





THE

## CITY OF MUNCIE

BY AND THROUGH ITS DEPARTMENT OF

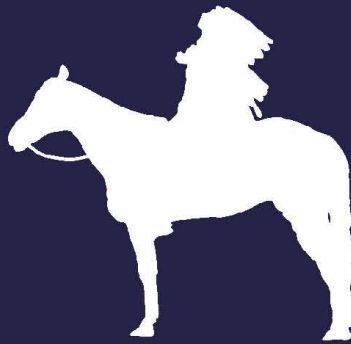
## COMMUNITY DEVELOPMENT

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

**PROGRAM YEAR 2022**

(JUNE 2022-MAY 2023)

## DRAFT ANNUAL ACTION PLAN



## **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 to 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**

The City of Muncie continues collaboration with homeless providers as we plan for the expenditure of HOME ARP funds and plan together for ways to better deliver services to those experiencing homelessness. In addition we continue to work on the successful transition of properties owned by Bridges Community Services to a responsible and qualified purchaser that will shepard them through the end of the POA. We are reducing the number of public service grants we administer and increasing our involvement in housing rehab activities.

## 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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Community Development Department

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Muncie, IN 47305

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[gcheesman@cityofmuncie.com](mailto:gcheesman@cityofmuncie.com)

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

### **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(I))**

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  
Better Way

Muncie Mission Emergency Family Shelter, YWCA, A

Veterans

A Journey Home, Brightpoint, VA, Muncie Mission

Unaccompanied Youth

Children's Bureau, Division of Families & Children

**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-Children 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-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Civic Leaders Major Employer Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<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>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - County Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Brownfields

	<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 through 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. ECIRPD was recently awarded a USEPA Brownfield Assessment Grant. Funds from this grant will be available for City projects. In addition, ECIRPD has formed the East Central Indiana Broadband Committee which has been working with a consultant since mid 2021 to study existing internet speeds and identifying areas with poor to no internet service. The consultant has issued an RFP to broadband providers to address the needs in areas with deficient service. Four of the eight service providers in the county have expressed interest. CD Director serves as a member of this committee.
6	<b>Agency/Group/Organization</b>	MUNCIE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty 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 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.
8	<b>Agency/Group/Organization</b>	Delaware Muncie Metropolitan Plan Commission
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Resilency
	<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 coordinates regularly with Marta Moody, Director of DMMPC. DMMPC works with Indiana Dept. of Natural Resources on floodplain management. In addition, her office coordinates regularly with Delaware County Soil and Water Conservation District, and she serves on Indiana American Water Company Watershed/Wellhead/Protection Planning Team and the Emergency Management Advisory Council facilitated by the Delaware County Emergency Management Agency which meets jointly with the Local Emergency Planning Committee.

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

**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. s 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 30 day 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.

THE URL IN ITEM 1 BELOW IS A LINK TO A WORD DOCUMENT THAT HAS LINKS TO ALL DOCUMENTS REFERENCED BELOW.

## 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)
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1	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The hearing was attended by representatives of 10 agencies and one resident advocate. All comments were accepted.</p>	<p>Comments at this hearing were related to housing needs for homeless people, especially women; the need for drug addiction and mental health treatment services; how subrecipients in our housing rehab program reach out to minority contractor</p>	<p>All comments were accepted.</p>	<p><a href="https://nas5.cityofmuncie.com/drive/d/s/pmT293Yb1woxPazwDGViaIRllrZz6aHx/omrAiMbrey93FVq7gt2X-JwI1VG0Jnvw-MbhAQitcugk">https://nas5.cityofmuncie.com/drive/d/s/pmT293Yb1woxPazwDGViaIRllrZz6aHx/omrAiMbrey93FVq7gt2X-JwI1VG0Jnvw-MbhAQitcugk</a></p>
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				<p>s; capacity building needs of non-profits and need for arts programs outreach into neighborhoods. Two comments were received outside the hearing (via email) both in support of accessibility improvements at Cornerstone Center</p>		
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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)
				for the Arts.		
2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	See #1 Above	See #1 Above	See #1 Above	<a href="https://www.cityofmuncie.com/egov/apps/document/center.egov?eGov_searchDepartment=20&amp;eGov_searchType=46">https://www.cityofmuncie.com/egov/apps/document/center.egov?eGov_searchDepartment=20&amp;eGov_searchType=46</a>

3	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Legal notice was posted on City of Muncie Community Development Department Facebook page and at cityofmuncie.com</p> <p>Community Development Department web page.</p> <p>In addition the meeting was livestreamed via City of Muncie Facebook page.</p> <p>Recording was posted</p>	See #1 Above	See #1 Above	
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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)
			to cityofmuncie.com Community Development Department page.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Legal notice was posted on City of Muncie Community Development Department Facebook page and cityofmuncie.com Community Development Department page.</p> <p>Meeting was livestreamed via City of Muncie Facebook page.</p>	<p>The hearing was attended by two citizens in person. Gretchen Cheesman reviewed all of the proposed CDBG and HOME activities. One question was asked by an online attendee related to a potential clearance project.</p>	All comments were accepted.	

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>	<p>Legal notice was posted on City of Muncie Community Development Department Facebook page and cityofmuncie.com Community Development Department page. Meeting was livestreamed via City of Muncie Facebook page. Recording was posted to cityofmuncie.com</p>	See #1 above.	All comments were accepted.	
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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)
			e.com Community Development Department page.			
6	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	See #4 above	See #4 above	All comments were accepted.	

8	30 Day Comment Period	Non- targeted/ broad communit y	City published a revised 2022-2023 Action Plan to address the question from HUD regarding public service, admin and slum blight caps. Project amounts were slightly changed to meet the the required limits and were published for comments. The	The City did not receive any comments on the revised document .	The City did not receive any comments on the revised document.	
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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)
			comment period was from July 5, 2022 until August 4, 2022.			

**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 \$1,335,072 for CDBG. In addition, \$        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 \$611,601 for HOME, \$247,979 will be reallocated from previous years. 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.

See discussion section below for source of previous years resources.

### 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	1,335,072	0	555,604	1,890,676	2,670,144	After 2022 two years remain in the Consolidated Plan
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	611,601	0	247,979	859,580	1,223,202	After 2022 two years remain 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: \$		
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**

The City will utilize prior year resources from unused allocations of CDBG and HOME Activities. In total, the City will use \$555,604 of prior year CDBG funding and \$247,979 of prior year HOME funds. The prior year CDBG resources come from multiple activities over several years, including:

- \$44,200.74 from PY2017 funds (\$5,756.97 from activity 2578, \$24,643.77 from activity 2560, and \$13,800 from activity 2631)
- \$24,557.50 from PY2018 funds (\$3,792 from activity 2582, \$1,000 from activity 2571, \$16,975 from activity 2578 and \$6,713 from uncommitted funds)
- \$88,328.47 from PY2019 funds (\$7 from activity 2600, \$77.91 from activity 2603, \$1800 from activity 2602, \$1,100 from activity 2607, \$200 from activity 2630, \$3,600 from activity 2636, \$13,593.56 from activity 2698, \$37,000 from activity 2639, \$14,500 from activity 2632, and \$16,450 from canceled project 3)
- \$47,694.76 from PY2020 funds that have not been committed by the City to any project.
- \$342,914.97 from PY2021 funds that have not been committed by the City to any project.

The prior year HOME resources come from multiple activities over several years, including:

- \$70 from PY2015 funds that have been unused.
- \$1.85 from PY2016 funds that have been unused.
- \$18,321.46 from PY2017 funds that remain uncommitted.
- \$199,321.46 from PY2018 funds (\$4,000 from MHOR CO, \$13,198.08 from Habitat Rehab, \$30,000 from Habitat build, and \$152,123.38 from unallocated funds)
- \$24,553.75 from PY2019 funds (\$2,772 from Habitat 214 re-build, \$5,144.88 from Habitat 322 build, \$4,677.50 from RF'Q/P and \$7,123.35 from unallocated funds)
- \$5,635.90 from PY2020 funds (\$.59 that have been unused by TBRA activities and \$5,634.41 from unallocated funds)

## 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	City Wide	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: \$324,580 HOME: \$51,282	Other: 1 Other
9	Rental Housing Development	2020	2024	Affordable Housing	City Wide	Increase Affordable Housing - Reduce Cost Burden	HOME: \$504,732	Rental units constructed: 11 Household Housing Unit

**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	

## 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
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>	HOME: \$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.
2	<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
	<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: \$187,286
	<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 unit will be renovated for one moderate income (51-80% AMI) household.
	<b>Location Description</b>	South side of Muncie
	<b>Planned Activities</b>	Funding reserved for future homeownership activities. Future projects selected under this project will be eligible under 24 CFR 92.205(a)(1).

3	<b>Project Name</b>	HOME - CHDO Operating
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Increase Affordable Housing - Reduce Cost Burden
	<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>	One organization developing one housing opportunity for a low to moderate income family.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	CHDO Operating funds cover staff and other administrative costs related to the development of affordable housing and homeownership opportunities. The project is eligible under 24 CFR 92.208 (a).
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: \$556,012
	<b>Description</b>	Funding housing for income-qualified tenants
	<b>Target Date</b>	12/31/0023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated 11 HOME units and benefit 11 households. The City will prioritize projects that can serve larger households/families and/or projects that serve extremely low income (0-30% AMI) households.
	<b>Location Description</b>	Scattered sites
	<b>Planned Activities</b>	Build housing to be rented to income-qualified households. Future projects selected under this project will be eligible under 24 CFR 92.205(a)(1).

5	<b>Project Name</b>	HOME - Homeownership Housing
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	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 to 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>	The project will create one new affordable homeownership unit through new construction. One moderate income (51-80% AMI) family will benefit from this activity.
	<b>Location Description</b>	South side of Muncie
	<b>Planned Activities</b>	Funding reserved for future homeownership activities. Future projects selected under this project will be eligible under 24 CFR 92.205(a)(1).
6	<b>Project Name</b>	PS - A Better Way
	<b>Target Area</b>	City Wide
	<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.

7	<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.
8	<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.

9	<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) - LMCProvide 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 experiencing homelessness
	<b>Location Description</b>	310 E. Charles St., Muncie, IN 47305
	<b>Planned Activities</b>	Executive Director Salary, Utilities.
10	<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. The project will serve extremely low income (0-30% AMI) households, meeting the matrix code of 05Z.
	<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 or at risk of homelessness.
	<b>Location Description</b>	201 E Charles St, Muncie, IN 47305

	<b>Planned Activities</b>	Recovery Cafe Muncie School of Recovery will teach Nutrition and Culinary Arts programs. The Nutrition Program teaches ways to improve nutrition and health participants with limited resources including lessons on nutrition, food safety, food security, physical activity, food resource management. Introduction to Culinary Arts will teach clients how to prepare nutritious meals and serve them to other members of the Recovery Café Muncie, contributing to the meal program that is such a vital part of the way in which Recovery Cafe builds community and provides recovery support while also addressing food insecurity.
11	<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 frail 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.
12	<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: \$10,000

	<b>Description</b>	570.201(e) - LMC Funds to match IHEDA Grants administered by the Continuum of Care (CoC), including Point in Time Count and administration of the CoC. Funds will be administered by Muncie Mission the CoC lead.
	<b>Target Date</b>	5/15/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve 100 homeless individuals.
	<b>Location Description</b>	Administered by Muncie Mission, 1725 S. Liberty, Muncie, IN 47302
	<b>Planned Activities</b>	Funds to match IHEDA Grants administered by the Continuum of Care, including Point in Time Count and administration of the Continuum of Care.
13	<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: \$403,318
	<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 across the community. It is unknown how many families will benefit from the activity as the activity addresses are no yet known and no area is targeted for this program.
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Demolition of 25 structures, asbestos abatement, dumpsters and related services related to elimination of slum and blight on a spot basis city wide.
	<b>Project Name</b>	HOU - Home Owner Rehabilitation

14	<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 570.202 (a) (1) Rehabilitation services for low- to moderate-income homeowners 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.
15	<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, owned by a non-profit organization, are cooking and food storage facilities from which boxes of groceries and hot meals are distributed weekly to low to moderate income households in addition to housing a culinary training program. During distribution, the facility is open to the general public, particularly those experiencing food insecurity.
	<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, although anyone from the public who experience food insecurity may benefit from the hot meal distribution. 2465 people will benefit.
	<b>Location Description</b>	300 N. Madison, 222 N. Madison, Muncie, IN 47303



	<b>Planned Activities</b>	Window replacement. CDBG funding will cover the renovation costs of eleven windows to be replaced at two facilities.
<b>16</b>	<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) LMA Installation of a lift to improve building accessibility. The building serves the entire community of Muncie, which meets the criteria for 51% LMI residents.
	<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. The project will benefit 300 persons.
	<b>Location Description</b>	520 E Main St, Muncie, IN 47305
	<b>Planned Activities</b>	Installation of a wheelchair lift to improve accessibility at Cornerstone Center for the Arts, a community arts center.
<b>17</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>	This project will benefit 3,000 persons in low and moderate income neighborhoods.
	<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>18</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: \$440,394
	<b>Description</b>	24 CFR 570.201 (c)- LMAPaving, 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>	5,000 persons in low and moderate income neighborhoods will benefit from this activity.
	<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>19</b>	<b>Project Name</b>	SBS - Asbestos Abatement 654 N. Jefferson St.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Slum and Blight Clearance
	<b>Needs Addressed</b>	Neighborhood Improvements
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	570.201 (d) SBS Asbestos abatement at 654 N. Jefferson, a former church building owned by Dogtown LLC, who intends to convert the former classroom part of the church to offices for Flatland Resources. This will remove asbestos material under 04A matrix code, clean-up of contaminated sites.
	<b>Target Date</b>	5/15/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit one business.
	<b>Location Description</b>	654 N Jefferson St., Muncie, IN 47305
	<b>Planned Activities</b>	Abatement of asbestos.
<b>20</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>	This activity will benefit 3,000 residents in the Whitely Neighborhood, surrounding Riverview Park.
	<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>21</b>	<b>Project Name</b>	HOU - Rehab 719 W. Charles Phase II
	<b>Target Area</b>	City Wide
	<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 multi year 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 will be served as the second phase of this project.
	<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>22</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: \$267,014
	<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 boundry.

#### **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 multi year 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	38
Special-Needs	0
Total	38

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	12
Rehab of Existing Units	26
Acquisition of Existing Units	0
Total	38

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 Cheeman, 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 Cheeman, 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.

The City of Muncie has set the following goals for PY2022:

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

Christian Ministries of Delaware County support their clients after placement in permanent housing.

### **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.

The Delaware County Health Department follows the Indiana Department of Health recommendations that children six (6) years old and under be screened for lead, particularly those children living in, regularly visiting or attending a childcare facility built before 1978 should be tested. The local health department provides links to important information for concerned parents or guardians might be worried about lead-based paint hazards and the children's health.

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

A copy of the policies and procedures manual will be provided to the grant recipient/housing provider at the time of contract. Any sub grantee, contractor or housing provider will need to comply with the

policies and procedures. Monitoring of the project will ensure compliance.

### **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 will continue to work with the Muncie Human Rights Commission (HRC). HRC, a city-funded department, will continue to advise clients on fair housing issues focusing mainly on landlord tenant disputes and evictions. In addition, CD will work with HRC to sponsor a Fair Housing Training for Realtors. The HRC director is certified to provide this training. We will continue to provide training to CD Staff on issues related to fair housing.

## 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(I)(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

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downpayment.

- 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.

## Attachments



## HEARING 1

A public hearing **to solicit public comment on community needs and how those needs might be addressed with 2022 CDBG and HOME funding** was held on **12/08/21** in person at City Hall and was live streamed via Facebook Live on the City of Muncie Facebook page. It was attended by representatives from

Legal notice was published in The Star Press on 11/26/21

Legal notice was posted at cityofmuncie.com

[https://www.cityofmuncie.com/egov/apps/document/center.egov?eGov\\_searchDepartment=20&eGov\\_searchType=46](https://www.cityofmuncie.com/egov/apps/document/center.egov?eGov_searchDepartment=20&eGov_searchType=46)

Legal notice was posted on City of Muncie Community Development Department Facebook page.

<https://nas5.cityofmuncie.com/drive/d/s/opf5YYJTV4vkCyz9J60qujxbtWjc88rD/8vHqCxxkTBb8bTkECfDTy0yQ0455nNg3-EbNghHfBjAk>

Legal notice was posted on cityofmuncie.com Community Development Department web page.

[https://nas5.cityofmuncie.com/drive/d/s/opfCLuzGsuvlfzsuLTOYZYXa5P3BzmEn/7Edb3DskQxe3VQrvUYrVIEExzzWfIXL-bJA\\_2jBjAk](https://nas5.cityofmuncie.com/drive/d/s/opfCLuzGsuvlfzsuLTOYZYXa5P3BzmEn/7Edb3DskQxe3VQrvUYrVIEExzzWfIXL-bJA_2jBjAk)

Comments at this hearing were related to housing needs for homeless people, especially women; the need for drug addiction and mental health treatment services; how subrecipients in our housing rehab program reach out to minority contractors; capacity building needs of non-profits and need for arts programs outreach into neighborhoods. Two comments were received outside the hearing (via email) both in support of accessibility improvements at Cornerstone Center for the Arts.

The hearing was attended by representatives of 10 agencies and one resident advocate. All comments were accepted.

Link to meeting notes:

[https://nas5.cityofmuncie.com/drive/d/s/opg8T3OSDn2ZGszUFFktbHemUeslxixO/B4QOLRI3U-\\_8KRilvx4JVBimQ6UhZsN9-rLNAQ\\_LBjAk](https://nas5.cityofmuncie.com/drive/d/s/opg8T3OSDn2ZGszUFFktbHemUeslxixO/B4QOLRI3U-_8KRilvx4JVBimQ6UhZsN9-rLNAQ_LBjAk)

Link to video of hearing:

<https://nas5.cityofmuncie.com/drive/d/s/opgMfYF91kK7reJv2CyfwsGiTSW8Rh2X/PWAUKA6F0qWfnGT1ctzDLt9jJ8gkS2GF-AbVAuPDCjAk>

Link to sign in sheet:

[https://nas5.cityofmuncie.com/drive/d/s/opfISezZI64TgMEnvm3puzdnIRZZIUzW/vk\\_dzPFL0KKB59Bp7LFBgYaWdBd3RiVQ-QrMAZ6DBjAk](https://nas5.cityofmuncie.com/drive/d/s/opfISezZI64TgMEnvm3puzdnIRZZIUzW/vk_dzPFL0KKB59Bp7LFBgYaWdBd3RiVQ-QrMAZ6DBjAk)

## HEARING 2

A second public hearing on the **Draft 2022 Annual Action Plan** held on **04/20/22** in person at City Hall and was live streamed via Facebook Live on the City of Muncie Facebook page.

Legal notice was published in The Star Press on 04/06/22

<https://nas5.cityofmuncie.com/drive/d/s/oIWNUAe4GZZWmFVabCeE0a5XxIr4sfy7/onTYpIylwmCMIFB0kccsaZV-PT595ldL-VLEANWqIiQk>

Legal notice was posted at cityofmuncie.com Community Development Dept.

[https://www.cityofmuncie.com/egov/documents/1637784732\\_09374.pdf](https://www.cityofmuncie.com/egov/documents/1637784732_09374.pdf)

Legal notice was posted on City of Muncie Community Development Department Facebook page.

<https://nas5.cityofmuncie.com/drive/d/s/oIXL8OX1JxyMQmwMgUHIwqLzMTLim0Dr/ImcBT6rFAwfEKUawAU2oLGpl4S3owBcN-v7aAKciLiQk>

Annual Action Plan Draft was posted to cityofmuncie.com

[https://www.cityofmuncie.com/egov/apps/document/center.egov?eGov\\_searchDepartment=20&eGov\\_searchType=46](https://www.cityofmuncie.com/egov/apps/document/center.egov?eGov_searchDepartment=20&eGov_searchType=46)

The hearing **was attended by two** citizens in person. Gretchen Cheesman reviewed all of the proposed CDBG and HOME activities. One question was asked by an online attendee related to a potential clearance project.

Link to video of hearing:

<https://nas5.cityofmuncie.com/drive/d/s/opgj9Q4ZDGgzRYk4h2Lymvvh4CNhHaY3/RwiMOzXJZv7SeNx6P4Otm1fcJe0jPhch-ubZA4fnDjAk>

Link to sign in sheet:

<https://nas5.cityofmuncie.com/drive/d/s/opgmtqHi5D5cyxAg4TMtQ2ulQenJGfeF/j7wtYWL0EJOQc8Vq1ihJwNLDQFLEU6uD-57aA3A3EjAk>

### Public Comment Period Extensions:

On 04/18/22 a legal notice was published extending the comment period to 05/18/22 due to changes made to the HOME allocations included in the original Draft.

Legal notice was published in The Star Press on 04/18/22

<https://nas5.cityofmuncie.com/drive/d/s/oIWNUAe4GZZWmFVabCeE0a5XxIr4sfy7/onTYpIylwmCMIFB0kccsaZV-PT595ldL-VLEANWqIiQk>

Legal notice was posted at cityofmuncie.com Community Development Dept. web page.

[https://www.cityofmuncie.com/egov/documents/1650398739\\_38164.pdf](https://www.cityofmuncie.com/egov/documents/1650398739_38164.pdf)

The public comment period was extended again due to errors identified by HUD in the low mod calculations. Notice was published on July 5, comment period extended though August 3rd. No comments were received.

Link to legal notice:

[https://nas5.cityofmuncie.com/drive/d/s/plcWb6u4Xzk0LqLmZqOk0f9eQH2Ow8uo/QYfVKNdpi1Zz\\_frgm8ElypSWY\\_TvQgggu-eLigNv2zuQk](https://nas5.cityofmuncie.com/drive/d/s/plcWb6u4Xzk0LqLmZqOk0f9eQH2Ow8uo/QYfVKNdpi1Zz_frgm8ElypSWY_TvQgggu-eLigNv2zuQk)

Legal notice was posted at cityofmuncie.com Community Development Dept. web page

[https://nas5.cityofmuncie.com/drive/d/s/pldvT3qpu5Svkgf72grxIhCb6a7L87Yz/mBNo6rj5OuEM3rHhOihA\\_Z0KQgR5lWj4-LLKAznq4uQk](https://nas5.cityofmuncie.com/drive/d/s/pldvT3qpu5Svkgf72grxIhCb6a7L87Yz/mBNo6rj5OuEM3rHhOihA_Z0KQgR5lWj4-LLKAznq4uQk)

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.

Link to City Council Resolution:

[https://nas5.cityofmuncie.com/drive/d/s/opi1YE7lRaJCKu0aqGQsSfUHwEu5qLg8/\\_KRhX\\_orHGOHYxQcnDAW\\_0LCGvLiayDg-JLuAsf7HjAk](https://nas5.cityofmuncie.com/drive/d/s/opi1YE7lRaJCKu0aqGQsSfUHwEu5qLg8/_KRhX_orHGOHYxQcnDAW_0LCGvLiayDg-JLuAsf7HjAk)

## Grantee Unique Appendices

### Recapture/Resale Procedure (2020 - 2024 Consolidated Plan, 2020 Action Plan)

It is the policy of the Muncie Community Development Department to maintain long-term affordable housing through investments of federal funds. In accordance with the HOME regulations, this procedure is enforced either by recapturing HOME funds to assist other buyers and/or properties (Recapture Option), or by restricting the sale of HOME-assisted properties to other low-income (household income less than 80% Area Median Income) buyers (Resale Option). The type and amount of HOME subsidy invested in the property determines the option and the minimum length of the affordability period applied to a property. The requirements of each option are specifically described in the legal documents for each loan. At the end of the period of affordability, the HOME subsidy is forgiven and the property is no longer subject to HOME Program restrictions. As a general practice, when both direct and indirect subsidies are invested in a property, the Recapture Option is utilized.

This procedure provides an incentive for long-term ownership and encourages neighborhood stability by reducing the HOME investment after five years. Over time, the homeowner's equity increases as first mortgage principal payments increase and the HOME investment is reduced. The homeowner's percentage of net proceeds is increased by capital improvements made to the property, thus protecting their investment and providing an incentive to maintain and improve the property. Housing assisted by Muncie Community Development (MCD) must meet the affordability requirements in accordance with 24 CFR 92.252(e) for rental housing or 92.254(4) for homeowner housing throughout the entire affordability period as described in the tables below. The affordability period begins after project completion. Project completion is defined as the date that all necessary title transfer requirements and construction work have been performed; the rehabilitation completed complies with the requirements of 24 CFR 92 and stricter of the local rehabilitation standards or the Indiana State Building Code; the final drawdown of construction funds has been disbursed for the project and certification of completion has been issued; and the project completion information has been entered in the disbursement and information system established by HUD. The MCD considers the date final completion information is entered into IDIS as the start date for the project affordability period.

Amount of HOME subsidy per unit	Minimum Affordability Period
Under \$15,000	5
\$15,000 - \$40,000	10
\$40,000 – or rehabilitation w/refinancing	15
New Construction & Rental Projects	20

In the event of a homeowner's default of HOME requirements during the affordability period due to death, life-threatening illness, or other extraordinary circumstance, MCD may allow assumption of the affordability requirements by an income-eligible family member on a case-by-case basis.

This procedure may be amended from time to time to reflect changes in programs and local market conditions.

## RECAPTURE OF HOME FUNDS

The Recapture Option is used when the homebuyer receives a direct subsidy for the purchase of the home, such as down payment or closing cost assistance, or when the unit is purchased at a price below the fair market value. Under this option, the minimum period of affordability is based only on the amount of the direct subsidy.

The homeowner is at liberty to sell to any buyer, at any price the market will bear, but also must repay the direct HOME subsidy received when the unit was originally purchased, which will be reduced on a prorated basis beginning year six of the affordability period. Prior to year six, the entire amount of the direct HOME subsidy is due upon closing. In the event the sale proceeds are insufficient to repay the entire HOME subsidy due, the Muncie Community Development Department (MCD) will share the net proceeds with the homeowner.

Net proceeds of a sale are the sales price minus the repayment of any non-HOME loan balance and seller's closing costs. The amount of HOME funds recaptured is determined by the percentage of Net proceeds proportionally based on the ratio of the HOME assistance to the sum of the homeowner's investment (downpayment and documented capital improvements) plus the HOME assistance as follows:

$\frac{\text{HOME Assistance}}{\text{HOME Assistance} + \text{Homeowner Investment}}$	X	Net Proceeds	= HOME Recapture Amount
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Capital improvements will include any property enhancement that increases the overall value of the property, adapts it to new uses, or extends its life. Acceptable improvements include, but are not limited to, energy efficiency improvements, insulation, a new drive way, fence, new HVAC system, added rooms, new roof, remodeled kitchen, etc. Homeowners are encouraged to use Energy Star rated components whenever possible. Any capital improvement will be valued based on actual cost as documented by receipts or paid invoices. Generally, replacing worn or dated components such as appliances or carpet, cosmetic changes, or maintenance of existing features would not be considered an improvement that adds value or adapts it to new uses.

Once the HOME funds are repaid, the property is no longer subject to the HOME Program restrictions and the HOME liens placed on the property will be released.

At time of sale, if the property increases in value, the HOME investment is repaid and used to fund new eligible projects. If the property fails to appreciate by an amount sufficient to repay both the homeowner's

investment and the HOME subsidy, the amount to be recaptured is proportionately reduced. If the net proceeds are less than or equal to zero, the amount to be recaptured will be zero and no additional assistance will be provided to the homeowner. The homeowner is encouraged to maintain the property in a manner that will sustain the original fair market value.

Subject to prior approval, the HOME requirements on a property subject to recapture may be assumed by an income-eligible homebuyer for the remainder of the period of affordability. The subsequent

homebuyer must agree to provide complete income documentation to be qualified as eligible and agree to assume the original mortgage terms, including occupying the property as their principal residence for the remainder of the HOME period of affordability.

In the event of foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD, and there are insufficient net proceeds to repay the HOME investment – the affordability period is terminated and the property is no longer subject to HOME program restrictions.

#### **RESALE OF PROPERTY**

The Resale Option is used when only development subsidies such as site acquisition, rehabilitation, or construction financing are provided to the developer and no direct subsidy is provided to the homebuyer and the unit is sold at the fair market value. The Resale Option ensures that the home remains affordable over the entire period of affordability, even in the event of subsequent sales. Under this option the minimum period of affordability is based on the entire amount of HOME funds invested in the property and the affordability is secured with a recorded covenant or deed restriction. The developer (or City, if lien holder) may use purchase options, rights of first refusal or other preemptive rights to purchase the property before foreclosure to preserve affordability.

Resale restrictions must be imposed at the time that the HOME-assisted purchase takes place, and secured through deed restrictions, covenants running with the land, or other similar mechanisms. Unless the Muncie Community Development Department has established a presumption of affordability for the property's neighborhood in accordance with the specialized procedures per the HOME Final Rule at 24 CFR 92.254(a)(5)(i)(B), the homeowner is required to sell the property to an eligible low-income buyer at an affordable price.

The sale must meet three criteria:

- 1) The new buyer must be low-income and occupy the home as their principal residence for the remainder of the original affordability period.
- 2) The sales price must be affordable to a reasonable range of low-income homebuyers (PITI not to exceed 30% of gross income).
- 3) The original buyer must receive a fair return on their investment, which includes down payment and documented capital improvements.

Capital improvements will include any property enhancement that increases the overall value of the property, adapts it to new uses, or extends its life. Acceptable improvements include, but are not limited to, energy efficiency improvements, insulation, a new drive way, fence, new HVAC system, added rooms, new roof, remodeled kitchen, etc. Homeowners are encouraged to use Energy Star rated components whenever possible. Any capital improvement will be valued based on actual cost as documented by receipts or paid invoices. Generally, replacing worn or dated components such as appliances or carpet, cosmetic changes, or maintenance of existing features would not be considered an improvement that adds value or adapts it to new uses.

Community-wide appreciation of property values will be considered when calculating fair return. The percentage of appreciation over the years the property was owned, as determined by sales price data provided by the Mid-Eastern Association of Realtors in Muncie, or its successors, will be used to allow the property owner the same appreciation rate as the rest of the community.

$\frac{\text{Average Sales Price Year of Sale} - \text{Average Sales Price Year of Purchase}}{\text{Average Sales Price Year of Purchase}}$	=	Percent of Change
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100	+	Percent of Change	X	Homeowner Investment (Down Payment, Principal Payments, Capital Improvements)	=	Fair Return
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The selling price is determined by adding the non-HOME debt balance, seller's closing costs and fair return.

If the selling price of the home is not affordable to low-income families, MCD may choose to provide additional direct subsidy to the new buyer to meet the affordability requirements. In this case, a new affordability period based on the direct subsidy amount is applied to the property, but the total (original new) HOME funds invested in the property may not exceed the regulatory limit on HOME assistance per unit. The additional funding must be through an existing homebuyer program and the new buyer must complete an approved homebuyer education course.

**Calculation to Determine Fair Return:**

The Mid-Eastern Association of Realtors maintains average sales prices within Delaware County for single family homes. The MCD maintains a chart of the average sales price for each calendar year.

Homeowner activities prior to 2004 have met the required period of affordability and are not subject to resale restrictions at this time. The appreciation (or depreciation) rate is determined by computing the percent of change from the year of purchase to the year of sale. The homeowner investment is increased or decreased according to the percent of change.

**FUNDS REPAID TO HUD**

When HOME funds must be repaid to HUD, the PJ must contact HUD to determine which account the funds must be repaid.



## Grantee SF-424's and Certification(s)

### CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

6/22/2022  
Date

Mayor  
Title



### **Specific Community Development Block Grant Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) **2022** [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature of Authorized Official

06/22/2022  
Date

Mayor  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

06/22/2022

Date

Mayor

Title

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

06/22/22

Date

Mayor  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

06/22/2022  
Date

Mayor  
\_\_\_\_\_  
Title

### Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

6/22/2022

Date

Mayor

Title

Application for Federal Assistance SF-424		
<p><b>* 1. Type of Submission:</b></p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Changed/Corrected Application</p>		
<p><b>* 2. Type of Application:</b></p> <p><input checked="" type="checkbox"/> New</p> <p><input type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>		
<p><b>* If Revision, select appropriate letter(s):</b></p> <p><input type="text"/></p> <p><b>* Other (Specify):</b></p> <p><input type="text"/></p>		
<p><b>* 3. Date Received:</b></p> <p>05/24/22</p>		<p><b>4. Applicant Identifier:</b></p> <p>TX 182200</p>
<p><b>5a. Federal Entity Identifier:</b></p> <p><input type="text"/></p>		<p><b>5b. Federal Award Identifier:</b></p> <p><input type="text"/></p>
<p><b>State Use Only:</b></p>		
<p><b>6. Date Received by State:</b></p> <p><input type="text"/></p>		<p><b>7. State Application Identifier:</b></p> <p><input type="text"/></p>
<p><b>8. APPLICANT INFORMATION:</b></p>		
<p><b>* a. Legal Name:</b> CITY OF MUNCIE</p>		
<p><b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b></p> <p>35-5001127</p>		<p><b>* c. UEL:</b></p> <p>60186516370</p>
<p><b>d. Address:</b></p>		
<p><b>* Street1:</b> 300 N. HIGH ST</p> <p><b>Street2:</b></p> <p><b>* City:</b> MUNCIE</p> <p><b>County/Parish:</b> DELAWARE</p> <p><b>* State:</b> IN: Indiana</p> <p><b>Province:</b></p> <p><b>* Country:</b> USA: UNITED STATES</p> <p><b>* Zip / Postal Code:</b> 473051639</p>		
<p><b>e. Organizational Unit:</b></p>		
<p><b>Department Name:</b></p> <p>COMMUNITY DEVELOPMENT</p>		<p><b>Division Name:</b></p> <p><input type="text"/></p>
<p><b>f. Name and contact information of person to be contacted on matters involving this application:</b></p>		
<p><b>Prefix:</b> MR. <b>* First Name:</b> DAN</p> <p><b>Middle Name:</b></p> <p><b>* Last Name:</b> RIDENOUR</p> <p><b>Suffix:</b></p> <p><b>Title:</b> MAYOR</p> <p><b>Organizational Affiliation:</b></p> <p>CITY OF MUNCIE</p> <p><b>* Telephone Number:</b> 765-747-4553 <b>Fax Number:</b> 765-747-2600</p> <p><b>* Email:</b> DRIDENOUR@CITYOFMUNCIE.COM</p>		




Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.218"/>	
CFDA Title: <input type="text" value="COMMUNITY DEVELOPMENT BLOCK GRANT"/>	
* 12. Funding Opportunity Number: <input type="text" value="14.218"/>	
* Title: <input type="text" value="COMMUNITY DEVELOPMENT BLOCK GRANT"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FY 2021 COMMUNITY DEVELOPMENT BLOCK GRANT"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424																																	
<b>16. Congressional Districts Of:</b> <div style="display: flex; justify-content: space-between;"> <div>* a. Applicant: <input style="width: 100px;" type="text" value="6"/></div> <div>* b. Program/Project: <input style="width: 100px;" type="text" value="6"/></div> </div>																																	
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<b>18. Estimated Funding (\$):</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">* a. Federal</td> <td style="width: 80%; text-align: right;">1,335,072.00</td> </tr> <tr> <td>* b. Applicant</td> <td style="background-color: yellow;"></td> </tr> <tr> <td>* c. State</td> <td style="background-color: yellow;"></td> </tr> <tr> <td>* d. Local</td> <td style="background-color: yellow;"></td> </tr> <tr> <td>* e. Other</td> <td style="background-color: yellow;"></td> </tr> <tr> <td>* f. Program Income</td> <td style="background-color: yellow;"></td> </tr> <tr> <td>* g. TOTAL</td> <td style="text-align: right;">1,335,072.00</td> </tr> </table>		* a. Federal	1,335,072.00	* b. Applicant		* c. State		* d. Local		* e. Other		* f. Program Income		* g. TOTAL	1,335,072.00																		
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<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>																																	
<b>Authorized Representative:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Prefix:</td> <td style="width: 30%;"><input style="width: 100%;" type="text" value="Mr."/></td> <td style="width: 20%;">* First Name:</td> <td style="width: 30%;"><input style="width: 100%;" type="text" value="DAN"/></td> </tr> <tr> <td>Middle Name:</td> <td colspan="3"><input style="width: 100%;" type="text"/></td> </tr> <tr> <td>* Last Name:</td> <td colspan="3"><input style="width: 100%;" type="text" value="RIDENOUR"/></td> </tr> <tr> <td>Suffix:</td> <td colspan="3"><input style="width: 100%;" type="text"/></td> </tr> <tr> <td>* Title:</td> <td colspan="3"><input style="width: 100%;" type="text" value="MAYOR"/></td> </tr> <tr> <td>* Telephone Number:</td> <td><input style="width: 150px;" type="text" value="765-747-4853"/></td> <td>Fax Number:</td> <td><input style="width: 150px;" type="text" value="765-747-1656"/></td> </tr> <tr> <td>* Email:</td> <td colspan="3"><input style="width: 100%;" type="text" value="DRIDENOUR@CITYOFMUNCIE.COM"/></td> </tr> <tr> <td>* Signature of Authorized Representative:</td> <td colspan="2" style="text-align: center;"> </td> <td>* Date Signed: <input style="width: 100px;" type="text" value="07/22/2022"/></td> </tr> </table>		Prefix:	<input style="width: 100%;" type="text" value="Mr."/>	* First Name:	<input style="width: 100%;" type="text" value="DAN"/>	Middle Name:	<input style="width: 100%;" type="text"/>			* Last Name:	<input style="width: 100%;" type="text" value="RIDENOUR"/>			Suffix:	<input style="width: 100%;" type="text"/>			* Title:	<input style="width: 100%;" type="text" value="MAYOR"/>			* Telephone Number:	<input style="width: 150px;" type="text" value="765-747-4853"/>	Fax Number:	<input style="width: 150px;" type="text" value="765-747-1656"/>	* Email:	<input style="width: 100%;" type="text" value="DRIDENOUR@CITYOFMUNCIE.COM"/>			* Signature of Authorized Representative:			* Date Signed: <input style="width: 100px;" type="text" value="07/22/2022"/>
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* Signature of Authorized Representative:			* Date Signed: <input style="width: 100px;" type="text" value="07/22/2022"/>																														

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Changed/Corrected Application</p>		
<p>* 2. Type of Application:</p> <p><input checked="" type="checkbox"/> New</p> <p><input type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>		
<p>* If Revision, select appropriate letter(s):</p> <p>_____</p> <p>* Other (Specify):</p> <p>_____</p>		
<p>* 3. Date Received:</p> <p>03/23/2022</p>		<p>4. Applicant Identifier:</p> <p>IN 182200</p>
<p>5a. Federal Entity Identifier:</p> <p>_____</p>		<p>5b. Federal Award Identifier:</p> <p>_____</p>
<p>State Use Only:</p>		
<p>6. Date Received by State:</p> <p>_____</p>		<p>7. State Application Identifier:</p> <p>_____</p>
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: CITY OF MUNCIE</p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <p>35-6001127</p>		<p>* c. UEL:</p> <p>2JTR8GH1N2F8</p>
<p>d. Address:</p>		
<p>* Street1: 300 N. HIGH ST</p>		
<p>Street2: _____</p>		
<p>* City: MUNCIE</p>		
<p>County/Parish: DELAWARE</p>		
<p>* State: IN: Indiana</p>		
<p>Province: _____</p>		
<p>* Country: USA: UNITED STATES</p>		
<p>* Zip / Postal Code: 473051639</p>		
<p>e. Organizational Unit:</p>		
<p>Department Name:</p> <p>COMMUNITY DEVELOPMENT</p>		<p>Division Name:</p> <p>_____</p>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: Mr. * First Name: DAN</p>		
<p>Middle Name: _____</p>		
<p>* Last Name: DRIDENOUR</p>		
<p>Suffix: _____</p>		
<p>Title: MAYOR</p>		
<p>Organizational Affiliation:</p> <p>CITY OF MUNCIE</p>		
<p>* Telephone Number: 765-747-4853</p>		<p>Fax Number: 765-747-1656</p>
<p>* Email: DRIDENOUR@CITYOFMUNCIE.COM</p>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/>	
CFDA Title: <input type="text" value="HOME INVESTMENT PARTNERSHIP"/>	
* 12. Funding Opportunity Number: <input type="text" value="14.239"/>	
* Title: <input type="text" value="HOME INVESTMENT PARTNERSHIP"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FY 2022 HOME INVESTMENT PARTNERSHIP"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	6
* b. Program/Project	6
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2021
* b. End Date:	09/30/2022
<b>18. Estimated Funding (\$):</b>	
* a. Federal	\$611,601.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	\$611,601.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b> <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	DAN
Middle Name:	
* Last Name:	RIDENOUR
Suffix:	
* Title:	MAYOR
* Telephone Number:	765-747-4953
Fax Number:	765-747-1656
* Email:	DRIDENOUR@CITYOFHUNCIE.COM
* Signature of Authorized Representative:	
Date Signed 08/18/22	

## COMMUNITY DEVELOPMENT BLOCK GRANT

### ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0343-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-362) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685 1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.


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Standard Form 424D (Rev. 7-97)  
Prescribed by OMB Circular A 102



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-335) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-254) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 100 of the National Historic Preservation Act of 1956, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§459a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayer
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Kankakee, IL	05/22/2022

SF-424D (Rev. 7-97) Back

## HOME INVESTMENT PARTNERSHIP

### ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/29/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-362) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685 1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.


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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§489a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Muncie, IN	06/20/2022

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