



2018 Substantial Amendment to the Consolidated Plan Summary of Changes

What is a substantial amendment and why is it necessary?

A substantial amendment is triggered by a change of purpose, scope, location, or beneficiaries to a City's entitlement spending plans. The following changes are considered substantial amendments:

1. Changes in funding by at least 20% of the amount allocated to the City's entitlement grant programs.
2. Changes in projects proposed, beneficiaries or persons served.
3. The proposed amendment deletes a project described in the Consolidated Plan.
4. The proposed amendment adds a project not described in the Consolidation Plan.

The amendment proposed by the City of Colorado Springs Community Development Division falls under #2. We propose a change (expansion) in beneficiaries of our Tenant Based Rental Assistance funds in the HOME program. Our current TBRA program serves people experiencing homelessness by placing them in permanent housing via rental assistance. **We propose a separate TBRA program to serve low-income households who are at risk of losing their housing. This expands our beneficiary definition and count.**

The City of Colorado Springs is collaborating with multiple community partners to address displacement by establishing a fund to assist low- to moderate-income community members at risk of losing their current, non-subsidized rental homes. When properties change hands and/or undergo improvements, many low- to moderate-income renters potentially face housing instability by being priced out of their existing unit. Due to circumstances beyond the tenants' control, many long-time residents are faced with the need to find a new place to live and many ended up in apartments with higher rents. Involuntary displacement overwhelms household budgets, disrupts communities, and creates instability.

2015-2019 Consolidated Plan

Document Purpose

The purpose of the Consolidated Plan is to guide the use of federal funds for five year intervals. Substantial amendment means changes made in terms of purpose, scope, location, or beneficiaries. Any substantial change in the programs must be approved by City Council at a public hearing. It will then be submitted to HUD for informational purposes.

Proposed changes

1. **SP-25 – Priority Needs (pg. 141):** Added strategy "Minimize involuntary displacement by supporting low-income households in market-rate housing at risk of losing their housing

due to circumstances beyond their control” under “Increase and preserve the supply of affordable housing.”

2. **SP-45 – Goals Summary (pg. 154):** Added “Tenant Based Rental Assistance (TBRA) Displacement Prevention and outcomes (20 households/50 individuals over next two years)” to “Increase and preserve the supply of affordable housing” goal.
3. **SP-45 – Goals Summary (pg. 157):** Clarified description of use of HOME TBRA funds: “HOME TBRA subsidies will be made available to homeless individuals who are referred through a community assessment process, as well as to very low-income renter households at risk of losing their non-subsidized affordable housing for non-eviction causes. Veterans will be given a priority through 2015. 200 people will be served over the next five years.”