

**Program Year 2018 Annual Action Plan
for period 6/1/18 - 5/31/19**

Draft Submitted 3/15/18

**Community Development Block Grant
& HOME Investment Partnership Programs**



The Honorable Dennis Tyler, Mayor

Document Prepared By:

City of Muncie
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Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) awards Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds to "entitlement communities" across the United States. Awards are based on formula calculations including factors such as the population of the community, pre-1040's housing stock, growth, need and decline. Muncie, Indiana is located in the East Central part of the state. Incorporated in 1865, Muncie became the center for both glass and steel manufacturing when the five Ball Brothers came to the city from New York, establishing a company that would become a household name. Following the famous Middletown Studies conducted in the 1920s and 1930s by sociologists Robert and Helen Lynd (and additional significant studies in 2003), Muncie has emerged as one of the most studied communities in the world. Still today, researchers have given Muncie extra recognition as "America's Hometown."

This Annual Action Plan will cover the fiscal year beginning on June 1, 2018 and ending on May 31, 2019.

Muncie's population during the 2010 was 70,085. This is a slight increase from the 2000 Census, which was documented at 67,430. Much of this increase has been the result of annexation of additional areas during the decade. Muncie is the largest city in Delaware County. While predominantly white, the City recognizes its diversity. The minority population makes up about 16% of the total population of Muncie. African Americans comprise of 11% of the City's makeup, while those with Hispanic or Latino heritage comprise of 2.3%, those with Asian heritage comprise of 1.2%, and those with two or more races declared comprise of 2.8% of the population. Ball State University attracts nearly 4,000 ethnic minority students encompassing 11% of the student population. In addition, international business owners, medical professionals, and educators also make up the fabric of the community that is affectionately called "Middletown."

In Program Year 2018, it is anticipated that the City of Muncie will receive \$1,083,339 in CDBG funds and \$380,876 in HOME funds for a total grant of \$1,464,215. To receive funding each year, the City of Muncie must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community, relating to housing, social and public services, and public infrastructure. The analysis looks at populations that are most affected by the current housing stock, state of the local economy and the ability to meet daily living needs. The Consolidated Plan then outlined priorities and goals to address those needs. Each year, the City of Muncie writes an Action Plan, subsequently outlining specific projects and funding resources that will be used to meet the priorities and goals. At

the end of each year, the City of Muncie writes a Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress towards each of the Consolidated Plan goals. These three documents provide input and measure progress and investment in the community.

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.

Each year, the City of Muncie receives entitlement funds from the U.S. Department of Housing and Urban Development (HUD) for two programs: Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds.

This Annual Action Plan promotes the importance of **quality of life and quality of place** to Muncie residents, which includes primary objectives of providing decent housing and a suitable environment, and general outcomes of availability/accessibility, affordability and sustainability.

The availability, affordability and accessibility of decent housing have been accomplished through rehabilitation of vacant rental units, improving non-residential facilities, and providing down payment assistance for first-time homebuyers. Sustainability of decent housing will be accomplished through emergency/necessary repairs to single-family homebuyers. Sustainability of decent housing will be accomplished through emergency repairs to single-family owner-occupied homes.

The availability and accessibility of a suitable living environment will be accomplished through public service funds granted to non-profits providing healthcare, self-sufficiency education, shelter and services to crime victims, recreation and daycare, elderly daycare and recreation, and shelter and services for homeless persons.

The sustainability of a suitable living environment will be accomplished primarily through improvements to public facilities, upgrading curbs and sidewalks to comply with ADA-regulations.

3. Evaluation of past performance

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

Activities from PY 2017 have been administered successfully, with expenditures being made in a timely manner and anticipated goals being met.

The City of Muncie (Community Development Department) currently outsources lead inspections due to a recent retirement in the CD Office. The City will continue to inspect for and address lead-based paint

hazards in its housing rehabilitation program, and will provide participants/agencies with information regarding lead-based paint hazards. The City of Muncie assumes that all properties older than 1978 contain lead-based paint, and visual inspections are done to look for chipped and peeling paint. If problems are seen, interim controls are implemented. All owner-occupied rehabilitation projects done by the CD Department will include lead-based paint inspection and clearance. This will continue to reduce the number of potentially hazardous homes and public facilities in Muncie.

The City will perform Section 106 duties under the National Historic Preservation Act through a programmatic agreement with the Indiana State Historic Preservation Office (SHPO). A new Historic Preservation Officer appointed in February 2014, has provided knowledge and a solid foundation for Muncie neighborhoods and businesses, and has recently submitted his qualifications and credentials to the Indiana State Historic Preservation Office for approval. In addition, a new Historic Preservation Plan has been submitted to the Muncie City Council in October 2017 for their approval.

CD Staff has established sound procedures for administering the HOME Program, resulting in the creation of a Community Housing Development Organization (CHDO) Program. Muncie has worked with and certified four local organizations as CHDOs: ecoREHAB of Muncie, Bridges Community Services, PathStone and Muncie Home Ownership and Revitalization. During the previous Consolidated Plan (PY 2010-2015), five multi-family rental rehabilitation projects were funded and four homeownership rehabs were funded and sold.

The 2010 Census reported 4,699 vacant housing units in Muncie. Many of these properties quickly fall into a state of blight and attract undesirable or unlawful activity, thereby impacting Muncie homeowners and neighborhoods by reducing property values and draining local resources. Through the Indiana Housing and Community Development Authority (IHCDA), Muncie was awarded more than \$4 million in 2014 to eliminate blighted and abandoned properties by demolishing/deconstructing these homes, thereby stabilizing property values in neighborhoods. These funds will compliment CDBG funds designated for clearance and blight.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

More than 200 persons from more than 15 Muncie neighborhoods completed a survey in Fall 2014 provided to them at: 2 Neighborhood Investment Committee presentations, a Second Harvest Food Bank Tailgate, a Blight Elimination Program community meeting, and a bi-annual Muncie Action Plan meeting. The following were perceived needs in the Muncie community: Public Facilities, Public Services, Demolition of Blighted Structures, and Special Needs Population Facilities. Highest needs perceived by these individuals were: Street and Sidewalk Improvements, Affordable Housing, Demolition of Blighted Properties, Community Centers and Services for Youth and Seniors and Emergency Housing.

The Citizen Participation process is in compliance with Section 104(a)(2) of the Housing and Community Development Act and by U.S. Department of Housing and Urban Development regulations at CFR 570.486(a)(6). The appropriate legal ads, press releases, electronic notifications and public meetings occurred. In addition, notification offering accommodations for the hearing-impaired or individuals who speak English as their second language was given. As a result, forty-two (42) people attended a Pre-Application Meeting on January 18, 2018, twice as many as the previous year. From there, fifty-one (51) pre-applications were submitted (28 pre-applications were submitted in PY 2017). Of the 51 pre-applications, forty-two (42) met a HUD National Objective; therefore, those 42 applicants were invited to complete a full application which was due on February 16, 2018. An 8-member Citizen Advisory Committee was appointed by Mayor Tyler to review twenty-three (23) of those applications which were for CDBG Public Service dollars, recommending thirteen (13) agencies to be funded based on HUD's National Objective to benefit low- to moderate-income persons. (In PY 2017, there were only 15 Public Service applications submitted and 11 agencies recommended for Public Service funding.) In addition, there were thirteen (13) CDBG Project applications submitted and seven (7) applications were recommended for funding. In addition six (6) HOME project applications and five (5) were recommended for funding, which includes Community Housing Development Organizations (CHDOs) and Down Payment Assistance.

Another public meeting [will be held] on March 28, 2018; a draft of the Annual Action Plan was submitted online and in several public locations from March 15 through April 14, 2018; and a formal presentation was given before the Muncie City Council (*Note: To be held on April 5, 2018*), followed by a television broadcast of the presentation on the Muncie Local access channel.

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.

To date, there are no public comments.

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

There are no comments or views that were not accepted.

7. Summary

(Note: Actual PY 2018 allocation amounts have not been announced to any grantees as of the submission of this Action Plan. Once the amounts are officially announced, the City of Muncie will ensure that the actual PY 2018 allocation amounts are reflected in the form SF-424 and will revise its Action Plan before submission to HUD. It has been decided that CDBG adjustments will be made as follows:

- All CDBG Public Service subrecipient amounts will be decreased by the same percentage in order to stay within the fifteen percent maximum allowed for allocation in this HUD category (Public Service).
- CDBG Slum/Blight Removal will be decreased in order to stay within the twenty-four percent allowed for allocation in this HUD category (Slum/Blight Removal).
- CDBG Administrative costs will be decreased in order to stay within the twenty percent allowed for allocation in this HUD category (Planning/Administration).
- CDBG Funding will be decreased from the Uncommitted category by whatever amount needed to balance the PY 2018 Allocation for CDBG Projects and Activities.
- HOME Administrative costs will be decreased in order to stay within the ten percent allowed for allocation in this HUD category (Planning/Administration).
- HOME Funding will be decreased from the Uncommitted category by whatever amount needed to balance the PY 2018 Allocation for HOME Projects and 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 |
| HOME Administrator | MUNCIE | City of Muncie Community Development |

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

The Honorable Dennis Tyler, Mayor

Dr. Terry Whitt Bailey, Community Development Director

300 N. High Street

Muncie, IN 47305

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

1. Introduction

In order to be conscious of the mission of the City of Muncie's Annual Action Plan, Muncie has to consult with a variety of entities. They include, but are not limited to the Homeless Providers Network (HPN), the Muncie Housing Authority (MHA), the Muncie Action Plan (MAP), Muncie Common Council (City Council), United Way of Muncie - Delaware County, Muncie Human Rights Commission, Muncie CHDOs (Community Housing & Development Organizations) and Muncie Redevelopment Commission.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Muncie has individuals who are either appointed by the Mayor or elected by member who serve on the following Boards and Commissions: Muncie Housing Authority, Muncie Action Plan, Muncie Industrial Revolving Loan Fund, Community Enhancement Projects, Muncie Home Ownership and Development Center, IU Health-Ball Memorial Hospital, Meridian Health Services, Muncie Housing Authority and the United Way of Muncie-Delaware County. The Mayor, Community Development Director and/or their designees attend meetings, receive/give reports and represent the City of Muncie at various activities and events.

The City of Muncie has also received funds from the Indiana Housing and Community Development Authority (IHCDA) through the Hardest Hit Funds Blight Elimination Program to demolish 204 properties. The Community Development Office is working closely with the Muncie Redevelopment Commission to coordinate efforts within target areas that have seen the most blight and neglect.

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.

Obstacles to meeting underserved needs, especially for the homeless, are addressed primarily through the cooperative implementation of the Muncie Consolidated Plan, along with local public service organizations, the Muncie Region 6 Continuum of Care, the Muncie Housing Authority, Muncie public officials and the individuals and families in the neighborhoods working together.

One of the strengths of Muncie's Community Development Department is the positive working relationships that exist between City and local partners, including public agencies, non-profit agencies and neighborhood residents. The work that these neighborhoods and other stakeholders do is an integral component for the City as it prioritizes projects and funding. Region 6 Continuum of Care, which meets bi-monthly, has grown in the level of participation because of the need to work more

creatively with less funding but, more importantly, because organizations are willing to work together for the betterment of the community.

This group has been very diligent about implementing and completing their Strategic Plan which has the following eleven (11) goals: 1) decrease shelter stays by increasing rapid re-housing to stable housing; 2) reduce recidivism of households experiencing homelessness; 3) decrease the number of Veterans experiencing homelessness; 4) decrease the number of persons experiencing chronic homelessness; 5) decrease the number of homeless households with children; 6) increase the percentage of participants in Continuum of Care by funding more projects; 7) increase persons experiencing homelessness access to mainstream resources; 8) collaborate with local education agencies to assist in the identification of homeless families and inform them of their eligibility for McKinney-Vento education services; 9) improve homeless outreach and triage to housing and services; 10) improve HMIS data quality and coverage, and use data to develop strategies and policies to end homelessness; and 11) develop effective discharge plans and programs for individuals leaving State-operated facilities at risk of homelessness.

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

The City of Muncie does not receive ESG funds, but uses CDBG and HOME funds to leverage opportunities for its subrecipients to do work that reaches out to those facing the threat of homelessness.

The City of Muncie participates as a partner with the Region Six (6) Continuum of Care, which includes Delaware, Grant, Blackford, Randolph and Henry Counties. In Muncie, the Homeless Prevention Network operates as a consortium of homeless and transitional housing providers and they include, but are not limited to, the following agencies: A Better Way, Bridges Community Services, Christian Ministries, Faith Builders, Meridian Health Services, Muncie Housing Authority, Muncie Mission

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

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| 1 | Agency/Group/Organization | MUNCIE HOUSING AUTHORITY |
| | Agency/Group/Organization Type | PHA Major Employer |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development Director & Staff meet regularly with Muncie Housing Authority's new President & CEO, Joseph Anderson, and/or MHA staff and attend the Board of Commissioners' monthly meetings when invited to stay connected and give reports from the City of Muncie. the Muncie Housing Authority has shared their plans to continue providing services, housing, housing counseling, and housing maintenance and rehabilitation through the HOPE VI grant that was funded from 2003-2009, and through new programming that they are planning since hiring a new CEO-Executive Director in January 2017. |
| 2 | Agency/Group/Organization | United Way of Muncie-Delaware County |
| | Agency/Group/Organization Type | Services-Children Services-Health Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Market Analysis |

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| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>United Way of Muncie-Delaware County "engages the community to improve lives by focusing resources on Education, Income and Health." The CD Staff met with the Executive Staff of the United Way to discuss the Consolidated Plan and efforts that the City of Muncie has implemented and proposed. The United Way's President & CEO, Jenni Marsh, has requested that the City work with the United Way to share knowledge about neighborhoods, public service needs and trends and poverty statistics. The United Way has published the ALICE Report. Asset Limited Constrained Employed (ALICE) represents "the men and women of all ages and races who get up each day to go to work, but who aren't sure if they'll be able to put dinner on the table each night." Their concerns are housing affordability, job opportunities and community support. the CD Director now serves on the United Way Board of Directors, and Community Development will continue to share knowledge and resources with the same populations through projects and public service initiatives.</p> |
| 3 | <p>Agency/Group/Organization</p> | <p>MERIDIAN SERVICES, INC.</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Services-Health Service-Fair Housing Health Agency Major Employer</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs</p> |

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| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Meridian Health Services is a progressive healthcare organization that believes in treating the whole person, integrating physical, mental and social well-being to help people achieve their optimum health. This approach connects treatments and doctors working together to heal both the body and mind for total well-being. Not only does Meridian's spectrum of services connect medical and behavioral health, but also delivers programs focused on human services like independent living support, job skills training, foster care for special needs children, to counseling support services for victims of child abuse and babies born addicted. Meridian is the first and currently only behavioral healthcare system in Indiana to offer such care. the CD Director serves on the Meridian Board and works monthly in consultation with the Meridian Board and Staff to gain a greater insight on the need for permanent supportive housing and services for low- to moderate-income Muncie residents.</p> |
| 4 | <p>Agency/Group/Organization</p> | <p>INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Other government - State</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment</p> |

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| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The mission of The Indiana Housing and Community Development Authority (IHCDA) is to create housing opportunities, generate and preserve assets, and revitalize neighborhoods by facilitating the collaboration of multiple stakeholders, investing financial and technical resources in development efforts, and helping build capacity of qualified partners throughout Indiana. The Community Development staff is partnering with the Muncie Redevelopment Commission to administer Hardest Hit Funds through the Blight Elimination Program (BEP). BEP provides an opportunity for local units of government in Indiana to compete for funding to eliminate blighted, vacant and abandoned homes and decrease foreclosures. The City of Muncie received \$4 million from IHCDA for Blight Elimination which is a highlighted and important community issue. |
| 5 | Agency/Group/Organization | Muncie Human Rights Commission |
| | Agency/Group/Organization Type | Service-Fair Housing Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Muncie Human Rights Commission is tasked with ensuring that the rights of Muncie citizens are protected. The focus is to promote equal opportunity and equal rights for everyone regardless of race, religion, color, sex, or (dis)ability. The CD Director meets bi-weekly with the Human Rights Executive Director to maintain communication about fair housing, complaints or suggestions about neighborhoods, workshop ideas, and MBE/WBE support. |
| 6 | Agency/Group/Organization | Muncie Building Commissioner's Office |
| | Agency/Group/Organization Type | Services - Housing Other government - Local |

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| | What section of the Plan was addressed by Consultation? | Code Enforcement |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Muncie Building Commissioner's Office regulates all issues pertaining to land use in the City of Muncie, including: Permitting, Inspections and Code Enforcement. The Building Commissioner serves as the Enforcement Authority of the Unsafe Building Hearing Authority (UBHA), and works closely with the members of the UBHA and the CD Staff on the condition of residential or commercial properties and recommends rehabilitation or demolition. Consultation with the Building Commissioner is ongoing and is important throughout the Annual Action Plan to achieve neighborhood safety and revitalization. |
| 7 | Agency/Group/Organization | Center Township Trustee's Office |
| | Agency/Group/Organization Type | Services-Employment Other government - Local |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The mission of the Center Township Trustee's Office is to model excellence in local government through accountability to the community, striving daily to address the poor relief, recreational, and public safety needs of the community in a compassionate and fiscally responsible manner. The CD Director works with the Center Township Trustee and her staff to make sure that information is shared about public services that both offices provide to Muncie citizens. The Center Township Trustee also serves on the Region 6 Continuum of Care's Homeless Prevention Network and oversees community-based emergency housing. |

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| 8 | Agency/Group/Organization | Muncie Action Plan |
| | Agency/Group/Organization Type | Planning organization Business and Civic Leaders Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Community & Public Service Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Muncie Action Plan (MAP) is a strategic guide that expresses the values and aspirations of the Muncie community, while facilitating a compelling action agenda for implementation. The CD Director is a Board member for MAP and has helped guide discussions about MAP's role in community development efforts as one of a facilitator, encourager and collaborator. Task Force 3 (Strengthening Pride & Image), Task Force 4 (Creating Attractive and Desirable Places) and Task Force 5 (Managing Community Resources) all support the efforts of Muncie's PY2015-2019 Consolidated Plan and the PY2018 Annual Action Plan. Reports are share bi-monthly in Board meeting and annually in community information-sharing sessions. |
| 9 | Agency/Group/Organization | Muncie-Delaware Chamber of Commerce |
| | Agency/Group/Organization Type | Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Economic Development |

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| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The Muncie-Delaware County Chamber of Commerce represents a consortium of economic development entities dedicated to the growth and prosperity of Muncie and Delaware County. Their purpose is to allocate and leverage economic development resources to sustain and enhance the economic growth, vitality and global competitiveness of Muncie-Delaware County as an attractive business location. Services include site location assistance, retention and expansion of existing businesses, and customized research for business prospects considering Muncie-Delaware County. The Muncie-Delaware County Chamber of Commerce is one of two administrative entities of the Muncie-Delaware County Economic Development Alliance. the CD Director serves on the Economic Development Income Tax (EDIT) Board, the Muncie Industrial Revolving Loan Board and is invited to Strategic Roundtable discussions. The Chamber of Commerce is not always focused on low- to moderate-income programming and initiatives; so, it is helpful for the CD Director to be at the table when community decisions are being made that may affect this population.</p> |
| 10 | <p>Agency/Group/Organization</p> | <p>Muncie Redevelopment Commission</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Other government - Local Business and Civic Leaders</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Economic Development</p> |

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| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Muncie Redevelopment Commission provides oversight for community economic development and revitalization and assistance to property owners to rehabilitate properties in all areas, including "blighted" areas, in the City of Muncie. The Muncie Redevelopment Commission (MRC) is authorized to acquire and dispose of abandoned residential properties. A Policies and Procedures Manual (Manual) attempts to compile programs and tools that the City of Muncie - through its Muncie Redevelopment Commission - can use to provide opportunities for these abandoned properties. The programs and tools outlined in this Manual are to be administered by MRC with recommendations and advice of the Neighborhood Investment Committee (NIC) and the City of Muncie Community Development Director. the CD Director is an ex-officio member of the Muncie Redevelopment Commission and the Neighborhood Investment Committee. |
| 11 | Agency/Group/Organization | Collective Coalition of Concerned Clergy |
| | Agency/Group/Organization Type | Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Community Strategies |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Muncie Mayor, Human Rights Commission Executive Director, Police Chief, Fire Chief, CD Director and other appointed staff met with clergy and community members at four area churches throughout the months of February and March 2018. Information was gathered about neighborhood concerns, neighborhood association, street and sidewalk deterioration, public safety issues and goals for congregational collaboration and support. In addition, local clergy meet monthly with the Mayor, the Community Development Director and the Human Rights Commission Executive Director. |

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| 12 | Agency/Group/Organization | Region 6 Continuum of Care Homeless Prevention Network |
| | Agency/Group/Organization Type | Housing Services-homeless Regional organization Planning organization Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Muncie's Community Development Office is a member of the Homeless Prevention Network (HPN). this organization brings together representatives from various sectors of the community to improve the quality of life of the homeless - or those at risk of becoming homeless - through a volunteer collaborative process and through various sources of funding. the HPN has improved its ability to collaborate and share information. The City of Muncie is currently working with the Homeless Prevention network on a coordinated entry (coordinated access/assessment). This system was created to accurately assess and match a family or a person facing a housing crisis with the best solution. For some, that might be a housing in an emergency shelter or some form of permanent supportive housing. It is believed that this coordinated entry will streamline the current system to be more efficient and effective by lowering the barriers to housing, and reducing shelter stays, recidivism and the amount of time that people are homeless. The CD Office will work to assist the HPN in sharing information about what they do with the larger community and will provide needed support for a coordinated entry program in Muncie. |

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| 13 | Agency/Group/Organization | Muncie Funders Forum |
| | Agency/Group/Organization Type | Business and Civic Leaders Foundation |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Muncie Funders Forum is a group of fourteen (14) local funders that includes the Community Foundation of Muncie-Delaware County, private foundations (Ball Brothers and George & Frances Ball foundations), Community Development, corporate foundations and service club funders who meet quarterly to discuss current local and national trends and funding requests and trends/needs by local community groups. The CD Director shares the CDBG/HOME funding processes and recommendations with members at each meeting. It has been helpful to have all of the the local funders share information about similar requests to their organizations. This forum allows the local funders to better strategize with the limited funds and the growing needs in the Muncie community. |
| 14 | Agency/Group/Organization | Muncie Historic Preservation & Rehabilitation Commission |
| | Agency/Group/Organization Type | Other government - Local Planning organization Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |

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| <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Established in 1976, the Historic Preservation & Rehabilitation Commission's primary duty is to oversee the exterior alteration of buildings and sites designated as local landmarks. They are also charged with the preparation and execution of a preservation plan; the promotion of the public interest in historic preservation; assisting landmark owners in the proper preservation of their properties; and helping to establish neighborhood development corporations within historic areas. The CD Director consults with the Historic Preservation Officer (Brad King) weekly, and consulted with him about the PY2018 Annual Action Plan as it related to residential rehab and blight elimination of historic properties. As a result, the Historic Preservation & Rehabilitation Commission has created an updated Historic Preservation Plan that was approved by the Muncie City Council in October 2017.</p> |
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|----------------------------|--|
| Continuum of Care | Bridges Community Services | The Muncie Homeless Prevention Network is a group of local non-profits including: Bridges Community Services, A Better Way, Meridian Health Services, Muncie Mission, Christian Ministries, Muncie Housing Authority, YWCA and others who meet every other month to discuss ways to collaborate in planning efforts when dealing with homeless issues. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------------------|--------------------------|--|
| Muncie Action Plans I, II & III | Muncie Action Plan, Inc. | The Muncie Action Plan (MAP) is a strategic guide that expresses the values and aspirations of the Muncie community, while facilitating a compelling action agenda for implementation. The CD Director is a Board member for MAP and has helped guide discussions about MAP's role in community development efforts as one of a facilitator, encourager and collaborator. Task Force 3 (Strengthening Pride & Image), Task Force 4 (Creating Attractive and Desirable Places) and Task Force 5 (Managing Community Resources) all support the efforts of Muncie's PY2015-2019 Consolidated Plan and the PY2018 Annual Action Plan. Reports are share bi-monthly in Board meeting and annually in community information-sharing sessions. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

More than 200 persons from more than 15 Muncie neighborhoods completed a survey in Fall 2014 provided to them at: 2 Neighborhood Investment Committee presentations, a Second Harvest Food Bank Tailgate, a Blight Elimination Program community meeting, and a bi-annual Muncie Action Plan meeting. The following were perceived needs in the Muncie community: Public Facilities, Public Services, Demolition of Blighted Structures, and Special Needs Population Facilities. Highest needs perceived by these individuals were: Street and Sidewalk Improvements, Affordable Housing, Demolition of Blighted Properties, Community Centers and Services for Youth and Seniors and Emergency Housing.

The Citizen Participation process is in compliance with Section 104(a)(2) of the Housing and Community Development Act and by U.S. Department of Housing and Urban Development regulations at CFR 570.486(a)(6). The appropriate legal ads, press releases, electronic notifications and public meetings occurred. In addition, notification offering accommodations for the hearing-impaired or individuals who speak English as their second language was given. As a result, forty-two (42) people attended a Pre-Application Meeting on January 18, 2018, twice as many as the previous year. From there, fifty-one (51) pre-applications were submitted (28 pre-applications were submitted in PY 2017). Of the 51 pre-applications, forty-two (42) met a HUD National Objective; therefore, those 42 applicants were invited to complete a full application which was due on February 16, 2018. An 8-member Citizen Advisory Committee was appointed by Mayor Tyler to review twenty-three (23) of those applications which were for CDBG Public Service dollars, recommending thirteen (13) agencies to be funded based on HUD's National Objective to benefit low- to moderate-income persons. (In PY 2017, there were only 15 Public Service applications submitted and 11 agencies recommended for Public Service funding.) In addition, there were thirteen (13) CDBG Project applications submitted and seven (7) applications were recommended for funding. In addition six (6) HOME project applications and five (5) were recommended for funding, which includes Community Housing Development Organizations (CHDOs) and Down Payment Assistance.

Another public meeting [will be held] on March 28, 2018; a draft of the Annual Action Plan was submitted online and in several public locations from March 15 through April 14, 2018; and a formal presentation was given before the Muncie City Council (*Note: To be held on April 5, 2018*), followed by a television broadcast of the presentation on the Muncie Local access channel.

Another public meeting was held, a draft of the Annual Action Plan was submitted online and in several public locations, and a formal presentation was given before the Muncie City Council, followed by a television broadcast of the presentation on the Muncie Local Access Channel.

Community Development Staff met with Mayor Tyler and shared the ranked the survey results, which showed the following priorities:

- Infrastructure (Street Improvements, Sidewalk Improvements)
- Housing Needs (Affordable Housing, Housing Rehabilitation)
- Demolition of Blighted Structures
- Special Needs Population Facilities (Youth Centers, Senior Centers, Community Centers)
- Community Facilities (Parks & Receptions Facilities)
- Public Services (Youth Services, Senior Services)
- Housing for Special Needs Population (Emergency Housing)

These priorities were also shared with the eight-member Citizen Advisory Committee, who only reviewed and made recommendations for the Public Service applications.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|--|--|---------------------|
| 1 | Public Meeting | Non-targeted/broad community | A meeting was held on January 18, 2018 for potential applicants and the public. it was attended by 37 community members, plus 5 CD Staff members. | No formal comments have been received to date. | N/A | |
| 2 | Public Hearing | Non-targeted/broad community | This meeting [will occur] on March 28, 2018. It was attended by ___ community members, plus ___ CD Staff members. | No formal comments have been received to date. | N/A | |
| 3 | Newspaper Ad | Non-targeted/broad community | No formal comments have been received to date. | No formal comments have been received to date. | N/A | |

| 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 Meeting | Non-targeted/broad community | Community Development Director [will present] the PY 2018 Annual Action Plan to the Muncie City Common Council and the public at its April 5, 2018 meeting. Attendance is not taken, but approximately 50 people typically attend this meeting. This meeting was videotaped and broadcast on the Muncie Public Access Channel throughout the month of April 2018. | Information to be added. | N/A | |
| 5 | Internet Outreach | Non-targeted/broad community | Muncie's PY2018 Annual Action Plan was posted on the City of Muncie's website for review and public comment. | No formal comments have been received to date. | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------------|------------------------------|--|--|--|---------------------|
| 6 | Hard Copy Distribution | Non-targeted/broad community | Hard copies of Muncie's PY2018 Annual Action Plan were made available at the following places: Community Development Office, Mayor's Office, Kennedy Library, Maring-Hunt Library. | No formal comments have been received to date. | N/A | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Most CDBG and HOME Subrecipients leverage their grants with other federal, state or private dollars.

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 | 108,339 | 0 | 0 | 108,339 | 1,184,884 | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 380,876 | 0 | 0 | 380,876 | 328,845 | |

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

The current process for applying for CDBG funds does not use a rating system that rewards potential subgrantees for the amount of funds anticipated from other sources. However, most subrecipient agencies must have other funding sources in order to administer their programs, given the limited funds provided by CDBG grants.

Local guidelines require developers to contribute other funds to HOME-funded construction projects. For rehabilitation of existing units, non-profits and Community Housing and Development Organizations (CHDOs) 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 increased cost of historic renovations and difficulty in obtaining private financing.

Non-profit organizations administering CDBG public service activities often have other programs that are funded by a variety of sources. In order

to provide a fair picture of leveraging for CDBG activities, the table below reports only the funds from other sources that are in support of the CDBG-funded activities, rather than the organizations' entire budgets for all programs they administer.

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

None will be used.

Discussion

N/A

DRAFT

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 | CDBG Program Administration | 2015 | 2019 | Administration | City Wide | Infrastructure Affordable Housing Demolition & Blight Clearance Social/Public Services Emergency Housing Public Facilities | CDBG: \$216,668 | Other: 5 Other |
| 2 | Housing Rehabilitation | 2015 | 2019 | Affordable Housing | City Wide | Affordable Housing | CDBG: \$156,350 | Homeowner Housing Rehabilitated: 12 Household Housing Unit |
| 3 | Public Service Agencies | 2015 | 2019 | Non-Housing Community Development | City Wide | Social/Public Services | CDBG: \$161,000 | Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted |
| 4 | Clearance Program | 2015 | 2019 | Clearance and Blight | City Wide | Demolition & Blight Clearance | CDBG: \$260,000 | Buildings Demolished: 15 Buildings |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------|------------|----------|-----------------------------------|-----------------|--------------------|-----------------|--|
| 5 | Infrastructure | 2015 | 2019 | Non-Housing Community Development | City Wide | Infrastructure | CDBG: \$190,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| 6 | Public Facilities | 2015 | 2019 | Non-Housing Community Development | City Wide | Public Facilities | CDBG: \$32,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted |
| 7 | Non-Residential Rehabilitation | 2015 | 2019 | Homeless | City Wide | Public Facilities | CDBG: \$56,975 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4600 Persons Assisted |
| 8 | HOME Program Administration | 2015 | 2019 | HOME Admin | City Wide | Affordable Housing | CDBG: \$38,088 | Other: 1 Other |
| 9 | CHDO Administration | 2015 | 2019 | CHDO Admin | City Wide | Affordable Housing | HOME: \$19,000 | Homeowner Housing Rehabilitated: 2 Household Housing Unit |
| 10 | CHDO Set-Aside | 2015 | 2019 | Affordable Housing | City Wide | Affordable Housing | CDBG: \$165,000 | Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit |
| 11 | Down Payment Assistance | 2015 | 2019 | Affordable Housing | City Wide | Affordable Housing | CDBG: \$27,500 | Direct Financial Assistance to Homebuyers: 5 Households Assisted |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | CDBG Program Administration |
| | Goal Description | Administrative costs to operate CDBG program, including overseeing/monitoring Subrecipient programs, and planning and implementing activities that meet community needs. |
| 2 | Goal Name | Housing Rehabilitation |
| | Goal Description | Rehabilitation of single family homes. |
| 3 | Goal Name | Public Service Agencies |
| | Goal Description | Assist various non-profit organizations (Subrecipients) in funding various program and operating expenses that benefit low- to moderate-income individuals and families. |
| 4 | Goal Name | Clearance Program |
| | Goal Description | Demolition/deconstruction, securing and clean-up of blighted, vacant, unsafe and uninhabitable properties in the City of Muncie, as administered by the Unsafe Building Hearing Authority. |
| 5 | Goal Name | Infrastructure |
| | Goal Description | Mill and pave streets and/or replace sidewalks in income-eligible neighborhoods with compatible landscaping and tree removal and/or planting as appropriate. |
| 6 | Goal Name | Public Facilities |
| | Goal Description | Improve public facilities and parks serving low- to moderate-income individuals, families and areas. |
| 7 | Goal Name | Non-Residential Rehabilitation |
| | Goal Description | Improve non-residential facilities serving homeless and low- to moderate-income individuals and families. |
| 8 | Goal Name | HOME Program Administration |
| | Goal Description | Administrative costs to operate the HOME Investment Partnership Program. |

| | | |
|----|-------------------------|---|
| 9 | Goal Name | CHDO Administration |
| | Goal Description | Administrative funds to Community Housing Develop Organizations (CHDOs) to complete HOME projects and provide opportunities for CHDOs to create affordable housing for low- to moderate-income individuals and families. |
| 10 | Goal Name | CHDO Set-Aside |
| | Goal Description | Provide opportunities for Community Housing Development Organizations to create affordable housing for low- to moderate-income residents through activities such as acquisition and rehabilitation of existing units and construction of new units. |
| 11 | Goal Name | Down Payment Assistance |
| | Goal Description | Funds set aside for future first time home owners after completing housing counseling and consulting. |

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funds will be distributed for the following seven (7) projects/activities during PY2018: Back to School Teachers Store (\$16,975 for HVAC), By5 (\$26,350 for Lead Testing and Abatement), East Washington Academy (\$32,000 for Gym Floor), Muncie Action Plan (\$20,000 for Neighborhood Signage), Pathstone (\$130,000 for Holistic Rehab), Sustainable Muncie (\$40,000 for Roof) and for paving and sidewalk reconstruction (\$170,000). Funds will be used for CDBG Administration (20%) and HOME Administration (10%). Funds for CHDO Administration (5%) will be provided for the Muncie Home Ownership and Revitalization, a Community Housing and Development Organization. In addition, CHDO Set-Aside dollars will help Muncie Home Ownership and Revitalization with the Muncie Area Career Center as they work with local high school students and their trainers/teachers on a "MACC Build" for 1 low-moderate income family (\$120,000). CHDO Set-Aside dollars will also go to ecoREHAB for a sustainable rehabilitation project (\$45,000).

Clearance and Blight will receive \$260,000 for demolition/deconstruction, securing, and cleaning up blighted, vacant and unsafe properties as overseen by the Unsafe Building Hearing Authority. Funds will also be used to "board up" windows and doors of vacant and abandoned houses to protect them from storm damage but, more importantly, to prevent unauthorized access by houses to keep vandals, animals, squatters and looters.

Thirteen (13) agencies will receive CDBG Public Service funds for activities that serve low- to moderate-income individuals. Agencies include: A Better Way (\$18,000), Boys & Girls Club/Buley Center (\$7,000), Bridges Community Services (\$30,000), Christian Ministries (\$7,000), Motivate Our Minds (\$14,000), Muncie/Delaware Senior Center (\$11,000), PathStone (\$13,000), TeenWorks (\$10,000), Whitely Community Council (\$10,000), Unity Community Center (\$7,000), Urban Light (\$5,000), Victim Advocates (\$14,000) and YWCA (\$15,000).

Describe the reasons for allocation priorities and any obstacles to addressing 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 who own property in the area, and 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 Plans, along with the City of Muncie, local public service organizations, the Muncie Continuum of Care Homeless Prevention Network, 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 Community Development Department and CDBG Program is the positive working relationships that exist between the City and local partners, including the public agencies, 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 the CD Department as it prioritizes projects and funding. 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 Building Better Neighborhoods Coordinator, funded by a grant from Ball Brothers Foundation to Ball State University, will continue to work with the City of Muncie and the Muncie Action Plan (MAP) to further develop and strengthen neighborhood associations. In a recent MAP meeting, it was stated that there are 42 Muncie neighborhoods, but not all of them are actively engaged. The City of Muncie has found that as the neighborhood associations have become more active and engaged, residents work together to improve their neighborhoods and, thus, the CDBG and HOME programs can be implemented.

AP-38 Project Summary
Project Summary Information

The following 11 pages show the 28 CDBG and HOME Project Titles for PY2018 as they appear in the Integrated Disbursement & Information System (IDIS).



| Plans/Projects/Activities | Funding/Drawdown | Grant | Grantee/PJ | Reports |
|---------------------------|------------------|-------|------------|---------|
|---------------------------|------------------|-------|------------|---------|

Annual Action Plan (2018-Draft)

AP-38 Project Summary

[Return to Annual Action Plan Projects](#)

Project Summary Information

| No. | Project | Goals Supported | Geographic Areas | Needs Addressed | Funding |
|-----|---|--|-------------------------------|---|------------------|
| | CDBG Administration | CDBG Program Administration | City Wide - Local Target area | Infrastructure Affordable Housing Demolition & Blight Clearance Social/Public Services Emergency Housing Public Facilities | CDBG : \$216,667 |
| | Description | Administrative costs to operate the CDBG Program, including overseeing/monitoring Sub-recipient programs, and planning and implementing activities that meet community needs. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| 1 | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Through our administration dollars, it is our hope that the entire community will benefit, directly or indirectly, from CDBG funds. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | CDBG operating expenses for PY2018. | | | |
| 2 | PathStone Holistic Rehab | Housing Rehabilitation | City Wide - Local Target area | Affordable Housing | CDBG : \$130,000 |
| | Description | PathStone, ecoREHAB, Habitat for Humanity and Home Savers will collaborate to provide low- to moderate-income homeowners a holistic approach to major repairs and modification, along with home maintenance education. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities | Twelve (12) low- to moderate-income families are expected to benefit from housing rehabilitation. | | | |

| | | | | | |
|---|--|--|-------------------------------|------------------------|-----------------|
| | (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Provide up to twelve (12) low- to moderate-income homeowners a holistic approach to major repairs and modifications, along with home maintenance education. | | | |
| | PS - A Better Way | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$18,000 |
| | Description | Public Service (LMC): The project will provide funds to assist victims of domestic abuse, providing crisis intervention, support and related services. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| 3 | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 450 women and children will be affected. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 307 E. Charles Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Provide funds to assist victims of domestic abuse, providing shelter crisis intervention, support and related services. | | | |
| | PS - AIM (Boys & Girls Club/Roy C. Buley Center) | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$7,000 |
| | Description | Public Service (LMC): Funds will support the AIM Summer Enrichment Program, a 7-week program serving an average daily attendance of 250 youth (Grades 1-8), providing an academic experience as well as an additional focus on the arts and recreation, allowing children to learn, be healthy and avoid risky behaviors. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| 4 | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Up to 350 youth. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1601 E. 26th Street (Southside Middle School) and other offsite locations that will be visited throughout Muncie. | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | This is an all-inclusive 7-week summer program that provides academic experiences, as well as an additional focus on the arts and recreation, allowing children to learn, to be healthy and to avoid risky behaviors. This is a collaborative efforts of the Roy C. Buley Center, Muncie Boys & Girls Club, Motivate Our Minds Educational Enrichment Center, Ross Community Center and TeenWorks. | | | |

| 5 | PS - Bridges Community Services | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$30,000 |
|---|--|---|-------------------------------|------------------------|-----------------|
| | Description | Public service (LMC): Funds will support operating efforts to eliminate homelessness and provide affordable housing opportunities for very low income persons by providing resources that expedite homeless persons moving into permanent supportive housing. Costs include salaries, audit fees, insurance, etc. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1,500+ will be served. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Programming occurs at 318 W. 8th Street; however, services affect clients City wide. | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will support operating efforts to eliminate homelessness and provide affordable housing opportunities for very low income persons by providing resources that expedite homeless persons moving into permanent housing. Costs include salaries, audit fees, insurance, etc. | | | |
| 6 | PS - Christian Ministries | Public Service Agencies | City Wide - Local Target area | | CDBG : \$7,000 |
| | Description | Public Service (LMC): Funds will be used for operating the Men's Sleeping Room, an emergency shelter for single men that opens nightly at 6:00 p.m., and closes the next morning at 8:00 a.m. Funds will be used for salaries for the Coordinator and Night Manager. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Maximum capacity is 17 homeless men nightly. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 403 E. Main Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | | | |
| 7 | PS - Motivate Our Minds | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$14,000 |
| | Description | Public Service (LMC): Funds used to manage the cost of administering a top level educational enrichment program. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 300+ students (K-8th grade) with an emphasis on those students who are low- to moderate-income and who have educational challenges. | | | |
| | Location Description (Note: Additional information for this discussion | 2023 E. Highland Avenue | | | |

| | | | | | |
|----|--|--|-------------------------------|------------------------|------------------|
| | may be available on the AP-36 Project Detail screen.) | | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Planned activities center around educational enrichment and self-discovery. Funds will support the afterschool program by supplementing operational support. | | | |
| 8 | PS - Muncie Delaware County Senior Center | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$11,000 |
| | Description | Public Service (LMC): Funds to cover operating costs for Center, including salaries for Executive Director and Facilities Manager. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 7,819 senior citizens will be served (age 60+). | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 2517 W. 8th Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Activities include projects, classes, programs and events that are of interest and benefit to seniors. CDBG funds will be used for operational support, including salaries for the Executive Director and Facilities Manager. | | | |
| 9 | PS - PathStone | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$130,000 |
| | Description | Public Service (LMC): Project will provide pre-purchase and post-purchase homeownership counseling and education, administration of down-payment and closing cost assistance to eligible Muncie homebuyers, and referrals to address other housing issues. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 60 low- to moderate-income individuals and families. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 420 S High Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will help provide homeownership counseling and education, administration of down-payments and closing cost assistance to eligible Muncie homebuyers. | | | |
| 10 | PS - TeenWorks | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$10,000 |
| | Description | Public Service (LMC): Funds will be used for a 6-week summer program combining paid employment, professional development training and civic engagement opportunities for economically disadvantaged, predominantly minority teens. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that | | | | |

| | | | | | |
|--|--|---|-------------------------------|-------------------------------|------------------------|
| | will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 95 Muncie youth from low- to moderate-income households. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds to be used for six-week summer program combining paid employment, professional development, training and civic engagement opportunities for economically disadvantaged, predominantly minority teens. | | | |
| 11 | PS - Whitely Community Council | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$10,000 |
| | Description | Public Service (LMC): Funds to cover operating costs for the organization, including salary for the Executive Director. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 7,841 persons | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Citywide but, more specifically, the Whitely Neighborhood (Census Tract 12). | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds to cover operating costs for the organization, including salary for the Executive Director. | | | |
| | 12 | PS - Unity Community Center | Public Service Agencies | City Wide - Local Target area | Social/Public Services |
| Description | | Public Service (LMC): Funds used for operating support for the organization, including salaries for Executive Director and Assistant Director. | | | |
| Target Date for Completion | | 05/31/2019 | | | |
| Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | Up to 1,000 youth (approximately 80% African American, 19% Caucasian, 1% other nationalities (Native American, Hispanic, etc.). The majority of Unity Center students come from Industry Neighborhood and have been labeled at risk of academic failure and droppign out of school. | | | |
| Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | Heekin Park cabins and City wide. | | | |
| Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds to be used for operating expenses which include salaries, technology education, self-esteem workshops and one-on-one tutoring. | | | | |
| 13 | PS - Urban Light | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$5,000 |

| | | | | | |
|----|--|---|-------------------------------|------------------------|-----------------|
| | Description | Public Service (LMC): Funds used for operating expenses for the South Central Community Garden which include mowing, project fees, etc. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 15-20 households in Muncie but, more specifically Muncie's South Central Neighborhood. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 228 E. 7th Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds used for operating expenses for the South Central Community Garden which include mowing, project fees, etc. | | | |
| | PS - Victim Advocate | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$14,000 |
| | Description | Public Service (LMC): Provide operating support and services for victims of crime in Muncie. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| 14 | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Up to 1,700 persons | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 300 N. High Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Provide operating support and services for victims of crime in Muncie. | | | |
| | PS - YWCA | Public Service Agencies | City Wide - Local Target area | Social/Public Services | CDBG : \$15,000 |
| | Description | Public Service (LMC): Funds will cover administrative costs for emergency shelter for women and women with children who are homeless. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Up to 750 women and children will be served. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 310 East Charles Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will cover administrative costs for emergency shelter for women and women with children who are homeless. This will include case management and goal setting, along with providing accountability and a | | | |

| | | | | | |
|----|---|---|-------------------------------|-------------------------------|------------------|
| | may be available on the AP-36 Project Detail screen.) | focus on complying with each step needed to reach her goals. | | | |
| 16 | Clearance and Blight | Clearance Program | City Wide - Local Target area | Demolition & Blight Clearance | CDBG : \$260,000 |
| | Description | Demolition, Deconstruction, securing, boarding up and clean-up of blighted, vacant, unsafe and uninhabitable properties as administered by the Unsafe Building Hearing Authority. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Approximately 15 properties demolished as designated by the Building Commissioner (Enforcement Authority). Approximately 40 properties boarded up. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Demolition, Deconstruction, securing, boarding up and clean-up of blighted, vacant, unsafe and uninhabitable properties as administered by the Unsafe Building Hearing Authority. | | | |
| 17 | Infrastructure - Paving and Sidewalks | Infrastructure | City Wide - Local Target area | Infrastructure | CDBG : \$170,000 |
| | Description | Mill and pave streets and/or replace sidewalks in income-eligible neighborhoods with compatible landscaping and tree removal and/or planting as appropriate. | | | |
| | Target Date for Completion | | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1,000 low- to moderate-income persons | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide (as determined by low- to moderate-income neighborhoods on the City of Muncie 5-year Paving Plan). | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Mill and pave streets and/or replace sidewalks in income-eligible neighborhoods with compatible landscaping and tree removal and/or planting as appropriate. | | | |
| 18 | MCS - East Washington Academy Gym Floor | Public Facilities | City Wide - Local Target area | Public Facilities | CDBG : \$32,000 |
| | Description | Funds will be used to install a new gym floor at East Washington Academy as a result of major injuries that have occurred on existing floor. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 600+ City wide students who attend this school will be served. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1000 E. Washington Street | | | |

| | | | | | |
|----|--|---|-------------------------------|--------------------|-----------------|
| | may be available on the AP-36 Project Detail screen.) | | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | A new gym floor will be installed at East Washington Academy as a result of major injuries that have occurred on existing floor. | | | |
| 19 | Back to School Teachers Store - HVAC | Non-Residential Rehabilitation | City Wide - Local Target area | Public Facilities | CDBG : \$16,975 |
| | Description | Funds will be used to upgrade the building;s existing heating system. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Approximately 4,064 students will benefit from the services that BTSTS provide to its teachers so that these schools, teachers or students do not hve to incur the expense. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1318 S. Madison Street | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used to upgrade the building;s existing heating system. | | | |
| 20 | BY5 - Lead Testing and Abatement | Housing Rehabilitation | City Wide - Local Target area | Affordable Housing | CDBG : \$26,350 |
| | Description | Funds will be used to test low- to moderate-income owner-occupied homes with children under the age of 5 for identified lead levels and then implement a plan to abate the lead source in the home. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 3-10 persons or 1-3 households will be affected. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used to test low- to moderate-income owner-occupied homes with children under the age of 5 for identified lead levels and then implement a plan to abate the lead source in the home. | | | |
| 21 | Sustainable Muncie - Roof Project | Non-Residential Rehabilitation | | Public Facilities | CDBG : \$40,000 |
| | Description | Funds will be used for roof repairs for the MADJAX building, allowing existing businesses to remain in the building, as well as provide continued opportunities for periodic activities, long term programs, and additional tenants and makers to utilize existing and available space. (Low- to Moderate-Area LMA) | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion | 600 persons | | | |

| | | | | | |
|----|--|---|-------------------------------|--------------------|-----------------|
| | may be available on the AP-36 Project Detail screen.) | | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | | | |
| | Muncie Action Plan - Neighborhood Signs | Infrastructure | | Public Facilities | CDBG : \$20,000 |
| | Description | Funds will be used to purchase and install neighborhood signage that matches the City of Muncie's wayfinding signs in 10 neighborhoods City wide including: Blaine, Southeast, Industry, South Central, Thomas Park/Avondale, Forest Park, Riverside/Normal City, Old West End, East Central and Minnetrista. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| 22 | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | This is a City wide effort, but will affect approximately 10,000 people and households. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Neighborhood signage Funds will be purchased and installed that match the City of Muncie's wayfinding signs in 10 neighborhoods City wide including: Blaine, Southeast, Industry, South Central, Thomas Park/Avondale, Forest Park, Riverside/Normal City, Old West End, East Central and Minnetrista. | | | |
| | HOME Admin | HOME Program Administration | City Wide - Local Target area | Affordable Housing | HOME : \$38,087 |
| | Description | Operating dollars for HOME Investment Partnership Program. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| 23 | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Administrative funds cover the costs of HOME Coordinator responsibilities. Through these administrative dollars, it is anticipated that the entire community benefits, directly or indirectly, from HOME funds. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | City wide | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Coordination and implementation of HOME activities. | | | |
| | 24 CHDO Admin/Operating Funds | CHDO Administration | City Wide - Local Target area | Affordable Housing | HOME : \$19,000 |
| | Description | Funds will be used for operating expenses for Community Housing Development Organizations, which include Muncie Home Ownership and Revitalization and ecoREHAB. | | | |

| | | | | | |
|---|--|--|-------------------------------|--------------------|------------------|
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 2 low- to moderate-income households. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Addresses to be added. | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used for operating expenses for Community Housing Development Organizations, which include Muncie Home Ownership and Revitalization and ecoREHAB. | | | |
| 25 | CHDO Set-Aside | CHDO Set-Aside | City Wide - Local Target area | Affordable Housing | HOME : \$165,000 |
| | Description | Funds will be used to fund two projects: a new build with Muncie Homeownership & Revitalization's partnership with the Muncie Area Career Center, and a sustainable rehab with ecoREHAB. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 2 families will benefit for the new build and the sustainable rehab. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | To be added. | | | |
| | Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used to fund two projects: a new build with Muncie Homeownership & Revitalization's partnership with the Muncie Area Career Center, and a sustainable rehab with ecoREHAB. | | | |
| 26 | Habitat for Humanity - Jefferson Street | Housing Rehabilitation | City Wide - Local Target area | Affordable Housing | HOME : \$30,000 |
| | Description | Funds will be used for a new home to be built at 1721 S. Jefferson Street. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1 household | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1721 So. Jefferson Street | | | |
| Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used for a new home to be built at 1721 S. Jefferson Street. | | | | |

| | | | | | |
|---|--|--|-------------------------------|--------------------|-----------------|
| 27 | Habitat for Humanity - Beacon Street | Housing Rehabilitation | City Wide - Local Target area | Affordable Housing | HOME : \$30,000 |
| | Description | Funds will be used for rehabilitation of the property at 2016 So. Beacon Street. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | 1 family | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used for rehabilitation of the property at 2016 So. Beacon Street. | | | |
| Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used for rehabilitation of the property at 2016 So. Beacon Street. | | | | |
| 28 | Down Payment Assistance - PathStone | Down Payment Assistance | City Wide - Local Target area | Affordable Housing | HOME : \$27,500 |
| | Description | Funds will be used to provide Down Payment Assistance opportunities for homeownership for low- to moderate-income residents. | | | |
| | Target Date for Completion | 05/31/2019 | | | |
| | Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Approximately 5 families will benefit. | | | |
| | Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | To be added. | | | |
| Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) | Funds will be used to provide Down Payment Assistance opportunities for homeownership for low- to moderate-income residents. | | | | |

[Return to Annual Action Plan Projects](#)

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 Muncie city limits.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------------------|---------------------|
| City Wide | 100 |
| Gilbert/McKinley Neighborhoods | |

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Teh population of the City of Muncie aas a whole is documented as 51.5% low- to moderate-income.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In recent years, the CDBG and HOME programs in Muncie have consistently met its yearly objectives, primarily due to strong local partnerships and the strength of the neighborhood-based approach to community development, which includes visible support from the City’s neighborhood associations. A Council of Neighborhoods acts as a central organization and communication network, coordinating efforts to share funding, create educational and social opportunities, and provide support for developing new neighborhood associations in neighborhoods that have none. The objectives of creating a suitable living environment and supporting decent housing have been met by funding activities which have broadened access to affordable housing and services for low- to moderate-income individuals and families in Muncie. These efforts have contributed to a more suitable and livable community. A Community Development Roundtable was established in 2012 and meets annually to discuss current issues and trends. Topics have included Unity Center updates, land banking, historic preservation, MBE-WBE certification, tax sale fundamentals, the downtown façade program, subsidy layering, and new housing for seniors and veterans.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 0 |
| Non-Homeless | 10 |
| Special-Needs | 0 |
| Total | 10 |

Table 8 - 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 | 2 |
| Rehab of Existing Units | 2 |
| Acquisition of Existing Units | 6 |
| Total | 10 |

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

Discussion

The City of Muncie will provide affordable housing in several forms including production of new units and/or rehab of existing units. An allocation of \$120,000 in HOME funds to the Muncie Homeownership and Revitalization (formerly Muncie Home Ownership and Development Center) will support the construction of a single family home to be purchased by a low-income first time homebuyer. Muncie

Home Ownership and Revitalization partners with the Muncie Area Career Center Building Trades program. The Muncie Area Career Center Building Trades program enrolls local Juniors and Seniors in high school who learn building trades, while building and/or rehabbing, a home. They also earn dual credits from Ivy Tech Community College.

The Planner I/HOME Coordinator will prepare Requests for Proposals (RFPs) with the assistance of the CD Director and the Executive Director of the Human Right Commission to give an open opportunity for single- or multi-family housing rehab. Additional outreach will be made for MBE/WBE contractors. Preference will be given to Community Housing & Development Organizations (CHDOs) for housing rehab or a new build construction with CHDO Set Aside dollars and provide opportunities through an RFP process. Applications for all RFPs will go through the Muncie Board of Public Works and will be awarded to the lowest qualified bidder.

The City's annual goals for affordable housing include the following:

1. Increase home ownership opportunities for City residents. The City of Muncie which will increase the percentage of homeowners in the community by assisting current City residents who are renting to make the transition to home ownership. The remaining areas of the City have a home ownership rate of approximately 50.3%. By continuing to pursue increased home ownership among low income households as a goal, the City of Muncie is supporting increased home ownership by minority households in agreement with national goals.
2. Reduce Housing Blight and Deterioration among Owner Households. Older housing units that require significant maintenance occupied by households with limited incomes results in deferred maintenance leading to disinvestment, declining property values, and possibly abandonment. Support programs offered by agencies like PathStone and Muncie Homeownership and Revitalization assist homeowners in the City of Muncie in making improvements to housing and protects the existing stock in the community. Assisting households with maintaining their housing is also important to sub-populations, such as the elderly and disabled who have fixed and limited incomes, to continue to own their home and avoid being institutionalized or possibly becoming homeless.
3. Improve Rental Housing Opportunities that reduce the potential for renters to experience a housing crisis and allow them to improve the overall quality of their lives. It will also assist households with avoiding homelessness. The older units in the City of Muncie were developed without consideration of the need for access by the physically disabled, elderly, and frail elderly. Persons age 62 and over are an increasing portion of the population, while many of the elderly and frail elderly desire to stay in their homes rather than move to small apartments or into assisted-living facilities. The disabled are interested in accessible housing outside of assisted housing developments and would like to be able to independently reside in single family housing.

AP-60 Public Housing – 91.220(h)

Introduction

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

The Muncie Housing Authority (MHA) provides eligible residents of Muncie with quality affordable housing in decent, safe and nourishing neighborhoods. By working in partnership with the public and private sectors, the MHA provides families with housing choice and the opportunity to achieve self-sufficiency.

There are a total of 1,223 Public Housing units in the City of Muncie. All minimum Housing Quality Standard requirements are adhered to, except where MHA has adopted a higher standard. MHA inspects each unit at least once annually to determine if the unit is still in decent, safe and sanitary condition.

The Muncie Housing Authority also administers the Section 8 Rental Assistance Program, the Housing Choice Voucher Program and the Moderate Rehabilitation Program. The MHA Section 8 Homeownership Program is a HUD-certified counseling service offering homeownership opportunities and pre-/post-purchase counseling to MHA residents.

The City of Muncie has a strong working relationship with the Muncie Housing Authority. The City supports the MHA's 5-Year and Annual Plan as submitted to the U.S. Department of Housing and Urban Development and the Office of Public and Indian Housing.

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

The Muncie Housing Authority has recently hired a new CEO in January 2017 and is undertaking a new strategic plan. The City of Muncie is looking forward to partnering with this effort. In the meantime, the strategies listed below will be addressed.

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- Reducing turnover time for vacated public housing units by outsourcing vacant unit maintenance to private contractors.
- Reducing time to renovate public housing units and having them available to the public sooner.

- Maintaining or increasing Section 8 lease up rates.
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Continuing with the Section 8 lottery system to allow applicants to apply on-line and to assure compliance with the Fair Housing Act.

Strategy 2: Increase the number of affordable housing units by:

- Applying for additional Section 8 units should they become available and adequately funded.
- Leveraging affordable housing resources in the community through the use of mixed-finance housing. MHA has plans to develop a mixed finance project consisting of 40 to 50 units for new replacement housing units.
- Pursuing housing resources other than public housing or Section 8 rent-based assistance.

Need: Specific Family Types: Families at or below 30% of median.

Strategy 1: Target available assistance to families at or below 30% AMI by:

- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.

Need: Specific Family Types: Families at or below 50% median

Strategy 1: Target available assistance to families at or below 50% AMI by:

- Employing admissions preferences aimed at families who are working.

Need: Specific Family Types: Families with Disabilities or Elderly

According to the Muncie Housing Authority's 5-Year Action Plan, more than 13% of its residents are seniors.

Strategy 1: Target available assistance to elderly or families with disabilities by:

- Affirmatively marketing to not-for-profit agencies that assist the elderly and families with disabilities.

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 Section 8 preference for Public Housing residents that meet all HUD Homeownership requirements and are ready and qualified to purchase a home.

The Board of Commissioners requires 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 Section 8 tenants.

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

Conclusively, the Muncie Housing Authority is not designated as troubled through the Office of Public and Indian Housing.

Discussion

N/A

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

Introduction

The City of Muncie, and Delaware County, currently participate in the Region 6 Continuum of Care approach in order to serve homeless persons. Continuum of Care is defined as a “group composed of representatives of relevant organizations that serve homeless and formerly homeless Veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment; emergency shelter; rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.”

The Muncie area Homeless Prevention Network (HPN) serves as the community’s Continuum of Care group and is a sub-group of the Region 6 Regional Planning Council. The Planning Council meets every other month and the HPN meets quarterly. The HPN includes A Better Way, Bridges Community Services, Christian Ministries, Meridian Services, the Muncie Mission, and the Muncie YWCA . The Community Development office, Social Security Administration, Center Township Trustee, United Way, and Muncie Housing Authority also attend these meetings. These agencies address housing, health, social services, victim services, employment, and/or education needs of very low- to moderate-income individuals and families, youth, and other persons with special needs. When it is determined that a person is “chronically homeless”, they are initially referred to Meridian Services, which provides three types of permanent housing, including Shelter Plus Care. The Meridian Outreach Case Manager provides case management services and refers the client to mainstream services available in the community, including, but not limited to, addiction counseling and application for permanent housing resources. In February 2013, Meridian was awarded \$500,000 in low income housing tax credits for Walnut Commons (along with \$175,000 in PY2013 HOME funds), for a 44-unit, \$7.73 million housing development for Veterans needing supplemental care which opened in Spring 2015.

The CD Director, the CD Assistant Director and the Planner I/HOME Coordinator attend meetings of the HPN, regularly assessing needs of the chronically homeless, special needs populations, and re-entering offenders, identifying housing and service delivery priorities and gaps, and determining the appropriate type and level of CDBG and HOME funds that could be leveraged with other funds during the remaining years of the Consolidated Plan period to expand existing programs as needed to meet increased demand. In addition, the CD Director serves as a member of the Muncie Funders Forum, which includes business and civic leaders from private, public and federally-funded institutions. In these meetings, community needs are addressed, which include providing support for low- to moderate-income individuals/families, the homeless, and those at risk of becoming homeless.

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

The local Homeless Prevention Network is very active both locally and regionally (Indiana Region 6) to ensure that a comprehensive network of services is available to the homeless population. The strategy includes components of prevention, outreach, intake assessment, emergency shelter, transitional shelter, permanent housing, and supportive services. Those issues are identified in the priority needs table as prescribed by HUD.

It appears that the Muncie community's array of support services and housing is sufficient to encourage homeless persons to become permanently housed. The Homeless Prevention Network (HPN), which includes participation of the City of Muncie's CD Director, has identified gaps in the current services. Those gaps and needs were prioritized based upon: 1) whether the need - housing or supportive service- is currently being met; and 2) whether a need - housing or supportive service- is adequate to meet the current and future demand of the local homeless population. The gaps have been identified for individuals and permanent housing for those with disabilities, particularly those suffering from mental health problems and addictions. Local providers advise that approximately half of the local homeless population suffers from mental health issues.

According to the January 2018 National Point-In-Time Count, the official homeless population in Muncie is 102, significantly lower than the Point-In-Time Count for 2017 (131). According to local social service providers, however, that figure does not come close to the real number of people in the area in need of homeless services, because there are unsheltered homeless people residing in places not meant for human habitation: such as cars, parks, sidewalks, abandoned buildings, streets, parks, etc. It is also believed that a significant number of individuals and families have found temporary housing with friends or family members, and the unpredictable winter of 2017-18 has not resulted in people seeking emergency shelter. While these individuals are not homeless, and do not meet the definition for being at risk of homelessness, they are nonetheless often in an over-crowded situation that may not be sustainable long-term. None of these individuals are included in the local Point-in-Time Count, which means appropriate funding is not allocated to assist with the greater problem.

The following statistics were provided by the Homeless Prevention Network of the Region 6 Continuum of Care:

- 39% of the Muncie homeless population are children under the age 18 years old (42% of those children are under 5 years old)
- 76% of all homeless are single (67% single men; 33% single women; 40% of the single men are Veterans)
- 24% of the Muncie homeless population are families with children
- 46% of the Muncie homeless are in need or receive treatment for mental illness (26% are severely mentally ill; 14% are seriously mentally ill; 6% are institutional bound; 12% require counseling)

- 65% of the Muncie homeless have addictions to substances
- There are 20 homeless people for every 10,000 persons

Strategy, goals and action steps for ending chronic homelessness in the Region 6 Continuum of Care are formulated at the State level. The City of Muncie's priority homeless objectives are to: 1) Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies; and 2) Support services to assist homeless persons and families make the transition to permanent housing and independent living. HPN Region 6 establish a centralized/coordinated point of entry (supported with PY 2017 CBDG funds - \$40,000) which provides a comprehensive assessment of the needs of individuals and families for housing and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

One year goals for addressing emergency shelter and transitional housing include the following:

- Provide Public Service dollars to A Better Way Domestic Violence Shelter (\$18,000), Bridges Community Services (\$30,000), Christian Ministries (\$7,000), and YWCA (\$15,000) so that they can continue their work with vulnerable populations and give them shelter (temporary or permanent) and services.
- Provide Public Service dollars to community centers for families who may be in emergency shelters or transitional housing so that children, youth and seniors can receive quality social, recreational and emotional outlets: Unity Community Center (\$7,000), Roy C. Buley Center – AIM Summer Enrichment (\$7,000), Motivate Our Minds Educational Enrichment Center (\$14,000), and Muncie-Delaware County Senior Center (\$11,000).

Many of the shelters operating in the community do so with designated funding through the State of Indiana, local CDBG/HOME funds, United Way funding and other local dollars. In addition to Public Service funding of the agencies, CDBG and HOME funds were used to improve the buildings used by the agencies. These CDBG and HOME funds serve in many cases as matching funds to leverage Supportive Housing, Continuum of Care and other funds for Muncie's homeless providers.

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

Transitional housing is a facility or program that offers temporary housing with supportive services. Transitional housing allows the homeless to stay while preparing to move towards independent living and secure permanent housing. The City of Muncie does not fund transitional housing anymore.

The City has three housing facilities that fall under permanent supportive housing. Passage Way is a bridge housing program that provides housing for women victims of domestic violence with or without children. The program includes life skills, education workshops, goal setting as well as individual counseling. Muncie Mission is a Low Barrier Shelter for men also providing life skills, education workshops, substance abuse recovery, goals setting and group/individual counseling. YWCA is a self-sufficiency program that has apartments, in addition to the 50 emergency beds, for women who are enlisted in life skills, job training and goal setting programs.

One year goals are as follows:

- Provide funds for affordable homeownership, housing rehabilitation and rental development through HOME funds (\$225,000 plus \$71,288.40 uncommitted)
- Increase and encourage collaborations with our Community Housing & Development Organizations (CHDOs) by having bi-monthly meetings and an annual report to the community
- Provide CDBG funds to PathStone, ecoREHAB and Habitat for Humanity who will together provide low- to moderate-income homeowners a holistic approach to housing rehab and modifications (\$130,000).

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.

One plan for the investment and use of available resources is through transitional housing. Housing is offered at three agencies inside the city limits, with 96 units in all: 10 units in the Passage Way Permanent Supportive Housing Program for domestic violence victims, 36 units in the Bridges Second Wind Program for families with children, and 50 flexible units for single women at the YWCA.

Meridian Services, a progressive healthcare organization with its headquarters located in Muncie, attended the Indiana Supportive Housing Institute in order to develop a project based on the needs of the community. The City has partnered with Chicago developer, Daveri Development Group, LLC, who received a special use and a zoning variance to construct an affordable apartment complex in partnership with Meridian Health support services for a Shelter Plus Care facility, providing case management, counseling, medical services, addiction services, and additional services people need to help break the cycle of homelessness. Funded through tax credits, a Federal Home Loan Bank grant, and City of Muncie HOME funds, the Walnut Commons provides 44 new studio and one-bedroom apartments at a total cost of \$7,730,000 and opened in Spring 2015. Ten units were developed with HOME funds.

The Homeless Prevention Network (HPN) works in several areas of the City of Muncie to assist low-income residents with learning self-sufficiency. In response, access was made for the homeless at the local Work One site. A full range of GED classes are now offered, funded by another source. In addition, Mayor Tyler and the CD Director have worked with the Department of Workforce Development and Ivy Tech Community College to create a Work-Ready Community through *WorkKeys*. This system profiles all jobs against 11 dimensions that are vital to the performance of those activities. Candidates for those jobs can then be assessed against the profile for suitability.

One year goals for services provided to avoid becoming homeless are as follows:

- Provide Housing Rehab opportunities for approximately twelve (12) homes through the collaborative efforts of PathStone, Habitat for Humanity, ecoREHAB and Home Savers (\$156,350)
- Provide quality senior care and services in a safe environment through the Muncie-Delaware County Senior Center (\$11,000)

Discussion

While not directly focused on prevention of homelessness, much of the proposed funding in PY2018 should have a positive impact in keeping people from becoming homeless. Public Service funding for several programs for children – the Boys and Girls Club, Buley Center, Motivate our Minds, Ross Community Center (AIM Summer Enrichment) and the Unity Center will all make it easier for families to be fully employed without undue childcare expenses. These programs will help the children develop into successful, self-sufficient adults. Funding for the Muncie- Delaware County Senior Center will help seniors to remain in their own or their family's homes. Aging-in-place is the most cost effective way for seniors to avoid homelessness.

PathStone, in collaboration with ecoREHAB, Habitat for Humanity and Home Savers, will provide emergency repairs for low-income homeowners (\$130,000). These programs will help keep people in their existing homes by providing critical fixes that the owners cannot otherwise afford. Funding for housing counseling through PathStone will also help some families move successfully into home ownership, the most stable housing solution.

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

Introduction:

As described in the 5-year Consolidated Plan (PY2015-2019), this City of Muncie has no obvious policies that serve as barriers to affordable housing. Delaware County (which includes the City of Muncie) land use controls and zoning ordinances are fairly inclusive and flexible. In addition, City building code provisions are standard, and permit fees and charges are not excessive and do not present a barrier at this point.

Furthermore, there are policies and programs in place that help to prevent barriers to affordable housing, such as a three-year tax abatement available for new construction of single-family homes in the City, and energy and down payment assistance. The Delaware County Community Assistance Program, funded by the Indiana Housing and Community Development Authority (IHCDA), provides energy assistance to income-eligible households, thus making their housing more affordable. The IHCDA also provides support through the Indiana Foreclosure Prevention Network (IFPN) of the Hardest Hit Funds, helping families who are struggling to make their mortgage payments due to an involuntary hardship.

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 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 construct ramps and make other accessibility improvements for the homes of disabled persons. HOME funds for housing development are only provided for units within Muncie where there is ready access to public transportation and other amenities.

The City of Muncie partners with HUD-approved housing counseling agencies PathStone and Muncie Home Ownership and Revitalization (formerly Muncie Home Ownership and Development Center) to provide funds for homebuyer /homeowner assistance. Both the counseling sessions and classes include information about avoiding predatory lending, repairing credit, financial literacy and home maintenance.

Community Development also will continue to partner with the Muncie Human Rights Commission in support of fair housing education and outreach to local lenders, realtors, apartment owners, property managers, housing providers and citizens.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Muncie works closely with disability advocates to ensure that City buildings, streets and sidewalks are in compliance with Americans with Disabilities Act requirements. In 2011, the City of Muncie conducted a survey and inventory to develop an Americans with Disabilities Act Transition and Implementation Plan. In total, 147,700 linear feet were surveyed to identify all subpar pedestrian facilities within the public right-of-way that limit accessibility and/or do not meet the ADA requirements. The facilities inventoried included, but were not limited to: curb ramps, sidewalk conditions, lateral clearance, presence of pedestrian push buttons at signalized intersections, and slopes and grades along paths of travel. Of particular concern were the sidewalks in the area surrounding the downtown. In 2002, these walks were re-done in concrete pavers with an unusual sloped curb. Premature deterioration of these pavers and outdoor seating at various downtown bars and eateries has caused safety and accessibility issues.

In 2015, due to the efforts of the City of Muncie and local organizations working together, Downtown Muncie underwent streetscape improvements to become ADA compliant, new construction including the Courtyard Marriott at the Horizon Convention Center, a new parking garage, the Erskine Green Training Center and Walnut Commons. This project was completed in Fall 2016. Public/private investment in these projects combined totaled over \$30 million. Downtown also added bike lanes and over 300 new, on street parking spots.

Therefore, CDBG funds will be used to supplement accessible sidewalks and streets (infrastructure) for residents of all abilities.

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 who own property in the area, and 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 Plans, along with the City of Muncie, local public service organizations, the Muncie Continuum of Care's Homeless Prevention Network. 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 Community Development Department and CDBG Program is the positive working relationships that exist between the City and local partners, including the public agencies, 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 the CD Department as it prioritizes projects and funding. MAP Steering Committee Co-Chairs offer 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, Mayor, Muncie Action Plan and the Building Better Neighborhoods Program funded by a grant from Ball Brothers Foundation to Ball State University, will continue to work together to further develop and strengthen neighborhood associations. In a recent MAP meeting, it was stated that there are 42 Muncie neighborhoods, but not all of them are actively engaged. 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. Since March 2016, the City of Muncie partnered with Ball State University's Building Better Neighborhoods, Shafer Leadership Academy, Muncie Action Plan and others to host the Intentional Development and Education for Association Members (I.D.E.A.) Conference for Muncie's neighborhood associations and community stakeholders. More than 100 people attend annually from more than 15 Muncie neighborhoods to receive leadership training, share best practices, and network with one another

Actions planned to foster and maintain affordable housing

Annual Affordable Rental Housing: HOME funds will rehabilitate existing vacant rental housing units, at least one of which will be completed by a Community Housing and Development Organization (CHDO). The incomes of tenants occupying HOME-assisted rental units may not exceed 60% of the Area Median Income (AMI) based on the household size, and projects with five or more HOME-assisted units must reserve 20% of the units for very-low income households at or below 50% AMI; therefore, all units are expected to serve renters between 30-50% of AMI.

Annual Affordable Owner Housing: Subrecipient PathStone (with the assistance of local non-profits ecoREHAB, Habitat for Humanity and Home Savers) will help maintain owner-occupied homes in PY2018 by completing various minor and emergency repairs for up to 20 owner-occupied units, with expectation that all households will be between 30-50% of AMI, of which the majority of households will be owned by elderly citizens.

In addition to the HOME funds, other major funding resources for housing activities include rehabilitation of affordable housing and construction of a new home for a low- to moderate-income family built by high school students through the Muncie Area Career Center.

Actions planned to reduce lead-based paint hazards

In compliance with the requirements of 24 CFR Part 35, Lead Hazard Reduction Program, the City of Muncie notifies owners and tenants of CDBG- and HOME-assisted target housing constructed prior to 1978 about the hazards, symptoms, and treatment of lead-based paint, and the precautions to be taken to avoid lead based paint poisoning. The notice includes the updated HUD pamphlet, *Protect Your Family from Lead in Your Home*. Updated pamphlets were distributed at local libraries, schools, multi-family housing units, Muncie Housing Authority, Delaware County Health Department and the Human Rights Commission.

Actions planned to reduce the number of poverty-level families

The City of Muncie's overall antipoverty strategy is to fund activities that will focus on improving the quality of place and quality of life for those living in poverty and assisting individuals and families achieve economic independence. While CDBG and HOME funds may not reduce the number of persons living in poverty, program funds will repair their homes, increase the number of decent, affordable housing units, and provide other assistance that conserves household resources. CDBG funds will provide direct benefit to low-income persons as described in this section.

For more than a decade, local agencies have tried to improve public awareness of the plight of people living in poverty. For example, local nonprofit Second Harvest Food Bank continues to conduct poverty simulations to demonstrate via role-playing the difficulties faced by low-income persons seeking help, many of which are institutional barriers. In addition, they produced two publications that focus on poverty awareness: *Facing Poverty: Bridging the Poverty Divide One Story at a Time* and *Happy Anniversary?: The 50 Year War on Poverty*. Public awareness is the first step in developing solutions to a better economic situation, which supports the Muncie Action Plan's Action 1.8, "Conduct a community-wide poverty awareness campaign." This month-long program from 2012 was developed in a year-long poverty awareness campaign. In March 2016, TEAMwork for Quality Living announced the retirement of their Executive Director and their merger with Second Harvest Food Bank effective July 1, 2016 which will significantly enhance their mission of self-sufficiency and represent the practical application of what they phrased as "Help for Today and Hope for Tomorrow" for Muncie and surrounding communities.

The Muncie Housing Authority opened a Neighborhood Networks Center in one of its non-dwelling facilities. The Center provides free computer training and Internet access for low-income public housing residents. Residents also receive assistance with job training and life-skills. All programs at the Center are designed to help residents transition from public assistance into "living wage" jobs. Assistance is also provided to school-age children and youth with homework and after-school care, healthcare information, and greater access to free public services.

Actions planned to develop institutional structure

The City of Muncie has been a partner in the implementation and continued development of the Muncie Action Plan, which has a volunteer Board of Directors, as well as Five (5) Task Force leaders for each of the five initiatives. Hundreds of volunteers have been involved in facilitating the 47 actions identified in the Muncie Action Plan (MAP), which is fostering neighborhood organizations and participation in community revitalization and government processes, including capacity-building efforts of the Council of Neighborhoods. As stated in the Muncie Action Plan's Executive Summary, the City of Muncie recognized that it faced significant challenges in "creating a prosperous and sustainable future after decades of disinvestment, population decline, changing demographics, and inefficient land development." It is encouraging to note that the Council of Neighborhoods has been active and

engaged monthly in strategies to enhance communication and community in the majority of Muncie's neighborhoods. In addition, the Muncie Downtown Strategic Work Plan was completed in 2015 and has been implemented by the Muncie Downtown Development Partnership Board of Directors.

The City of Muncie has found that as the neighborhood associations have become more active, residents have begun to work together to improve their neighborhoods and, thus, the CDBG and HOME programs can be implemented. Since March 2016, the City of Muncie partnered with Ball State University's Building Better Neighborhoods, Shafer Leadership Academy, Muncie Action Plan and others to host the Intentional Development and Education for Association Members (I.D.E.A.) Conference for Muncie's neighborhood associations and community stakeholders. More than 100 people attend annually from more than 15 Muncie neighborhoods to receive leadership training, share best practices, and network with one another.

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

The City's economic development strategy is focused primarily on attracting businesses to the community. Muncie Mayor Tyler and his Department Heads work closely with the Muncie-Delaware County Chamber of Commerce, Muncie Redevelopment Commission and Indiana Economic Development Alliance, whose primary goals include: expansion and retention of existing businesses; attracting new businesses and expanding the tax base; marketing and recruiting tech/knowledge-based businesses; marketing and promoting the local medical community and agri-business; downtown development; coordinating community and regional resources to generate economic growth; promoting internally and externally a positive quality of life image of Muncie-Delaware County; and strengthening workforce education.

The City is assisting in economic development efforts by revitalizing the City's physical environment, with the City's Public Works and Community Development Departments, the Muncie Sanitary District, and the Muncie Redevelopment Commission coordinating infrastructure improvements, including streets, streetscapes, curbs, sidewalks, and sanitary and storm sewers with utility companies in making improvements in the same neighborhoods, such as downtown (Walnut Street) and McKinley/Gilbert and Whitley Neighborhoods. CDBG-funded infrastructure projects will include sidewalks in these neighborhoods.

The City of Muncie will continue ongoing collaborative relationships with local public and private housing and social service agencies through active participation of City staff serving on boards, commissions, committees, and coalitions (often by Mayoral appointment) working to improve the community in the areas of neighborhood revitalization, health and wellness, housing and homeownership, economic development, and social services for children, youth, families and seniors.

In PY2018, the City will continue to partner with Ball State University and Ivy Tech Community College by

utilizing student interns in various departments and by encouraging them to participate in immersive learning projects when possible. The City also works closely with the Historic Preservation Officer and the Muncie Historic Preservation and Rehabilitation Commission to update and coordinate policies and procedures, to re-instate certificates of appropriateness for historic properties and to identify properties that are worthy of historic designation.

The City will also continue to partner with Muncie Housing Authority, the Delaware-Muncie Metropolitan Plan Commission and the Muncie Redevelopment Commission to further identify, prioritize, and address needs in a manner that makes the best use of local resources, creates visual impact, encourages economic development, supports collaboration and improves the quality of life of Muncie residents.

The Community Development Director will continue to meet quarterly with the Funders Forum, comprised of representatives from the local community and hospital foundations, the United Way, and local private foundations and banks to ensure that funding from local sources is coordinated and leveraged for the greatest impact throughout the Muncie community.

Discussion:

N/A

Program Specific Requirements

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

Introduction:

An estimate of 80% of CDBG funds will be used for activities that benefit persons of low- and moderate-income. **The year covered by the 80% determination is PY2018 (June 1, 2018 - May 20, 2019).**

- The City of Muncie has been declared to be a severe fiscal distress area; therefore; there is no HOME match required.
- First time homebuyers are required to contribute a minimum of \$500.00 toward their down payment.

The City of Muncie's primary method of enforcing HOME affordability requirements is recapture of the HOME funds provided.

The recapture method is used when the homebuyer receives assistance toward the purchase of a property. Resale provisions will be applied if the developer received HOME funds for construction or rehabilitation and the homebuyer did not receive assistance toward the purchase of a property.

A full description of resale and recapture provisions has been included in the Appendix of the Action Plan.

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 years minimum affordability period
- \$15,000 - \$40,000 = 10 years 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 Planner I/HOME Program Coordinator. At project completion, a lien is filed against the property for the amount of the HOME investment and for the duration of the affordability period. Annual inspections of the properties are conducted by CD Planners and HOME Coordinator 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.

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

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 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|-------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 0.00% |

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

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

The City of Muncie has been declared to be a severe fiscal distress area; therefore; there is no HOME match required. Also, First time homebuyers are required to contribute a minimum of \$500.00 toward their down payment.

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.

The recapture method is used when the homebuyer receives assistance toward the purchase of a property. Resale provisions will be applied if the developer received HOME funds for construction or

rehabilitation and the homebuyer did not receive assistance toward the purchase of a property.

The guidelines for **recapture** of HOME funds include the following:

In accordance with the HOME investment Partnerships Program, 24 CFR Part 92, and pursuant to Section 92.254 of the Final Rule, the City of Muncie (hereafter City) has established the following recapture guidelines. These guidelines apply only to projects in which HOME funds assist with the purchase (with or without rehabilitation) 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 following calculations will be applied only in the event the net proceeds from the sale of the property are not sufficient to pay the balance of HOME funds due and payable.

The guidelines for **resale** of HOME assisted properties include the following:

In accordance with the HOME investment Partnerships Program, 24 CFR Part 92, and pursuant to Section 92.254 subsection 5 of the Final Rule, the City of Muncie Resale Provisions (hereinafter resale) are required when HOME assistance is provided to an owner/developer with no additional assistance paid to the Homebuyer.

- 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.

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 years minimum affordability period
- \$15,000 - \$40,000 = 10 years 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 Planner I/HOME Program Coordinator. At project completion, a lien is filed against the property for the amount of the HOME investment and for the duration of the affordability period. Annual inspections of the properties are conducted by CD Planners and HOME Coordinator 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.

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

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:

N/A

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.

To determine HOME allocations, the same grant application procedure and deadlines as CDBG were followed. No applications were submitted for owner-occupied single family housing rehabilitation.

HOME-funded Rental Rehabilitation activities will also be provided to CHDOs. 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

