns (80%), smoke detectors not properly installed (40%), kitchen not usable (40%), damaged storage (60%), pests (40%).

The table below shows the HOME inspections completed in PY 2023 and their results:

Address	IDIS Activity Number	Results of On-Site Inspections PY 2022	Inspection Date(s)
314 E Howard St	1952	2 units passed	4/29/24
723 W Main St	2398	4 units passed	5/14/24
905 S Blaine St	2177	1 unit passed	4/29/24
2200 W 9th St	2176	1 unit passed	6/11/24
911 E Jackson St	2253	2 units passed; 1 unit failed initial, passed final	5/9/24
1608 E Kohlmentz St	2390	3 units passed	5/1/24
1612 E Kohlmentz St	2391	1 unit failed	5/1/24
1609 E Weber Dr	2387	1 unit failed	5/1/24
1613 E Weber Dr	2388	1 unit passed	5/1/24
1617 E Weber Dr	2389	1 unit passed	5/1/24
219 & 239 E Jackson St	2169	2 units failed	5/1/24

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City follows federal regulations by including affirmative marketing requirements in all contracts utilizing HOME funding and posting compliance information and marketing

requirements in City offices; current HOME projects do not meet the five-unit threshold.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

N/A

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1306.00				
Total Section 3 Worker Hours	518.50				
Total Targeted Section 3 Worker Hours	129.50				

Table 12 – Total Labor Hours

~	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 13 – Qualitative Efforts - Number of Activities by Program

Narrative

Muncie had Aultshire Paving and Drainage Improvements as a completed Section 3 activity in PY 2023; this activity met the targeted Section 3 percentages and did not need to fill out the best effort information. City View LIHTC project is active in PY 2023 and will provide Section 3 information in the next program year CAPER.