

CITY OF GARY INDIANA
HUD HOME-ARP
SUBSTANTIAL AMENDMENT OCTOBER 2026

Notice is hereby given that the City of Gary would like to amend and make public its 2021 Substantial Amendment for the allocation of HOME-ARP funds received from the U.S. Department of Housing and Urban Development (HUD). A summary of the changes is included below and a full version of all amendments is available at the Community Development Department, 401 Broadway, Suite 100, Gary IN 46402.

The City is seeking public comments from Gary residents on the proposed changes. Any comments received before November 6, 2026 will be considered before the adoption of the changes and will be included in the formal submission to HUD. Please email all comments to Commdev@gary.gov. For more information, please call 219-881-5075.

SUMMARY OF AMENDMENT

1. The City is proposing to reallocate \$1,000,000 from the budget category of "Acquisition and Development of Non-Congregate Shelters" to "Supportive Services".
2. The City is proposing to reallocate \$25,000 from the budget category of "Acquisition and Development of Non-Congregate Shelters" to "Non-Profit Capacity Building".
3. The City is proposing to reallocate \$25,000 from the budget category of "Acquisition and Development of Non-Congregate Shelters" to "Non-Profit Operations".

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The City of Gary Community Development Department would like to amend and make public the following changes to its Consolidated Action Plan for the HOME-ARP Allocation that was submitted to the U.S. Department of Housing and Urban Development (HUD) for program year 2021. For clarity, The City is also including the former amendment that was adopted in April 2026.

OCTOBER 2026 AMENDMENT TO: How the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

Response: The City continues to recognize the need for an additional non-congregate shelter to serve its residents. In order to assist local partners to prepare for and implement a new non-congregate shelter and other ARP-funded activities, the City is budgeting a total of \$50,000 to nonprofit operations and capacity building subsidies. The City would also like to address the need for rental assistance and wrap around services to assist qualifying populations achieve long term housing stability. The City is proposed to reallocate \$1,000,000 from the Acquisition and Development of Non-Congregate Shelters to Supportive Services.

ARP Eligible Use	Original	April 2026	Proposed
Supportive Services	\$360,000	--	\$1,000,000
Acq/Development Non-Congregate Shelters	\$650,000	\$2,244,411	\$1,194,411
Tenant Rental Assistance (TBRA)	--	--	--
Devevelopment of Affordable Rental Housing	\$1,000,000	--	--
Nonprofit Operating	--	--	\$25,000
Nonprofit Capacity Building	\$120,000	--	\$25,000
Administration & Planning	\$360,094	\$249,379	\$249,379
Total HOME-ARP Allocation	\$2,493,790¹	\$2,493,790	\$2,493,790

¹ HUD notified the City after the original submission that the total allocation would be increased to \$2,493,790 from \$2,490,094

OCTOBER 2026 AMENDMENT TO: Describe whether the PJ will administer eligible activities directly:

In the original substantial amendment, the City did not plan on administering any HOME-ARP activities directly. As of October 2026, the City is planning on administering the Supportive Service program through a combination of staff, contractors, and community partners.

APRIL 2026 AMENDMENT TO: How the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

Response: The City of Gary initially received \$2,490,094 in HOME-ARP funds from the U.S. Department of Housing and Urban Development (HUD). HUD discovered an administrative error in the formula allocation that resulted in our jurisdiction receiving less than it was legally entitled. The City of Gary HOME-ARP allocation was increased from \$2,490,094 to \$2,493,790 and the revisions have been made to the budget allocation. The City of Gary proposes to use \$2,244,411 million, or 90% of its 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.

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.

APRIL 2026 AMENDMENT TO: Describe method(s) for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors.

The City of Gary will administer the HOME-ARP allocation and oversee all projects to completion. The City anticipates partnering with Lake County Community Economic Development 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 a non-congregate shelter.

APRIL 2026 AMENDMENT TO: Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

The City of Gary will not be using HOME-ARP funds for the development of affordable rental housing units for qualifying populations. The City will be focused on a non-congregate shelter.

APRIL 2026 AMENDMENT TO: 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.

The City of Gary will not be using HOME-ARP funds for the development of affordable rental housing and therefore have no goals to address.

SUMMARY

The changes are consistent with the Citizen Participation Plan for the City of Community Development Department. The changes are considered substantial changes according to the criteria of the Plan. The amendment is consistent with Title 24, Department of Housing and Urban Development Regulations Part 91, Subpart F, Section 91.505 and Subpart B, Section 91.105.

The amendment is available for public review and comment for 15 days starting October 21, 2026 and ending November 6, 2026 at the Community Development Department, 401 Broadway, Suite 100, Gary, IN 46402. The office hours are 8:30 am to 4:30 pm Monday through Friday. Written comments and/or suggestions regarding the amendment can be emailed to Commdev@gary.gov. For more information, you may call (219)881-5075.

The City plans to issue an initial Request for Information (RFI) to seek community partners interested in the HOME-ARP development of 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 \$2,244,411 to other HOME-ARP activities identified in this allocation plan. The City will publicly announce the projects that are awarded HOME-ARP funding on its website and through other social media.

OCTOBER 2026 AMENDMENT TO: Characteristics of the shelter and housing inventory and gap analysis rationale for the plan to fund eligible activities.

The City still plans to support the development of a non-congregate shelter to expand its emergency shelter capacity. The City will use \$1,000,000 for Supportive Services in order to provide rental assistance and wraparound services for qualifying populations. This will assist qualifying populations to avoid entering into the shelter system in the first place and help them to more likely achieve long-term stable housing upon exit.

APRIL 2026 AMENDMENT TO: Characteristics of the shelter and housing inventory and gap analysis rationale for the plan to fund eligible activities.

The gaps analysis reflected that the City of Gary needs more affordable rental housing, a low-barrier housing-focused non-congregate shelter, and more supportive services. HOME-ARP is a one-time opportunity to respond to these gaps. Of the opportunities to use the funding, paired with other community resources, the best use of the funds is to focus on developing a non-congregate shelter to ensure shelters are more accessible and meaningful (i.e., low-barrier, housing focused) in our community. Therefore, the City of Gary will not be investing HOME-ARP funds towards developing affordable rental housing, supportive services, or capacity building.