



JEROME A. PRINCE
Mayor

CITY OF GARY
DIVISION OF COMMUNITY DEVELOPMENT
401 Broadway, Suite 300
Gary, IN 46402
(219)881-5075~FAX: (219)881-5085

ARLENE D. COLVIN
Director

March 17, 2023

Ms. Glenda J. Williams, Acting CPD Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
575 Pennsylvania St., Suite 655
Indianapolis. IN. 46204

SUBJECT: 2021 HOME-ARP ALLOCATION PLAN


Dear Ms. Williams:

I am pleased to submit our 2021 HOME-ARP Allocation Plan for your review and approval. This document is a substantial amendment to our 2021 Consolidated Plan/2021 Annual Action Plan. The Plan was developed following the requirements of Section 3205 of the American Rescue Plan Act of 2021 (P.L. 11702), signed into law on March 11, 2021, Notice CPD-21-10, and Waivers and Alternative Requirements for HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Program set forth by the U.S. Department of Housing and Urban Development.

The Plan outlines our proposed uses of HOME-ARP dollars in support of the provision of homelessness assistance and supportive services. These funds will be used in the 2023 program year to address many issues in the City of Gary and deliver much needed services to our residents, particularly those of low to moderate income.

We look forward to working with Ms. Kincaid and you in the implementation of our 2021 HOME-ARP Allocation Plan. Should you require further information, please do not hesitate to contact me at 219-881-5075.

Sincerely,


Arlene Colvin, Esq.
Director

c: Michelle Kincaid, Senior CPD Representative

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City of Gary, Indiana, HOME-ARP Allocation Plan

Consultation

Describe the consultation process including methods used and dates of consultation:

Response: With assistance from our consulting partner, Homebase, the City of Gary engaged with stakeholders in the community. In addition to work we conducted on the Consolidated Plan, the City interviewed and created a website to inform stakeholders and community members about HOME-ARP and to gather feedback, released a survey/questionnaire community-wide, and once we released the draft Allocation Plan, solicited additional feedback through a second community-wide survey, at a public hearing, and through public comment submission.

The City of Gary is part of the larger statewide Balance of State Continuum of Care (CoC). Local providers from Gary participate in their monthly meetings. Since the City has been awarded HOME-ARP funding, they have consulted with the CoC on how best to use the more than \$2.49 million in HOME-ARP funding. Before filing the draft Allocation Plan, the City and Homebase met with CoC leadership to obtain feedback as the team finalized the draft Allocation Plan. The City also met with Lake County to discuss regional coordination of HOME-ARP resources.

In addition to regularly consulting with the CoC, Homebase interviewed more than 18 key stakeholders who work throughout the City of Gary. The organizations interviewed included service providers and community-based organizations who do not traditionally work with the homeless system of care, but still serve the qualifying populations. The interviews enabled the City of Gary to discuss not only the needs and gaps in the homeless system of care, but also to understand the broader needs of all qualifying populations in Gary. The interviewees included organizations working within the homeless system of care, including CoC members, as well as city agencies, faith-based organizations, community-based organizations, domestic violence service providers, veterans' groups, public housing agencies, and organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The City also released a community-wide survey that was circulated through listservs, shared through nonprofit organizations, and promoted on the City's website. The survey allowed the City to differentiate responses from key stakeholders and the broader public. Respondents included people with lived expertise of homelessness, policymakers, members of the public, and people associated with local nonprofit or community-based organizations. An additional 15 nonprofit organizations shared their thoughts about the needs and gaps in the City of Gary and how the City could best use their HOME-ARP funds through the online survey and questionnaire. Their thoughts are shared in the consultant section of this Allocation Plan (below).

List of organizations consulted:

Agency Name	Type of Organization	Method of Consultation	Feedback (where multiple persons responded from an agency, their comments have been summarized/combined)
Broadway Area CDC	Community Development Corporation	Survey response	<p>Eligible Populations: People experiencing homelessness, people at risk of homelessness, people experiencing domestic violence</p> <p>Eligible Activities: Each of the activities should receive some funding</p> <p>Supportive Services: Case management, childcare, credit repair, employment assistance, housing search and counseling, life skills training, mental health services, short- and medium-term financial assistance for rent.</p>
Catholic Charities	Nonprofit homeless service provider, active member of the Continuum of Care (CoC)	1:1 interview	<p>Eligible Populations: All – but other resources are available for people experiencing homelessness, people at imminent risk of homelessness, and people fleeing DV, so would like to prioritize other populations where resources are not available to help – like people couch surfing and doubled up. Especially seniors and families who currently have to be split up in shelters based on gender.</p> <p>Eligible Activities: All should be funded but prioritize non-congregate shelter and affordable rental housing.</p> <p>Supportive Services: Childcare, transportation, coverage of needed medications, legal services, assistance obtaining documents, especially real ID.</p>
Center for Workforce Innovations (WorkOne)	Nonprofit workforce development agency	1:1 Interview	<p>Eligible Populations: People experiencing homelessness and veterans</p> <p>Eligible Activities: All if possible. But given the funding amount, tenant-based rental assistance and non-congregate shelter</p> <p>Supportive Services: Childcare, educational assistance, mental health services, employment assistance and job training (even with low unemployment, but people come in and don't have the training for the job), credit repair, and financial assistance</p>
Community Healthnet Health Centers	Community Health Center	1:1 interview	<p>Eligible Populations: People fleeing/attempting to flee domestic violence</p> <p>Eligible Activities: Non-congregate shelter renovation or development.</p>

			<p>Supportive Services: Wrap-around services, especially education supports for children in Gary</p> <p>Other comments: Need a long-term strategic vision to prevent and end homelessness</p>
Continuum of Care, Northwest Indiana	Local planning council for the implementation of housing services	Survey Response	<p>Eligible Populations: People experiencing homelessness and people experiencing domestic violence.</p> <p>Eligible Activities: Affordable rental housing.</p> <p>Supportive Services: Outreach services – develop a true outreach team; mental health services; substance abuse services; transportation (is expensive and complex); case management and coordination</p>
Continuum of Care, Northwest Indiana	Local planning council for the implementation of housing services	1:1 interview	<p>Eligible Populations: Homeless & at-risk of and people experiencing DV, especially those on the lower end of the VI-SPDAT scoring system who will otherwise not be prioritized for housing placement.</p> <p>Eligible Activities: Site acquisition for affordable housing</p> <p>Supportive Services: Outreach services – develop a true outreach team; mental health services; substance abuse services; transportation (is expensive and complex); case management and coordination</p>
Crisis Center, Inc.	Nonprofit whose mission is to strengthen communities, empower families with an emphasis on children in need of safe shelter and support	Survey Response	<p>Eligible Populations: All populations</p> <p>Eligible Activities: Some of the funding to go to rental housing and some to go to supportive services.</p> <p>Supportive Services: Case management, childcare, employment assistance, and housing search and counseling</p> <p>Other comments: All of the populations above deserve our help. There are many families out there that are one paycheck away from homelessness.</p>
Edgewater Systems for Balanced Living	Primary care and behavioral health	1:1 interview	<p>Eligible Populations: Fleeing/attempting to flee domestic violence.</p> <p>Eligible Activities: Shelter improvements and additional non-congregate shelter.</p> <p>Supportive Services: Need all services, especially housing search and placement</p>

			<p>Other comments: Anything done needs to be sustainable for the long-term, not just the initial expenditure of government funds. Look to utilize under-used buildings in Gary that are in convenient, safe, walkable locations.</p> <p>Eligible Populations: All of the populations</p> <p>Eligible Activities: All of the activities should receive some of the funding.</p> <p>Supportive Services: Childcare, education services, employment services, food, life skills training, mental health services, outreach services, short-term and medium-term financial assistance for rent.</p>
Faithworks Network, Inc.	Faith-based	Survey response	<p>Eligible Populations: Other populations that don't meet the HUD definition for homelessness</p> <p>Eligible Activities: Some of the funding for affordable rental housing and supportive services.</p> <p>Supportive Services: employment assistance, legal services, mental health services</p> <p>Other comments: In Gary, many homeowners need assistance also. They pay taxes, deal with the increase in cost of goods and services but when programs are available, they are not included because the guidelines make them not eligible just because they have an income.... It not equitable and leaves out the working class.</p>
First Tabernacle Baptist Church of Gary	Faith-based	Survey response	<p>Eligible Populations: Homeless and At-Risk of Homelessness (McKinney-Vento Population)</p> <p>Eligible Activities: Low-Cost rental hosting, Non-Congregate Shelter</p> <p>Supportive Services: Would like to see longer term rental assistance, life skills, outreach, case management, legal services to understand tenant rights.</p> <p>Other comments: Seeing a surge in larger families requesting help. Difficult to find accommodations to prevent splitting families. On average receives about 25 calls a day of people needing help. Working with McKinney Liaison.</p>
Gary Commission for Women	Community-based advocacy and housing provider for homelessness, domestic violence, teen dating violence, and sexual assault	1:1 interview	<p>Eligible Populations: At-risk of homelessness and Domestic Violence Victims</p> <p>Eligible Activities: Non-Congregate Shelters and Supportive Services (combination of both would insure successful results for residents)</p>
Gary Community Health Net Health Centers	Community-based health care	1:1 interview	

			<p>Supportive Services: Life skills training, job training, credit repair, ALL services needed in Gary. Housing Specialists needed to assist with finding and locating housing resources.</p> <p>Other comments: Sustainability is important. Gary needs a long-term and strategic vision. Create a safe, walkable community (proximity to pharmacy, grocery store, park); look at underutilized space in Gary for development.</p> <p>Eligible Populations: Women and children (200 school-aged children meet McKinney-Vento homeless definition in school system), youth, families with adolescent males.</p> <p>Eligible Activities: Non-congregate shelter for families (can convert vacant school buildings), wrap-around services</p> <p>Supportive Services: Childcare, food, life skills training, education services, mental health services, case management, legal services, transportation, credit repair.</p> <p>Other comments: Fill all the gaps, "leave no space for people to fail." Remove barriers that currently exist.</p>
Gary Community School Corporation – McKinney-Vento Liaison	Unified School District for the City of Gary	1:1 interview	<p>Eligible Populations: All, but mostly people at risk of homelessness</p> <p>Eligible Activities: Each should have some funding. Lots of calls for shelter.</p> <p>Supportive Services: Employment assistance, food, mental health services, transportation</p> <p>Other comments: City of Gary is very much a food desert.</p>
Gary Health Department	Public agency that addresses the needs of all qualifying populations	1:1 interview	<p>Eligible Populations: All eligible populations need support. The Housing Authority main entry way into homelessness has been through the EHV program.</p> <p>Eligible Activities: Affordable permanent housing development and supportive services</p> <p>Supportive Services: All supportive services</p> <p>Other Comments: Would like to improve the process created through the EHV program. Would like to create more permanent housing and commit vouchers to them. The Housing Authority is interested in braiding capital development, federal,</p>

			and local funding to promote development of housing and supportive services under one roof (such as navigation or envision centers).
Gary Human Relations Commission	Public agency that addresses the needs of all qualifying populations by promoting equal opportunity with regard to race, color, religion, sex, gender identity, sexual orientation, national origin, ancestry or handicap in employment, education, housing, public services and accommodations.	1:1 interview	<p>Eligible Populations: They all need support and services but at Commission, mostly see households at risk of eviction and people whose privacy is violated related to sharing health information.</p> <p>Eligible Activities: Affordable rental housing</p> <p>Supportive Services: Childcare, credit repair, employment assistance, housing counseling, legal services, mental health services, short-term and medium-term financial assistance, substance use services, transportation</p> <p>Other comments: Significant discrimination against low-income people seeking housing and other services. Also seeing age discrimination in housing (but no recourse under local laws).</p>
Gary Transportation Authority	Public agency that addresses the needs of all qualifying populations	1:1 interview	<p>Eligible Populations: All of the populations.</p> <p>Eligible Activities: All of the activities should receive some funding</p> <p>Supportive Services: All of the supportive services are needed in Gary.</p>
Guaranteed Income Validation Effort (GIVE)	Nonprofit working to make poverty inescapable	Survey response	<p>Eligible Populations: All of the populations</p> <p>Eligible Activities: Some of the funding should go to each of the eligible activities.</p> <p>Supportive Services: all of the supportive services</p> <p>Other comments: Need to meet the needs of people where they are, no matter the category they fall under. This will reduce the homeless number, help families keep their homes and build up communities.</p>
Habitat for Humanity of Northwest Indiana	Nonprofit housing developer to households whose incomes fall	1:1 interview and survey response	<p>Eligible Populations: People below 30% AMI. Households experiencing domestic violence, and people in need of critical home repair living in substandard housing.</p> <p>Eligible Activities: Supportive services (based on interview). All activities (based on survey response)</p>

	between 30 – 80% AMI		<p>Supportive Services: Childcare, access to food</p> <p>Other comments: City of Gary is a food desert. There is only one grocery store for the entire City. Also, there is a childcare desert in the City of Gary.</p> <p>Eligible Populations: All of the populations</p> <p>Eligible Activities: Each of the activities should receive some of the funding</p> <p>Supportive Services: case management, childcare, credit repair, education services, employment assistance, financial assistance, food, life skills training, mental health services, outpatient services, outreach services, services for special populations, short- and medium-term financial assistance with rent, substance use treatment, transportation</p>
Healthy Communities at La Porte County	Nonprofit working on health care enrollment and tobacco cessation	Survey response	
Legacy Foundation	Community foundation	1:1 Interview	<p>Eligible Populations: People at-risk of homelessness; people at greatest risk of housing instability.</p> <p>Eligible Activities: Affordable rental housing; nonprofit capacity-building. Focus within one neighborhood to maximize impact (i.e. Aetna Neighborhood). Rental housing stock is very low quality and needs resources so that people can continue to reside in them.</p> <p>Supportive Services: childcare, early child education, access to health care and pharmacy resources</p>
Lutheran Church	Faith-based	Survey response	<p>Other comments: Interested in helping the City with capacity-building.</p> <p>Eligible Populations: People fleeing domestic violence</p>
Mayor's Organization on Disabilities	Nonprofit working to promote the inclusion and empowerment of people with disabilities	1:1 interview	<p>Eligible Activities: Each of the activities should receive some of the funding</p> <p>Eligible Populations: 1. People experiencing homelessness; 2. people at risk of homelessness and 3. people fleeing/attempting to flee domestic violence (in that order) Also mentioned homeless youth/young adults as a population that is under-counted.</p> <p>Eligible Activities: Sees a need for all 4 activities. Mentioned that there is no emergency shelter for women/families.</p> <p>Supportive Services: All services are needed.</p>

NW Indiana Veterans Village	Veterans organization	1:1 Interview	Connected with organization, set up a specific interview time with them, they did not attend the interview nor did they respond to outreach to reschedule.
Project Rebuild	Nonprofit whose mission is to help see the underline issues that cause the truancy and assist the families get back on track	Survey response	<p>Eligible Populations: All populations</p> <p>Eligible Activities: Some of the funding to each of the eligible activities</p> <p>Supportive Services: Case management, childcare, credit repair, education services, housing search and counseling, short- and mid-term financial assistance, and transportation</p>
Rebuilding the Breach Ministries	Nonprofit providing congregate shelter for single women	1:1 interview	<p>Eligible Populations: People experiencing homelessness</p> <p>Eligible Activities: Tenant-based rental assistance</p> <p>Supportive Services: Financial assistance is a priority. Also need for outpatient health/mental health/substance abuse services.</p>
Salvation Army	Nonprofit providing services for those in need	1:1 interview	<p>Eligible Populations: All four of the populations</p> <p>Eligible Activities: Use the @\$2.5 to buy one of the abandoned schools and convert it to shelter and affordable rental housing both.</p> <p>Supportive Services: Case management, mental health services, housing search and counseling would be priority – but everything is needed.</p>
Sojourner Truth House	Nonprofit service provider (provides supportive services for women and children in shelters and permanent supportive housing)	1:1 interview	<p>Eligible Populations: People at-risk of homelessness; people experiencing homelessness; people fleeing domestic and other violence.</p> <p>Eligible Activities: Non-congregate shelter, TBRA, especially rental assistance that lasts 12-24 months with supportive services), supportive services; affordable rental.</p> <p>Supportive Services: Mental health services; transportation; legal services; addiction treatment; support for mothers.</p>
South Shore Neighborhood Development Corporation	Nonprofit developer	1:1 Interview	<p>Other comments: “There’s not a lot of ‘in-the-middle’ coverage”</p> <p>Eligible Populations: People at-risk of homelessness; people at greatest risk of housing instability (for example, people in manufacturing whose schedules are erratic and they may be laid off for weeks at a time)</p> <p>Eligible Activities: Affordable rental housing; supportive services</p>

21 st Century Charter School of Gary	Local charter school	Survey response	<p>Supportive Services: Early childhood education; food insecurity.</p> <p>Eligible Populations: All of the populations</p> <p>Eligible Activities: Each of the activities should receive some funding.</p> <p>Supportive Services: Education services, employment assistance, food, landlord tenant liaison, life skills training, mental health services, services for special populations, transportation</p> <p>Eligible Populations: All populations</p> <p>Eligible Activities: Some funding should go to each of the eligible activities</p> <p>Supportive Services: Credit repair, education services, housing search and counseling, landlord tenant liaison, life skills training, mental health services</p>
Urban League of NW Indiana	Nonprofit that provides services in education, financial stability, health & wellness, social justice and DEI to improve the quality of life among citizens and all other stakeholders	Survey response	<p>Connected with organization, set up a specific interview time with them, they did not attend the interview nor did they respond to outreach to reschedule.</p> <p>Eligible Populations: All of the qualifying populations,</p> <p>Eligible Activities: All of the funding toward affordable rental housing, some of the funding for the three other activities.</p> <p>Supportive Services: Childcare, credit repair, education services, employment assistance, housing search and counseling, mental health services, outreach services, services for special populations, short- and medium-term financial assistance for rent, substance use services.</p> <p>Eligible Populations: All</p> <p>Eligible Activities: All of the activities should receive some funding.</p> <p>Supportive Services: Childcare, credit repair, housing search and counseling, landlord/tenant liaison, and outreach services</p>
Veterans Changing Services	Veterans organization	1:1 Interview	
Webb House, Inc.	Provides housing for homeless veterans	Survey response	
WorkOne Gary	Nonprofit that helps people find sustainable employment	Survey response	

Zion Progressive Cathedral & City of Zion, Inc.	Faith-based organization working on housing	Survey response	<p>Eligible Populations: People experiencing homelessness, people at risk of homelessness, and people fleeing domestic violence et. al.</p> <p>Eligible Activities: Some of the funding should be used toward affordable rental housing and some should be used toward tenant-based rental assistance.</p> <p>Supportive Services: Credit repair, educational services, short-term and medium-term financial assistance for rent, and transportation</p>
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Summarize feedback received and results of upfront consultation with these entities:

Response: The City received substantial feedback from consultants during the process, including before drafting, as part of the community's Consolidated Plan, in specific one-on-one interviews, through two separate surveys (one before drafting the Allocation Plan and one in reaction to the proposed Allocation Plan), and at the public hearing. (Note that a number of efforts were made to connect with organizations specifically serving Veterans, who did not participate in scheduled interviews. However, many of the organizations that were interviewed serve Veterans, although not exclusively.)

In general, many consultants felt that all of the qualifying populations should be served with HOME-ARP funds. While not all consultants expressed an interest in preferring one of the qualifying populations over any of the other three, some consultants did feel that people experiencing homelessness should be prioritized for affordable housing, while others felt if there was to be a priority, it should be people at risk of housing instability. Other consultants shared that people fleeing domestic violence should be a priority.

Similarly, most consultants felt that some of the funding should be used toward all four of the eligible activities, affordable housing, tenant-based rental assistance (TBRA), non-congregate shelter, and supportive services. For those consultants who suggested prioritizing the funding to only certain activities, most felt that affordable housing and/or non-congregate shelters and supportive services are most needed in the City of Gary.

Many consultants shared that there are housing vouchers and rental assistance available, but there is a dearth of affordable housing units throughout the City. Moreover, most of the people who were interviewed shared that the incidence of substandard housing is very high in the City. They shared that the quality of affordable housing that exists in the City is very low, with many households living in places that need considerable work to make them habitable. Almost all consultants spoke to the dearth of services throughout the City, not only traditional homeless system services, but basic services for anyone living in Gary. For example, many mentioned that the City of Gary is a food desert; that there is only one grocery store located in the City limits. Transportation is limited in the City, not only in the hours of operation, but the locations served by public transit. As a result, for many households, they must have a car to be able to drive outside of Gary to get their food. Similarly, many consultants spoke to the dearth of childcare services in the City. The lack of childcare services has been more pronounced since the COVID pandemic; many of the institutional childcare providers no longer offer services in the City, leaving most of the providers home-based providers with limited capacity.

The City's Housing Authority, which is very aware of affordable options available in the City, also shared that the greatest gap is the insufficient housing stock in the city. Similar to the CoC, they shared that the City needs to create housing stock that has owners and landlords willing to rent to the HOME-ARP qualifying populations.

The primary shelter for women is currently unavailable as they renovate the building to create a non-congregate shelter. The primary shelter for men is in dire need of renovation or relocation to a new facility. There is a great need for emergency shelter that will accept anyone experiencing homelessness; the challenge that the community has faced over and over again is the lack of funding and organizational commitment to *operate* an emergency shelter.

All consultants were asked about the types of supportive services that were needed in the community. There was a broad range of services that consultants would prioritize, but many wanted to see HOME-ARP funds going toward all supportive services, especially childcare and transportation.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

Response: The City of Gary created multiple opportunities for public participation, more than required by the HOME-ARP program. In addition to posting the Allocation Plan, holding a public hearing, and seeking public comments through surveys and other means, the City of Gary opted to circulate a pre-Allocation Plan survey to capture public feedback *before* drafting the plan.

The process the City undertook after completing the draft Allocation Plan included the following:

- Notice to public, two weeks prior to virtual public hearing: January 13, 2023
- Post Draft Allocation Plan date: January 17, 2023
- Public comment period start date: January 17, 2023
- Virtual Public hearing date: January 24, 2023
- Public comment period end date: February 8, 2023
- Notice to public, two weeks prior to in-person public hearing: February 24, 2023
- In-Person Public hearing date: March 13, 2023

Narrative description of public participation process:

Response: The City of Gary established a separate webpage focused on the HOME-ARP funding opportunity. Posted on the webpage we provided information about the HOME-ARP funding opportunity and materials about the process that were prepared by HUD, as well as materials the City developed.

The website launched on November 4, 2022, to include the public voice in the development of the draft Allocation Plan. The City shared the webpage through social media, announced its availability to local media, and circulated the link through our local network of partner organizations and agencies, asking them to advertise the website widely.

Prior to posting the Allocation Plan draft, the City developed a questionnaire to solicit comment from the public. The questionnaire was made available on the City's HOME-ARP webpage to complete online (through Survey Monkey), as well as in hard copy that could be mailed to the City or brought in-person to the City. The questionnaire provided information about the amount of HOME-ARP funding allocated to the City and background information on the qualifying populations and eligible activities that HOME-ARP is intended to fund. With the background information and context provided, the City asked the public to share their opinions about who would best be served by HOME-ARP funds (from amongst the qualifying populations) and which eligible activities were most needed in the community. The questionnaire was sent to the CoC and other providers for additional dissemination.

Subsequently, on January 13, 2023, the City publicized the virtual public hearing, two weeks in advance, in the local newspapers, radio, local government channel, and other resources, to assure participation and encourage citizens' involvement. On January 17, 2023, the City officially released the draft Allocation Plan. The City posted the Plan prominently on our website and promoted it on social media,

with local media, at Gary Public Library Branches, the City's Community Development Department, as well as promoted it with our local network of partner organizations and agencies. The local NPR station covered the public hearing and informed the public about the Allocation Plan and opportunity for public comment.

On January 17th, the City also provided an additional opportunity to solicit public comment in response to the draft Allocation Plan. Like the initial questionnaire, the public could provide their comments online (through Survey Monkey), by a hard copy, or through a dedicated email for a fifteen-day period through February 8, 2023, per the City of Gary's Citizen Participation Plan.

Almost two weeks after publicizing the virtual public hearing, the City held a virtual public hearing on January 24, 2023. The two-hour meeting included a presentation by the City and its consultant, Homebase. We provided background information about HOME-ARP funding, qualifying populations, eligible activities, and the needs assessment and gaps analysis. We presented the draft Allocation Plan and gave ample opportunity for people to provide comments verbally, share their thoughts and provide comments to a dedicated email, or through the online public comment survey.

Because the City had provided an opportunity to offer public comment prior to drafting the Allocation Plan and developed the plan based on that public comment, much of the public comment at the virtual public hearing was strongly in support of the draft plan. The City asked attendees what they liked about the draft Allocation Plan, what they didn't like, and what they wanted to see that was missing or under-represented.

The City compiled all feedback from the virtual public hearing, and the public comment period and incorporated it into the draft Allocation Plan. The City also held an in-person public hearing prior to submitting the Plan to HUD to provide an additional in-person opportunity for the public to provide feedback. The City publicized the in-person meeting on February 24, 2023, two weeks in advance of the in-person hearing on March 13, 2023. The City held the in-person HOME-ARP hearing before the City hearing on the 2022 HUD CAPER (Consolidated Annual Performance and Evaluation Report).

During the public hearing, the City provided background on HOME-ARP funding, the populations it is intended to serve, the amount awarded to the City of Gary, the City's plan for HOME-ARP, and the process currently underway by the City to solicit and incorporate feedback from the public. The City provided a breakdown of proposed spending of the almost \$2.5 million as follows; 1 million for the development of affordable rental housing; \$650,000.00 for Acquisition and Development of Non-Congregate Shelters; \$360,000.00 for supportive services; and \$120,000.00 for non-profit capacity building. The City explained that comments from the in-person hearing would be incorporated into the draft Allocation Plan before the Plan was submitted to HUD for approval. The City then opened the hearing up for any comments or questions (a summary of that feedback and all previous feedback is described below).

Describe any efforts to broaden public participation:

Response: The City promoted the HOME-ARP webpage, opportunity for public comment, and the public hearing far broadly through the community. We asked all City agencies to promote the webpage, survey/questionnaire and public hearing announcement with their constituents, partner organizations,

on their social media, and with their local media contacts. We did similar outreach to announce the posting and public comment for the draft Allocation Plan.

The City provided paper copies of the survey to ensure people without access to internet could participate, the survey was also available in Spanish for anyone who requested a Spanish translation.

When we asked for public comment *in advance* of drafting the Allocation Plan, we received over 140 responses to the survey, over 5 times as many as we normally receive.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Public comment during **the planning** for the draft Allocation Plan via the survey/questionnaire:

During the planning and drafting stage, the City of Gary sought public comment through an online survey/questionnaire. By the time we closed the site to public comment in advance of posting the draft Allocation Plan (on January 16, 2023), we had received 143 individual responses. A summary of the responses to the survey/questionnaire are below:

Thirty-two percent of respondents had some lived experience of homelessness. We asked respondents what group of people they most closely represented: people currently experiencing homelessness (0%), policymakers (34%), nonprofit or community-based organizations (20%), or the general public (31%) and other (14%).

We explained that the City of Gary was slated to receive \$2,490,094 million in federal HOME-ARP resources. We shared with them the qualifying populations and asked which, if any, of the qualifying populations the City should prioritize. The responses are ranked below in order of most votes (people could choose more than one option):

- The City should prioritize each of the qualifying populations (71%)
- The City should prioritize people fleeing domestic violence (33%)
- The City should prioritize people experiencing homelessness (30%)
- The City should prioritize people at risk of homelessness (26%)
- The City should prioritize other populations at greatest risk of housing instability (17%)

We also sought their input on the four primary eligible activities, asking them to share which of the activities the City of Gary should spend the HOME-ARP funding on. The responses are ranked below in order of most votes:

- 86% thought supportive services should receive some funding, while 2% said it should receive no funding and 12% said it should receive all the funding.
- 80% of respondents thought producing or preserving affordable housing should receive some funding, while 3% said it should receive no funding and 16% said it should receive all the funding.
- 80% thought tenant-based rental assistance should receive some funding, while 11% said it should receive no funding and 10% said it should receive all the funding.
- 73% thought non-congregate shelter should receive some funding, while 13% said it should receive no funding and 14% said it should receive all the funding.

Public comment to the **draft Allocation Plan**:

We posted the draft Allocation Plan and announced the opportunity for public comment on January 17, 2023. We made available an online survey/questionnaire, provided opportunity to complete a hard copy form for public comment, or to send thoughts through email. We held the virtual public hearing 7 days after posting the draft plan, on January 24, 2023. Public comment about the plan was open through February 8, 2023. The City received 23 public comments to the draft Allocation Plan (in addition to over 140 comments before the draft Allocation Plan was drafted) through our online survey/questionnaire, hard copy, or in email. We had only 12 people attend the virtual January 24th public hearing to provide comment, in addition to the City of Gary attendees and our consultant Homebase. We held the in-person public hearing on March 13, 2023. We had only 4 people attend the in-person March 13th public hearing to provide comment, in addition to the 6 City of Gary attendees.

At the virtual public hearing, in order to give all attendees ample opportunity to share thoughts and concerns about the draft Allocation Plan, the City presented the HOME-ARP initiative, feedback received during the first public comment period, and an overview of the proposed Allocation Plan. The public then was asked to respond to the following questions:

- *What do you like about the draft Allocation Plan?*
- *What don't you like about the draft Allocation Plan?*
- *What would you like to see instead?*
- *What else would you like to share with us?*

The feedback from participants of the **virtual public hearing** was as follows:

Attendees were provided the opportunity to present their testimony and respond to the series of questions. The following is a summary of the feedback received during the virtual public hearing:

- Participants agreed that utilizing HOME-ARP funding to increase affordable rental housing in Gary was a good use of federal dollars.
- There was a clear consensus at the public hearing from participants about the draft Allocation Plan; participants supported having the majority of HOME-ARP resources go toward affordable rental housing, then a low-barrier non-congregate shelter and supportive services.
- Some participants expressed appreciation for the recognition of the great need in the City of Gary for childcare as a supportive service.
- No one at the public hearing suggested that HOME-ARP funds should be used toward tenant-based rental assistance. In fact, many participants said that there is rental assistance available, the bigger challenge in Gary is finding available and affordable rental housing.
- Participants were excited about the opportunities to bring the community together and leverage the HOME-ARP activities through partnerships and collaboration – less competition and more collaboration across the community.
- Some participants appreciated learning that the City of Gary Community Development staff were already working with the City of Gary Housing Authority to collaborate on HOME-ARP efforts.
- One participant asked whether the affordable rental housing all had to be dedicated to PSH and were informed that the affordable rental housing can be broader than PSH but can include PSH.

- One participant wondered what would happen if the HOME-ARP allocation for non-congregate shelter was not enough funding. They learned that HOME-ARP funds are only able to be used for the infrastructure of a non-congregate shelter and that operations for the shelter would have to come from other funding resources.

The feedback from participants at the **in-person public hearing** was as follows:

During the in-person public hearing, attendees were provided the opportunity ask questions or present their disapproval of the plan. The following is a summary of the feedback and questions received during the public hearing:

- Participants agreed that utilizing HOME-ARP funding to increase affordable rental housing in Gary was a good use of HOME-ARP dollars.
- Two attendees asked follow-up questions related to affordable housing. One attendee wanted to ensure that the housing would in fact be affordable for the qualifying populations and whether the housing provided by HOME-ARP would be connected to recent short-term rental regulations. The City confirmed that the housing would be affordable for the qualifying populations and that the rental regulations were separate and apart from HOME-ARP and applied to properties listed as Airbnb.
- Another participant expressed concerns for Non-Congregate Shelter, that it is not good for people's mental health, if people are isolated and they don't have that connection. The City explained that they are separate units not isolated units, usually with communal areas and staff on site.
- One participant expressed gratitude for the non-profit capacity building allocation, primarily for non-profits who need to purchase software and other resources.
- Overall, all attendees voiced their support for the City's proposed allocation plan, and no attendee disapproved of the plan.

The feedback from the **public comment survey/questionnaire** on the publicly posted draft Allocation Plan was as follows:

In addition to the public hearing, the City provided an online and hard copy survey/questionnaire that provided an opportunity for the public to comment on the draft Allocation Plan. The public was asked a series of questions to solicit feedback about the draft. The survey also gave them an opportunity to offer any other additional comments.

- Over 48% of respondents were representatives of the broader public, while 35% were people with lived experience of homelessness, 9% were policymakers, and 9% represented nonprofit providers. The majority of people had already reviewed the draft Allocation Plan before responding to the survey (74%) or were reviewing at the same time they were completing the survey (21%).
- When asked if they agreed with the City's proposal not to create a preference for any of the qualifying populations, 59% of respondents either supported or strongly supported not creating a preference. Only 23% opposed or strongly opposed the City's decision, while 27% neither supported nor opposed.
- When asked if they agreed with the City's decision in the draft Allocation Plan to dedicate \$1 million toward affordable rental housing, \$650,000 toward non-congregate shelter, and \$360,000 toward supportive services, 75% of respondents either supported or strongly

supported the draft Allocation Plan. Ten percent opposed or strongly opposed the decision, with another 15% of respondents having no opinion.

- The City followed with a question that allowed multiple selections. When asked what they would prefer to have seen from the City in the draft Allocation Plan, only a small majority of respondents chose to answer this question (less than 10% of respondents). The two individuals said they'd like to see less money toward affordable housing. One of the individuals said they'd like to see more money toward tenant-based rental assistance.
- When asked if they were satisfied with the draft Allocation Plan, 55% of respondents were either satisfied or very satisfied, 20% were neither satisfied nor dissatisfied, and 25% were either dissatisfied or very dissatisfied.

Summarize any comments or recommendations not accepted and state the reasons why:

The City of Gary solicited feedback in advance of drafting and posting the Allocation Plan. As noted above, we received over 140 total survey/questionnaire comments. We relied on those comments to craft the draft Allocation Plan.

The final draft Allocation Plan received an additional 23 comments. Of those, many felt that the City needed more supportive services, affordable rental housing, and shelters. The City accepted all comments received. Comments indicating Gary should fund all activities or that Gary should use HOME-ARP for TBRA were considered and the City determined that HOME-ARP funds would not be used for all eligible activities or for TBRA based on the logic described below.

Reasons for not funding *all* eligible activities as some requested in the Allocation Plan:

Existing funding sources are insufficient to fund production or preservation of affordable rental housing and the construction or renovation of non-congregate shelter; therefore, utilizing HOME-ARP funding for these eligible activities fills the highest priority need that only HOME-ARP funding can. Spreading the money equally across all eligible activities would not dedicate sufficient HOME-ARP funds to be utilized as effectively to accomplish a meaningful difference in the community.

With only \$ 2,490,094, the City wants to maximize the funding to ensure that the most significant unmet gaps in the system can be filled: affordable housing, supportive services, and non-congregate shelter. Currently, the City has limited funding to be used toward affordable rental housing. At the same time, the community has sub-standard housing and many vacant buildings. Additionally, the City of Gary currently does not have a low-barrier emergency shelter, congregate or non-congregate. While a non-congregate women's shelter is in the process of being rehabilitated for residents, there continues to be a dire need for a place for the general population to be able to get shelter. Consultants reported that the current men's shelter, which is not low-barrier, is in bad physical condition and in need of repair. Similarly, consultants and public participants spoke about the lack of supportive services in the community, focusing heavily on case management, the lack of childcare and the lack of sufficient public transportation. \$2,490,049 is not enough resources to spread across all activities and be effective. The City listened to feedback and is allocating funding toward the greatest areas of need: affordable rental housing, non-congregate shelter, and supportive services.

Reasons for not including tenant-based rental assistance (TBRA) recommendations in the Allocation Plan:

Numerous existing and upcoming funding sources within the community are eligible and sufficient to fund TBRA. There are likely to continue to be resources for rental assistance, as well. For example, the City of Gary is proposing to fund \$360,000 toward supportive services, which can include short-term and medium-term financial assistance for rent. While the City is not allocating HOME-ARP funding specifically to TBRA, we will be able to provide supportive service funding toward rental assistance, as needed, as part of our HOME-ARP supportive services funding.

The City of Gary and partners received an influx of federal resources to provide rental assistance under other parts of the ARP and the CARES Acts. In addition, there are regular annual Continuum of Care Program and Emergency Solutions Grant Program funds, as well as HOME funds and Housing Choice Vouchers that support TBRA or relocation and stabilization services and short-and/or medium-term rental assistance.

Homeless system of care providers who are intimately familiar with the ongoing gaps and needs in the community did not identify TBRA as a significant need or priority for the HOME-ARP funds for the City of Gary. For the public, TBRA was the one eligible activity that had less than 10% of respondents voting for it to get all the funding.

The HOME-ARP funding is unique in its flexibility in terms of who it can serve and in terms of what it can be used on. Therefore, prioritizing if for a use that is already sufficiently covered with other one-time and renewable funding streams would not be prudent.

Needs Assessment and Gaps Analysis

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Response: The City of Gary is located in Indiana in Lake County. Lake County is in the upper northwest part of Indiana and is considered part of the greater Chicago metropolitan area. According to the U.S. Census Bureau (ACS), the population in the City of Gary in 2021 was 68,325. In 2021, 67% of the population was over 18 years old, 26% were under 18 years old, and 19% were age 65 years or older.

The majority of the population in the city of Gary is Black/African American (78%), only 15% of Gary residents are White, 5% are two or more races, and the remaining racial groups each comprise less than 1% of the City's population. Less than 10% of the population (9%) identifies as Hispanic/Latino.

Based on data from 2016-2020, 13% of the City of Gary residents under age 65 years have a disability and 12% are uninsured. In Gary, over one third (33%) of residents live below the federal poverty level (compared to only 16% in Lake County and 12% in the state of Indiana). The median value of an owner-occupied home was \$68,400 and the median gross rent in the community was \$792/ month.¹

Homeless as defined in 24 CFR 91.5

¹ [United States Census Bureau, Quick Facts](#), for United States, Indiana, Lake County, and the City of Gary. U.S. Census Bureau.

Response: The most recent Gary PIT count (2022) identified 272 people experiencing homelessness, 209 of whom were living in shelters and 63 who were living unsheltered on the streets, in vehicles, or encampments. Adults over 18 years old comprised 77% of Gary's homeless population. 63 children under 18 years were identified as homeless, with 55 living in shelters, while 8 were living unsheltered. An additional number of young adults (aged between 18 and 24) also experienced homelessness (12 living sheltered, 10 living unsheltered). Children and young adults comprised 31% of the homeless population. According to the most recently available data, 102 students in the Gary Community School Corporation were reported as homeless or housing unstable.² Many of those children and youth do not meet the definition of homelessness for purposes of the PIT count but fall under the "other special populations" definition for HOME-ARP purposes.

An analysis of Gary's last official PIT count (2022) for Lake County where the City of Gary is located, reveals distinctions in how different racial groups are represented among the homeless population compared to the general population. Gary counted 272 people experiencing homelessness in January 2022. White individuals comprised 31% (85 individuals) of the homeless population (compared to 15% of the general population). At the same time, Black/African American individuals comprised 60% (162 individuals) of the homeless population (compared to 78% of the general population) and people identifying as multiple races comprised 0% of the homeless population (compared to 5% of the general population).

At the last official PIT count (2022), 19% of Gary homeless residents self-reported having a severe mental illness (SMI), while 7% reported experiencing a substance use disorder (SUD), and 8% identified as adult survivors of domestic violence.

At Risk of Homelessness as defined in 24 CFR 91.5

Response: For people at risk of homelessness, it is useful to understand the underlying circumstances of people living in the Greater Gary area.

- The most recent data disclosing median gross rent indicates that the median gross rent in Gary is \$792/month.³ For people to be able to afford that rent and contribute 30% or less of their household income toward housing, they would need to earn at least \$14 per household per month (or \$29,000 annual income) which requires more than \$14.00/hour wage. The minimum wage in Gary, Indiana for 2022 is \$7.25/hour.⁴ Minimum wage would have to increase by almost 100% for households earning minimum wage to afford local median rent.
- The rates of poverty in the area are higher than both state and national averages. More than one in three individuals (33%) in the City of Gary lives below the federal poverty level (FPL), more than twice the number that live below the poverty level in Lake County at 16%, the state

² [Indiana Youth Institute 2016](#)

³ [United States Census Bureau, Quick Facts](#), for United States, Indiana, Lake County, and the City of Gary. U.S. Census Bureau.

⁴ [Indiana Minimum Wage 2022](#), Federal Department of Labor, 2022.

of Indiana at 12%, of the national average, at 12%.⁵ In Lake County, children under the age of 11 comprise the largest age group who are living in poverty.⁶

- According to the City of Gary Consolidated Plan (p. 33), there are, 4,160 rental households earning at or lower than 30% AMI have one or more severe housing problems such as lacking a kitchen, complete plumbing, severely overcrowding, or severely cost burdened.
- According to the U.S. Bureau of Labor Statistics, in December 2022, the rate of unemployment in the City of Gary was 3.9%,⁷ compared to state unemployment rate of only 3.1%⁸ and a national unemployment rate as of January 2023 of 3.4%.⁹
- There are significant disparities by race/ethnicity in Lake County:
 - Black/African American communities are disproportionately affected by income gaps of \$30,000 or more in Lake County.¹⁰
 - The largest racial/ethnic group in Lake County who are living below the poverty level are those identifying as Black/African American at 28%,
- Females make up a larger percentage of the population who are living in poverty in Lake County (17%). Lake County's percentages are higher than the state of Indiana and the United States.¹¹
- Unlike many other communities, homeowners and renters each make up an equal share of households in the City of Gary (50%).¹²
- The most recent data publicly available (2015-2019) indicates that 35% of households (10,920 out of 31,515 households) in the City of Gary are cost-burdened, meaning they pay more than 30% of their incomes on housing. More than half of those households (5,865) are severely cost-burdened, meaning they pay more than 50% of their incomes on housing.¹³
 - For renters, the percent of households who are cost-burdened is 45% (7,005 out of 15,580 renter households). More than half of those households (3,790) are severely cost-burdened.
 - For homeowners, the percent of households cost-burdened is 25%. Of those, however, more than 50% are severely cost-burdened.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Response: Extrapolated from the CoC PIT count, there were 23 survivors of domestic violence at the time of the 2022 point-in-time count. There are four shelters that serve survivors of domestic violence in Lake County: Gary Commission for Women (currently inactive, as it is being renovated), Haven House,

⁵ [United States Census Bureau, Quick Facts](#), for United States, Indiana, Lake County, and the City of Gary. U.S. Census Bureau.

⁶ [Community Health Needs Assessment, Community Health Care System, Lake and Porter Counties](#), Health Communities Institute (2022).

⁷ [City of Gary, Indiana, Economy at a Glance](#), U.S. Bureau of Labor Statistics (August 2022).

⁸ [State of Indiana, Economy at a Glance](#), U.S. Bureau of Labor Statistics (August 2022).

⁹ [The Employment Situation, United States](#), U.S. Bureau of Labor Statistics (September 2022).

¹⁰ [Community Health Needs Assessment, Community Health Care System, Lake and Porter Counties](#), Health Communities Institute (2022).

¹¹ [Community Health Needs Assessment, Community Health Care System, Lake and Porter Counties](#), Health Communities Institute (2022).

¹² [Consolidated Plan/CHAS Data, Gary Indiana](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

¹³ [Consolidated Plan/CHAS Data, Gary Indiana](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

The Caring Place, and St. Jude House. It is not clear whether these shelters also serve individuals or households that are victims of dating violence, sexual assault, stalking, or human trafficking.

Domestic violence is one of the leading causes of homelessness for women and their children. Although safe housing can provide a pathway to freedom, there are many barriers that prevent survivors from obtaining or maintaining safe and affordable housing. The majority of survivors experience financial abuse, meaning that they have not had access to the family finances, have been prohibited from working, or have had their credit scores destroyed by an abusive partner. Victims may also face discrimination in accessing or maintaining housing based on the violent or criminal actions of perpetrators. Additionally, victims are limited in the locations and types of housing they can access because of their unique safety and confidentiality needs, and many housing or homelessness assistance programs have barriers that inadvertently exclude victims of violence.

The majority of statistics about subsets of domestic violence, including sexual assault, dating violence, stalking, and human trafficking, are collected and reported at the national level. National statistics show that almost half of people fleeing domestic violence have also experienced **sexual assault**. Victims and survivors of sexual assault often are at greater risk of housing instability. For example, in a national survey from 2010, one third of providers reported that up to 20% of victims and survivors struggled to find or keep housing because of sexual violence.¹⁴ Thirty-eight percent of respondents to a 2011 national survey reported receiving reports of landlord sexual assault; in these cases, 79% of women reported that their landlords refused to repair locks, supply heat, hot water, or make the space “safe.”¹⁵ Lesbian, gay, transgender, and non-binary individuals are more likely to experience intimate partner abuse. For example, transgender women are 2.5 times more likely to experience sexual violence and 4 times more likely to experience financial abuse.¹⁶

For youth, the incidence of sexual assault is even more dramatic. One in three female victims of completed or attempted rape experienced it for the first time between the ages of 11 and 17.¹⁷ Almost half of youth experiencing homelessness nationally (42%) report having experienced sexual abuse prior to becoming homeless.

Youth are also likely to experience **dating violence**. Among U.S. high school students who reported dating during the 12 months before a CDC survey, 1 in 12 experienced sexual dating violence.¹⁸ In the same survey, students who identified as LGBTQ or those who were unsure of their gender identity had even higher rates of sexual dating violence.¹⁹ For young people, teen dating violence is considered an “adverse childhood experience” (ACES) that will impact survivors for the rest of their lives. Youth who have experienced teen dating violence are more likely to experience depression and anxiety, they are

¹⁴ [Housing and Sexual Violence: Overview of National Survey](#) (2010).

¹⁵ [Housing, Homelessness, and Sexual Violence Statistics](#),

¹⁶ [Lesbian, Gay, Bisexual, Transgender, Queer and HIV-Affected Hate and Intimate Partner Violence in 2017](#), A Report from the National Coalition of Anti-Violence Programs (2017).

¹⁷ [National intimate Partner and Sexual Violence Survey, 2015 Data Brief and Update](#), National Center for Injury Prevention and Control, Division of Violence Prevention.

¹⁸ [Youth Risk Behavior Surveillance](#), CDC, 2019

¹⁹ [Youth Risk Behavior Surveillance](#), CDC, 2019

more likely to use tobacco, drugs, and alcohol, and consider suicide.²⁰ The impacts of dating violence, which can include sexual assault, also can lead to behaviors or psychological impacts that can impact someone's stability in housing.

Stalking is a specific form of dating violence. Nearly 1 in 3 women in the U.S. experienced stalking at some point during their lifetime that made them feel fearful, threatened, or concerned for the safety of themselves or others.²¹ As many as 1 in 15 women reported such an occurrence within 12 months of taking the CDC survey. Almost half of the perpetrators of the stalking were current or former intimate partners (44%). Like teen dating violence, survivors of stalking are more likely to experience psychological distress, PTSD symptoms, and suicidality.²²

State statistics are more general about domestic violence in Indiana. The data that is available about Indiana residents is that 40% of women and 27% of men experienced intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetime.²³ In one day alone, Indiana domestic violence providers served over 1,800 survivors and turned away 187 requests for services because of lack of resources.²⁴

Crime statistics in 2020 for the City of Gary, provided by the City of Gary Women's Commission as reported by the City of Gary Police Department, illustrate that in one year in Gary, there were more than 1,200 Domestic Violence and Sex Crimes in the City. The majority of those (64%) were for domestic battery, but another 29% were for "domestic disturbance," with 4.5% reported sex offenses, and more than 2% for rape or sexual battery.

While not tracked at the City level, **human trafficking** is also an issue in Indiana. National research indicates that many of the risk factors and vulnerabilities of human trafficking reflect circumstances faced by HOME-ARP qualifying populations, including caretaker substance use, involvement with the child welfare and/or foster care system, juvenile justice involvement, mental health concerns, runaway or homeless youth, underemployment or unemployment, and unstable housing, among many others. Two of the top five risks/vulnerabilities for human trafficking are homelessness and unstable housing.

The majority of statistics about human trafficking are state level data. In 2016, the National Human Trafficking Hotline (NHTH) logged 317 contacts (through telephone, texts, online chats, emails and webforms) in Indiana concerning human trafficking. Of those, 19 contacts were from victims or survivors of human trafficking. From among the total contacts, 85 cases of human trafficking were reported.²⁵

Only four years later, in 2020, the number of NHTH contacts had increased by more than 62% in Indiana. NHTH logged over 514 contacts concerning human trafficking. Of those, the percent of contacts from

²⁰ [Youth Risk Behavior Surveillance](#), CDC, 2019

²¹ [The National Intimate Partner and Sexual Violence Survey 2016/2017 Report on Stalking Updated Release](#), CDC, April 2022.

²² [The National Intimate Partner and Sexual Violence Survey 2016/2017 Report on Stalking Updated Release](#), CDC, April 2022.

²³ [National Coalition Against Domestic Violence. Domestic Violence in Indiana \(2019\).](#)

²⁴ [National Coalition Against Domestic Violence. Domestic Violence in Indiana \(2019\).](#)

²⁵ [Indiana Spotlight, 2016-2020](#), National Human Trafficking Hotline Statistics.

victims or survivors of trafficking was up almost 526% (with 119 contacts from victims or survivors). The number of actual reported cases logged at NHTH had increased over the four-year period by over 65% (with 140 cases of human trafficking reported in 2020).²⁶

Of the 514 Indiana human trafficking cases reported in 2020, 83% involved sex trafficking. 29% (41 of 140) of the cases involved minors. By gender, 82% of the cases (115 of 140) involved female victims or survivors, while 16% involved male victims or survivors.

According to SAFE Coalition for Human Rights, based in Muncie Indiana, the northwest region is a hotbed for human trafficking based on its close proximity to Chicago.²⁷ They state on their site that 16,000 – 25,000 women and children trafficked per year through the Midwest belt.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Response: CHAS data indicate that between 2015 and 2019 (the most recent available data), there were 31,515 households in Gary, Indiana.²⁸ Of those households, roughly 11,525 (37%) had at least 1 of 4 housing problems. Households that had at least 1 of 4 *severe housing problems* comprised roughly 22% (6,830) of the households. 35% (10,920) percent of households were cost burdened (paying more than 30% of their income toward housing).²⁹

Children and youth are a population that faces homelessness, yet they are not always eligible for homelessness services for the CoC and other funding streams. Local community partners shared that approximately 200 school-aged students in the 2021/2022 academic year were facing homelessness under the McKinney-Vento Act in the Gary Community School Corporation. That group includes students and their families who are couch surfing, doubled up, or in other unstable housing situations that are not considered “homelessness” under many of the other HUD programs, but they do fall under the “other special populations” definition for HOME-ARP purposes.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Response:

- The City of Gary is located in Lake County. The data available from the Indiana Balance of State CoC is for Lake County and does not break the data down for the City of Gary.
- The most recent Lake County PIT count (2022) identified 272 people experiencing homelessness, 209 of whom were living in shelters and 63 who were living unsheltered on the streets, in vehicles, or encampments. There are no year-round shelters that are housing-focused, low-barrier that can serve the general population. The emergency shelters that do exist serve special populations only (e.g., people fleeing domestic violence or women and children only, single men

²⁶ [Indiana Spotlight, 2016-2020](#), National Human Trafficking Hotline Statistics.

²⁷ [“Human trafficking often goes underreported in Indiana, but ‘it is in our back yards, our schools and neighborhoods,’”](#) Chicago Tribune (August 30, 2020).

²⁸ [Consolidated Plan/CHAS Data, Gary Indiana](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

²⁹ [Consolidated Plan/CHAS Data, Gary Indiana](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

only). Many of them are in need of renovation or rehabilitation as their infrastructure is old, much like permanent housing in the City of Gary.

- Adults over 18 years old comprised 77% of Lake County's homeless population in the 2022 PIT count. The two main shelters that can serve the most individuals are both open only to single males - the City Rescue Mission (36 beds) and My Brother's Keeper (26 beds). Yet 37% of the unsheltered single adults identified as female in the most recent PIT count.
- Children and young adults comprised 23% of the homeless population as reported in the 2022 PIT count. There are more children experiencing homelessness, who are living doubled up or couch surfing, who are not eligible for HUD-funded services through the CoC.
- For those children who do meet the HUD requirement, almost 20% were living unsheltered during the most recent PIT count. Fifty-four children under 18 years were identified as living in shelters, while 9 were living unsheltered at the time of the 2022 PIT count.
- An additional number of young adults (aged between 18 and 24) also experienced homelessness, 12 living sheltered, 10 living unsheltered during the 2022 PIT count. There is no shelter that services transitional age youth. For young males over 13 not yet adult, there is no shelter that they can access alongside of their families.
- Only four shelters are open to households with children. Two of those are dedicated solely to households experiencing domestic violence.³⁰
- There are altogether 88 beds available for households with children. More than 60% of those (55) are dedicated to households experiencing domestic violence.³¹
- Of the 22 units available for households with children, 50% (11) are dedicated to households experiencing domestic violence.³²
- There are no transitional housing beds in Lake County.³³
- Permanent housing opportunities for people transitioning from the homeless system of care (from a shelter, RRH, or PSH) are difficult to find in Lake County, especially units where landlords or property managers are willing to accept vouchers.
- The majority of Lake County permanent supportive housing (PSH) beds available are for households without children (233 beds). Of those, 140 are dedicated to chronically homeless individuals and 74 are dedicated to Veterans.³⁴
- There are no PSH beds for youth in Lake County.³⁵
- There are 50 total PSH units for households with children, with 10 of the units reserved for Veteran households (VASH). There are only 40 PSH units for households with children in all of Lake County.³⁶
- There are limited rapid rehousing (RRH) beds in Lake County. There are only 10 units for households with children.³⁷
- There are only 44 total RRH beds, 35 for households with children and 9 beds for households without children.³⁸

³⁰ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³¹ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³² [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³³ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³⁴ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³⁵ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³⁶ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³⁷ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

³⁸ [Housing Inventory Count, Region 1A, Balance of State Indiana](#), 2022.

- The unsheltered and sheltered homeless population in Lake County also suffer from mental health issues and/or substance abuse problems, which can hinder them from obtaining and retaining employment. They also tend to isolate themselves from the public, making it more challenging for provider outreach to make contact and assist individuals with case management.

At Risk of Homelessness as defined in 24 CFR 91.5

Response:

- In Gary, 33% of residents lived below the federal poverty level (compared to only 16% in Lake County and 12% in the state of Indiana). The median value of an owner-occupied home in Gary was \$68,400 and the median gross rent in the community from 2015-2019 was \$792/ month. Recent data from several different online sources indicate that rent has gone up more than \$100/month in the City of Gary, to \$897/month in 2022.³⁹
- Persons/families who are at 30% or below AMI are more likely to be affected by severe housing problems, are forced to live in places with substandard conditions, and are more susceptible to falling into experiencing homelessness. According to 2015-2019 CHAS data, there are 9,170 households that have incomes between 0 and 30% of the area median income (AMI)— indicating that a substantial portion of the population could be considered at-risk of homelessness based on income alone.⁴⁰
- For people to be able to afford local rent and contribute 30% or less of their household income toward housing, they would need to earn at least \$2,417 per household/month. Earning an annual income of \$29,000 necessitates earning more than \$14/hour wage. Currently, the minimum wage in Indiana for 2022 is \$7.25/hour.⁴¹ Minimum wage would have to increase by almost 100% for households earning minimum wage to afford local median rent.
- Many formerly homeless and rapid re-housing assistance recipients live from paycheck to paycheck and often need more than twelve months of supportive services and financial assistance to secure decent safe housing that can remain affordable to them.
- The lack of health insurance can be a key determinant of health status and housing instability along with inconsistent access to health care, which often results in illness, longer hospitalizations, and increased vulnerability to mental health conditions. In the most recent U.S. Census report for City of Gary, more than 1 in 10 (12%) of the total population reported having no health insurance.⁴²
- The City of Gary has approximately 12% of its residents with disabilities⁴³ – experiencing difficulties with hearing, vision, cognitive, ambulatory, self-care, and independent living. The City of Gary also has an aging population with close to 2 in 10 (18%) residents who are over the age of 65⁴⁴ who may have issues with mobility, hearing, vision, self-care and independent living, making it harder to maintain affordable housing. Low-income, elderly, and residents with a disability need more affordable, suitable housing to choose from. There are many elderly

³⁹ [RentCafe Gary, Indiana rental market](#) or [Point 2 Average Apartment Rent in August 2022](#). Both accessed on October 17, 2022.

⁴⁰ [Consolidated Plan/CHAS Data, Gary Indiana](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

⁴¹ [Indiana Minimum Wage 2022](#), Federal Department of Labor, 2022.

⁴² [United States Census Bureau, Quick Facts](#), for United States, Indiana, Lake County, and the City of Gary. U.S. Census Bureau.

⁴³ Ibid.

⁴⁴ Ibid.

individuals and individuals with a disability who have fixed incomes who are not able to make ends meet. Many older adults do not have the resources for home repairs and are forced to live in sub-standard housing.

- According to HUD, the housing market in Gary Indiana is considered “tight.” In April 2021, HUD noted that there was a low inventory of homes for sale and a 14% increase in the average home sales price during the most recent 12 months (marked at \$226,900) indicated tight market conditions.⁴⁵ In 2021, there was less than a 1% vacancy rate in the City.⁴⁶
- HUD data from 2021 also indicated that market rate apartment construction has been limited since 2018 and properties that were recently completed have vacancy rates below 3%.⁴⁷
- As for the age of housing in Gary, HUD reports that rental units are older than rental units in other parts of the country. The median age for a home in Gary Indiana was over 50 years old, with 1970 being the median year Gary homes were built.⁴⁸ The age of Gary homes signifies a great need for rehabilitation of the aging housing stock that have code violations and/or lead-based paint hazards.
 - Because of the aging housing stock, lead-based paint and lead poisoning has been a great concern throughout the state of Indiana. A recent report by the Indiana Advisory Committee to the U.S. Commission on Civil Rights examined the civil rights issues related to indoor and outdoor lead exposure in the state from an environmental justice perspective.⁴⁹ The report looked at lead poisoning in Lake County’s West Calumet Housing complex where an investigation into lead paint exposure took place and households were relocated.
 - Testimony to the Advisory Committee reported that Black and Hispanic children have higher rates of lead poisoning than white children, even when accounting for socioeconomic status. Evidence also supported that national origin also results in disparities when it comes to lead poisoning, particularly for refugees, immigrants, and Native Americans.⁵⁰
 - The primary source of childhood lead exposure is living in their own homes.⁵¹
- The limitations of the local transportation system impacts the ability for people at risk of homelessness to retain employment and stable housing. For people at risk of homelessness, stable employment may be located outside the transportation system’s reach and/or buses do not run during their evening or weekend working shifts. For families working late night shifts, they are often forced to resort to taking Ubers back home, which are increasingly cost prohibitive for households that are already cost burdened and only earning minimum wage.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

⁴⁵ [Comprehensive Housing Market Analysis for Gary, IN](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), April 2021.

⁴⁶ [Comprehensive Housing Market Analysis for Gary, IN](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), April 2021.

⁴⁷ [Comprehensive Housing Market Analysis for Gary, IN](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), April 2021.

⁴⁸ [Comprehensive Housing Market Analysis for Gary, IN](#), Office of Policy Development & Research, Department of Housing and Urban Development (HUD), April 2021.

⁴⁹ [Environmental Injustice: Lead Poisoning in Indiana. A Report of the Indiana Advisory Committee to the U.S. Commission on Civil Rights](#), November 2020.

⁵⁰ [Environmental Injustice: Lead Poisoning in Indiana. A Report of the Indiana Advisory Committee to the U.S. Commission on Civil Rights](#), November 2020.

⁵¹ [Environmental Injustice: Lead Poisoning in Indiana. A Report of the Indiana Advisory Committee to the U.S. Commission on Civil Rights](#), November 2020.

Response:

- There are four shelters in Lake County that serve people experiencing domestic violence. Two of them participate in HMIS and report data in the Housing Inventory County (St. Jude House and Haven House Hammond). It is not clear whether or not these shelters are available to individuals or households that are victims of Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Of the two that report in the HIC, they offer 11 units and 51 total beds for households with children and a few additional beds (6) for households without children (though not dedicated solely for domestic violence survivors).
- There were 23 adult individuals in Lake County during the 2022 PIT count, who were receiving shelter who had experienced domestic violence. That number almost doubled from the 2021 PIT count, where only 12 adult survivors of domestic violence were counted in the PIT.
- The barriers to obtaining housing stability for the individuals and families the shelters serve include: limited affordable housing, limited housing subsidies, challenging landlords, reduced shelter capacity, and lack of resources in surrounding communities.
- The state of Indiana saw a 181% increase in domestic violence related homicides between July 2020 and June 2021. The Indiana Coalition Against Domestic Violence attributes the increase to unemployment, underemployment, isolation, alcohol consumption and greater access to firearms. In addition, 911 call centers reported up to an 87% increase in domestic violence calls and specifically high call rates in zip codes that were disproportionally impacted by COVID-19.⁵²
- The Indiana Coalition Against Domestic Violence conducted a statewide survey of communities across the state to help develop prevention strategies. Of the 219 respondents, 90% agreed that “structural racism/oppression,” “other people’s unconscious/implicit biases,” “mental exhaustion/constant pressure” were the primary barriers to health, safety, and wellness.⁵³
 - “Of the top 10 barriers to wellness identified by survey respondents, five of them related to anti-Black racism directly, three of them were concerning mental health, and the other two identified were financial stress and the lack of representation of Black women in leadership positions, which can also be linked to anti-black racism.”⁵⁴
- The Indiana Coalition Against Domestic Violence has a flexible financial assistance program. The program has existed for decades. The demands on the program increased during COVID. In 2020-2021, they were able to provide housing assistance, utility assistance, transportation and relocation assistance, food security, child care, and other financial assistance to over 344 survivors and their children statewide.⁵⁵

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Response:

- According to a Community Health Needs Assessment conducted in 2020 by Northwest Indiana Community Action focused on NW Indiana residents across 4 counties, including Lake County, 57% of people they surveyed in 2020 reported that they were BEHIND on paying back debt.⁵⁶

⁵² [Annual Report](#), Indiana Coalition Against Domestic Violence, July 1, 2020 to June 30, 2021.

⁵³ [Annual Report](#), Indiana Coalition Against Domestic Violence, July 1, 2020 to June 30, 2021.

⁵⁴ [Annual Report](#), Indiana Coalition Against Domestic Violence, July 1, 2020 to June 30, 2021.

⁵⁵ [Annual Report](#), Indiana Coalition Against Domestic Violence, July 1, 2020 to June 30, 2021.

⁵⁶ [Northwest Indiana Community Action, 2020 Community Needs Assessment](#),

- Eighty percent of those same survey respondents reported that they did not have emergency savings. Of the 9% who reported that they did have emergency savings, the median amount saved was \$1,000. Additionally, 38% said they could not afford to buy more food.⁵⁷
- Across all 4 counties in NW Indiana, over 30,000 children were living in poverty in 2018, with 27% of Lake County's children living in poverty.⁵⁸
- Northwest Community Action also reported on well-being assessments that were conducted by the State's Family and Social Services Administration. For NW Indiana, over 32,000 well-being assessments were completed for the region. Amongst the top challenges for those 32,000 households at the time of the survey were the following:
 - 47% did not have enough money for food in the past 12 months.
 - 36% were actively seeking work in the past 4 weeks.
 - 32% had had utilities shut-off in the past 12 months.
 - 25% were afraid they would not have stable housing in the next 2 months.⁵⁹
- For survey respondents who had trouble renting, the reasons included not having money for a security deposit (69%), having bad credit (54%), all the places they could afford were unsafe, unhealthy, or too small (38%), or they were not sure how/where to look (20%).⁶⁰
- Housing costs can be a significant factor in housing instability and risk of homelessness. The more a household spends on their housing, the less income is left for other necessities. Sixty-nine percent of the 10,495 low-income renter households in the City of Gary who allocated more than half their income to housing costs, had incomes below 30% of AMI.⁶¹ Having such limited flexibility with how income can be spent, means making tough decisions on what does and ultimately does not get paid month to month. Missed payments are easy to accumulate and can significantly damage credits histories, further perpetuating a vicious cycle of housing loss and substandard housing options that is challenging to break free from. Once housing is lost, it is increasingly difficult for a family to get back on track.
- According to HUD, households spending more than 30% of their income on housing are referred to as "cost burdened" and owners and renters who pay more than 50% of their income for housing are referred to as "severely cost burdened." Having such limited disposable income remaining after paying for housing costs leaves households at an increased risk of housing instability and homelessness. For renters, housing costs include rent paid by the tenant, plus utilities and for owners, housing costs can include mortgage payment, taxes, insurance, and utilities. Housing problems that can serve as key indicators of at-risk households include overcrowding and lack of proper kitchen and plumbing facilities.
- Persons/families who are at 30% or below AMI are more likely to be affected by severe housing problems, are forced to live in places with substandard conditions, and are more susceptible to experience housing instability and fall into homelessness.⁶²
- Relatively lower educational attainment can make it more challenging to secure living wage employment. In Gary, adults are slightly less likely to have a high school education than compared to the national average (85% compared to the national average of 89%), and Gary

⁵⁷ [Northwest Indiana Community Action, 2020 Community Needs Assessment,](#)

⁵⁸ [Northwest Indiana Community Action, 2020 Community Needs Assessment,](#)

⁵⁹ [Northwest Indiana Community Action, 2020 Community Needs Assessment,](#)

⁶⁰ [Northwest Indiana Community Action, 2020 Community Needs Assessment,](#)

⁶¹ [Consolidated Plan/CHAS Data, Gary Indiana,](#) Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

⁶² [Consolidated Plan/CHAS Data, Gary Indiana,](#) Office of Policy Development & Research, Department of Housing and Urban Development (HUD), 2015-2019.

residents are significantly less likely to have a four-year college education (14% of Gary residents compared to 33% nationally).⁶³ There is a need for job skills training and assistance in applying for and attending diploma/GED programs, vocational school, certificate programs and higher education.

- Workforce reductions and layoffs make income streams inconsistent, which can lead to further housing instability. According to the U.S. Bureau of Labor Statistics, in December 2022, the rate of unemployment in the City of Gary was 3.9%,⁶⁴ compared to state unemployment rate of only 3.1%⁶⁵ and a national unemployment rate as of January 2023 of 3.4%.⁶⁶ The uncertainties of how to meet financial obligations and a loss of benefits that come with unemployment, can put a strain on families as members grapple with how to make ends meet in the interim and whether they can afford to remain in their community or will be forced to move and seek employment elsewhere.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Response: The following gaps within the current shelter and housing inventory as well as the service delivery system were identified through analysis of stakeholder input, the 2022 Point in Time Count, the 2022 Housing Inventory Chart (described above), the 2021-2025 City of Gary Consolidated Plan and the HUD 2021 Comprehensive Housing Market Analysis for Gary, IN:

Shelter:

- **There is a need for a low-barrier, housing-focused non-congregate shelter in the City of Gary.**
- **Shelters are over-capacity** for households without children.
- The high number of persons in households without children who have experienced unsheltered homelessness and the low occupancy of shelter units for households without children suggests that **current shelter resources are not aligning with need.**
- The **two main shelters** that can serve the most individuals **are both open only to single males** yet 37% of the unsheltered adults identified as female in the most recent PIT count.
- There is **no shelter that services transitional age youth** (18-24 years old).
- **For young males over 13 not yet adult, there is no shelter that they can access** alongside of their families.
- **Only four shelters are open to households with children.** Two of those are dedicated solely to households experiencing domestic violence.
- **Current shelters require rehabilitation and repair.**
- “During the COVID-19 Pandemic, it was reported that many of the single individuals have become homeless due to loss of jobs and require housing assistance that is beyond the capacity of the City or shelter providers.” (2021-2025 City of Gary Consolidated Plan, p. 35).

Housing:

⁶³ [United States Census Bureau, Quick Facts](#), for United States, Indiana, Lake County, and the City of Gary. U.S. Census Bureau.

⁶⁴ [City of Gary, Indiana, Economy at a Glance](#), U.S. Bureau of Labor Statistics (August 2022).

⁶⁵ [State of Indiana, Economy at a Glance](#), U.S. Bureau of Labor Statistics (August 2022).

⁶⁶ [The Employment Situation, United States](#), U.S. Bureau of Labor Statistics (September 2022).

- **There are not enough affordable rental housing units in the area**, the costs to rent the units that are available in the area is high compared to local income, and many of the housing units that are available for qualifying populations is sub-standard, with households overcrowded and/or cost burdened. Both renter and owner-occupied households are most likely to report problems with high housing costs.
- **Many of Gary's affordable units are dilapidated, unsafe, and substandard options.** Stakeholders throughout the community shared that replacement of dilapidated housing with quality housing is a necessity in Gary.
- **The City of Gary needs more deeply subsidized, affordable housing**, particularly housing that meets the needs of people with complicated rental histories or a disability that may result in them being perceived as high risk.
- **The City of Gary needs additional permanent supportive housing.**
- The HUD 2021 Comprehensive Housing Market Analysis for Gary, IN identified additional needs, including:
 - During the 3-year forecast period, demand is expected for an additional 570 rental units.
 - Despite the large number of vacant units, most are in disrepair and the cost to repair exceeds any potential profit from renting the units. No measurable portion of other vacant homes are expected to return to the market to meet forecast demand.
- The 2021-2025 City of Gary Consolidated Plan⁶⁷ identifies additional needs, including:
 - The high cost of maintenance of homes and quality of housing are perhaps some of the major factors influencing risk of homelessness in the city (p. 37)
 - The need for assisted housing in Gary exceeds by far the number of available units. The Gary Housing Authority's current waiting list consist of 4,844 applicants for public housing units. Almost 97% of the individuals on the waiting list are extremely low-income families, with more than 58% of households comprised of families with children. (p. 47)
 - The Gary Housing Authority also reports their Voucher Assistance program is closed. The Authority's turn over for Section 8 Voucher is very limited while the number of applicants on the waiting list exceeds 4,425. (p. 47)
 - According to Gary Housing Authority, among the units desired, the most needed unit type is one-bedroom units. The second largest need appear to be family units of 2- and 3-bedroom capacity. (p. 47)
 - There are few affordable rental units available for individuals or small households (only 2% of all affordable rental units are 0-bedroom; only 16% are 1-bedroom units) (p. 68).
 - According to HUD's multifamily information for housing units with Section 8 and other assisted units, several contracts for assisted units expire by 2025. These developments collectively provide 731 assisted units of housing. (p. 69)
 - There are very few affordable housing units that low- and very low-income households can afford. This has put pressure to convert many single-family homes into rental units with multiple families residing in each unit. (p. 74)

Service delivery:

⁶⁷ [2021-2025 Consolidated Plan](#), City of Gary Division of Community Development, June 2021.

- The **City of Gary** needs **comprehensive, coordinated, consistent, community-driven supportive services throughout the city.**
- There are **insufficient numbers of case managers** to fulfill the community needs.
- There is a **lack of childcare** throughout the city.
- There is **inadequate transportation** resources to reach employment, education, social service, and other opportunities.
- There is a **lack of pharmacy and grocery** resources within the city.
- The **City of Gary** needs **more legal services** to help people with sub-standard housing and eviction prevention.
- The **City of Gary** needs **additional case management** services to encourage more landlords to participate in voucher or rental assistance programs, connect tenants to resources, and help tenants secure needed housing.
- The **City of Gary** needs **more housing navigation (housing search and counseling), employment assistance, and educational services.**
- The 2021-2025 City of Gary Consolidated Plan⁶⁸ identifies additional needs, including:
 - In conversation with shelter and service providers, a variety of services are expressed as needed within organizations to provide temporary to 24-hour services to persons with physical, mental and/or emotional impairments. Housing services may include helping special needs populations to find and maintain affordable rental/homeownership housing. In addition, there is a need for transitional housing with services, and permanent housing with or without case management and other services. (p. 62)
 - A high priority needs exists for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Gary to effectively and comprehensively address the needs of the residents. (p. 113)
 - One area that gaps may exist is a well-coordinated homeless delivery services at the County level. A second area of concern is the stronger outreach for employment and skill training. The third and perhaps the most important gap in Gary's institutional delivery system relate primarily to funding. The reduction in federal funding for the CDBG, HOME, and ESG programs has resulted in a strain on the ability of the City to effectively administer these programs. Additionally, the reduction in federal funding ultimately impacts the nonprofit service providers reliant upon those funds to serve their target populations. The current economic climate also limits the amount of private funding sources available to nonprofit service providers. (p. 127)

The City of Gary has sufficient federal and state resources for funding TBRA. The gaps that exist in the City apply to all qualifying populations. The gaps are:

- **Lack of a low-barrier, housing-focused shelter of any kind for all qualifying populations;**
- **Insufficient safe, affordable housing for all qualifying populations; and**
- **Not enough supportive services, particularly housing navigation and case management, but other services as well.**

⁶⁸ [2021-2025 Consolidated Plan](#), City of Gary Division of Community Development, June 2021.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Response: The City will not utilize additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan.

Identify priority needs for qualifying populations:

Response: Based on the City of Gary’s pre-draft survey/questionnaire, the public comment, public hearing, and the consultation process, the top priority needs for qualifying populations in the City of Gary are as follows:

- 1. Increased access to affordable rental housing;**
- 2. At least one new low-barrier, housing-focused, non-congregate shelter in the City of Gary for all qualifying populations, including single adults and families; and**
- 3. Increased availability and scope of supportive services.**

Increased access to affordable rental housing

The ultimate need in any effort to reduce homelessness and housing instability is to increase access to housing. Providers and the broader public report that it is difficult to find units that are affordable and accessible for people exiting homelessness and the households in need of low-income, safe, affordable housing. Specifically, consultants indicated that there are increasing numbers of instances where landlords have expressed an unwillingness to continue to rent to people transitioning out of homelessness. Other community members note that locating affordable, safe housing is a challenge for the other priority populations as well. They reported that housing units are unaffordable, or in poor condition. More than 50% of the City of Gary’s housing stock is more than 50 years old. Residents report that a significant number of housing in the community is abandoned and/or in uninhabitable condition.

A significant number of homeowner and renter households are cost-burdened in the City of Gary. More than half of the households that are cost-burdened are severely cost-burdened, paying more than half of their income toward housing. The rental market is getting more out of reach for a large number of City of Gary households.

The City of Gary Division of Community Development is not alone in addressing the need for more affordable housing. The Gary Housing Authority is also addressing the affordable housing shortage. Over the past few years, the Housing Authority disposed of and/or demolished over 1,300 public housing units and developments due to obsolescence. While the tenants received tenant protection vouchers, the loss of the affordable housing units added to the already-existing shortage.⁶⁹

As part of its 2023 Annual Plan, the Gary Housing Authority plans to develop new mixed-finance and mixed-use developments (via acquisition with new construction and/or existing housing with or without

⁶⁹ [Gary Housing Authority 2023 Annual Plan](#); November 2022.

rehabilitation).⁷⁰ The Housing Authority is also placing all of its vacant public housing stock into a vacant, HUD approved, “undergoing modernization” designation status and applying for the HUD Capital Fund Financing Program (CFFP) to completely overhaul and comprehensively modernize its remaining public housing portfolio.⁷¹

Providing additional resources and supports to the promising efforts already taking place in Gary will only expand extremely affordable housing opportunities and would allow those who are employed at very low wage jobs or on fixed incomes to avoid having to stay in a shelter bed by rapidly exiting homelessness into permanent housing, including supportive services, if necessary.

At least one new low-barrier, housing-focused, non-congregate shelter in the City of Gary for all qualifying populations, including single adults

Currently in the City of Gary, there is no place that provides year-round shelter and services to anyone experiencing homelessness, regardless of gender, age, household status, etc. The main women’s shelter is being renovated and converted to a non-congregate women’s shelter and is expected to reopen in 2023/2024. The main men’s shelter is a congregate shelter and only serves single men. It is in very poor condition. The City’s Health and Human Services Department supports an inclement weather shelter for people experiencing homelessness that is open only for limited times during the year. Families seeking shelter are unable to stay together if they are mixed gender and males in the family are over 13 years old.

Without a safe place for the general population of people experiencing homelessness to go for shelter, they end up staying in places not meant for human habitation. The lack of a low-barrier, housing-focused shelter means not only are people sleeping and living in unsafe situations, but it also makes it extremely difficult to locate people to provide them the case management and supportive services they need to obtain and retain stable housing and achieve self-sufficiency.

Increased availability and scope of supportive services

In addition to housing and shelter, resources are needed to provide supportive services to help people transition from homelessness to stable housing and self-sufficiency. The reality in the City of Gary is that there is a lack of fundamental basic services located nearby where people live, work, and play. People need to leave the city to go grocery shopping, get their medications, or access childcare.

For supportive services specific to people currently experiencing homelessness, there is a great need to support and increase case management services. Supportive services are also needed to improve access to behavioral health resources for qualifying populations, which would entail funding and staff to create additional dedicated behavioral health resources for qualifying populations across the City. In addition, resources could ensure that access to services are better coordinated amongst the local providers for people with mental health and substance use disorders.

With the ability to provide supportive services to households with children who are deemed “homeless” under the McKinney-Vento definition (those households couch surfing or doubled up), HOME-ARP supportive services could support efforts to connect with the local schools, working directly with school counselors and McKinney-Vento liaisons to provide services to those students and young adults by partnering with schools’ McKinney-Vento Liaisons and school counselors to ensure all are aware of system resources.

⁷⁰ [Gary Housing Authority 2023 Annual Plan](#), November 2022.

⁷¹ Ibid.

Additional supportive services resources should be prioritized for expanding transportation in the area. Many households in the qualifying populations struggle to get to and from work outside of local public transportation hours. Many residents rely on public transportation to leave the city to access groceries, pharmacy services, and childcare. Still others would like to work or go to school in parts of the area where the local bus system does not travel.

To summarize, for the City of Gary, the top priority needs for qualifying populations are as follows:

- 1. Increased access to affordable rental housing;**
- 2. At least one new low-barrier, housing-focused, non-congregate shelter in the City of Gary for all qualifying populations, including single adults and families; and**
- 3. Increased availability and scope of supportive services.**

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

Response:

The level of need and gaps in the City of Gary's shelter, housing inventory, and service delivery systems were determined through leveraging the City's efforts through its ESG-CV allocation process to provide for more robust service delivery and additional capacity for service organizations to provide additional supportive services, housing, and shelter. Through that process, the need for more affordable rental housing, shelters, and supportive services were identified. Additionally, the City determined the level of need and gaps through the data and information found in the 2022 Point-in-Time (PIT) count, the 2022 Housing Inventory Count (HIC), the City of Gary's 2021-2025 Consolidated Plan, recent CHAS data, U.S. Census Bureau data, the Gary Housing Authority's 2023 Annual Plan, and other reports/data for the City of Gary, Lake County, and the state of Indiana.

The information was supplemented by qualitative data collected through the one-on-one consultant interviews and the surveys/questionnaires distributed amongst the public, providers, and consultants serving and advocating for qualifying populations. The responses from public, providers, and consultants and representatives of the qualifying populations echoed the gaps identified in the PIT Count, the 2022 HIC, the 2021-2025 Consolidated Plan, CHAS Data, Census data and the Gary Housing Authority 2023 Action Plan; namely that the top priority at this time is to provide additional deeply affordable rental units, at least one low-barrier housing-focused non-congregant shelter, and supportive services for all qualifying populations.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Response:

The City of Gary will administer the HOME-ARP allocation and oversee all projects to completion. The City anticipates partnering with other City departments (such as the Gary Housing Authority and/or the

Gary Women's Commission) and other community partner agencies and organizations. The plan is to collaborate together across multiple agencies and organizations with HOME-ARP and other funding sources to develop additional affordable rental housing and non-congregate shelter at a similar location.

The City plans to issue an initial Request for Information (RFI) to seek community partners interested in the non-congregate shelter acquisition/development funding. The City will evaluate the RFI responses to determine if there are any possibilities for collaboration or coordination between interested parties, including the capacity to properly run and operate non-congregate shelter. The City may also consider use of non-congregate shelter acquisition/development funding by a City Department. In the event that this process does not identify viable non-congregate shelter project(s), the City may reallocate \$650,000 to other HOME-ARP activities identified in this allocation plan.

The City plans to issue an initial Request for Information (RFI) to seek community partners interested in the HOME-ARP development of affordable rental housing funding. In the event that this process does not identify viable affordable rental housing project(s), the City may reallocate \$1,000,000 to other HOME-ARP activities identified in this allocation plan.

The City will issue an initial Request for Information (RFI) to determine how to distribute the \$360,000 toward supportive services. The supportive services could be provided as part of the affordable rental housing (for example, permanent supportive housing or rapid rehousing), as part of the non-congregate shelter supportive service offerings, or as independent services that are sorely needed in the community. In the event that this process does not identify viable supportive service project(s), the City may reallocate \$360,000 to other HOME-ARP activities identified in this allocation plan.

The City will allocate nonprofit capacity-building funding to selected projects based on a level of need analysis.

The City will publicly announce the projects that are awarded HOME-ARP funding on its website and through other social media.

Describe whether the PJ will administer eligible activities directly:

Response: There is currently no plan for the City to administer eligible activities directly.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Response: No portion of the administrative funding was distributed to a contractor or subrecipient prior to HUD's approval of the Allocation Plan.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 360,000		
Acquisition and Development of Non-Congregate Shelters	\$ 650,000		
Tenant-based Rental Assistance (TBRA)	\$0.00		
Development of Affordable Rental Housing	\$ 1,000,000		
Nonprofit Operating	\$0.00	0%	5%
Nonprofit Capacity Building	\$120,000	4.8%	5%
Administration & Planning	\$ 360,094	14.4%	15%
Total HOME-ARP Allocation	\$ 2,490,094		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Response:

Based on the needs identified through the community engagement process, the City of Gary will fund the following with Home-ARP resources:

- 1. Affordable rental housing at \$1 million**
- 2. One new low-barrier, housing-focused, non-congregate shelter for all qualifying populations, including single adults and families at \$650,000;**
- 3. Supportive services at \$360,000; and**
- 4. Nonprofit capacity building at \$120,000.**

Affordable Housing: The City of Gary has a significant shortage of affordable, safe rental housing. Many of the affordable rental housing units that do exist are old and need updating. According to public and consultant feedback, many landlords or property managers would prefer to rent sub-standard housing to low-income people who are willing to rent, rather than invest in the units to bring them up to code or to update them to be more accessible and eligible to receive housing assistance. Throughout the consultation process that Homebase conducted on behalf of the City of Gary, most organizations specifically highlighted the need for more affordable, quality housing and the services needed to maintain them.

The City of Gary proposes to use \$1 million of its HOME-ARP funds to acquire land for, construct, or rehabilitate existing housing for 3 units of affordable rental housing. With the unprecedented resources offered by HOME-ARP to support infrastructure to increase available affordable housing in the community, the City of Gary believes that the Gary Housing Authority, community organizations, and local developers who are familiar with the challenges and needs of HOME-ARP qualifying populations will be well-placed to propose projects that can receive and utilize HOME-ARP funds. The City of Gary

also hopes to leverage \$350,000 to \$500,000 of Lake County HOME-ARP resources to contribute to building local affordable rental housing. The new site/s will help address the gap caused by private landlords who are unwilling to rent to the qualifying populations or unwilling to renovate or rehabilitate to ensure safe rental units.

Non-congregate shelter: Additionally, the City of Gary needs at least 1 shelter that is low-barrier housing-focused that accepts people regardless of their household status, age, gender, race/ethnicity, sexual preference and without conditions of participation. Throughout the consultation process that Homebase conducted on behalf of the City of Gary, most organizations specifically mentioned the lack of a low-barrier, housing-focused shelter in the community. Gary proposes to use HOME-ARP funds to acquire land, construct, and/or rehabilitate an already existing space (such as a motel/hotel, or other building) for one low-barrier, housing-focused non-congregate shelter to respond to a key need that HOME-ARP could address.

The City will encourage proposals that site the affordable rental housing and non-congregate shelter in a similar location. Such an approach would create potential efficiencies in costs for acquisition and/or renovation/rehabilitation, as well as permitting, licensing, and operations. It would also provide flexibility for the City to convert the non-congregate shelter units to affordable rental housing, as is permissible under HOME-ARP.

Supportive Services: The City will dedicate \$360,000 toward housing-related supportive services that can fill a key gap in the community. HOME-ARP funds will be dedicated to supportive services that are focused on providing the assistance households need to obtain housing and avoid evictions and/or returns to homelessness. The City would encourage proposals that address the priority supportive services that have been identified through the consultation and public processes (for example, transportation assistance, employment assistance, and short-term to medium-term rental assistance).

Nonprofit capacity building: Throughout the interview and community engagement process, the City of Gary determined that a small amount of support is needed to build the capacity of nonprofit providers in the area.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Response:

The gaps analysis reflected that the City of Gary has **insufficient** housing and housing resources, **limited access to supportive services**, and **unstable crisis services**. The quantitative and qualitative data, as well as the gaps analysis embedded in the Allocation, reflected the same findings; the City needs:

- More affordable rental housing,
- A low-barrier housing-focused non-congregate shelter; and
- More supportive services.

The City is not prioritizing Home-ARP funding for TBRA, as the resources already exist in the community are meeting the need,, including HCV, CoC, EHV, ESG, state funding, and Mainstream Vouchers.

There are no low-barrier shelter options of any kind in the City of Gary, including non-congregate shelter, which is why this activity is prioritized. In addition, evidence above indicates that there is a lack

of safe affordable housing, which supports the prioritization of affordable housing units for all QPs. The fact that some organizations are not operating at capacity due to staffing shortages supports the need for support service funding. And with the new shelter and housing, additional supportive services will be necessary.

Community service providers have time and again bumped up against the challenge that even with the TBRA that is available in Gary, there is a **dearth of affordable rental housing units in the area**. The lack of affordable rental housing not only impacts people experiencing or at risk of homelessness, but also people fleeing domestic violence and other populations that experience housing instability. Additional rental housing units will help meet community needs going forward. The new affordable rental housing units created with HOME-ARP fund will be places to use the TBRA dollars that are already available in our community.

Data and feedback also make clear that **there are no low-barrier non-congregate shelter beds for the general population experiencing homelessness in the City of Gary**. Yet, the population of individuals and families living unsheltered is growing - both individuals and families identified through the homeless system of care, but also the broader definition of homeless households that are identified through the City of Gary's Unified School District. The majority of shelters that are available in the community only serve some specific sub-populations (e.g., veterans or women with children), while there are some sub-populations that have nowhere to go (e.g., youth). Most shelters in the City of Gary are considered high-barrier shelters; i.e., they impose conditions for participation such as requiring people to have income, take a breathalyzer test before entering, and/or require participation in religious services.

There are **no eligible sufficient funding sources available and accessible to the City of Gary** (including federal sources such as ESG and CDBG, as well as state sources), **that permit funding invested in long-term infrastructure for shelter**; to be used to construct, renovate, or rehabilitate a building for use as a non-congregate shelter. To bring more permanent resources into the community and to ensure shelters are more accessible and meaningful (i.e., low-barrier, housing focused), the City of Gary plans to leverage the one-time HOME-ARP dollars to support creation of one or more low-barrier non-congregate shelter/s in our community.

Moreover, **limited access to supportive services has created barriers to housing for many populations**. Limited supportive services availability has resulted in people cycling in and out of housing and created further trauma, caused inefficiencies in the system of care, and damaged landlord relationships. The Allocation Plan will focus on providing supportive services to Gary residents, including households who are able to access affordable rental housing to ensure that tenants are well equipped to retain their housing over the long-term. With more individuals and families in our community able to access stable and affordable housing, the annual funds coming into our community can be leveraged to help the most vulnerable in the qualifying populations.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Response: The City of Gary will provide 3 units of affordable housing through new construction, renovation, or rehabilitation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

Response: The goal for the City of Gary is to increase affordable rental housing. The HOME-ARP funds will be used to create affordable rental housing with 100% of the units made available to households from all HOME-ARP qualifying populations. The City will maximize the funding from HOME-ARP to support new construction, renovation or rehabilitation, whichever will add the most units as possible into the community. Through the RFI and NOFO process, we will encourage efficiencies, asking potential partners and developers to leverage other resources that may be available from city, county, state, federal, or private funding streams to best meet the needs of qualifying populations and to consider locating the non-congregate shelter at the same location as the affordable rental housing (perhaps on lower floors, etc.)

Throughout the public engagement process, consultants and the public made it very clear that there is a need for more affordable rental housing in Gary. People mentioned the lack of units available, the substandard condition of some of the units that are being rented currently, the number of abandoned buildings, and the recent closing of facilities that support qualifying populations.

Preferences, Referral Methods, and Limitations

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Response: The City of Gary is not proposing at this time to establish a preference.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Response: No preference has been identified.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Response: No preferences are established in this plan and Coordinated Entry will not be used for referrals.

The City of Gary will utilize its 211 system to provide referrals to participating agencies to determine eligibility. The North West Indiana Community Action Agency (NWICA) is the local 211 operator and is familiar with the local providers. As calls for assistance come through the 211 system and through local partners who serve qualifying population, referrals for housing, non-congregate shelter, and supportive services will be made to the HOME-ARP projects.

The HOME-ARP service providers will develop a waiting list in chronological order (first-come, first-served) from those referrals, documenting the date households presented for assistance through 211, to determine the first-come first-serve order at their locations. Each of the organizations administering the affordable rental housing and non-congregate shelter will be responsible for accepting the referral and determining participant eligibility to ensure they are from within one of the qualifying populations.

Additionally, NWICA is the new CE lead and the City of Gary will explore additional referral methods to improve residents' experience with accessing HOME-ARP programs.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

N/A

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

N/A

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Response: The City of Gary will not limit eligibility of HOME-ARP project to a particular qualifying population.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Response: The City of Gary will not implement a limitation.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Response: No limitation was identified for the City of Gary's Allocation Plan.

HOME-ARP Refinancing Guidelines

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

Response: The City of Gary will not be allocating funding to refinancing of existing debt.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M21-MP-18-0203

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

CITY OF GARY

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

35-6001040

*** c. UEI:**

YAVRR4MMG3G9

d. Address:

*** Street1:**

401 BROADWAY

Street2:

*** City:**

GARY

County/Parish:

LAKE

*** State:**

IN: Indiana

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

464022132

e. Organizational Unit:

Department Name:

COMMUNITY DEVELOPMENT

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

ARLENE

Middle Name:

D.

*** Last Name:**

COLVIN

Suffix:

Title:

DIRECTOR

Organizational Affiliation:

*** Telephone Number:**

(219) 881-5075

Fax Number:

(219) 881-5085

*** Email:**

acolvin@gary.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME INVESTMENT PARTNERSHIPS GRANT

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME - ARP

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,490,094.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,490,094.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

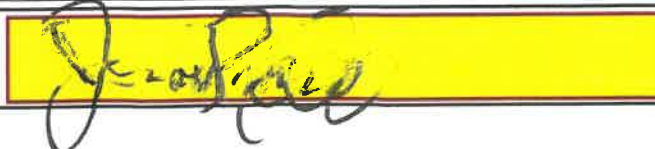
Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

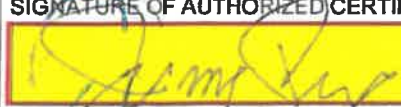
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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

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

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE MAYOR
APPLICANT ORGANIZATION CITY OF GARY, INDIANA	DATE SUBMITTED 01/17/2023

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

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

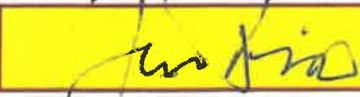
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
CITY OF GARY	01/17/2023

HOME-ARP CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

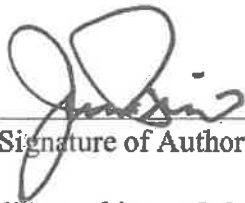
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

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

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

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

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



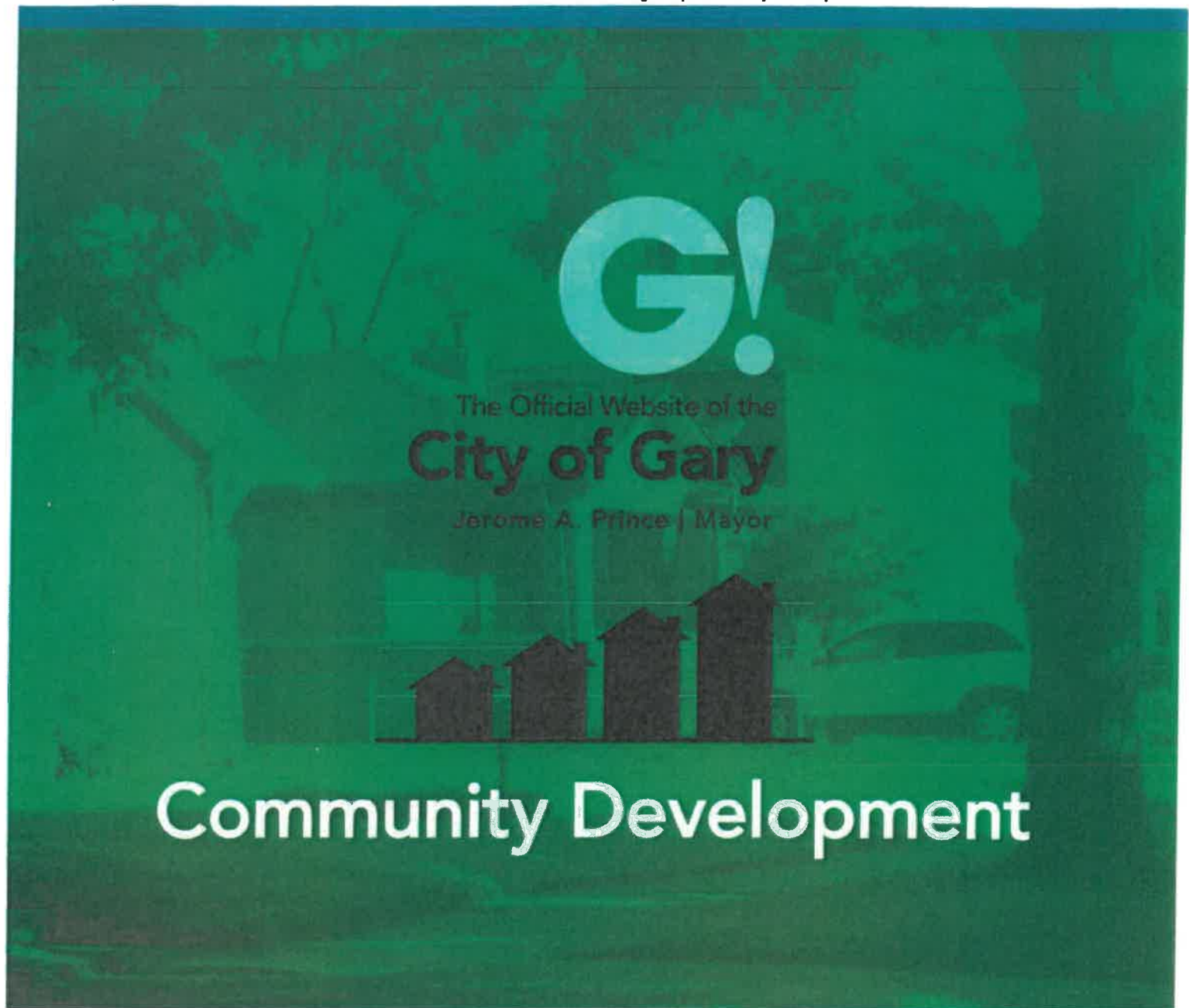
Signature of Authorized Official

Mayor City of Gary

Title

1.17.23

Date



Home-ARP Program

The Federal HOME-ARP program provides a total of \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations. It is funded through The American Rescue Plan (ARP). The funding can be used to provide housing, rental assistance, non-congregate shelter, and/or supportive services.

The City of Gary is slated to receive \$2,490,094 in HOME-ARP funding to address homelessness & increase housing.

The City of Gary is seeking public input on the best way for the City to spend those dollars. We will use the input to help us develop a proposed Allocation Plan. You can provide your input by clicking the link below:

<https://www.surveymonkey.com/r/GaryHomeArpPre>

Below please find more information regarding HOME-ARP.

[HOME-ARP Requirements](#)

[HOME-ARP Eligible Activities](#)

[HOME-ARP Qualifying Populations](#)

[HOME-ARP Non-Congregate Shelter Fact Sheet](#)

[HOME-ARP Operating Assistance & Capacity Building Fact Sheet](#)

[HOME-ARP Rental Fact Sheet](#)

[HOME-ARP Supportive Services Fact Sheet](#)

[HOME-ARP TBRA Fact Sheet](#)

Our Programs

- [– Home ARP Program](#)
- [– Home Improvement Assistance](#)
- [– Hoosier Homes Program](#)
- [– Neighborhood Stabilization \(NSP\)](#)
- [– Consolidated Plans/Annual Action Plans/ CAPERS](#)
- [– Continuum of Care Network](#)
- [– First Time Home Buyers](#)
- [– CD's HUD Approved Counseling Agency](#)
- [– IFPN/HHE Foreclosure Program](#)

For information related to the Department of Community Development, call us at 219.881.5075.

I want to/need...

- [– First Time Home Buyers](#)
- [– Home Improvement Assistance](#)
- [– Shelter](#)

Department of Community Development

401 Broadway, Suite 300

Gary, IN 46402

(219) 881-5075

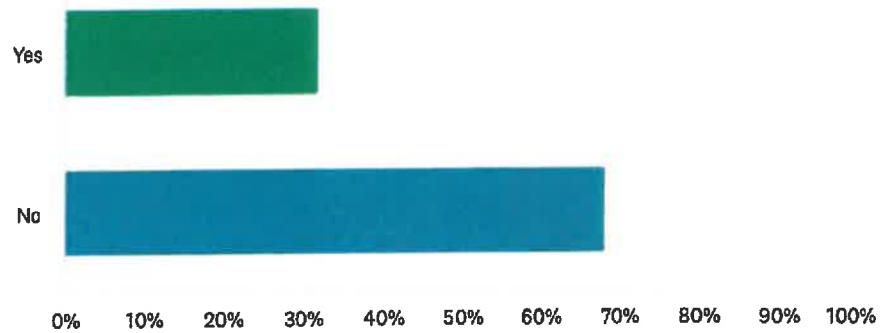
(219) 881-5085 Fax



City of Gary Pre-Plan HOME-ARP Community Survey

Q1 Do you have lived experience of homelessness (current, recent, or formerly homeless)?

Answered: 129 Skipped: 3



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

31.78%

68.22%

41

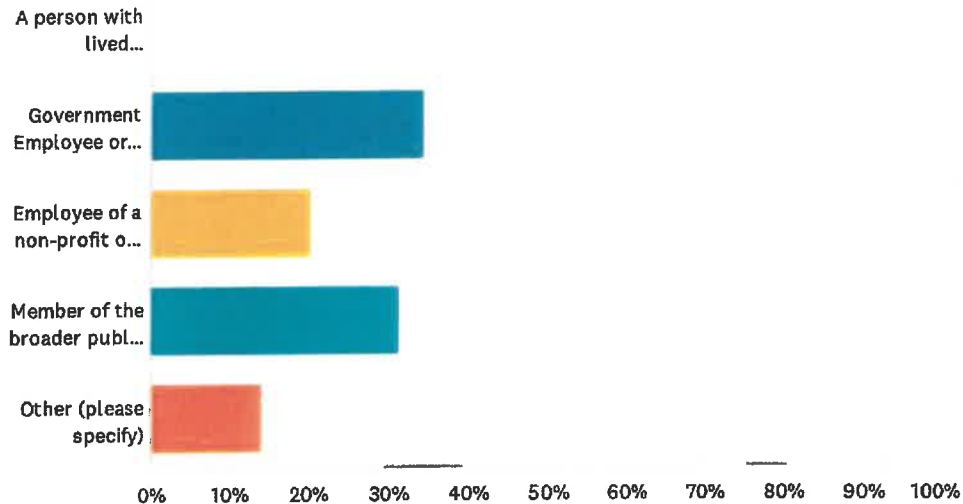
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129

City of Gary Pre-Plan HOME-ARP Community Survey

Q2 Please select the best category that describes you (please select one)?

Answered: 128 Skipped: 4



ANSWER CHOICES

RESPONSES

A person with lived experience of homelessness (current, recent, or formerly homeless)	0.00%	0
Government Employee or Policymaker (city or county official, committee member, other government representative, etc.)	34.38%	44
Employee of a non-profit or community-based organization (homeless, housing, civil rights, LGBTQ+, etc.)	20.31%	26
Member of the broader public (resident, neighbor association, business owner, etc.)	31.25%	40
Other (please specify)	14.06%	18
TOTAL		128

Q3. What is the name of your organization?

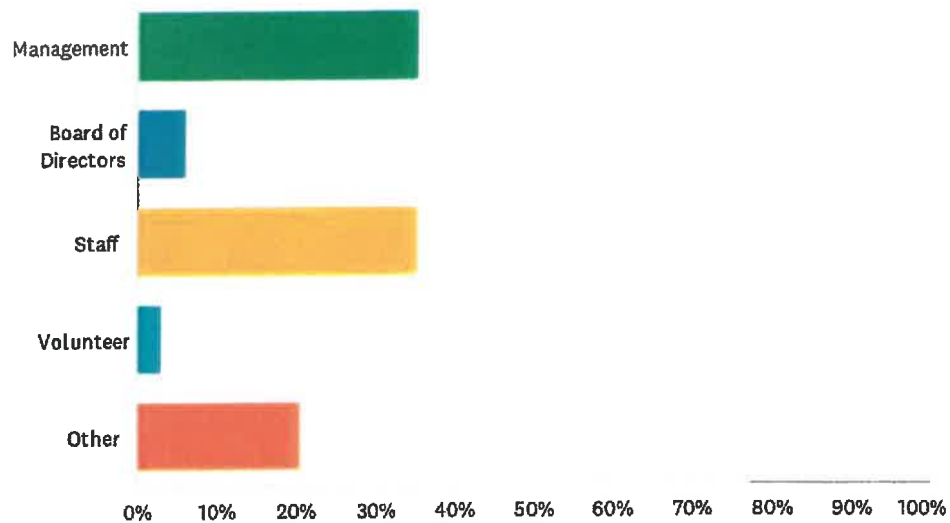
Answered: 37 Skipped: 95

Q4 Please summarize the purpose or mission of your organization?

Answered: 37 Skipped: 95

Q5 What is your role in the organization

Answered: 34 Skipped: 98



ANSWER CHOICES

Management

Board of Directors

Staff

Volunteer

Other

TOTAL

RESPONSES

35.29%

5.88%

35.29%

2.94%

20.59%

12

2

12

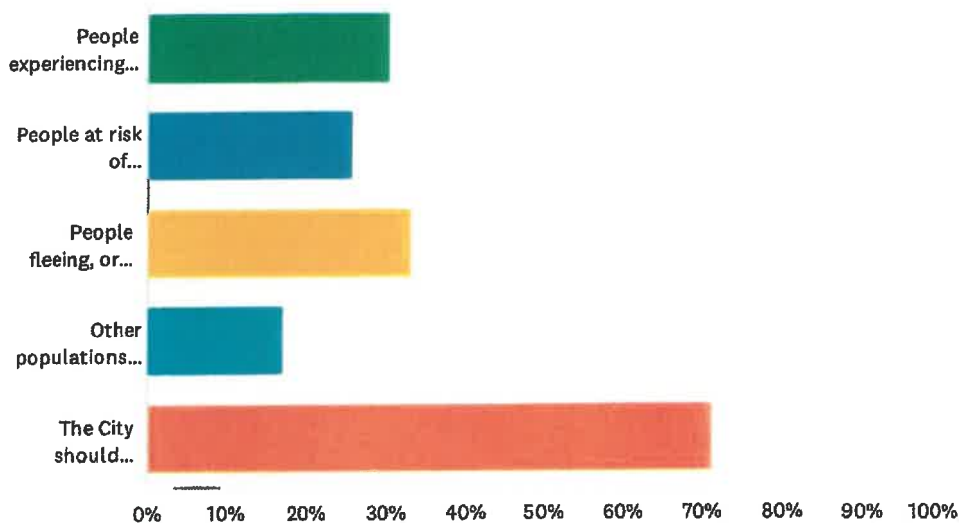
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34

Q6 Which of the qualified populations should the City of Gary prioritize?
You may choose multiple options, but if selecting "all" please only select that option.

Answered: 112 Skipped: 20



ANSWER CHOICES

RESPONSES

People experiencing homelessness.	30.36%	34
People at risk of homelessness.	25.89%	29
People fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.	33.04%	37
Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability (including veterans and families that include a veteran family member that meet one of the other preceding criteria.)	16.96%	19
The City should prioritize all of the above mentioned populations.	71.43%	80

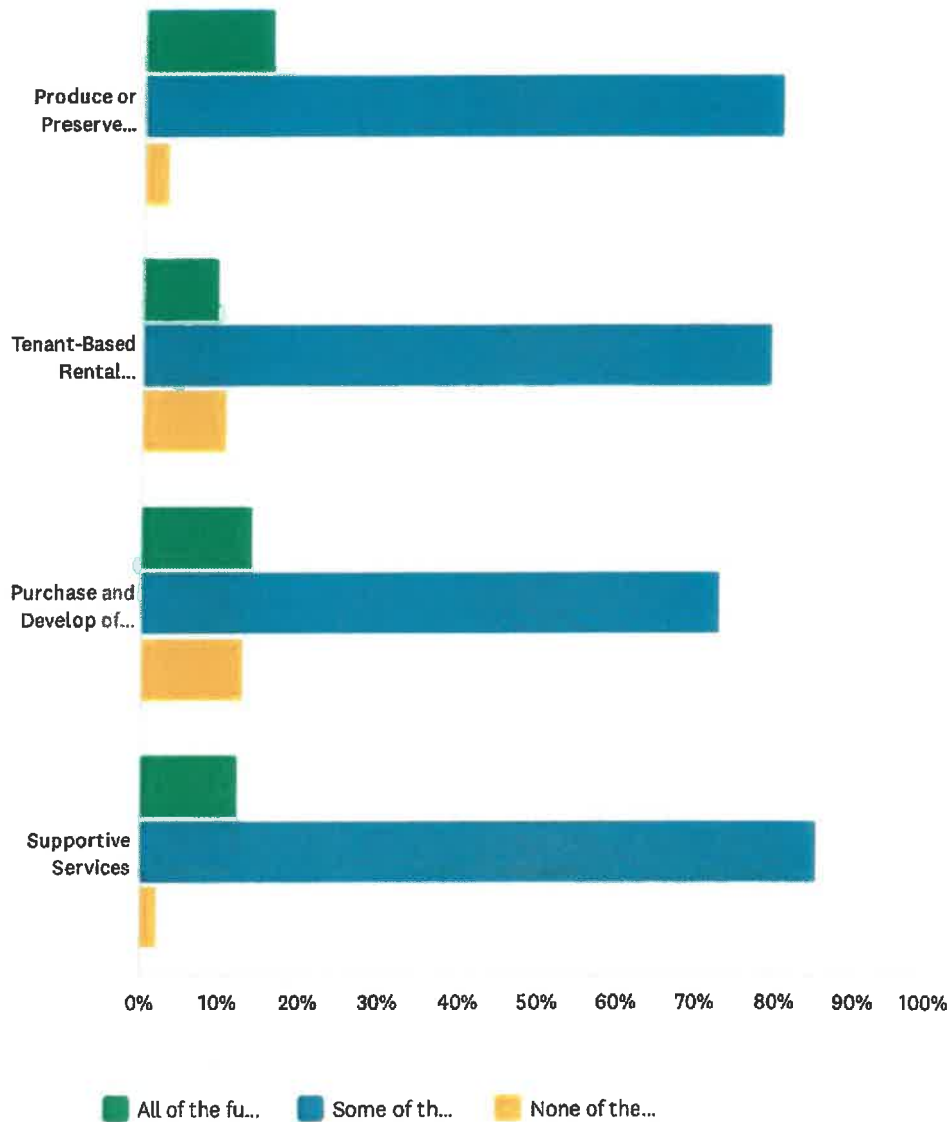
Total Respondents: 112

Q7 Why did you select the above population/s and what are the greatest needs for this population/s? (optional)

Answered: 76 Skipped: 56

Q8 Which activity should the City of Gary spend HOME-ARP funding on?

Answered: 106 Skipped: 26



City of Gary Pre-Plan HOME-ARP Community Survey

	ALL OF THE FUNDING	SOME OF THE FUNDING	NONE OF THE FUNDING	TOTAL	WEIGHTED AVERAGE
Produce or Preserve Affordable Housing	16.16% 16	80.81% 80	3.03% 3	99	2.74
Tenant-Based Rental Assistance (TBRA)	9.68% 9	79.57% 74	10.75% 10	93	3.02
Purchase and Develop of Non- Congregate Shelter	13.98% 13	73.12% 68	12.90% 12	93	2.98
Supportive Services	12.37% 12	85.57% 83	2.06% 2	97	2.79

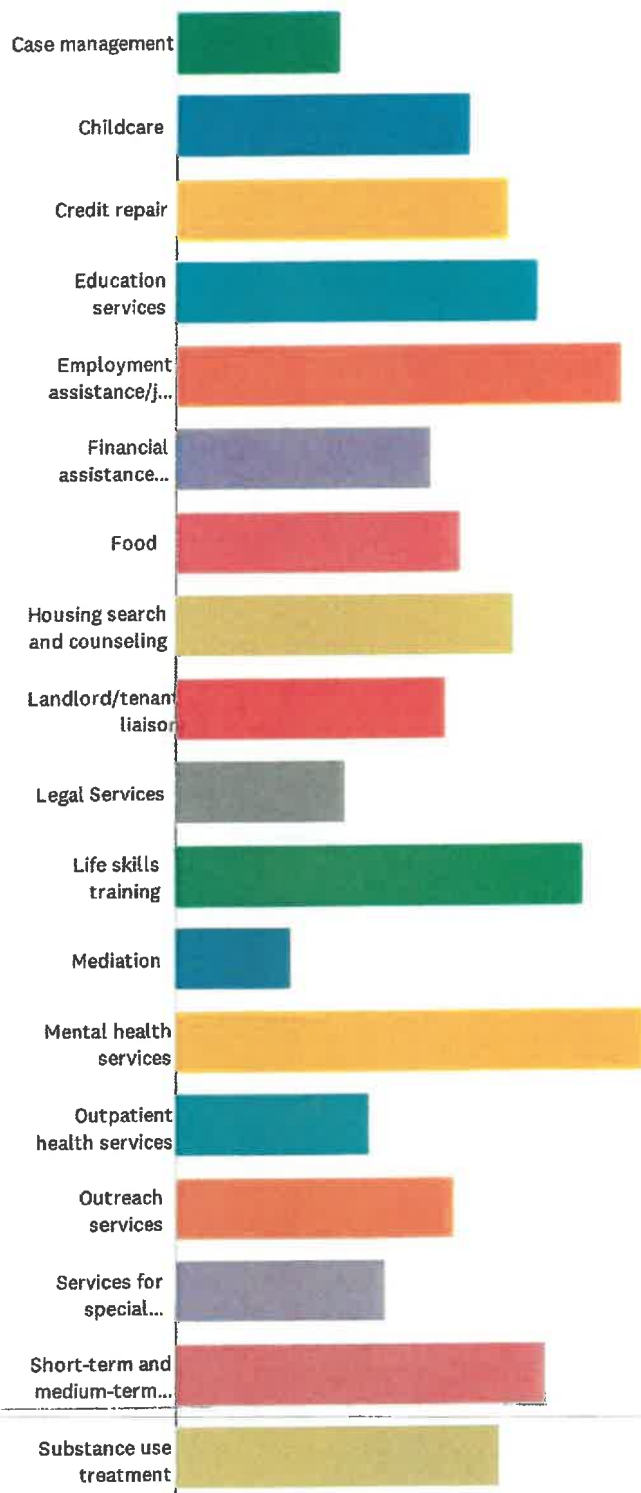
Q9 Why should the City of Gary spend HOME-ARP funding on the activity/ies you ranked highest? (optional)

Answered: 67 Skipped: 65

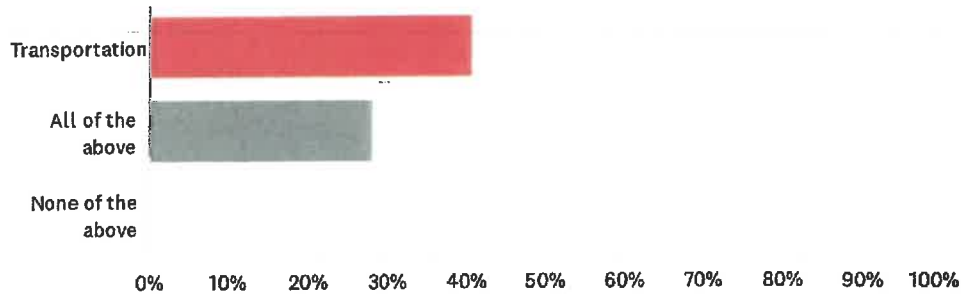
ANSWER CHOICES	RESPONSES	
Affordable Housing:	59.70%	40
Tenant-Based Rental Assistance:	47.76%	32
Non-Congregate Shelter:	41.79%	28
Supportive Services:	46.27%	31
All of the four activities	43.28%	29
None of the above activities	1.49%	1

Q10 Which of the services above are most needed in the City of Gary?
You may choose multiple options.

Answered: 103 Skipped: 29



City of Gary Pre-Plan HOME-ARP Community Survey



ANSWER CHOICES	RESPONSES	
Case management	20.39%	21
Childcare	36.89%	38
Credit repair	41.75%	43
Education services	45.63%	47
Employment assistance/job training	56.31%	58
Financial assistance costs	32.04%	33
Food	35.92%	37
Housing search and counseling	42.72%	44
Landlord/tenant liaison	33.98%	35
Legal Services	21.36%	22
Life skills training	51.46%	53
Mediation	14.56%	15
Mental health services	59.22%	61
Outpatient health services	24.27%	25
Outreach services	34.95%	36
Services for special populations	26.21%	27
Short-term and medium-term financial assistance for rent	46.60%	48
Substance use treatment	40.78%	42
Transportation	40.78%	42
All of the above	28.16%	29
None of the above	0.00%	0
Total Respondents: 103		

Q11 Thank you for taking the time to provide feedback on the many options available to the City of Gary. We appreciate hearing your perspective. Please let us know any additional thoughts you'd like to share.

Answered: 22 Skipped: 110

Q1 ¿Ha vivido la experiencia de la falta de vivienda (actual, reciente o anteriormente sin hogar)?

Answered: 0 Skipped: 1

 No matching responses.

ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
TOTAL		0

Q2 Por favor seleccione la mejor categoría que lo describa (por favor seleccione una)

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
A person with lived experience of homelessness (current, recent, or formerly homeless)	0.00%	0
Empleado del gobierno o legislador (funcionario de la ciudad o del condado, miembro del comité, otro representante del gobierno, etc.)	0.00%	0
Empleado de una organización sin fines de lucro o comunitaria (personas sin hogar, vivienda, derechos civiles, LGBTQ +, etc.)	0.00%	0
Miembro del público en general (residente, asociación de vecinos, dueño de negocio, etc.)	0.00%	0
Otro (especifique)	0.00%	0
TOTAL		0

Q3 ¿Cuál es el nombre de su organización?

Answered: 1 Skipped: 0

Q4 Por favor, escriba en breve el propósito o la misión de su organización.

Answered: 1 Skipped: 0

Q5 ¿Cuál es su función en la organización?

Answered: 0 Skipped: 1

 No matching responses.

ANSWER CHOICES	RESPONSES	
Administración	0.00%	0
Junta Directiva	0.00%	0
Personal	0.00%	0
Voluntario	0.00%	0
Otro	0.00%	0
TOTAL		0

Q6 ¿Cuáles de las poblaciones calificadas debería de priorizar la Ciudad de Gary? Puede elegir varias opciones, pero si selecciona "todo", seleccione solo esa opción.

Answered: 0 Skipped: 1

 No matching responses.

ANSWER CHOICES

RESPONSES

Personas sin hogar.	0.00%	0
Personas en riesgo de quedarse sin hogar.	0.00%	0
Personas que huyen o intentan huir de la violencia doméstica, violencia en el noviazgo, abuso sexual, acoso o la trata de personas.	0.00%	0
Otras poblaciones donde proporcionar servicios de apoyo o asistencia evitaría la falta de vivienda de la familia o serviría a aquellos con el mayor riesgo de inestabilidad de la vivienda (incluidos los veteranos y las familias que incluyen un familiar veterano que cumple con uno de los otros criterios anteriores).	0.00%	0
La Ciudad debe priorizar a todas las poblaciones mencionadas anteriormente.	0.00%	0

Total Respondents: 0

Q7 ¿Por qué seleccionó la(s) población(es) anterior(es) y cuáles son las mayores necesidades para esa población/es? (opcional)

Answered: 0 Skipped: 1

Q8 ¿En qué actividad debería gastar la Ciudad de Gary los fondos de HOME-ARP?

Answered: 0 Skipped: 1

 No matching responses.

	TODOS LOS FONDOS	ALGUNO DE LOS FONDOS	NINGUNO DE LOS FONDOS	TOTAL	WEIGHTED AVERAGE
Producir o preservar viviendas asequibles	0.00% 0	0.00% 0	0.00% 0	0	0.00
Asistencia de alquiler basada en inquilinos (TBRA)	0.00% 0	0.00% 0	0.00% 0	0	0.00
Comprar y desarrollar refugios no congregados	0.00% 0	0.00% 0	0.00% 0	0	0.00
Servicios de apoyo	0.00% 0	0.00% 0	0.00% 0	0	0.00

Q9 ¿Por qué debería la Ciudad de Gary gastar fondos de HOME-ARP en la/s actividad/es que usted clasificó más alto? (opcional)

Answered: 0 Skipped: 1

ANSWER CHOICES	RESPONSES	
Vivienda asequible:	0.00%	0
Asistencia de alquiler basada en inquilinos:	0.00%	0
Refugio no congregado:	0.00%	0
Servicios de apoyo:	0.00%	0
All of the four activítes	0.00%	0
Ninguna de las actividades anteriores	0.00%	0

Q10 ¿Cuáles de los servicios anteriores son los más necesarios en la ciudad de Gary? Puede elegir múltiples opciones.

Answered: 0 Skipped: 1

 No matching responses.

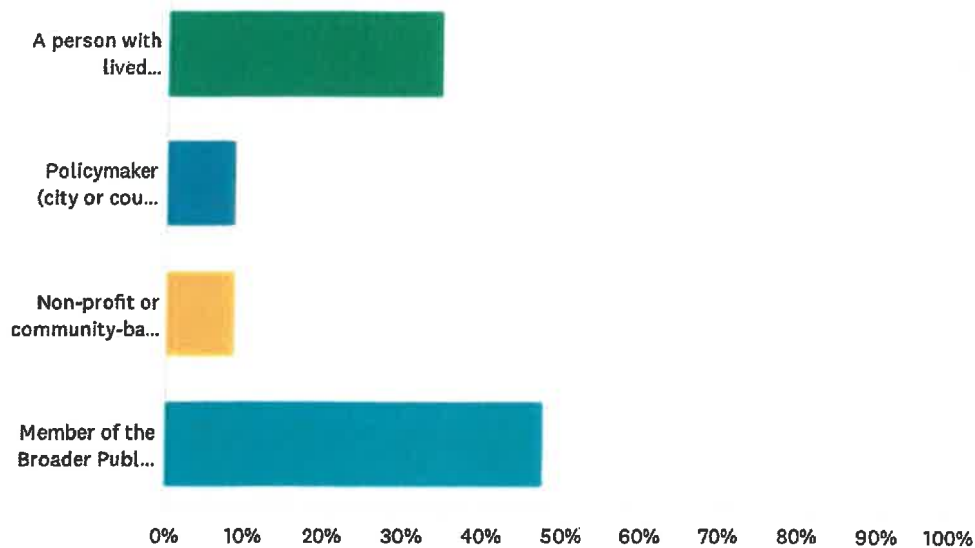
ANSWER CHOICES	RESPONSES	
Gestión de casos	0.00%	0
Cuidado de niños	0.00%	0
Reparación de crédito	0.00%	0
Servicios educativos	0.00%	0
Empleo Asistencia/Capacitación Laboral	0.00%	0
Asistencia financiera de costos	0.00%	0
Alimentos	0.00%	0
Búsqueda de vivienda y asesoramiento	0.00%	0
Intermediario entre propietario/inquilino	0.00%	0
Servicios Legales	0.00%	0
Capacitación en habilidades para la vida	0.00%	0
Mediación	0.00%	0
Servicios de salud mental	0.00%	0
Servicios de salud para pacientes ambulatorios	0.00%	0
Servicios de extensión	0.00%	0
Servicios para poblaciones especiales	0.00%	0
Asistencia financiera a corto y medio plazo para alquiler	0.00%	0
Tratamiento por uso de sustancias	0.00%	0
Transporte	0.00%	0
Todo lo anterior	0.00%	0
Ninguno de los anteriores	0.00%	0
Total Respondents: 0		

Q11 Gracias por tomarse el tiempo para proporcionar comentarios sobre las muchas opciones disponibles para la Ciudad de Gary. Agradecemos escuchar su perspectiva. Si tiene comentarios adicionales que le gustaría compartir con nosotros, por favor, escríbalo aquí.

Answered: 0 Skipped: 1

Q1 Please select the best category that describes you (please select one)?

Answered: 23 Skipped: 0



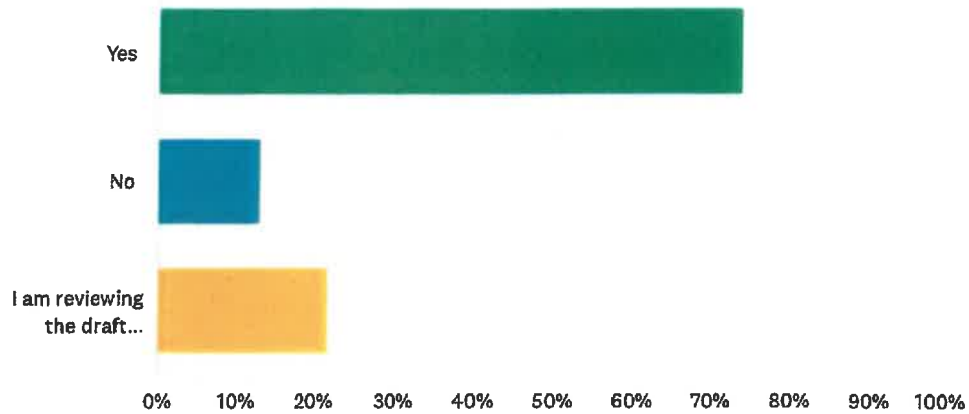
ANSWER CHOICES

RESPONSES

A person with lived experience of homelessness (current, recent, or formerly homeless)	34.78%	8
Policymaker (city or county official, committee member, other government representative, etc.)	8.70%	2
Non-profit or community-based organization (homeless, housing, civil rights, LGBTQ+, etc.)	8.70%	2
Member of the Broader Public (resident, neighbor association, business owner, etc.)	47.83%	11
TOTAL		23

Q2 Did you review the draft Allocation Plan before completing this survey?

Answered: 23 Skipped: 0



ANSWER CHOICES

Yes

No

I am reviewing the draft Allocation Plan while completing the survey

Total Respondents: 23

RESPONSES

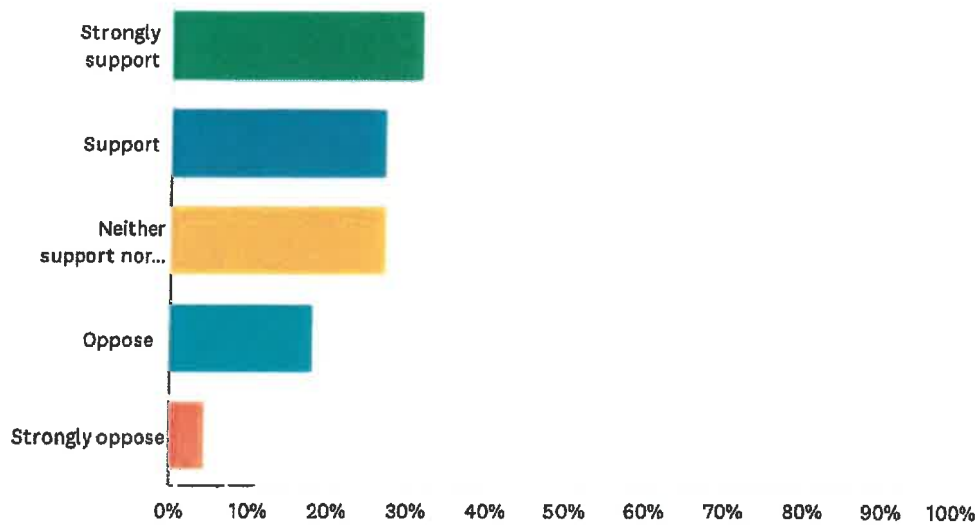
73.91% 17

13.04% 3

21.74% 5

**Q3 Do you support the City's position NOT to create a preference for...
qualifying populations or sub-populations as stated on page 35 of the draft
Allocation Plan?**

Answered: 22 Skipped: 1



ANSWER CHOICES

Strongly support

Support

Neither support nor oppose

Oppose

Strongly oppose

Total Respondents: 22

RESPONSES

31.82%

27.27%

27.27%

18.18%

4.55%

7

6

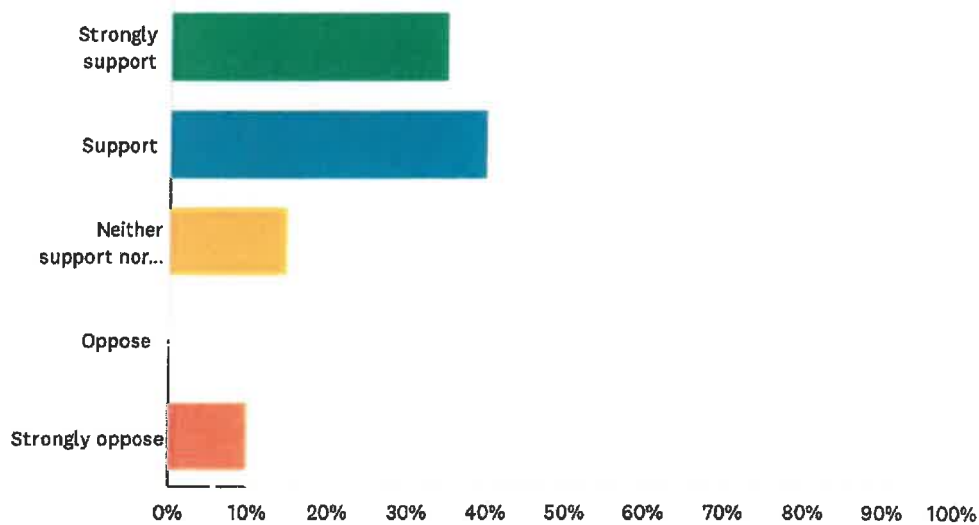
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4

1

Q4 Do you support the City's decision to dedicate approximately \$1 million toward affordable housing, \$650,000 toward non-congregate shelter, \$350,000 toward supportive services, and another \$120,000 toward non-profit capacity building?

Answered: 20 Skipped: 3



ANSWER CHOICES

Strongly support

Support

Neither support nor oppose

Oppose

Strongly oppose

Total Respondents: 20

RESPONSES

35.00%

40.00%

15.00%

0.00%

10.00%

7

8

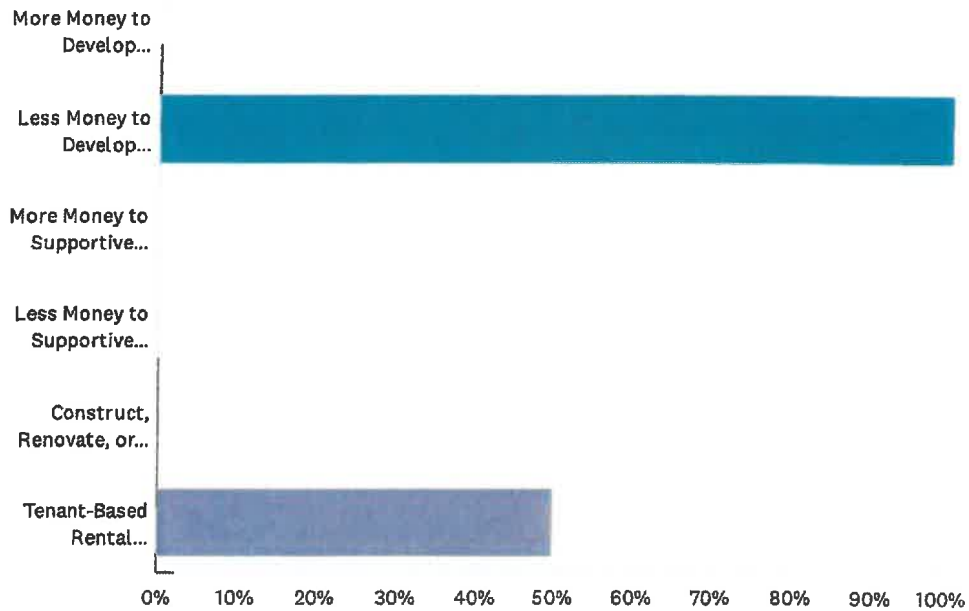
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2

Q5 Which activities would you redirect the resources to?

Answered: 2 Skipped: 21



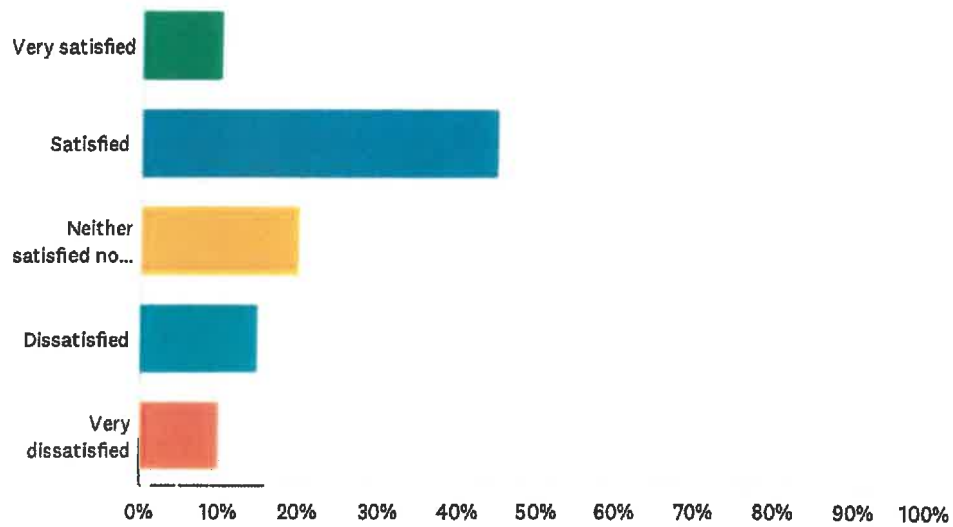
ANSWER CHOICES

RESPONSES

More Money to Develop Affordable Housing	0.00%	0
Less Money to Develop Affordable Housing	100.00%	2
More Money to Supportive Services	0.00%	0
Less Money to Supportive Services	0.00%	0
Construct, Renovate, or Rehabilitate a Non-Congregate Shelter	0.00%	0
Tenant-Based Rental Assistance	50.00%	1
Total Respondents: 2		

Q6 Are you satisfied with the City of Gary's efforts?

Answered: 20 Skipped: 3



ANSWER CHOICES

Very satisfied

Satisfied

Neither satisfied nor dissatisfied

Dissatisfied

Very dissatisfied

Total Respondents: 20

RESPONSES

10.00%

45.00%

20.00%

15.00%

10.00%

2

9

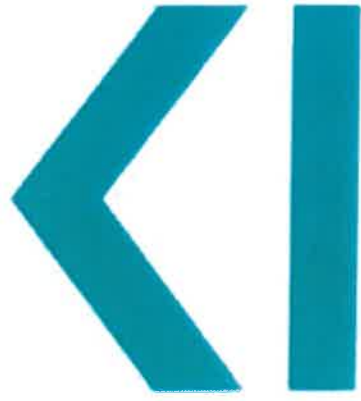
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2

Q7 Thank you for taking the time to provide feedback on the many options available to the City of Gary. We appreciate hearing your thoughts. Please let us know any additional thoughts you'd like to share.

Answered: 13 Skipped: 10



City of Gary
Feedback from
HOME-ARP Allocation Plan Process

December 16, 2022

Qualifying Populations & Eligible Activities

Qualifying Populations

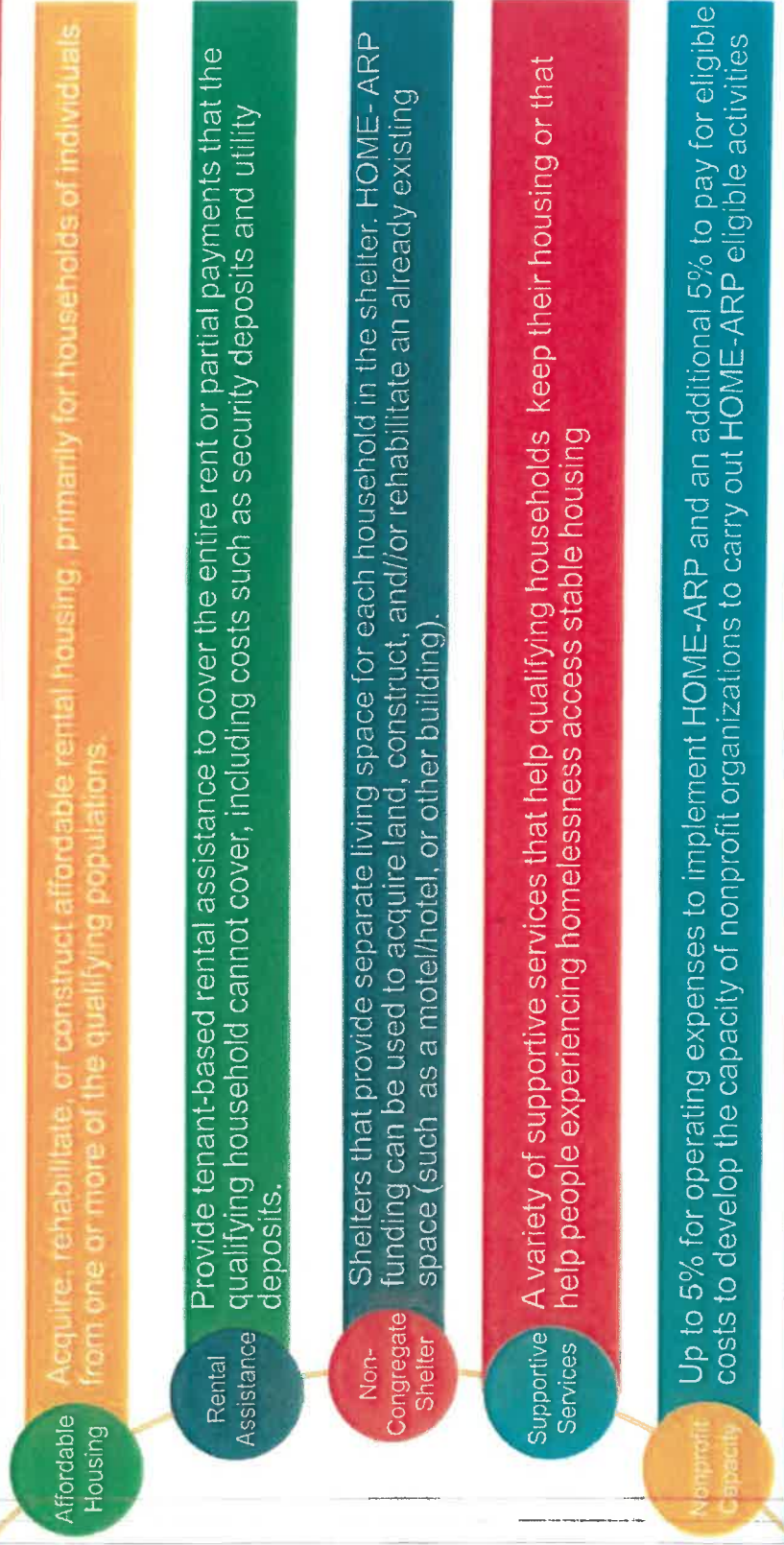
• People experiencing homelessness

People at risk of homelessness

People fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking

Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability

Eligible Activities



Stakeholder Feedback Overview

Reflections from Stakeholder Feedback

Lack of sufficient units of deeply affordable and accessible permanent housing

Lack of low-barrier, housing-focused shelters that individuals and families can access without pre-conditions or service participation

Lack of supportive services, including legal services, employment assistance, mental health and substance use services, and financial assistance for one-time housing or utility needs

Insufficient childcare services anywhere in the City

Inadequate or lack of transportation to shelters, services, and employment for residents

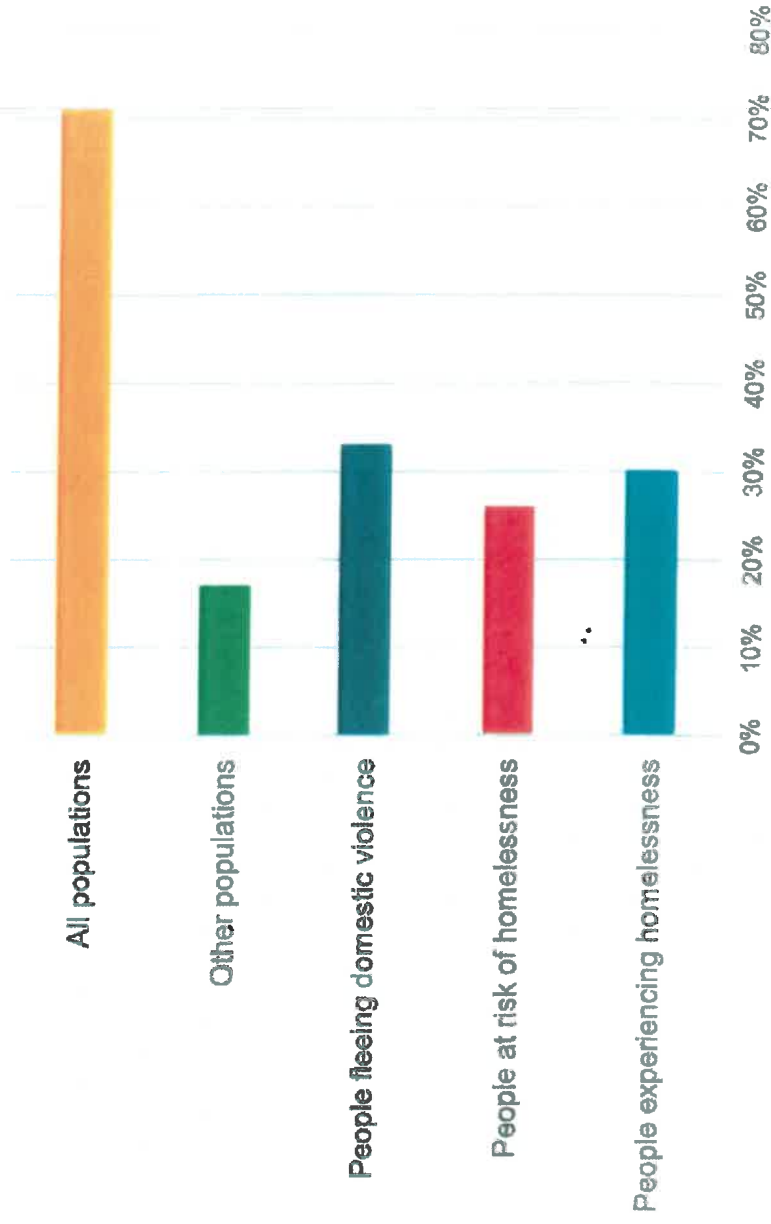
Significant sub-standard housing through the City – renters and homeowners

Food desert
Pharmacy desert

Survey Feedback

Public Comment Surveys

- Which of the qualifying populations should the City prioritize?



Public Comments

"We receive inquiries at our organization of people seeking help in all areas of homelessness and hopelessness."

"There's a need to help anyone who is in need...not select a few. The greatest need of course is the men but let's not leave out women and children. Especially children who are running from sexually and physically abusive homes. No one needs to wander around exposed to the elements of the weather or corrupt people... especially if there are ways and means to help."

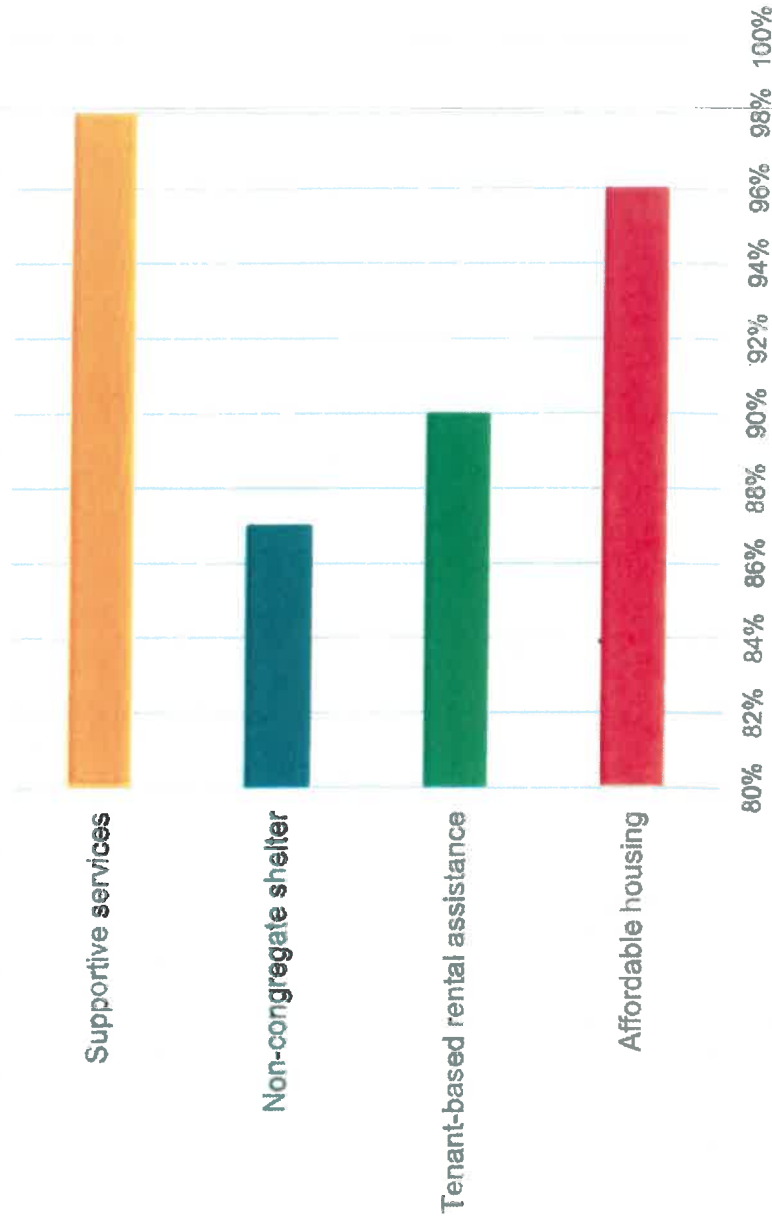
"There are many people with different issues that need assistance. Everyone that has a need should be considered."

"All of these areas need to be addressed within our community. We have families that are one check from being evicted. We have families that are living in hotels and cars. We also have individuals and families that are completely at lost. We barely have resources within our community to help curve this epidemic. Everything needs to be addressed at the same time thru budget."

"Housing stability in all of those aspects are important. Homelessness in my opinion is a public safety crisis and a lot of the people who are homeless have children who need to be kept safe."

Public Comment Surveys

- Which of the eligible activities should the City prioritize to receive some or all of the funding?



Public Comments

"I chose all because all people deserve a place to call home. The greatest need is for stable housing, therefore I hope there are wraparound services provided to help people learn how to maintain the house and/or community, once they have a home."

"The city does not have enough shelter space."

"A lot of our tenants still struggle with maintaining monthly rent to be able to help those that qualify."

"People transitioning from homelessness or other types of instability will need supportive services to make the transition successfully."

"There are people struggling to pay for housing and a little help can go a long way."

"Some people need more than just a bed to sleep in but need a variety of services."

"Gary is in dire need of a functioning shelter for men and women."

"This city has vast amount of housing that is sitting empty, for whatever reason. Those homes could be acquired by the city if not already owned. And be given out to them for a dollar purchase. All they need to do is pay their taxes and spend what money they would use on a house payment, fixing up their new home."

Consultant Feedback

Common Themes:

- Unsheltered individuals lack support
 - There is no low-barrier shelter
 - Need to be sober or meet income requirements
 - Shelters that exist need buildings rehabilitated
 - Families are separated by gender
 - Mental health and substance use services lacking
- Many people at risk of homelessness
 - Job loss, lack of childcare, rent increases, sub-standard housing, etc.
 - Lack of safe, affordable, quality permanent housing

Consistent Messaging:

- There is an abundance of sub-standard housing in Gary
 - Health Commissioner gets many calls from people living in mold infested homes.
 - People go without adequate heating or cooling
 - Civil Rights commission is getting more calls about sub-par housing
 - Lots of abandoned buildings
- Gary lacks basic, fundamental services – childcare, transportation, grocery stores and pharmacies
 - Most people leave Gary to get basic needs met
 - Most jobs are not located in Gary

Consistent Messaging:

- Financial assistance programs have challenges
 - Barriers to access (e.g., length of waiting time for approval, limited to once/12 months)
 - Placements outside of Gary
- Number of supportive services needed – in addition to mental health and substance use services:
 - Childcare
 - Case management
 - Credit repair
 - Employment Assistance
 - Legal Services
 - Life skills
 - Short- and medium-term financial assistance
 - Transportation

Consistent Messaging:

- Partners are interested in further engagement
 - Gary Housing Authority
 - Gary Department of Health
 - Gary Commission on Women
 - Legacy Foundation
 - Sojourner Truth
 - Salvation Army
- Benefit of funding some capacity building in the homeless system of care

Consistent Messaging:

- Partners concerned about long-term sustainability
 - Funding
 - Siting
- State and county Home-ARP should be leveraged alongside City, if possible
 - Lake County pledged \$350k for City of Gary
 - State of Indiana contribution (? – they have \$54.5 million in Home-ARP)

Proposed Allocation Plan

Proposal: Fill in the GAPS

Priority:

Affordable Rental Housing

Proposal: Fill in the GAPS

Priority:

**Low-barrier, Housing-focused
Non-Congregate Shelters**

Why Low-Barrier & Housing-Focused

- **Low-barrier** = free of conditions for entry or participation
- **Housing-focused** = goal is to offer shelter and at the same time offer services to help do what is needed to prepare for and move to a stable permanent housing situation.
 - ❖ i.e., case management, life skills training, access to public benefits, job training and job search support, mental health and/or substance use services, and more.

Proposal: Fill in the GAPS

Priority:

Supportive Services

Supportive Services under HOME-ARP

• Case management	• Food	• Mental health services
• Childcare	• Housing search and counseling*	• Outpatient health services
• Credit repair	• Landlord/tenant liaison	• Outreach services
• Education services	• Legal Services	• Services for special populations
• Employment assistance/job training	• Life skills training	• Substance Use services
• Financial assistance (costs and/or short-term/medium-term for rent)	• Mediation	• Transportation

Proposal: Fill in the GAPS

Priority:

Nonprofit Capacity Building

Questions?

CITY OF GARY
NOTICE OF VIRTUAL PUBLIC HEARING
HOME-ARP DRAFT ALLOCATION PLAN

Notice is hereby given that the City of Gary, Indiana will hold a Virtual Public Hearing on January 24, 2023 from 1:00 to 2:30 PM to discuss the HOME-ARP Draft Allocation Plan and to accept public feedback.

The City of Gary has the unique opportunity to address homelessness with federal HOME-ARP funds in the amount of \$2,490,094. The City may undertake the following range of activities based on community feedback and information from key stakeholders:

- Acquisition and Development of Non-Congregate Shelter/HOME-ARP Rental Housing Combination
- Supportive Services
- Non-Profit Operating and Capacity Building Assistance
- Administration and Planning

After seeking public input on the best way for the City to spend those dollars, the City is in its final stages of developing its Draft HOME-ARP Allocation Plan that will inform the public of the intended uses of the funding.

We have created a registration page so that we can provide more information to those that are interested in attending the meeting. To register, go to this website:

<https://homebaseccc.zoom.us/meeting/register/tZUvdeCoqD4vHNZ0cpb1BPFhJPtUARpehfWi>

More information about the public hearing and the Draft Allocation plan will soon be available on the City's HOME-ARP website at gary.gov/community-development/home-arp-program/

1. Listen to the Public Hearing via telephone: Citizens can call-in to listen or make comments by calling 1(312)626-6799. When the Conference Room Number is requested, please enter the meeting ID 812 2906 5562. Questions and comments may be received at the end of the Virtual Public Hearing.
2. Written Questions/Comments: Written questions/comments will be accepted prior to or after the Virtual Public Hearing and may also be submitted within the 15-day public review and comment period which begins after the date of the Virtual Public Hearing. The 15-day public review and comment period will begin on January 25, 2023 and will end on February 8, 2023 at midnight. Questions/Comments may be submitted as follows:
 - Via email to: Ms. Kimberley McClam kmccclam@gary.gov
Please indicate: "HOME-ARP DRAFT ALLOCATION PLAN Public Hearing Questions/Comments" in the subject line.
 - Via US Mail to: Ms. Kimberley McClam
City of Gary Community Development Department
HOME-ARP DRAFT ALLOCATION PLAN Public Hearing Questions/Comments
401 Broadway, Suite 300
Gary, IN 46402
3. Special Accommodations: Pursuant to the Americans with Disabilities Act (ADA), if you have any special accommodation requests regarding this meeting such as a language Interpreter, alternately formatted materials, auxiliary aids, sign language, or other please email Gary@homebaseccc.org at least five (5) days prior to the meeting.



JEROME A. PRINCE
Mayor

CITY OF GARY
COMMUNITY DEVELOPMENT DEPARTMENT
401 Broadway, Suite 300
Gary, IN 46402
(219)881-5075~FAX: (219)881-5085

Arlene D. Colvin
Director

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CHICAGO TRIBUNE

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401 Broadway, Ste 300
Gary, IN 46402-1253



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401 Broadway, Ste 300
Gary, IN 46402-1253

Proof of Publication

Order Number: 7361048
Purchase Order: HOME-ARP DRAFT ALLOCATION PLAN

State of Illinois

) ss:

County of Cook

I, Jeremy Gates, a principal clerk of Post Tribune newspaper of general circulation printed and published in the English language in the city of Crown Point, in the State of Indiana and County of Lake, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the date(s) of publication being as follows:

Jan 13, 2023.

The undersigned further states that the Post Tribune newspaper(s) maintains an Internet website, which is located at http://classifieds.chicagotribune.com/classifieds?category=public_notice website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Dated at Chicago, Illinois on this 18 day of January, 2023.

Jeremy Gates

160 N Stetson Ave.
Chicago, IL 60601

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE

media group

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Questions/Comments

401 Broadway, Suite 300
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Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
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CHICAGO TRIBUNE

media group

0017, 114-40402

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1/13/2023 7361048 HSPAXLP

7361048

*** Proof of Publication ***

State of Indiana)
) ss:
Lake County)

Personally appeared before me, a notary public in and for said ,
county and state, the undersigned Nicole Muscari
who, being duly sworn, says that She/he is Legal Clerk of the
Northwest Indiana Times newspaper of general circulation printed
and published in the English language in the Town of Munster in
state and county afore-said, and that the printed matter attached
hereto is a true copy, which was duly published in said paper for
1 time(s), the date(s) of publication being as follows:

Jan 13, 2023

GARY DEPT OF COMMUNITY DEVELOPMENT - LEGALS
Ms. Adrian Yates, Fiscal Manager
401 BROADWAY, SUITE 300
GARY IN 46402

ORDER NUMBER 109485

The undersigned further states that the Northwest Indiana Times
newspaper maintains an Internet website, which is located at
www.nwi.com website and that a copy of the above referenced
printed matter was posted on such website on the date(s) of
publication set forth above.

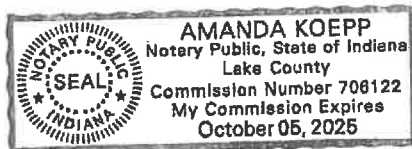
Nicole Muscari, Legal Clerk

By: A. Singer

Subscribed and sworn to before me this 13 day of
Jan, 2023

Amanda Koepf
Notary Public

My commission expires:



Section: Legals

Category: 198 Legal - Lake County

PUBLISHED ON: 01/13/2023

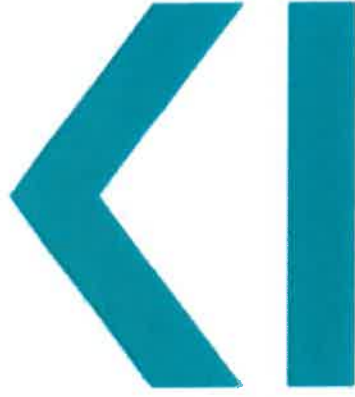
TOTAL AD COST:

48.90

FILED ON:

1/13/2023

HSPAXLP



City of Gary

**Public Hearing for Substantial Amendment to
the 2021 Allocation Plan for HOME American
Rescue Plan (HOME-ARP)**

January 24, 2023

City of Gary, Indiana

- Welcome and Introductions
- Overview of HOME-ARP
- Present Allocation Plan
- Gather Initial Feedback
- Public Comment Open through February 8, 2023
- Feedback to: kmccclam@gary.gov
- Survey: <https://www.surveymonkey.com/r/GaryHOMEARPDraft>



Partnership with Homebase



Nora Lally
Senior Directing Analyst



Julie Silas
Senior Directing Attorney



David Dirks
Directing Attorney

• The content in this presentation is provided for informational purposes only and does not constitute legal advice. Homebase does not enter into attorney-client relationships.



Homebase

ADVANCING SOLUTIONS TO HOMELESSNESS

- ❖ Mission Driven
- ❖ Work at the federal, state, and local levels
- ❖ Customized and community specific
- ❖ Focused on successful plan implementation
- ❖ Address equity as integral part of evaluation and planning
- ❖ Honor local expertise, especially People with Lived Experience of Homelessness

Innovative Thinking & Solutions
Transformational | Strategic | Practical

Overview of HOME-ARP Funding Opportunity & Process

New Funding Opportunity

- **New** program through the U.S. Department of Housing and Urban Development (known as “HUD”)
- HUD committed \$5 billion nationwide through the American Rescue Plan.
- The \$ is intended to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations.
- The program is known as “HOME-ARP”.

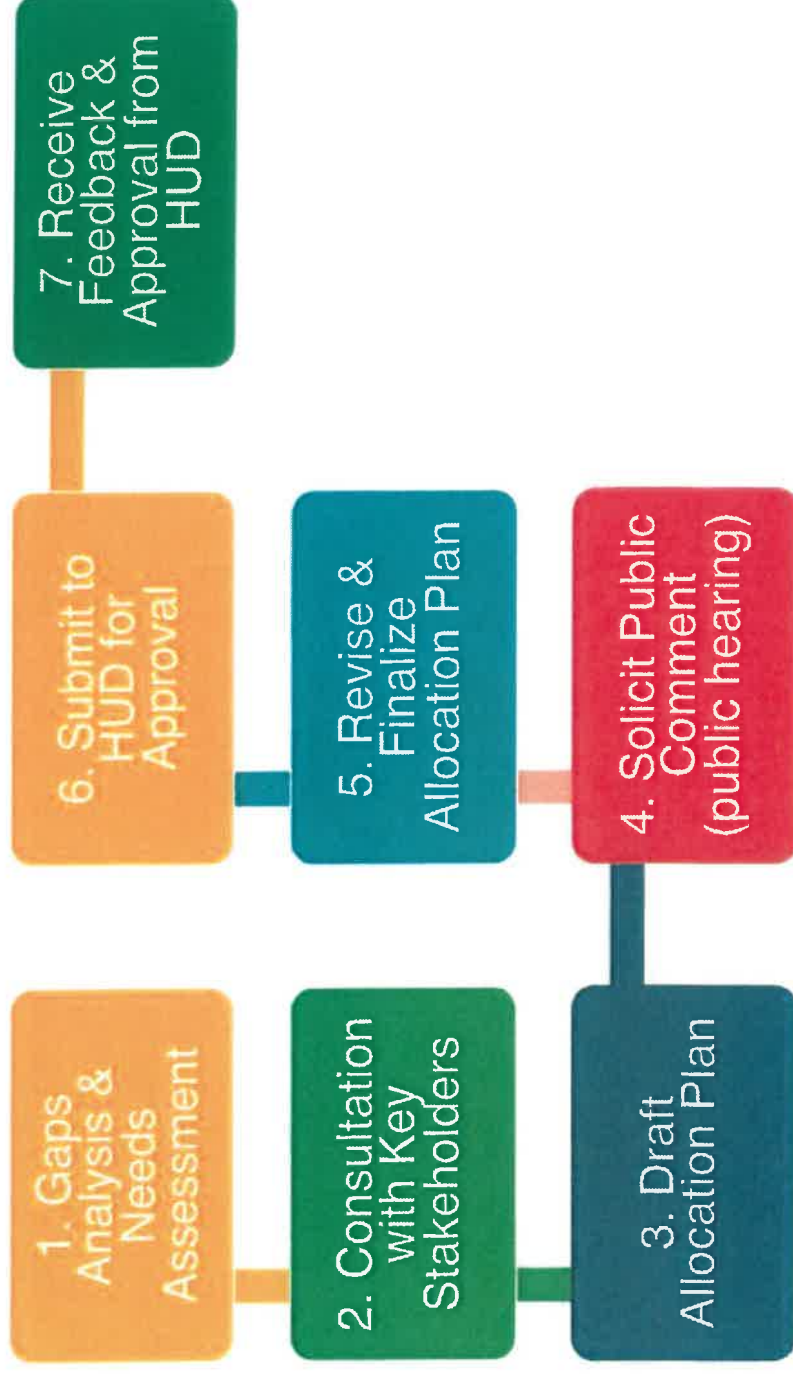


U.S. Department of
Housing and Urban Development

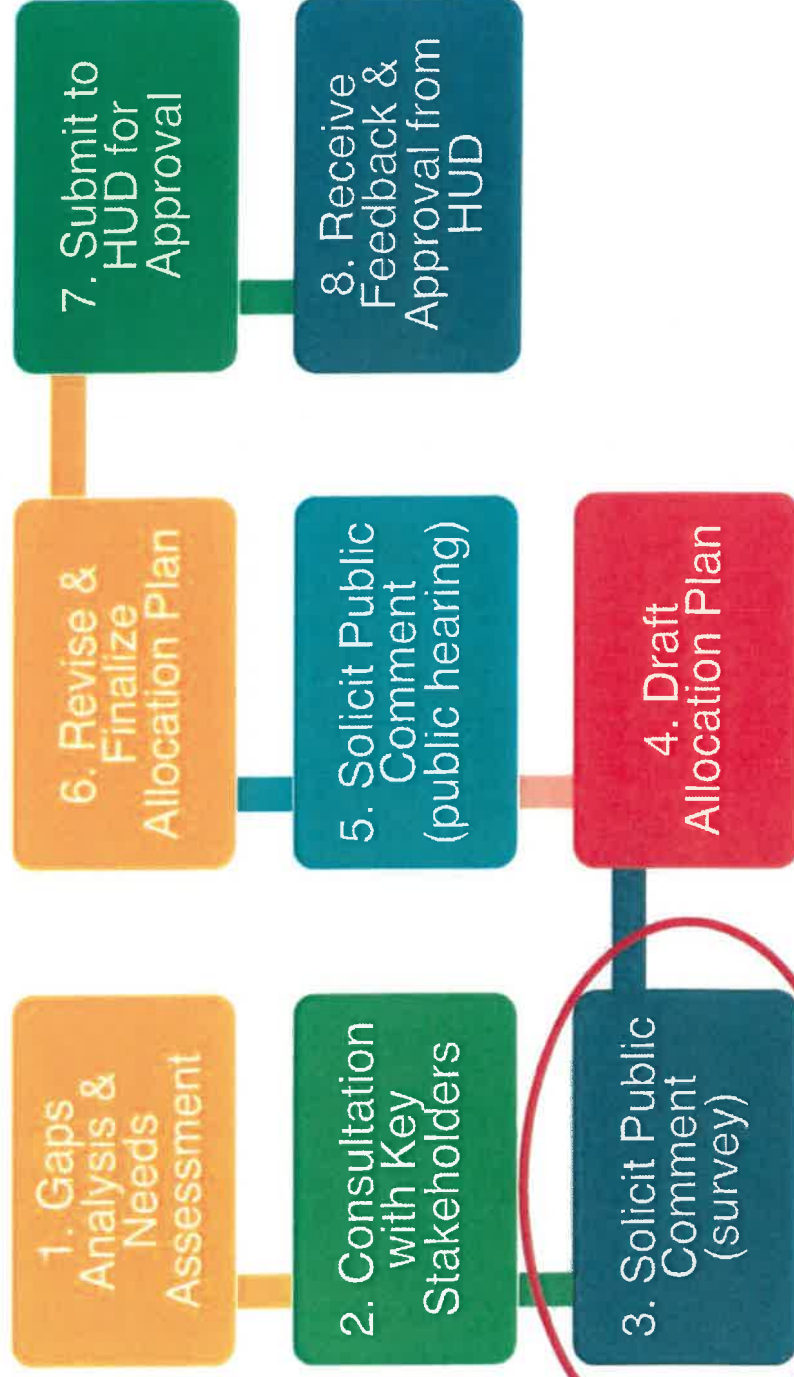
New Funding Opportunity

- HUD granted the City of Gary more than \$2.4 million under HOME-ARP.
- It is a large amount of one-time funding that is rare for a community to receive.
- The City obtained 5% of the money right away for planning and administration.
- To receive the rest of the money, the City must go through a public process to develop an Allocation Plan that describes the City's plans for the \$2.4 million.

HOME-ARP Funding Requirements



City of Gary HOME-ARP Funding Process



Qualifying Populations & Eligible Activities

Qualifying Populations

People experiencing
homelessness

People at risk of homelessness

People fleeing, or attempting to
flee, domestic violence, dating
violence, sexual assault,
stalking, or human trafficking

Other populations where
providing supportive services
or assistance would prevent the
family's homelessness or would
serve those with the greatest
risk of housing instability

Eligible Activities



Stakeholder Feedback Overview

Gaps Analysis & Needs Assessment

- **Stakeholder feedback included:**
 - Interviews with service providers, agencies, community-based organizations
 - Community-wide survey
- **Review and analysis of activities already underway in the City**

Reflections from Stakeholder Feedback

Lack of sufficient units of
deeply affordable and
accessible permanent
housing

Lack of low-barrier,
housing-focused shelters
that individuals and
families can access
without pre-conditions or
service participation

Lack of supportive
services, including legal
services, employment
assistance, mental health
and substance use
services, and financial
assistance for one-time
housing or utility needs

Insufficient childcare
services anywhere in the
City

Inadequate or lack of
transportation to shelters,
services, and employment
for residents

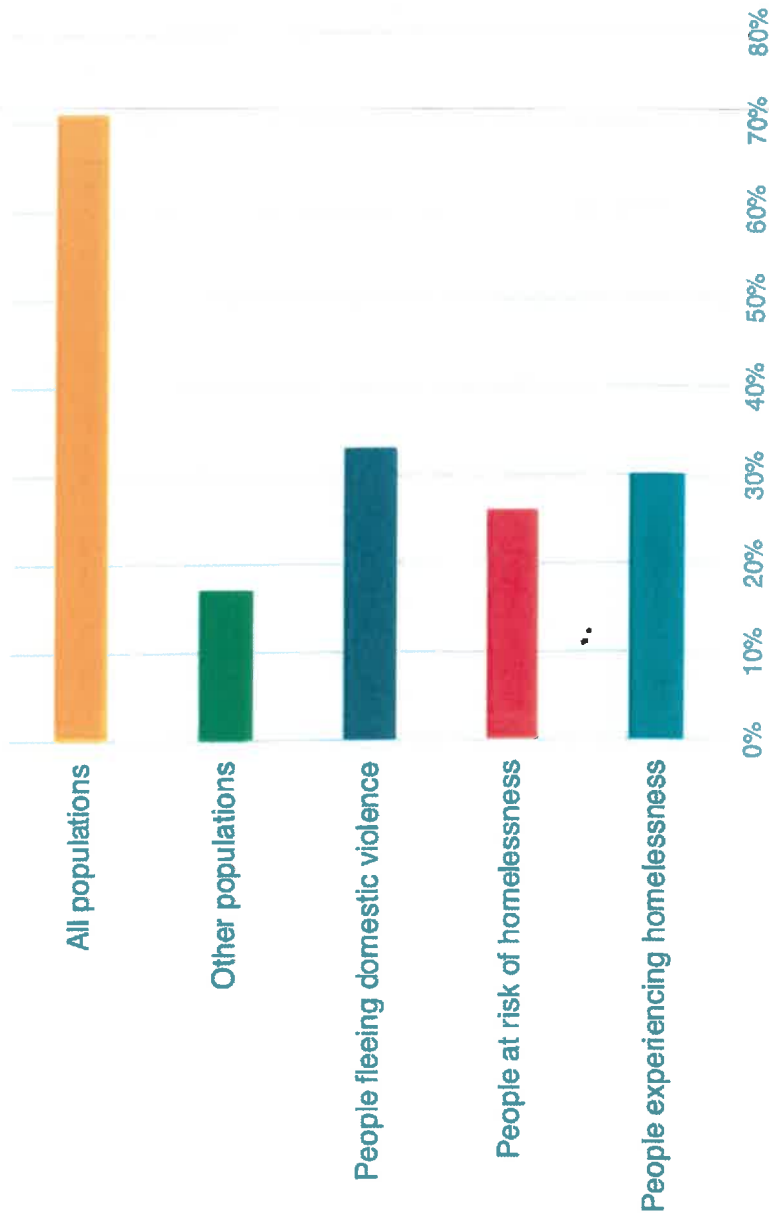
Significant sub-standard
housing through the City –
renters and homeowners

Food desert
Pharmacy desert

Survey Feedback

Public Comment Surveys

- Which of the qualifying populations should the City prioritize?



Public Comments

“We receive inquiries at our organization of people seeking help in all areas of homelessness and hopelessness.”

“There’s a need to help anyone who is in need...not select a few. The greatest need of course is the men but let’s not leave out women and children! Especially children who are running from sexually and physically abusive homes. No one needs to wander around exposed to the elements of the weather or corrupt people... especially if there are ways and means to help.”

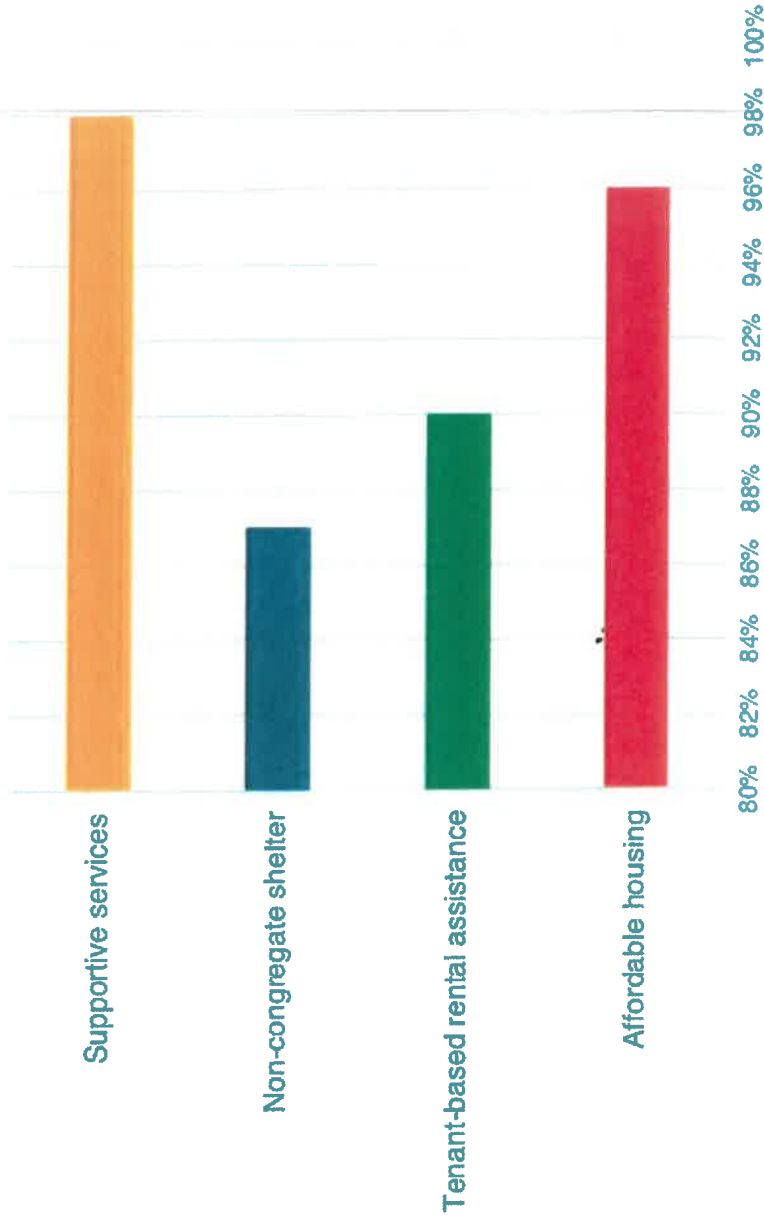
“There are many people with different issues that need assistance. Everyone that has a need should be considered.”

“All of these areas need to be addressed within our community. We have families that are one check from being evicted. We have families that are living in hotels and cars. We also have individuals and families that are completely at lost. We barely have resources within our community to help curve this epidemic. Everything needs to be addressed at the same time thru budget.”

“Housing stability in all of those aspects are important. Homelessness in my opinion is a public safety crisis and a lot of the people who are homeless have children who need to be kept safe.”

Public Comment Surveys

- Which of the eligible activities should the City prioritize to receive some or all of the funding?



Public Comments

"I chose all because all people deserve a place to call home. The greatest need is for stable housing, therefore I hope there are wraparound services provided to help people learn how to maintain the house and/or community, once they have a home."

"The city does not have enough shelter space."

"A lot of our tenants still struggle with maintaining monthly rent to be able to help those that qualify."

"People transitioning from homelessness or other types of instability will need supportive services to make the transition successfully."

"There are people struggling to pay for housing and a little help can go a long way."

"Some people need more than just a bed to sleep in but need a variety of services."

"Gary is in dire need of a functioning shelter for men and women."

"This city has vast amount of housing that is sitting empty, for whatever reason. Those homes could be acquired by the city if not already owned. And be given out to them for a dollar purchase. All they need to do is pay their taxes and spend what money they would use on a house payment, fixing up their new home."

Consultant Feedback

Common Themes:

- Unsheltered individuals lack support
 - There is no low-barrier shelter
 - Need to be sober or meet income requirements
 - Shelters that exist need buildings rehabilitated
 - Families are separated by gender
 - Mental health and substance use services lacking
- Many people at risk of homelessness
 - Job loss, lack of childcare, rent increases, sub-standard housing, etc.
 - Lack of safe, affordable, quality permanent housing

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 - Employment Assistance
 - Legal Services
 - Life skills
 - Short- and medium-term financial assistance
 - Transportation

Proposed Allocation Plan

Proposal: Fill in the GAPS

Priority:

**Affordable Rental Housing
(\$1,000,000)**

Proposal: Fill in the GAPS

Priority:

Low-barrier, Housing-focused
Non-Congregate Shelters
(\$650,000)

Why Low-Barrier & Housing-Focused

- **Low-barrier** = free of conditions for entry or participation
- **Housing-focused** = goal is to offer shelter and at the same time offer services to help do what is needed to prepare for and move to a stable permanent housing situation.
 - ❖ i.e., case management, life skills training, access to public benefits, job training and job search support, mental health and/or substance use services, and more.

Proposal: Fill in the GAPS

Priority:

**Supportive Services
(\$360,000)**

Supportive Services under HOME-ARP

• Case management	• Food	• Mental health services
• Childcare	• Housing search and counseling*	• Outpatient health services
• Credit repair	• Landlord/tenant liaison	• Outreach services
• Education services	• Legal Services	• Services for special populations
• Employment assistance/job training	• Life skills training	• Substance Use services
• Financial assistance (costs and/or short-term/medium-term for rent)	• Mediation	• Transportation

Proposal: Fill in the GAPS

Priority:

**Nonprofit Capacity Building
(\$120,000)**

Break-out Sessions

Key Questions

- What do you like about the draft Allocation Plan?
- What don't you like about the draft Allocation Plan?
- What would you like to see instead?
- What else would you like to share with us?

Questions?

HOME-ARP DRAFT ALLOCATION PLAN VIRTUAL PUBLIC HEARING TRANSCRIPT OF MINUTES		
Location: Zoom	Date: January 24, 2023	DURATION: 51 minutes
Recorder of Minutes	HomeBase	Initials:
List of Attendees	Please see last page of minutes	

Arlene Colvin: Welcome everyone to our public hearing on the City of Gary's Draft HOME-ARP allocation plan. We have received an allocation from the U.S. Department of Housing and Urban Development and we've engaged a consultant HomeBase to help us to develop our plan. The plan will outline how we intend to spend our dollars. Now I would like to introduce a member of our consulting team, David Dirks, who will introduce the balance of his team from HomeBase, and, David, I'll leave you to introduce the other members, and I will turn the hearing over.

David Dirks: Thank you, Arlene, and just thank you to Arlene, her team, including Evelyn and Wanda for their partnership. I'll introduce myself and then I'll let my other team members who are also involved in helping the City of Gary throughout this HOME-ARP process. My name is David Dirks. I am Directing Attorney with HomeBase, and I'm going to turn it over to Julie.

Julie Silas she/her: Hi, I'm, Julie Silas and I'm also with HomeBase. Nice to see you all. Thank you for joining us.

David Dirks: Nora

Nora Lally: I am Nora Lally, also with HomeBase and we have a couple of other colleagues with us here Tanya and Matt, who are going to be supporting us as we go through the content which we appreciate everyone gathering here to do. Here's our agenda for the session. We'll do a brief overview of what HOME-ARP is and what it means besides that acronym, talk about how Gary is proposing to use the funding, and then, really, since this is the public hearing the bulk of the time when we spent listening to you, hearing from all of you, what questions you have, what comments you have. The primary way that we will do that in this session is to do smaller breakout rooms after we do a presentation of the project and then funding focused areas so that we do have enough time and that everyone is able to share their comments. We also encourage you to utilize the chat feature if you would like to add a comment in writing, and you can also submit written comments to this plan to the email that is listed on the slide there, and the slides will be shared with those of you who have come to this session. So you will have that email in front of you. And there is also a survey that I think some of you have already participated in. That's another way that you can share your feedback. So we're excited to be a part of this robust community participation process that Gary has been going through, related to these HOME-ARP funds.

This is us. These are our happy faces. We've already introduced ourselves as HomeBase. This is a little bit about HomeBase. Our real priority work is policy and other practice areas to preventing homelessness. So we've been very excited to partner with the City of Gary related to how this funding can do that.

Briefly, what HOME-ARP is, it is funding through from the Department of Housing and Urban Development (HUD), that was allocated through the American Rescue Plan. In the plan, in total, there was \$5 billion dollars to be used throughout the country, and that money is intended to assist individuals or households who are homeless at risk of homelessness, or in other home or other vulnerable populations. The City of Gary's allocation was about \$2.4 million dollars. This is a one-time amount of funding that has until September 30th, 2030 to be expended. There's a portion of the funds that can be used so the City can administer and plan for the funds, and for the rest of the money the City has gone through a consultation process, and which includes this public hearing to get feedback on the proposed plan to utilize that \$2.4 million dollars. This is how HUD outlined the process to look so that it does include a community feedback and public comment process, and that is what HUD said had to be done. These 7 steps. The City of Gary took it a step further, and

actually did a more robust process to get citizen input because there was an initial public comment survey just to really get ideas to hear what people thought the needs were, which again, I think a lot of you participated in. So we appreciate that. Then there was the drafting of the allocation plan. There was also a community consultation process where we got to talk to a lot of you which we appreciate your time and thoughtful comments related to that process. Right now we are at step 5, which is the public comment public hearing, from there the City will revise the plan, and then submit to HUD for approval.

A little bit more about HOME-ARP, just what can it do, what is it, who can it serve? HUD uses the phrase qualifying population to talk about who is eligible to be served by or utilize the funds at the project level, so call out there for qualifying populations which include people who are experiencing homelessness, people who are at risk of homelessness, people who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. And then another population which is people who are at risk of homelessness in some different ways, people who are low income and paying a lot of their money for rent and other situations that make them greatly vulnerable to losing their housing.

There's a few different kinds of activities that can be undertaken with this funding. The first one relates to affordable housing which HOME-ARP funds can be used to acquire, rehabilitate, or construct affordable rental housing for households that meet the qualifying population standards that we just talked about in the previous slide. Another activity is rental assistance. So Tenant Based Rental Assistance can be utilized as a way for the use of HOME-ARP funds. Non-Congregate Shelter is another activity new to HOME in like entirely, or the idea that supportive services can be funded, and has a pretty robust array of supportive services that are eligible to be funded. And then also, there's a little bit of a carve out of the funds that can be used to help operate and build the capacity of nonprofit organizations that will be using the HOME-ARP funding. To walk us through the stakeholder feedback, I'm going to turn to my colleague, I'm not sure if this is David or Julie honestly, so one of you is going to be walking through the feedback.

David Dirks: It's going to be me. So thank you Nora for giving us a breakdown of the process thus far to get us to where we are today. I'm going to talk about the stakeholder feedback, and we were really excited to get some very robust feedback for the HOME-ARP allocation plan. The stakeholder feedback included interviews with service providers, agencies, community based organizations, and that was really sort of what we would call our consultancy phase. The community-wide survey also went out to all of those people but the broader public as well where we asked a few questions about the qualifying populations, you know what activities are needed in the City of Gary, what should the City ultimately do with this funding. That helped us craft the draft allocation plan. We also did a review and analysis of activities that are already underway in the City, and that really created the meat and potatoes for our gaps, analysis, and needs assessments for the City of Gary and what's truly needed, based off of the qualifying populations, as well as the qualifying and eligible activities, i.e. what the money can be spent on in the City.

So, you know this, these are some of the reflections from the stakeholder feedback. I'm not going to read all of them. I'm going to pick a few: insufficient child care services anywhere in the City, inadequate or lack of transportation to shelter services, and employment for residents, lack of sufficient units of the deeply affordable and accessible permanent housing, a lack of a low barrier housing focus shelter. So I'll talk a little bit about that. A low barrier shelter is a model, a national model for creating shelter in communities where you remove any unnecessary barriers, absent safety, and maybe other different types of rules or regulations. You know, any rules or regulations are very minimal, unless those related to safety, but that's a national best practice to really get people to come into shelter so that you can assess their needs and get them all of the other services and supportive services that they may need and that's really a best practice. And we heard a lot from folks in the community that there aren't really shelters in the City of Gary that are low barrier. Not meaning shelters at all, but they're not really any low barrier shelters, and there are not any low barrier shelters as well. And then a housing focus shelter is really focused on moving that person from the shelter right into housing and in the most expedient way. So those are, I mean, of course, just a catch all, lack of supportive services. There was a highlight from folks in the community as well.

So some survey feedback, from what we heard from the broader community survey, in regards to which of the qualifying populations the City should prioritize for funding. Over 70% of the responders stated all populations and, as you can see, the 4 categories of qualifying populations, more or less are about equal in terms of how folks think that you know the City should prioritize these populations, especially with the outlier here being other populations it being a little bit less than others. But folks really thought that point fleeing domestic violence and people experiencing homelessness were a high priority, in addition to just all populations, because the need is so great there in Gary, and we keep saying in Gary, because we're doing this work. But let me be clear, folks, the need is great everywhere in a lot of communities that we work with. But this is very specific to Gary.

Next slide, please. So some of the comments from this survey, I'm going to read the long ones, because those are usually really good ones. There's a need to help anyone who is in the not select a few. The greatest need, of course, is the men, but let's not leave out the women with children and children, especially children, who are running from sexually and physically abusive homes. No one needs to wander around, exposed to elements of the weather or corrupt people, especially if there are ways and needs to help housing stability and all those aspects are important. Homelessness, in my opinion, is a public safety crisis, and a lot of people who are homeless have children who need to be kept safe.

I'm going to read the middle one. There are many people with different issues that need assistance. Everyone that has a need should be considered. And then you know, all of the areas need to be addressed within our community. We have families that are one check away from being evicted. We have families that are living in hotels and cars. We have individuals and families that are completely lost. Broad public comments are that if we had all the money in the world, we would try to find them everything that HOME-ARP would allow. But folks really, there's a broad sort of support for supporting as many as the qualifying populations and doing enough, and especially affordable housing and solving the issue of homelessness in terms of shelter.

Next slide. So in terms of which of the eligible activities should the City prioritize, again that's the supportive services, not congregate shelter, tenant based rental assistance, or affordable housing. Our 2 highest were affordable housing and supportive services. Non congregate shelter and tenant based rentals, as you can see from this slide were a little bit behind. But, as you can see the response for all of these was above 80%. So again, huge consensus on trying to do as much as all of these activities that Gary can do with the amount of money that they have. And again just goes to show the need that's needed in Gary as well.

Next slide. All right. Some additional comments. I'm not going to read these. You all can see them, but for those who can't see I'll select a few: The City does not have enough shelter space. People transitioning from homelessness or other types of instability, will need supportive services to make the transition successful. The City has a vast amount of housing that is sitting empty, for whatever reason those homes could be acquired by the City, if not already owned and be giving out to them for a dollar purchase. All they need to do is pay their taxes and spend what money they will use on a home, a house payment, fixing up their new home. We heard a lot about, as it pertains to affordable housing sort of a lot of empty houses, and in the City of Gary, and a need to maybe do something about that as a returns to creating more affordable rental housing units in there in the City of Gary. Gary is in dire need of functioning shelter for men and women.

David Dirks: You know these comments again, kind of ring through just across the board for what is needed in the City of Gary.

Next slide, please. As I stated, we had to reach out to an enumerated list of folks that were deemed as a part of this process, and a part of the regulations that are considered consultants. So some of the common things from those conversations, and we largely hosted one on one meetings with staff from the different organizations, some of those staff, in addition to the one on one meetings also completed the survey, so we were able to pull that information from that source as well. But some of the common things on shelter, individuals lack support, there is no low barrier shelter,

need to be sober, and the sort of the requirements that exist currently and feed into the shelter not being low barrier are a need to be sober or meet income requirements and shelters that exists need buildings rehabilitated, oh, and the need to rehabilitate buildings in order to make the shelter safer, healthier, and you know make sure that people will even want to go into the shelter and stay. Families are separated by gender, mental health, and substance abuse services are lacking. Many people at risk of homelessness and this is due to job loss, lack of child care, rent increases, substandard housing and etc., and there's a lack of safe, affordable quality permanent housing in the City of Gary. Some other consistent messaging includes an abundance of substandard housing in Gary.

We heard that you know the Health Commissioner gets many calls from people living in mold infested homes. We know that people go without adequate heating or cooling, and the Civil Rights Commission is getting more calls about sub-par housing as well. And again, there are lots of abandoned buildings. We also know that some of the families and individuals lack fundamental services including child care, transportation, grocery stores, and pharmacies. You know, we heard that most jobs are not located in Gary. So that is an issue especially for transportation. And then most people leave Gary to get the basic needs of from that.

Next slide. Financial assistance programs have challenges. We know that there are barriers that exist that includes waiting lines or the waiting time for approval limited to once every 12 months, when the people are able to get assistance, placements usually happen outside of Gary, and then we heard an overwhelming response that all of the supportive services are needed. So on the City's web page for HOME-ARP, on the City Community Development website, lists out all of the supportive services. So we heard that all of the supportive services are needed, however, these that are listed here stood out the most, and that's child care, case management, credit repair, employment assistance, legal services, life skills, short and medium term financial assistance, as well as transportation as I stated early.

All right, Julie is going to take it from here to talk about what is in the allocation plan, what is proposed by the City at this point.

Julie Silas she/her: Thank you, David. So the City is proposing really a package of using these funds, and the first is about \$1 million dollars toward affordable rental housing, based on all the things that you heard David say, and all the specific conditions that exist in the City of Gary, that there was a clear strong need to do as much as possible to increase affordable rental housing in the community. So the bulk of the \$2,490,000 is going toward affordable rental housing, recognizing that that won't be sufficient, and that the City will need to leverage other funds and bring other funds to be able to build more affordable rental housing.

Next slide. As we talked about, and David shared about low barrier housing focused shelter, there's a need for that. And so about a little over half a million dollars will go towards a non-congregate shelter, and that will be for this infrastructure, either taking one of those old abandoned buildings and rehabilitating or renovating it. And then the issue is going to be operating because HOME-ARP won't fund the operating. So there'll be some work with the community to identify an appropriate partner who can operate the non-congregate shelter once it's in place. And then this is just a reminder why the focus on low barrier housing focused is the idea that anyone could use the shelter, it's free of conditions for entry or participation, and that the rules are for staff or resident safety. And then housing focus, the idea is to be able to offer services while folks are at the shelter which helping people move out of the shelter to more stable housing and to become self-sufficient. And so when you talk about housing focus shelter, the idea and the best practice model that the City is proposing is to make sure that the services come with it, so that people get the kind of support they need, so that they don't stay in the shelter long, and they're able to move to more independent living. So the other big bucket is money for supporting those supportive services. To make sure that you all in your community have funding to be able to provide case management, housing, navigation, help people get their documents, and these are some of the supportive services that are covered under HOME-ARP. David had mentioned that you can go on the website, and then this is the comprehensive list and then the ones in red are the ones that really were highlighted in all the feedback that we got when we talked to individuals, one-on-one, When we got survey responses, when we did focus groups, and that's case management, childcare, employment assistance, job training, financial assistance, which can be either short

or medium term for rent, access to food, helping with the housing search and counseling, legal services, life skills training, mental health services, substance use services, and then transportation. We heard a great deal that transportation is difficult, and what happens often because as David talked about the feedback was that it's really hard to access services in the City. Basics, transportation, child care, or groceries and that you need a strong transportation system. So those are all, again, the supportive services could be any of these but the ones that really rose to the top through the community feedback were the ones in red. And then the last is a small amount of money for nonprofit capacity building to be able to support the nonprofit organizations that are interested in stepping in and collaborating, making sure that they have the kind of support that they need to be successful at either operating a shelter or providing supportive services, etc. So that is the proposal and I think we can stop for a minute. I think the next slide might be questions.

So self-permitted, I'm happy to take questions. You can come off mute. If you have a question, you could put your question in the chat. You could raise your hand, but just want to check in with folks and see, you know we went through this quickly to make sure you have a chance to ask about any feedback we got, ask about some of the priorities, any questions you have and you can use chat.

Cheryl Scott-Fields: I don't see my chat on here. I can't find it, so I want to ask the question. This is Cheryl. I want to ask the question. Is any of this project geared towards like the young people? Some of them here are endeavoring to have businesses and their housing, but housing is not really available to them because of a lack of, let me see how I want to put this, maybe their credit isn't so great and they think they can't get a house on their own. Is any of this geared toward that?

Julie Silas she/her: The affordable rental housing is geared toward helping people who would otherwise be at risk of homelessness. So if those young folks are at risk of homelessness or experiencing homelessness, they would definitely be eligible for that affordable rental housing. There isn't funding, HOME-ARP only covers rental housing, not homeownership.

Cheryl Scott-Fields: Oh, okay, okay. So rental housing. So how would they accept that?

Julie Silas she/her: It would depend on if they meet the qualifications of the qualifying populations and we talked about that. Maybe we can go back to that slide, now really quick. But there are 4 categories of the populations that are going to be eligible for the benefits that come from it and the first category is people experiencing homelessness. The second category is people, you know, at imminent risk of homelessness. The third category is people about fleeing domestic violence, human trafficking, stalking, etc., and then the fourth category is other vulnerable populations. Populations that are at risk of homelessness, but not imminent, not like in the next 14 days. But maybe someone who lives in substandard housing, maybe someone who is couch surfing or doubled up with another family. And so those folks would be eligible. You'll see here, Nora's got that slide. So those folks who the assistance of having more affordable rental housing would prevent them from becoming homeless. So if those youths fit in those any of those 4 categories, they would be eligible for affordable rental housing.

Cheryl Scott-Fields: Okay. I'm new to this. I just heard about this the other day so I'm trying to grasp it all and get it. I understand you guys are giving out a lot of information. Is there any way we can get, we as participants, get this yet? I see it's being recorded. Can we get a version of it that we can go back over it and look at it?

Julie Silas she/her: Yeah, I think that intention is to be able to put the PowerPoint on the City's website. Also, I don't know if the recording will be on the website. But definitely the PowerPoint. There's a lot more detail than we've gone through in the actual proposed plan. The way the proposed plan is written, for those who haven't gotten a chance to look at it yet, is it's written so it goes through all the feedback that we receive from all the different types of interviews and focus groups. It also walks through the conditions that have gotten the City to this place where they're making these recommendations how to use the funding. So it tells the story of what City of Gary looks like, where the gaps are for

people experiencing homelessness, people at risk of homelessness, people fleeing domestic violence, so walks through it really. We got so much feedback from folks, and all of that is incorporated. There's a lot of good data in there about that, really is specific to the City of Gary and all the kinds of feedback we got. And so that is very long. What we're doing is communicating to HUD we went through this process, we got all this feedback, here's what we know about the City of Gary, here's a story about where the City of Gary is currently positioned right now around these types of fundable activities, and then at the end, it says, and based on all this great information that we were able to get, here is our decision about how to spend that funding, and that part is very short, because the longer part is the story of how we got here, and why the City needs to prioritize the funding in the way that they are prioritizing. So if you don't have it now, you can read that and then this isn't your only opportunity to provide public comment. You will have, there's on their website, and I put the link in the chat, and so you can give us your feedback now and then also, the survey will be open through February 8th and you can, after you read the plan, go to the survey, and it asks your opinion and your questions and how you feel about what the City is proposing.

Cheryl Scott-Fields: Okay, so the City's website. You put that on the chat?

Julie Silas she/her: It's the one from me at 11:25 in the chat. And then if you don't have the chat, if you just Google HOME-ARP City of Gary, it comes right up.

Cheryl Scott-Fields: Okay, HOME-ARP.

Julie Silas she/her: Yeah City of Gary, and it will come right up. You don't even need to say Indiana.

Cheryl Scott-Fields: Oh, okay, all right, Thank you so much.

Julie Silas she/her: Other questions, comments?

David Dirks: I just wanted to point out, because it's a very great question about sort of a specific population. So the City of Gary, as we studied in the presentation decided to focus on all of the qualifying populations. So if you are working with a specific population, and you are wondering how that population would fit and be qualified for this funding, you can go to the City's website to read more about the qualifying factors and the eligibility factors for the population that you serve, and whether or not they would be able to get this money. So because, you know this is sort of new funding, there are new factors, if you're used to working with homeless folks, there are additional definitions. It's more broad of who can be helped. But that would be really important if you're a service provider or your providing services in Gary, to get very familiar with the qualifying population. So you know how potentially your clients or the people that you serve, would be able to be assisted with this funding and these activities that the City of Gary is planning to use the funding for.

Cheryl Scott-Fields: Okay. Thank you for that.

Julie Silas she/her: Other comments, questions, clarifications, anything confusing. We're going to ask you all some questions. So before we ask the questions, this is your chance to ask us so.

David Dirks: And please, you know there is no such thing as a not smart question, and I don't want to say stupid or dumb, a silly question. You know, please go free.

Julie Silas she/her: So we're going to go into breakout groups, so that will be another chance to do questions. And you know normally, when there is a public hearing, each person gets up and they speak to their thoughts or their concerns or questions. But we're doing it virtually and so we have a set of questions that we are going to ask you. I don't know Nora if you can put it up on the screen. But for those of you who have the chat, I'm going to put them in the chat as well. And so we're going to go into small groups and have a conversation. You'll be able to ask clarifying questions. Nora and

David and I, and our colleagues, will each be in one of the breakout rooms and we're going to just have a conversation with you all. And we're going to ask you, what do you like about the draft of allocation plan, what don't you like about the draft allocation plan, what would you like to see instead, and what else would you like to share with us. So we're going to go ahead, and you're being assigned to a breakout room. You go ahead and click the blue button where it says join, and then you'll go into a breakout room, and we will have opportunity for you to ask questions and for us to hear your thoughts so I'll see you in a minute.

David Dirks: So, Nora, you or I can go to room 2 or 3. Julie is going to room 1. Does somebody have to stay?

Nora Lally: I don't think so. Which one do you want to go to? Okay. So which one am I going to, 2? Okay.

David Dirks: Hello, folks!

David Dirks: Judith, Sherlene, Taryl Mr. Bonds good to see you here.

David Dirks: You all with us? So there are some questions for us.

David Dirks: What do you like about the draft allocation plan? What don't you like about the draft? What else would you like to see? All right.

I think that there was a little techy issues, but I think we figured it out people. We're in breakout rooms. Thanks, Tanya. Thanks, Matt. And for folks, if you have any other questions, we're happy to answer them. Otherwise you probably just click, leave breakout room. But if you're all done, if you have no more questions, feel free to click leave the meeting. But you're happy to stay. You're welcome to stay all right.

David Dirks: Is Julie still in her room? Let me check. It looks like she's she is. I'm going to go over there really quickly. I'm going to have to dart at 3, anyway.

List of Attendees:

Arlene Colvin (City of Gary)
Wanda Pettigrew (City of Gary)
Judith Samson (City of Gary)
Evelyn Aponte (City of Gary)
Felicia Jones (City of Gary)
Kimberly McClam (City of Gary)
Sherlene Shaifer (City of Gary)
Michael Gallenberger (Reporter, Lake Shore Public Radio)
Taryl Bonds (City of Gary Housing Authority)
Vernita Leslie (Broadway Area Community Development Corporation)
Bennie Muhamad (Gary Commission on the Social Status of Males)
James Sommer (UPholdings)
Cheryl Scott Fields (Gary Chamber of Commerce)
Becky Fry (Center for Workforce Innovations)
Kathy Long (??)

Public Hearing and Break-out Sessions

City of Gary – 1.24.23

Participants at public comment hearing:

Felicia Jones (City of Gary), Judith Samson (City of Gary), Kathy Long (??), Kimberly McClam (City of Gary), Michael Gallenberger (Reporter, Lake Shore Public Radio), Sherlene Shaifer (City of Gary), Taryl Bonds (City of Gary Housing Authority), Evelyn Aponte (City of Gary), Arlene Colvin (City of Gary), Wanda Pettigrew (City of Gary), Vernita Leslie (Broadway Area Community Development Corporation), Bennie Muhamad, (Gary Commission on the Social Status of Males) James Sommer (UPholdings), Cheryl Scott Fields (Gary Chamber of Commerce), Becky Fry (Center for Workforce Innovations)

Public comments:

Group 1: Arlene Colvin (City of Gary), Donna Catalano (S. Shore Neighborhood Development, Subsidiary of The Legacy Foundation), Felicia Jones (City of Gary), Taryl Bonds (City of Gary Housing Authority and NW Indiana Development Corp.), Sherlene Shaifer (City of Gary)

Group 2: Vernita Leslie (Broadway Area Community Development Corporation), Cheryl Scott-Fields (Gary Chamber of Commerce)

Group 3: James Sommer (UPholdings), Judith Samson (City of Gary), Michael Gallenberger (Lake County Public Radio), Becky Fry (Center for Workforce Innovations)

- What do you like about the draft Allocation Plan?

Group 1:

Donna Catalano (Legacy Foundation): I am really happy to see affordable housing #1 priority. We sit in on low-income housing coalition – rental properties in state for low-income people – for every 100 families, there are only 37 low-income housing units available. Big concern for Gary Area– so happy with the HOME-ARP opportunity and Allocation Plan. Legacy Corporation has had great interactions with the City of Gary (AJ Bytnar through Gary redevelopment – have a couple more on hold). I'm a landlord myself and renting to households with vouchers. I'm also ready to rehabilitate more houses. I work with the Gary Housing Authority with the voucher program. They were wonderful to work with. It's a good interaction and good collaboration.

Arlene Colvin (City of Gary): I thought our collaboration was very good with outside agencies – especially with the Gary Housing Authority. I know we will work more closely with Legacy

Corporation. Without this process, I would not have been able to define how to spend the dollars. This whole collaborative effort is a really good one, especially in this area. There are so many issues that we have but now we have so many agencies dealing with them.

Taryl Bonds: We had a very good conversation with Homebase and I was able to really let my heart out. My perspective obviously focuses on affordable housing, PSH is the language we use for this demographic. I think HUD is going at this the wrong way – throwing money at the problem. I have asked this question – if there is a voucher for people experiencing homelessness and you are a landlord who just rehabbed the house, how do you overcome the landlord's perspective that a person experiencing homelessness is not a good risk? I think the dollars to serve demographic groups needs to be distributed in some type of supervised fashion. The vouchers should be project-based. Use that to leverage and finance to build a facility, complex, community situation like an RA.

Homebase: That is the model for non-congregate shelter, which is a step to permanent, stable housing.

Donna Catalano: I was real interested in the housing portions. But for the other funding, I won't do anything about it. Before reading the Allocation Plan, I didn't know about low-barrier shelters – sometimes that is all you need. You need that little bit of oomph. I was very appy to see they were going to invest in that – all these shelters with rigid criteria – sometimes you need just a little hopping off place. I think the money for supportive services is important. I was happy to see childcare. I've had the opportunity, lucky, this past year+ to work for Geminus for Lake County. I did in-person interviews to help people apply for rental assistance. Of the 200 clients, they received over \$2mil in rental assistance.

Group 2:

Vernita Leslie (Broadway Area Community Development Corporation): I am not involved in working with the eligible populations, because. I work in new housing development for low-income people.

Homebase: Those individuals are considered "other qualifying populations".

Cheryl Scott-Fields (Gary Chamber of Commerce: I was pleased to learn that someone is working along with the City of Gary to cover this topic and I am pleased of what I have learned so far.

Vernita Leslie: How much money does the City of Gary receive?

Homebase: The HOME-ARP funding for the City of Gary is \$2.49 million.

Vernita Leslie: My organization needs to be part of other funding discussion such as utility resources. What is going to happen with NW Indiana CoC?

Homebase: We can't speak to that, as we don't have all the information.

Cheryl Scott-Fields: Will be another meeting?

Homebase: If the plan moves forward and the City moves forward with the plan, the City would need to partner with providers that are doing the supportive services piece and most likely will convene a meeting to implement the program.

Cheryl Scott-Field: What about the empty buildings and lands that are not occupied or space that have been cleared up where there are big areas of land. Does this have anything to do with these pieces of land and can we provide feedback?

Homebase: There are two layers of this: 1. Determine what the public says about the Allocation Plan. 2. Then there may be open forum for feedback to help the City figure out what to do with the properties. We have heard that the vacant buildings are so deteriorated, it may make sense to tear them down and build something new.

Group 3:

James Sommer: Does the housing have to be PSH?

Homebase: Not required, but it could be.

Judith Samson: Does the City of Gary have rehab locations designated already?

Homebase: No they do not.

Judith: What if the HOME-ARP dollars aren't enough for the non-congregate shelter?

Homebase: They definitely will not cover operations, as Home-ARP funds cannot be used for operations. The City is planning to braid in other funding and to find a partner to operate the non-congregate shelter.

- **What don't you like about the draft Allocation Plan?**

Group 1:

Taryl Bonds: When looking at some of the partners, I wondered what was the thought of the City/Homebase in how these various partners would work together.

Arlene Colvin: Work together, like a partnership with everyone.

Taryl Bonds: Our part will be easy. We are looking forward to partner with the City. We already have MOAs with the City and Gary Redevelopment Commission. Between the two, we can get more in depth later offline. We will incorporate the City of Gary by default – Community Dev.. But there are other organizations: Broadway Area CDC, Catholic Charities, CoC, Crisis Center, etc. Some will be supportive services, some could be competitors if you will for the offering/funding. How do we make this a win/win?

Arlene Colvin: Competitors for other projects they may be working on , how can we make sure that we would not be competing against them or vice versa. Something we have to discuss and think about is structuring – social services always compete with each other. We want to create some kind of consortia to assist so that not everyone is competing together for the dollars.

Taryl Bonds: The Housing Authority partners with the City and goes after tax credits and I'm using the partnership with Legacy and Catholic Charities to get the points to be able to compete against others and benefit the City.

Homebase: Think about strengths-based to funding. A service provider excellent providing services, but they need capacity to do more grant management/capacity/partnerships – structuring to build on everyone's strengths to build and fill the gaps.

Group 2:

No comments

Group 3:

No comments

- What would you like to see instead?

Group 1:

No comments

Group 2:

No comments

Group 3:

No comments

- What else would you like to share with us?

Group 1:

Taryl Bonds: At first I was reluctant to get involved – but now glad to be part of this – very promising conversation.

Group 2:

No comments

Group 3:

No comments

**CITY OF GARY
NOTICE OF PUBLIC HEARING
HOME-ARP DRAFT ALLOCATION PLAN**

Notice is hereby given that the City of Gary, Indiana will hold a Public Hearing on March 13, 2023 to discuss the HOME-ARP Draft Allocation Plan and to accept public feedback.

**Monday, March 13, 2023, 4:00 P.M.
City Hall –The Cleo Wesson Council Lounge
401 Broadway, 2nd Floor, Room 206
Gary, IN 46402**

The City of Gary has the unique opportunity to address homelessness with federal HOME-ARP funds in the amount of \$2,490,094. The City may undertake the following range of activities based on community feedback and information from key stakeholders:

- Acquisition and Development of Non-Congregate Shelter/HOME-ARP Rental Housing Combination
- Supportive Services
- Non-Profit Operating and Capacity Building Assistance
- Administration and Planning

After seeking public input on the best way for the City to spend those dollars, the City is in its final stages of developing its Draft HOME-ARP Allocation Plan that will inform the public of the intended uses of the funding.

More information about the public hearing and the Draft Allocation plan is available on the City's HOME-ARP website at www.gary.gov/community-development/home-arp-program/

1. Questions/Comments: Questions/Comments will be accepted prior to or during the Public Hearing and will be incorporated into the final document.
2. Special Accommodations: Pursuant to our fair housing and civil rights requirements and procedures for effective communication, accessibility and reasonable accommodation, persons with disabilities or limited English proficient (LEP) residents who wish to participate in this hearing may make requests for accommodation such as a language interpreter, alternately formatted materials, auxiliary aids, sign language, or other by contacting Ms. Kimberly McClam at (219)881-5075 or kmccclam@gary.gov at least five (5) days prior to the meeting.

Public Hearings

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More information about the public hearing and the Draft Allocation plan is available on the City's HOME-ARP website at www.gary.gov/community-development/home-arp-program/

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2. Special Accommodations: Pursuant to our fair housing and civil rights requirements and procedures for effective communication, accessibility and reasonable accommodation, persons with disabilities or limited English proficient (LEP) residents who wish to participate in this hearing may make requests for accommodation such as a language interpreter, alternately formatted materials, auxiliary aids, sign language, or other by contacting Ms. Kimberly McClam at (219)881-5075 or kmccclam@gary.gov at least five (5) days prior to the meeting.

2/24/23 7386456
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Gary, IN 46402-1253

Proof of Publication

Order Number: 7386456
Purchase Order: HOME-ARP DRAFT

State of Illinois

) ss:

County of Cook

I, Jeremy Gates, a principal clerk of Post Tribune newspaper of general circulation printed and published in the English language in the city of Crown Point, in the State of Indiana and County of Lake, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the date(s) of publication being as follows:

Feb 24, 2023.

The undersigned further states that the Post Tribune newspaper(s) maintains an Internet website, which is located at http://classifieds.chicagotribune.com/classifieds?category=public_notice website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Dated at Chicago, Illinois on this 25 day of February, 2023.



Jeremy Gates

160 N Stetson Ave.
Chicago, IL 60601

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE

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CITY OF GARY NOTICE OF PUBLIC HEARING HOME-ARP DRAFT ALLOCATION PLAN

Notice is hereby given that the City of Gary, Indiana will hold a Public Hearing on March 13, 2023 to discuss the HOME-ARP Draft Allocation Plan and to accept public feedback.

**Monday, March 13,
2023, 4:00 P.M.
City Hall -The Cleo Wes-
son Council Lounge
401 Broadway, 2nd
Floor, Room 206
Gary, IN 46402**

The City of Gary has the unique opportunity to address homelessness with federal HOME-ARP funds in the amount of \$2,490,094. The City may undertake the following range of activities based on community feedback and information from key stakeholders:

- Acquisition and Development of Non-Congregate Shelter/HOME-ARP Rental - - Housing Combination
- Supportive Services
- Non-Profit Operating and Capacity Building Assistance
- Administration and Planning

After seeking public input on the best way for the City to spend those dollars, the City is in its final stages of developing its Draft HOME-ARP Allocation Plan that will inform the public of the intended uses of the funding.

More information about the public hearing and the Draft Allocation plan is available on the City's HOME-ARP website at www.gary.gov/commu-

CHICAGO TRIBUNE

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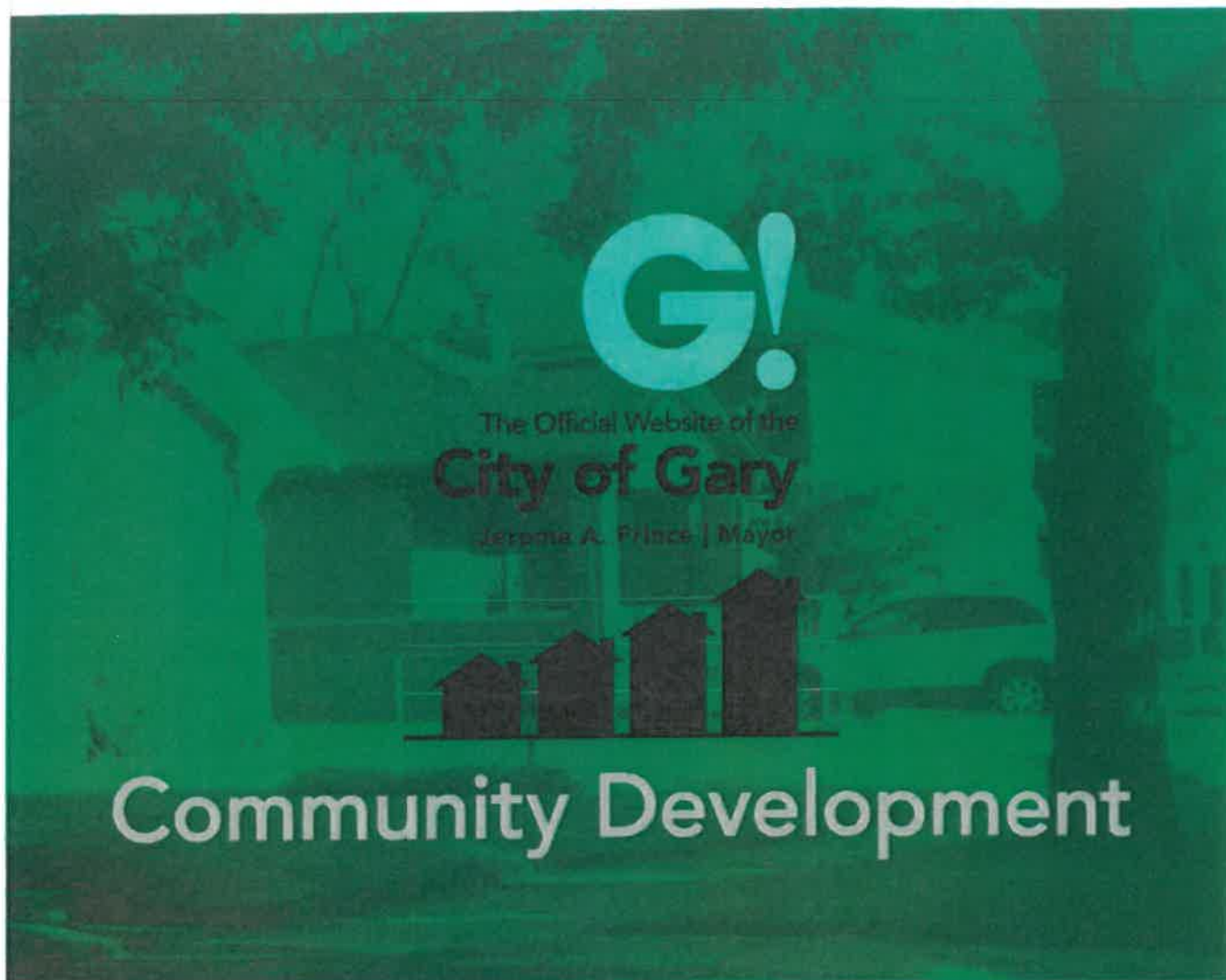
www.gary.gov/community-development/home-arp-program/

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2/24/23 7386456
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7386456



Public Hearings and Workshops

Public Hearings

[NOTICE OF PUBLIC HEARING CITY OF GARY COMMUNITY DEVELOPMENT DEPARTMENT 2022 DRAFT CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT \(CAPER\) ON MARCH 13, 2023](#) – February 24, 2023

[NOTICE OF PUBLIC HEARING HOME-ARP DRAFT ALLOCATION PLAN ON MARCH 13, 2023](#) – February 24, 2023

[HOME-ARP DRAFT ALLOCATION PLAN VIRTUAL PUBLIC HEARING](#) – January 13, 2023

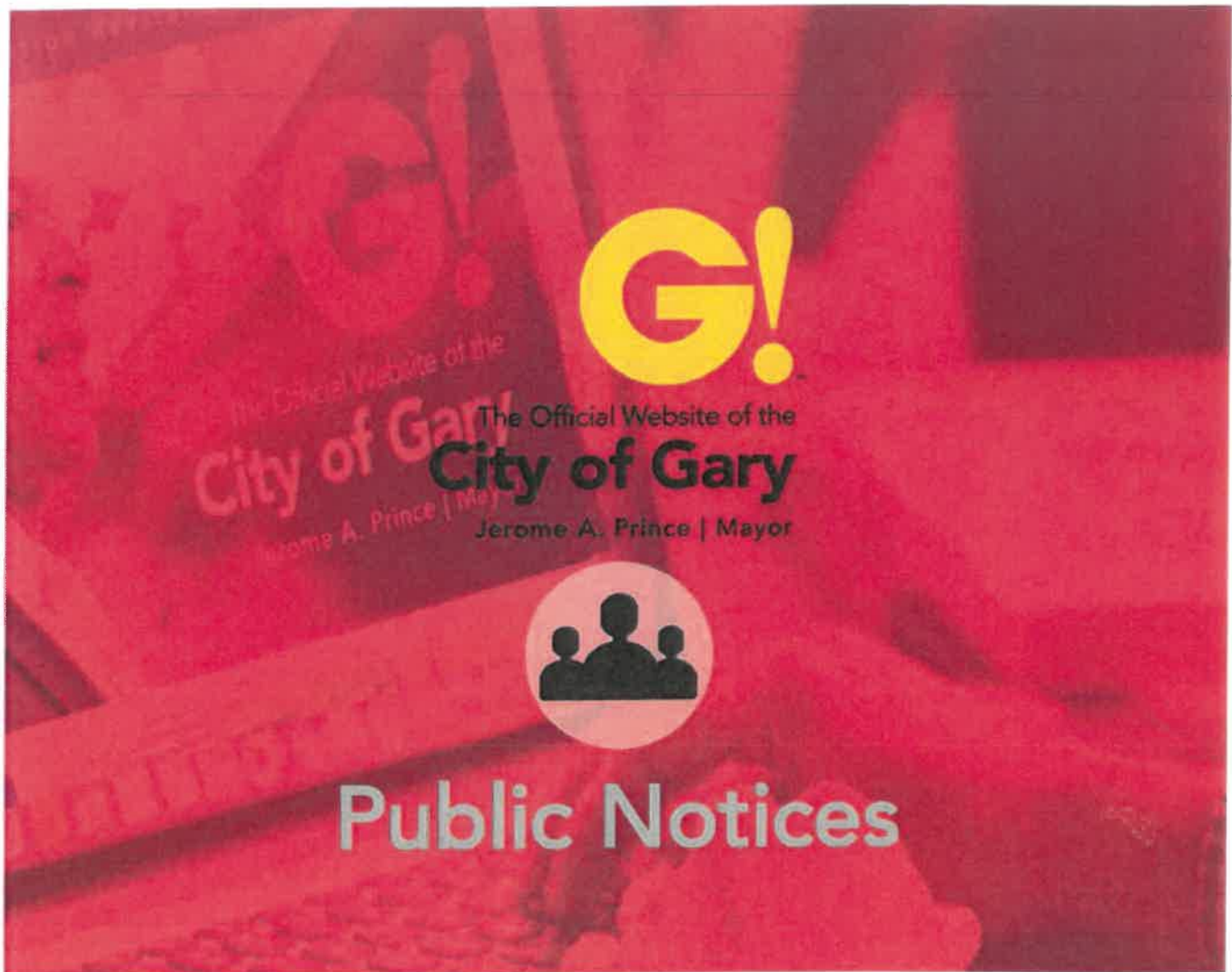
[CITY OF GARY, INDIANA NOTICE OF SUBSTANTIAL AMENDMENT TO THE 2019 ANNUAL ACTION PLAN CDBG CARES Act \(CDBG-CV\) 10/28/2022](#) – October 25, 2022

Public Hearing to be held June 27, 2022, 4:30 p.m., Virtual Zoom, which can be found here: [CITY OF GARY, INDIANA NOTICE OF SUBSTANTIAL AMENDMENT TO THE 2019 ANNUAL ACTION PLAN CDBG CARES Act \(CDBG-CV\) 06/09/2022](#) June 15, 2022

[NOTICE: Public Works and Safety extends bid solicitation for Warming Center construction until Wed May 25](#) – May 13, 2022

[CITY OF GARY, INDIANA NOTICE OF SUBSTANTIAL AMENDMENT TO THE 2019 ANNUAL ACTION PLAN CDBG CARES Act \(CDBG-CV\) on APRIL 6, 2022](#) – March 30, 2022

[CITY OF GARY NOTICE OF VIRTUAL MEETING on MARCH 15, 2022, 4:30 pm: Presentation of City of Gary's Draft Consolidated Annual Performance and Evaluation Report \(CAPER\) for Program Year 2021](#) – February 25, 2022



2023

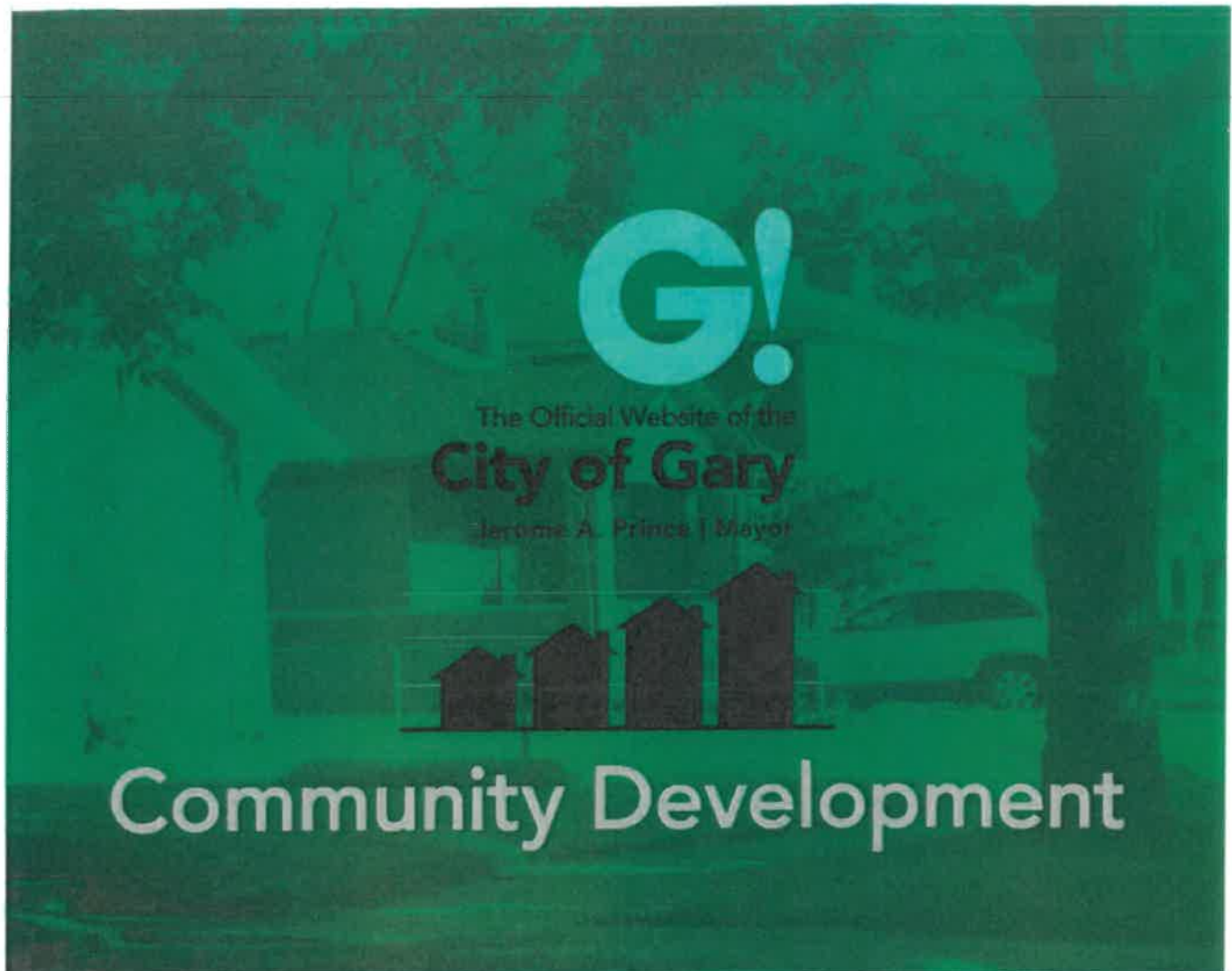
- [NOTICE: The Gary Redevelopment Commission to hold a SPECIAL MEETING on March 1 2023](#) - February 24, 2023
- [NOTICE OF PUBLIC HEARING CITY OF GARY COMMUNITY DEVELOPMENT DEPARTMENT 2022 DRAFT CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT \(CAPER\) ON MARCH 13, 2023](#) - February 24, 2023
- [NOTICE OF PUBLIC HEARING HOME-ARP DRAFT ALLOCATION PLAN ON MARCH 13, 2023](#) – February 24, 2023
- [NOTICE: HOME-ARP DRAFT ALLOCATION PLAN VIRTUAL PUBLIC HEARING](#) - January 13, 2023
- [NOTICE: January 2023 BZA and Plan Commission Meetings CANCELLED](#) - January 9, 2023
- [NOTICE: 2023 Schedule for City of Gary Planning Commission Meetings](#) - January 9, 2023
- [NOTICE: 2023 Schedule for City of Gary Board of Zoning Appeals Meetings](#) - January 9, 2023

2022

- [NOTICE OF CITY OF GARY REDEVELOPMENT COMMISSION 2023 MEETING SCHEDULES](#) - December 29, 2022
- [NOTICE: Revised Schedule for COVID-19 Testing by City of Gary Health and Human Services Department](#) - December 29, 2022
- [NOTICE OF PUBLIC HEARING BY CITY OF GARY PLAN COMMISSION ON DEC 19 2022](#) - December 9, 2022
- [NOTICE OF MEETING CANCELLATION OF CITY OF GARY BOARD OF ZONING APPEALS](#) - DEC 8, 2022



Gary Online
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Home-ARP Program

The Federal HOME-ARP program provides a total of \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations. It is funded through The American Rescue Plan (ARP). The funding can be used to provide housing, rental assistance, non-congregate shelter, and/or supportive services.

The City of Gary is slated to receive \$2,490,094 in HOME-ARP funding to address homelessness & increase housing. After seeking public input on the best way to spend those dollars, the City developed a Draft Allocation Plan for your review:

GARY HOME-ARP ALLOCATION PLAN

NOTICE OF PUBLIC HEARING HOME-ARP DRAFT ALLOCATION PLAN ON MARCH 13, 2023 – February 24, 2023

Provide your feedback to the draft allocation plan:

The City of Gary is seeking public input on the draft Allocation Plan. You can **provide your input** by clicking the link below:

<https://www.surveymonkey.com/r/GaryHOMEARPDraft>

You can also **provide your written feedback** to Ms. Kimberley McClam.

- Via email to: kmccclam@gary.gov
Please indicate: **"HOME-ARP DRAFT ALLOCATION PLAN Public Hearing Question/Comment"** in the subject line.
- Via US Mail to: Ms. Kimberley McClam
City of Gary Community Development Department
HOME-ARP DRAFT ALLOCATION PLAN Public Hearing

Question/Comment
401 Broadway, Suite 300
Gary, IN 46402

Register to attend the Virtual Public Hearing:

[Meeting Registration - ZOOM](#)

[NOTICE HOME-ARP DRAFT ALLOCATION PLAN VIRTUAL PUBLIC HEARING](#)

The City of Gary is seeking public input on the best way for the City to spend those dollars. We will use the input to help us develop a proposed Allocation Plan. You can provide your input by clicking the link below:

<https://www.surveymonkey.com/r/GaryHomeArpPre>

Below please find more information regarding HOME-ARP.

[HOME-ARP Requirements](#)

[HOME-ARP Eligible Activities](#)

[HOME-ARP Qualifying Populations](#)

[HOME-ARP Non-Congregate Shelter Fact Sheet](#)

[HOME-ARP Operating Assistance & Capacity Building Fact Sheet](#)

[HOME-ARP Rental Fact Sheet](#)

[HOME-ARP Supportive Services Fact Sheet](#)

[HOME-ARP TBRA Fact Sheet](#)

Our Programs

- Home ARP Program
- Home Improvement Assistance
- Hoosier Homes Program
- Neighborhood Stabilization (NSP)
- Consolidated Plans/Annual Action Plans/ CAPERS
- Continuum of Care Network
- First Time Home Buyers
- CD's HUD Approved Counseling Agency
- JFPN/HHF Foreclosure Program

For information related to the Department of Community Development, call us at 219.881.5075.

I want to/need...

- First Time Home Buyers
- Home Improvement Assistance
- Shelter

Department of Community Development
401 Broadway, Suite 300
Gary, IN 46402
(219) 881-5075
(219) 881-5085 Fax



JEROME A. PRINCE
Mayor

CITY OF GARY
DIVISION OF COMMUNITY DEVELOPMENT
401 Broadway, Suite 300
Gary, IN 46402
(219)881-5075~FAX: (219)881-5085

ARLENE D. COLVIN
Director

HOME-ARP DRAFT ALLOCATION PLAN
Public Hearing
March 13, 2023, 4:00p.m.

AGENDA

- I. Welcome and IntroductionsKimberley McClam
Compliance Specialist
- II. HOME-ARP Draft Allocation Plan Overview and Slide Presentation.....Arlene Colvin
Director
- III. Questions/CommentsAttendees
- IV. Closing Remarks and Adjournment.....Arlene Colvin
Director

**USED SAME SLIDES FROM JANUARY 24, 2023
VIRTUAL PUBLIC HEARING
FOR THE PUBLIC HEARING ON MARCH 13, 2023
ONLY DIFFERENCE IS THAT THE DATE WAS CHANGED**



City of Gary

**Public Hearing for Substantial Amendment to the
2021 Allocation Plan for HOME American Rescue
Plan (HOME-ARP)**

March 13, 2023

City of Gary, Indiana

- Welcome and Introductions
- Overview of HOME-ARP
- Present Allocation Plan
- Gather Initial Feedback
- Public Comment

Community
Development

 Homebase



JEROME A. PRINCE
Mayor

CITY OF GARY
COMMUNITY DEVELOPMENT DEPARTMENT
401 Broadway, Suite 300
Gary, IN 46402
(219)881-5075~FAX: (219)881-5085

Arlene D. Colvin
Director

SIGN-IN SHEET

HOME-ARP DRAFT ALLOCATION PLAN
Public Hearing
March 13, 2023 - 4:00 p.m.

1. Name: Deude Burbridge
Organization: Habitat for Humanity
Address: 3777 Colfax St
City/State/Zip: Gary Phone: 219-923-7265
E-mail address: dirdev@nwihabitat.org
2. Name: Daniel John Dunevant
Organization: Rebuilding the Breach (Lydia House)
Address: ~~1601 McCord~~ 1601 McCord
City/State/Zip: 46383 Phone: 219 916 8100
E-mail address: daniel.john.dunevant@gmail.com
3. Name: Atiya Muhammad
Organization: YSB
Address: 455 Massachusetts St
City/State/Zip: Gary IN Phone: 219 891 5270
E-mail address: atiya.m@cityofgary.gov

4. Name: Dierdro Griffin
Organization: Rebuilding The Breach Min
Address: 3815 Pierce
City/State/Zip: Gary In Phone: 219 413-6577
E-mail address: dierdrajdr@gmail.com
dierdrogriffinrbm@gmail.com

5. Name: EVERLYN APONTE
Organization: COMMUNITY DEVL
Address: 401 BROADWAY
City/State/Zip: GARY, TN 46402 Phone: 881-5075 x 16770
E-mail address: caponte@gary.gov

6. Name: Kimberly McClam
Organization: Community Development
Address: 401 Broadway Suite 300
City/State/Zip: Gary In 46402 Phone: 219-881-5075 16772
E-mail address: kmcclam@gary.gov

7. Name: Mark J. Pettigrew
Organization: Community Development Dept
Address: 401 Broadway Suite 300
City/State/Zip: Gary, IN 46402 Phone: (219) 881-5075
E-mail address: Wpettigrew@gary.gov

8. Name: Molly DeVore
Organization: The Times of Northwest Indiana
Address: _____
City/State/Zip: _____ Phone: _____
E-mail address: molly.devore@nwi.com

9. Name: Judith L. Samson
Organization: COG
Address: 401 Broadway, Suite 300
City/State/Zip: GARY, IN 46402 Phone: (219) 881-5025; X16753
E-mail address: J.SAMSON@gary.gov

10. Name: _____
Organization: _____
Address: _____
City/State/Zip: _____ Phone: _____
E-mail address: _____

11. Name: _____
Organization: _____
Address: _____
City/State/Zip: _____ Phone: _____
E-mail address: _____

12. Name: _____

2022 HOME-ARP DRAFT ALLOCATION PLAN		
PUBLIC COMMENTS		
Location: Cleo Wesson Council Lounge	Date: March 13, 2023	Duration: 25 minutes
Transcriber	Kimberley McClam	Initials: KM
List of Attendees	Please see last page of minutes	

Ms. Kimberley McClam, Compliance Specialist Community Development Division, called the public hearing to order at 4:00 pm.

Kimberley McClam, Compliance Specialist: Good Evening, today is March 13, 2023 and the time is 4:00 p.m. My name is Kimberley McClam and I am the Compliance Specialist for the Community Development Department and she welcomed everyone in attendance to the first of two public hearings to be held this evening.

We would like for everyone to introduce themselves by providing your name, title and city department or organization you are affiliated with, if any.

The first public hearing is regarding the City's HOME-ARP Draft Allocation Plan which will be presented by Ms. Arlene Colvin, Director of Community Development and once this public hearing is adjourned, we will immediately begin with the second public hearing regarding the 2022 HUD CAPER (Consolidated Annual Performance and Evaluation Report). Ms. Evelyn Aponte, Compliance Manager, will then provide a brief overview of the City's Accomplishments during program year 2022. You should have copies of both agendas, Copies of the HOME-ARP Presentation Slides, the 2022 CAPER Summary and a copy of our Neighborhood Development Survey which we would like for you to complete and return to me. The Survey provides us with a means for the community to provide valuable feedback and comments regarding the needs of the City's neighborhoods. The survey also helps the City to better understand the community's interests, concerns, and needs. The City also uses the survey results to help develop objectives for the future use of Federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) funds. The survey will soon be available on the Community Development's Website.

Questions or comments on each public hearing subject matter will be addressed at the end of this public hearing.

At this time, I would like to turn this public hearing over to Ms. Arlene D. Colvin, Director.

Arlene D. Colvin, Director: Good Afternoon, the first Public Hearing is for our HOME-ARP and just to give you some background on that The U.S. Department of Housing and Urban Development is responsible for administering about 5 billion dollars in funds that were allocated under the American Rescue Plan. These dollars that were given to HUD are to specifically address individuals or households who are at risk of homelessness or who are in vulnerable populations. The idea behind the allocation of these dollars is that if these dollars are actually sent out to the communities they will be able to address some of the issues that have not been able to be addressed directly through other federal funds. The City of Gary has been allocated almost 2.5 million dollars in these funds. It is a onetime funding source, so we have had to engage with stakeholders and engage with our partners to determine how we will actually spend these dollars in order to have the most impact. While 2.5 million dollars sounds like a lot of money, in truth, it really isn't. When you look at the overall need of an entire community, like the City of Gary, there are a lot things or a lot of issues that we need to address. So we had to target these dollars as best as we can. In order to actually allocate or use the dollars, the City of Gary is required to develop an

Allocation Plan which sets out our goals and our ideas of about how we will address certain homelessness issues. We need to target which issues, we are actually going to look at and then develop a plan around how we intend to address these issues.

This is actually our second Public Hearing on our Allocation Plan. Our first Public Hearing was held virtually and we are required to have an in person Public Hearing as well. So, this is our second shot at the public being able to address the items that we intend to do under this particular allocation. The process is that in terms of developing the allocation plans that we had to look at and analyze the needs of the community, consult with key stakeholders, solicit public comment and actually develop a plan, solicit comment on the plan, draft a plan and submit it to HUD for approval and then receive feedback and approval from HUD. We cannot spend these dollars until HUD is satisfied that we have actually met all the requirements for this particular process and that they have actually issued their approval. Our intent is to submit this plan in its draft form for feedback and review by the end of this week. We have already gathered public comment online and through surveys and we will actually add the comments that we have received today to our solicitation or to our package that we actually submit to HUD. So, that we will have the benefit from every comment and every source that we have. We have looked at the priorities and looked at what populations we think we will best serve. We have decided that we won't single out one particular segment of the homeless population but rather try to address all segments in a way that would be comprehensive for the city. With that being the case, we have decided that we will allocate 1 million dollars toward affordable rental housing. We have partnered or identified partners that we hope will participate in that development of rental housing. One being of course, Gary Housing Authority and there are several others where we are going to identify how we will spend that 1 million dollars, what we will target that housing to accomplish. There has been any number of issues identified in regard to rental housing specifically there being a lack of affordable housing in the city and a lack of modern up to date housing. So, that is certainly one of the things that this \$1-million-dollar allocation will attempt to address. Now, \$1-million dollars is not a lot in the scheme of developing rental housing in general, so the idea is that, these one million dollars will match other funding or we will seek other funding in order to come up with an affordable rental housing plan that will address the issues that we are looking at in the city. We also have identified that we will allocate \$650,000.00 to low barrier housing focus non congregate shelters. The idea behind this allocation is that there are a few shelters in the city but most of them have a lot of barriers to admission. Some involves you have to be of a certain sex, others involve, you can't have children under this age or that age. Others say, that you can't mix certain populations together. What we need in the City, is not only housing for people who need to be in shelters, but housing that is easy to access. When there are people who are looking to be sheltered, overcoming barriers is not one of the things that is immediately on their mind. So, we need low barrier housing focus non congregate shelters (a shelter where you are not in one big room) but rather individual units of housing within a shelter, so that people are allowed privacy, they are allowed an opportunity to have access to facilities or kitchen facilities, that kind of thing. We also know that non congregate shelter is better especially in the environment that we are now live in, where one of the problems with congregate shelters has been it is easy to spread COVID. The non-congregate shelters will assist in this by keeping everyone separated. Another funding priority that we have identified in our plan is \$360,000 for supportive services. In this particular population, (that is the homeless population) is great to provide housing for individuals but many of these individuals also need supportive services or services that will assist them whether it is access to child care, whether it is workforce kind of training. Whatever the case may be, some people have legal issues and they need access to the legal system. The supportive services allocation that we have set aside, will allow these individuals who are accessing our affordable housing, to actually have other services that they may need in order to begin to get on a right track to actually support themselves and become independent. Finally, we have an allocation for \$120,000 under this 2.5 million allocation devoted to non-profit capacity building. In our case, there are a number of small non

for profit organizations that may not have the technical skills to actually fund raise, to actually develop support staff etc. that would help them to help or provide the services that they are actually providing. In some cases, they don't have paid staff, in some cases, they don't have the skill sets. Although they have the desire and are also working in the community, they may not have the ability to actually sustain themselves without actually receiving some sort of technical assistance that will allow them to actually get the skills and to identify the resources that they actually need. So, with the \$120,000 that we have identified for non-profit capacity building will actually be devoted toward assisting these small organizations that actually assist the homeless. In that way, we will be giving the homeless population as much service as we can with the 2.5 million dollars that we have received from HUD. So, our allocation is kind of divided in that way.

We will take the comments that we hear today and add them to our documents that we submit to HUD and await their final approval to see if we can actually use these dollars in the way that we have suggested, as I have outlined. Hopefully, the dollars will be available for our use very soon. I think HUD has a 90-day time period to approve our plan. We have actually submitted a Draft Plan for their review. So if there are some issues that need to be addressed that we did not identify in our initial write-up, we were able to incorporate some of them but this submission that we will submit very soon will be the final document that HUD has for its approval.

Are there any questions?

Daniel J. Dunevant, Rebuilding the Breach Ministries (Lydia House): So, the allocation for the Rental Housing is that meant to be something that is affordable also for these people?

Arlene D. Colvin, Director: Yes, are you speaking of the million dollars?

Daniel J. Dunevant, Rebuilding the Breach Ministries: Right, Yes

Arlene D. Colvin, Director: The million dollars is going to be devoted to the development of affordable rental housing. So, that means that right now, like I said earlier, there is not a lot of quality affordable rental housing within the housing market now, I think everybody is aware that whether it is an apartment or single family home, the actual rental rates have actually gone up astronomically. There needs to be some housing developed that will actually make quality housing available to this particular population and something that they afford. So, the idea is that the dollars that we have received along with allocations that we might receive from either other partners or the application for low income housing tax credits, any other sources of dollars that we can identify. All of those dollars will come together to develop rental housing in the city, whether it is a single complex of housing or whether it is a unit of housing where houses are grouped together. It will be rental housing that will be available to those who need it.

Daniel J. Dunevant, Rebuilding the Breach Ministries: My follow up question for that, is it at all related to there was something that was recently done, the Gary Common Council approved short term rental regulations? Is that connected at all?

Arlene D. Colvin, Director: The short term rental regulations are really Airbnb's and this is two separate things. What we actually are doing in this case, is dealing with developing housing that could be privately owned or it could be owned say by the Gary Housing Authority or some entity that they may have but it won't be public housing but it certainly will be affordable housing.

Daniel J. Dunevant, Rebuilding the Breach Ministries: One of my members on the Board was saying that he is concerned about non congregate housing because he says that it is not good for people's mental

health, if people are isolated and they don't have that connection with other people that that could be a problem? It's just something.

Arlene D. Colvin, Director: Typically, in non-congregate housing, while the sleeping areas are separated, there are usually common areas and also they are usually staffed. So, there is usually someone who lives there like a manager or some staff person that is onsite 24 hrs., when there is a shelter situation. There is usually some common room that everyone can gather in. So, it is not as if you are only going to be in your apartment. You will have some interactions. Usually in these units too, if they have the funding and hopefully this would be what we would be trying to do. There are also other things that take place. They have classes maybe. It is more than just housing that occurs in that congregate setting.

Any other questions?

Wende Burbridge, Habitat for Humanity: I would just like to make a comment, in my experience dealing with Habitat, I was able to (and I am saying this in support of your funds allocated to help non-profits to do more), fund raise and help assisting themselves) so, from my experience, I actually wrote a grant (this was probably three or four years ago) a risk capacity building grant to get software that would allow me do more fund raising, reach more people and do more things on my own. I am an office of one. So, it is very important to have technology available as a small organization (a non-profit) to do additional fund raising. You can reach more people with your message, you can inform more people of your mission and you can eventually do more. I would say in support of that it is very important.

Arlene D. Colvin, Director: Just from my observation, a lot of the small non-profits really don't have the funding to actually get the software or the technology that they need. So we are hoping that this allocation will assist in some way with that, to kind of build some capacity in that area. If you don't have the people, technology is the next best thing that you can have.

Wende Burbridge, Habitat for Humanity: Exactly.

Daniel J. Dunevant, Rebuilding the Breach Ministries I am curious, what kind of software do you use?

Wende Burbridge, Habitat for Humanity: Right now, I am using Softset/Softset_Labs CRM and Engage which allows me to communicate. They are actually sun-setting but there are very many options. So, it is not hard to find and it is very impactful. Also, in support of rental housing, I am just sharing information from our partner families, they are so strapped with rental/high rent. It's ridiculous what they are paying and they don't have enough space for their families. Eleven hundred dollars for maybe a two-bedroom apartment. Maybe, if they're lucky. That is outrageous. Accessing rental housing is near impossible. They are having such a hard time. Now, I know students coming out school that can't find anything that they can afford. As Habitat focuses on affordable home ownership, if you're making rental housing available to more people or more families, I think it is important to inform those families about the availability of programs like Habitat for Humanity. Because staying in a rental situation, though it has its place, isn't the best thing for them in the long term and we always want to be doing better for any of our families in our community. I think, if there was some sort of opportunity to inform them about Habitat or other organizations that help with permanent housing. I think that would be a good step to take. It doesn't mean that it is going to work for everyone, but if you are established, you have a rental home that you are going to, you are going there every night, you know where your kids are every night, they're doing their homework every night and things are getting better, you don't have the chaos in the morning like how am I going to get to work today? and where am I going to sleep tonight? You do not have that situation. You are holding on to your job, which is important and that creates an opportunity to

have a safe affordable home ownership which helps families build legacy, and build wealth and build their future, for generations. I think it is important for people to think about the future and the next step.

Arlene D. Colvin, Director: Well, our allocation here is specifically dealing with or actually it's required to deal with rental housing, but we do recognize that permanent housing or homeownership is ultimately the goal and that is why we fund Habitat for Humanity as well from another funding source. So, we will get to that in just a moment.

Are there any other questions with regard to the HOME-ARP program?

Daniel J. Dunevant, Rebuilding the Breach Ministries: Well, I just want to say a thank you for inviting The Rebuilding the Breach, so that we can be represented and have our voices be heard in this process and the allocations that you are making for non-for-profits like us, for single women for getting their place. We helped 17 women this year in 2022, so we hope to serve more. Thank you.

Arlene D. Colvin, Director: Thank you. Does anybody else have a comment? If not, I think we are just in time for the next Public Hearing. Thank you so much for coming to this one.

Staff:

Ms. Wanda Pettigrew, Special Programs Manager
Ms. Evelyn Aponte, Compliance Manager
Ms. Felicia Jones, Senior Compliance Manager
Ms. Kimberley McClam, Compliance Specialist
Ms. Adrian Yates, Fiscal Manager
Ms. Judith L. Sampson, Programs Manager/Counselor

Sub-recipients:

Ms. Wende Burbridge, Habitat for Humanity of NWI
Mr. Daniel J. Dunevant, Representative of Rebuilding the Breach Ministries
Ms. Dierdre Griffin, Manager Rebuilding the Breach Ministries

Media

Molly Devore, Times of Northwest Indiana