

**NOTICE OF APPLICATION FOR FEDERAL CONSISTENCY REVIEW  
LAKE MICHIGAN COASTAL ZONE PROGRAM**

**Project Number:** ER-17181

**Name of Applicant:** Vernita Leslie

**Address of Applicant:**

Broadway Area Community Development Corporation  
1085 Broadway, Suite 201  
Gary, IN 46402

**Project Description:**

New construction of NWI Homes for Heroes, a 44-unit apartment building on a vacant asphalt lot at 839 Massachusetts Street, Gary

**Location of Project:** Gary, IN

**Send comments to the following no later than Sunday, September 22, 2013:**

Federal Consistency Review Coordinator, Environmental Unit  
Division of Fish and Wildlife  
Department of Natural Resources  
402 West Washington Street, Room W273  
Indianapolis, IN 46204  
Electronic mail: [environmentalreview@dnr.in.gov](mailto:environmentalreview@dnr.in.gov)

**Copies of the request, accompanying information and data are available for inspection at the following location:**

Environmental Unit  
Division of Fish and Wildlife  
Department of Natural Resources  
402 West Washington Street, Room W273  
Indianapolis, IN 46204

**From:** [Mark Young](#)  
**To:** [Hippensteel, Beth](#)  
**Subject:** Fwd: NWI Homes for Heroes  
**Date:** Wednesday, September 11, 2013 12:27:23 PM  
**Attachments:** [LMCA Notification Letter.pdf](#)

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Beth,

The above referenced project, located in Gary Indiana is a new construction 44 unit apartment building on a vacant asphalt lot located at **839 Massachusetts Street**. I believe the letter that was forwarded to you mistakenly had the address listed as 839 Broadway. I have also attached a revised letter for your records. Please let me know if you have any additional questions. Thanks.

--

Mark Young, Partner

**CROSSROADS**

Development & Consulting  
Company

[mayoung44@gmail.com](mailto:mayoung44@gmail.com)  
[317.514.6298](tel:317.514.6298)

Broadway Area Community Development Corporation  
1085 Broadway, Suite 201, Gary Indiana 46402  
Phone 219-882-8950, Fax 219-882-8946

September 6, 2013

Mike Molnar, *via email* - [coastal@dnr.in.gov](mailto:coastal@dnr.in.gov)  
Program Manager  
Lake Michigan Coastal Program  
402 West Washington Street, Room W267  
Indianapolis, IN 46204-2782

RE: NWI Homes For Heroes Project Environmental Release

Mr. Molnar,

I am sending you this correspondence as the referenced project is located within a Coastal Zone Management (CZM) area according to the Lake Michigan Coastal Program Area Map. The federal environmental review process requires my office to notify the Indiana Department of Natural Resources, Lake Michigan Coastal Program Office and allow your office 30 days to make a finding that the project is or (is not) consistent with the approved State CZM program.

NWI Homes for Heroes is located at 839 Massachusetts Street, Gary, Indiana 46402. The project will LEED Silver and consist of 44 one bedroom units; a library; computer room; arts and crafts room; picnic area and a commercial dining area that will seat 52 residents and visitors.

The constituency to be served by this development will be homeless veterans and veterans who are at-risk of homelessness. The target market was selected due to the number of homeless veterans in NWI and specifically in the Lake county Indiana. The project will address the housing needs of those who are homeless and those who are at imminent risk of homelessness and have served in the Armed Services of the United States of America. The project is the first exclusively dedicated housing for veterans supported by the City of Gary, Indiana. The project is a "Housing First, Harm Reduction" initiative that provides permanent supportive services for homeless veterans and chronically homeless persons.

The Project will offer a comprehensive array of support services, including services addressing the social, physical, and mental needs of the veterans. Individualized case management services will provide a foundation for the resident veterans that will lead to an enhanced and stable quality of life. The services will be provided by Veterans Life Changing Services, the Veterans Administration and the New Beginnings CDC, as well as other local services providers through memoranda of understanding and/or memoranda of agreements. The veterans will be encouraged to utilize the services; however, participation in the services will not be mandatory. The services will be offered daily, weekly, monthly, and quarterly as necessary and as developed through the individualized service plan of each veteran and as guided by the individuals' case manager.

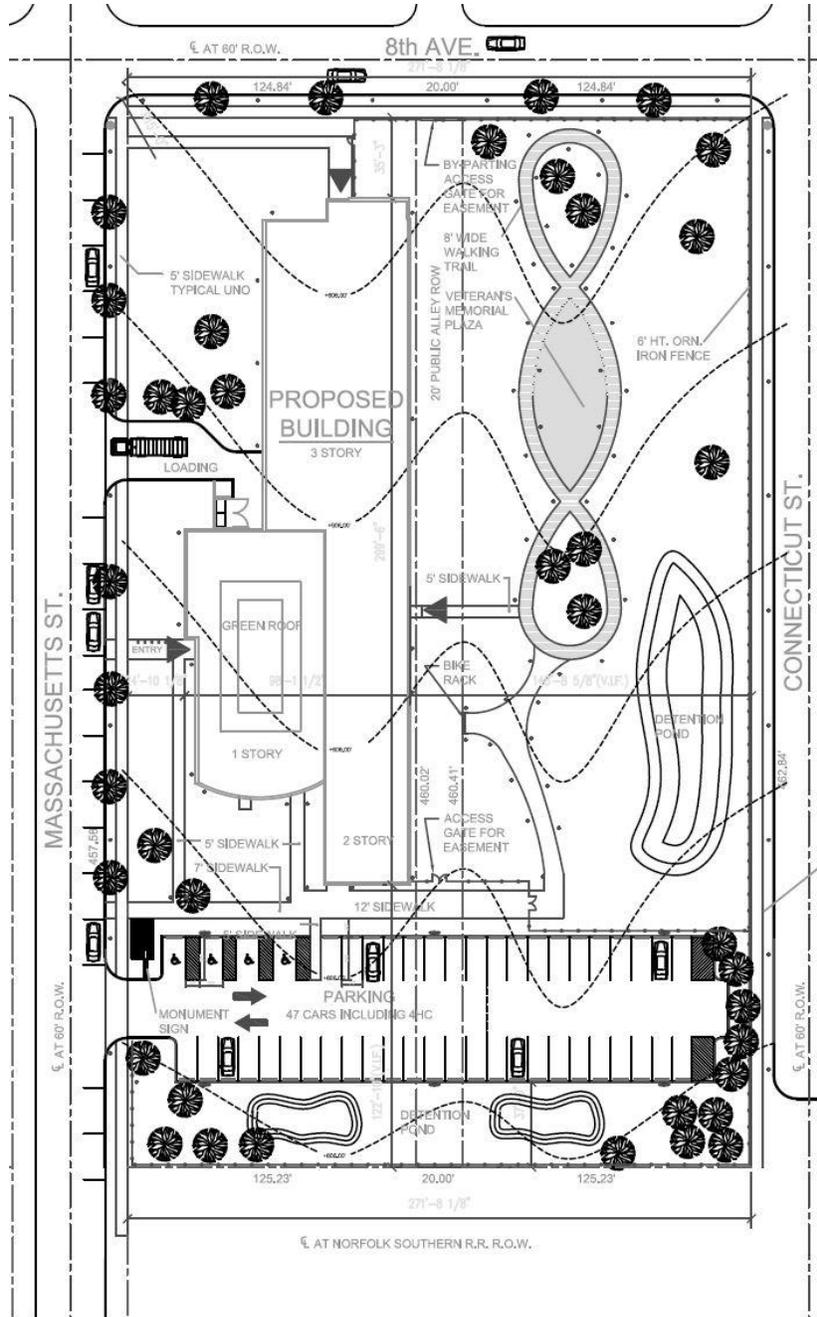
This project will be funded utilizing 9% Rental Housing Tax Credits, City of Gary HOME funds (\$200,000), and Indiana Housing and Community Development Authority (IHCDA) Community Development Block Grant Disaster program funds (\$500,000).

I have also included a site plan, building elevation and site aerial for your review. If you have any questions please contact Mark Young at 317-514-6298 or by email at [mayoung44@gmail.com](mailto:mayoung44@gmail.com). Thank you.

Sincerely,

Vernita Leslie  
Executive Director

### Home for Heroes Site Plan



Broadway Area Community Development Corporation  
1085 Broadway, Suite 201, Gary Indiana 46402  
Phone 219-882-8950, Fax 219-882-8946

**Project Site Aerial**  
**839 Massachusetts, Gary Indiana 46402**



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### South East Building Elevation

