

CCRP NARRATIVE

LANCASTER MANOR APARTMENTS – LANCASTER, SC

INTRODUCTION

Lancaster Manor Apartments is located in an area covered by two Concerted Community Revitalization Plans. Both the Lancaster Downtown Revitalization Plan and the Lancaster County Strategic Plan have been created and implemented by the community to identify and address specific goals of the local government and commit investments to improving local amenities, infrastructure, and services. The proposed rehabilitation of Lancaster Manor Apartments will contribute to the realization of these goals by creating jobs, increasing accessibility, modernizing buildings, and renovating aging income-restricted housing. A brief summary of these programs is provided below.

LANCASTER DOWNTOWN REVITALIZATION PLAN

The Lancaster Downtown Revitalization Plan has been formally adopted by the City of Lancaster to establish a clear and comprehensive strategy for revitalizing the downtown area, emphasizing infrastructure investments, economic development, and improved community amenities.

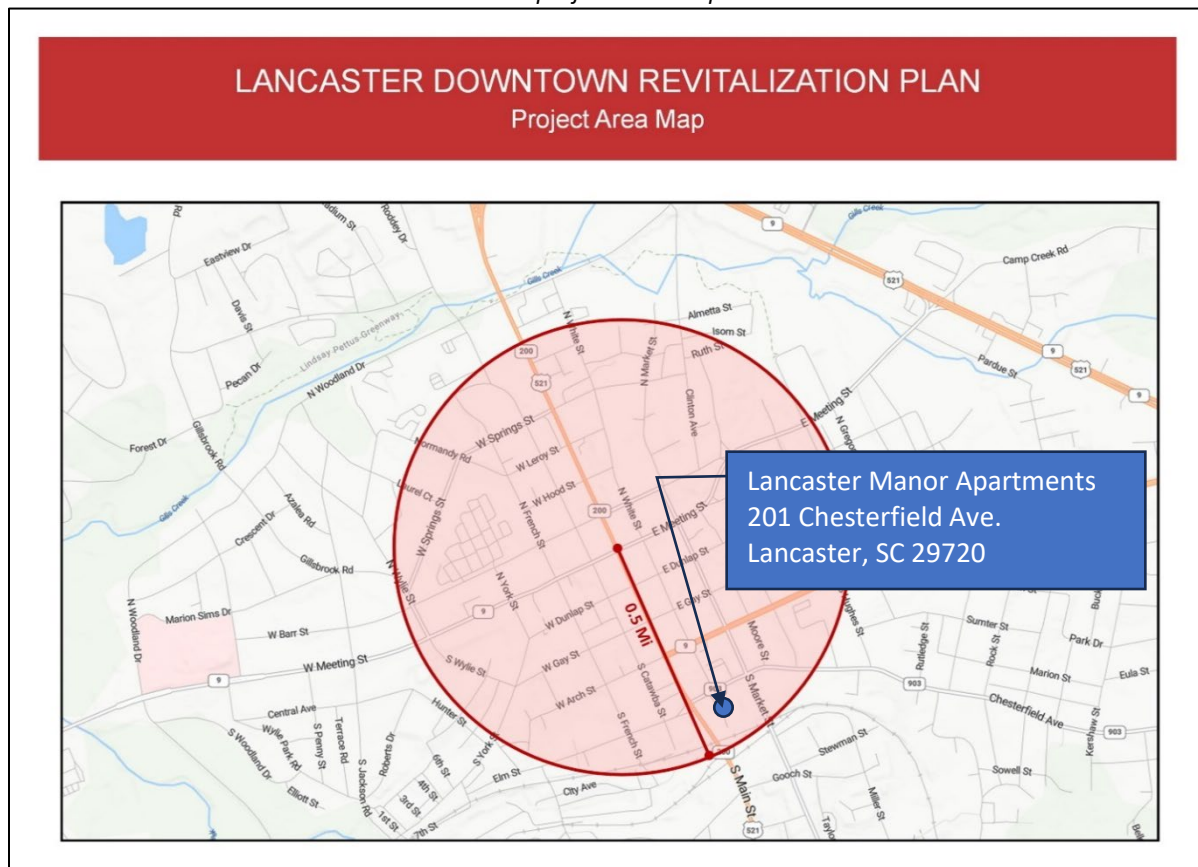
The Lancaster Downtown Revitalization Plan was funded and directed by the City of Lancaster, with extensive public engagement and stakeholder collaboration, culminating in formal adoption by city leadership. The plan articulates a structured vision for revitalization, including improvements in streetscape, pedestrian accessibility, public green spaces, and economic vibrancy. Importantly, the plan includes commitments to non-housing infrastructure investments, such as revitalization of commercial corridors, improvement of public spaces like Red Rose Park, and support for new business development and economic activity. These efforts are intended to attract and retain residents in the downtown core, making it a more desirable and livable area.

Lancaster Manor Apartments is located in the project area covered by this revitalization plan, falling within the designated downtown study area which encompasses properties within a half-mile radius from the intersection of Meeting Street and Main Street (see excerpt and map below):

- excerpt p. 6 -

area and a smaller focus area within the district.
The study area includes property in and adjacent to Downtown, roughly a half-mile radius from the intersection of Meeting Street and Main Street.
The focus area includes the major blocks within

- project area map -



Since the plan specifically includes a focus on strengthening and revitalizing the built environment, the rehabilitation of Lancaster Manor Apartments would directly align with its stated goals by stabilizing and modernizing this local housing resource. It would also contribute to the plan's goals by preserving and enhancing affordable housing within the targeted district – especially affordable housing for disabled and elderly residents (see excerpt below). One of the key points of the plan is the importance of maintaining economic diversity, ensuring that long-term residents—including those in affordable housing—are not displaced but instead benefit from the city's reinvestment efforts.

- excerpt p.43 -

Moreover, stakeholders expressed a growing demand for new housing, including:

- Units for young professionals who need
- Affordable for-rent price points for Downtown units from around \$800-\$1,000 per month.
- Affordable housing and units for the disabled and elderly.

Finally, the rehabilitation of Lancaster Manor Apartments would contribute directly to the plan's stated goals of revitalizing the historic downtown core, improving housing conditions, and fostering a

mixed-use, economically diverse community. The plan explicitly mentions housing as a component of revitalization, supporting development and rehabilitation efforts that maintain affordability while enhancing the neighborhood's overall attractiveness. By leveraging public-private partnerships and strategic investments, the rehabilitation of Lancaster Manor Apartments would serve as an important project which perfectly aligns with Lancaster's stated vision for a thriving, diverse, accessible, and welcoming downtown which is affordable for everyone.

Accordingly, the Lancaster Downtown Revitalization Plan satisfies the requirements of a Concerted Community Revitalization Plan, providing a clear framework for investment, formal local government commitment, and a designated area that includes Lancaster Manor Apartments, ensuring that its rehabilitation contributes meaningfully to the city's long-term revitalization efforts.

STRATEGIC PLAN

The Strategic Plan also constitutes a Concerted Community Revitalization Plan as it has been formally adopted by Lancaster County's governing body and is a guiding document for targeted investments in the community. The plan is the result of extensive public engagement, involving over two thousand residents, elected officials, and stakeholders, and was developed under the oversight of the Lancaster County Council. The County's adoption of this document establishes it as an official directive to guide resource allocation, infrastructure improvements, and community development initiatives. Furthermore, the plan's framework ensures ongoing governmental commitment, with structured updates, measurable objectives, and accountability mechanisms designed to address the needs of residents and businesses alike.

Lancaster County has made a clear commitment to specific investments in non-housing infrastructure, amenities, and services that align with the goals of community revitalization. The plan identifies Public Safety, Infrastructure, Quality Development, Resource Optimization, and High Performance as its five strategic themes, with explicit action items tied to improving roads, parks, utilities, and other community assets. For instance, the plan outlines targeted infrastructure improvements, mobility enhancements, and economic development initiatives aimed at fostering sustainable growth and improved quality of life. These investments not only enhance the broader community but also create a more viable environment for affordable housing preservation and rehabilitation, demonstrating a coordinated effort to uplift neighborhoods. Examples of the county's ongoing investments can be found as recently as CDBG funding commitments made in Fall of 2023 which include over \$1,000,000 in sidewalk improvements within a short walk of Lancaster Manor as well as local park improvements (see Appendix A).

Importantly, Lancaster Manor Apartments is located within the area covered by this revitalization strategy, and its rehabilitation directly contributes to the plan's stated goals. The Quality Development objective of the strategic plan emphasizes the need for sustainable land use, infrastructure support, and economic diversification—all of which are advanced through the preservation and improvement of existing affordable housing. The rehabilitation of Lancaster Manor Apartments will help ensure that lower-income residents can remain in a revitalized community, benefiting from the planned investments in public services and infrastructure while supporting the County's overarching goal of fostering thriving communities with the highest quality of life. Given these factors, the Lancaster County Strategic Plan meets the criteria of a Concerted Community Revitalization Plan for Lancaster Manor Apartments.

APPENDIX A

CDBG Community Enrichment, Local Priorities & Neighborhood Revitalization		
Fall 2023 Funding Round		
COMMUNITY ENRICHMENT		
Grantee	Project Title	Grant Award
City of Clemson	Abel Road/Curtis Circle Sidewalk Improvements	750,000
Greenwood County	DSS Building Renovation	1,278,510
City of Greenwood	Waller Avenue Streetscape Improvements	750,000
City of Lancaster	E. Arch Area Sidewalk Improvements	750,000
Town of Ninety Six	Community Center Demolition	324,600
Town of Pacolet	Drainage Study	50,000
Town of Port Royal	Paris Avenue Streetscape Improvements	750,000
Union County	Bonham Fire Truck	750,000
City of Westminster	Main/Retreat Streetscape Improvements	750,000
LOCAL PRIORITIES		
Grantee	Project Title	Grant Award
Town of Gifford	Winthrop Park Improvements	74,800
Town of Hampton	Dave Daniels Park Improvements	270,000
Town of Heath Springs	Park Improvements	300,000
Lancaster County	Park Improvements - Phase I	300,000
Town of Scotia	Park Improvements	76,683
NEIGHBORHOOD REVITALIZATION		
Grantee	Project Title	Grant Award
Town of Cheraw	Agerton Neighborhood Revitalization	750,000