

## **Abstract**

CREATIVE PROJECT: Rehabilitating Middletown: Combating Muncie's Vacant and Abandoned Housing Problem

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DEGREE: Master of Urban and Regional Planning

COLLEGE: Architecture and Planning

DATE: May 2013

PAGES: 68

This creative project is an analysis of and compilation of solutions for Muncie's current vacant and abandoned housing problem. The evidence discovered during this analysis suggests that the areas suffering from the highest rates of residential vacancies are located in the neighborhoods that make up Muncie's urban core. Despite the severity of the problem there are many tools that could be taken advantage of that fit within Muncie's current legal and financial restrictions. Among these are the practice of land banking, the creation of special housing tax increment financing districts and the application of funds from Federal programs like the Neighborhood Stabilization Program (NSP) and Community Development Block Grants (CDBGs). If implemented efficiently and effectively, the redevelopment recommendations in this paper will improve residential conditions in Muncie.