

SUBSTANTIAL CHANGE AMENDMENT 2021-2025 CONSOLIDATED PLAN



Citizen Summary

July 2024

What is the Consolidated Plan?

The Consolidated Plan is the five year strategic plan of the Lancaster County Redevelopment Authority to assess the county's affordable housing and community development needs, and market conditions to make data-driven, place-based investment decisions utilizing sources of funding from Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grants.

What are HOME, CDBG, and HOME-ARP Funds Used For?

The County of Lancaster receives an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD) to fund the development of affordable rental housing, housing rehabilitation, infrastructure and public facility, elimination of slum/blight, and community and economic development programs and projects.

The County of Lancaster also received a one-time allocation of HOME American Rescue Plan grant (HOME-ARP) in FY2021 to fund affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter to primarily benefit individuals and families from qualifying populations.

Substantial Change

The Redevelopment Authority staff have identified additional limitations for rental housing and additional goal outcome indicators for the elimination of slum/blight that be included in the 2021-2025 Consolidated Plan. The Redevelopment Authority will be submitting a substantial amendment of the 2021-2025 Consolidated Plan to HUD to include the following changes:

- Allow HOME funded rental housing projects to limit renters to age 62 and older.
- Allow HOME-ARP funded rental projects to limit occupancy to qualifying populations and low-income households.
- Add the goal outcome for reducing the number of blighted properties to include job creation in low- and mod-income areas.

Definition of Qualifying Populations for HOME-ARP funded projects.

- Homeless, as defined in 24 CFR 91.5 Homeless (1), (2) and (3)
- At risk of homelessness, as defined in 24 CFR 91.5
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD
- Other populations: *Other families requiring services or housing assistance to prevent homelessness. *At greatest risk of housing instability.

In accordance with the Citizen Participation Plan of the Lancaster County Redevelopment Authority, we are providing public notice of the changes, a public meeting for citizens to comment on the changes during a 30 day public comment period.

View and Comment on the Proposed Substantial Changes

- **Visit our website:** www.lchra.com
- **Submit Written Comments to:** Rachel Valmonte, LCHRA Planning and Compliance Manager at rvalmonte@lchra.com
- **Attend Public Meeting:** Public meeting will be held in conjunction with the Lancaster County Housing and Redevelopment Authority Board Meeting on August 27th at 4:00 pm at the offices of the Lancaster County Redevelopment Authority, 28 Penn Square, Suite 100, Lancaster PA 17603. Attendance via Zoom is available upon request to Rachel Valmonte at rvalmonte@lchra.com.