

GREENVILLE COUNTY
FY 2017
ANNUAL ACTION PLAN

**Prepared by
Greenville County
Redevelopment Authority
March/April 2017**



FY 2017 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 2017 funds is for the period beginning July 1, 2017 to June 30, 2018.**
- This funding period also marks the 3rd year allocation of funds and activities for the current Greenville County's 2015-2019 Consolidated Plan**

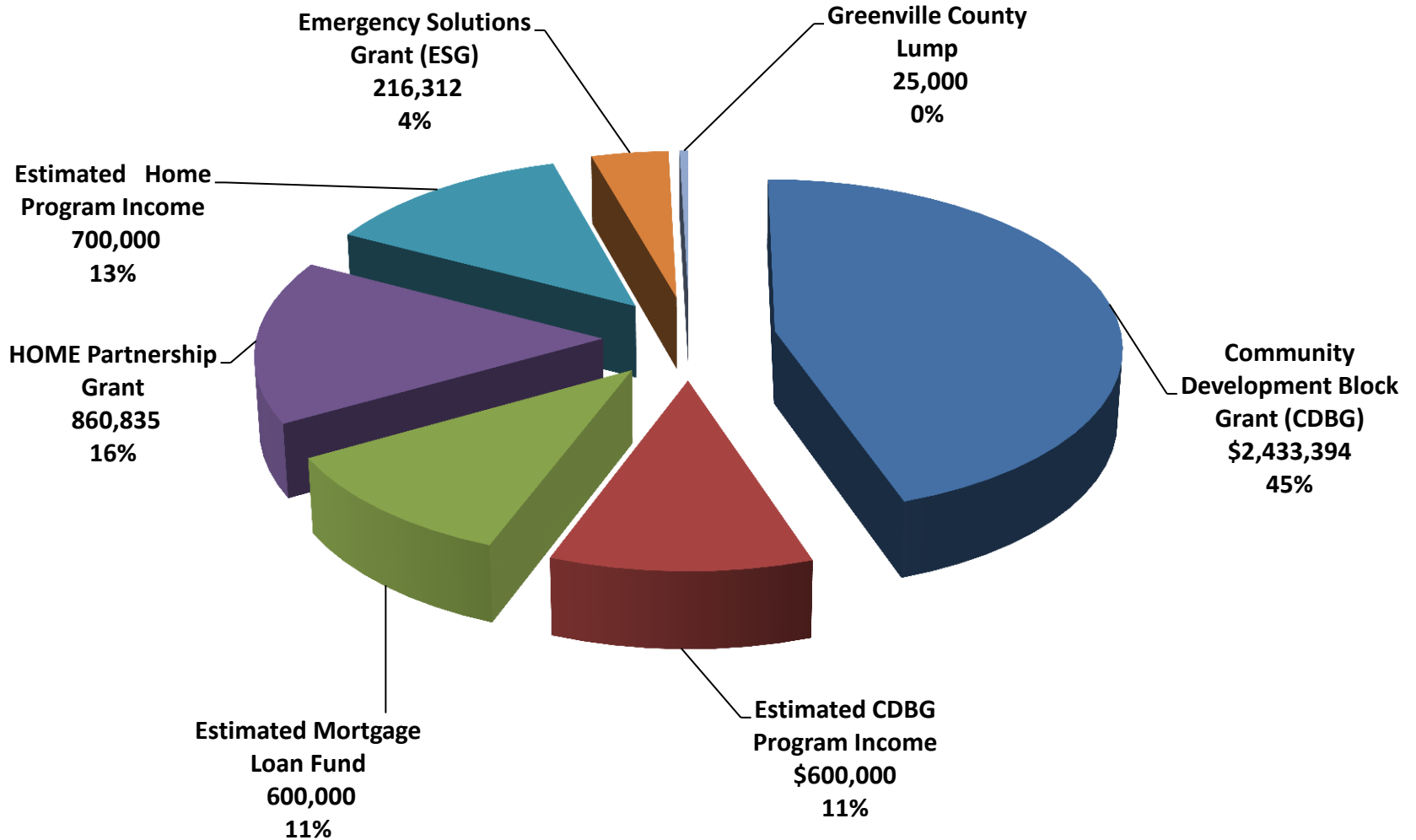
FUNDING USES

- CDBG-** Primary objective is the development of viable communities through improved living environments, expansion of economic opportunities and decent housing.
- HOME:** Dedicated to increasing the availability and accessibility of affordable housing for low and moderate income households.
- ESG:** Assist individual and families regain (temporary & permanent) housing after experiencing housing crisis or homelessness.

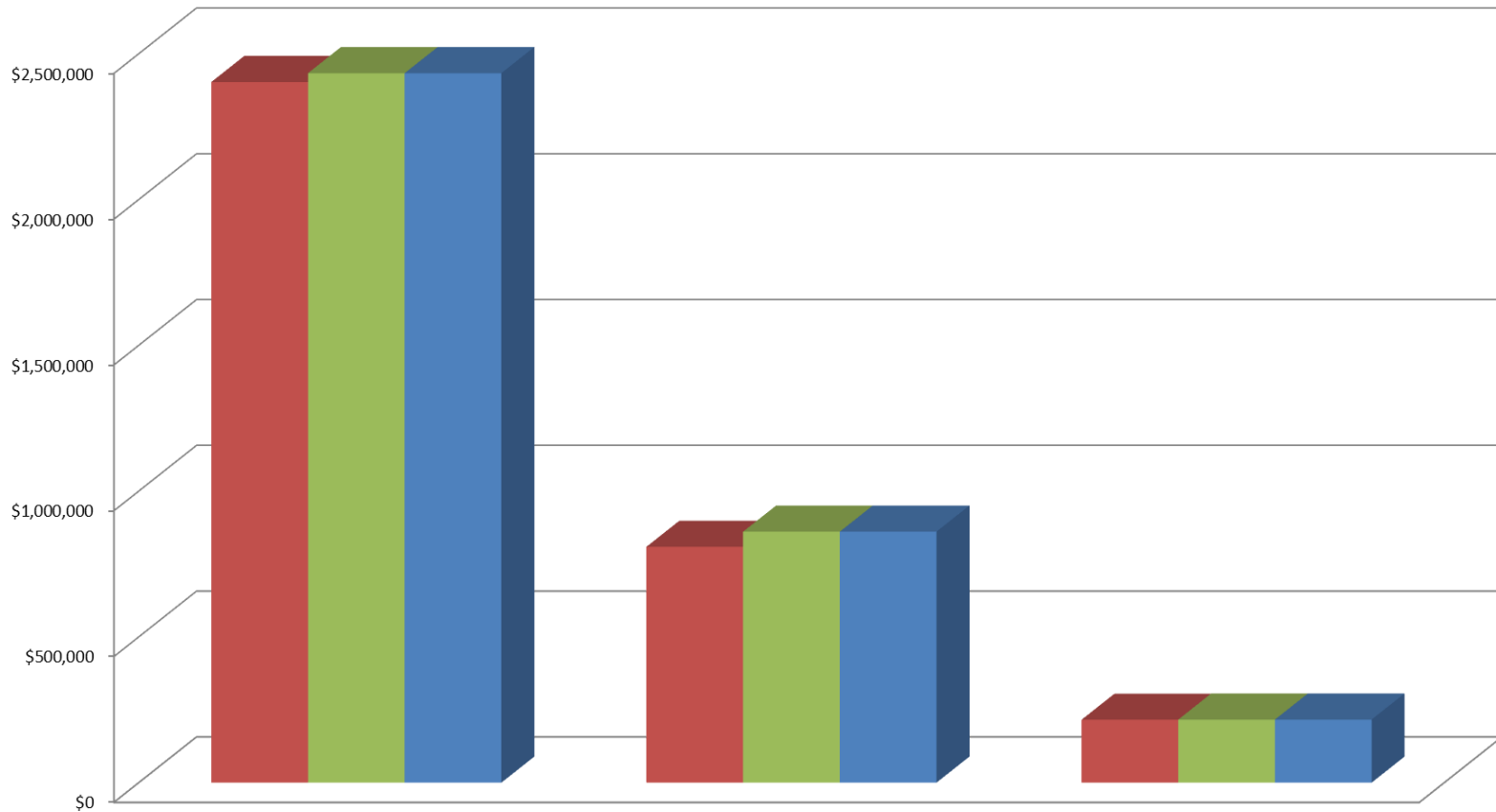


2017 ESTIMATED BUDGET

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY 2017 AAP BUDGET BREAKOUT BY SOURCE FY 2017 TOTAL ESTIMATED BUDGET: \$5,435,541



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

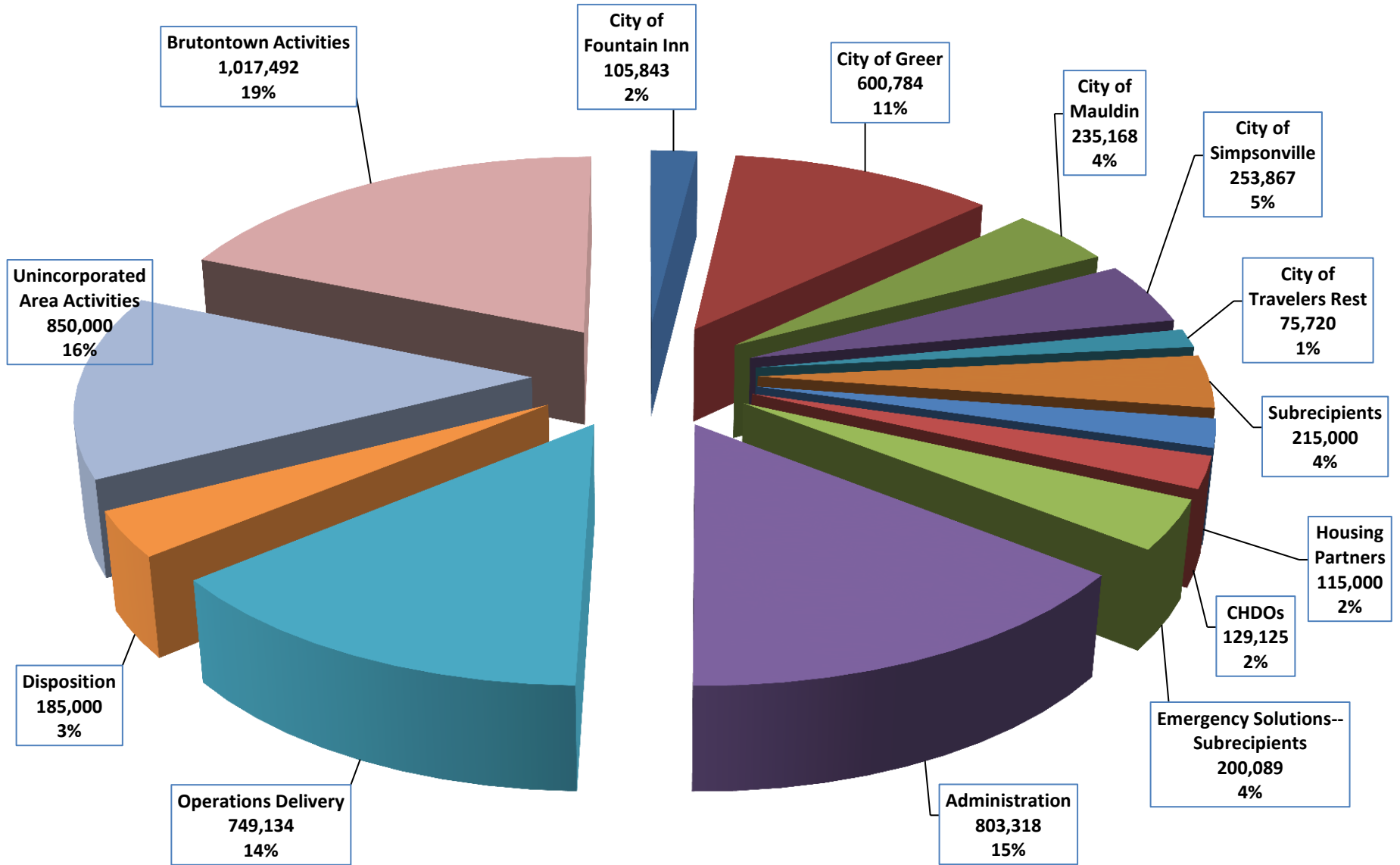


	CDBG	HOME	ESG
FY 2015 Allocation	2,420,407	808,941	215,747
FY 2016 Allocation	2,433,394 - 31,003, 1.27%	860,835 - 51,894, 6.42%	216,312 - 565, 0.26%
FY 2017 Projection	2,433,394 - 0.00%	860,835 - 0.00%	216,312 - 0.00%

Greenville County Redevelopment Authority Proposed Annual Action Plan 2017 Budget

Expenditure by Dept./Loc.	Amount	Percent
City of Fountain Inn	105,843	1.9%
City of Greer	600,784	11.1%
City of Mauldin	235,168	4.3%
City of Simpsonville	253,867	4.7%
City of Travelers Rest	75,720	1.4%
Subrecipients--Special Projects	215,000	4.0%
Subrecipients--Housing Partners	115,000	2.1%
CHDOs	129,125	2.4%
Emergency Solutions-- Subrecipients	200,089	3.7%
Administration	803,318	14.8%
Operations Delivery	749,134	13.8%
Disposition	185,000	3.4%
Unincorporated Area Activities	850,000	15.6%
Brutontown Activities	1,017,492	16.9%
TOTAL	5,435,541	100.0%

Greenville County Redevelopment Authority FY 2017 Annual Action Plan Budget



Greenville County Redevelopment Authority Annual Action Budget FY 2017

Expenditure Category	Amount	Percent
Operations	749,134	13.8%
Acquisition	397,814	7.3%
Disposition	185,000	3.4%
Demolitions and Clearance	210,000	3.9%
Rehabilitation	143,266	2.6%
Emergency Repair Program	170,000	3.1%
New Construction	1,048,235	19.3%
Infrastructure/ Public Works	956,060	17.6%
Subrecipients--Special Projects	303,500	5.6%
Subrecipients--Housing Partners	115,000	2.1%
CHDO Recipients	129,125	2.4%
Emergency Solutions Subrecipients	200,089	3.7%
Economic Development and Façade Improvement--Municipalities	25,000	0.5%
Administration	803,318	14.8%
	5,435,541	100.0%

Greenville County Redevelopment Authority

2017 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

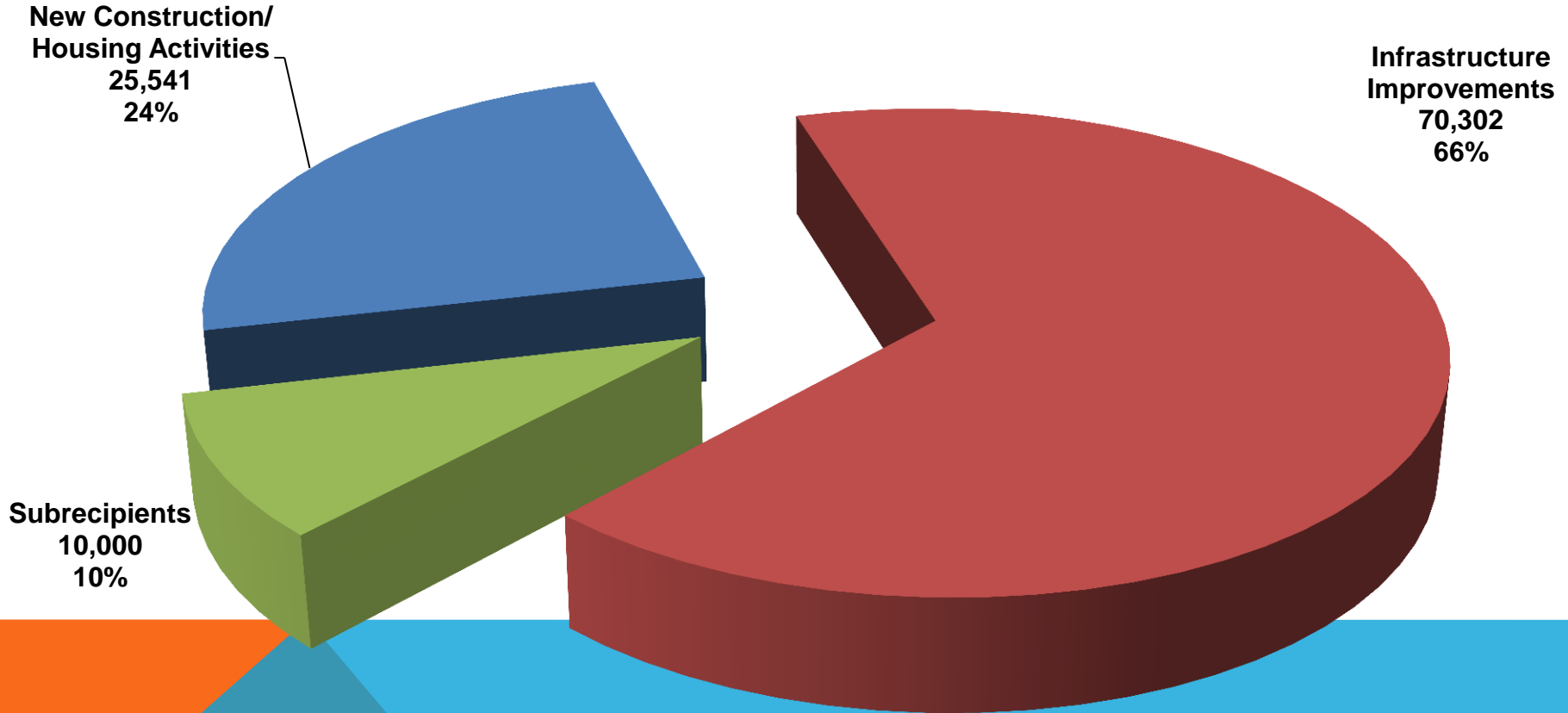
Greenville County Redevelopment Authority FY 2017 Housing vs Non-Housing Comparison



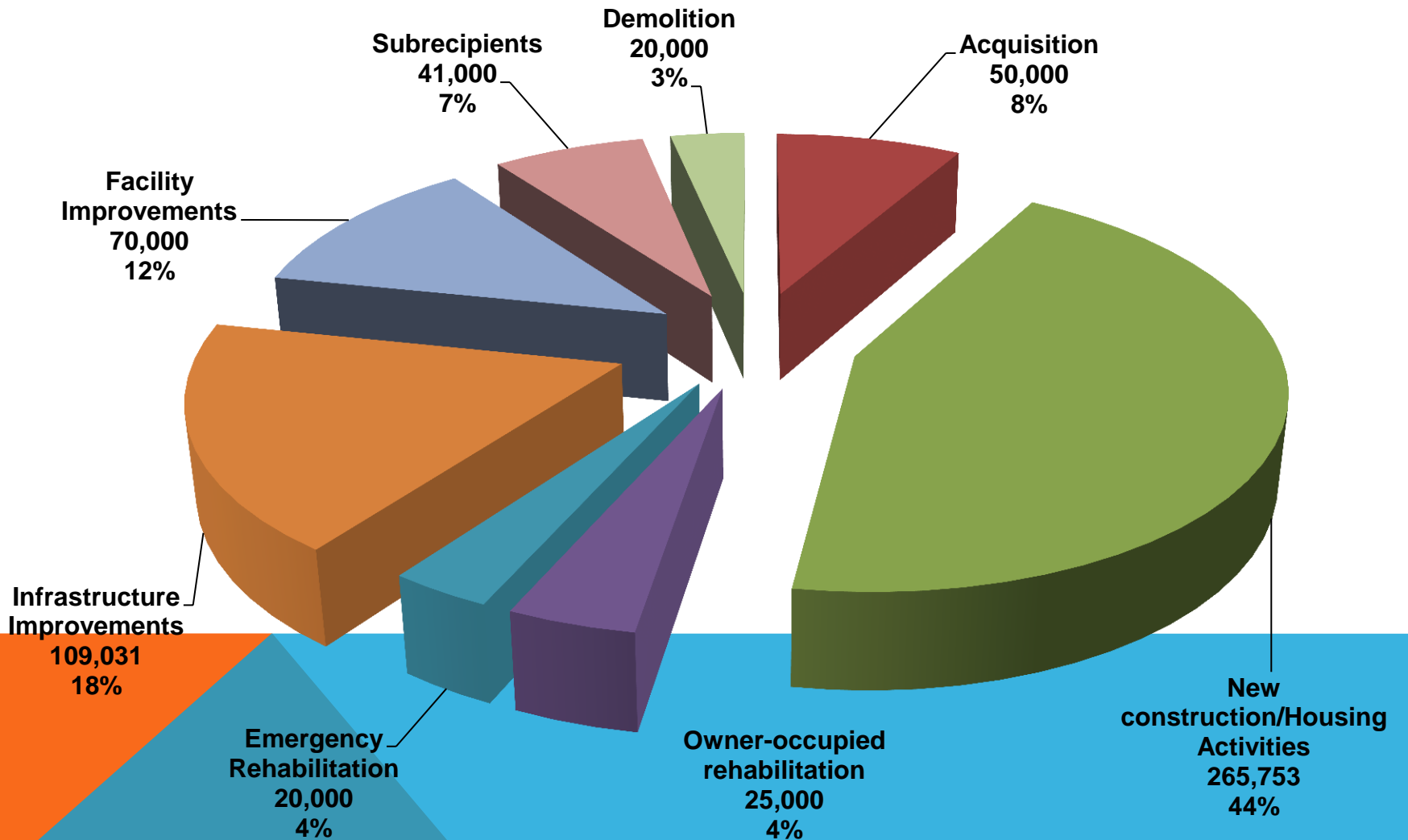
MUNICIPAL ESTIMATED BUDGETS



City of Fountain Inn: Council District 27
Program Year 2017
Annual Action plan proposed allocations: \$105,843

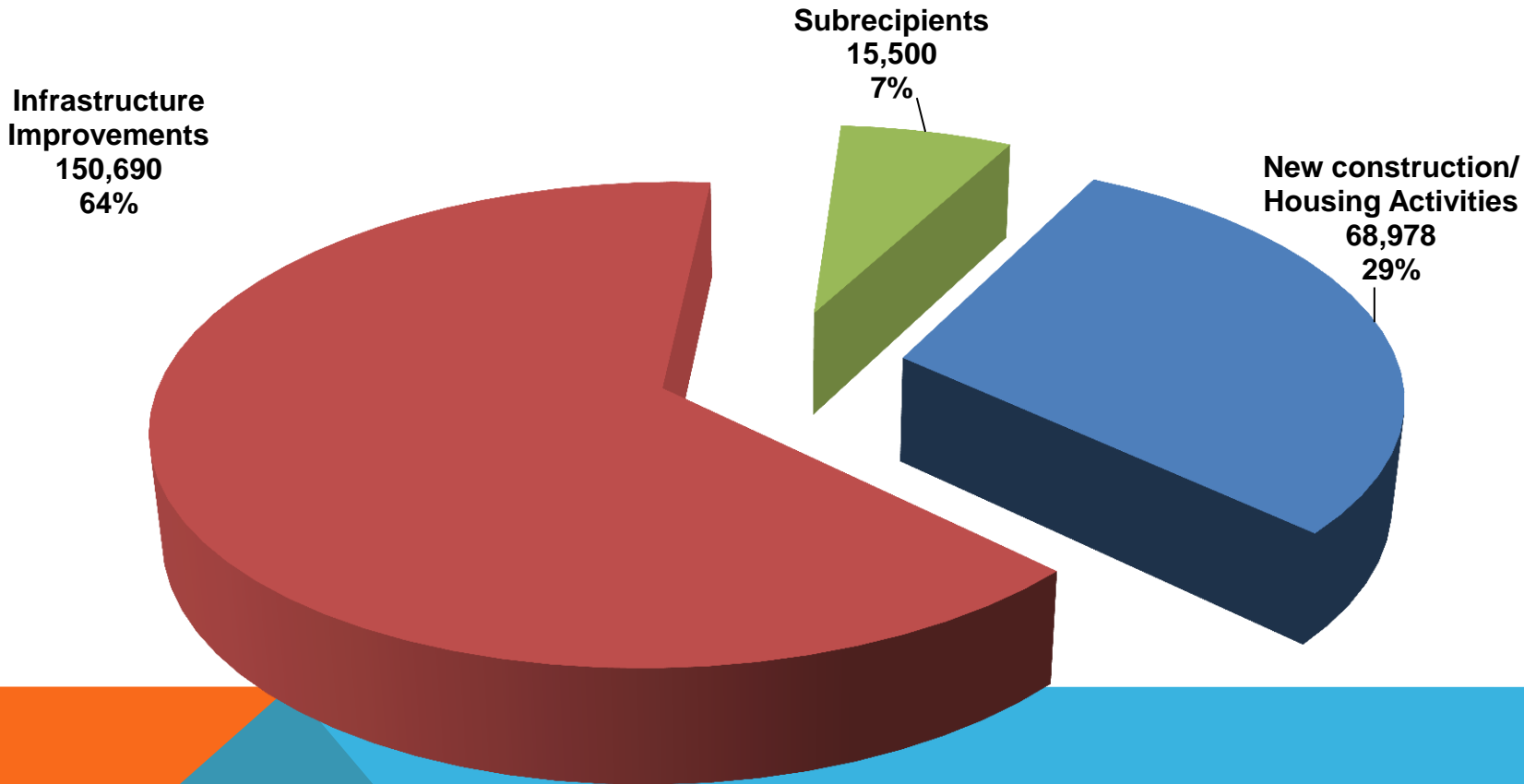


**City of Greer: Council District 18
Program Year 2017
Annual Action plan proposed allocations: \$600,784**



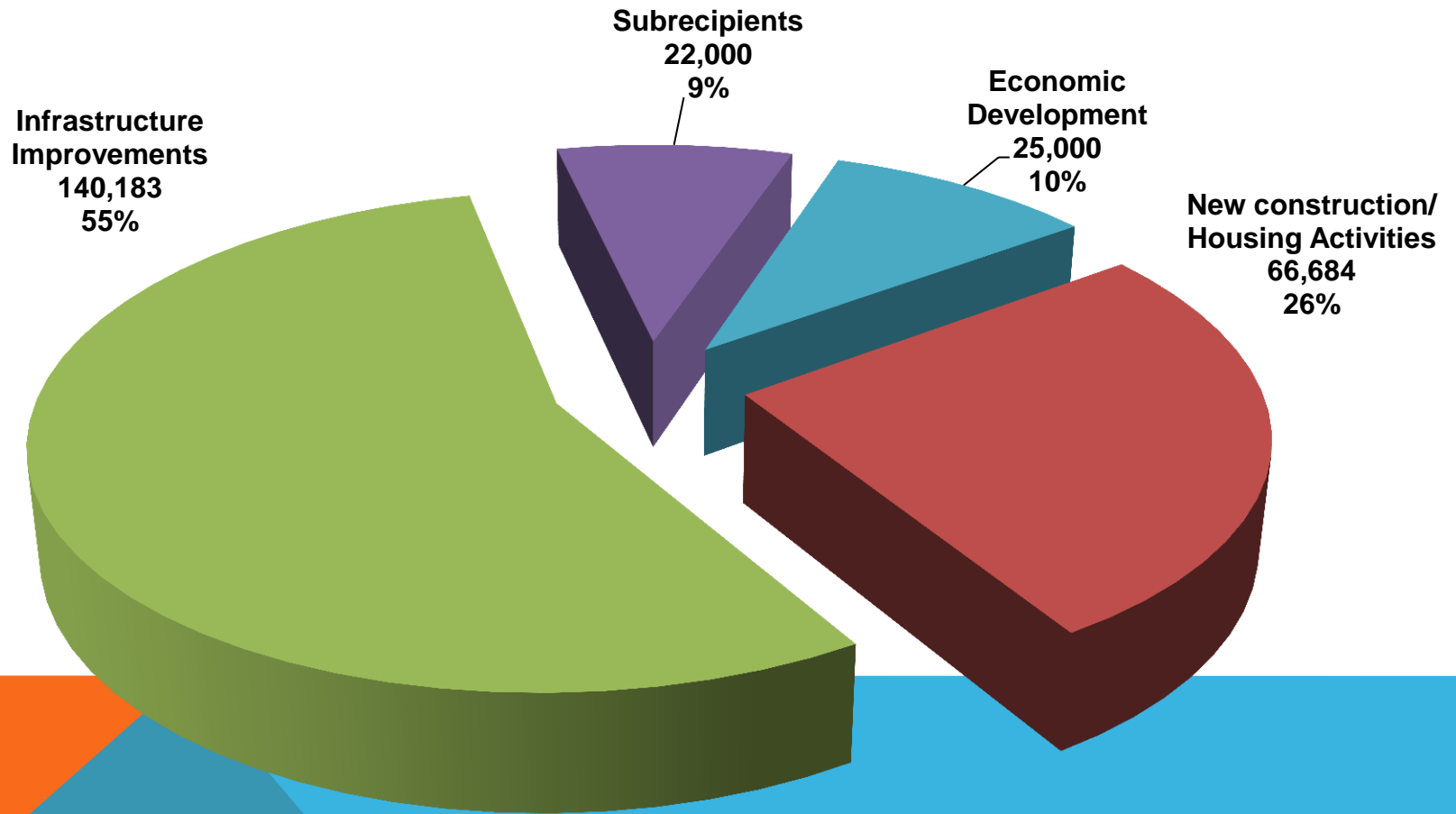
July 1, 2017 – June 30, 2018

**City of Mauldin: Council District 28
Program Year 2017
Annual Action plan proposed allocations: \$235,168**

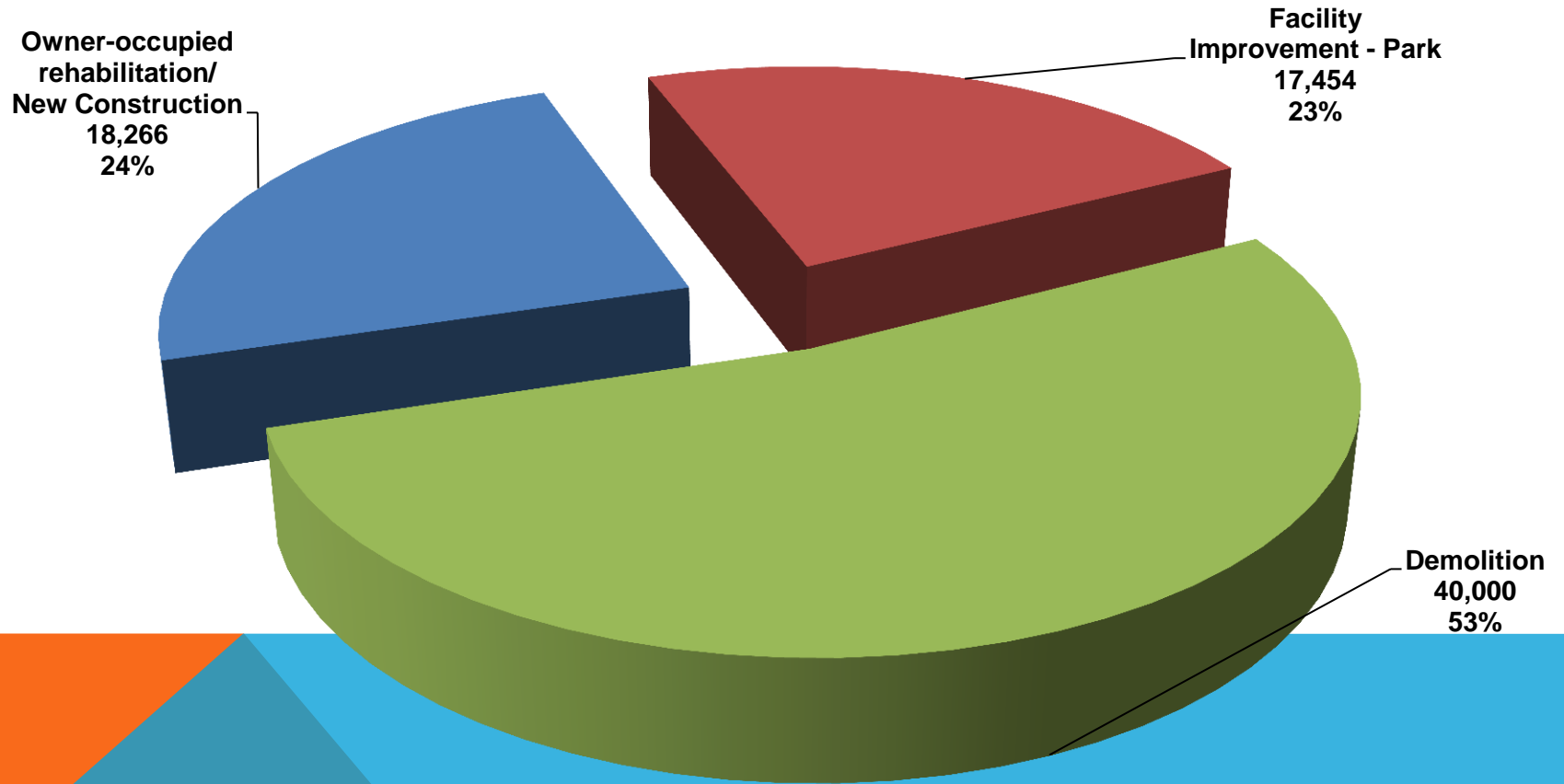


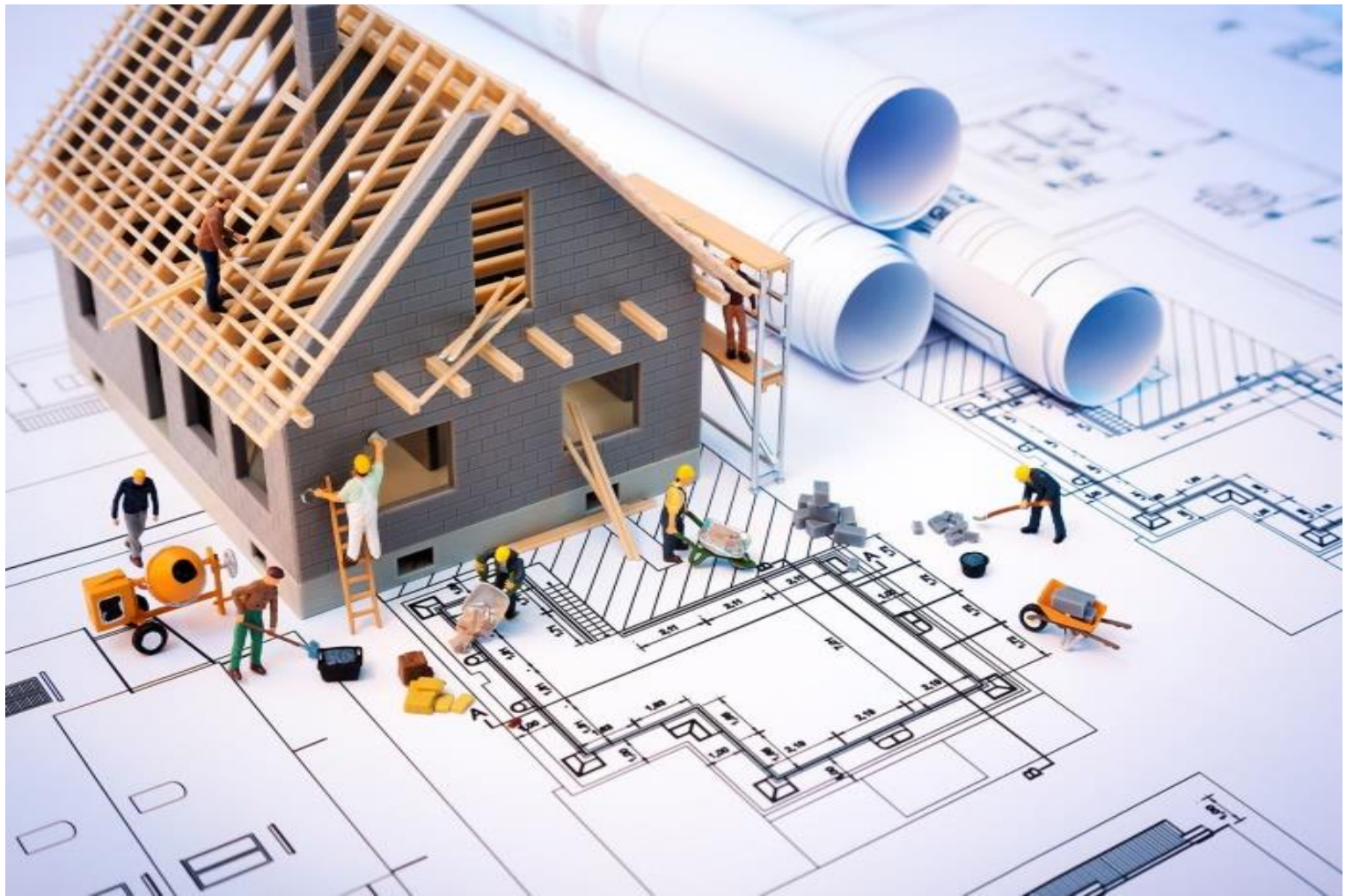
City of Simpsonville: Council District 27 Program Year 2017

Annual Action plan proposed allocations: \$253,867



**City of Travelers Rest: Council District 17
Program Year 2017
Annual Action plan proposed allocations: \$75,720**





2017 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

ANNUAL ACTION PLAN: GOALS & OBJECTIVES

Decent Housing – affordability/accessibility/availability

- New Construction – Rental and Homeownership
- Acquisition/Rehab/Resale or Rental
- Homebuyer Program
- Owner-occupied rehabilitation
- Home repairs
- Partners Housing Development Projects – Gap financing.

ANNUAL ACTION PLAN: GOALS & OBJECTIVES

Suitable Living Conditions

- Infrastructure improvement
- Facility Improvement
- Demolition – Address slum & Blight
- Public Service activities – CDBG Subrecipients

Addressing Homelessness

- Shelter & Outreach initiatives
- Financial Assistance – At Risk of Homelessness or literally homeless

ANNUAL ACTION PLAN: GOALS & OBJECTIVES

Economic Development

- Façade Improvement Program
- Economic/Business Loans

Neighborhood Revitalization

- Brutontown improvement strategies

ANNUAL ACTION PLAN: CATEGORIES FOR PROJECTS & FUNDING

- HOME - Housing Partners
- CDBG - Subrecipients
- ESG - Subrecipients
- Revitalization Area
- Other Target Areas
- Municipalities
- Communitywide

Summary of Goals

- Total Housing goal
- Total Non-housing goal

HOUSING DEVELOPMENT 2017 HOME SUBRECIPIENTS

Housing Partner	Units	Type	Amount Approved	Total Project Cost
Habitat for Humanity-CHDO	5	Homeownership	\$129,125	\$602,238
Community Works Carolina	25	First-time Homebuyer Down-payment Assistance	\$115,000	\$235,000
Nehemiah Community Revitalization Corporation	2	Homeownership	\$80,000	\$281,078
Total	32		\$324,125	\$1,118,316

COMMUNITY DEVELOPMENT 2017 CDBG PUBLIC SERVICES SUBRECIPIENTS

Public Service	Number	Municipality	Unincorporated
Subrecipients	20	13	7
Persons Assisted	10,727	5350	5377

ADDRESSING HOMELESSNESS 2017 ESG SUBRECIPIENTS

Subrecipient	#Persons Assisted	Amount Approved	Total Project Cost
SHARE	18	\$10,000	\$227,661
Resurrected Treasure Ministries	10	\$16,846	\$33,692
United Ministries	2025	\$60,000	\$566,381
Step by Step	45	\$30,916	
United Housing Connections	100	\$12,025	\$40,600
Human Relations	196	\$25,000	\$30,000
Total	2394	\$154,787	898,334

HOUSING & COMMUNITY DEVELOPMENT MUNICIPALITIES – 2017 PLANNED STRATEGIES/ACTIVITIES

Facility & Infrastructure Improvement projects

<u>Project Description</u>	<u>City</u>
Spring Street Improvement, Needmore (Implementation)	Greer
Greer Cultural Center, ADA Compliance	Greer
Thrift Street Sidewalk & Stormwater Improvement	Fountain Inn
Woodside Mill Sidewalk Improvement	Simpsonville
Woodside Mill – Habitat Housing Development Project	Simpsonville
Mauldin Senior & Cultural Center, ADA Compliance	Mauldin

Infrastructure & Housing Implementation

Miller Place – 18 Unit Duplex Rental Project	Mauldin
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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

MILLER ROAD
OLD MILL ROAD

MILLER ROAD
OLD MILL ROAD

SOD ALONG ROAD EDGE

LOW SHRUBS BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET

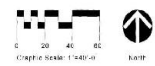
PROPOSED TREE PLANTINGS EXCEED THE 2 TREE CREDITS PER UNIT STANDARD

STREET TREES PLANTED EVERY 30 LINEAR FEET

ENTRANCE SIGNAGE

LAKE ACCESS
LAKE ACCESS
EVERGREEN HEDGE AROUND DUMPSTER
STORMWATER DETENTION POND
9 TREES IN A PARKING AREA WITH 40 SPACES

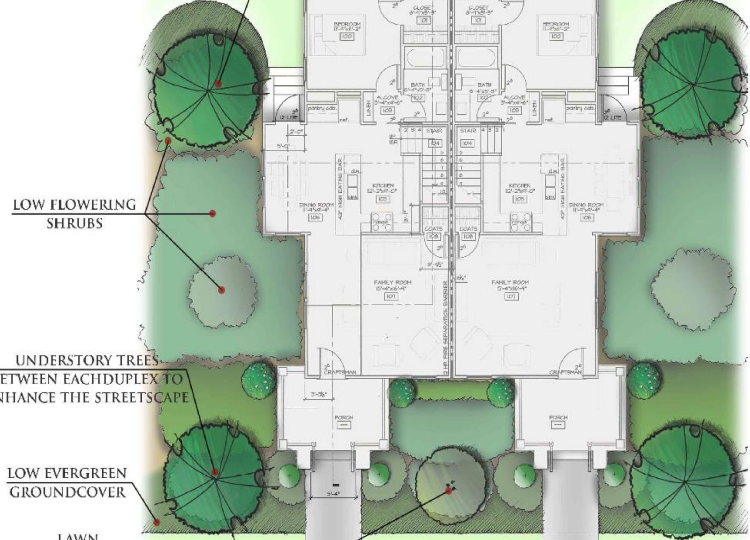
CONCEPTUAL LANDSCAPE MASTER PLAN



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 TREES 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



HOUSING & COMMUNITY DEVELOPMENT COMMUNITY WIDE – 2017 PLANNED STRATEGIES/ACTIVITIES

- Neighborhood Master Plan Preparation – Greenville County Planning Department, Partner
- Infill Rental and Homeownership Development
- Existing Unit Rehab for Rental and Homeownership
- Owner-occupied Rehabilitation
- Minor Repairs for people living with disability and or seniors
- Demolition of blighted and unsafe structures
- GAP (Neighborhood Capacity Building)

NEIGHBORHOOD REVITALIZATION BRUTONTOWN – 2017 PLANNED STRATEGIES/ACTIVITIES

Planning & Engineering

- Phase 2d - Iola Wilson Street Improvements
(Senior Housing - rental development)
- Phase 5b – Greenbriar Street Improvements
(Family Housing - rental development)

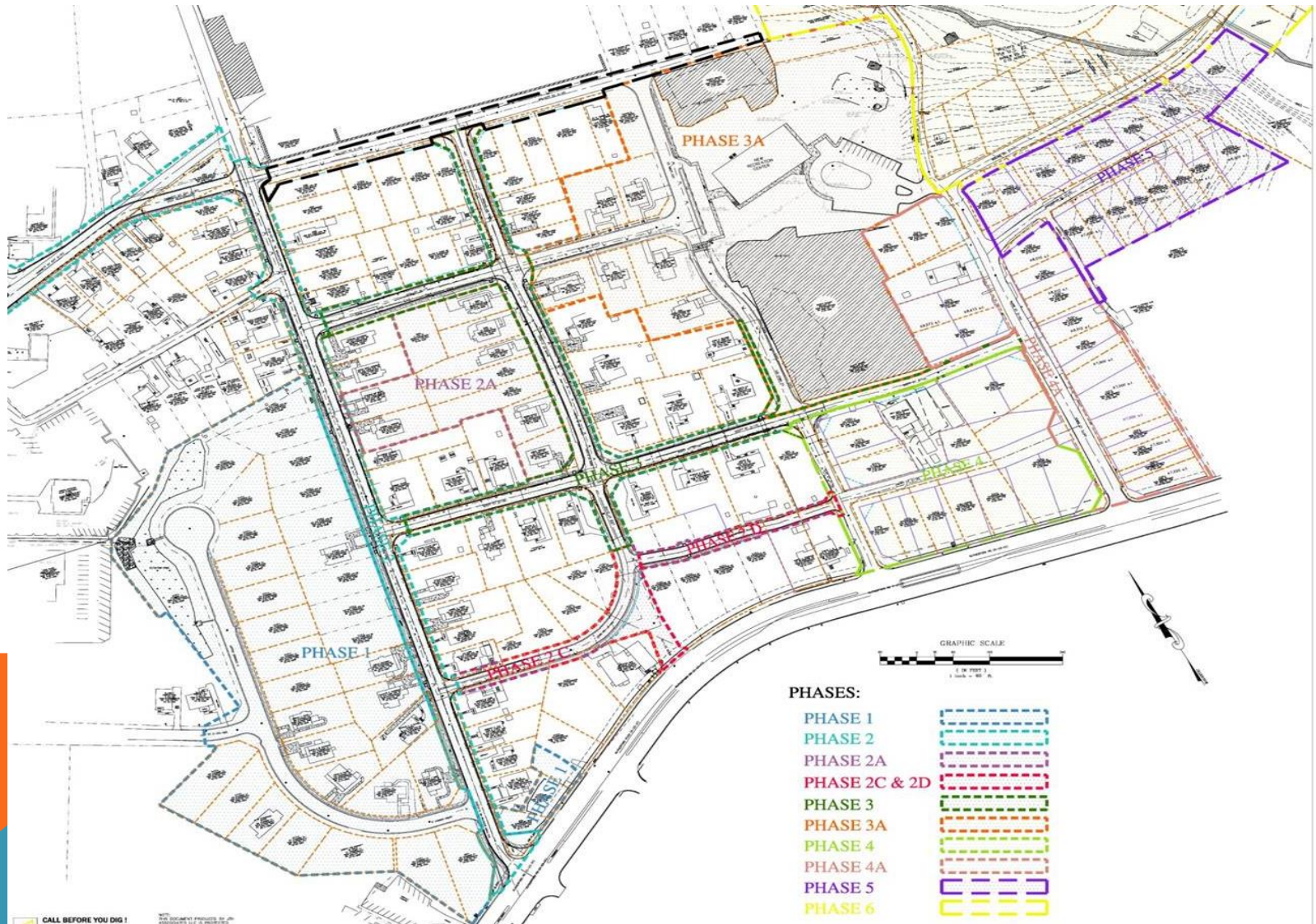
Homeownership Unit Construction

- (4 Units) – Walcott Street

Tree Planting

- Tree Planting – Walcott Street

NEIGHBORHOOD REVITALIZATION BRUTONTOWN – COMMUNITY INITIATIVES



OTHER TARGET AREAS

2017 PLANNED STRATEGIES/ACTIVITIES

Engineering, Planning, & Design

<u>Project Description</u>	<u>Target Area</u>
Poe Mill Site, Remediation Planning for Regional Park	Poe Mill
Sterling, Storm Water Management, Detention Pond	Sterling
Gridley Place, Housing Development Project	San Souci

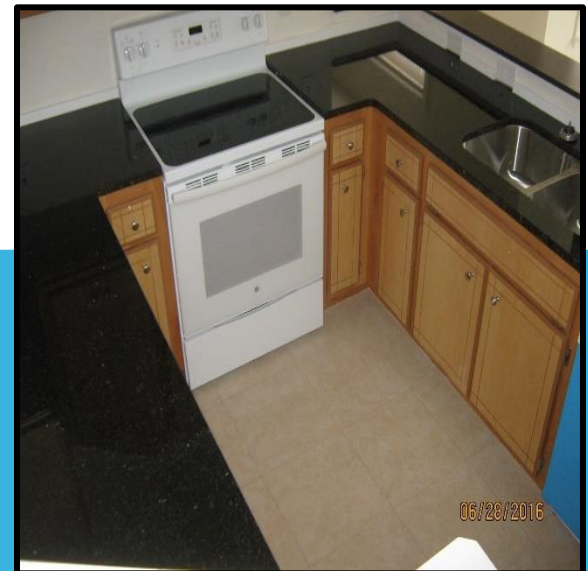
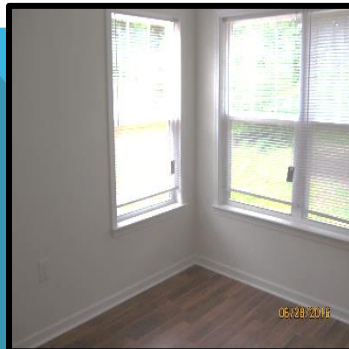
AAP SNAPSHOT OF HOUSING GOALS

Housing Activities	Total No. Proposed	GCRA Projects
Homeownership Units	15	8
Rental Units	20	20
Homelessness Prevention	40	40
Homelessness-Rapid Rehousing	40	40
Minor Home Repair Program	60	25
Major Home Repair Program	5	5
MLF-Permanent Financing	3	3
Total	183	141

AAP SNAPSHOT OF NONHOUSING GOALS

Nonhousing Activities	Proposed #
Public Service Subrecipients	20 (10,727 Persons Assisted)
Homelessness Subrecipients	6 (2,394 Persons Assisted)
Demolition – Substandard Properties	11
Infrastructure – Planning & Engineering	10
Infrastructure – Implementation	1
Public Facilities Improvement	1

Brutontown: New Construction (Rental) Duplexes

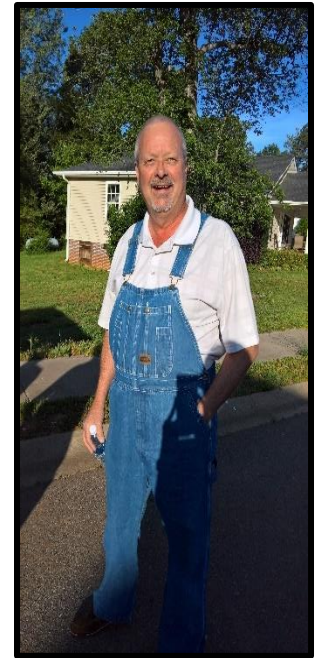




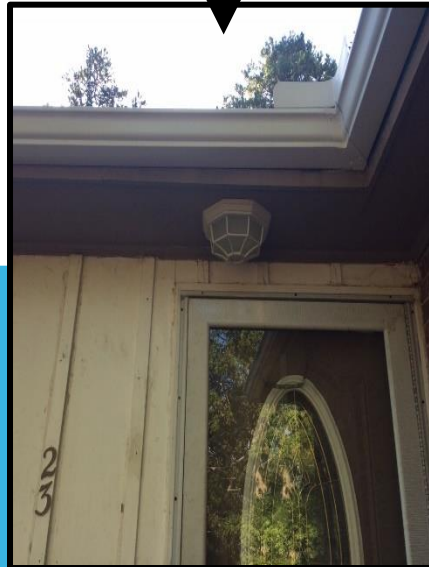
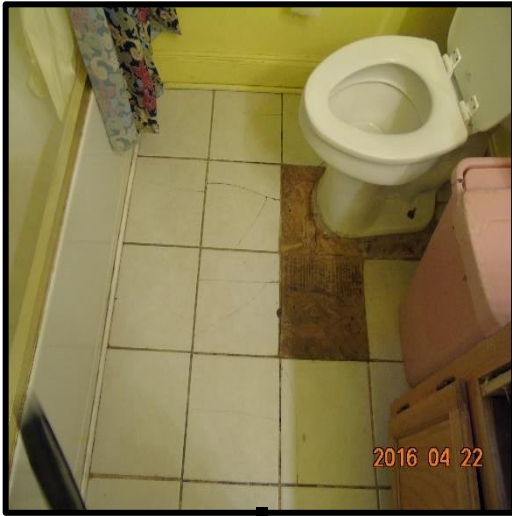
New Construction Homeownership Greer (Creekside)



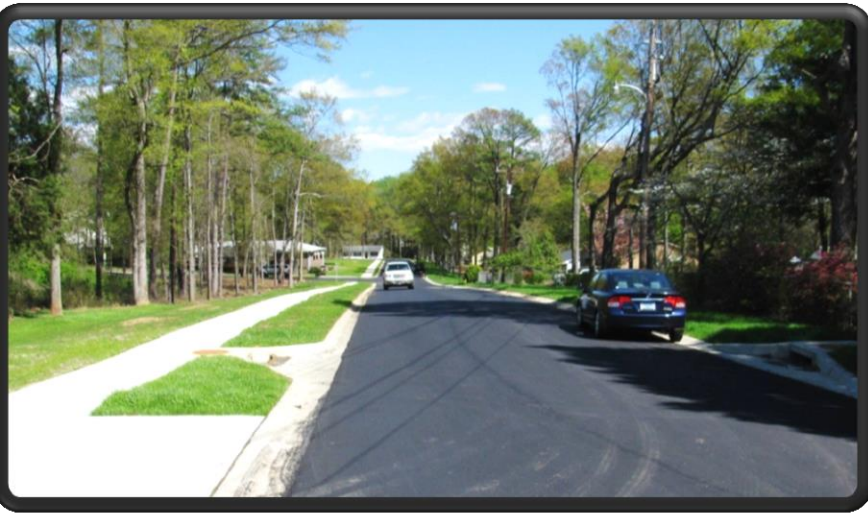
GCRA - Habitat Build Day: Partner project



Home Repair Program: Before & After



Infrastructure Improvements (Simpsonville)



Boyd-Morton street improvements completed



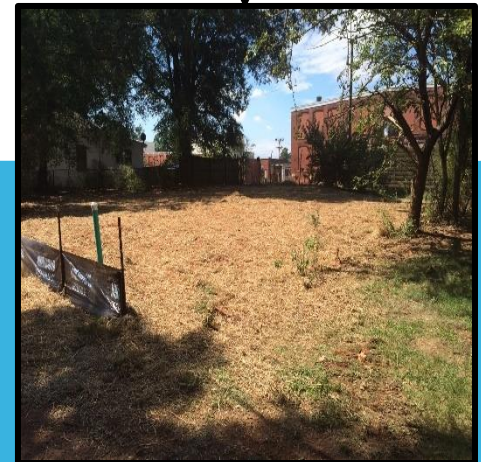
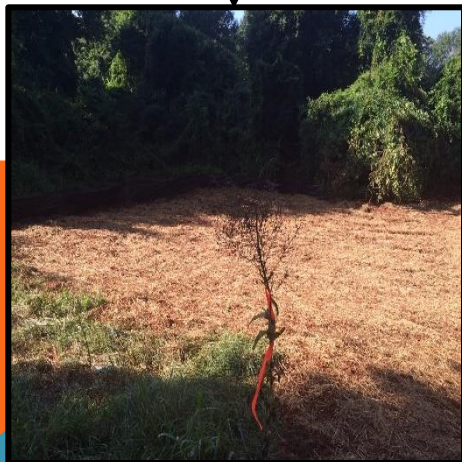
Facility Improvement: Fountain Inn



Senior Center HVAC system replacement

Demolition Activity

Demolition of condemned property for County Codes Dept. & a GCRA property



Demolition Activity

Demolition of condemned church property in Sans Souci community





Façade Improvement Program



After



Before

CITY OF MAULDIN FAÇADE IMPROVEMENT PROGRAM



Before



After