

# **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%

HOME Partnership  
Grant and Program  
Income  
\$1,395,808  
31%

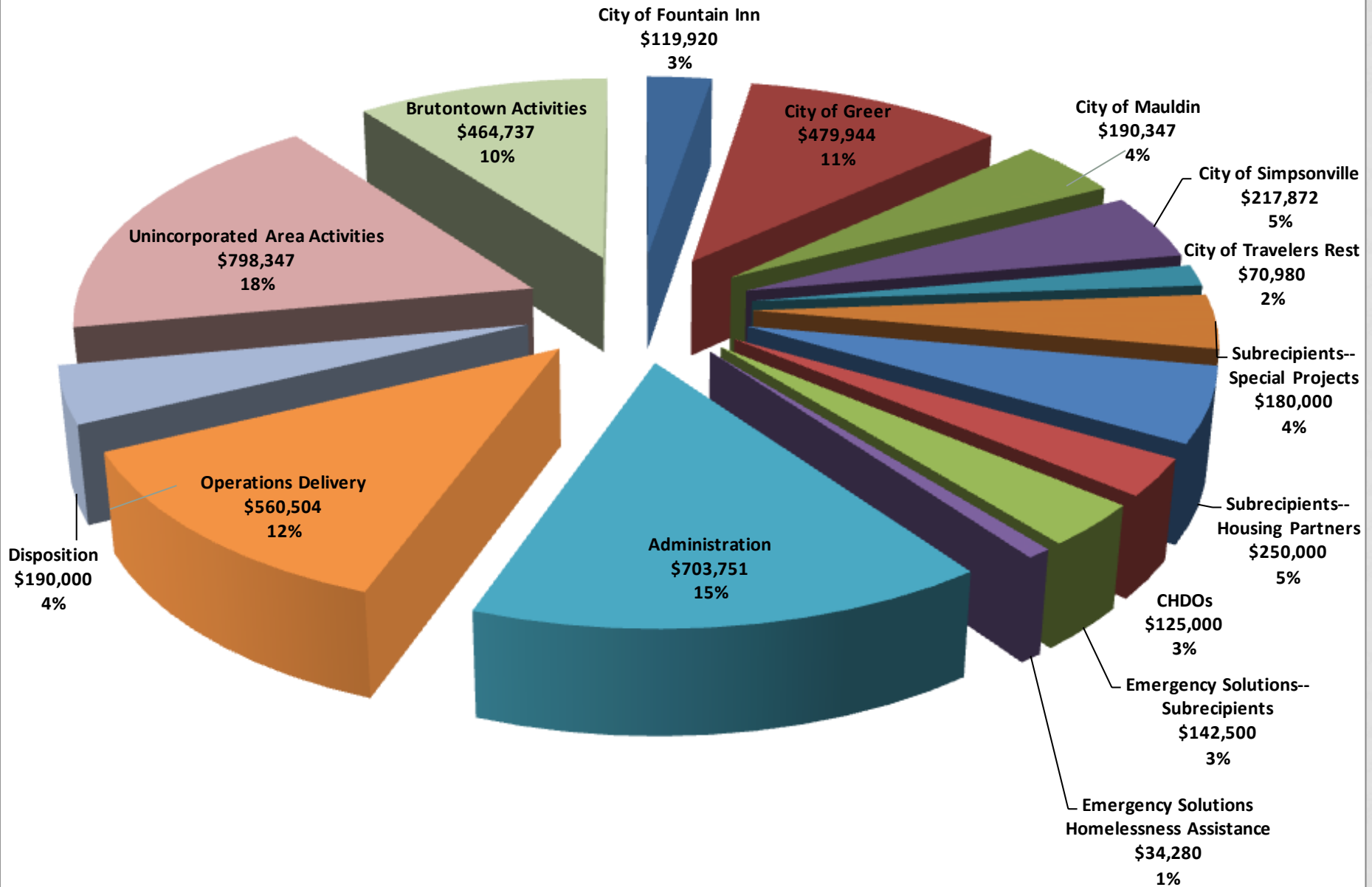
Community  
Development Block  
Grant (CDBG) and  
Program Income  
\$2,915,760  
64%

# Greenville County Redevelopment Authority Proposed Annual Action Plan 2013 Budget

<b>Expenditure Category</b>	<b>Amount</b>	<b>Percent</b>
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%
<b>TOTAL</b>	<b>4,527,682</b>	<b>100.0%</b>

**July 1, 2013 – June 30, 2014**

# Greenville County Redevelopment Authority FY 2013 Annual Action Plan Budget

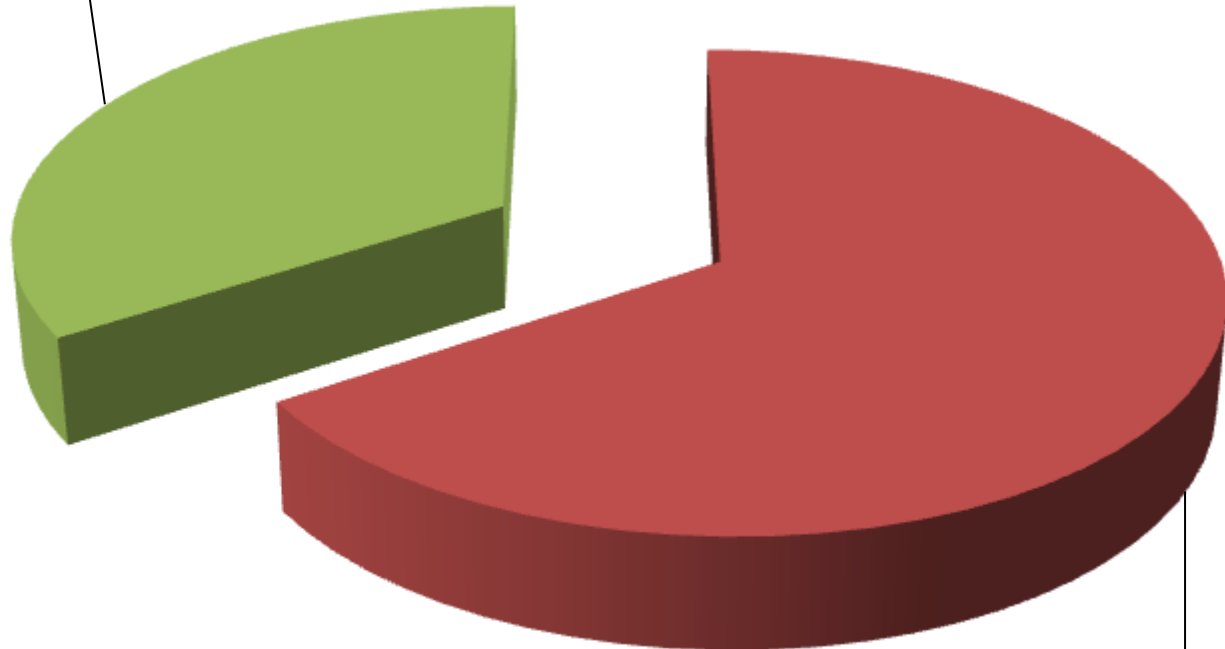


**Greenville County Redevelopment Authority  
2013 Mortgage Loan Fund Budget**

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

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

**Non-Housing**  
**1,547,589.51**  
**34%**



**Housing**  
**2,980,092**  
**66%**



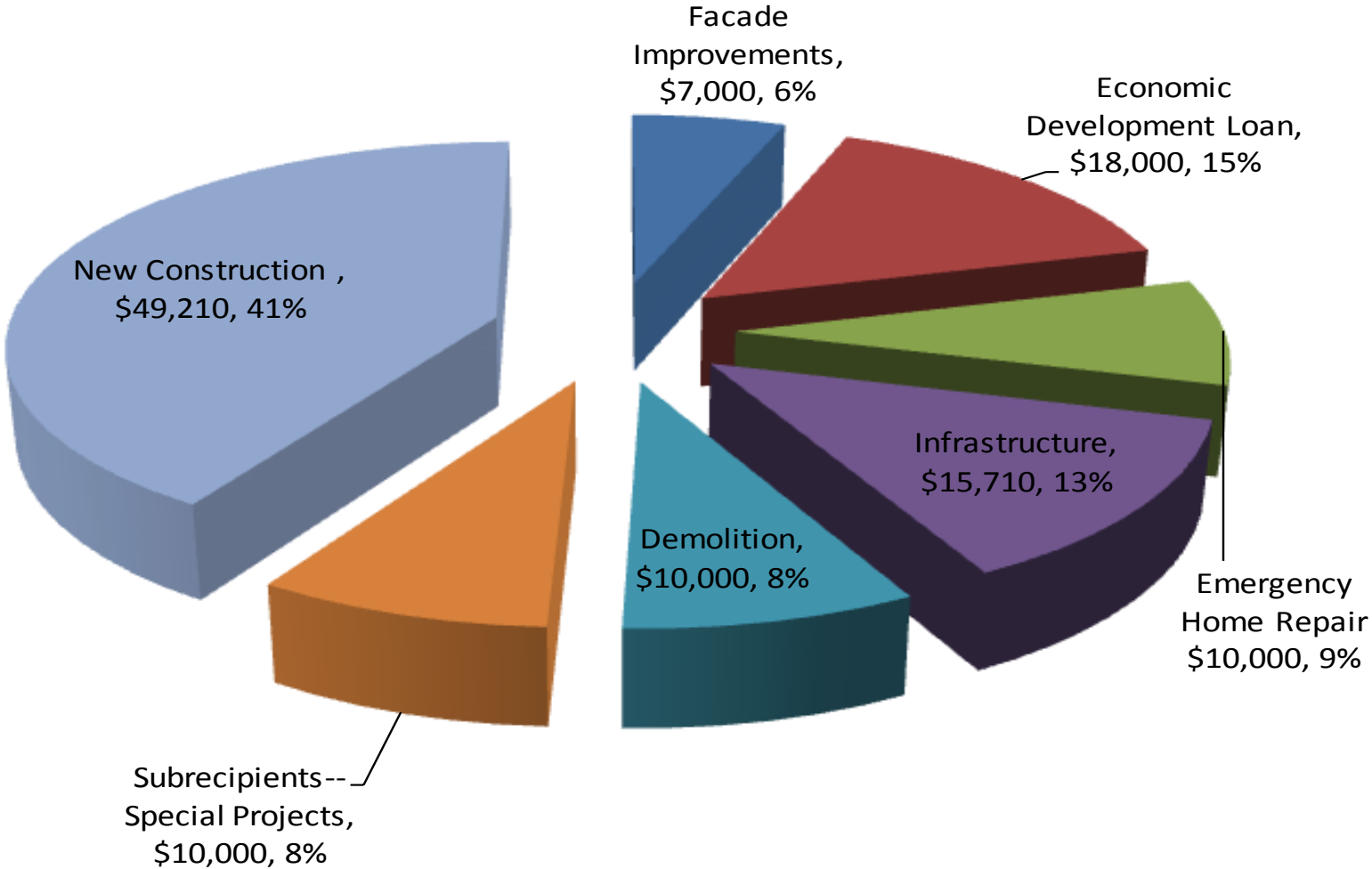
# Greenville County Redevelopment Authority Annual Action Budget FY 2013

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%

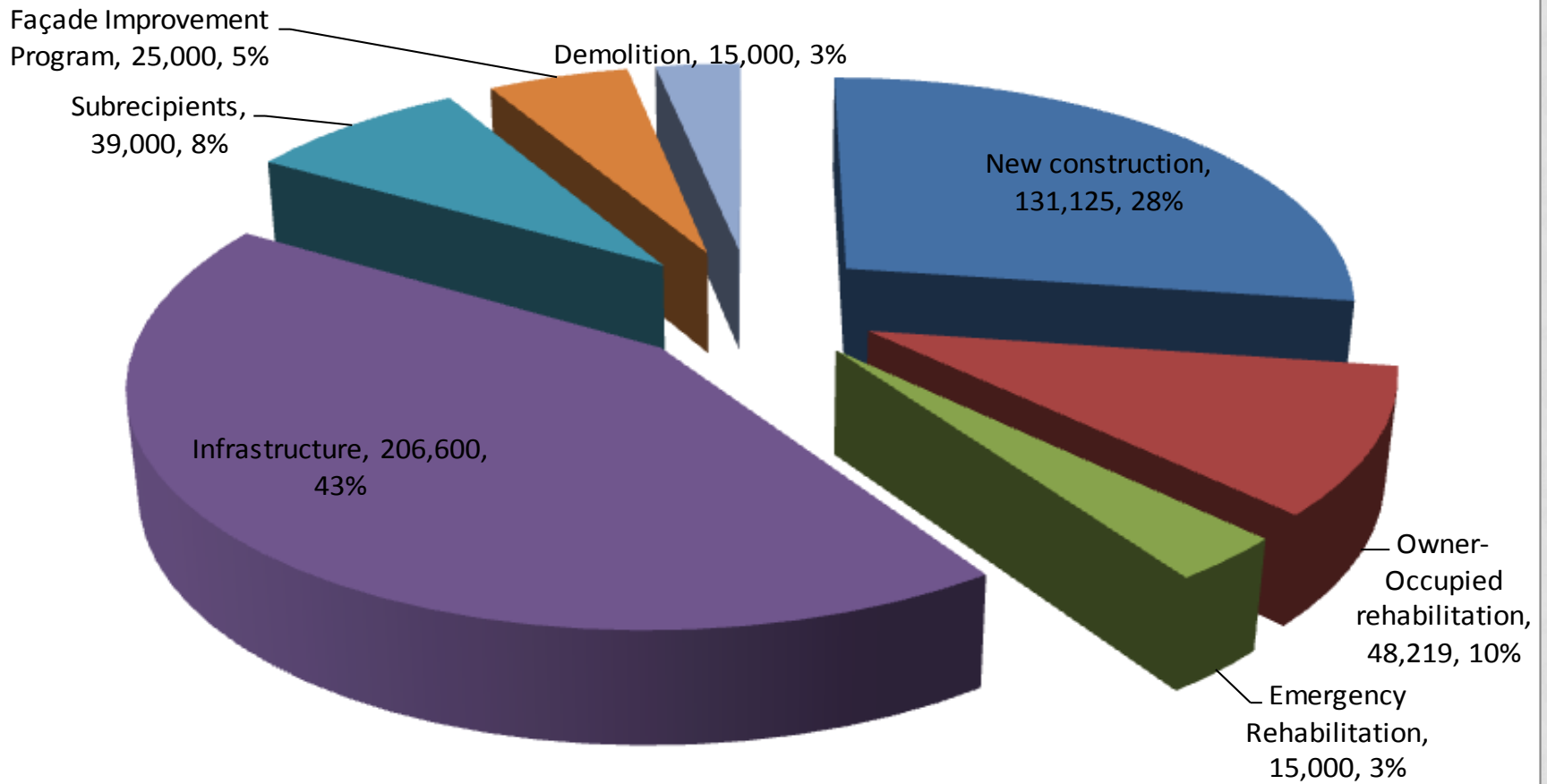
# MUNICIPAL BUDGETS



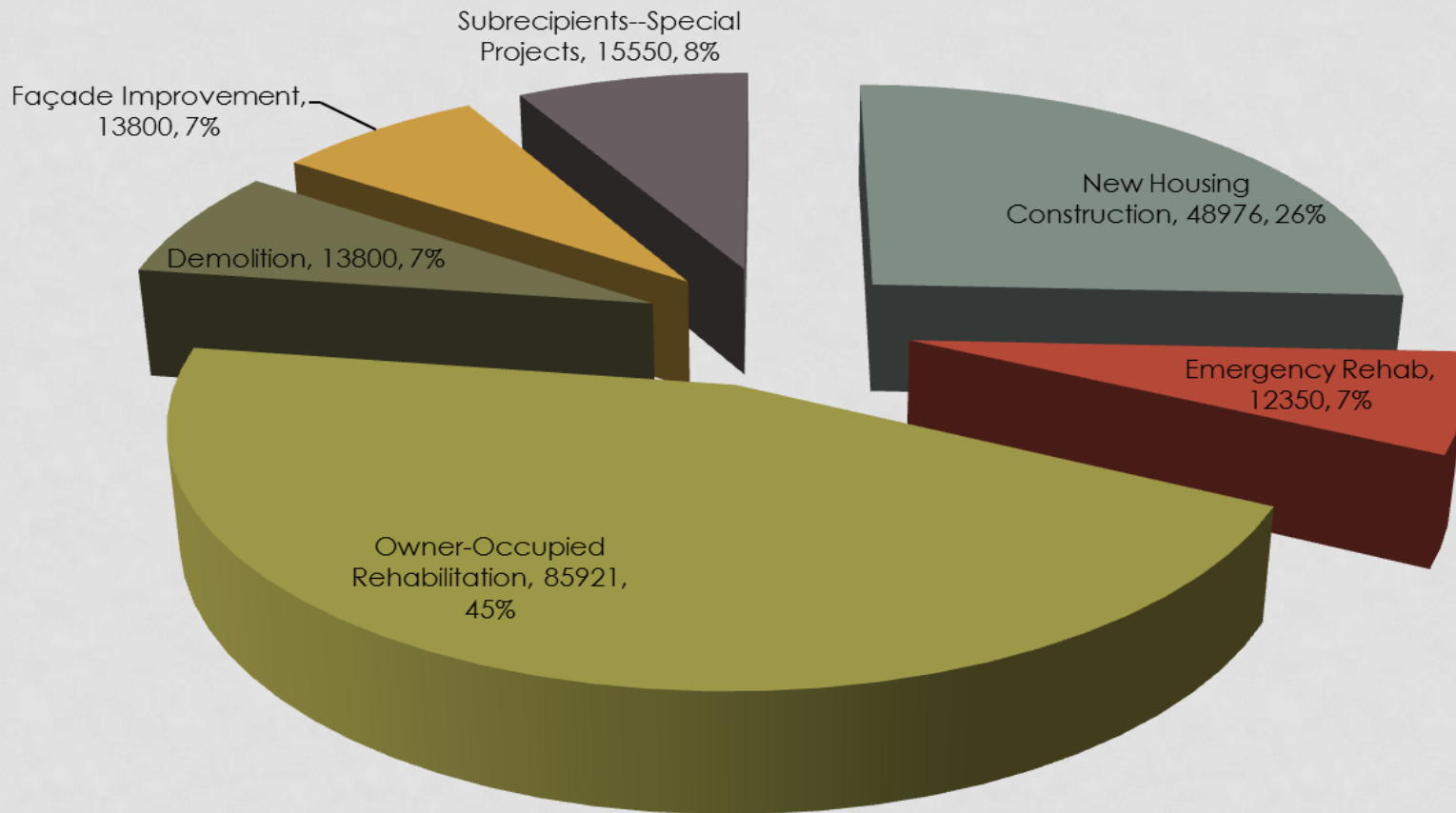
**City of Fountain Inn: Council District 27  
Program Year 2013  
Annual Action plan Budget of \$119,920**



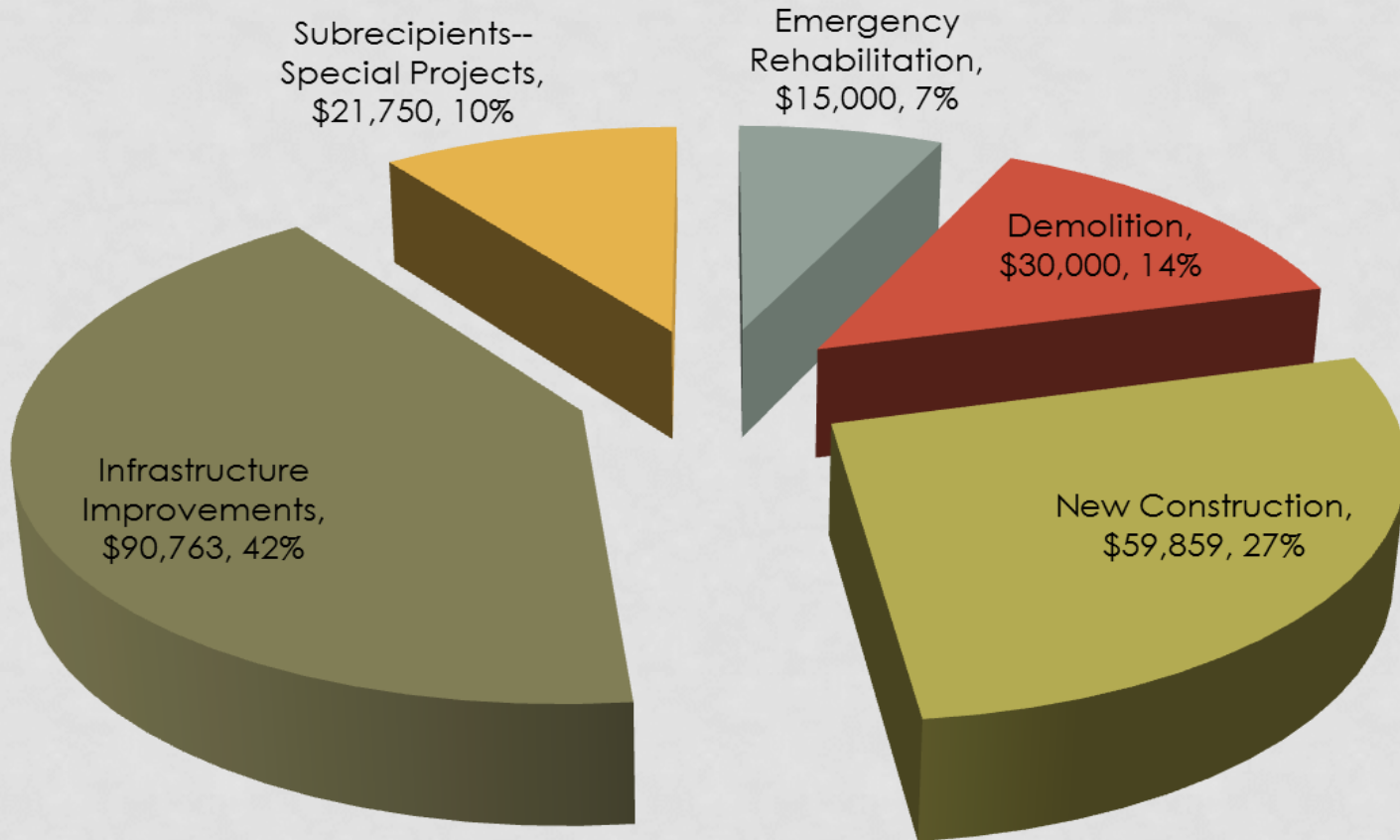
**City of Greer: Council District 18  
Program Year 2013  
Annual Action plan Budget of \$479,944**



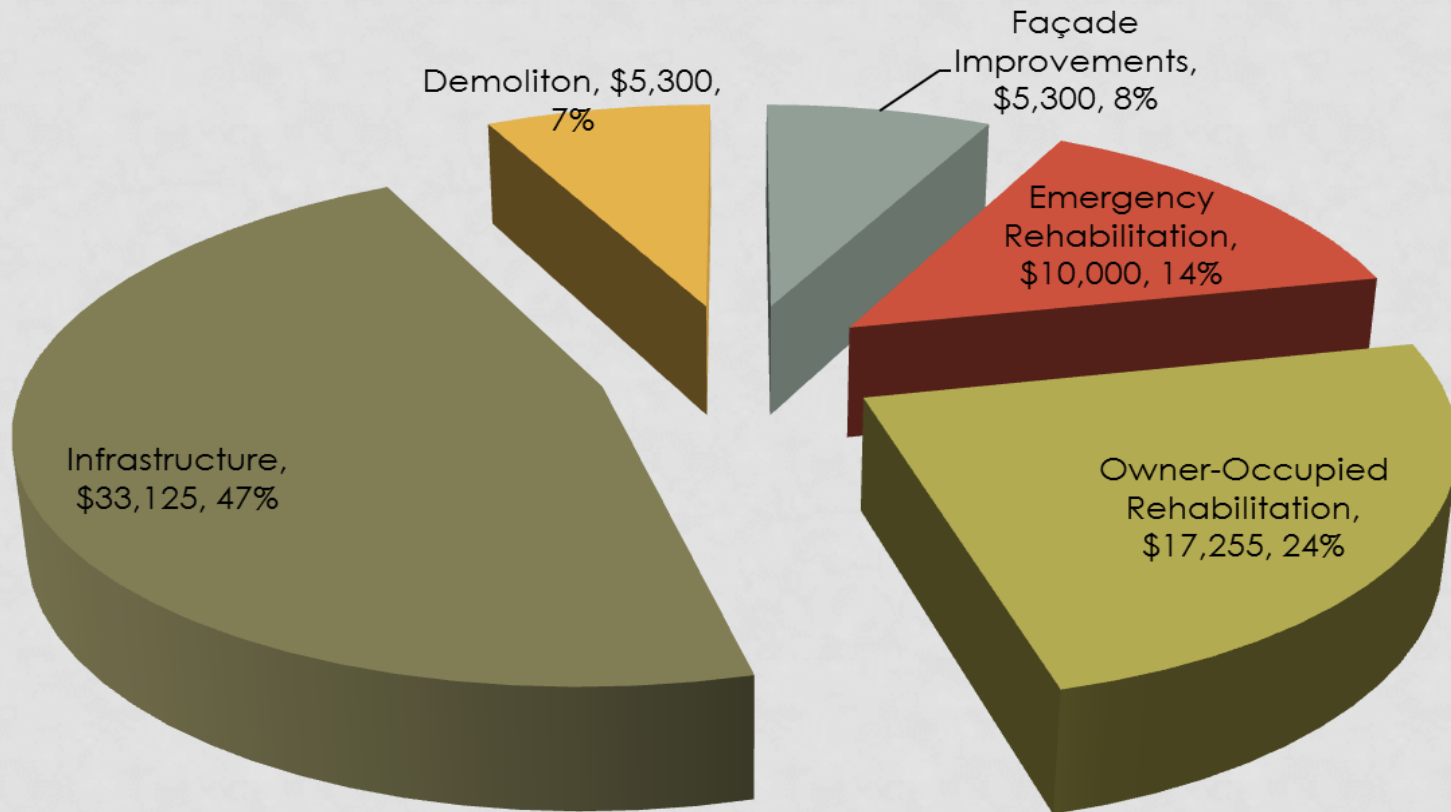
**City of Mauldin: Council District 28  
Program Year 2013  
Annual Action plan Budget of \$190,347**



**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

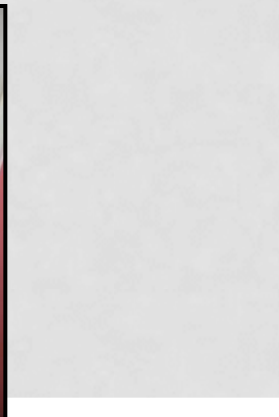
*404 O'Connor Court  
Complete*



# Countywide Rehab: Before & After



*Owner-occupied rehab:*



# Municipal Activity: Greener



*Owner-Occupied Rehab  
Before and  
After*



**Home  
Replacement**



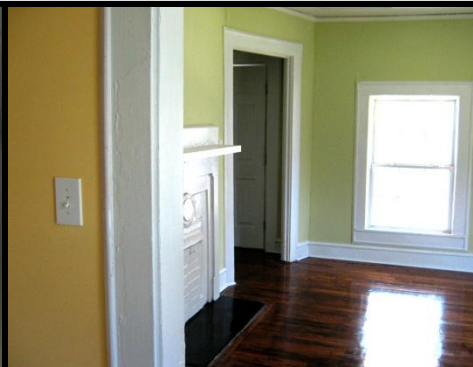
**Old VS New**



# Municipal Activity: Fountain Inn

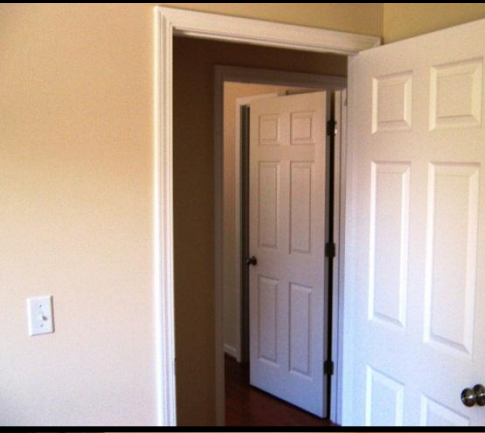


*Owner-Occupied Rehab  
Before & After*



# 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



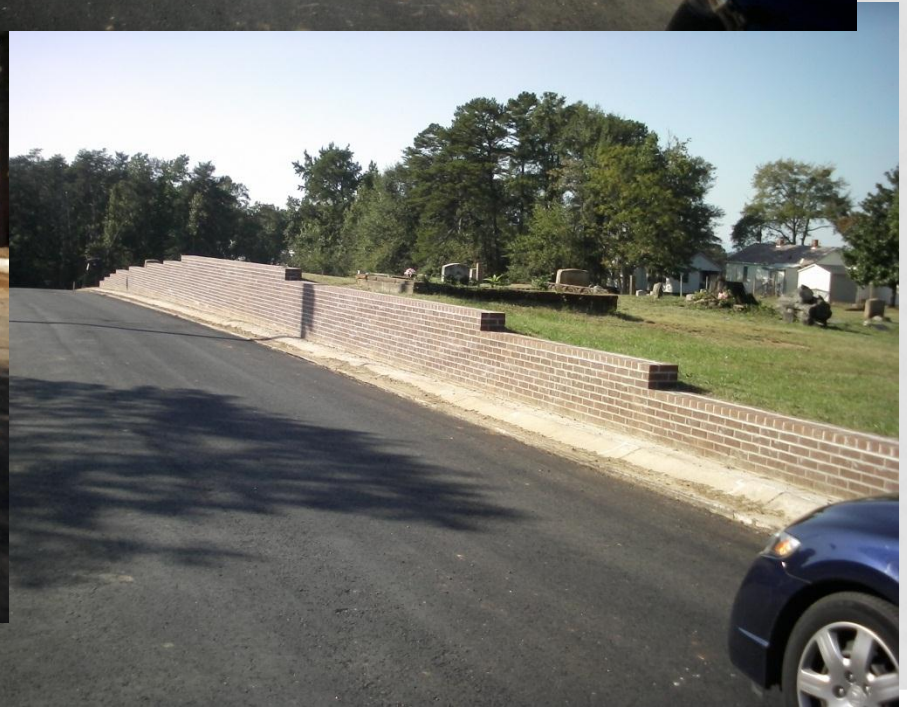
# Municipal Activity: Creekside

*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*



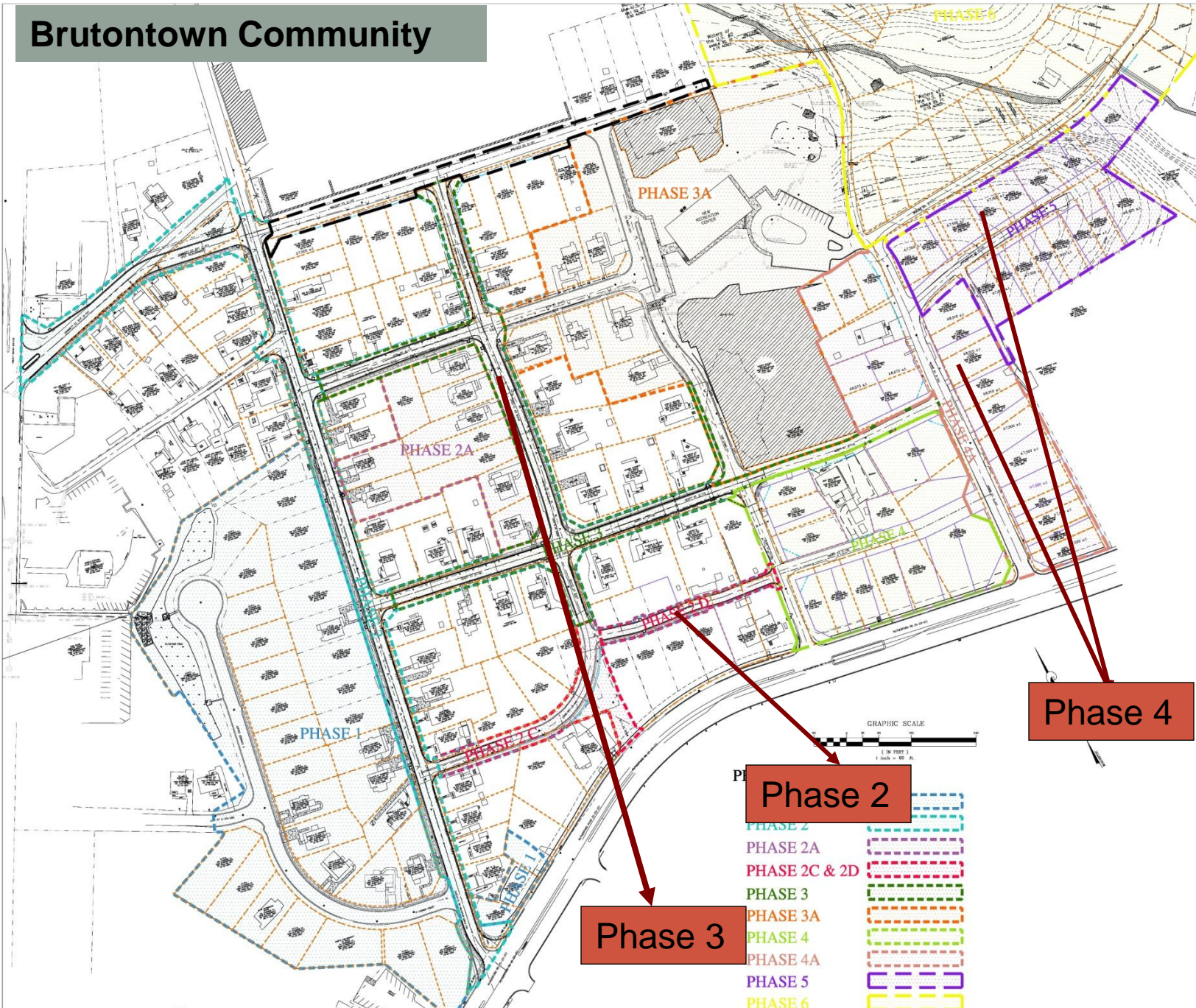
# 2013 ANNUAL ACTION PLAN



## ▣ **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

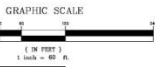


Phase 3

Phase 2

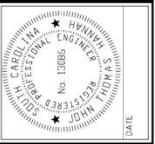
Phase 4

- 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

# GREENVILLE COUNTY – 2013 ANNUAL ACTION PLAN ACTIVITIES

## ▣ 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
<b>Total</b>		<b>66 units</b>	<b>\$ 428,990.00</b>	<b>\$428,990.00</b>	<b>\$ 6,352,494.00</b>



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