

Greenville County

FY 2016

Annual Action Plan

Program Year 2016
Prepared by
Greenville County Redevelopment Authority

March/April 2016



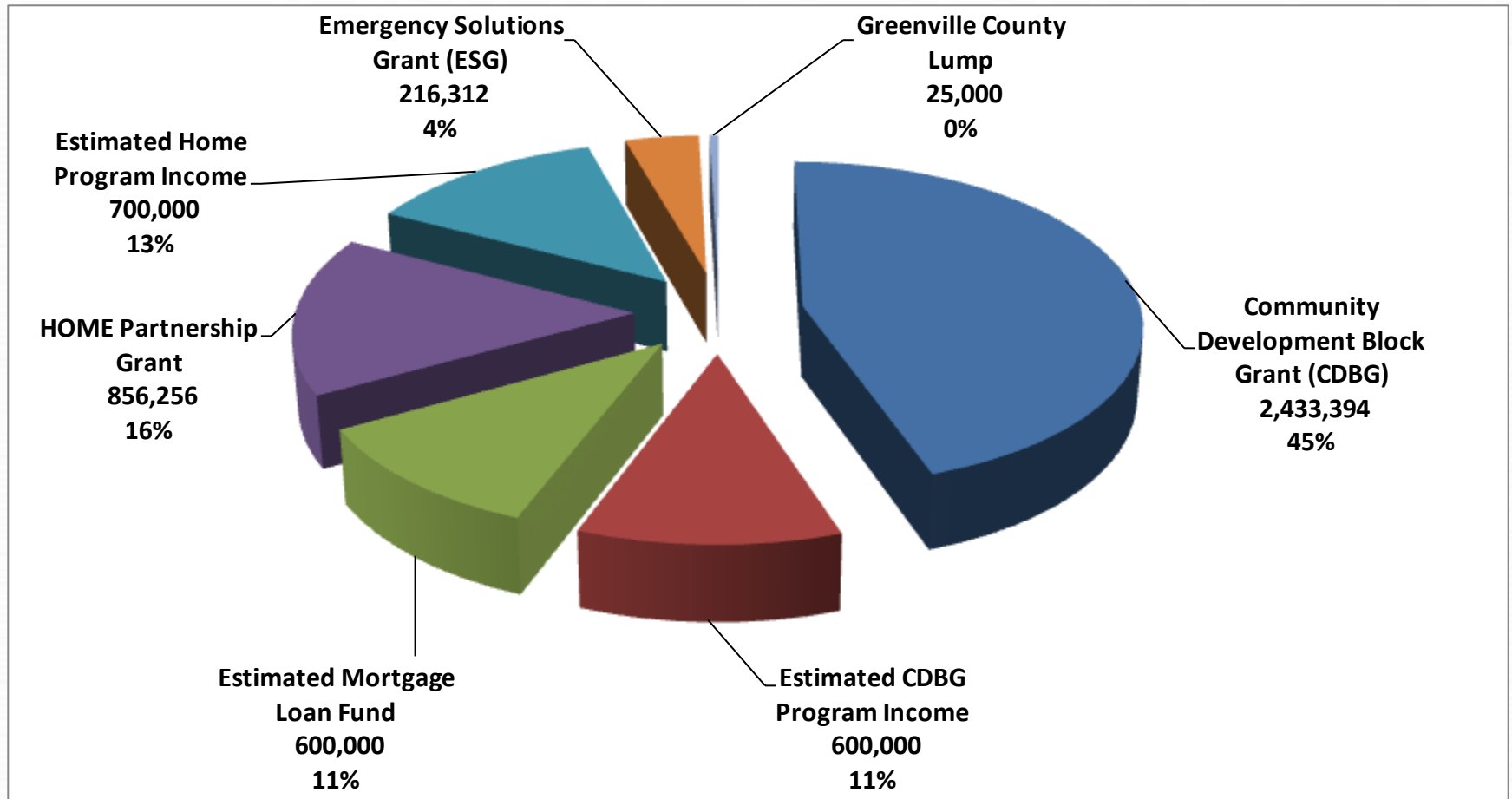
FY 2016 Annual Action Plan

- **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 Partnership Grant (HOME) and Emergency Solutions Grant (ESG).**
- **FY 2016 funds is for the period beginning July 1, 2016 to June 30, 2017.**
- **This funding period also marks the 2nd year allocation of funds and activities for the current Greenville County's 2015-2019 Consolidated Plan**

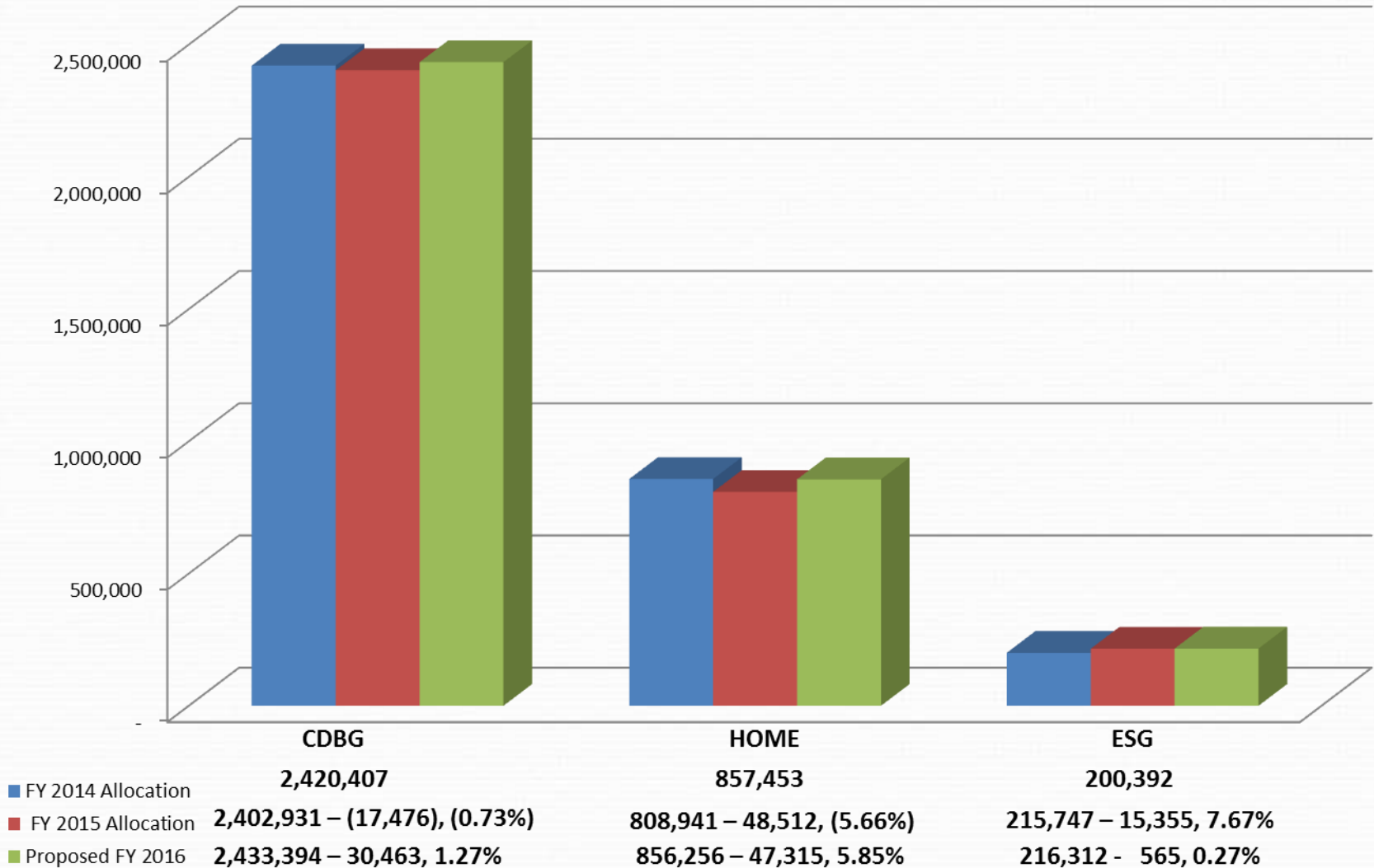
FY 2016 ESTIMATED BUDGET



**Greenville County Redevelopment Authority
2016 AAP Budget Breakout by Source
FY 2016 Total estimated budget: \$5,430,961**



Greenville County Redevelopment Authority 3 year AAP Core Fund Grant Budget Comparison

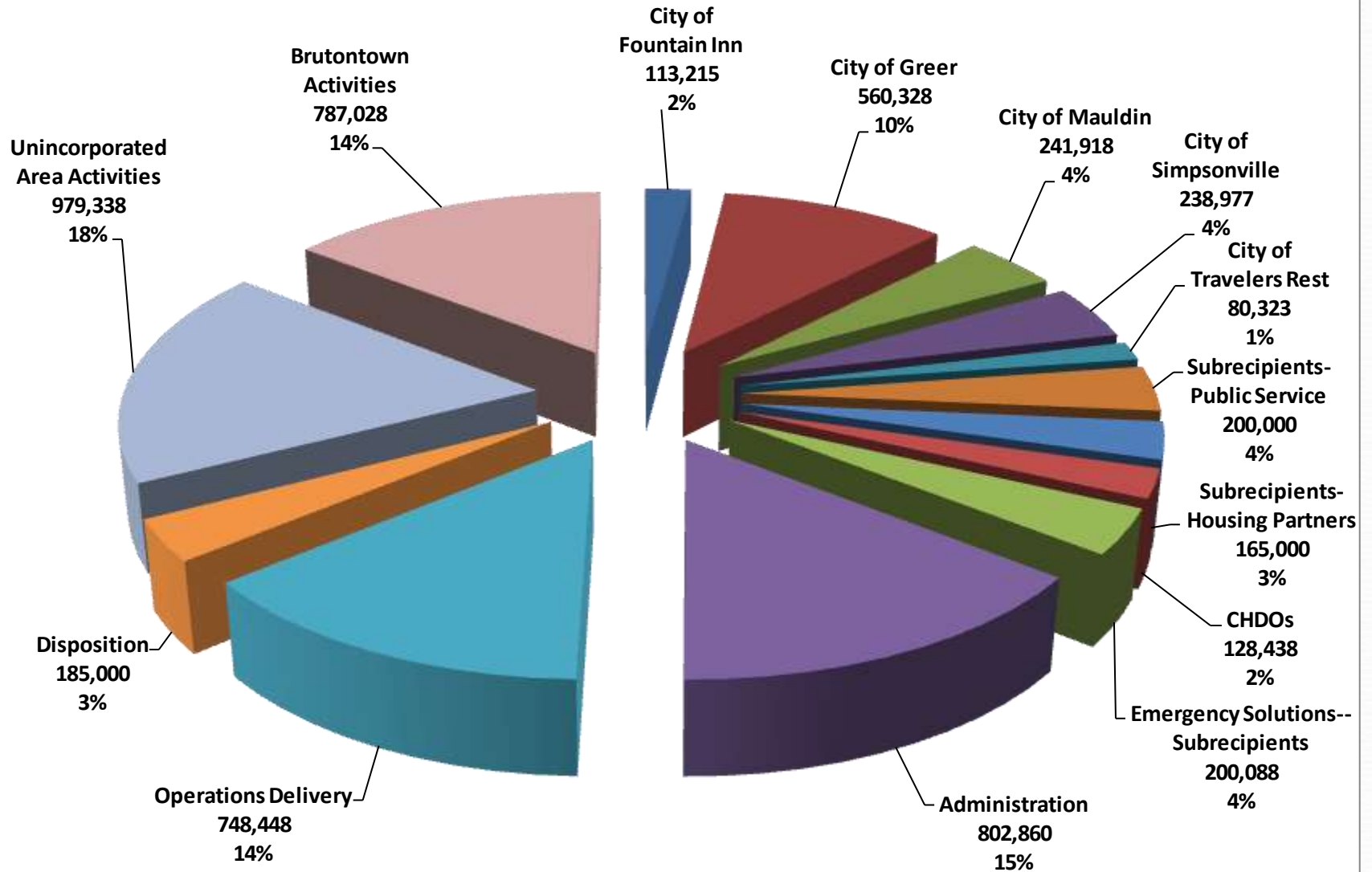


July 1, 2016 - June 30, 2017

Greenville County Redevelopment Authority Proposed Annual Action Plan 2016 Budget

Expenditure Category	Amount	Percent
City of Fountain Inn	113,215	2.1%
City of Greer	560,328	10.3%
City of Mauldin	241,918	4.5%
City of Simpsonville	238,977	4.4%
City of Travelers Rest	80,323	1.5%
Subrecipients—Public Service	200,000	3.7%
Subrecipients--Housing Partners	165,000	3.0%
CHDOs	128,438	2.4%
Emergency Solutions-- Subrecipients	200,088	3.7%
Administration	802,860	14.8%
Operations Delivery	748,448	13.8%
Disposition	185,000	3.4%
Unincorporated Area Activities	979,338	18.0%
Brutontown Activities	787,028	14.5%
TOTAL	5,430,961	100%

Greenville County Redevelopment Authority FY 2016 Annual Action Plan Budget



July 1, 2016 - June 30, 2017

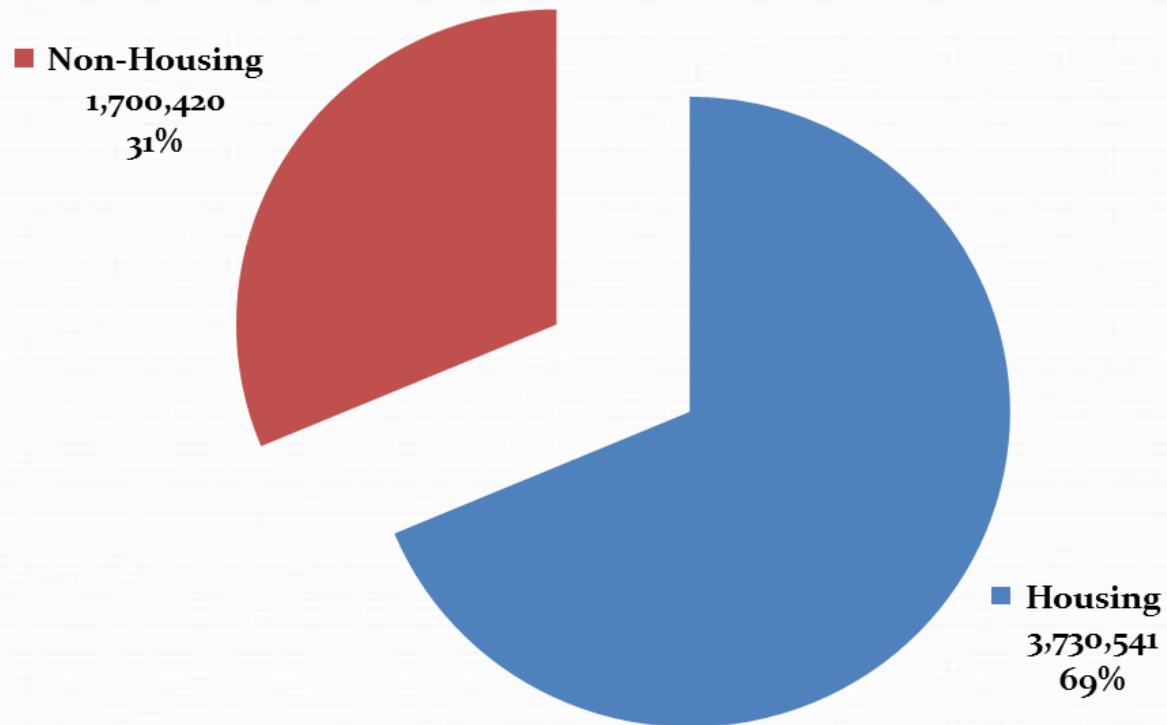
Greenville County Redevelopment Authority Proposed Annual Action Plan 2016 Budget

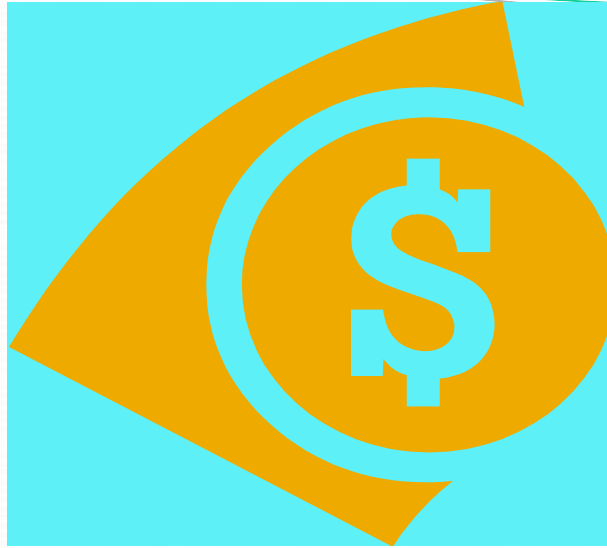
Expenditure Category	Amount	Percent
Operations Delivery	748,448	13.8%
Acquisition	445,185	8.2%
Disposition	185,000	3.4%
Demolitions and Clearance	160,000	2.9%
Rehabilitation	43,169	0.8%
Emergency Repair Program	320,000	5.9%
New Construction	915,584	18.3%
Infrastructure/Public Works	924,689	17.0%
Subrecipients – Public Service	287,500	5.3%
Subrecipients - Housing Partners	245,000	3.0%
CHDOs	128,438	2.4%
Emergency Solutions-- Subrecipients	200,088	3.7%
Economic Development and Façade Improvement	25,000	0.5%
Administration	802,860	14.8%
TOTAL	5,430,961	100%

**Greenville County Redevelopment Authority
2016 Mortgage Loan Fund Budget**

Projected Revenues	
Proceeds from sale of homes	300,000
Principal and Interest payments from loans	300,000
Total Projected Revenues	600,000
Projected Expenditures	
Homeownership Mortgages	280,000
Construction Costs	200,000
Administration	120,000
Total Projected Expenditures	600,000

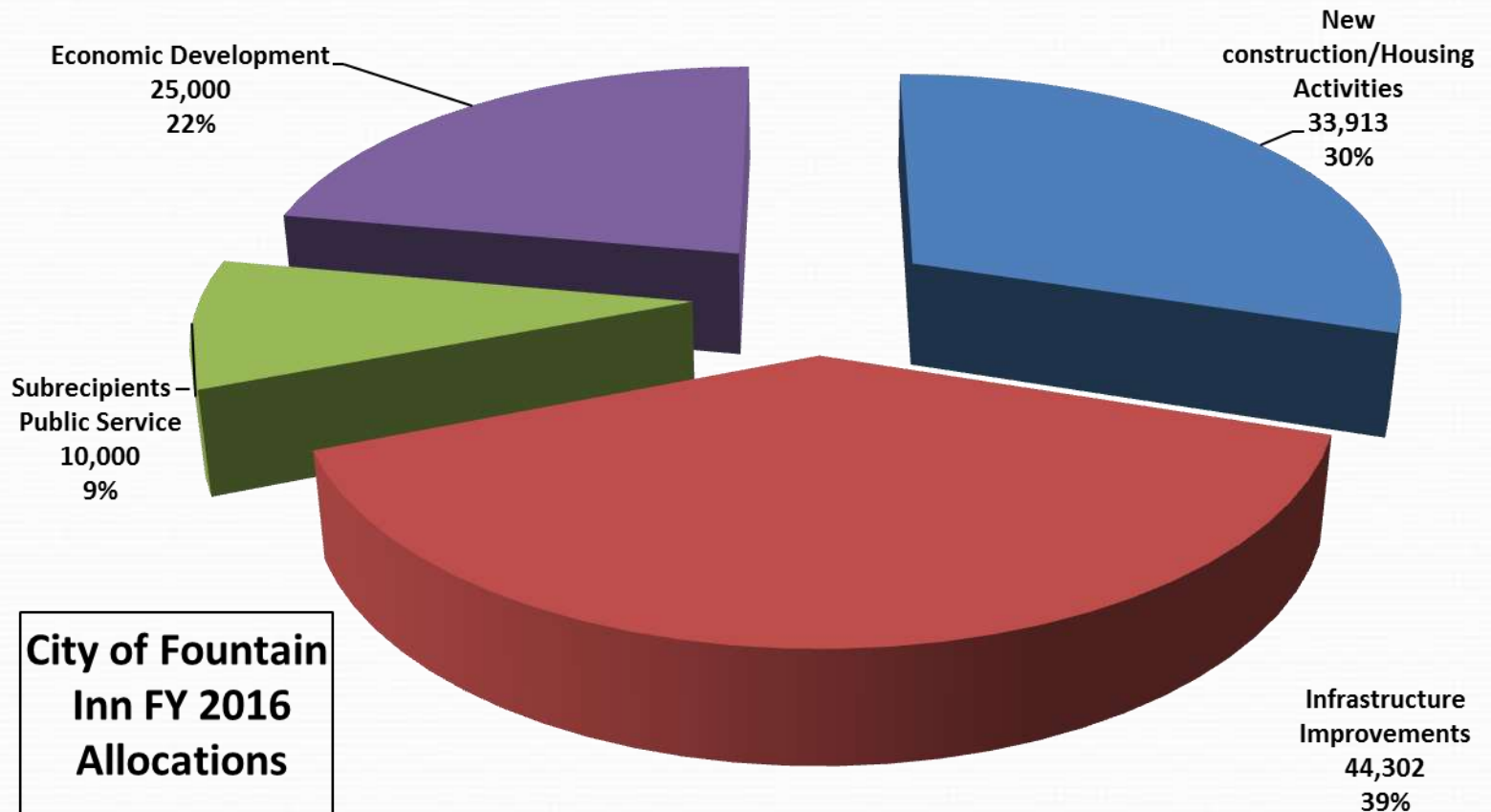
**Greenville County Redevelopment Authority
FY 2016 Housing vs Non-Housing Comparison**





Municipal Budgets

**City of Fountain Inn: Council District 27
Program Year 2016
Annual Action plan proposed allocations: \$113,215**



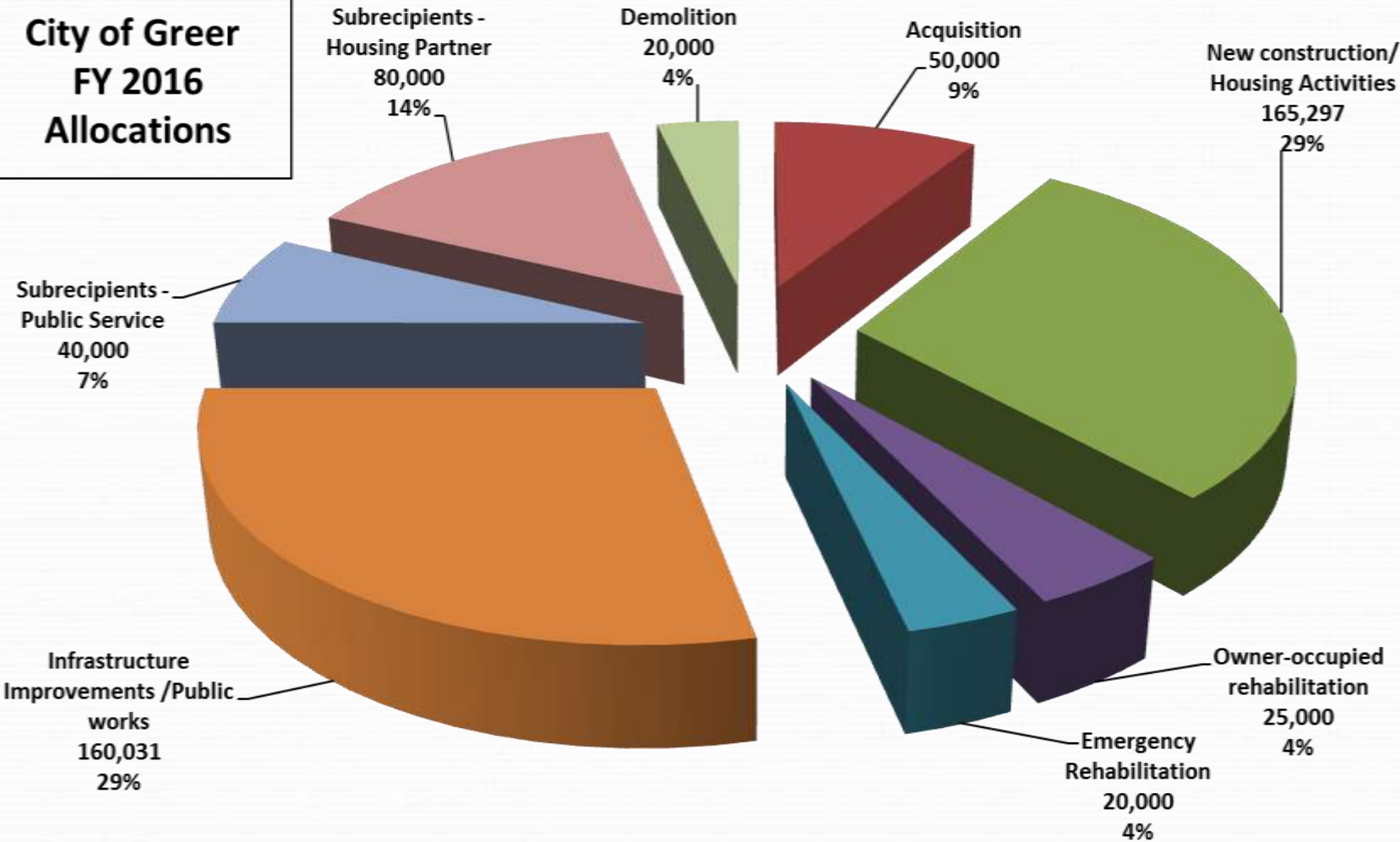
City of Fountain Inn

FY 2016 proposed allocation

<u>PROJECT / ACTIVITY</u>	<u>CDBG</u>	<u>CDBG-PI</u>	<u>HOME</u>	<u>HOME-PI</u>	<u>TOTAL</u>	<u>Percent</u>
Acquisition					0	0
New construction/Housing Activities	0	0	23,913	10,000	33,913	30
Owner-occupied rehabilitation	0	0	0	0	0	0
Emergency Rehabilitation	0	0			0	0
Infrastructure Improvements	39,302	5,000			44,302	39
Recreation Improvements					0	0
Subrecipients – Public Service	10,000				10,000	9
Façade Improvement Program	0				0	0
Economic Development - Revolving Loan	25,000				25,000	22
Demolition	0				0	0
TOTAL ALL FUNDING SOURCES	74,302	5,000	23,913	10,000	113,215	100
PI-represents Program Income and is generated by housing loans						
<i>All projects must be CDBG or HOME eligible, as appropriate.</i>						
	FY 2015 CDBG				Total	
* FI - Senior Activity Center facility improvement	50,000				50,000	

**City of Greer: Council District 18
Program Year 2016
Annual Action plan proposed allocations: \$560,328**

**City of Greer
FY 2016
Allocations**

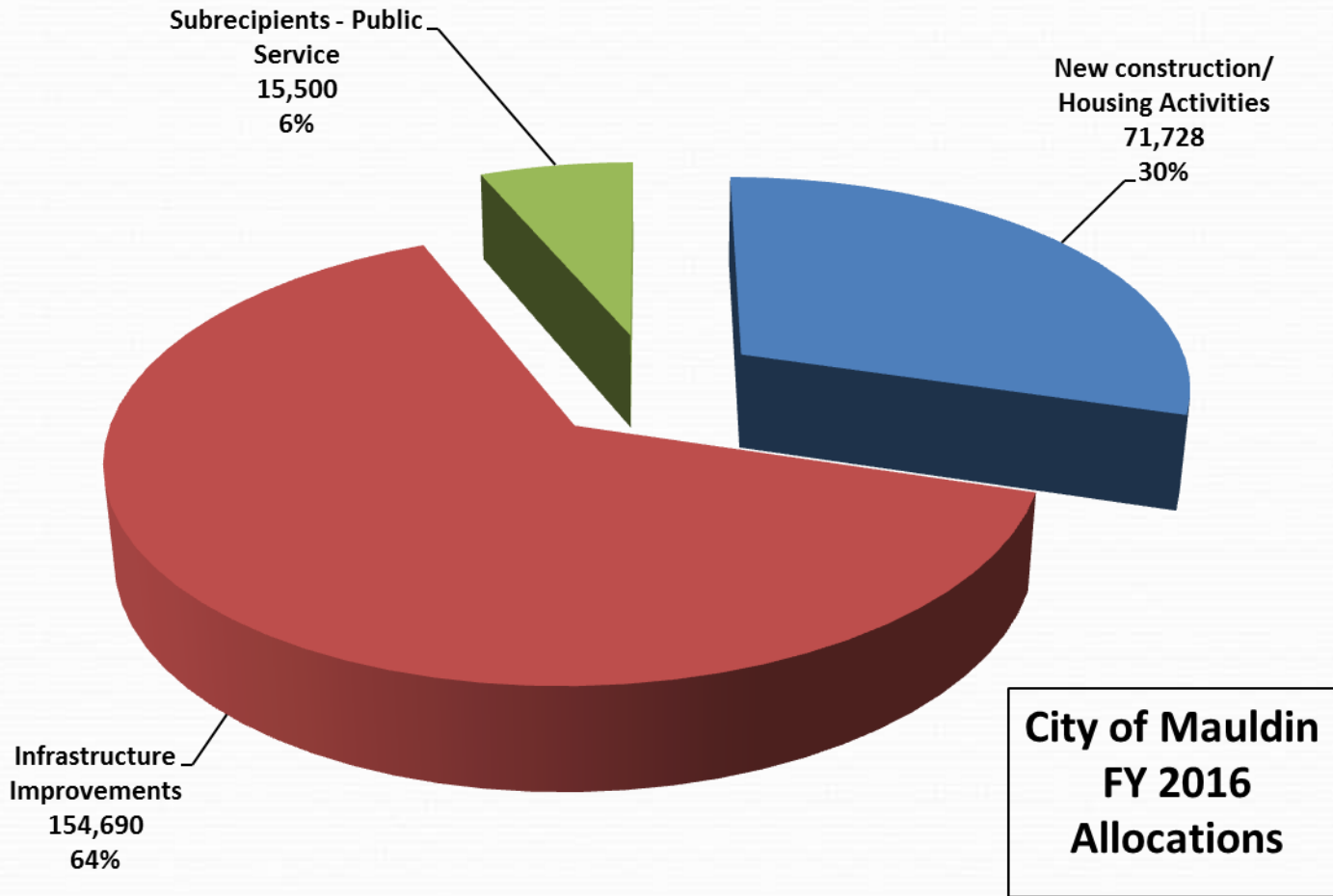


City of Greer

FY 2016 proposed allocation

PROJECT / ACTIVITY	CDBG	CDBG-PI	HOME	HOME-PI	TOTAL	Percent
Acquisition	50,000				50,000	9
New construction/Housing Activities			5,297	160,000	165,297	30
Owner-occupied rehabilitation	25,000	0			25,000	4
Emergency Rehabilitation	20,000	0			20,000	4
Infrastructure Improvements /Public works	110,031	50,000			160,031	28
Subrecipients - Public Service	40,000				40,000	7
Subrecipients - Housing Partner			80,000		80,000	14
Demolition	20,000				20,000	4
TOTAL ALL FUNDING SOURCES	265,031	50,000	85,297	160,000	560,328	100
PI-represents Program Income and is generated by housing loans						
All projects must be CDBG or HOME eligible, as appropriate.						

**City of Mauldin: Council District 28
Program Year 2016
Annual Action plan proposed allocations: \$241,918**



City of Mauldin

FY 2016 proposed allocation

<u>PROJECT / ACTIVITY</u>	<u>CDBG</u>	<u>CDBG-PI</u>	<u>HOME</u>	<u>HOME-PI</u>	<u>TOTAL</u>	<u>Percent</u>
New construction/Housing Activities	0	0	46,728	25,000	71,728	30
Owner-occupied rehabilitation	0	0			0	0
Emergency Rehabilitation	0	0			0	0
Infrastructure Improvements	129,690	25,000			154,690	64
Recreation Improvements					0	0
Subrecipients – Public Service	15,500				15,500	6
Façade Improvement Program	0				0	0
Economic Development - Revolving Loan	0				0	0
Demolition	0				0	0
TOTAL ALL FUNDING SOURCES	145,190	25,000	46,728	25,000	241,918	100



SECTION VIEW



PROPOSED BUFFER CONSISTING OF AN EVERGREEN HEDGE TO BE PLANTED ALONG PROPERTY LINE

STREET TREES PLANTED EVERY 30 LINEAR FEET

LOW SHRUBS BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET

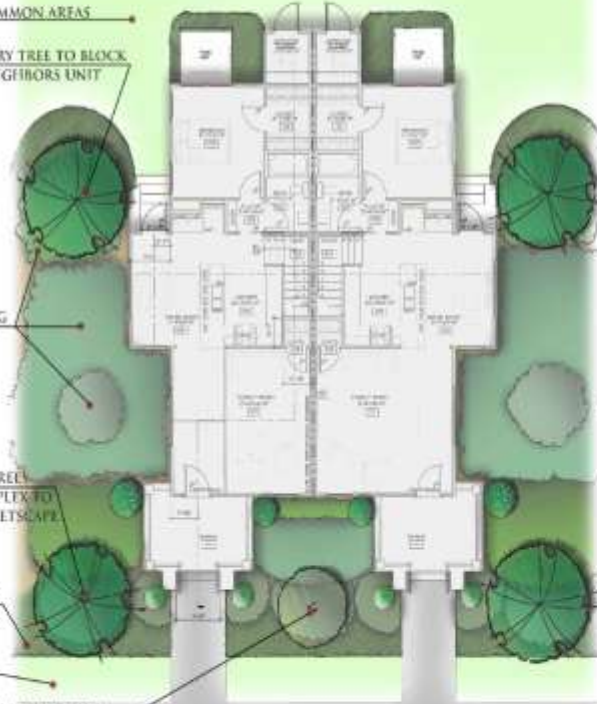
SOD ALONG ROAD EDGE



LOW SHRUBS AND TREES BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET

LAWN IN COMMON AREAS

SMALL UNDERSTORY TREE TO BLOCK VIEW INTO NEIGHBORS UNIT



LOW FLOWERING SHRUBS

UNDERSTORY TREE BETWEEN EACH DUPLEX TO ENHANCE THE STREETScape

LOW EVERGREEN GROUNDCOVER

LAWN

ACCENT PLANTING AND LOW FLOWERING SHRUBS AT THE FRONT OF EACH DUPLEX

DETAIL PLAN VIEW



SOD ALONG ROAD EDGE

LOW SHRUBS BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET

PROPOSED TREE PLANTINGS EXCEED THE 2 TREE CREDITS PER UNIT STANDARD

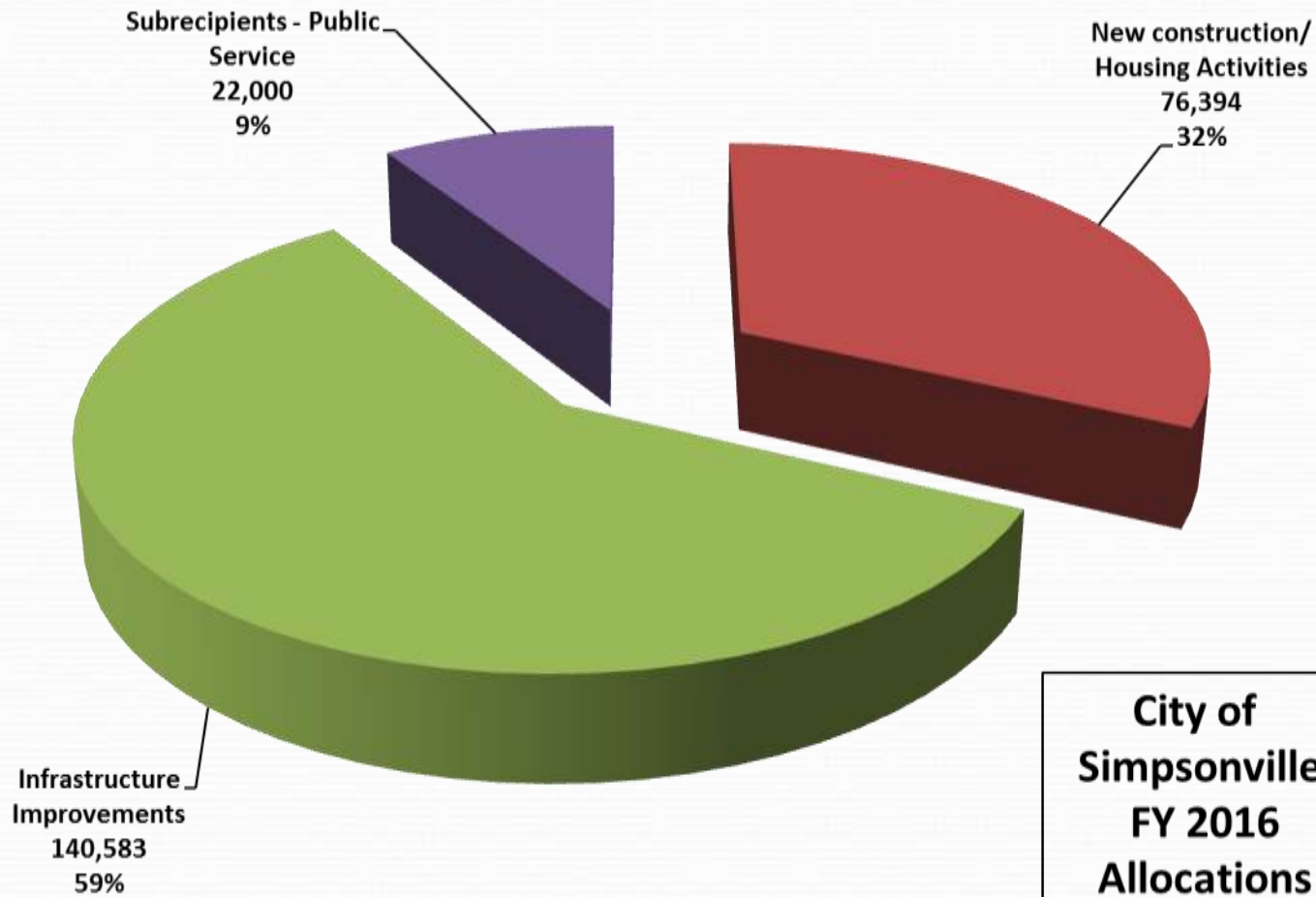
STREET TREES PLANTED EVERY 30 LINEAR FEET

ENTRANCE SIGNAGE

CONCEPTUAL LANDSCAPE MASTER PLAN



**City of Simpsonville: Council District 27
Program Year 2016
Annual Action plan proposed allocations: \$238,977**



**City of
Simpsonville
FY 2016
Allocations**

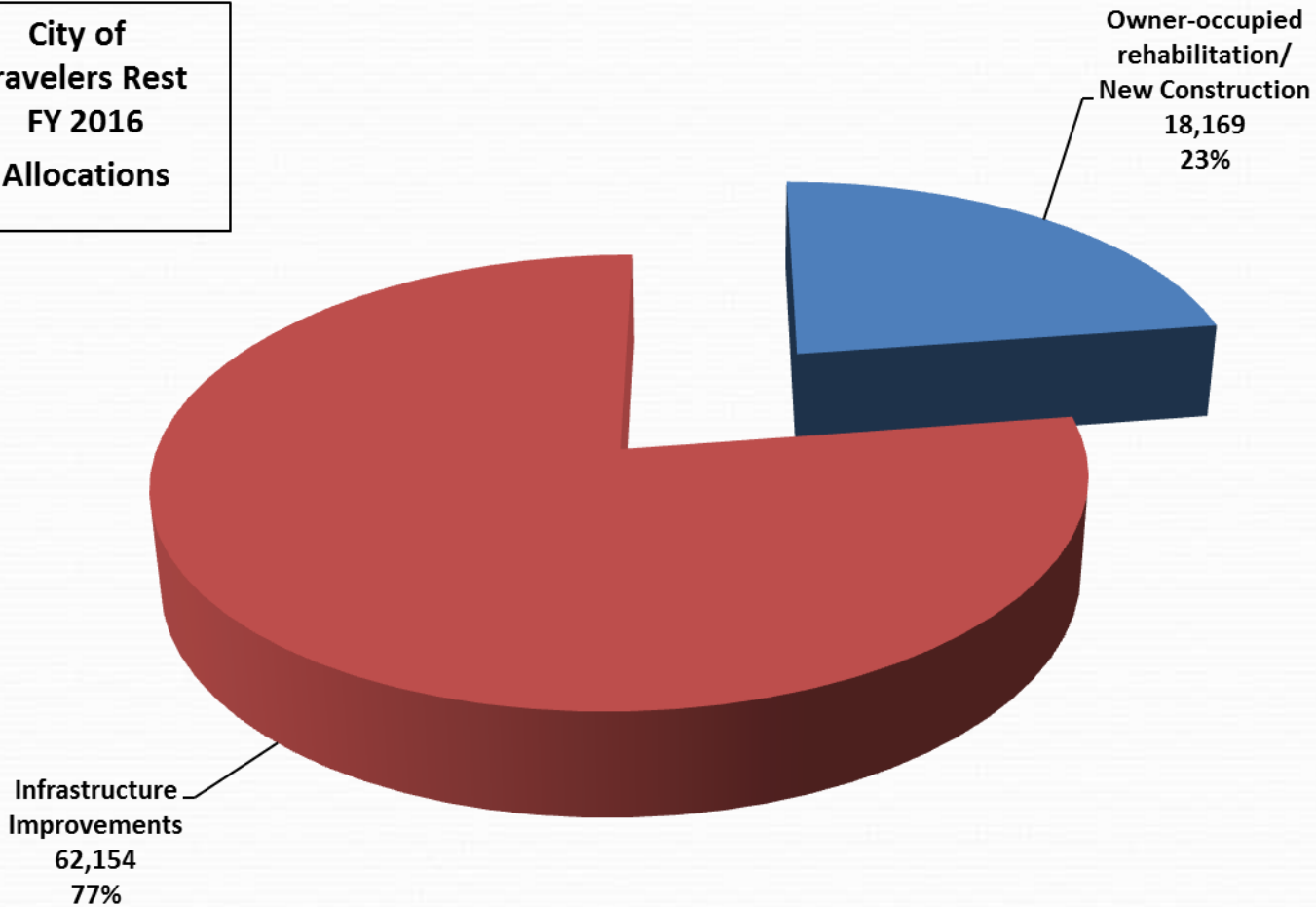
City of Simpsonville

FY 2016 proposed allocation

<u>PROJECT / ACTIVITY</u>	<u>CDBG</u>	<u>CDBG-PI</u>	<u>HOME</u>	<u>HOME-PI</u>	<u>TOTAL</u>	<u>Percent</u>
Acquisition					0	0
New construction/Housing Activities	0	0	50,394	26,000	76,394	32
Owner-occupied rehabilitation	0	0	0	0	0	0
Emergency Rehabilitation	0	0			0	0
Infrastructure Improvements	134,583	6,000			140,583	59
Recreation Improvements					0	0
Subrecipients – Public Service	22,000				22,000	9
Façade Improvement Program	0				0	0
Economic Development - Revolving Loan	0				0	0
Demolition	0				0	0
TOTAL ALL FUNDING SOURCES	156,583	6,000	50,394	26,000	238,977	100

**City of Travelers Rest: Council District 17
Program Year 2016
Annual Action plan proposed allocations: \$80,323**

**City of
Travelers Rest
FY 2016
Allocations**



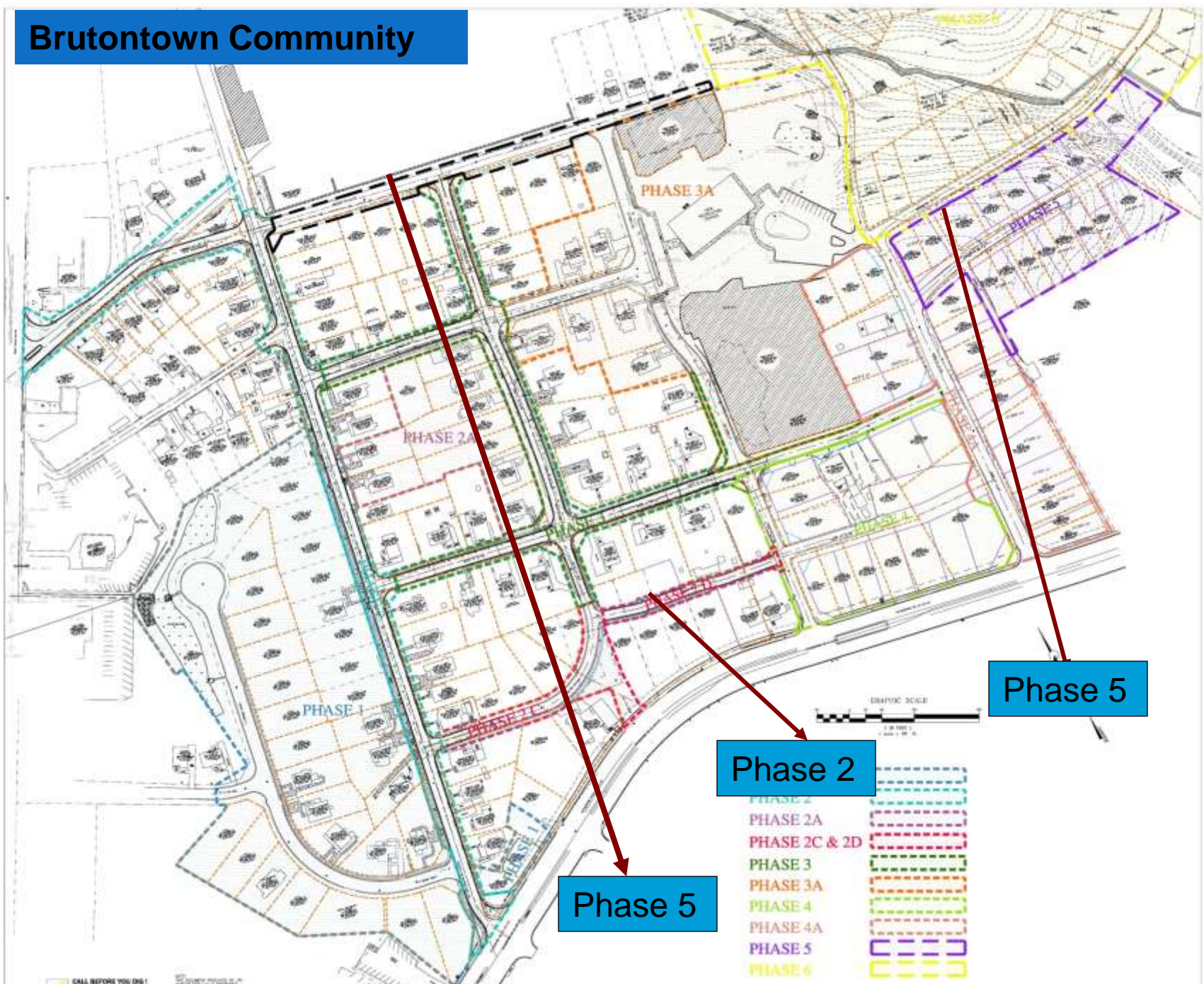
City of Travelers Rest FY 2016 proposed allocation

<u>PROJECT / ACTIVITY</u>	<u>CDBG</u>	<u>CDBG-PI</u>	<u>HOME</u>	<u>HOME-PI</u>	<u>TOTAL</u>	<u>Percent</u>
Acquisition					0	0
Owner Occupied/New Const/Housing	0	0	18,169	0	18,169	23
Emergency Rehabilitation	0	0			0	0
Infrastructure Improvements	56,454	5,700			62,154	77
Recreation Improvements					0	0
Subrecipients – Public Service	0				0	0
Façade Improvement Program	0				0	0
Economic Development - Revolving Loan	0				0	0
Demolition	0				0	0
TOTAL ALL FUNDING SOURCES	56,454	5,700	18,169	0	80,323	100

2016 ANNUAL ACTION PLAN



Brutontown Community



REVISIONS	DATE	BY	DESCRIPTION



JTH ASSOCIATES, LLC
 ENGINEERS & PLANNERS
 100 PELHAM ROAD, SUITE 100
 GREENVILLE, SOUTH CAROLINA 29615
 (803) 733-1234

GREENVILLE COUNTY
 REDEVELOPMENT
 AUTHORITY

BRUTONTOWN PHASE
 DRAWING

DATE	SHEET
MAR 2010	1
SCALE	OF
1" = 40'	
DRAWING NO.	
XXXX	

☐ Brutontown Revitalization: - Ongoing Activities

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

- **Phase - Walcott**
 - New construction of 4 Homeownership units

- **Tree Planting**

- **Phase 5b - Planning Approval Process – Phase 2 Marie Street duplex building**

GREENVILLE COUNTY – 2016 ANNUAL ACTION PLAN ACTIVITIES

▣ **Unincorporated Communities**

- **Neighborhoods Master Plan Preparation – partnership with Greenville County Planning Department**
- **Judson/Brandon**
 - Rehabilitation of existing housing
 - Affordable housing Infill-development through partners
- **Poe Mill**
 - Redevelopment Planning and close out of EPA funds.
 - Establish partnership for implementation of the Mill site into a Regional Recreational Facility.
 - Owner-occupied rehab.
 - Monitor NHC's 2 housing development project

GREENVILLE COUNTY – 2016 ANNUAL ACTION PLAN ACTIVITIES

▣ Unincorporated Communities

■ Poinsett Corridor Plan

- Revitalization activities – Partners
- EPA Brownfield Assessment – completion & closeout Grant.

Sterling

- Infrastructure Improvement – Storm water – detention Pond – permitting fees.

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

2016 - Housing Projects - Partners

Housing Partners	Project Name & Neighborhood	# of units & Type of project	Amount Approved	Total Project Cost
Greenville Housing Futures	Judson Homes (Judson)	Senior Housing (6) Rental - New Construction	\$50,000.00	\$ 677,230
Community Works Carolina	First Time Homebuyers Assistance - County wide	Mixed (28) Home-ownership - Financial Assistance	\$115,000.00	\$ 2,700,000.00
Nehemiah Corporation	Needmore Community - Greer	Family (6) Rental - New Construction	\$80,000.00	\$ 862,497.00
Total		40 units	\$245,000	\$ 4,239,727.00

2016 – CHDO Housing Projects - Partners

Housing Partner	Project Name & Neighborhood	# of units & Type of project	Amount Approved	Total Project Cost
Habitat for Humanity	Scattered sites – Simpsonville & Greenville	Family (5) Home-ownership – new Construction	\$128,438.00**	\$ 522,155.00
Total CHDO obligation		5 units	\$128,438.00**	\$ 522,155.00
Total – other Housing Partners projects		40 units	\$245,000.00	\$ 4,239,727.00
Total Housing projects – FY'16		45 units	\$373,438	\$4,761,882.00

** - Required CHDO allocation for FY 2016 HOME fund

Leveraging Ratio \$1:\$13

FY 2016 GCRA Summary Projects - Housing	Total Proposed Units	GCRA Projects
Homeownership Units <ul style="list-style-type: none"> • GCRA projects • Habitat for Humanity • Community Wide Carolina 	46	13
Rental Units <ul style="list-style-type: none"> • GCRA projects • Greenville Housing Futures • Nehemiah Corporation 	22	10
Homelessness - Prevention	40	0
Homelessness - Rapid Rehousing	60	0
Emergency Rehabilitation	60	37
Owner-occupied Rehabilitation	6	6
Total	234	66

GCRA – Non-Housing Summary - Activities	Proposed #
Public Service programs - Subrecipients <ul style="list-style-type: none"> • Unincorporated area – Public Service Subrecipients • Municipalities – Public Service Subrecipients 	20
Homelessness programs - ESG Subrecipients	5
Demolition - substandard properties	17
Infrastructure - Planning and Engineering <ul style="list-style-type: none"> • Spring Street Improvement – Needmore Community, Greer • Iola Wilson Street Improvement (new road) Brutontown 	2
Infrastructure - Implementation <ul style="list-style-type: none"> • Journey Court construction – Miller Court Project, Greer (Detention pond, new private road serving new homes) 	1
Public Facilities improvement <ul style="list-style-type: none"> • Fountain Inn – Senior Center – HVAC system • Mauldin Road – Senior Center – Roof Replacement • Adult Care Facility – Monaghan Mill – New facility • Sterling Community Detention Pond 	4



ACCOMPLISHMENTS!!!



Brutontown Activity: Marie Street



Site prep
in progress,
continued...



Brutontown Activity: Marie Street Duplexes



Brutontown Activity – New Construction



201 Mack Street

5 Attu Street



114 Scott Street



Unincorporated Activity: Rental Units Complete



279 Moore Street,
Mills Mill

31 Norwood Street,
Monaghan



Municipal Activity: Greer



604 & 628 Ruddy Creek Circle,
New Construction Complete

Municipal Activity: Greer



*Owner-Occupied Rehab
Before and
After*

Partner Activity: Greenville Housing Futures



20 & 112 Valentine Street, Sterling Senior Housing

Partner Activity: Greenville Housing Futures

1110 Bennet St
Senior Housing



Partner CHDO: Habitat for Humanity – Abigail Springs – (Taylors)



Municipal Activity: Fountain Inn



Façade Project:

***107 North Weston Street
J Peters Grill & Bar***

Before & After



Municipal Activity – Façade Project



Upcountry Provisions
102 S. Poinsett Hwy.,
Travelers Rest



Before...
minimal
seating



After significant
deck
expansion



Municipal Activity – Façade Projects



Fountain Inn
114/116 S. Main Street



Mauldin
255 Service Bay





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