



THE

# CITY OF MUNCIE

BY AND THROUGH ITS DEPARTMENT OF

## COMMUNITY DEVELOPMENT

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

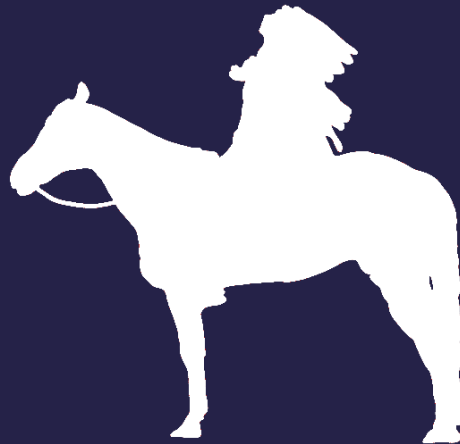
PRESENTS ITS

## PROGRAM YEAR 2022

(JUNE 2022-MAY 2023)

## DRAFT ANNUAL ACTION PLAN

PREPARED BY GRETCHEN BOOKOUT CHEESMAN, APRIL 18, 2022



## **Executive Summary**

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

#### **1. Introduction**

Muncie is an entitlement community for the CDBG and HOME Programs. These are Federal grants funded annually by an appropriation in the Transportation, Housing and Urban Development or Omnibus Bill. Once the President signs the appropriations bill into law, HUD goes through a series of steps which can take up to 90 days, prior to notifying grantees (City of Muncie) of annual allocations. The annual allocation is determined by a funding formula. This Program Year 2022 Annual Action Plan (PY 2022 AAP) lays out how Muncie will spend this year's appropriation and how those decisions were made.

The City's Program Year 2022 HUD allocation is anticipated to be \$512,816 for HOME. HOME activities typically include housing rehabilitation and/or new construction for rental or homeownership units, down payment assistance, Community Housing Development Organization (CHDO) set-aside, and administration. Any increase in the actual HOME allocation amount will be applied to EcoRehab 1720 S. Jefferson Rehab, any decrease in the actual HOME allocation amount will be applied to City View Homes II.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In PY 2022 the City will focus resources on homelessness and problems that are keeping people in poverty. CD Director has consulted extensively with the city's homeless providers over the last year, as they took over operations of Bridges Community Services. These agencies are engaging in a strategic planning process this year that will bring better coordinated services to the homeless population. Additional housing (HOME ARP) a mental health Crisis Center also offering addiction services is funded and in the planning stages. This should become executable plans during this program year.

#### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

CD has been advised by HUD for years to reduce the number of public service agencies we fund due the time and cost of properly documenting and monitoring contract performance. We are taking that advice this year. As many agencies received generous grants from the city via the ARP program it is a good time to implement this change. In addition, we have resumed administration of our homeowner rehab program, formerly administered by Pathstone as the Holistic Rehab Program, further limiting admin time available for public service grant administration.

The closure of Bridges Community services has been costly to the department in the amount of staff time spent coordinating with other agencies to take over Bridges Indiana Housing & Community Development Authority grants and dealing with Bridges-owned properties that have HOME mortgages.

We have been diligent about getting funds spent in a timely manner. Supply chain and labor shortages have made that sometimes a challenge, as did a late release of PY 2021 funds.

CD had one finding in the State Board of Accounts Audit re compliance with FFATA (Federal Funding Accountability and Transparency Act) Subaward Reporting System for awards to subrecipients over \$30,000. We revised our policies and procedures to insure future compliance with this reporting requirement.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

CPD-22-05: Guidance on Submitting Consolidated Plans and Annual Action was utilized allowing both in person and electronic meetings to be held for public meetings related to the Annual Action Plan.

A public hearing to solicit public comment on community needs and how those needs might be addressed with 2022 CDBG and HOME funding was published on 11/26/21, the public hearing was held on 12/8/2021 in person and livestreamed via Facebook Live. No comments were received outside of the public hearing. See Section AP-12 for links to the legal notice and affidavit, screen shots of City of Muncie Community Development Department Facebook page posting, cityofmuncie.com website posting, sign in sheet, meeting minutes, meeting video recording.

Application availability; information related to meetings held via Zoom concerning CDBG Public Service, CDBG Public Facility and HOME applications; application due dates were all published in the notice referenced above.

A second public hearing to solicit public comment on the Draft 2022 Annual Action Plan was held on April 20, 2022 to solicit public comment on the plan. See Section PR-12 for links to the legal notice and affidavit, screen shots of City of Muncie Community Development Department Facebook page posting, cityofmuncie.com website posting, sign in sheet, meeting minutes, meeting video recording.

A second legal notice was published on April 18, 2022 extending the public comment period to May 18th after changes were made to the Draft PY 2022 AAP. The revised Draft PY 2022 AAP was uploaded to the City Website on April 18, 2022.

All hearings were hybrid live and virtual (via Facebook Live.)

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

See summaries of public hearings in PR-12.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

## **7. Summary**

## 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 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)

City staff administering the CDB and HOME Grants in addition to the CD Director listed below are Zane Bishop, Brad King, Stephanie Hutchison and Sharolyn Waters. Applications were available in December 2021 for 2022 projects. An informational meeting on December 9, 2021 on how to complete the applications. All applications were submitted electronically. CDBG public service projects are selected by a committee appointed by Mayor Ridenour. The remainder of grants were selected by CD Staff in conjunction with Mayor Ridenour. Several projects are being completed in conjunction with the City Park and Street Departments.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The CD Director participates in meetings/serves on boards of multiple organizations and agencies over the course of the program year. These groups include Muncie Action Plan, Next Muncie Live Learn Neighborhood Project Management Team, Muncie Homeless Providers Executive Directors (meets weekly), Continuum of Care Region 6 (meets monthly) and Crisis Center development group. She touches base regularly with MHA director Joe Anderson and participated with MHA on a field trip to Joliet IL to see new developments there in hopes similar development can be achieved in Muncie.. In addition, she serves as a member of the Industrial Revolving Loan Fund Board and Unsafe Building Hearing Authority.

Stephanie Hutchison keeps in close touch with the public service agencies we have funded in the past.

Brad King attends monthly meeting of United Way's Covid Action Team, serves on Muncie Land Bank board, Unsafe Building Hearing Authority, Historic Preservation Officer, participates in CoC meetings and serves as president of his neighborhood association.

Zane Bishop works with developers and potential developers of affordable housing and LIHTC projects as the HOME Coordinator, serves on Muncie Land Bank board, chairs the Muncie Bicycle-Pedestrian Advisory Committee, and also and serves as president of his neighborhood association

### **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(l))**

A group with representatives from IU Health Ball Hospital, Meridian Health Services, Open Door Health Services, City of Muncie (CD, Mayor's Office, Police), Addictions Coalition of Delaware County, Delaware County Sheriff and homeless advocates has been meeting regularly to discuss establishment of a crisis center where people who are experiencing mental health crisis or are ready to check in to inpatient drug rehabilitation can obtain help with treatment or placement. The group has toured similar facilities in several other Indiana communities and has arrived at a model they think will work for Muncie. The Crisis Center will be located at the Muncie HUB, a resource center for homes folks operated by the Muncie Mission (formerly owned and operated by Bridges Community Services). Funding for facility improvements and staffing will be partially funded by City of Muncie \$2 million ARP funds grant.

A second group including most of the folks in the group above, the homeless providers (YWCA, Muncie Mission, A Better Way, Christian Ministries) has started meeting to address the needs of mentally ill "high resource users" of police, ambulance, hospital and mental health services to find a way to coordinate information and care amongst these groups. A better care plan/outcome for the citizen in

need leads to lower use of emergency resources by multiple agencies. This work dovetails with the work of the Crisis Center group above in many ways.

City Code Enforcement staff work closely with County Health Department Officials on unsafe to occupy homes that are occupied.

**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.**

CD Director meets weekly with the executive directors of city homeless shelters (local CoC members.) This started as a way to coordinate the assumption by other agencies of services provided by Bridges Community Services when it became apparent Bridges would be closing. The other homeless providers stepped up to take over these services and the HUB (Bridges' offices, resource center and Tiny Homes, and several apartments.) The rapid rehousing grant was taken over by A Better Way as ABW has experience with a similar program funded by domestic violence funds, YWCA took over Coordinated Entry and Point in Time Count. Muncie Mission assumed operation of the Muncie HUB and purchased the HUB property from Bridges. Muncie Mission is now the convener/lead agency for the Continuum of Care. The agencies worked with IHEDA, funder of the above-mentioned programs, to assume these grants from Bridges.)

The local CoC members are participating in developing a strategic plan with assistance from a consultant that will begin in the second quarter of 2022. This initiative has been funded by United Way. The regional CoC group meets monthly and will soon begin a separate case management meeting coordinating with multiple agencies to discuss specific ways to help individuals and families. This is a huge improvement as prior to takeover of the CoC by Muncie Mission the group rarely met (especially during Covid).

The group is also working with Muncie Housing Authority as MHA has CV emergency vouchers that must be filled via references from Coordinated Entry.

These groups that meet as part of the COC work the populations indicated below

Chronically homeless men.....	Muncie Mission
Chronically homeless women.....	YWCA
Women and Children.....	YWCA
Families with Children.....	Muncie Mission Emergency Family Shelter
Veterans.....	A Journey Home, Brightpoint, VA, Muncie Mission
Unaccompanied Youth .....	Children's Bureau, Division of Families & Children's Bureau



**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.

**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	<b>Agency/Group/Organization</b>	Muncie Redevelopment Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mayor Ridenour is leading the MRC and economic development initiatives. CD Staff attend MRC meetings and assist with MRC owned property. City View Homes I will use 18 MRC owned lots and City View Homes II will use 15 MRC owned lots. All were obtained by MRC through the Blight Elimination Program. CD funds play an important role in MRC work by providing funding for demolition of blighted properties that can later be acquired by MRC and redeveloped. The Red Carpet Inn site at 3400 S. Madison and former Marsh/CVS site at 1800 S. Burlington are examples.
2	<b>Agency/Group/Organization</b>	Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD Staff meet with the Region 6 CoC monthly, and with the Muncie homeless providers weekly. As we met to discuss how services would continue with the closure of Bridges Community Services, it became apparent that the Balance of State grants supporting the homeless service providers all had hefty match requirements. As a result, CD has prioritized public service agency funding in this PY to mostly agencies serving homeless clients.
3	<b>Agency/Group/Organization</b>	Muncie Action Plan
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Planning
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD Director serves on the steering committee for Muncie Action Plan and as chair of Task Force 4 Creating Attractive and Desirable Places. This year MAP completed a new Strategic Investment Plan in conjunction with the City/County comprehensive planning process. This strategic investment plan provides detailed implementation guidance for the execution of the comprehensive plan within the city. It was approved by City Council in December 2021. Three priority Issues were identified: improving quality of place; strengthening housing conditions and options and expanding opportunities for upward mobility. CD will have opportunity to fund programs that address these issues as the plan is implemented over the next several years. CDBG eligible projects identified in the plan include street improvements, park improvements, housing rehab, public service programming that promotes a path out of poverty for local residents.
4	<b>Agency/Group/Organization</b>	Open Door Health Services
	<b>Agency/Group/Organization Type</b>	Services-Health Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bryan Ayars CEO, provided information on expanding services at Open Door, a non-profit Federally Qualified Health Center serving clients regardless of their health insurance status. Services include medical, dental, behavioral health, family planning, WIC and Health Insurance Navigators. Open Door's clients are many of the same people and families served by other CD subrecipients, including the agencies serving the homeless population. Behavioral health services including addiction treatment have expanded significantly over the past few years, adding 60+ new counselors. A new health clinic is under construction in south Muncie, taking services to patients in their own neighborhood. Improved health outcomes and the need for substance abuse treatment are highly ranked by citizens, experts and employers as needs in Muncie. The CEO meets weekly with homeless service providers and is contributing to the strategic planning effort and planning for creation of the Crisis Center.
5	<b>Agency/Group/Organization</b>	East Central Indiana Regional Planning District
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ECIRPD is an independent nonprofit government entity that serves the economic development, planning and grant development needs of its members, which includes City of Muncie. ECIRPD has worked with CD by acting as a pass though for transfer of dilapidated and brownfield properties and continues to facilitate applications for EPA grants. We are currently working with ECIRPD to prepare for availability of EPA cleanup grants that are forthcoming from EPA in the near future.

6	<b>Agency/Group/Organization</b>	MUNCIE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD Director meets with Joe Anderson, MHA Director to discuss issues including homelessness, foster care vouchers, ARP emergency vouchers, potential development projects funded or under consideration by the City and MHA. We see some projects on which we may be able to collaborate. City officials travelled this year to Joliet, IL Housing Authority with a group of MHA board and staff to see developments that could be replicated in Muncie. MHA is working closely with homeless providers on assigning ARP emergency vouchers and feels there is potential to get more vouchers due to communities turning unused vouchers back to HUD for reassignment.

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

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Muncie Mission Ministries, Inc.	Plans of CoC and CD align.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

With the demise of Bridges Community Services, Muncie Mission Ministries has taken over as lead of the CoC. Meetings are again held every month and a new spirit of collaboration among members is evident. Executive Director's of local homeless shelters (A Better Way, YWCA, Muncie Mission, Christian Ministries) meet weekly with CD Director and Open Door CEO to plan and discuss timely issues and to invite outside resource people for collaboration. The local group has met several times with IHCDCA regarding the reassignment of Bridges grants and how to maximize IHCDCA funding for Muncie. Muncie Mission will become an ESG shelter grant recipient and CDBG Public Service Recipient for the first time. Muncie Mission also purchased the HUB building owned by Bridges which serves as a resource center for homeless folks. YWCA has taken over Coordinated Entry and Point in Time Count and A Better Way has taken over the Rapid Rehousing program. A strategic planning process is underway amongst group members with a consultant, funded by United Way to further guide the group on a path to the future.

## **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**

A public hearing **to solicit public comment on community needs and how those needs might be addressed with 2022 CDBG and HOME funding** was published on 11/26/21, a public hearing was held on 12/8/2021 in person and livestreamed via City of Muncie Facebook page. No comments were received outside of the hearing. Links to the legal notice and affidavit, screen shots of City of Muncie Community Development Department Facebook page posting, cityofmuncie.com website posting, sign in sheet, meeting minutes, meeting video recording are below.

Dates of application availability; information related to meetings held via Zoom concerning CDBG Public Service, CDBG Public Facility and HOME applications; application due dates were all published in the notice referenced above.

A second public hearing **to solicit public comment on the Draft 2022 Annual Action Plan** was held on April 20, 2022. The legal notice was published on April 6, 2022. The comment period was April 6 thru May 6, 2022, extended to May 18, 2022. See below for links to the legal notices and affidavits, screen shots of City of Muncie Community Development Department Facebook page posting, cityofmuncie.com website posting, sign in sheet, meeting minutes, meeting video recording.

A resolution was passed by City Council on May 2, 2022 authorizing Mayor Ridenour to submit the PY 2022 action plan to HUD. The approved resolution includes the spending contingency plan.

## 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	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>		No comments were received.	All comments were accepted.	
2	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>		No comments were received.	All comments were accepted.	



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)
3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	See attached meeting summary	Received two comments via email in support of Cornerstone Center for the Arts accessibility project.	All comments were accepted.	
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>			All comments were accepted.	

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)
5	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>			All comments were accepted.	
6	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>			All comments were accepted.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The City's Program Year 2022 HUD allocation is anticipated to be \$1,255,498 for CDBG. In addition, \$555,604 will be reallocated from previous years. The CDBG program typically includes funding for street paving, sidewalks, park improvements, rehabilitation of public facilities, public services, demolition of blighted structures, planning and administration. The amount that must benefit low- to moderate income residents is \$1,014,217. Any increase or decrease in the actual CDGB allocation amount will be applied to Infrastructure.

The City's Program Year 2022 HUD allocation is anticipated to be \$512,816 for HOME. HOME activities typically include housing rehabilitation and/or new construction for rental or homeownership units, down payment assistance, Community Housing Development Organization (CHDO) set-aside, and administration. Any increase in the actual HOME allocation amount will be applied to EcoRehab 1720 S. Jefferson Rehab, any decrease in the actual HOME allocation amount will be applied to City View Homes II.

#### Anticipated Resources

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	1,255,498	0	555,604	1,811,102	1,255,498	After 2022 one year remains in the Consolidated Plan

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	512,816	0	247,979	760,795	512,816	After 2022 one year remains in the Consolidated Plan
Other	public - federal	Other	0	0	0	0	0	

**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. For rehabilitation of existing units, non-profits and Community Housing and Development Organizations (CHDO) must contribute at least 25% of the total cost, and for-profit entities must contribute at least 50% of the total cost. For new construction projects, all entities must contribute at least 50% of the total project cost. However, on a case-by-case basis, guidelines may be waived or amended as needed to allow for the increased cost of historic renovations and difficulty in obtaining private financing.

Non-profit organizations administering CDBG public service activities have other programs that are funded by a variety of sources. CDBG funding is not adequate to sustain an agency or a particular activity, in most cases. Organizations therefor must develop partnerships to develop and

implement their projects and services.

During the process of closing Bridges, CD became aware of the match requirements for the HUD Homeless grants (Continuum of Care, Coordinated Entry and Rapid Rehousing, Point in Time Count) granted to local agencies via IHCD. We have set aside funds in public service grants and subsistence payments to provide some of the match required by those grants thereby leveraging the IHCD funds.

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

Abandoned property or land owned by the city, county, state, or federal agencies may be used to develop affordable housing or mixed-use development as projects are proposed that meet the needs of low and moderate-income households. The City View I Apartments (HOME/LIHTC) a 48 unit scattered site and townhome development, will use 23 vacant lots owned by Muncie Redevelopment Commission (MRC), acquired through the state's Blight Elimination Program (BEP). City View II Apartments (HOME/LIHTC) is the second phase of City View, also scattered site and townhome development. Of the 40 units 16 will be sited on MRC owned BEP lots.

**Discussion**

## 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: \$250,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	New Construction for Homeownership	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	CDBG: \$50,000	Homeowner Housing Added: 1 Household Housing Unit
3	Public Services	2020	2024	Homeless Non-Homeless Special Needs		Homeless Prevention Public Services for Special Needs Groups	CDBG: \$189,450	Public service activities other than Low/Moderate Income Housing Benefit: 1415 Persons Assisted Homelessness Prevention: 20 Persons Assisted
5	Slum and Blight Clearance	2020	2024	Non-Housing Community Development Slum and Blight Clearance	City Wide	Neighborhood Improvements	CDBG: \$407,000	Buildings Demolished: 25 Buildings



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities or Improvements	2020	2024	Non-Housing Community Development	City Wide	Neighborhood Improvements	CDBG: \$463,128	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted
7	CHDO Program Administration	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	HOME: \$15,000	Homeowner Housing Added: 1 Household Housing Unit
8	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: \$362,220 HOME: \$60,066	Other: 1 Other
9	Rental Housing Development	2020	2024	Affordable Housing		Increase Affordable Housing - Reduce Cost Burden	HOME: \$504,732	Rental units constructed: 11 Household Housing Unit
10	Tenant Based Rental Assistance (TBRA)	2020	2024	Affordable Housing	City Wide	Homeless Prevention	CDBG: \$60,000	Tenant-based rental assistance / Rapid Rehousing: 60000 Households Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	Goal Name	Homeowner Rehabilitation and Repair
	Goal Description	
2	Goal Name	New Construction for Homeownership
	Goal Description	
3	Goal Name	Public Services
	Goal Description	
5	Goal Name	Slum and Blight Clearance
	Goal Description	
6	Goal Name	Public Facilities or Improvements
	Goal Description	
7	Goal Name	CHDO Program Administration
	Goal Description	
8	Goal Name	Program Administration
	Goal Description	
9	Goal Name	Rental Housing Development
	Goal Description	
10	Goal Name	Tenant Based Rental Assistance (TBRA)
	Goal Description	



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects to be funded in PY 2022 are summarized below.

#### Projects

#	Project Name
1	HOME - Administration
2	HOME - CHDO Reserve
3	HOME - CHDO Operating
4	HOME - Rental Housing
5	HOME - Homeownership Housing
6	PS - A Better Way
7	PS - Christian Ministries of Delaware County
8	PS - Muncie Mission Ministries
9	PS - YWCA of Central Indiana
10	PS - Recovery Cafe
11	PS - Alpha Center
12	PS - Homeless Services Match
13	SBS - Clearance
14	HOU - Home Owner Rehabilitation
15	PF - Blood N Fire Window Replacement
16	PF - Accessibility Projects Cornerstone Center for the Arts
18	HOU - Subsistence Payments - Rapid Rehousing Match
20	PF - Park Improvements McCulloch Park Lodge Phase II
21	PF - Infrastructure
22	SBS - Asbestos Abatement 654 N. Jefferson St.
24	PF - Park Improvements (Riverview Park)
26	HOU - Rehab 719 W. Charles Phase II
27	ADM - CDBG Program Administration

**Table 7 - Project Information**

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

Local not for profit organizations were the beneficiary of two million dollars made available by the mayor and city council from the city's \$32 million ARP allocation. All but one organization (Alpha

Center) that applied this year received generous funding from ARP.

This year, Bridges Community Services, a local agency serving homeless people closed due to financial difficulties. Local building officials experienced a high number of incidents of homeless people living in abandoned houses that required intensive code and law enforcement resources to address. Mental health and addiction issues seem to be worse than ever, exacerbated by the pandemic. These problems caused us to pivot our public service funding to agencies that are working with homeless folks and people with addiction/mental health issues.

At last year's city council meeting to approve our PY 2021 funding resolution, multiple people spoke about the need for addiction treatment services, for which we never receive an application requesting funds. This year Recovery Café applied, giving us an opportunity.

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.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	HOME - Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden Housing Preservation
	<b>Funding</b>	CDBG: \$51,282
	<b>Description</b>	Salary & benefits for HOME Administrator
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A; beneficiaries will be counted on a separate but related project
	<b>Location Description</b>	N/A; locations will be determined on a separate but related project.
	<b>Planned Activities</b>	24 CFR 92.207 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	<b>Project Name</b>	HOME - CHDO Reserve
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeowner Rehabilitation and Repair
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden Housing Preservation
	<b>Funding</b>	HOME: \$88,500
	<b>Description</b>	Affordable housing activity by certified CHDO
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1
	<b>Location Description</b>	South side of Muncie
	<b>Planned Activities</b>	Rehab house to be sold to an income-qualified homebuyer
3	<b>Project Name</b>	HOME - CHDO Operating
	<b>Target Area</b>	

	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	Operating expenses for a certified CHDO in conjunction with an affordable-housing project
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Support a CHDO's operating expenses
4	<b>Project Name</b>	HOME - Rental Housing
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden Homeless Prevention
	<b>Funding</b>	HOME: \$504,732
	<b>Description</b>	Funding housing for income-qualified tenants
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated 12 HOME units
	<b>Location Description</b>	Scattered sites
	<b>Planned Activities</b>	Build housing to be rented to income-qualified households
5	<b>Project Name</b>	HOME - Homeownership Housing
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeowner Rehabilitation and Repair New Construction for Homeownership
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden
	<b>Funding</b>	HOME: \$50,000



	<b>Description</b>	Development of housing to be sold for an income-qualified homebuyer
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1
	<b>Location Description</b>	South side of Muncie
	<b>Planned Activities</b>	Build housing to be sold to income-qualified household(s)
<b>6</b>	<b>Project Name</b>	PS - A Better Way
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homeless Prevention Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$38,000
	<b>Description</b>	24 CFR 570.201(e) - LMC Staffing costs for domestic violence shelter.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 victims of domestic violence and homeless families
	<b>Location Description</b>	307 E. Charles St., Muncie, IN 47305
	<b>Planned Activities</b>	Victims of domestic violence receive comprehensive assistance such as emergency housing, emotional support, counseling, advocacy, case management and individualized support to increase stability, and work toward self-sufficiency. Agency assists both domestic violence and homeless persons, in finding permanent, peaceful housing.
<b>7</b>	<b>Project Name</b>	PS - Christian Ministries of Delaware County
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	24CFR 570.201(e) - LMCPayroll for coordinator and four night managers to staff Men's Emergency Sleeping Room.

	<b>Target Date</b>	5/15/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 homeless men will benefit from this activity.
	<b>Location Description</b>	401 E. Main St., Muncie, IN 47305
	<b>Planned Activities</b>	Funding will cover payroll for coordinator and four night managers to staff our Men's Emergency Sleeping Room, October through April. The men are able to shower, do laundry, and a hot meal for dinner and breakfast.
<b>8</b>	<b>Project Name</b>	PS - Muncie Mission Ministries
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Public Services - 24CFR 570.201 (e) - LMC - Operating costs for emergency shelter for homeless men.
	<b>Target Date</b>	5/19/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 homeless men
	<b>Location Description</b>	1725 S. Liberty St., Muncie, IN 47302
	<b>Planned Activities</b>	Operating costs for emergency shelter or homeless men.
<b>9</b>	<b>Project Name</b>	PS - YWCA of Central Indiana
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$58,000
	<b>Description</b>	24CFR 570.201 (e) – LMC Provide funds for operation of emergency housing shelter for women and children including executive director salary, utilities.
	<b>Target Date</b>	5/15/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	650 women and children
	<b>Location Description</b>	310 E. Charles St., Muncie, IN 47305
	<b>Planned Activities</b>	Executive Director Salary, Utilities.
<b>10</b>	<b>Project Name</b>	PS - Recovery Cafe
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$15,700
	<b>Description</b>	24CFR 570.201(e) – LMC Funding for School for Recovery Coordinator and related programming.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55 clients experiencing homelessness and/or mental health challenges.
	<b>Location Description</b>	201 E Charles St, Muncie, IN 47305
	<b>Planned Activities</b>	Provide funds for program support for Recovery Cafe Muncie School of Recovery including classes, congregate meals and staffing.
<b>11</b>	<b>Project Name</b>	PS - Alpha Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$12,750
	<b>Description</b>	24 CFR 570.201(e) – LMC Agency provides Adult Day Care Services for frail elderly clients including enrichment and nutrition services.
	<b>Target Date</b>	5/15/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 elderly clients will benefit directly from the services provided by Alpha Center. This expands substantially when family members (many of whom qualify as elderly themselves) can continue to work rather than stay home to care for frail elderly family members that are in the care of Alpha Center.
	<b>Location Description</b>	315 S. Monroe St., Muncie, IN 47305
	<b>Planned Activities</b>	-Alpha Center provides Adult Daycare, clients normally come in the morning, participate in activities, home cooked meals, informational and health related activities. The agency also provides information and referral to those who have aging questions. We field calls, emails, and on-site visits from persons needing some level of care/services.
<b>12</b>	<b>Project Name</b>	PS - Homeless Services Match
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services for Special Needs Groups
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	570.201(e) – LMC Funds to match IHEDA Grants administered by Homeless Shelters and Services Agencies.
	<b>Target Date</b>	5/15/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	310 E Charles St, Muncie, IN 47305
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	SBS - Clearance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Slum and Blight Clearance
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$407,000
	<b>Description</b>	24 CFR 570.201(d)- SBS Demolition, asbestos abatement, dumpsters, and other services related to removal of slum and blight.
	<b>Target Date</b>	5/15/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Demolition of 25 houses
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Demolition of 25-30 structures, asbestos abatement, dumpsters and related services related to elimination of slum and blight on a spot basis city wide.
<b>14</b>	<b>Project Name</b>	HOU - Home Owner Rehabilitation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeowner Rehabilitation and Repair
	<b>Needs Addressed</b>	Housing Preservation
	<b>Funding</b>	CDBG: \$278,500
	<b>Description</b>	24 CFR 570.201(d) SBS Rehabilitation services for low- to moderate-income home owners including roof replacement, HVAC repair/replacement, and other repairs.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 households up to 80% AMI. Lower income families will be prioritized.
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Home improvements for low-to-moderate income homeowners including but not limited to roofs, ramps, HVAC replacements.
<b>15</b>	<b>Project Name</b>	PF - Blood N Fire Window Replacement
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities or Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$25,000

	<b>Description</b>	24 CFR 570.201(c) LMC Final phase of energy retrofit. These buildings are cooking and food storage facilities from which boxes of groceries and hot meals are distributed weekly in addition to housing a culinary training program. eleven windows will be replaced at two facilities.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Residents of McKinley, Gilbert and East Central Neighborhoods who walk to Blood and Fire to utilize services make up the majority of clients. 2465 people will benefit.
	<b>Location Description</b>	300 N. Madison, 222 N. Madison, Muncie, IN 47303
	<b>Planned Activities</b>	Window replacement.
	<b>Planned Activities</b>	Window replacement.
16	<b>Project Name</b>	PF - Accessibility Projects Cornerstone Center for the Arts
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities or Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	24 CFR 270.201(c) LMC Installation of a lift to improve building accessibility.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Disabled and elderly clients will have access to programs that they do not have now in the historic building built prior to ADA regulations.
	<b>Location Description</b>	520 E Main St, Muncie, IN 47305
17	<b>Planned Activities</b>	Installation of a wheelchair lift to improve accessibility at Cornerstone Center for the Arts, a community arts center.
	<b>Project Name</b>	HOU - Subsistence Payments - Rapid Rehousing Match
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Tenant Based Rental Assistance (TBRA)
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden Homeless Prevention
	<b>Funding</b>	CDBG: \$60,000

	<b>Description</b>	24 CFR 570.207(b)(4) Income Payments - LMC Emergency grant payments made over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family. Funds to match IHCD A Jumpstart Rapid Rehousing Grant and pay for project delivery costs.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 homeless families
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Match for IHCD A rapid rehousing grant to A Better Way.
<b>18</b>	<b>Project Name</b>	PF - Park Improvements McCulloch Park Lodge Phase II
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities or Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$62,000
	<b>Description</b>	24 CFR 570.201(c) – LMA Second phase of improvements to historic park lodge.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	McCulloch Park, 800 Block N. Dr. Martin Luther King Jr. Blvd., Muncie, IN 47303
	<b>Planned Activities</b>	Second phase of improvements to McCulloch Park Lodge, including but not limited to gable repairs, kitchen upgrades, floor resurfacing.
<b>19</b>	<b>Project Name</b>	PF - Infrastructure
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities or Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$286,931

	<b>Description</b>	24 CFR 570.201 (c)- LMA Paving, sidewalks and other infrastructure activities in low- to moderate-income neighborhoods.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5000 households in low- and moderate-income neighborhoods
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Street and sidewalk improvements throughout low- and moderate-income neighborhoods to improve livability and meet ADA requirements.
<b>20</b>	<b>Project Name</b>	SBS - Asbestos Abatement 654 N. Jefferson St.
	<b>Target Area</b>	
	<b>Goals Supported</b>	Slum and Blight Clearance
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	570.202(a)(3) SBS Asbestos abatement at 624 N. Jefferson, former neighborhood church.
	<b>Target Date</b>	5/15/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	624 N Jefferson St., Muncie, IN 47305
	<b>Planned Activities</b>	Abatement of asbestos.
<b>21</b>	<b>Project Name</b>	PF - Park Improvements (Riverview Park)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities or Improvements
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	24 CFR 507.201 (c) LMA Improvements to Riverview Park located near Whitely Neighborhood.
	<b>Target Date</b>	5/15/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3000
	<b>Location Description</b>	600-700 Block N. Bunch Blvd., Muncie, IN 47303
	<b>Planned Activities</b>	Improvements to park located in Whitely Neighborhood.
<b>22</b>	<b>Project Name</b>	HOU - Rehab 719 W. Charles Phase II
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	24 CFR 570.202(b)(1), LHM Phase II of a multiyear project to acquire, stabilize, plan for and complete rehabilitation of a 10 years vacant multi family home in the Old West End Historic District
	<b>Target Date</b>	5/12/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low to moderate income families
	<b>Location Description</b>	719 W. Charles St, Muncie, IN 47305
	<b>Planned Activities</b>	Stabilize, plan for and complete rehabilitation of a 10-year vacant multi family home in the Old West End Historic District for low to moderate income renters.
<b>23</b>	<b>Project Name</b>	ADM - CDBG Program Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden Homeless Prevention Housing Preservation Public Services for Special Needs Groups Neighborhood Improvements
	<b>Funding</b>	CDBG: \$362,220
	<b>Description</b>	24CFR 570.205 & 570.206 Program Administration, Planning and Technical Assistance for the CDBG & HOME Programs.

	<b>Target Date</b>	5/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	300 N. High St., Muncie, IN 47305
	<b>Planned Activities</b>	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 major target area for the City of Muncie is city wide and includes all areas within the city boundary.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The City of Muncie as a whole is 58.24% low- and moderate-income. Targeted funding will improve parks and infrastructure in low- and moderate-income neighborhoods. In addition, funds will target programs and organizations serving low- and moderate-income clientele, especially homeless people. Our LIHTC developments are in difficult to develop or qualified census tracts.

#### **Discussion**

Muncie has several neighborhoods that have higher than 51% low- and moderate-income households and many facilities that serve low- and moderate-income clientele. The funds for the CDBG and HOME programs will be targeted in these areas

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

CD works with several local organizations to increase the number of affordable housing units available in the city-for both homeownership and rental projects. In addition, we are working through required consultations for HOME ARP funds.

Public input to the Consolidated Plan highlighted the community's preference for rehabilitation over new construction and CD emphasizes this as a goal with applicants to both HOME and CDBG programs. CD 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 need for stabilization and improvements to the historic housing stock. Two projects in Old West End are funded in the PY 2021 Plan continue in the development stage: a homeownership rehab (HOME funded) at 1007 W. Charles and an acquisition/stabilization multiyear project at a large historically significant building at 719 W. Charles to be developed as affordable apartments. A feasibility study (partially funded by Historic Landmarks Foundation is currently underway to determine the best way to lay out apartments in the building). EcoREHAB will rehabilitate a single-family home. Habitat will build one single family home.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	73
Special-Needs	0
Total	73

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	13
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	73

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

#### Discussion

Muncie was fortunate to have another LIHTC project awarded this year to Miller Valentine Affordable

Housing, City View II, 40 single family and town homes on scattered sites. This is in addition to two 2021 LIHTC awards, Riverbend Flats a 60 unit(2 HOME assisted) development at the site of long vacant Marsh/CVS stores at Burlington and Memorial Dr. The demolition was partially CDBG funded and was completed in February. City View Homes I is a 48 unit scattered site project that will receive HOME funding over a three-year period for three HOME assisted units.

Pathstone wrapped up participation in our homeowner rehab program recently and CD has taken over program administration. We continue to partner with Habitat for Humanity and ECORehab who have been providing construction administration services to the program. In addition, HomeSavers, who has been on hiatus from participating in the program, has rejoined us, specializing in plumbing, HVAC repairs, and ramp construction.

Pathstone continues with homeownership counseling and down payment assistance with carryover funding from 2021.

Habitat for Humanity will construct one new build home.

All of our subrecipients and developers are struggling with the increased cost of building materials.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

Mayor Ridenour, Deputy Mayor Ivy and CD Director Gretchen Cheesman, were invited by MHA to travel to Joliet, IL to tour a couple of Joliet Housing Authority Developments funded with various HA funding sources including LIHTC. MHA Director Joe Anderson is collaborating with city officials to create a new neighborhood of lease purchase single family homes that tenants would own at the end for the LIHTC POA.

The local homeless providers have started regular dialogue with the Housing Choice Voucher program managers to get the CV emergency vouchers filled so more can be obtained.

Two public housing complexes will be reroofed this year and a senior/disabled complex will receive results of a physical needs assessment and planning will start to address needs or replace the facility.

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

Mayor Ridenour, Deputy Mayor Ivy and CD Director Gretchen Cheesman, were invited to travel to Joliet, IL to tour a Joliet Housing Authority Developments funded with various HA funding sources including LIHTC. MHA Director Joe Anderson is collaborating with city officials to create a new neighborhood of lease purchase single family homes that tenants would own at the end for the LIHTC POA.

The local homeless providers have started regular dialogue with the Housing Choice Voucher program managers to get the CV emergency vouchers filled so more can be obtained (from communities that return them to HUD unused).

Two large public housing complexes will be reroofed this year.

The Muncie Housing Authority has adopted these goals and objectives in its five-year plan (2020-2025). This Plan will enable the PHA to serve the needs of low- income, very low income, and extremely low-income families for the next five years.

- It shall be the continued goal of the Board of Commissioners and Staff to improve our PHAS Scores
- It is the PHA's goal to operate as a high performer
- It is the PHA's goal to develop an acquired building for affordable housing projects

- It is the goal of the PHA to convert nine public housing units to Project Based Vouchers
- The PHA is looking at the possibility to tear down the three public housing developments and rebuild or convert those units to RAD.
- The PHA will work on resident communication and continue to improve the appearance of the properties.
- The PHA continues to prepare for the transition of Millennium Place Homes.
- The PHA will apply for any available Housing Choice Vouchers.
- The PHA will continue to upgrade and improve information systems to meet with the demands of our industry.
- The PHA will procure to conduct a new Physical Needs Assessment. • The PHA will maintain its Safety & Risk Committee.
- The PHA will partner with outside agencies to assist residents.
- The PHA will conduct the admissions process in a manner in which all persons interested in admission are treated fairly and consistently. Further, MHA will not discriminate at any stage of the admissions process because of race, nondiscrimination requirements of Federal, State, and Local Law.
- It is the goal of the PHA to reduce the number of days units are vacant.

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

The Muncie Housing Authority (MHA) Board of Commissioners has established a local Housing Choice Voucher preference for Public Housing residents that meet all HUD Homeownership requirements for and are qualified to purchase a home.

The Board and the CEO (Joseph Anderson) requires all PHA Staff to attend Resident Council meetings to provide information, hear complaints and address environmental, health and safety concerns. Case management and other services are provided for public housing residents and HCV recipients. Muncie Housing Authority has a vision to collaborated with Muncie Homeownership and Revitalization (MHODC) to provide counseling, financial literacy and educational services to prospective home buyers.

### **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 troubled through the Office of Public and Indian Housing.

## **Discussion**



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

### **Introduction**

These goals are being established through a strategic planning process that includes all of the city's homeless service providers and the HOME ARP consultation process.

### **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 recently hired 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. The local homeless providers met recently with IHDA staffers working with homeless grants and became aware of two additional outreach grants available in the next funding cycle. Additional outreach is conducted via free meal sites and various locations in the city including the Muncie HUB.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

This program year the city has prioritized homeless shelters and services for funding. Three full time shelters and one three season shelter are being funded as is Recovery Cafe which provides support for addiction and crisis recovery.

#### **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**

Families with children have been made a high priority for referral to Muncie Housing Authority for award of Recovery Act Emergency Vouchers by the Continuum of Care. These vouchers are eligible only to people referred via Coordinated Entry. All clients have access to case management services via the Continuum of Care and attendant agencies. All of these groups are benefitting from new 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 including active case management.

**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 of these institutions occasionally discharge people to the shelters. This matter will be addressed in the strategic planning and HOME ARP planning process.

## **Discussion**

With the demise of Bridges, the Muncie Homeless providers started to meet twice weekly to plan for taking over the services Bridges provided with the goal of a seamless transition for clients. These meetings continue weekly, and the group recently started a strategic planning process funded by United Way.

These same agency representatives are working with IU Health and Meridian Services to establish a crisis center for folks experiencing mental health and drug abuse crises can obtain referrals for and transportation to treatment.

Prior to regularly meeting, the agencies communicated only intermittently. . Now, they are striving to understand each other's funding streams, grant match requirements and facility challenges in an effort to operate more efficiently, present a united front to funders and maximize public and private funding streams.

Muncie Mission has taken over management of the six county Continuum of Care (Delaware, Jay, Blackford, Henty Grant, Randolph Counties).

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

### **Introduction:**

As described in the 5-year Consolidated Plan, and the recently completed Analysis of Impediments to Fair Housing Choice, 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.

Three LIHTC projects, which will receive some funding from HOME, will begin construction this program year. Riverbend Flats, funded in 2021, is under construction. It will provide 60 units in one apartment complex on a former grayfield site. City View I will provide 48 units and City View II will provide 40 units of townhomes and scattered site single family homes and duplexes. These projects will provide a good supply of new affordable housing.

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.

A significant amount of funding is still available through the State for rent and utility assistance.

### **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**

The city continues to spend substantial resources on demolition of dilapidated homes in inner city neighborhoods. One dilapidated or squatter-occupied house can drag down values on an entire block of homes. According to the Analysis of Impediments to fair housing, Muncie does not have any of the above mentioned barriers to affordable housing.

### **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, and

make other accessibility improvements to the homes of disabled persons. HOME funds for housing development 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. 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:**

CDBG funds will be used to provide accessible sidewalks and streets (infrastructure) for residents of all abilities. In addition, Homesavers is providing ramps and tub to shower conversions to improve accessibility for Homeowner Rehab Program clients.

### **Actions planned to address obstacles to meeting underserved needs**

Obstacles to meeting underserved needs within the areas eligible for CDBG funding include an inadequate amount of CDBG funding, lack of engagement by landlords, out of state property owners a growing (but not fully engaged) participation of all city neighborhoods. Obstacles to meeting underserved needs will be addressed primarily through the cooperative implementation of the CDBG Consolidated and Action Plan, along with the City of Muncie, local public service agencies, the Muncie Continuum of Care organization, Muncie Housing Authority, Muncie Action Plan (MAP), United Way and the individuals and families in the focus neighborhoods working together. One of the strengths of the Muncie CD Department and CDBG Program is the positive working relationships that exist between the City and local partners, foundations, Ball State University, Ivy Tech Community College, non-profit agencies and neighborhood residents. The collaborative spirit between these stakeholders will be an integral component to implementation of the annual plan as projects are prioritized and funded. MAP Steering Committee Co-Chairs posit that the Muncie Action Plan can also be used by the community as public and private decisions are made concerning development, redevelopment, capital improvements, and other matters affecting the well-being of the community. The CD Director, the Mayor, the MAP Program and the Program Manager of Building Better Neighborhoods funded by a grant from Ball Brothers Foundation to Ball State University, will continue to work together to further develop and strengthen neighborhood associations. There are 42 Muncie neighborhoods, but not all of them are actively engaged or have a neighborhood association. The City of Muncie has found that as the neighborhood associations have become more active, residents work together to improve their neighborhoods and, thus, the CDBG and HOME programs can be implemented.

Non-Profits received \$2 million in Treasury-granted ARP funding through grants provided by the mayor and city council in the last program year.

### **Actions planned to foster and maintain affordable housing**

The Comprehensive Plan recommends strengthening housing conditions and options. Combined, the deteriorating quality of existing housing and the dearth of new housing types result in a supply that makes it hard for the community to compete for residents and businesses that can locate in places with a wider range of appealing options. This also directly influences quality of place because deteriorating residential properties dampen quality of place throughout the community, and areas that might become more vital with new types of housing.

The HOME program and Mayor's EDIT fund are supporting development of 148 units of affordable rental (LIHTC) housing (PY 2021, 2022, 2023) both traditional apartments, townhomes, single family homes and duplexes. Eleven of these units will be HOME assisted. The single-family homes are located on scattered sites where homes were demolished as part of the state's Blight Elimination Program and will be available for residents to purchase at the end of the period of affordability.

CD continues to support Habitat for Humanity and EcoRehab in development of single-family homes for homeownership in PY 2022

### **Actions planned to reduce lead-based paint hazards**

Muncie was one of six cities receiving competitive Lead Hazard Reduction Demonstration Grant funding through the Indiana Housing and Community Development Authority (IHCDA) to fund lead-safe home repair grants to homeowners and property owners. As part of the program, over \$324,000 was allocated for lead hazard identification and lead-control activities in Muncie. We partnered with Pathstone to perform intake for potential clients.

Due to multiple issues (COVID-19 pandemic, social stigma for lead poisoning, and overall lack of participants) we were not able to abate any homes and returned ~\$317,000 funds to IHCDA unspent.

Housing rehab clients and new homeowners of rehabbed homes receive lead awareness information.

### **Actions planned to reduce the number of poverty-level families**

The Comprehensive Plan identified cultivating opportunities for upward mobility as a great need in the community. Creating opportunities and tools for economic advancement has the potential to reduce concentrated poverty, strengthen the county's workforce, and build the capacity of the community to invest in other priorities.

This year we are concentrating our public service funding to agencies serving clients that are homeless, and in need of mental health / addiction services, cultivating upward mobility of the city's most down and out. In addition, we are conducting consultations and developing a plan to spend \$1.8 million HOME ARP funds to address the needs of this population.

The Continuum of Care has been rejuvenated under the leadership of the Muncie Mission and has plans to expand collaboration between service providers and clients to work toward moving families out of poverty.

### **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, including capacity-building efforts of the Council of Neighborhoods and strives 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 has been actively engaged monthly in strategies to enhance communication and community in the majority of Muncie's neighborhoods.

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

The CD director serves as a member of the MAP and Funders Forum boards. Funder's Forum is a collaboration of local foundations and other fund-granting agencies.

The local homeless providers as part of the continuum of Care are undergoing a strategic planning process to guide them for the next several years toward service, facility, public and private funding goals and planning the for implementation of best practices toward meeting the needs of clients.

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

CD and other City officials are actively working with developers of three previously mentioned LIHTC developments and collaborating with other developers to keep projects in the LIHTC application pipeline.

Collaboration with Muncie Housing Authority has been strong, as MHA seeks to leverage their 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 plans to begin having client specific case management conferences with housing providers and social service agencies in the near future.

### **Discussion:**

CD staff member Brad King has attended a number of Fair Housing trainings during the last PY 2021.

## Program Specific Requirements

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

#### Introduction:

#### 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 that 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	76.00%



**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:
  - The City of Muncie has been declared to be a severe fiscal distress area; therefore; there is no HOME match required.
  - First-time homebuyers are required to contribute a minimum of \$500.00 toward their down payment.
  - The HOME affordable homeownership limits for the area provided by HUD will be used to determine eligibility.
  - The City of Muncie, the jurisdiction, will solicit eligible applicants and proposals for funding for HOME projects through competitive proposals and detailed information can be obtained by contacting the Muncie Community Development (MCD) office.
  - All projects must have limited beneficiaries or give preferences to a segment of the low-income population and provide a description of limitations or preference.
  - 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.
  - 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 recapture of the HOME funds provided. If recapture cannot be used, resale provisions will be applied. The guidelines for resale or recapture of HOME funds, when used for homebuyer activities include the following:

- If the homebuyer 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 the homebuyer sells the unit during the required period of affordability, the amount of the HOME investment to be recaptured may be reduced on a prorated basis based on the length of time that the homebuyer has resided in the unit.
- Proration is based on the number of months the homebuyer has occupied the unit. The recapture funds will be used for other eligible HOME activities.
- Net Sales Proceeds – if a sale or foreclosure occurs and if the sales proceeds are insufficient to cover the full required repayment amount, a lesser repayment amount will be made from Net Sales Proceeds. "Net Sales Proceeds" are defined as the amount remaining after repayment of the first

mortgage loan balance, the payment of the documented closing costs at sale and the documented down payment and closing costs at the original. Porches paid directly by the homebuyer from his/her own funds.

- No Net Sales Proceeds – If after completion of a sale or foreclosure and the distribution of the sales proceeds the amount of Net Sales Proceeds is insufficient to cover any of the required recapture amounts; there were no net proceeds. The City will maintain data to verify that no proceeds were distributed to the homebuyer or the City.

Document outlining resale and recapture for the City of Muncie is located 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:

- Under \$15,000 = 5 year minimum affordability period
- \$15,000 - \$40,000 = 10 year minimum affordability period
- Over \$40,000 = 15 year minimum affordability period

To insure compliance with affordability guidelines, annual monitoring of properties funded with HOME funds is conducted by the HOME Program Coordinator. At project completion a lien is filed against the property for the amount of HOME investment and for the duration of the affordability period. Annual inspections of the properties are conducted by the Construction Specialist and verification of proof of insurance and payment of property taxes are verified. Failure to meet affordability terms results in repayment due immediately and the line 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) home ownership education will be administered by PathStone with PY2021 HOME funds in order to meet projected goals. Grants are forgiven as long as 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 which permits recapture of a percentage 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 reduced 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).

The City has adopted the method for calculating the amount of HOME funds to be recaptured by the amount subject to recapture, which is further reduced in proportion to the length of time the homebuyer has occupied the home relative to the term of the HOME assistance (period of affordability). This method also allows that if net proceeds are not sufficient to recapture the full amount of the HOME investment plus recover the amount of the homeowner's investment in the property, the City will share the net proceeds with the homeowner. The net proceeds amount is determined by: sales price minus loan repayment of the mortgage(s) for the purchase of the house (other than HOME funds), owner investment, and closing costs. HOME funds to be recaptured will not exceed the adjusted HOME investment subject to recapture.

In order to provide consistent guidelines for CHDOs (Community Housing Development Organizations) and to better understand the existing non-profit housing development environment in Muncie, a CHDO Manual was developed as a guide for how to do business with the Muncie Community Development Office.



