



GCRA

Greenville County Redevelopment Authority

April 8, 2013

Councilman Willis Meadows
Greenville County Council
301 University Ridge, Suite 100
Greenville, SC 29601

Re: Approval of 2013 Greenville County Annual Action Plan

Dear Councilman Meadows:

The Greenville County Redevelopment Authority (GCRA) Board and staff is requesting approval of the 2013 Annual Action Plan Budget that will be presented at County Council's Finance Committee. Greenville County is required to submit to the U.S. Department of Housing and Urban Development (HUD) the planned uses of Community Development Block Grant (CDBG), HOME Partnership, and Emergency Solutions Grant (ESG) funds that will be allocated to the County beginning July 1, 2013. HUD requires all communities receiving federal block grants to submit an Annual Action Plan of the uses of the funding by May 15, 2013. The Annual Action Plan also includes Greenville County's goals for providing affordable housing and to improve communities.

I am requesting that this item be placed on the agenda for approval by the Finance Committee. Approval of this item is required by Council for submission to the U.S. Department of Housing and Urban Development by May 15th 2013. If you have any questions, please give me a call at 242-9801, extension 114.

Sincerely,



Martin L. Livingston, Jr.
Executive Director

Enclosure

CC: David Doser, GCRA Board Chairman



GREENVILLE COUNTY

FY 2013

ANNUAL ACTION PLAN

Program Year 2013
Prepared by
Greenville County Redevelopment Authority

March/April 2013



2013 ANNUAL ACTION PLAN

The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) funds for the year beginning July 1, 2013. This funding period also marks the fourth year allocation and activities of Greenville County's 2010-2014 Consolidated Plan.

FY 2013 ESTIMATED BUDGET

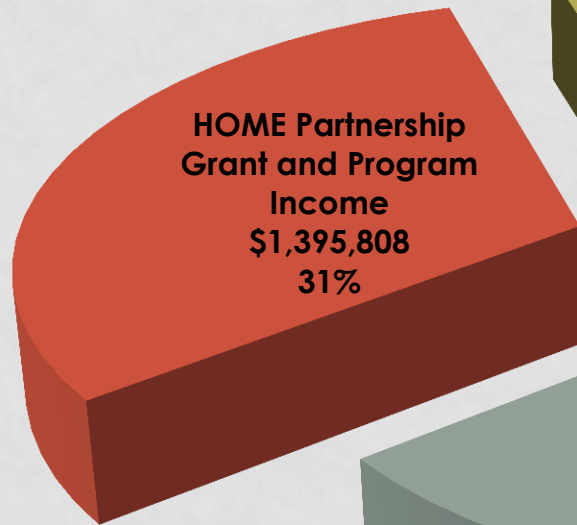


Greenville Count Redevelopment Authority Program Year 2013 Annual Action Plan Budget

Total budget: \$4,527,682

Emergency Solutions
Grant (ESG)
\$191,114
4%

Greenville County
Lump
\$25,000
1%



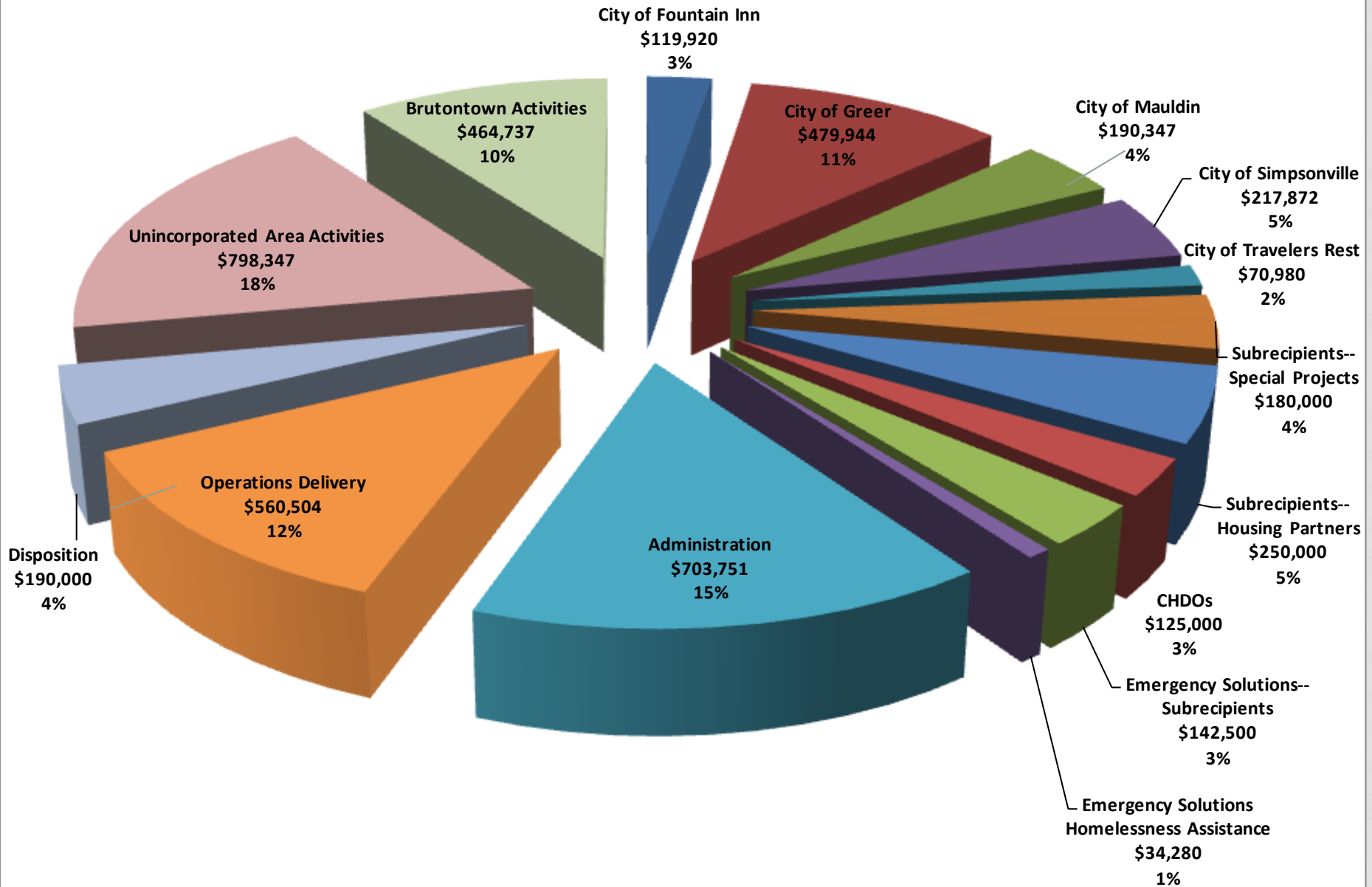
Community
Development Block
Grant (CDBG) and
Program Income
\$2,915,760
64%

Greenville County Redevelopment Authority Proposed Annual Action Plan 2013 Budget

| Expenditure Category | Amount | Percent |
|---|------------------|----------------|
| City of Fountain Inn | 119,920 | 2.6% |
| City of Greer | 479,944 | 10.6% |
| City of Mauldin | 190,347 | 4.2% |
| City of Simpsonville | 217,372 | 4.8% |
| City of Travelers Rest | 70,980 | 1.6% |
| Subrecipients--Special Projects | 180,000 | 4.0% |
| Subrecipients--Housing Partners | 250,000 | 5.5% |
| CHDOs | 125,000 | 2.8% |
| Emergency Solutions-- Subrecipients | 142,500 | 3.1% |
| Emergency Solutions Homelessness Assistance | 34,280 | 0.8% |
| Administration | 703,751 | 15.5% |
| Operations Delivery | 560,504 | 12.4% |
| Disposition | 190,000 | 4.2% |
| Unincorporated Area Activities | 798,347 | 17.6% |
| Brutontown Activities | 464,737 | 10.3% |
| TOTAL | 4,527,682 | 100.0% |

July 1, 2013 – June 30, 2014

Greenville County Redevelopment Authority FY 2013 Annual Action Plan Budget

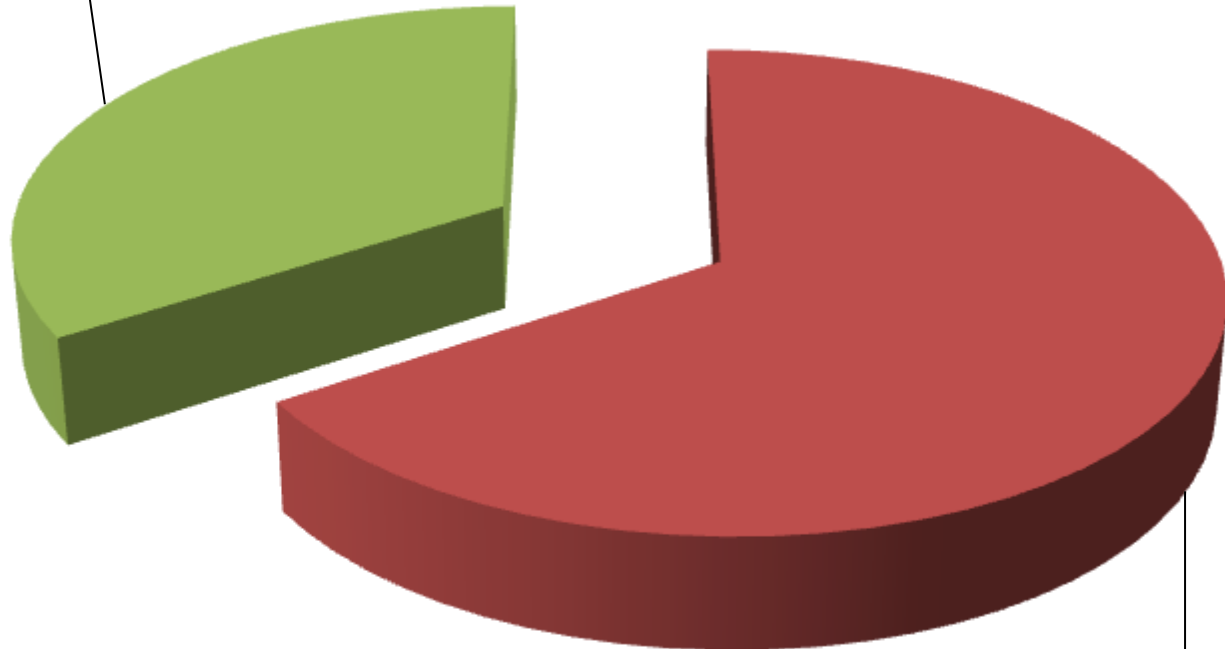


Greenville County Redevelopment Authority 2013 Mortgage Loan Fund Budget

| | |
|--|----------------|
| | |
| Projected Revenues | |
| Proceeds from sale of homes | 255,000 |
| Principal and Interest payments from loans | 250,000 |
| Rental Income | 5,000 |
| Total Projected Revenues | 510,000 |
| | |
| | |
| | |
| Projected Expenditures | |
| Homeownership Mortgages | 260,000 |
| Construction Costs | 245,000 |
| Rental Expenses | 5,000 |
| Total Projected Expenditures | 510,000 |
| | |

Greenville County Redevelopment Authority FY 2013 Housing vs. Non-Housing Breakdown

Non-Housing
1,547,589.51
34%



Housing
2,980,092
66%

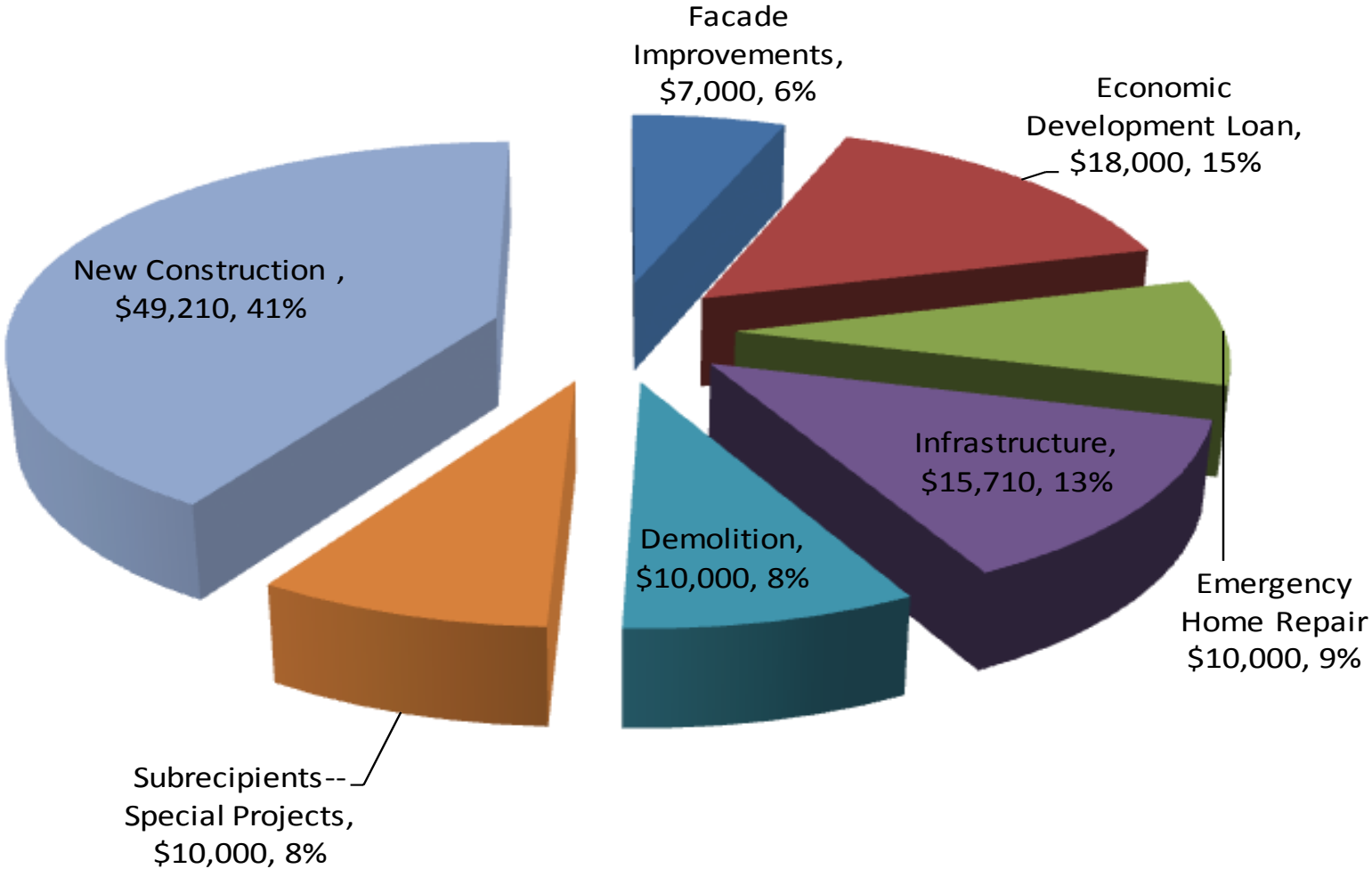
Greenville County Redevelopment Authority Annual Action Budget FY 2013

| Expenditure Category | Amount | Percent |
|---|-----------|---------|
| Operations | 560,504 | 12.4% |
| Acquisition | 50,000 | 1.1% |
| Disposition | 190,000 | 4.2% |
| Demolitions and Clearance | 147,000 | 3.2% |
| Relocation | 0 | 0.0% |
| Rehabilitation | 301,395 | 6.7% |
| Emergency Repair Program | 260,000 | 5.7% |
| New Construction | 652,518 | 14.5% |
| Infrastructure/ Public Works | 775,935 | 17.1% |
| Subrecipients--Special Projects | 180,000 | 4.0% |
| Subrecipients--Housing Partners | 250,000 | 5.5% |
| CHDO Recipients | 125,000 | 2.8% |
| Emergency Solutions Subrecipients | 142,500 | 3.1% |
| Emergency Solutions Homelessness Assistance | 34,280 | 0.8% |
| Economic Development and Façade Improvement--Municipalities | 82,100 | 1.8% |
| Financial Assistance | 72,699 | 1.6% |
| Planning | 0 | 0.0% |
| Administration | 703,751 | 15.5% |
| | 4,527,682 | 100.0% |

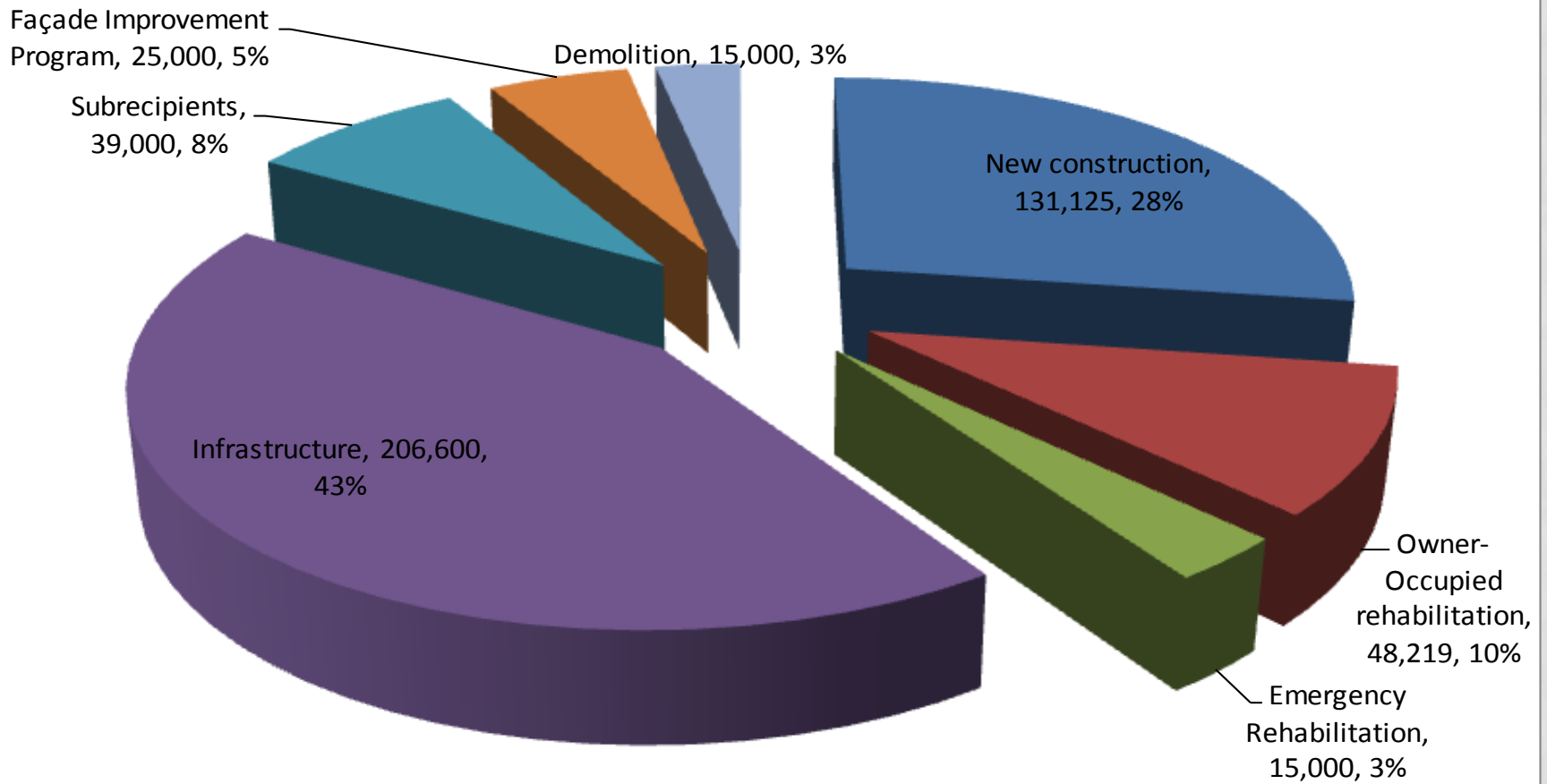
MUNICIPAL BUDGETS



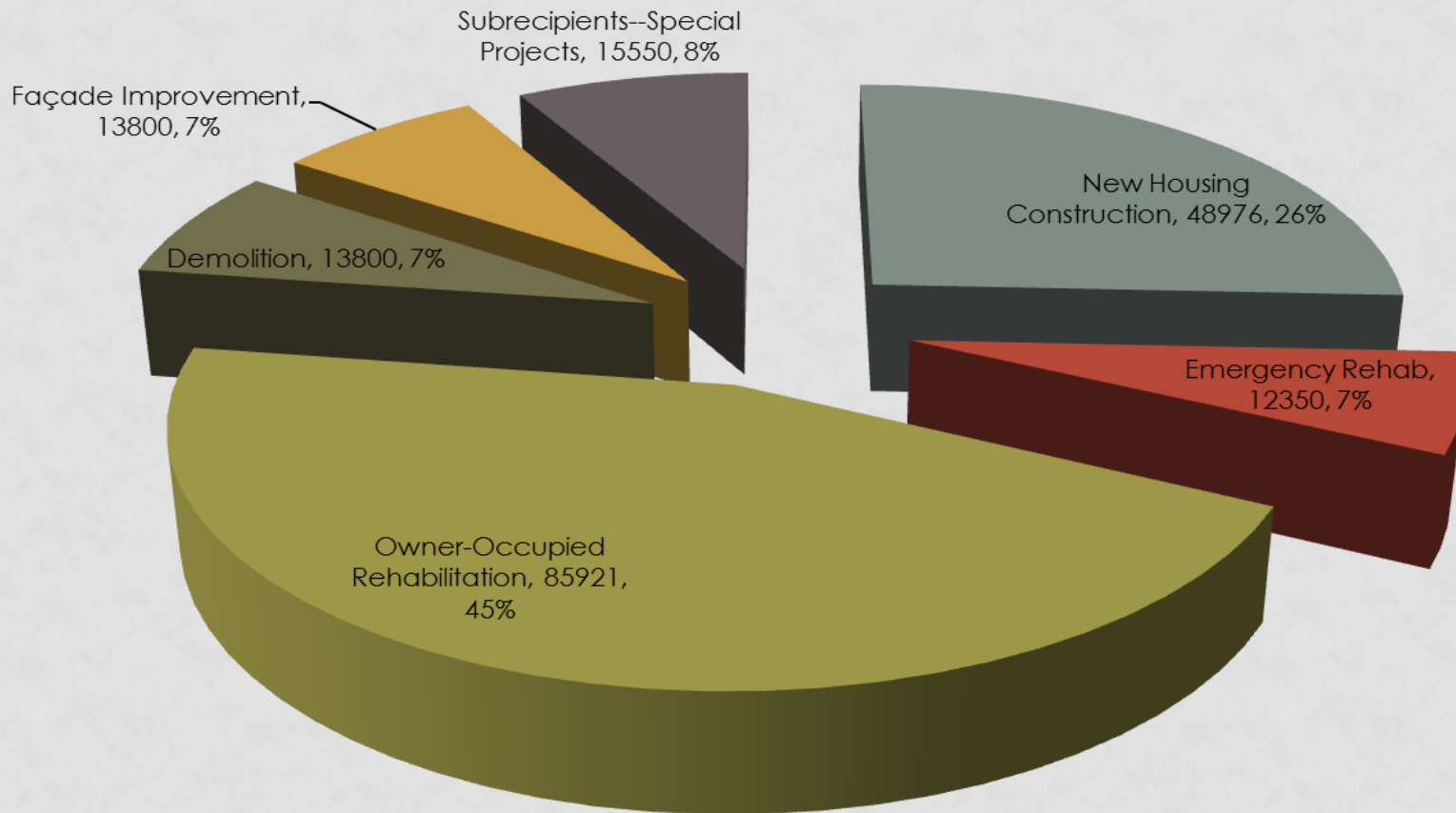
**City of Fountain Inn: Council District 27
Program Year 2013
Annual Action plan Budget of \$119,920**



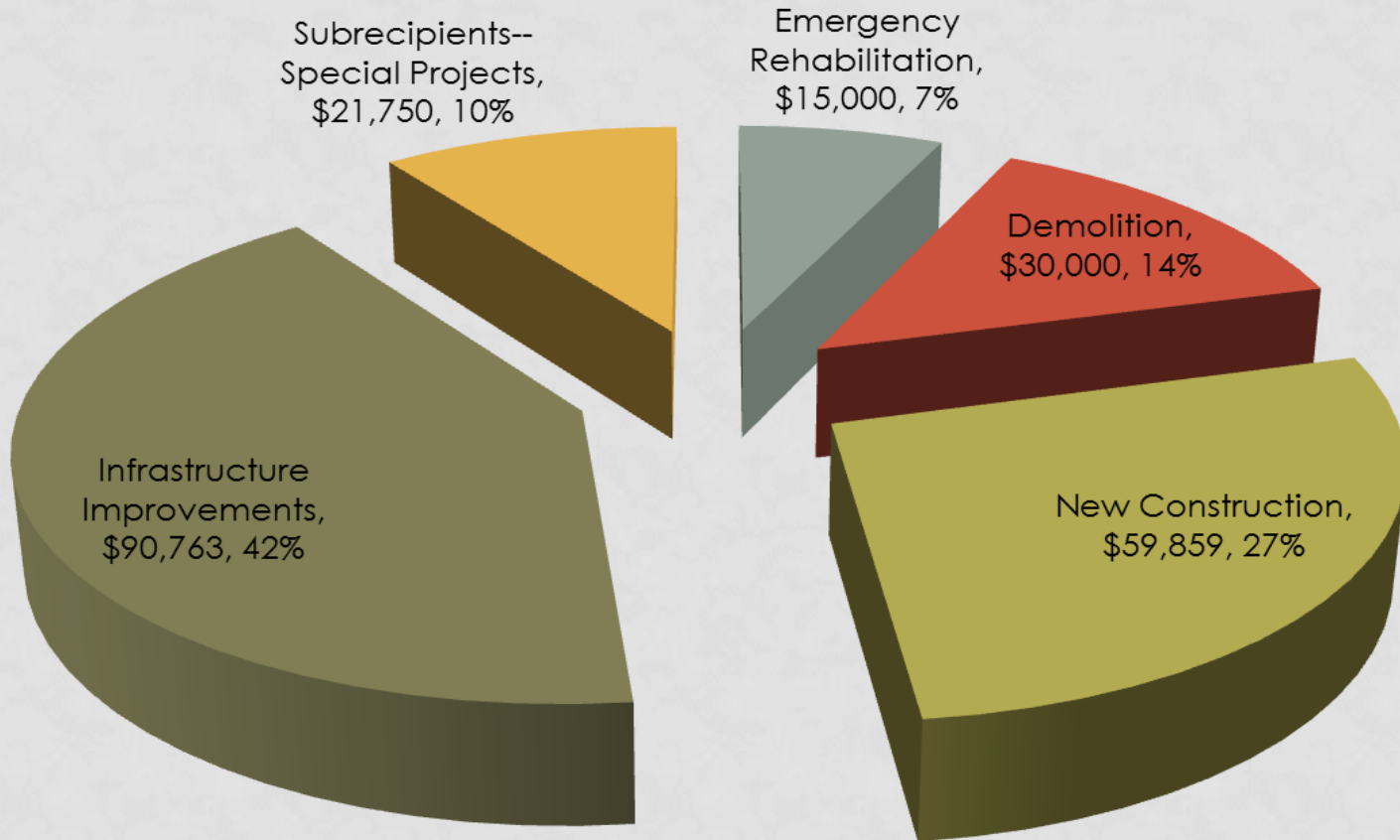
**City of Greer: Council District 18
Program Year 2013
Annual Action plan Budget of \$479,944**



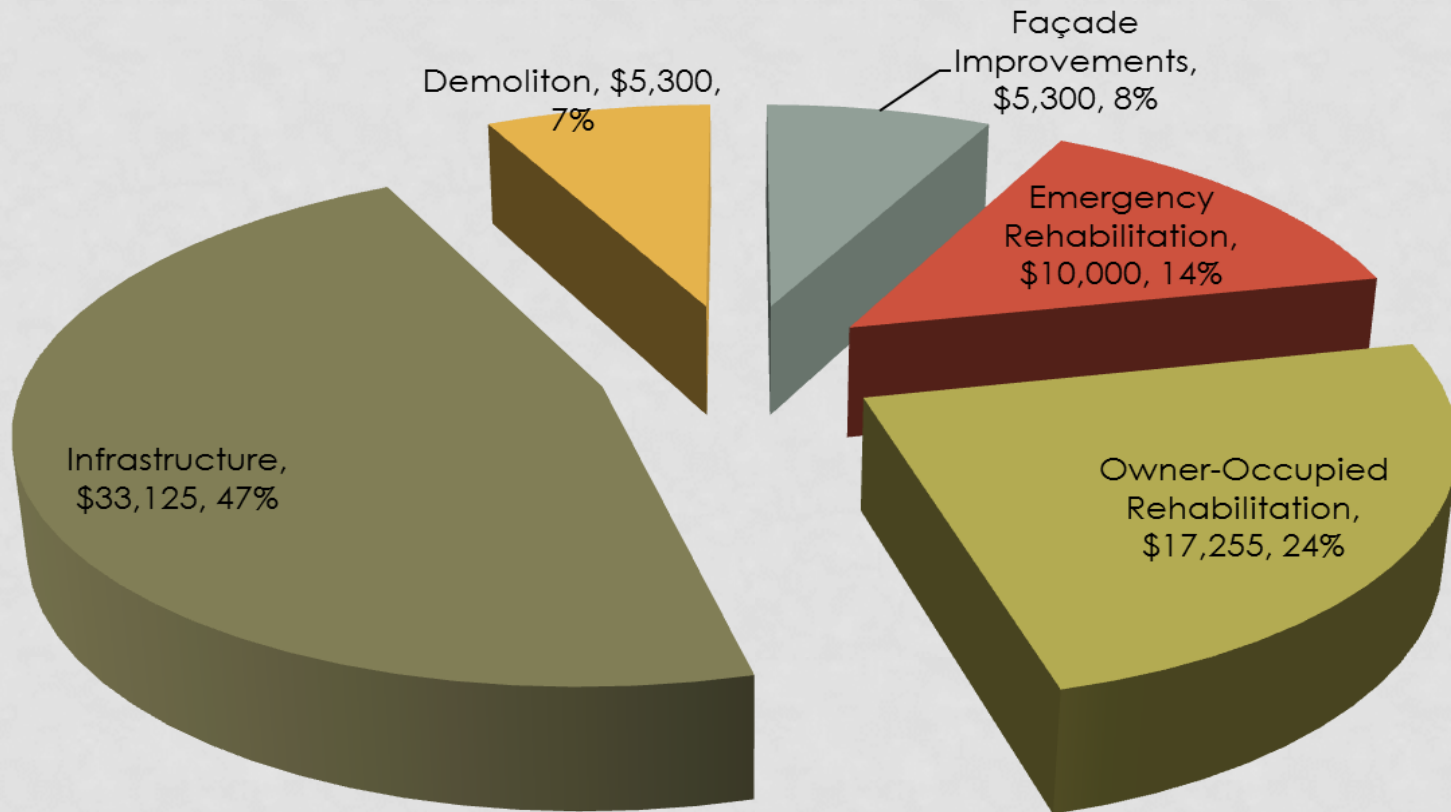
**City of Mauldin: Council District 28
Program Year 2013
Annual Action plan Budget of \$190,347**



**City of Simpsonville: Council District 27
Program Year 2013
Annual Action plan Budget of \$217,372**



**City of Travelers Rest: Council District 17
Program Year 2013
Annual Action plan Budget of \$70,980**



ACCOMPLISHMENTS!!!



Brutontown Community



*404 & 408 O'Connor Court
construction progress*



*O'Connor Court final
pavement*

Brutontown Community

*404 O'Connor Court
Complete*



Countywide Rehab: Before & After



Owner-occupied rehab:



Municipal Activity: Greener



**Owner-Occupied Rehab
Before and
After**



**Home
Replacement**



Old VS New



Municipal Activity: Fountain Inn

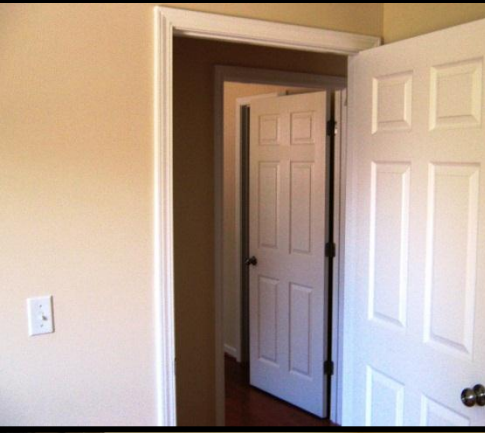


*Owner-Occupied Rehab
Before & After*



Unincorporated Activity: Monaghan

12 Pelzer Street



*New Construction
Complete*



Diligent Hands...Gracious Hearts

Lots of ramps, and a kitchen floor



Partner Activity: NHC



*senior duplex units
completed*

*5 & 7 Love Street,
Brutontown*



Partner Activity: Parker @ Cone





Greer - Creekside
Elderly housing units
community center -
partnership with UHC



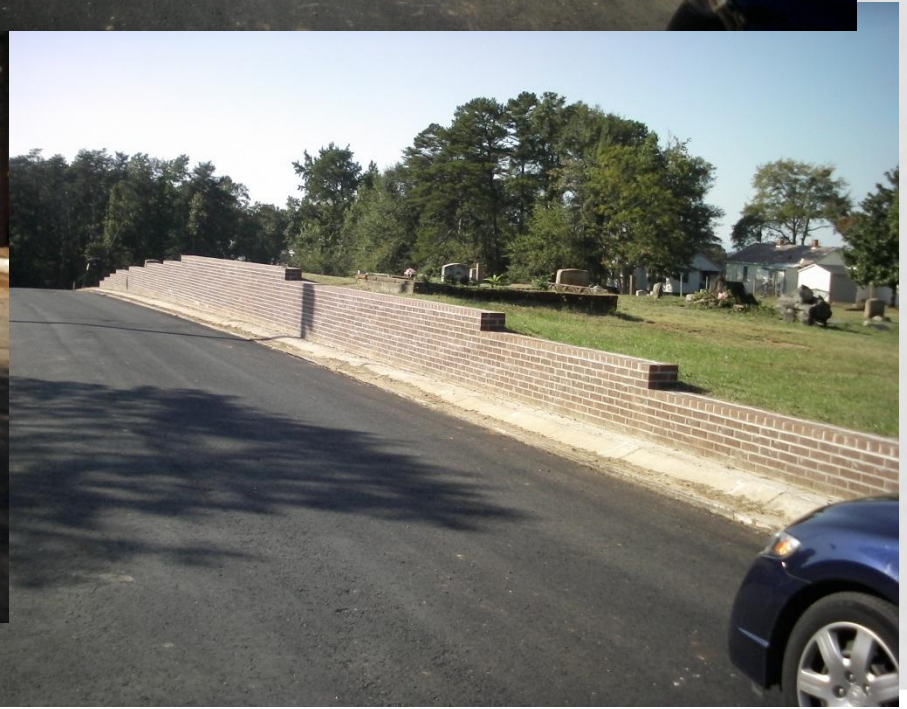
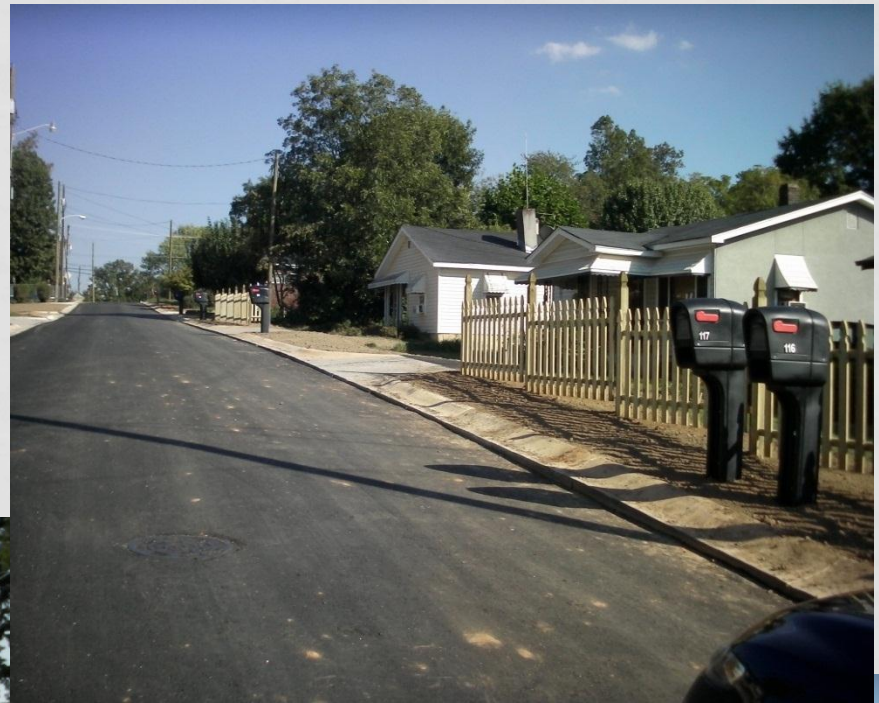
Municipal Activity: Creekside

Phases 1 & II



Needmore – Canteen Street Improvement

Partners
City of Greer
GLDTC
Greer – CPW
GCRA



Municipal Activity: Simpsonville



***Heritage Park Amphitheater
ADA Sidewalk project***



Municipal Activity: Travelers Rest

Façade Project:

Duke's Doggs

Before & After



CITY OF MAULDIN

FAÇADE IMPROVEMENT PROGRAM

Before



After



Municipal Activity: Greer

Façade Project:

Before & After



2013 ANNUAL ACTION PLAN



▣ Brutontown Revitalization:

- **Phase 4: Marie Street improvement**
 - Engineering
 - Sidewalk, curbs, gutter and road improvement

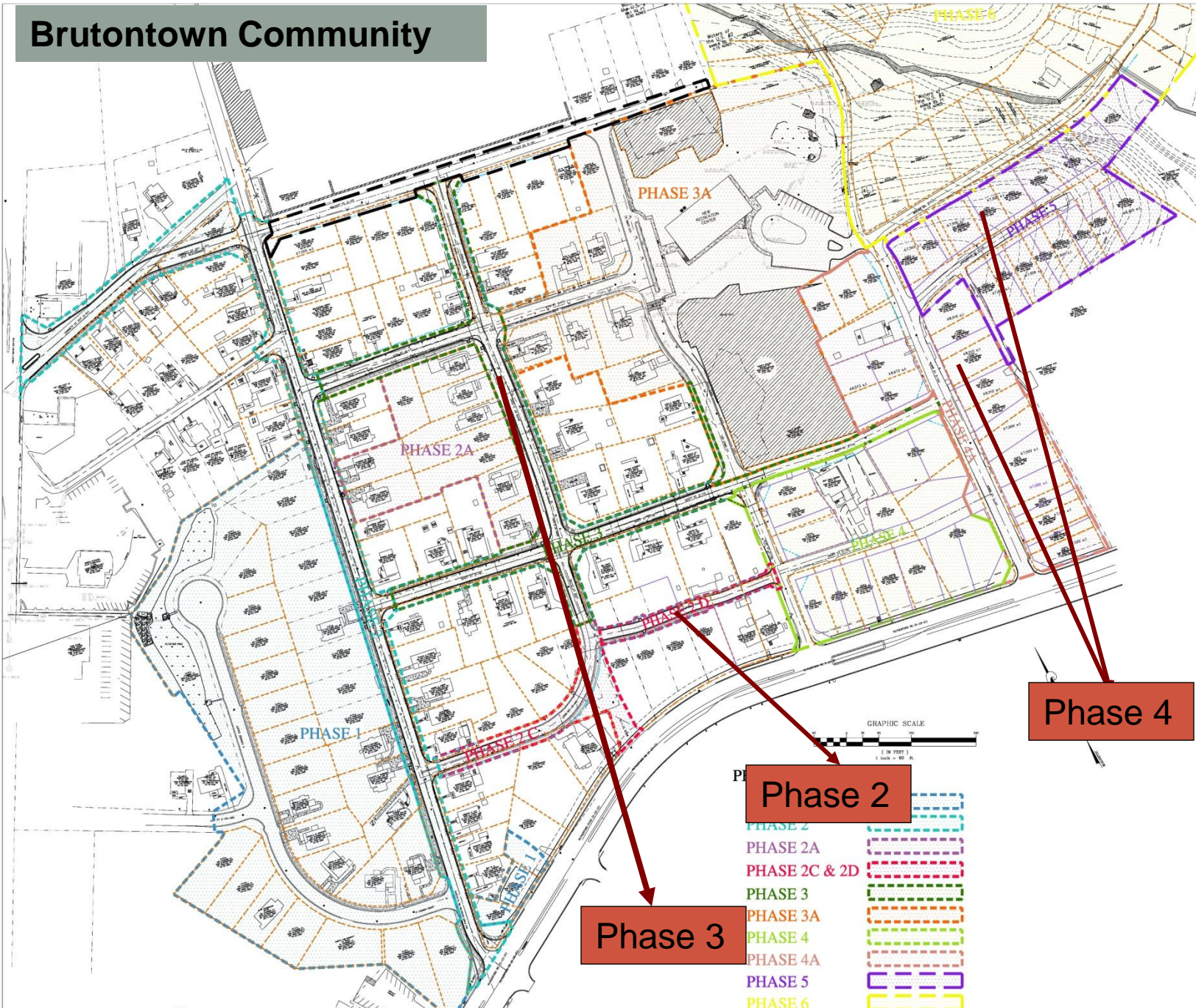
- **Phase 2d - Iola Wilson Improvements:**
 - Acquisition of properties for new road –Iola Wilson Street.

- **Phase 4 Marie Street.**
 - Rental Housing Development for families – construction phase

- **Special Tax District - continuity**
 - Install underground utility lines
 - Install decorative lamppost in the community.

- **Tree Planting**

Brutontown Community

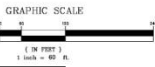


Phase 3

Phase 2

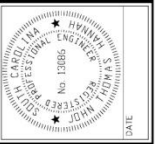
Phase 4

- PHASE 2
- PHASE 2A
- PHASE 2C & 2D
- PHASE 3
- PHASE 3A
- PHASE 4
- PHASE 4A
- PHASE 5
- PHASE 6



| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

| | |
|-------------|------------------|
| APPROVALS | PROJECT ENG. JTH |
| DESIGNED BY | JTH |
| DRAWN BY | JTB |
| CHECKED BY | JTH |
| APPROVED BY | JTH |



JTH
JTH ASSOCIATES, LLC
 ENGINEERS & PLANNERS
 3443 PELHAM ROAD, SUITE 105
 GREENVILLE, SOUTH CAROLINA 29615
 864-459-3320

CLIENT:
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

TITLE:
BRUTONTOWN PHASE DRAWING

| | | | |
|-------------|----------|-------|---|
| DATE | MAR 2010 | SHEET | 1 |
| SCALE | 1"=60' | OF | |
| ISSUE | | | |
| PROJECT NO. | XXXXX | | |

GREENVILLE COUNTY – 2013 ANNUAL ACTION PLAN ACTIVITIES

▣ Municipal projects:

■ Greer

▣ Creekside Community

- Single family detached housing units – 2 – 3 homeownership units.

▣ Needmore Community

- Basket ball/Tennis Court improvement

▣ Economic Development

▣ Façade Improvement Program

▣ Subrecipient funding for public services:

▣ Municipal projects:

■ **Travelers Rest**

- ▣ Façade Improvement Program
- ▣ Rehabilitation program

■ **Fountain Inn**

- ▣ Revolving Loan and Façade Improvement Programs
- ▣ Woodside community in fill development
- ▣ Sanctified Hill – Housing Development – Upstate Homeless Coalition
- ▣ Infill development – where available
- ▣ Rehabilitation

▣ Municipal projects/programs:

■ **Mauldin**

- ▣ City Wide Rehabilitation
- ▣ Revolving Loan program for businesses
- ▣ Façade Improvement Program for Businesses in the Downtown.
- ▣ Public service activities

■ **Simpsonville**

- ▣ Revolving Loan and Façade Improvement programs
- ▣ Rehabilitation program
- ▣ Subrecipient – public service activities

GREENVILLE COUNTY – 2013 ANNUAL ACTION PLAN ACTIVITIES

▣ **Unincorporated Communities**

■ **Sterling**

- ▣ Storm Water management plan - continuation
- ▣ Minus Street improvement

■ **Judson/Brandon**

- ▣ Rehabilitation of existing housing
- ▣ Affordable housing Infill-development through partners

■ **Poe Mill**

- ▣ Mill site: Cleanup and Demolition – if funding obtained from EPA.
- ▣ Establish partnership for implementation of the Mill site into a Regional Recreational Facility.
- ▣ Rehab and affordable housing infill-development

GREENVILLE COUNTY – 2013 ANNUAL ACTION PLAN ACTIVITIES

▣ **Unincorporated Communities**

■ **Poinsett Corridor Plan**

- Partnership with the County office and Furman University to implement recommendations of the plan.

■ **Master Plan Preparation – through partnership with Greenville County Planning Department**

- New Washington Height
- Brandon

- County wide rehabilitation – owner occupied units
- Demolition of blighted and unsafe residential units
- Emergency Rehab Program

■ **Piedmont**

- Sanitary Sewer Improvement – Partnership with MSSD.

2013 - HOUSING PROJECTS - PARTNERS

| Applicant Name | Project Name & Neighborhood | # of units & Type of project | Funds Requested | Amount Approved | Project Total Cost |
|----------------------------|---|--|----------------------|---------------------|------------------------|
| Upstate Homeless Coalition | Sanctified Housing/ Fountain Inn | 28 Rental - New Construction | \$ 74,490.00 | \$74,490.00 | \$ 3,205,186.00 |
| Greenville Housing Futures | Brandon Homes | 2 Rental - New Construction | \$ 34,500.00 | \$34,500.00 | \$ 247,443.00 |
| Community Works Carolina | First Time Homebuyers Assistance - County wide | 27 Home-ownership - Financial Assistance | \$ 115,000.00 | \$115,000.00 | \$ 1,900,000.00 |
| Allen Temple CEDC | Judson Homes | 4 Rental - New Construction | \$ 80,000.00 | \$80,000.00 | \$ 479,865.00 |
| Habitat for Humanity | Abigail Springs - Taylors | 5 Home-ownership – new Construction | \$ 125,000.00 | \$125,000.00 | \$ 520,320.00 |
| Total | | 66 units | \$ 428,990.00 | \$428,990.00 | \$ 6,352,494.00 |



***Providing decent, safe, sound,
and affordable housing***