



GCRA

Greenville County Redevelopment Authority

May 21, 2019

Councilman Bob Taylor
Greenville County Council
301 University Ridge, Suite 100
Greenville, SC 29601

Re: Approval of 2019 Greenville County Annual Action Plan and Budget

Dear Councilman Taylor:

The Greenville County Redevelopment Authority (GCRA) Board and staff is requesting approval of the 2019 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 Investment Partnership and Emergency Solutions Grant (ESG) funds that will be allocated to the County beginning July 1, 2019. Additionally, the Annual Action Plan also includes Greenville County's goals and strategies for providing affordable housing, economic development opportunities and improving the communities using the entitlement funds.

It is noteworthy to mention that the use of the new Greenville County Affordable Housing Fund is also included in the 2019 Fiscal Year Annual Action Plan and Budget. This funding provides additional opportunity towards workforce housing in the County. The FY 2019 County's overall proposed annual housing goal is 242, comprising of preservation of existing housing stock, creation of new homeownership and rental housing units and various strategies of addressing homelessness.

I am requesting that this item be placed on the agenda for the June 4th 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. If you have any questions, please give me a call at 242-9801, extension 114.

Sincerely,

John Castile
Interim Executive Director

Enclosure

CC: David Doser, GCRA Board Chairman





GCRA

Greenville County FY 2019 Annual Action Plan

PREPARED BY GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

April - June 2019

FY 2019 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 2019 funds is for the period beginning July 1, 2019 to June 30, 2020.
- ❑ This funding period also marks the 5th year allocation of funds and activities for the current Greenville County's 2015-2019 Consolidated Plan

Entitlement 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.

Entitlement –Funding

Primary goals

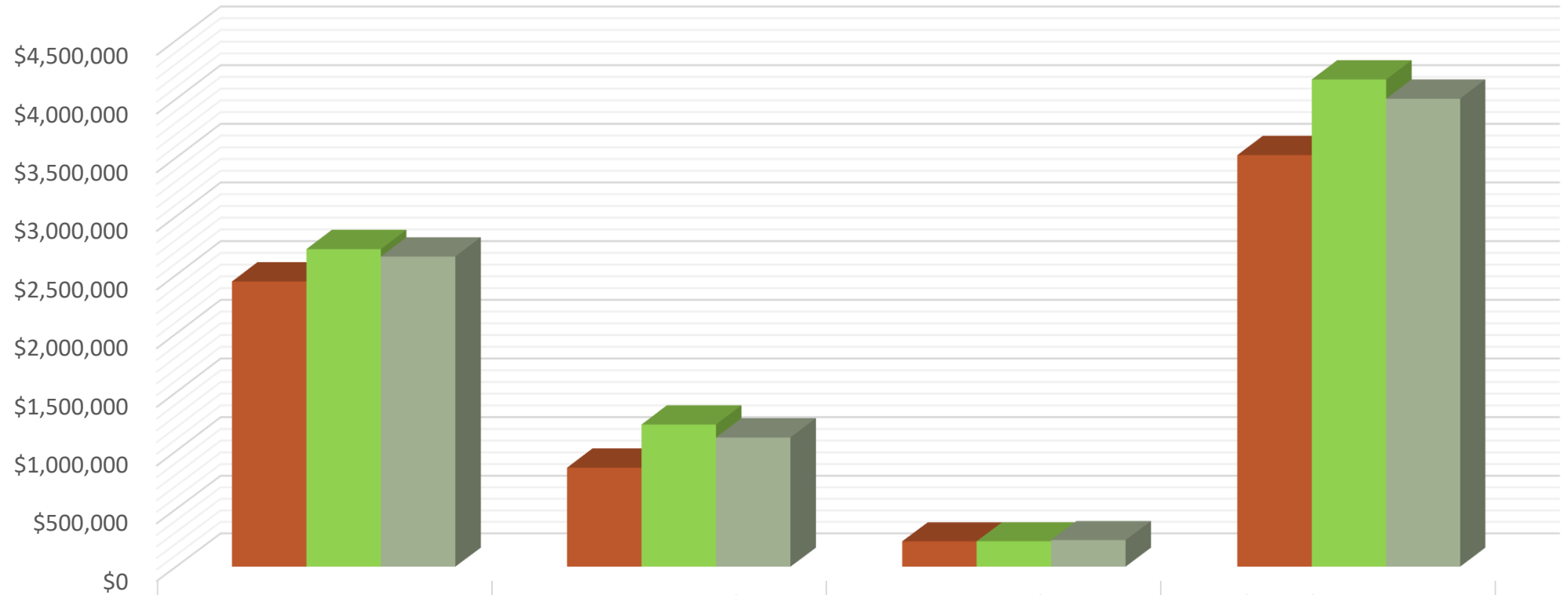
- Decent Housing
 - Suitable Living Condition
 - Economic Development
 - Neighborhood Revitalization
- .

FY 2019 ESTIMATED BUDGET

**Proposed
Funding
Allocation –
FY 2019**

Funding sources						FY 2019 Proposed	Percent of total 2018 allocation
Community Development Block Grant (CDBG)						\$2,656,722	37
Estimated CDBG Program Income						\$600,000	8
Estimated Mortgage Loan Fund						\$800,000	11
HOME Partnership Grant						\$1,114,857	15
Estimated Home Program Income						\$800,000	11
Emergency Solutions Grant (ESG)						\$230,839	3
Unrestricted - Marie Street Proceeds						\$42,000	1
Greenville County Affordable Housing Fund						\$1,000,000	14
Greenville County Lump						\$25,000	0
Total Funding Amounts						\$7,269,418	100

3 Year Grant Analysis FY 2017-2019



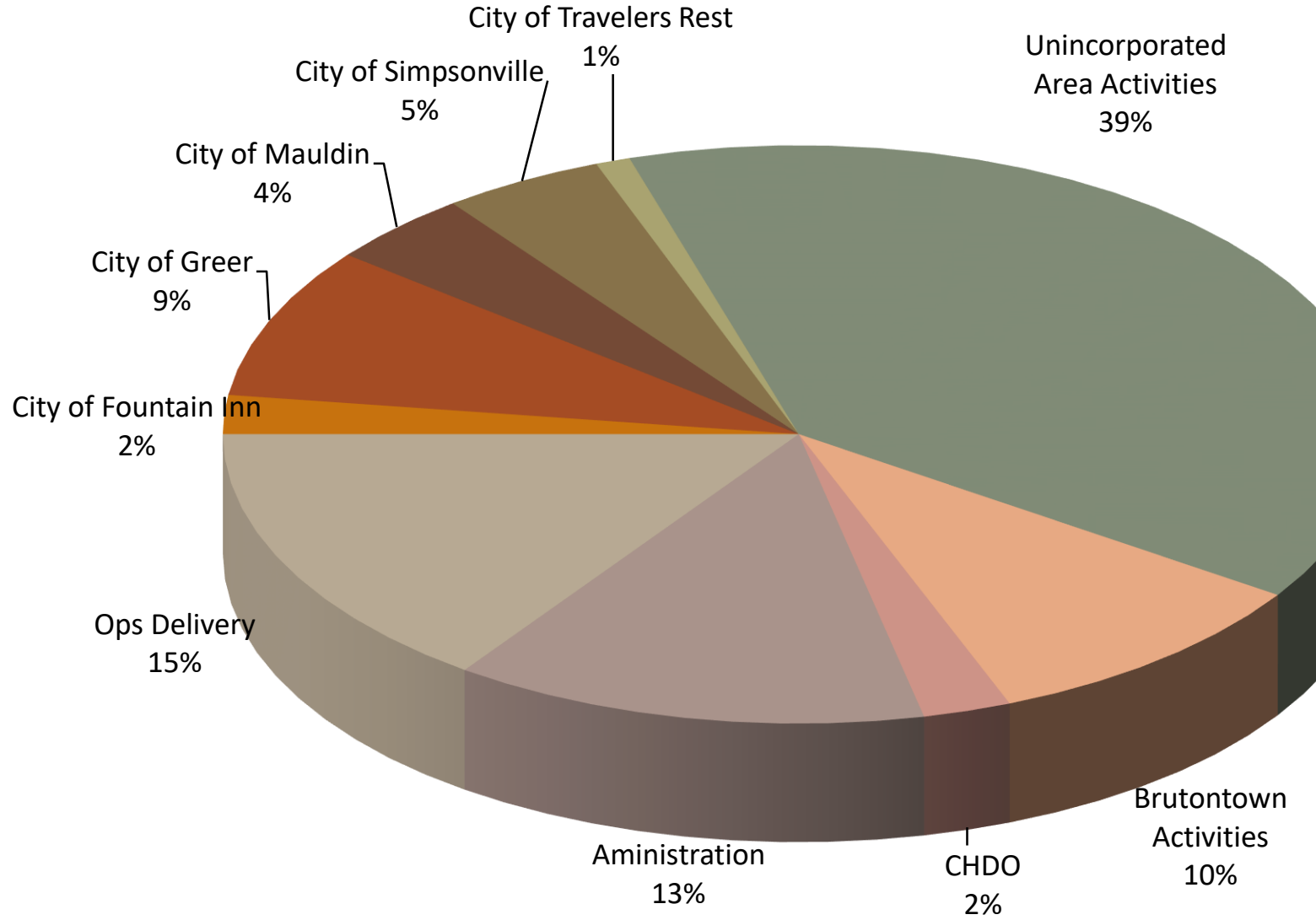
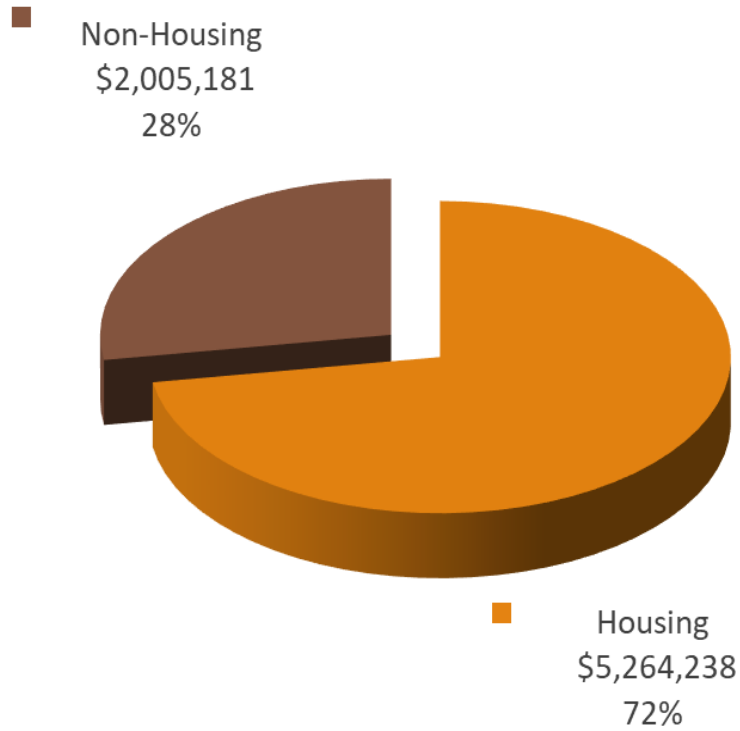
	Community Development Block Grant (CDBG)	HOME Partnership Grant	Emergency Solutions Grant (ESG)	Total Funding Amounts
■ FY 2017 Allocation	\$2,444,400	\$857,653	\$219,072	\$3,521,125
■ FY 2018 Allocation	\$2,720,479	\$1,225,415	\$220,051	\$4,165,945
■ FY 2019 Proposed	\$2,656,722	\$1,114,857	\$230,839	\$4,002,418

Proposed Annual Action Plan 2019 Budget

Location	Amount	Percent
City of Fountain Inn	154,741	2.1%
City of Greer	614,387	8.5%
City of Mauldin	291,631	4.0%
City of Simpsonville	325,686	4.5%
City of Travelers Rest	69,359	1.0%
Unincorporated Area Activities	2,858,960	39.3%
Brutontown Activities	717,681	9.9%
CHDO	167,229	2.3%
Administration	969,009	13.3%
Ops Delivery	1,100,737	15.1%
TOTAL	7,269,418	100%

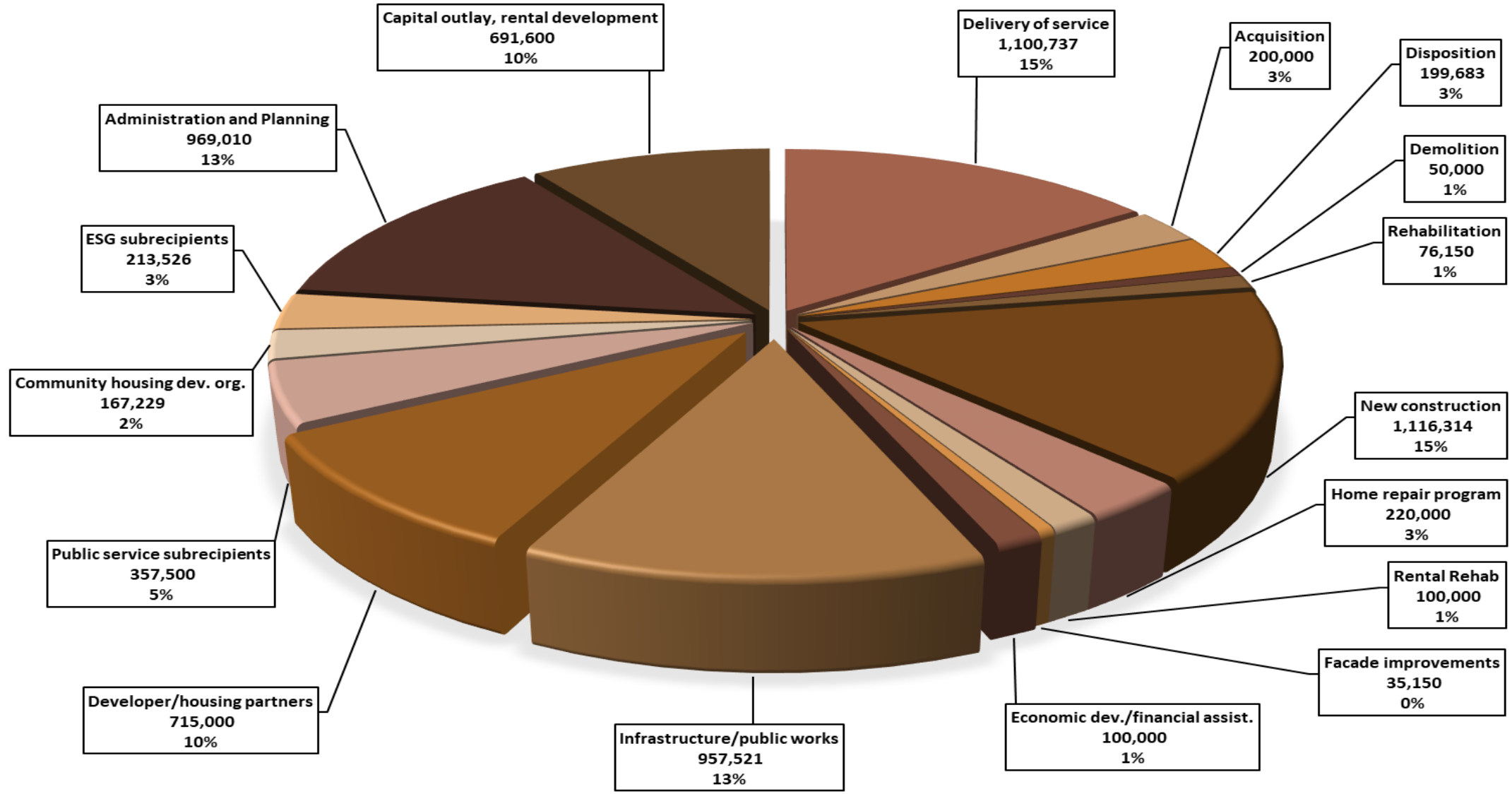
Proposed Annual Action Plan 2019 Budget

Housing vs Non-Housing



EXPENDITURES	TOTAL	PERCENT
Housing services		
Delivery of service	1,100,737	15%
Acquisition	200,000	3%
Disposition	199,683	3%
Demolition	50,000	1%
Rehabilitation	76,150	1%
New construction	1,116,314	15%
Home repair program	220,000	3%
Rental Rehab	100,000	1%
Facade improvements	35,150	0%
Economic dev./financial assist.	100,000	1%
Infrastructure/public works	957,521	13%
Developer/housing partners	715,000	10%
Public service subrecipients	357,500	5%
Community housing dev. org.	167,229	2%
ESG subrecipients	213,526	3%
Administration and Planning	969,010	13%
Capital outlay, rental development	691,600	10%
Total	7,269,418	100%

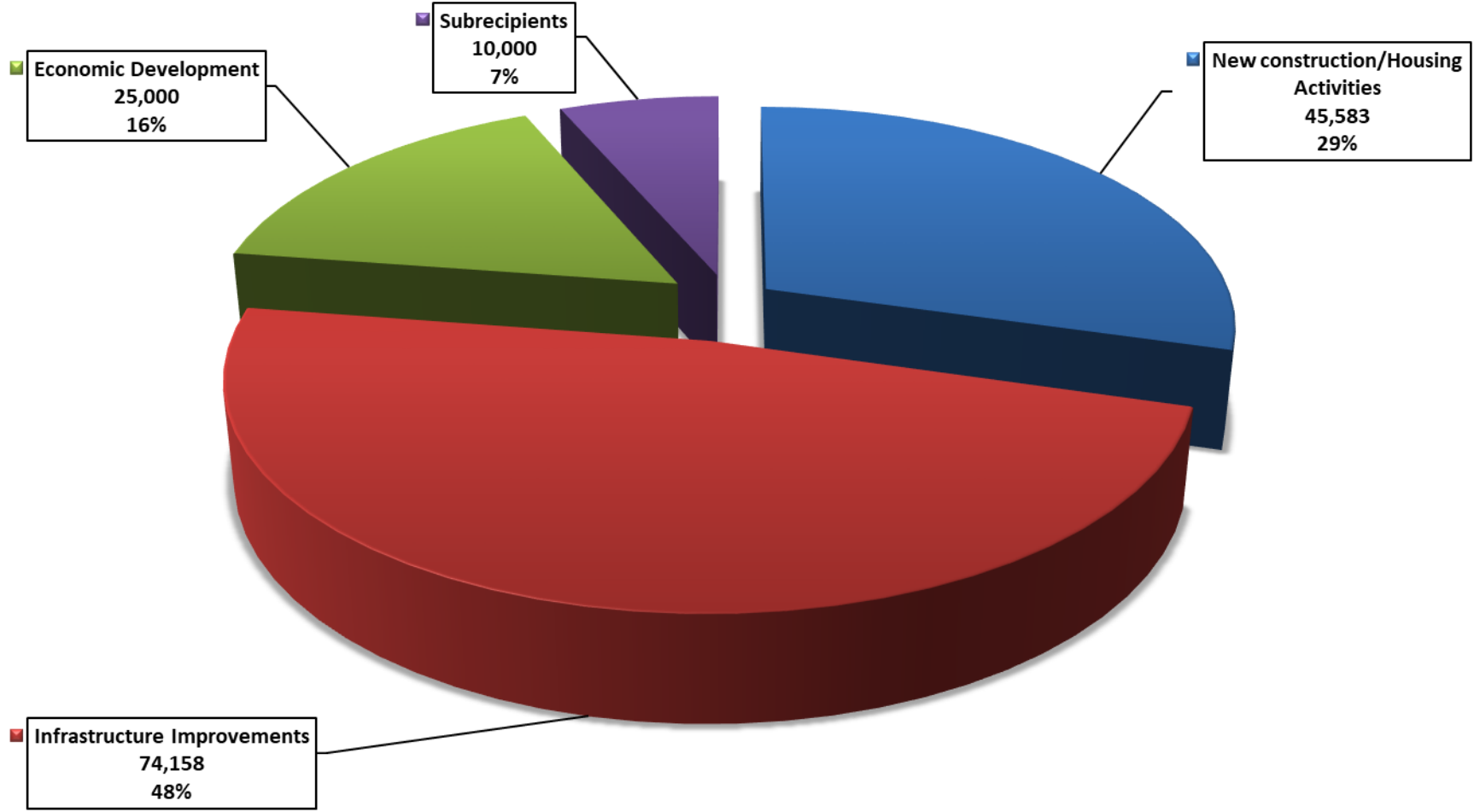
EXPENSE CATEGORIES, SORTED BY %



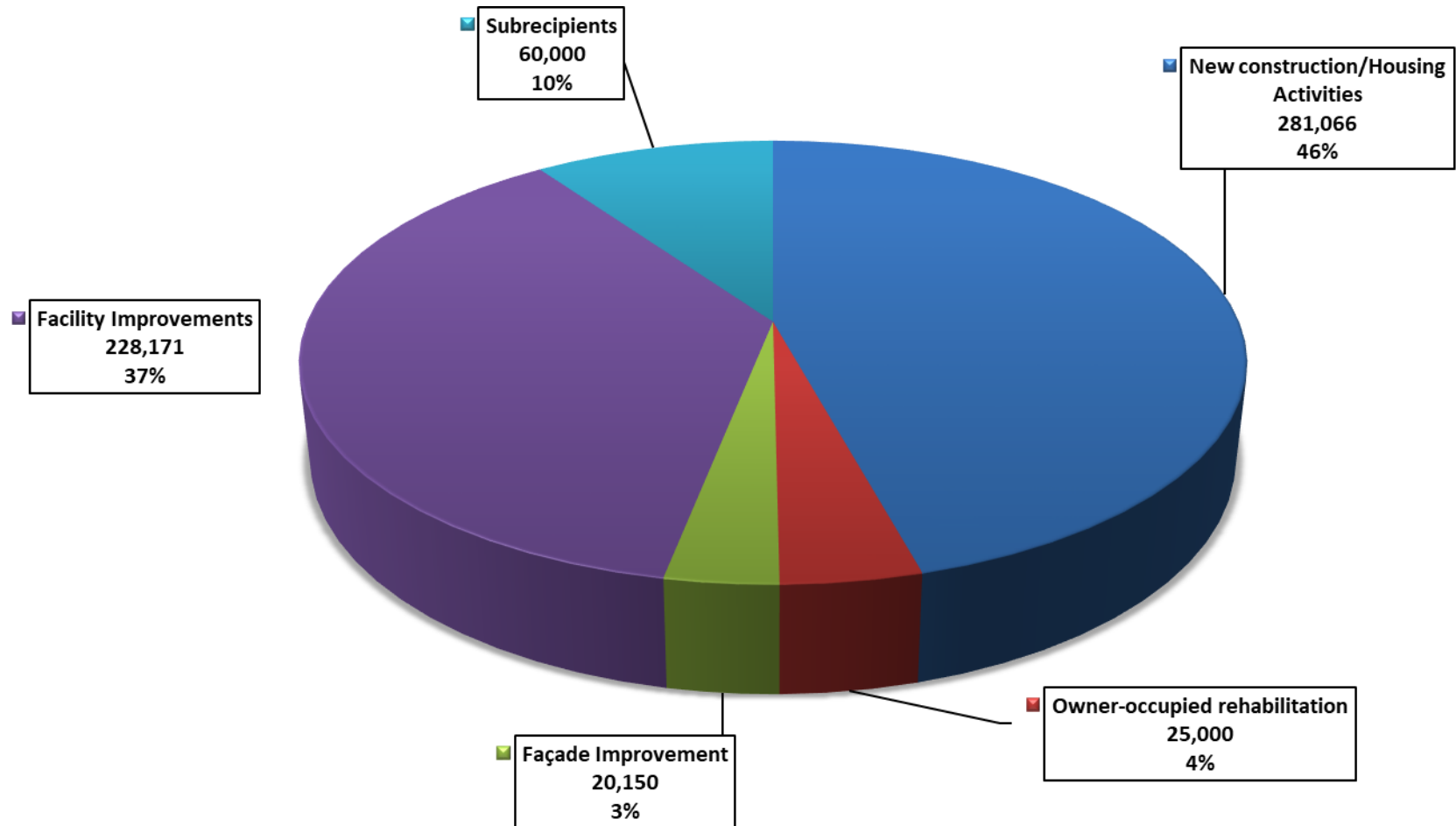
Municipal estimated Budgets



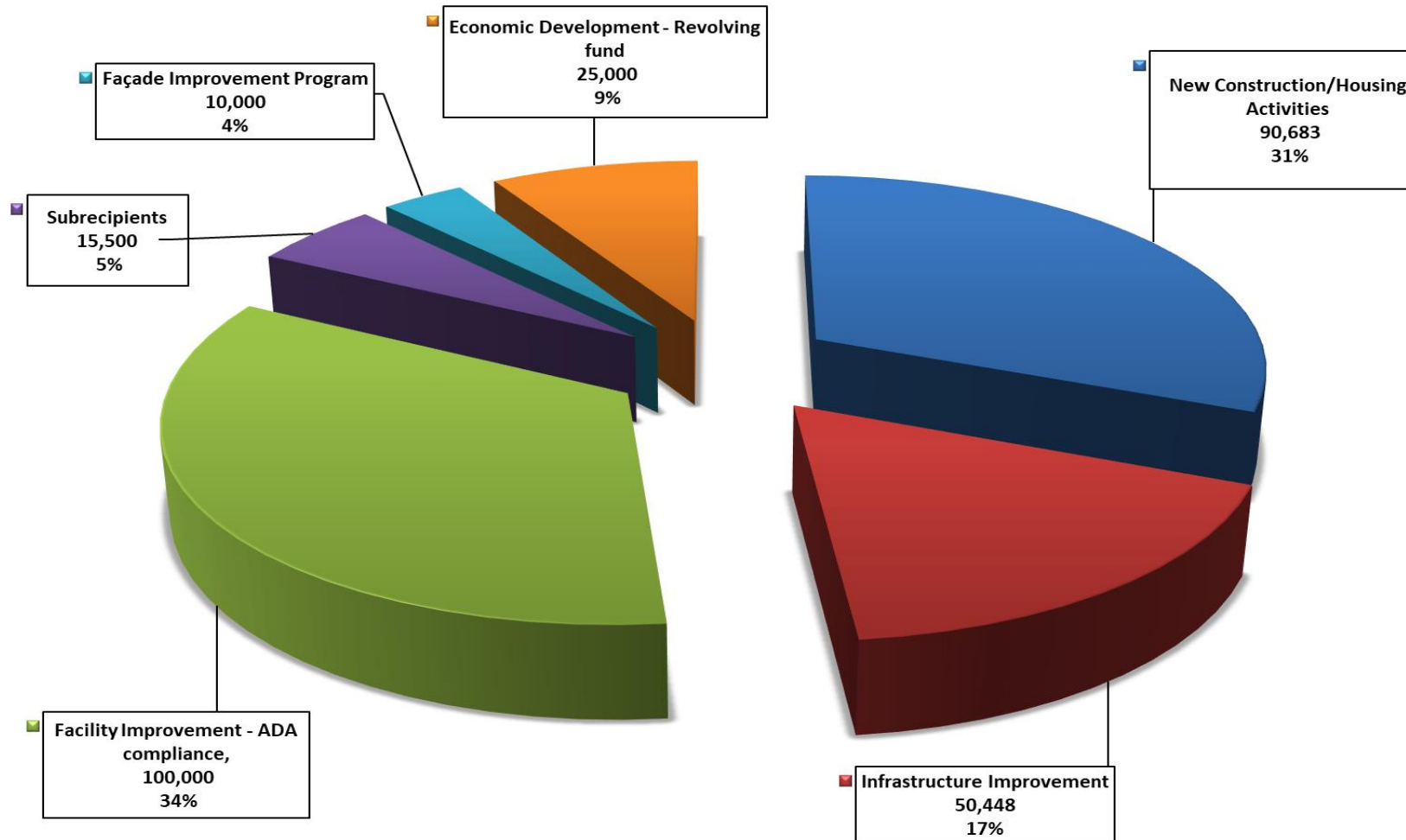
**City of Fountain Inn:
Program Year 2019
Annual Action plan proposed allocations: \$154,741**



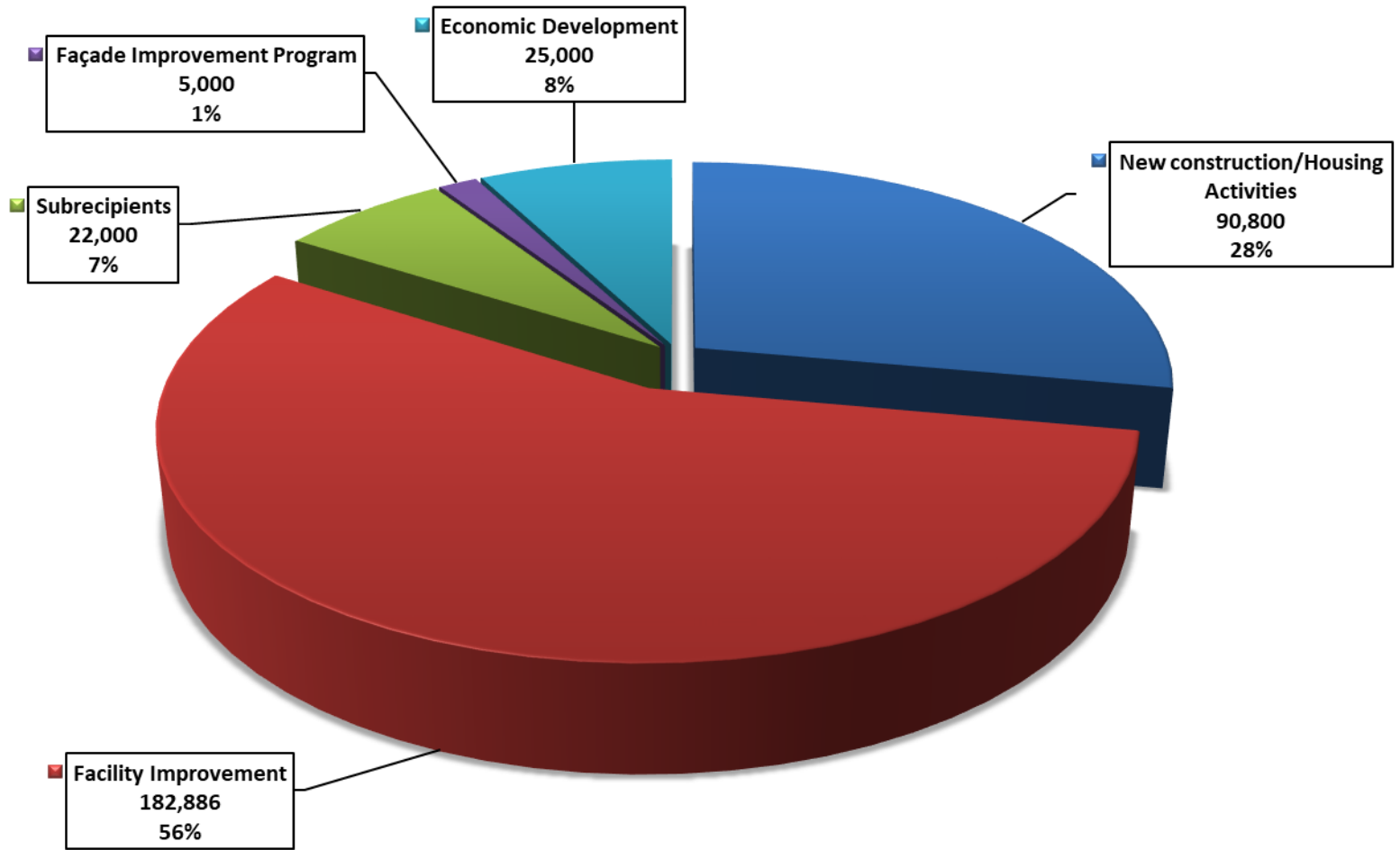
**City of Greer - Council District 18
Program Year 2019
Annual Action Plan Proposed Allocations: \$614,387**



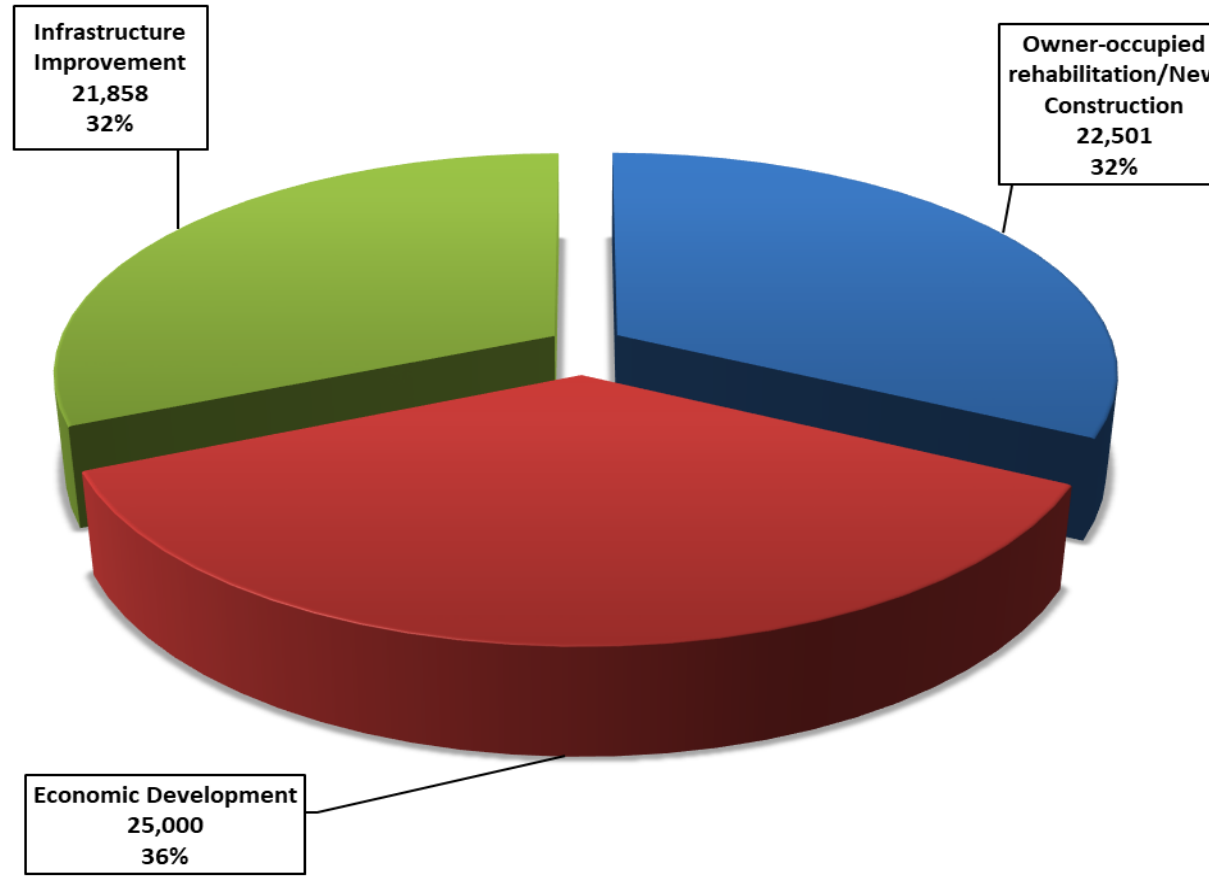
**City of Mauldin: Council District 28
Program Year 2019
Annual Action plan proposed allocations: \$291,631**



**City of Simpsonville: Council District 27
Program Year 2019
Annual Action plan proposed allocations: \$325,686**



**City of Travelers Rest: Council District 17
Program Year 2018
Annual Action plan proposed allocations: \$ 69,359**





**2019 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 Program
- Home Repair Program
- Partners Housing Development Projects – Gap financing.
- Rental Assistance – Homelessness Prevention and Rapid Rehousing

AAP Snapshot of housing goals

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units	34	13	21
Rental Units	68	20	48
Homebuyers	25	0	25
Rental Assistance - Homelessness Prevention	25	25	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Minor Home Repair Program (Seniors/Families with Disabilities)	60	5	55
Major Home Repair Program	3	3	0
MLF-Permanent Financing	2	2	0
Total	242	93	149

Housing Development 2019 HOME Partners/Subrecipients

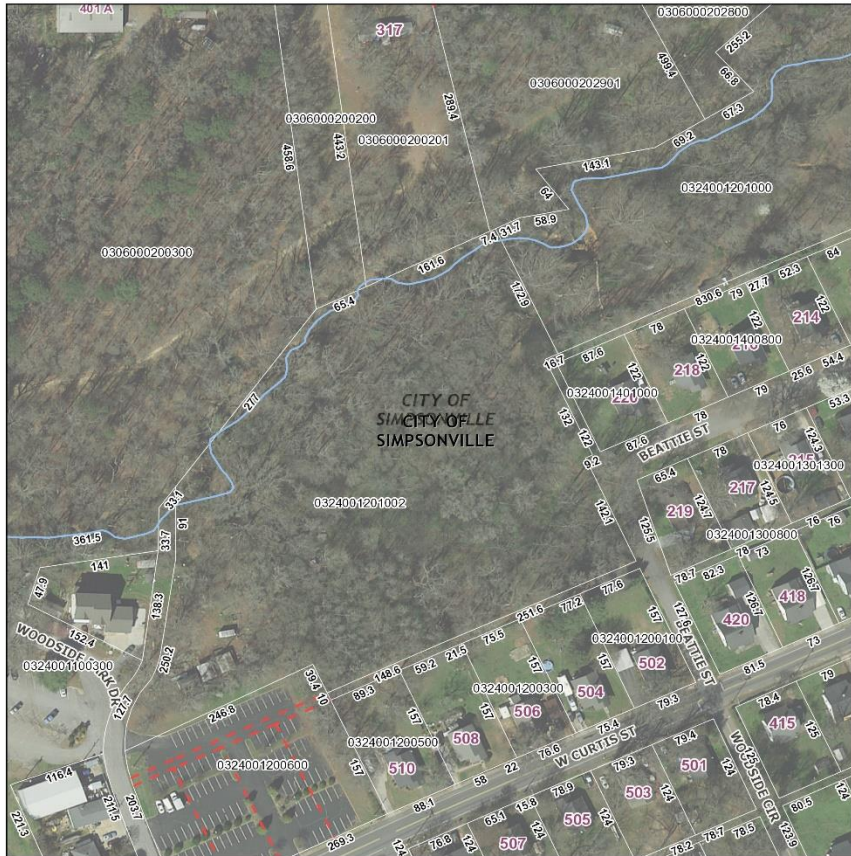
Housing Partner GC	Units	Type/population	Amount Approved	Total Project Cost
Habitat for Humanity-CHDO	5	Homeownership (Families)	\$167,229	\$591,950
Community Works Carolina	25	First-time Homebuyer Down-payment Assistance	\$115,000	\$2,250,000
Nehemiah Corporation	1	Rental Unit (Family)	\$40,000	\$166,212
Greer Community Outreach	1	Rental Unit (Family)	80,000	140,000
Total Ratio Leveraging	32		\$402,229 \$1.00	\$3,148,162 \$7

Housing Development 2019 Greenville County Affordable Housing Fund Partners/Subrecipients

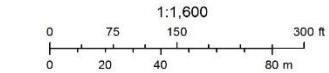
Housing Partners	Units	Type/population	Amount Approved	Total Project Cost
Habitat for Humanity	13	Homeownership (Families)	\$100,000	\$1,917,928
Neighborhood Housing Corporation	3	Homeownership Units (families)	\$141,093	\$550,283
Mercy Housing South East	46	Rental Units Individuals & families	\$200,000	\$ 8,728,606
Greenville County Redevelopment Authority	18	Rental Units (Families)	\$200,000	\$4,700,000
Total Ratio Leveraging	80		\$641,093 \$1.00	\$15,896,817 \$24.00

GREENVILLE COUNTY – AFFORDABLE HOUSING FUND - PARTNER PROJECT – HABITAT WOODSIDE PROJECT - SIMPSONVILLE 13 HOMEOWNERSHIP UNITS

Greenville County, SC



May 21, 2019



Greenville County GIS
Greenville County GIS Division, Greenville, South Carolina

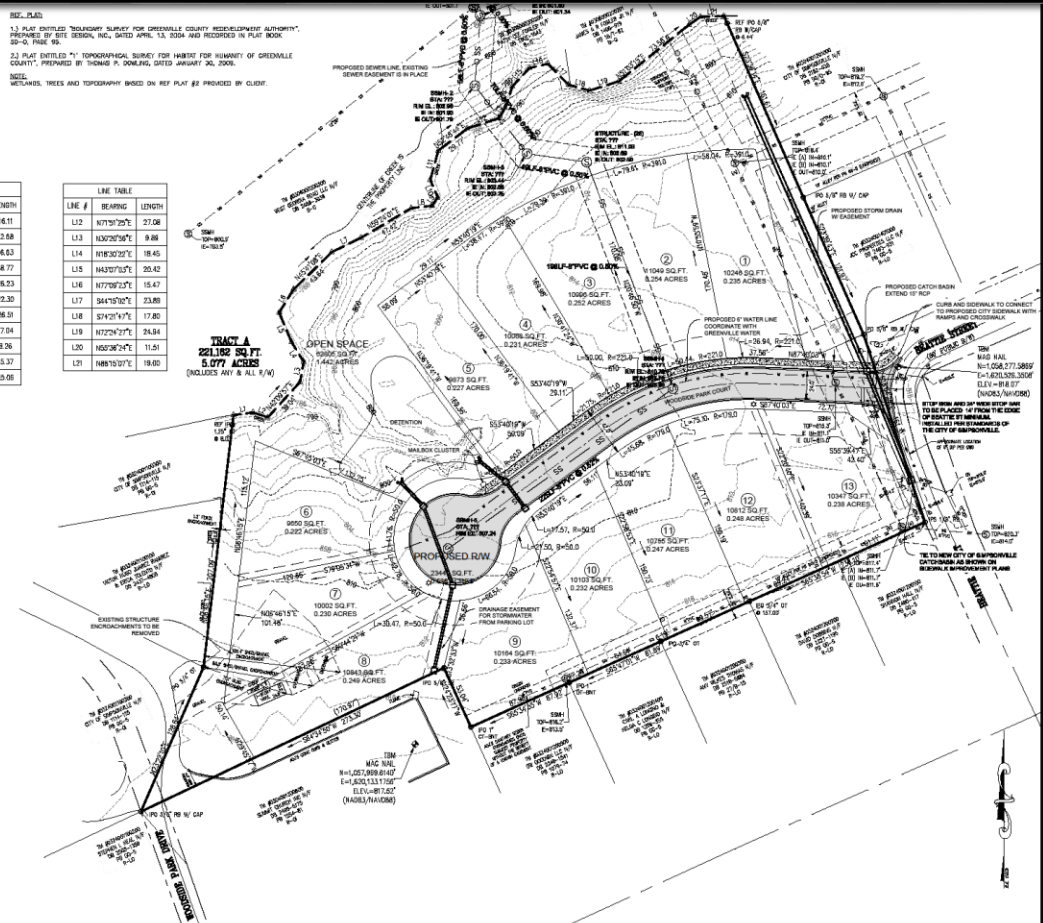
REF. PLAN:
1.3 PLAN ENTITLED "ROADWAY SURVEY FOR GREENVILLE COUNTY REDEVELOPMENT AUTHORITY",
PREPARED BY SITE DESIGN, INC., DATED APRIL 13, 2024 AND RECORDED IN PLAT BOOK
80-0, PAGE 59.
2.2 PLAN ENTITLED "TOPOGRAPHICAL SURVEY FOR HABITAT FOR HUMANITY OF GREENVILLE
COUNTY", PREPARED BY THOMAS H. JOHNSON, DATED JANUARY 26, 2009.
NOTE:
METEALS, TREES AND TOPOGRAPHY BASED ON REF. PLAN #2 PROVIDED BY CLIENT.

LINE #	BEARING	LENGTH
L1	N82°25'31"E	16.11
L2	S71°48'52"E	13.68
L3	N10°02'37"E	16.63
L4	N31°27'47"W	18.77
L5	N22°35'48"W	26.33
L6	N31°46'43"E	22.30
L7	N63°33'02"E	36.51
L8	N83°19'37"E	17.04
L9	N34°38'32"E	8.26
L10	N22°22'54"W	15.37
L11	N15°07'37"E	35.06

LINE #	BEARING	LENGTH
L12	N75°27'29"E	27.08
L13	N32°50'30"E	9.46
L14	N18°30'32"E	18.45
L15	N43°07'07"E	20.42
L16	N17°59'23"E	15.47
L17	S41°57'02"E	23.89
L18	S74°21'47"E	17.85
L19	N72°24'27"E	24.84
L20	N65°38'24"E	11.51
L21	N88°10'07"E	19.00

WILL NOT OWN, MAINTAIN, OR OPERATE ANY OF LATERALS, LIFT STATIONS, MULTI-PARTY UTILITY OWNERS, OR ANY SIMILAR OR SEWER COLLECTOR LINE. FURTHERMORE, THE WILL NOT OWN, MAINTAIN OR OPERATE THE SE SYSTEM IN THIS DEVELOPMENT. THESE SLITY OF THE PROJECT MANAGER.

AN OPEN TRADITIONAL LED, PER DUKE 1'S IS TO BE MOUNTED AT 12' OR 17' IN HEIGHT 2 WORK AS DESIGNED.



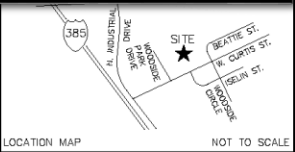
SITE DATA:

PLN: 0324001200300
TOTAL SITE = 5.08 AC
TOTAL DISTURBED AREA = 3.5 AC
ZONING - R-10 (SINGLE FAMILY RESIDENTIAL)

OPEN SPACE REQUIREMENTS:

TOTAL SITE = 5.08 AC
REQUIRED OPEN SPACE 25% = 1.27 AC
PROVIDED = 1.44 AC

SETBACKS:
FRONT - 20'
REAR - 10'
SIDES - 5'

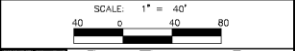


CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYORS PRACTICE MANUAL FOR SURVEYORS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

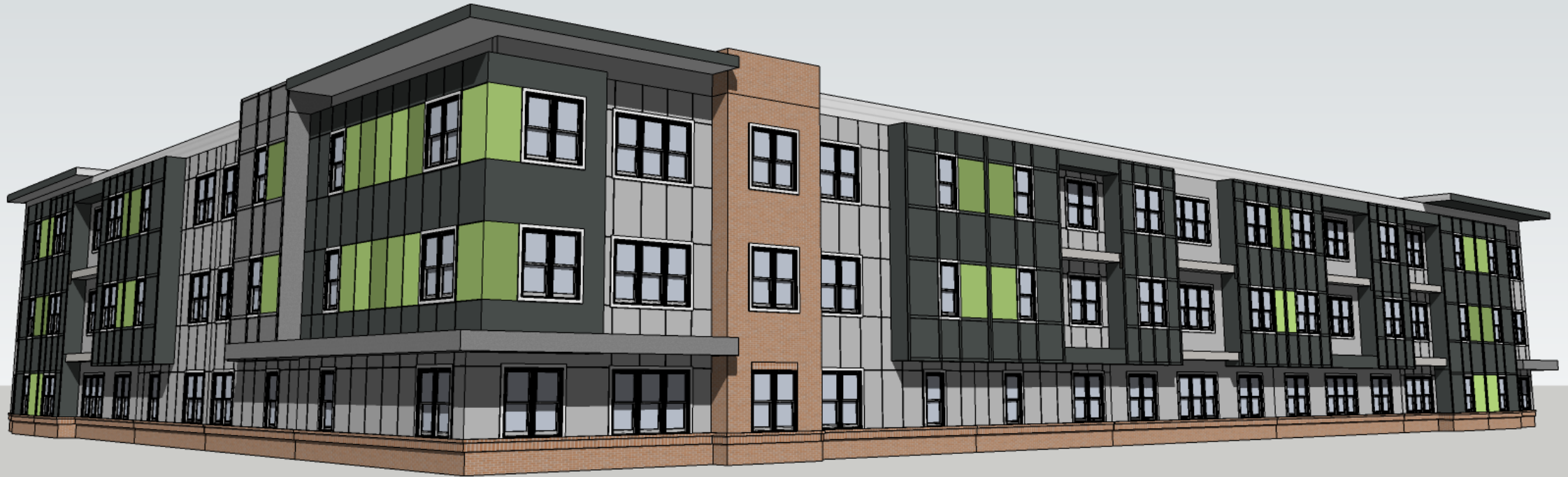
**PRELIMINARY PLAN
WOODSIDE PARK**

OWNER:
HABITAT FOR HUMANITY
OF GREENVILLE COUNTY, INC.
864-672-6336

NO. OF ACRES: 5.08 FEET OF NEW ROAD: 410
NO. OF LOTS: 13 DATE: 05/02/2019
ERROR OF CLOSURE: 0
CURRENT ZONING: R-10



SITE DESIGN, INC.
508 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601
PH: (864) 672-0466 FAX: (864) 672-0466
www.sitedesign-inc.com



GREENVILLE COUNTY AFFORDABLE HOUSING FUND -
PARTNER PROJECT – MERCY HOUSING (SE)
46 RENTAL UNITS – MAULDIN – BUTLER ROAD



Miller Place Court,
Mauldin



GCRA – Miller Place (9 duplexes - 18 Rental Units)
Mauldin (Miller Place/Old Mill Road)
Construction in progress



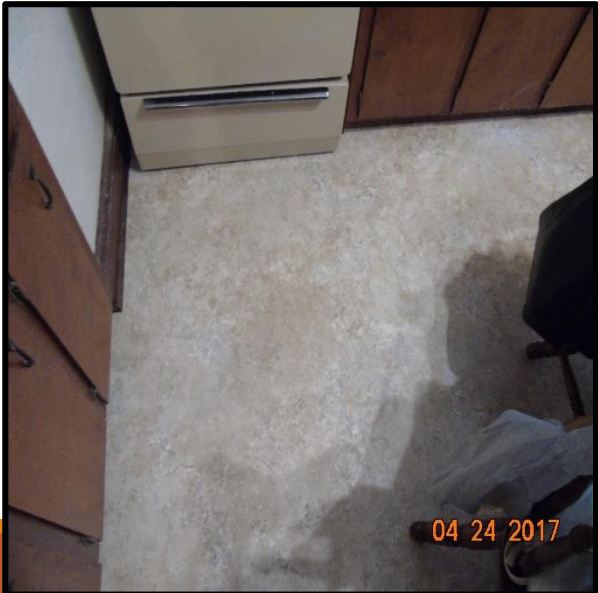
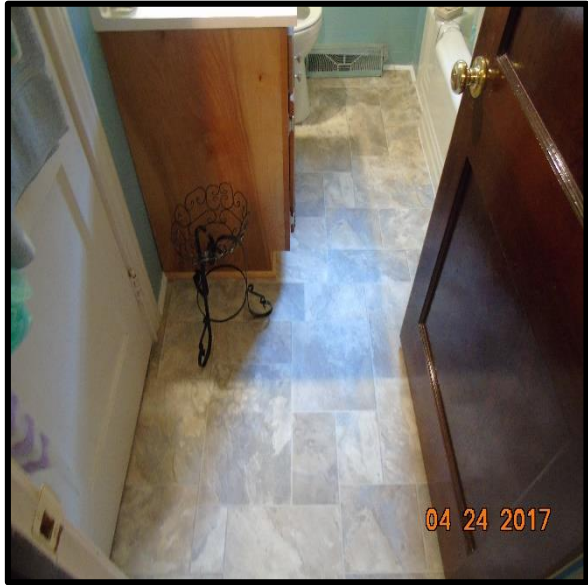
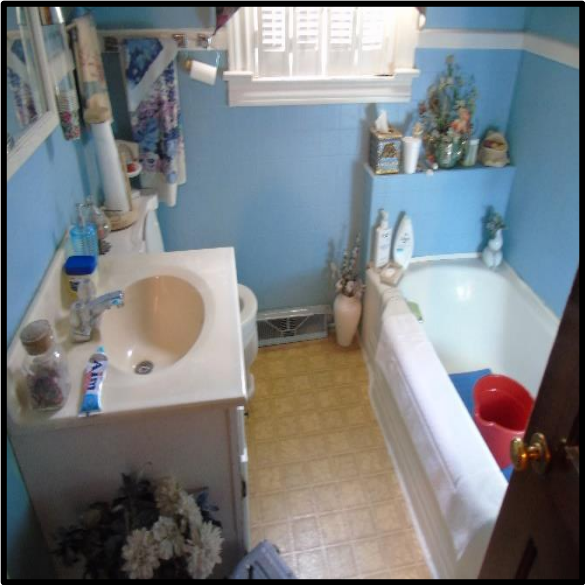
Construction in progress

Municipal Activity: Greer - GCRA project Homeownership Completed units



684 & 688 Ruddy Creek Court
Creekside subdivision

Home Repair Program: Before & After



The FY 2019 Annual Action Plan - Housing Goal and strategies are consistent and in keeping with the Consultant's Housing Study recommendations.



PRIORITY 1: Preserving and Upgrading Existing Affordable Housing Stocks (Owner Occupied Rehab)



PRIORITY 2: Home Ownership for Low-Moderate and Moderate Income Households (Home Ownership)



PRIORITY 3: Construct New Affordable Rental Units



PRIORITY 4: Low interest loans and or grants to affordable housing landlords

AAP Snapshot of Non-housing Goals

Suitable Living condition

Community Development 2019 CDBG Public Services Subrecipients

Public Service	Number	Municipality	Unincorporated
Subrecipients	20	14	6
Persons Assisted	12,946	9,050	3,896

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	HRRP
Subrecipients	11	3	5	1	2
Persons Assisted	1750	212	788	600	150

Annual Action Plan: Goals & Objectives

Suitable Living Conditions

- Infrastructure improvement
- Facility Improvement
- Demolition – Address slum & Blight
- Public Service activities – CDBG Subrecipients
- Neighborhood capacity building – GAP funds

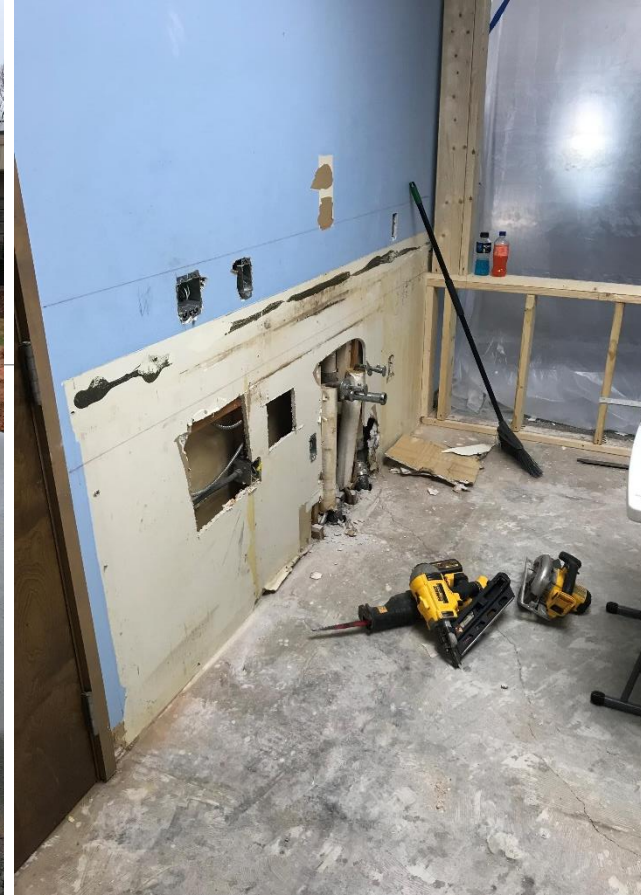
Addressing Homelessness

- Shelter & Outreach initiatives
- Financial/Rental Assistance – At Risk of Homelessness or Literally homeless

Infrastructure/Facility improvements

Municipalities- Facility & Infrastructure Improvement Projects

<u>Municipalities</u>	<u>Location</u>
Greer Century Park – Kids Planet - ADA Compliance Improvement	Greer
Sanctified Hill Park – Fountain Inn	Fountain Inn
Woodside Mill Sidewalk & Stormwater Improvement	Simpsonville
Mauldin Senior & Cultural Center – ADA Compliance Improvement	Mauldin
Simpsonville Senior Center – ADA Compliance Improvement	Simpsonville
Others - Unincorporated	
Demolition of substandard and blighted properties	Countywide



Mauldin Senior Center



Construction in Progress-
Mauldin Senior Center



Simpsonville Woodside Sidewalks

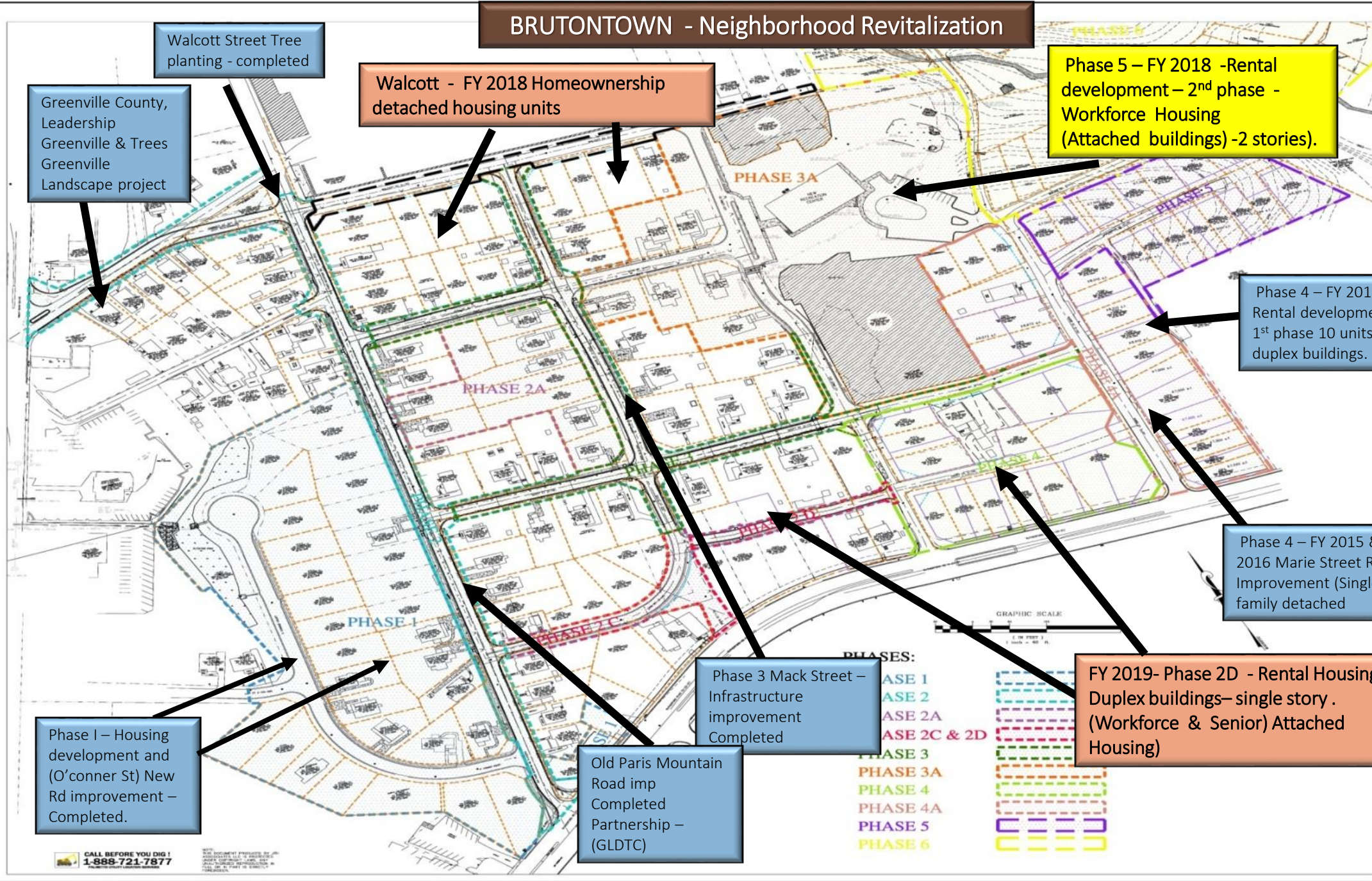
Fountain Inn – Thrift Street Sidewalk



Neighborhood Revitalization

- Brutontown improvement strategies
 - Phase 2D – Engineering design & Plan – Road improvement
 - Phase 5 – Engineering design & Plan – Road improvement
 - Housing Development
- Sterling Community –
 - lighting plan
 - Infrastructure Improvement – Middleton, Sterling and Maloy Street
- Poe Mill – Brownfield Remediation completion

BRUTONTOWN - Neighborhood Revitalization



Walcott Street Tree planting - completed

Greenville County, Leadership Greenville & Trees Greenville Landscape project

Walcott - FY 2018 Homeownership detached housing units

Phase 5 – FY 2018 -Rental development – 2nd phase - Workforce Housing (Attached buildings) -2 stories).

Phase 4 – FY 2015/16 Rental development – 1st phase 10 units - 5 duplex buildings.

Phase 4 – FY 2015 & 2016 Marie Street Road Improvement (Single family detached)

Phase I – Housing development and (O’conner St) New Rd improvement – Completed.

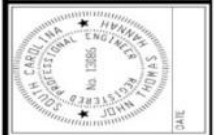
Phase 3 Mack Street – Infrastructure improvement Completed

Old Paris Mountain Road imp Completed Partnership – (GLDTC)

FY 2019- Phase 2D - Rental Housing . Duplex buildings– single story . (Workforce & Senior) Attached Housing)

NO.	REVISIONS	DESCRIPTION	DATE

APPROVALS	PROJECT ENG.	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED



JTH ASSOCIATES, LLC
ENGINEERS & PLANNERS
340 PELHAM ROAD, SUITE 106
GREENVILLE, SOUTH CAROLINA 29615
804-651-3330

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

BRUTONTOWN PHASE DRAWING

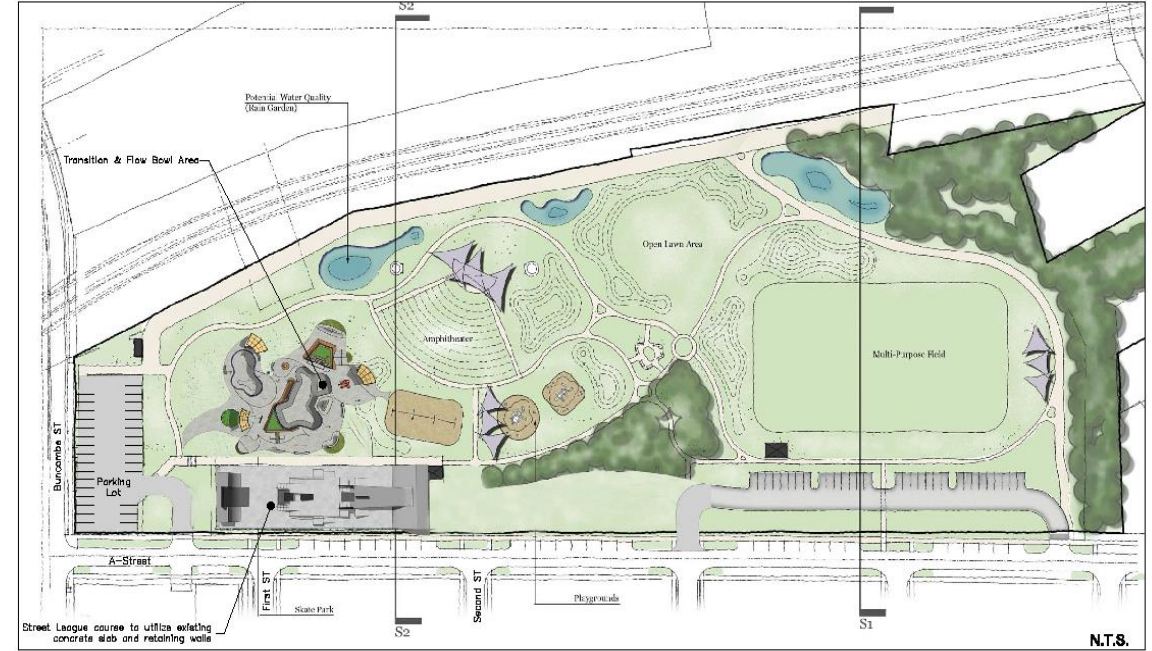
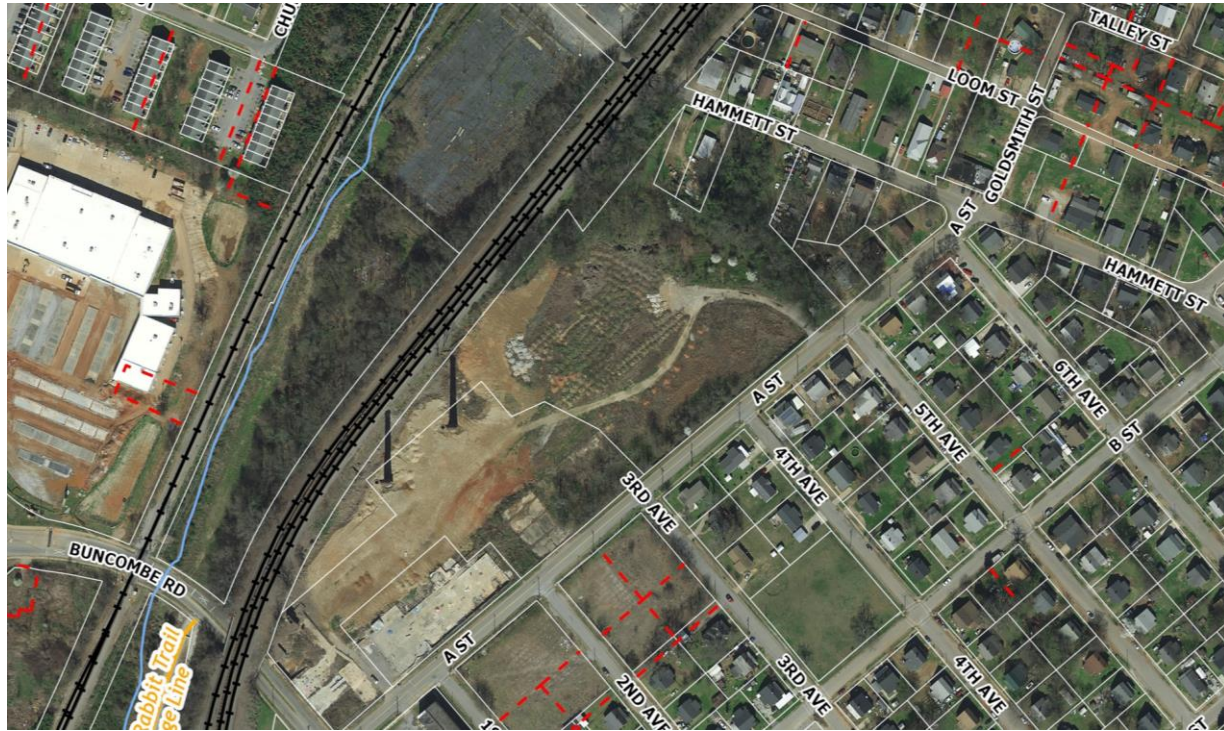
DATE	MAR 2010	SHEET	1
SCALE	1" = 60'	OF	1
PROJECT NO.	XXXXXX	DWG. NO.	

CALL BEFORE YOU DIG! 1-888-721-7877

THIS DOCUMENT PREPARED BY JTH ASSOCIATES, LLC IS A SERVICE OF THE FIRM AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JTH ASSOCIATES, LLC.



Brutontown Activity – New Construction Homeownership



POE MILL PARK
GREENVILLE, SC



SITE PLAN CONCEPT

Poe Mill Site – Brownfield Remediation

AAP Snapshot of Economic Development Opportunities

Economic Development Programs	Proposed #
ED – Business Loans	2
Façade Improvement Program	6
Total	8

FAÇADE Improvement Program – Ferguson HVAC



City of Mauldin FAÇADE Improvement Program



Before



After

City of Greer Façade Improvement Program



115 S Main St



205 Trade Street

Questions?