

**Notice of Finding of no Significant Impact and
Notice of Intent to Request Release of Funds
Together to House PSH Project**

Date of Publication: 01/21/26

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Muncie Dept. of Community Development (Muncie). Indiana Housing & Community Development Authority (IHCD) and Muncie have entered into an MOU that grants Muncie authority to conduct the environmental review and act as the Responsible Entity for this project.

Request for the Release of Funds

On or about 02/06/2026 Muncie will submit a request to the U.S. Department of Housing and Urban Development for the release of funds, under Title II of the Cranston-Gonzalez National Affordable Housing Act (HOME ARP); Title II of the National Affordable Housing Act (HOME Investment Partnership) (HOME); Project Based Vouchers under section 8(o)(13) of the U.S. Housing Act of 1937 and the Housing Opportunity Through Modernization Act of 2016 (Public Law 114-201)

The undertaking, known as Together to House, will create 38 units of permanent supportive housing at three sites in Muncie as described below.

1200 W. Memorial Dr.

19 x 1 BR units and community room, new construction on vacant lot
New medical clinic building (not funded as part of project)

1300 S. Liberty St.

15 units (2 x 1 BR; 9 x 2 BR; 4 x 3 BR), rehabilitation of historic school

719 W. Charles St.

4 x 2 BR units, demolition of existing historic structure, replace with new construction.

The estimated cost of the project and sources of funding:

HOME ARP	\$ 1,200,000
HOME	\$ 400,000
LIHTC Equity	\$11,604,273
IHCD Development Fund	\$ 500,000
Developer Contribution	\$ 150,500
CDBG	\$ 75,000
38 Project Based Vouchers	

Conditional Finding of No Significant Impact

This FONSI is conditioned upon implementation of mitigation measures described in the Environmental Review Record (ERR) related to fuel oil tanks at 1300 S. Liberty St. and Historic Preservation Concerns at 719 W. Charles. Muncie has determined that the project will have no significant impact on the human environment. An Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA), therefore, is not required. Additional project information is contained in the ERR. The ERR can be viewed at the Community Development Office or via [this electronic link](#).

Public Comments

Any individual, group, or agency may submit written comments on the ERR to Muncie. All comments received by **close of business (4PM) on 02/05/2026** will be considered by Muncie prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Environmental Certification

Muncie certifies to the U.S. Department of Housing and Urban Development that Dan Ridenour in his capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The U.S. Department of Housing and Urban Development's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the Muncie and IHCD to use Program funds.

Objections to the Release of Funds

HUD will accept objections to its release of fund and City of Muncie's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Muncie; (b) the City of Muncie has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be e-mailed to the HUD Indianapolis Field Office at CPDRROFIND@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Gretchen Cheesman, Director
City of Muncie Dept. of Community Development
300 N. High St., Muncie, IN 47305
communitydev@muncie.in.gov
765-747-4825