



**G CRA**

**GREENVILLE COUNTY  
2020-2024 CONSOLIDATED PLAN**

**FY 2019  
AMENDMENT TO  
ANNUAL ACTION  
PLAN**

**GREENVILLE  
COUNTY 2020- 2024  
CONSOLIDATED  
PLAN**

**FY 2020 ANNUAL  
ACTION PLAN**


**PUBLIC HEARING**

Prepared by:

Greenville County Redevelopment Authority

April 2020





The **Coronavirus Aid, Relief and Economic Security Act** (CARES Act) makes supplemental Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding for grants to prevent, prepare for, and respond to coronavirus (CDBG-CV and ESG-CV grants).

## CARES ACT

**CARES ACT FUNDING  
COVID-19 ALLOCATION  
AMENDMENT TO FY 2019 ANNUAL ACTION  
PLAN TO INCLUDE**

- Emergency Solutions Grant Decent Housing
  - ESG-CV grant **\$804,966**
  
- Community Development Block Grant
  - CDBG-CV grant: **\$1,640,656**

### ESG-CV Proposed Uses

- **Administration**
- **Subrecipient Case management**
- **Prevention and Rapid Rehousing**
  - **Rental Assistance and Utilities**
- **HMIS**

### CDBG-CV Proposed Uses

- **Administration**
- **Subrecipient Case management**
- **Rental Assistance and Utilities**
- **Food and Nutrition Assistance**
- **Medical & Testing Assistance**
- **Mortgage Assistance**
- **Charity Tracker license**
- **Medical Safety Supplies**
- **Small Business Financial Assistance**

## AMENDMENT TO FY 2019 ANNUAL ACTION PLAN TO INCLUDE THE USE OF COVID-19 FUNDS

## ESG-CV AND CDBG-CV PROPOSAL

# CONSOLIDATED PLAN

- Greenville County carries out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). Federal regulations require states, cities, and counties to submit a Consolidated Plan every five years for the following programs:
  - HOME Investment Partnership Program (HOME)
  - Community Development Block Grant Program (CDBG)
  - Emergency Solutions Grant (ESG)



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# CONSOLIDATED PLAN: PURPOSE

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- The Consolidated Plan establishes a unified, coordinated vision for community development actions for the upcoming five years. Key elements of the Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process.
  - Greenville County Redevelopment Authority uses the input from citizens and its community development partners to determine its housing and community development needs, develop strategies for addressing those needs and undertake specific actions consistent with those strategies.

# PUBLIC PARTICIPATION PROCESS

January 30, 2020: Kick off Session.

February 2020: Focus Group meeting - Housing Development partners, Homeless providers, Public Service agencies, public agencies, GCRA board members etc.

February 2020 : Public info session – needs assessments in public libraries in Fountain Inn, Greer, Mauldin, and Travelers Rest municipalities.

March 2, 2020: Public info session – needs assessments in public library in Simpsonville.

February – March 2020: Public Hearings during City Council meeting dates.

April 27, 2020: Public Hearing – Present draft report of FY 20-24 Consolidated Plan, Annual Action Plan FY 2020, and Amendment to Annual Action Plan FY 2019

April 28, 2020: GCRA Board review of draft report

May 4, 2020: Present Annual Action Plan and Consolidated Plan to Planning and Development Committee.

May 11, 2020 : Present Annual Action Plan and Consolidated plan to Finance Committee.

May 2020: Present Final Plan to Greenville County Council for adoption.

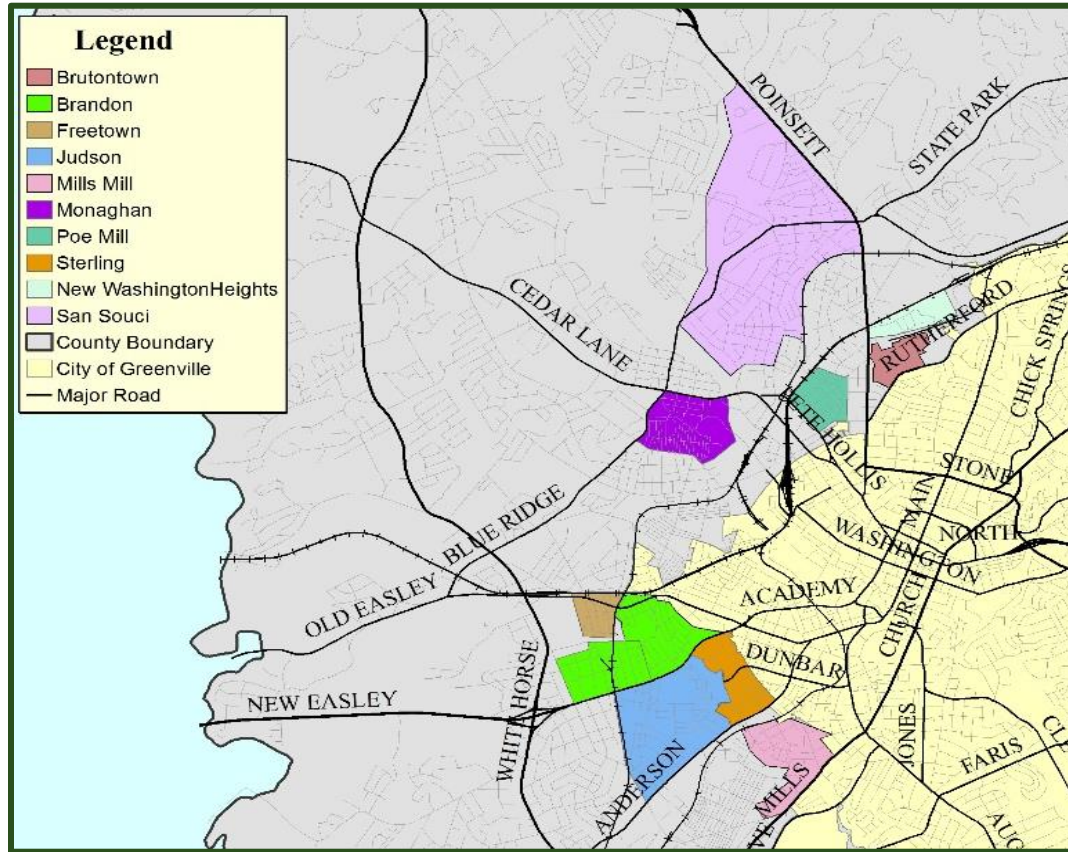
May 15, 2020: Submit Consolidated Plan and Annual Action Plan to HUD.



# MUNICIPAL PUBLIC HEARINGS

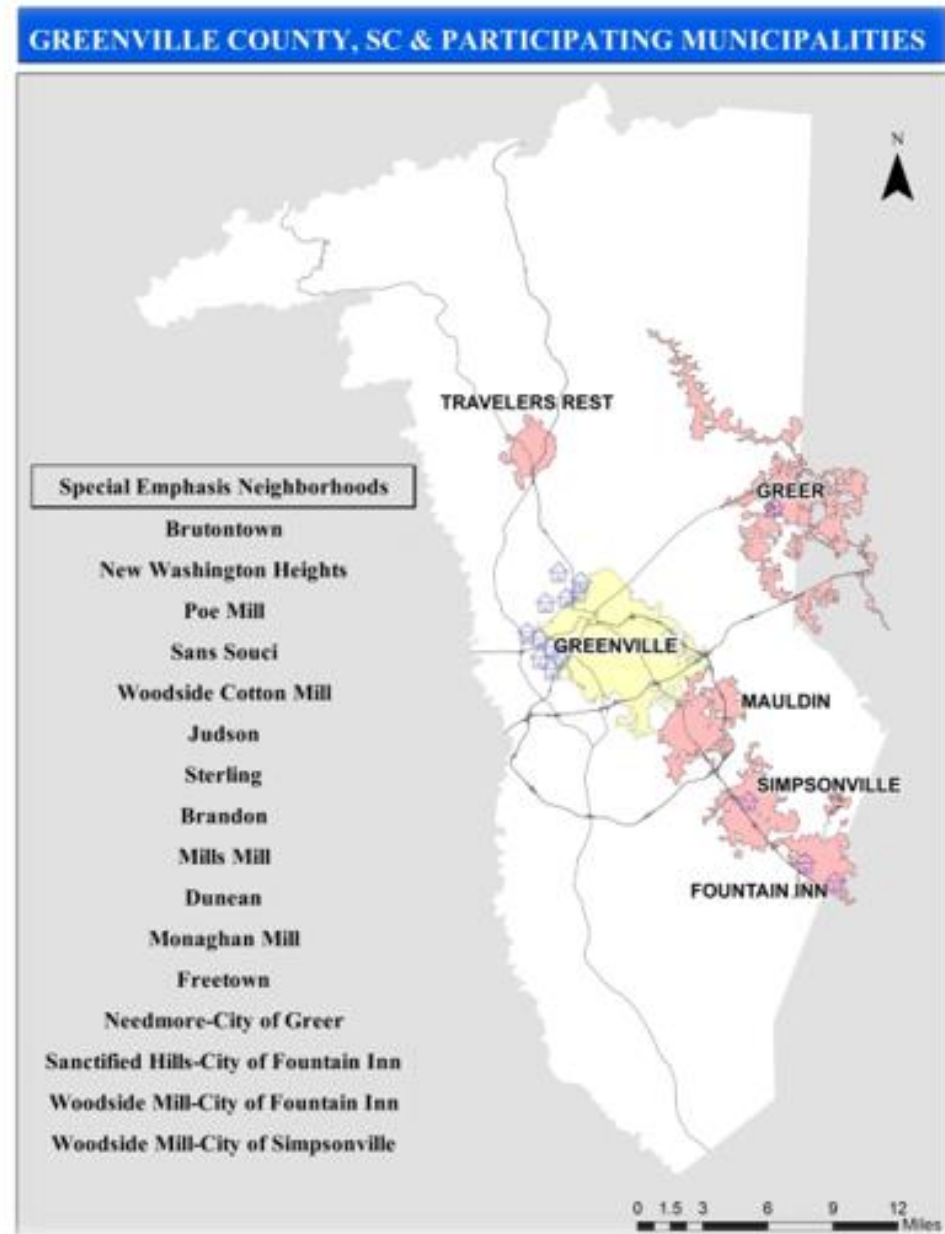
MUNICIPALITY	PUBLIC HEARING DATE
Simpsonville	February 11, 2020 @ 6:30 pm
Fountain Inn	February 13, 2020 @ 6:00 pm
Mauldin	March 16, 2020 @ 7:00 pm
Travelers Rest	March 5, 2020 @ 6:00 pm
Greer	March 10, 2020 @ 6:30 pm

# GCRA's Jurisdiction and Special Emphasis Neighborhoods



## Special Emphasis Neighborhoods

- Brutontown
- New Washington Heights
- Poe Mill
- Sans Souci
- Woodside Cotton Mill
- Judson
- Sterling
- Brandon
- Mills Mill
- Duncan
- Monaghan Mill
- Freetown
- Needmore, Greer
- Sunnyside, Greer
- Sanctified Hills –Fountain Inn
- Woodside Mill - Fountain Inn
- Woodside Mill –Simpsonville



# COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- At least 70% must be used for activities that benefit individuals with low to moderate incomes.
- All activities must meet one of three national objectives:
  - Benefit low- and moderate-income persons (by area or for limited clientele or presumed benefit).
  - Prevention or elimination of slums or blight
  - Urgent community development need (there must be an immediate threat to the health or welfare of community)

# CDBG – ELIGIBLE ACTIVITIES



Housing Activities.



Public Works.



Public Facilities and Improvements.



Economic Development.



Public Services (no more than 15% of the grant)

# HOME INVESTMENT PARTNERSHIP (HOME)

- A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for low- and very low-income families and households.



# ELIGIBLE – HOME ACTIVITIES



- Homeowner Rehabilitation Activities
  - Owner-occupied repairs
  - Owner-occupied rehabilitation
  - Owner-occupied reconstruction
- Homebuyer Activities
  - Acquisition
  - Acquisition/ rehabilitation
  - New construction
  - Lease-purchase
- Rental Development – Rehabilitation and New Construction

# EMERGENCY SOLUTIONS GRANT (ESG)



The Emergency Solutions Grant provides funding for:

- **Street outreach** – literally homeless or fleeing (living in streets or places not meant for human habitation)
- **Emergency shelter** – literally homeless or at risk (shelters, group homes and transitional houses)
- **Homelessness prevention** – Imminent risk of homelessness (HH income must be below 30% of AMI)
- **Rapid re-housing** – Literally homeless or Fleeing
- **Data collection** – Homeless Management Information System (HMIS)

# ESG - ELIGIBLE ACTIVITIES

- Conversion of buildings for use as shelters
- Rehabilitation for use as shelters
- Essential Services:
  - Support services – medical, case management, job training, mental health, substance abuse, etc.
- Operating Costs
  - Maintenance, insurance, utilities, etc.
- Homelessness Prevention
- Rapid Rehousing





**G C R A**

**NEEDS  
ASSESSMENT**

2020-2024  
CONSOLIDATED  
PLAN



# HOUSING NEEDS: MUNICIPALITIES & UNINCORPORATED

# COMMUNITY DEVELOPMENT NEEDS

## Infrastructure/Facility Improvements

- Improved roads, sidewalks, signage, multimodal transportation, and curbing
- Accessibility Improvement to Public Facilities
- Increased street lighting
- Improved storm water, sewer & drainage systems
- Improvements to gateways & recreation facilities
- Improve Existing Parks
- Increased bus routes, operations, and shelters

## Public Safety

- Crime Prevention
- Pedestrian Safety
- Crime Prevention Through Environmental Design

# PUBLIC SERVICE NEEDS



- **Programs**
  - Affordable Childcare
  - Youth and Teen Programs
    - After school programs
    - Summer programs
  - Health Care
    - In-School Care
    - Mental Health
  - Healthy Food Programs
  - Programs for Elderly Population
    - Elderly activity and service programs
  - Workforce Training

# HOMELESSNESS NEEDS

## Housing Services

- Intensive Case management
- Prevent individuals and families from becoming homeless
- Assist literally homeless individuals and families with permanent housing opportunities
- Assist with exits into permanent housing

## Support Services

- Funding for support services
- Services for chronically homeless population
- Coordination between providers
- Access & Simplification of supportive services
- Formal Homeless and Housing Courts

## Housing and Shelter

- Additional transitional housing
- Permanent Supportive Housing
- Housing First Option
- Single Room Occupancy
- Family Shelter
- Medical Respite

# ECONOMIC DEVELOPMENT NEEDS

## General & Small Business Financial Support

- Micro loan program for small businesses
- Increased job training, creation, and retention programs
  - Increase opportunity to graduate from low-wage jobs

## Physical Improvements

- Redevelopment of unused commercial space
- Commercial and mixed-use development (Including in Special Emphasis Areas)
- Promote Development of commercial and industrial businesses
  - Investment in opportunity zones

# SPECIAL EMPHASIS AREA NEEDS



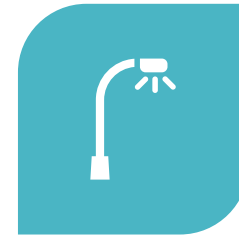
INCREASE COMMUNITY  
SAFETY: NEIGHBORHOOD  
WATCH PROGRAMS AND  
SAFER STREETS



INFILL RENTAL AND  
HOMEOWNERSHIP UNITS  
FOR SENIORS AND  
FAMILIES



EDUCATION ABOUT  
HOUSING RESOURCES



STREETS, LIGHTING,  
SIDEWALK AND  
INFRASTRUCTURE  
IMPROVEMENTS



CONTINUED NEED FOR  
OWNER-OCCUPIED  
REHAB PROGRAM

# GENERAL NEEDS



Improvements to bus transportation system



Promote zoning and development regulations that encourage affordable housing



Promote mixed use and mixed income communities while respecting residents who already reside there



Job training and education programs in the county and within communities



Work on addressing families who live in motels



Establishment of Homelessness and Housing Courts



# REVITALIZATION TARGET AREA – STERLING NEEDS

Rehabilitation of  
housing

Housing infill

Senior, multifamily  
and single-family  
housing

Street, sidewalk,  
stormwater and  
sewer updates

Targeted  
commercial  
development



# G CRA

## DEMOGRAPHICS 2020 – 2024 CONSOLIDATED PLAN

# MUNICIPALITIES

	<b>Population</b>	<b>Median HH Income</b>	<b>Poverty Rate</b>
<b>Fountain Inn</b>	10,019	\$62,904	8.8%
<b>Greer</b>	32,102	\$57,630	11.6%
<b>Mauldin</b>	25,193	\$65,737	7.8%
<b>Simpsonville</b>	23,037	\$67,456	7.6%
<b>Traveler's Rest</b>	5,253	\$49,028	13.6%

# GREENVILLE COUNTY DATA

	<b>Population</b>	<b>Median HH Income</b>	<b>Poverty Rate</b>	<b>Owner-occupied units</b>
<b>Greenville County</b>	490,332	\$56,789	11.1%	66.5%

	<b>Percent of population</b>
<b>White</b>	75.3%
<b>Black/African American</b>	18.2%
<b>American Indian/Alaska Native</b>	0.3%
<b>Asian</b>	2.2%
<b>Native Hawaiian/Pacific Islander</b>	0.1%
<b>Hispanic/Latino (all races)</b>	8.8%

Source: 2013-2017 ACS

# “OUT OF REACH”-AFFORDABILITY DATA

## Greenville County – FMR 2020 & income guidelines

0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
\$628	\$740	\$842	\$1,127	\$1,362

- In South Carolina, a SSI recipient (receiving \$783 monthly) can afford monthly rent of no more than **\$234**, while the Fair Market Rent for a one-bedroom unit is **\$740**.

Income	1HH	2HH	3HH	4HH	5HH	6HH	7HH	8HH
< = 50%	26,250	30,000	33,750	<b>37,450</b>	40,450	43,450	46,450	49,450
6\80%	41,950	47,950	53,950	<b>59,900</b>	64,700	69,500	74,300	79,100

- In South Carolina, one worker earning the **Minimum Wage** (\$7.25 per hour) must work **90 hours per week, 52 weeks per year** in order to afford a two-bedroom unit at the area's Fair Market rent.

# REPORTS

## *Greenville County FY 2020-2024 Analysis of Impediments to Fair Housing Choice*

- Lack of Affordable Housing
  - Lack of Accessible Housing
  - Physical, Economic and Social Barriers Limiting Housing Choice
  - Lack of Economic Opportunity
  - Need to Manage Future Growth
- Urban Design Ventures, 2019



# REPORTS

## SC Housing Needs Assessment Vol I

- Only five counties are considered affordable (Darlington, Fairfield, Hampton, Marlboro, Oconee)
- SC has the highest rate of evictions
- Greenville is currently third in the state for severely cost burdened renters
- There is about 72,000 housing units that are subsidized in South Carolina.

(Grady, 2019)

## Greenville County Affordable Housing Study

- Rehabilitation for Homeownership and Rental Units
- Subsidy for developers for Affordable housing
- Acquisition-Rehab of existing homes for new home ownership
- Develop new rental units

(czb LLC, 2018)

# REPORTS

## Report on Homelessness in Greenville County 2019

- Increase housing options located near Greenlink routes
- Simplify the system to respond to homelessness
- Increase in the number of transitional housing

(GHA, 2019)

## Homelessness Services System Gaps Analysis & System Performance Report

- The rise in rents and the lack of housing that is affordable for low-income and persons living at or below the poverty line could also have impacted the numbers observed in persons experiencing homelessness for the first time
- The 2020 Upstate CoC PIT Count data revealed a total of 1,401 individuals were experiencing homelessness on a single night in January 2020
- From 2017-2018, Transitional Housing stock decreased by 25%, or 63 beds overall. This reduction in inventory is particularly dramatic in family beds (59 bed decrease.)
- A large percentage of individuals and families served by RRH or TH projects report exiting to a permanent housing destination (86% for RRH and 76% for TH)

(SC Upstate COC, 2019)



# GREENVILLE COUNTY COMPREHENSIVE PLAN



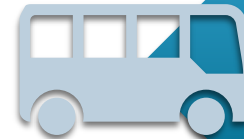
Promote housing choice and a sustainable, equitable, affordable, housing stock.



Develop an approach to county land use that balances future growth with community priorities.



Promote a vibrant, sustainable, equitable economy that supports a strong, diverse tax base.



In coordination with land use plans, develop a transportation system that provides mobility options, a high level of service, and improved safety.



Provide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.



Promote equitable, healthy, and sustainable opportunities to integrate and support an increasingly diverse population.



# G C R A

GOALS AND  
STRATEGIES  
2020 – 2024  
CONSOLIDATED PLAN

## GOAL 1: PROVIDE DECENT & AFFORDABLE HOUSING

OBJECTIVE 1 - Develop New Homeownership Units	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>250</b>
1. Continue to develop affordable, safe and sustainable homeownership units in the communities.		<b>X</b>		
2. Continue to support the development of affordable homeownership units through housing partners by providing funding opportunities and technical assistance.		<b>X</b>		
3. Continue to provide direct homebuyers assistance to ensure purchase of affordable housing through the provision of down payment assistance program and affordable Mortgage Loan programs.		<b>X</b>		
4. Continue to acquire or encourage the acquisition of properties for redevelopment of housing units for resale	<b>X</b>			
5. Continue to acquire or support the acquisition of properties for infill housing development in the communities.	<b>X</b>			

## GOAL 1: PROVIDE DECENT & AFFORDABLE HOUSING

OBJECTIVE 2 -To preserve existing homeownership	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>550</b>
6. Continue to provide Home Repair program to low-moderate income homeowners throughout Greenville County who are elderly and disabled.	X			
7. Continue to offer low-interest loans to homeowners with low-moderate incomes (and extend throughout Greenville County) for rehabilitation.	X			
8. Offer assistance with lead-base paint abatement to make repairs and rehabilitation more economically feasible.	X			

## GOAL 1: PROVIDE DECENT & AFFORDABLE HOUSING

OBJECTIVE 3 - To develop rental housing units.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>130</b>
1. Continue to support the development of affordable rental housing units with mixed incomes through housing partners.		X		
2. Continue to support the development of rental housing units for homeless and special needs population through housing partners.	X			
3. Continue to offer low-interest loans to landlords for rehabilitation of rental units in order to upgrade rental stock, but also keep it affordable.		X		
4. Continue to fund CHDO and Housing Partners and support their leveraging of other funding, such as, foundations and other state funds to increase affordable housing capacity.	X			
5. Promote the development of rental housing for people who are elderly or disabled and affordable to those earning at or below 30% of the Area Median Income		X		

## GOAL 1: PROVIDE DECENT & AFFORDABLE HOUSING

OBJECTIVE 4 - To advocate and promote the production of affordable units.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
6. Advocate for flexible and creative zoning standards and development regulations that encourages affordable housing development in Greenville County's Zoning Regulations.	X			
7. Continue to advocate for housing opportunities specifically for veterans with support services to address veterans homelessness		X		
8. Continue to encourage the development housing units that meet energy star standards.		X		
9. Continue to advocate for policies and programs that will promote financial assistance to provide additional funding opportunities to develop affordable housing, such as the Greenville County Affordable Housing Fund.	X			

## GOAL 1: PROVIDE DECENT & AFFORDABLE HOUSING

OBJECTIVE 5 - Ensure that Greenville County residents can attain equal access to housing regardless of race, religion, color, gender, disability, familial status, or national origin.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>6,000</b>
1. Through partnerships, provide Fair Housing education and outreach to the community through workshops, advertisements, and individual counseling.	X			
2. Through partnerships, address the impediments to Fair Housing in Greenville County; devise and implement effective plans and programs	X			
OBJECTIVE 6 - Promote education and diversity inclusion and outreach.				500
1. Continue to market and promote homeownership classes to minority population through housing partners.	X			
2. Encourage and promote diversity and integration amongst the residents in all communities.	X			

## GOAL 2: ADDRESSING HOMELESSNESS

OBJECTIVE 1 -Address homeless population facility and housings needs and support organizations serving the homeless population	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>250</b>
1. Provide funding for homelessness prevention to individuals and families facing eviction.	X			
2. Provide funding for rapid rehousing to homeless individuals and families.	X			
3. Partner with homeless providers to provide permanent housing, over temporary shelter, for the homeless, such as permanent supportive housing, housing first options, single room occupancy, family shelter, and homeless youth programs		X		
4. Utilize CARES Act funding for rental assistance, in the form of homelessness prevention and rapid rehousing, and utility assistance to individuals and families impacted by the Coronavirus Pandemic.	X	X		<b>200</b>



## GOAL 2: ADDRESSING HOMELESSNESS

OBJECTIVE 2 -Address homeless population services needs and support organizations serving the homeless population	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
1. Continue to support and promote intense case management services to the homeless population through homeless partners to help them access housing and supportive services.	X			
2. Strengthen coordinated response for homeless services between all housing and service providers.	X		X	
3. Continue to advocate for policies and programs at the local, state and national level that specifically affect those experiencing homelessness. Institute evictions and homeless courts.	X			

## GOAL 3: NON-HOUSING COMMUNITY DEVELOPMENT

OBJECTIVE 1 - To address infrastructure needs in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
1. Foster partnerships with Public Utility agencies to leverage the County’s CDBG funds in addressing infrastructure needs by replacement and or upgrade of substandard or deteriorated utility systems.			X	
2. Continue to evaluate and improve the storm and sanitary sewer lines in Special Emphasis Neighborhoods.			X	
3. Continue to coordinate with the Land Development and Engineering offices to address any design and infrastructure improvement to roads, sidewalks, curbs and gutter serving low and moderate communities.			X	
4. Continue to seek for additional funding sources to leverage infrastructure improvement to the communities.	X			
5. Continue to partner with public agencies to leverage County’s CDBG funds for road improvement in the communities.	X			

# GOAL 3: NON-HOUSING COMMUNITY DEVELOPMENT

<b>OBJECTIVE 2 - To support and address public facilities opportunities in low and moderate income communities.</b>	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>3</b>
1. Support the rehabilitation of existing parks and the creation of additional passive parks, open spaces and greenway paths in the communities.			X	
2. Continue to rehabilitate public facilities that are for seniors as well as making accessibility improvements to other facilities.			X	

# GOAL 3: NON-HOUSING COMMUNITY DEVELOPMENT

OBJECTIVE 3 - To support public service opportunities in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>40,000</b>
1. Continue to foster partnership and support programs and activities for children, youths, families, and seniors.	X			
2. Support programs that promote educate and provide access to fresh and healthy foods to residents who live in food deserts and do not have access to such foods.	X		X	
3. Through partnerships, continue to provide the elderly with free or subsidized services, including medical and transportation.	X			

## GOAL 3: NON-HOUSING COMMUNITY DEVELOPMENT

OBJECTIVE 3 - To support public service opportunities in low and moderate income communities. Continued	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
4. Provide job services to low income individuals. With emphasis of workforce development for homeless individuals.	X			
5. Provide transportation assistance to homeless individuals looking for employment, housing, or who need help getting to appointments.	X			
6. Provide childcare services, particularly to homeless families, to allow the parents to obtain employment, education, or job training.	X			

## GOAL 4: PROVIDE ECONOMIC DEVELOPMENT OPPORTUNITIES

OBJECTIVE 1 - To address and support economic development activities and programs.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				<b>75</b>
1. Continue to administer the economic development and revolving loan program to small businesses in the municipalities and commercial corridors of unincorporated communities.	X			
2. Promote sign and façade grant programs to businesses within the municipalities’ central business districts to create/retain low-moderate income employees, revitalize cities’ downtown area and boost the visibility of the businesses.	X			
3. Encourage redevelopment of Brownfield sites in the communities, through grant applications for environmental assessments funds and revitalization of the properties.			X	
4. Gap fund commercial developments, including mixed use projects, in the textile crescent or opportunity zones.	X			
5. Provide support and funding for programs and partners that provide job training classes and small business trainings.	X			

## GOAL 5: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
1. Encourage developments that promote crime prevention through environmental design.	X			
2. Assist with the establishment of lighting districts in communities to help with placement and installation of lamppost to provide light.	X			
3. Work with existing neighborhood leadership to improve the housing stock of the neighborhood through targeted demolition of substandard properties - thereby eliminating potential crime spot and land assemble for construction of new housing, and rehabilitation of existing housing.			X	
4. Continue to partner with Trees Upstate to have new developments include tree plantings and encourage residents participation and tree plantings to foster green communities.	X	X		

## GOAL 5: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 – Support, develop and address neighborhood revitalization plans and prioritize plan activities. Unincorporated	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>STRATEGIES</b>				
5. <b>Brutontown:</b> Complete the implementation of the revitalization strategies identified in the master plan. Coordinate revitalization strategies and activities with various partners to leverage funds. Implementation of infrastructure improvement on Iola-Wilson/Emory and Greenbriar Roadways	X		X	
6. <b>Poe Mill:</b> Acquire and demolish dilapidated or substandard properties and encourage infill development. Promote the redevelopment of the Poe Mill Site.	X	X		
7. <b>Sterling:</b> Acquire and demolish dilapidated or substandard properties and encourage infill development. Encourage redevelopment activities per Master Plan. Improve Sterling, Malloy, Middleton and Jenkins streets including installation of sidewalk, repaving, curb and gutter.	X	X	X	



# GOAL 5: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>STRATEGIES</b>				
8 <b>Judson:</b> Encourage redevelopment activities per Master Plan. Acquire and demolish substandard housing. Infill development of affordable housing units. Promote infrastructure improvements such as, sidewalks, streets and street lighting.		X		
9. <b>San Souci</b> Encourage redevelopment activities per Master Plan. Infill development of affordable housing units, including Gridley and Morris Street properties. Promote infrastructure improvements such as, sidewalks, streets and, street lighting				
10. <b>New Washington Heights</b> Acquire and demolish dilapidated or substandard properties and encourage infill development. Encourage redevelopment activities per Master Plan. Promote infrastructure improvements such as, sidewalks, sewer, streets, and street lighting.	X			
11. <b>Pleasant Valley</b> Encourage the development of a master plan for the County side of Pleasant Valley neighborhood.			X	

## GOAL 5: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address Municipality neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
12. <b>Greer - Needmore Community:</b> Continue to foster efforts and prioritize developments to complete the recommendations of the master plan.			X	
13. <b>Greer - Sunnyside Community:</b> Encourage the development of a neighborhood plan for the Sunnyside neighborhood. Encourage redevelopment activities in the community, acquire and rehab or demolish substandard housing, develop affordable and sustainable housing units, address gentrification issues in Sunnyside.				
14. <b>Greer - Creekside Community:</b> Complete the development of affordable housing in the community and establish a viable homeownership association.	X			

## GOAL 5: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities. Municipalities	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
15. <b><u>Fountain Inn - Sanctified Hill:</u></b> Continue to implement the revitalization initiatives recommended in the Sanctified Hill Master Plan. Promote the development of affordable homeownership and rental units and make infrastructure improvements in the community, including sidewalks.		X	X	
16. <b><u>Travelers Rest:</u></b> Promote the development of affordable homeownership and rental units and make infrastructure improvements in the community.		X		
17. <b><u>Simpsonville - Woodside Community:</u></b> Promote the development of affordable homeownership and rental units and make infrastructure improvements in the community.		X		
18. Limit displacement of existing residents and discourage gentrification whenever possible through revitalization efforts and policies.	X			

## GOAL 5: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 2 - Encourage Capacity building opportunities/ability for Neighborhood Associations.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>GOAL STRATEGIES</b>				
1. Continue to promote Greenville Dreams Action Planning process with Neighborhood Associations.	X			
2. Encourage the establishment of viable neighborhood Associations in communities.	X			
3. Continue to provide technical assistance to neighborhoods to foster viable neighborhood associations. Work with neighborhood leadership to build capacity of the neighborhood.	X			
4. Continue to assist neighborhood associations with GAP funding for special programs and activities beneficial to the communities.	X			
5. Encourage neighborhood association to work towards 501(c)3 status to open additional funding avenues for neighborhood goals and projects.	X		X	

# GOAL 5: Neighborhood Revitalization

OBJECTIVE 3 - To address slum and blight in communities	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
<b>STRATEGIES</b>				
1. Demolish unsafe and substandard properties to eliminate potential problem spots in the community.	X			
2. Continue with the Greenville Sheriff's office, municipal police departments, and Code Enforcement to address concerns.	X			



**GCRA**

**GREENVILLE COUNTY  
FY 2020 ANNUAL ACTION  
PLAN**

PREPARED BY GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

**April - May 2020**

# FY 2020 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 2020 funds is for the period beginning July 1, 2020 to June 30, 2021.
- ❑ This funding period also marks the 1st year allocation of funds and activities for the current Greenville County's 2020-2024 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.



# **FY 2020 ANNUAL ACTION GOALS**

- Decent Housing
- Community Development
- Homelessness
- Economic Development
- Neighborhood Revitalization

**The FY 2020 Annual Action Plan - Housing Goal and strategies are consistent with Greenville County 2018 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



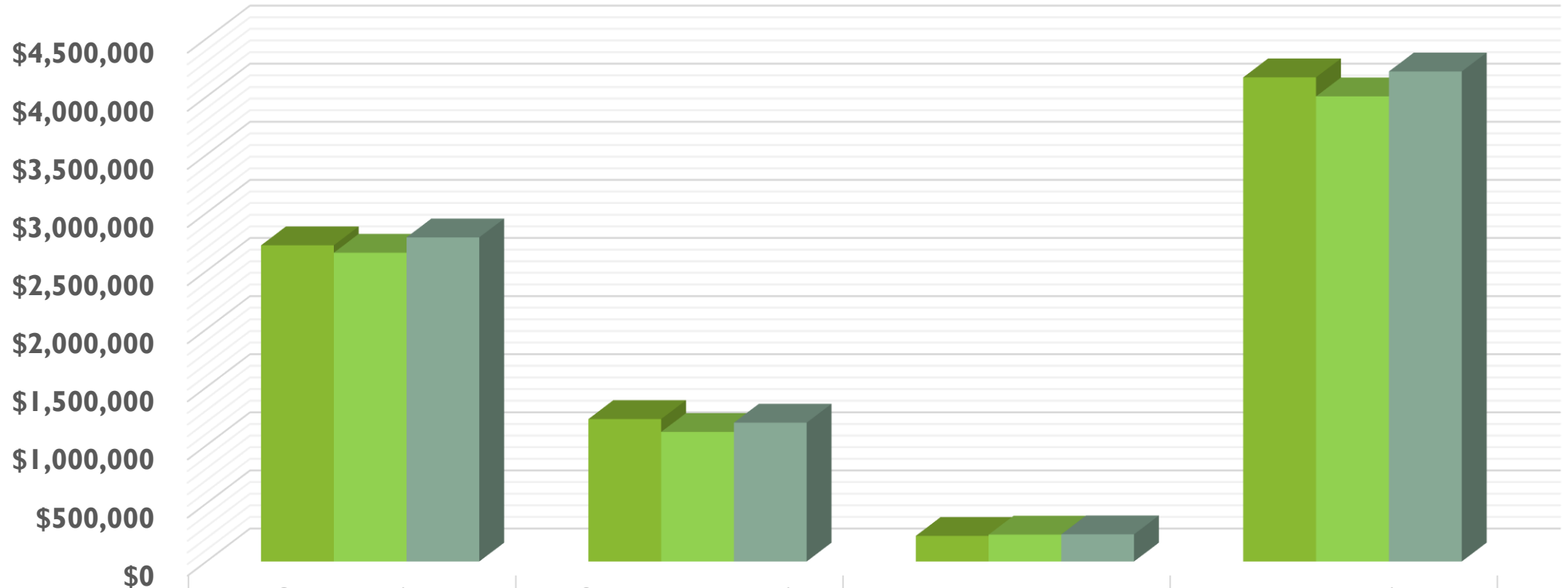
PRIORITY 4: Low interest loans and or grants to affordable housing landlords <sup>58</sup>



# FY 2020 ESTIMATED BUDGET

<b>Funding sources (Grants &amp; PIs)</b>	<b>Proposed FY 2020</b>	<b>Percent of total 2020 allocation</b>
Community Development Block Grant (CDBG)	\$2,788,964	28
Estimated CDBG Program Income	\$600,000	6
Estimated Mortgage Loan Fund	\$800,000	8
HOME Partnership Grant	\$1,194,249	12
Estimated Home Program Income	\$800,000	8
Emergency Solutions Grant (ESG)	\$233,440	2
Greenville County Affordable Housing Fund	\$1,000,000	10
Unrestricted donation	\$25,000	0
Greenville County Fund	\$25,000	0
<b>Emergency Solutions Grant - COVID 19</b>	\$804,966	8
<b>Community Development Block Grant - COVID 19</b>	1,640,656	17
<b>Total Funding Amounts</b>	<b>\$9,912,275</b>	<b>100</b>

### 3 Year Grant Analysis FY 2018-2020

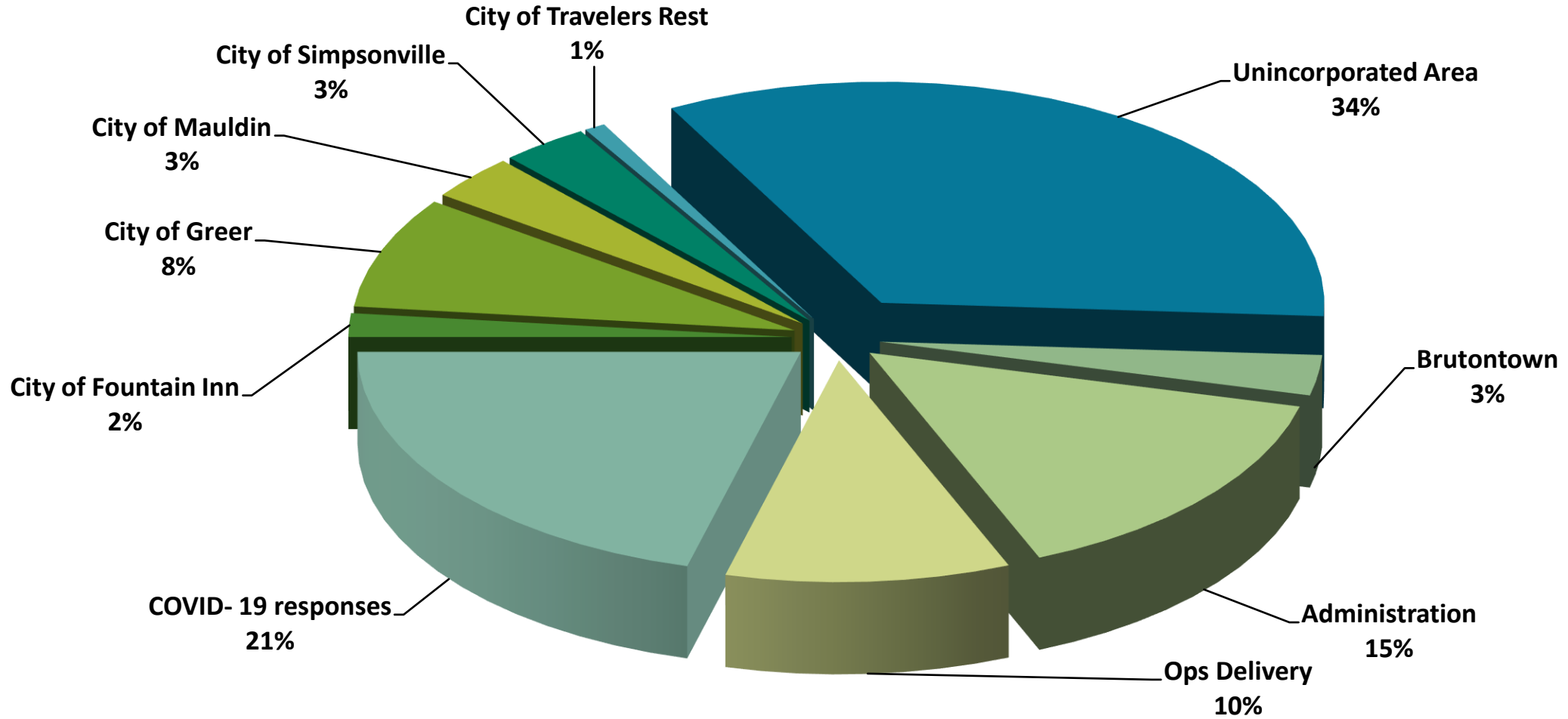


<span style="color: #4F81BD;">■</span> FY 2018 Allocation	\$2,720,479	\$1,225,415	\$220,051	\$4,165,945
<span style="color: #70AD47;">■</span> FY 2019 Allocation	\$2,656,722	\$1,114,857	\$230,839	\$4,002,418
<span style="color: #548235;">■</span> FY 2020 Proposed	\$2,788,964	\$1,194,249	\$233,440	\$4,216,653

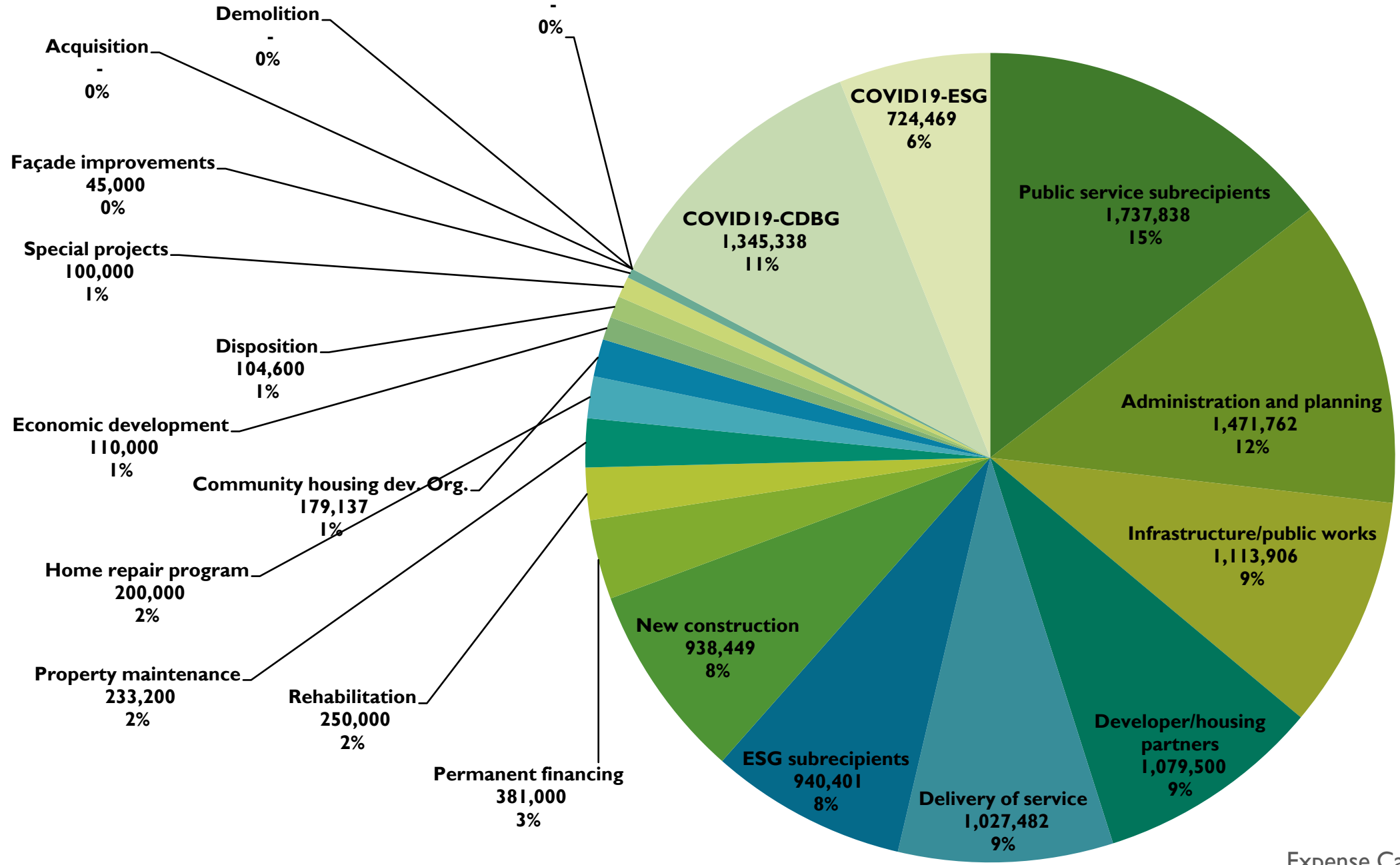
## Proposed Annual Action Plan 2020 Budget

Location	Amount	Percent
City of Fountain Inn	171,296	1.7%
City of Greer	808,599	8.2%
City of Mauldin	325,567	3.3%
City of Simpsonville	316,792	3.2%
City of Travelers Rest	76,405	0.8%
Unincorporated Area	3,352,884	33.8%
Brutontown	291,679	2.9%
Administration	1,471,761	14.8%
Ops Delivery	1,027,482	10.4%
COVID- 19 responses	2,069,809	20.9%
<b>TOTAL</b>	<b>9,912,274</b>	<b>100%</b>

## Proposed Annual Action Plan 2020 Budget



**Capital outlay, rental development**



Expense Categories, sorted by %

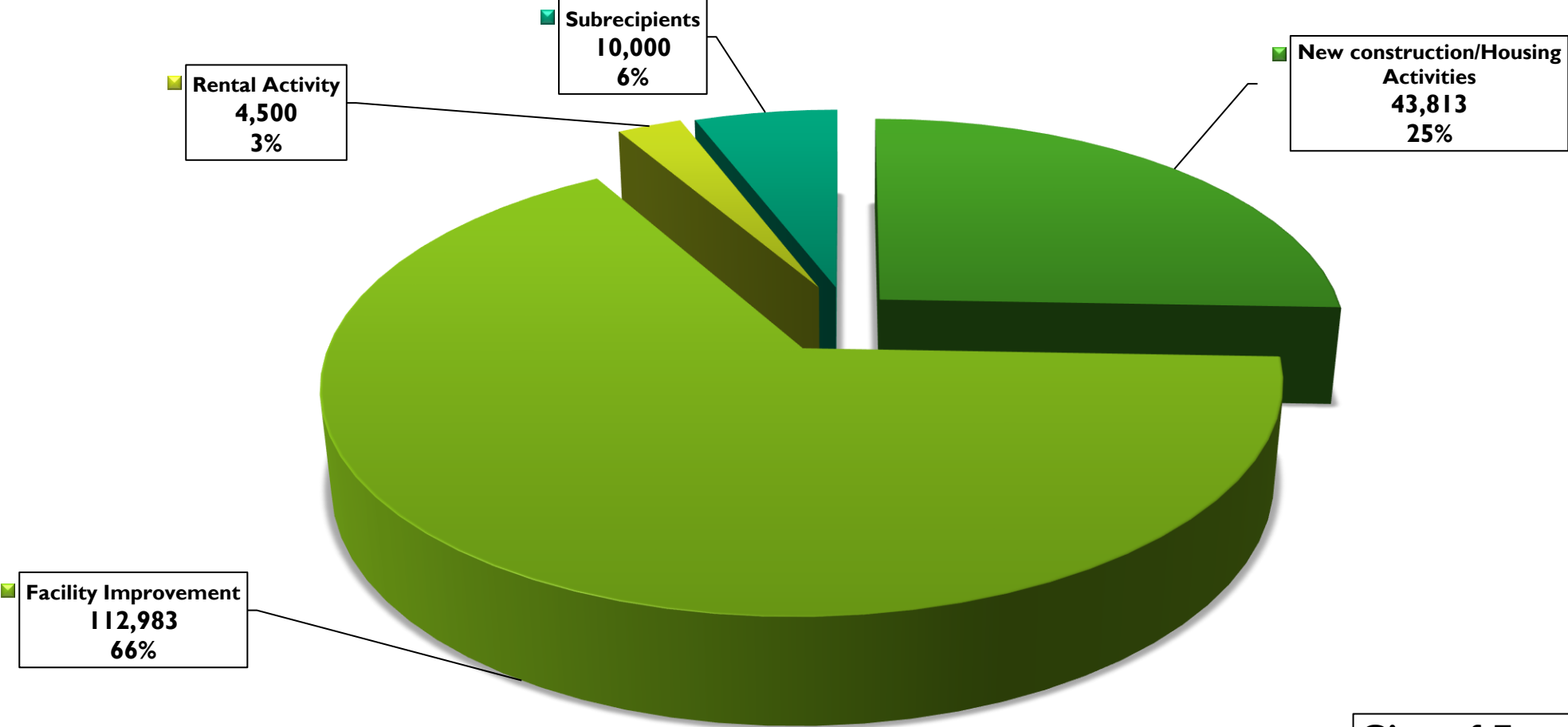


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# MUNICIPAL FY 2020 AAP BUDGETS

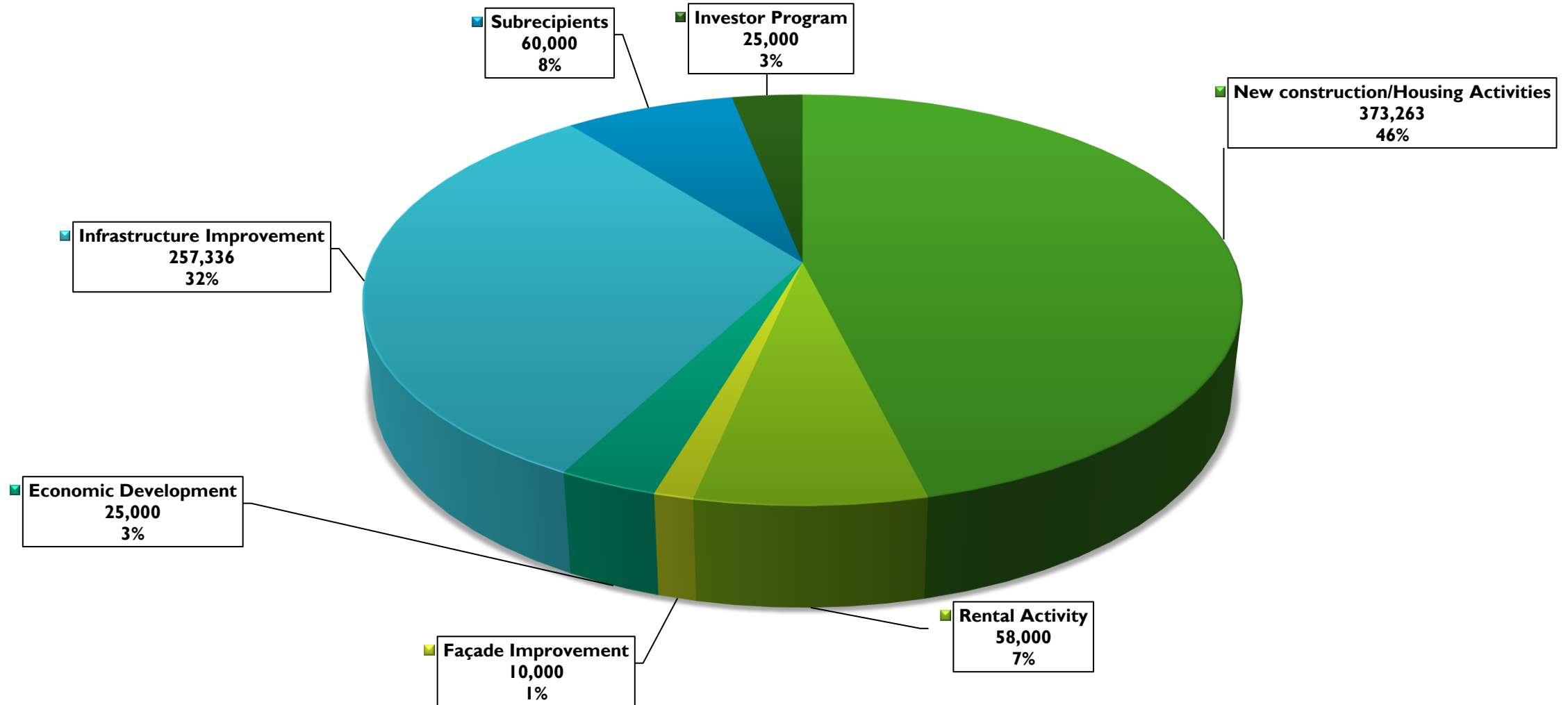


**City of Fountain Inn:  
Program Year 2020  
Annual Action plan proposed allocations: \$171,296**

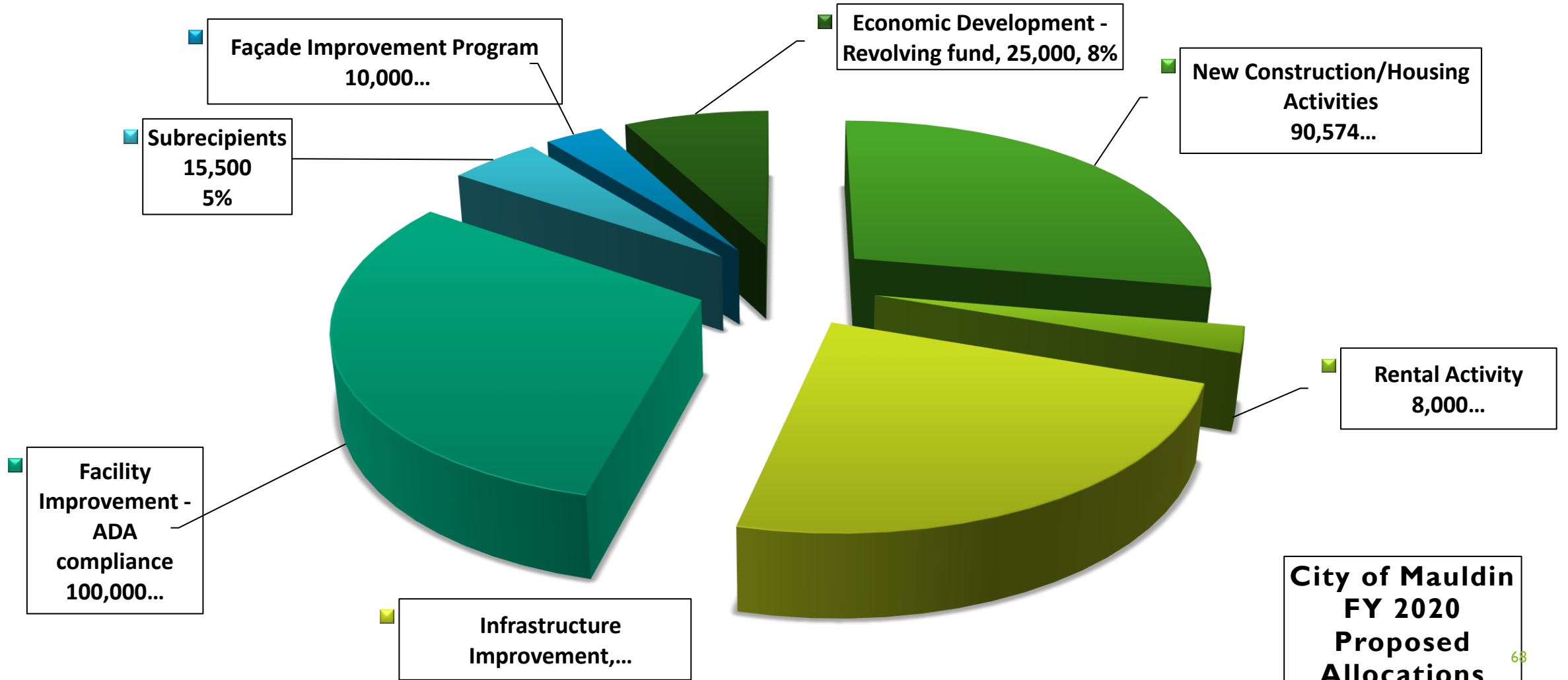


**City of Fountain Inn  
Proposed  
FY 2020 Allocation**

**City of Greer - Council District 18  
Program Year 2020  
Annual Action Plan Proposed Allocations: \$808,599**

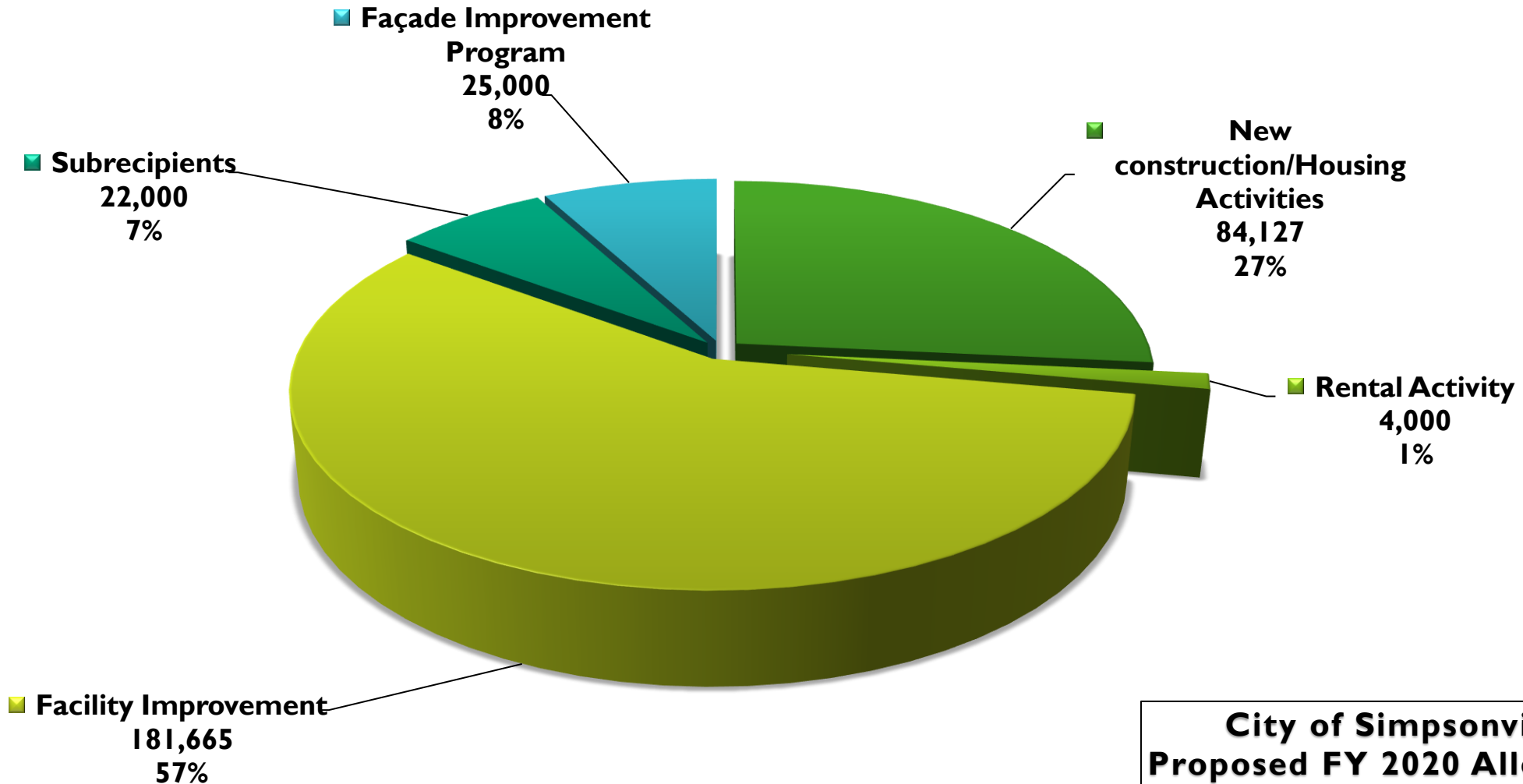


**City of Mauldin: Council District 28  
 Program Year 2020  
 Annual Action plan proposed allocations: \$ 325,567**



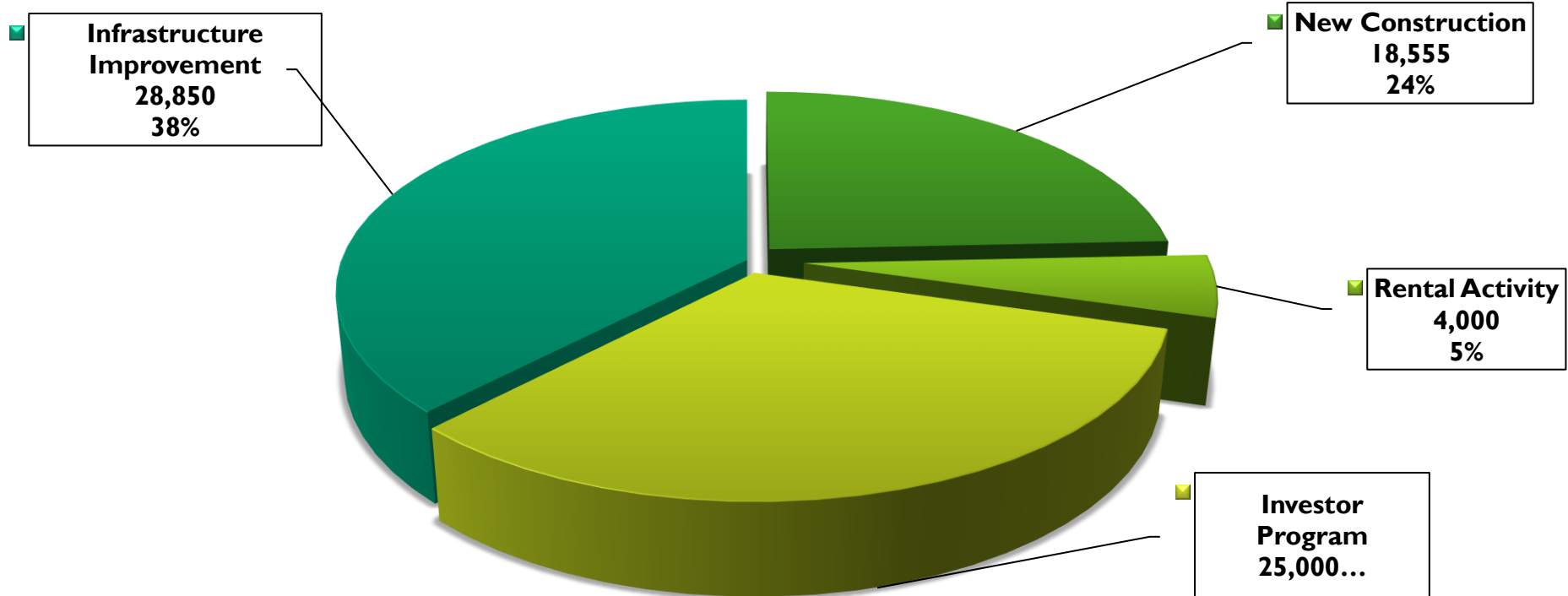
**City of Mauldin  
 FY 2020  
 Proposed  
 Allocations**

**City of Simpsonville: Council District 27  
Program Year 2020  
Annual Action plan proposed allocations: \$316,792**



**City of Simpsonville  
Proposed FY 2020 Allocation**

**City of Travelers Rest: Council District 17  
Program Year 2020  
Annual Action plan proposed allocations: \$ 76,405**



**City of Travelers Rest  
Proposed FY 2020 Allocation**



# 2020 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

# FY 2020 -AAP SNAPSHOT OF HOUSING GOALS

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Nehemiah/Habitat)	21	15	6
Rental Units – (Mercy Housing/GHF/UHC/GCOC/GCRA)	69	5	64
Homebuyers – CWC & Homes of Hope	68	0	68
Rental Assistance - Homelessness Prevention	25	25	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Rental Repair – permanent support housing (UHC)	15	0	15
Minor Home Repair Program (Rebuild/Habitat/HomeWorks of America & GCRA)	80	15	65
Investor Program- Rental Rehab -	5	0	5
Major – Home-owner Rehab - Program	4	4	0
MLF-Permanent Financing	2	2	0
<b>Total</b>	<b>314</b>	<b>91</b>	<b>223</b>



# HOUSING DEVELOPMENT

## 2020 HOME & AHF PARTNERS/SUBRECIPIENTS

Housing Partner GC	Units	Type/population	Location	HOME Fund	Affordable Housing Fund	Other	Total Project Cost
Mercy Housing	60	Rentals Seniors	Unincorporated Mauldin	150,000	450,000		\$11,844,940
Homes of Hope <small>(A 2yr funding cycle)</small>	38	Homebuyer Down-payment Assistance	Unincorporated White Horse	50,000	187,500		\$7,040,219
Community Works Carolina	30	First-time Homebuyer Down-payment Assistance	County Wide	\$118,000		25,000	\$213,750
Nehemiah Corporation	1	Homeownership Unit (Family)	Greer - Needmore	\$40,000	26,000		\$188,209
Greer Community Outreach	1	Rental Unit (Family)	Greer-Sunnyside	64,000			141,336 <sup>73</sup>

# HOUSING DEVELOPMENT

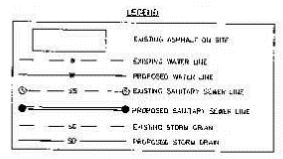
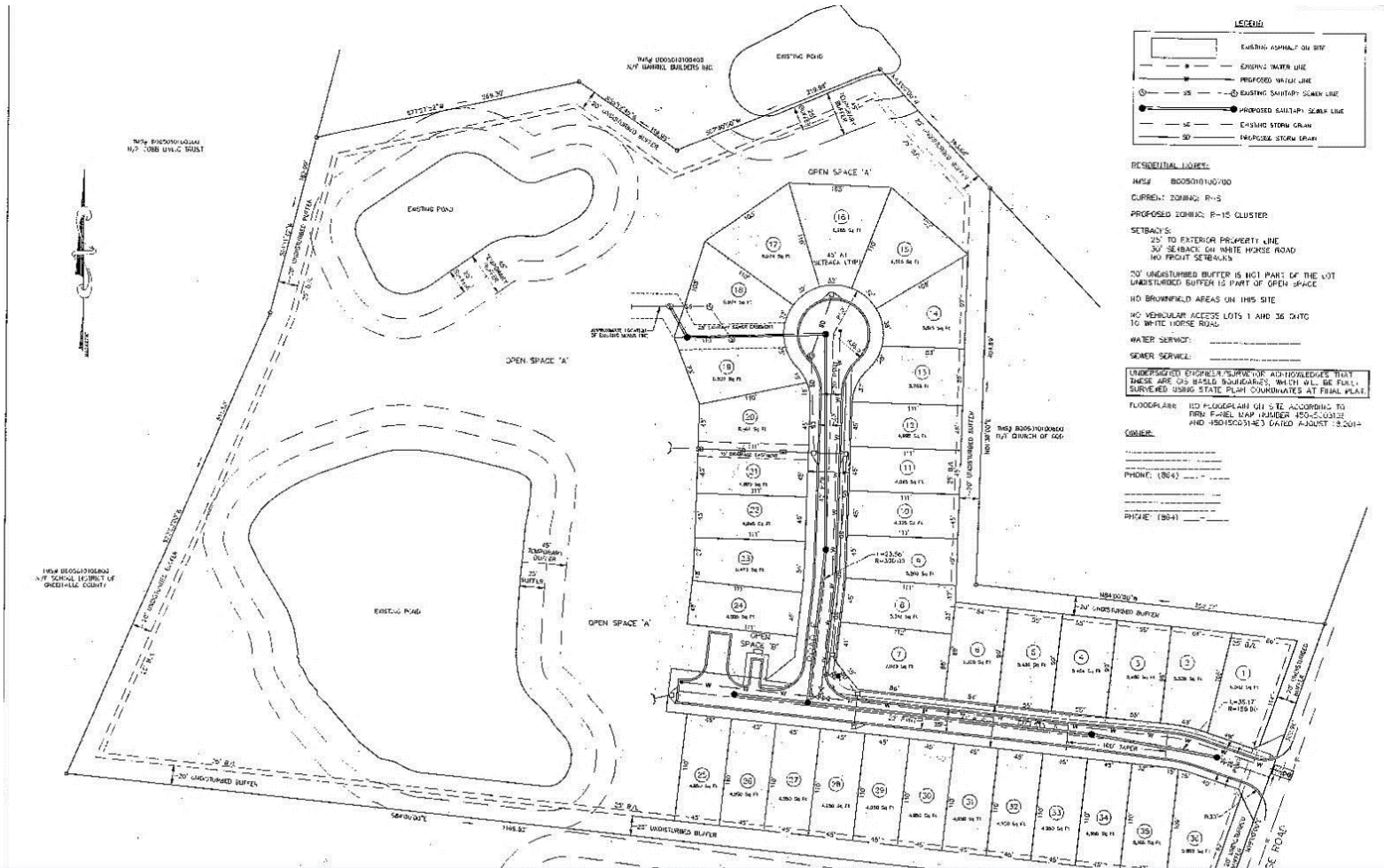
## 2020 HOME & AHF PARTNERS/SUBRECIPIENTS

Housing Partner GC	Units	Type/population	Location	HOME Amount Approved	Affordable Housing Fund	Other	Total Project Cost
United Housing Connections	1	Rental Unit Family	Unincorporated	\$36,500	\$36,500		\$162,100
Greenville Housing Futures	2	Rentals Unit Seniors	Judson	\$50,000			\$232,500
Habitat for Humanity	5	Homeownership (Families)	Countywide	\$179,137			TBD
<b>Total Ratio Leveraging</b>	<b>138</b>			<b>\$687,637</b>	<b>\$700,000</b>		<b>19,823,054<sup>4</sup></b>



PARTNER PROJECT –  
MERCY HOUSING (SE)  
60 SENIOR RENTAL  
UNITS – MAULDIN –  
BUTLER ROAD





**RESIDENTIAL LOT:**  
 AREA: 8000SQ/1000  
 CURRENT ZONING: R-1S  
 PROPOSED ZONING: R-1S CLUSTER

**SETBACKS:**  
 25' TO EXTERIOR PROPERTY LINE  
 30' SETBACK ON WHITE HORSE ROAD  
 NO FRONT SETBACKS

20' UNDISTURBED BUFFER IS NOT PART OF THE LOT  
 UNDISTURBED BUFFER IS PART OF OPEN SPACE

NO BROWNFIELD AREAS ON THIS SITE

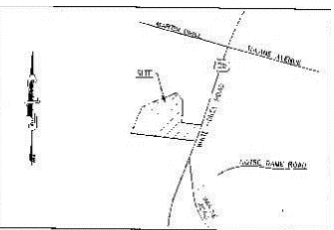
NO VEHICULAR ACCESS LOTS 1 AND 36 GATE TO WHITE HORSE ROAD

**WATER SERVICE:** \_\_\_\_\_

**SEWER SERVICE:** \_\_\_\_\_

UNDERGROUND STORM/SANITARY UTILITIES/SEWER SHALL BE BASED ON BOUNDARIES, WHICH WILL BE FINAL SURVEYED USING STATE PLAIN COORDINATES AT FINAL PLAN.

**FLOODPLAIN:** NO FLOODPLAIN ON SITE ACCORDING TO FIRM F-1001 MAP NUMBER 450-5-0003E AND 4501500314E3 DATED AUGUST 13, 2014.



**PRELIMINARY PLAN**  
**LAKEVIEW SUBDIVISION**

# PARTNERS PROJECT – HOMES OF HOPE

## 38 HOMEOWNERSHIP UNITS – WHITE HORSE ROAD



PARTNERS PROJECT – GREENVILLE HOUSING FUTURES  
SENIOR UNITS – JUDSON

# **GOAL – COMMUNITY DEVELOPMENT**

## **OBJECTIVE – SUITABLE LIVING CONDITION**

- 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**

# COMMUNITY DEVELOPMENT

## 2020 CDBG PUBLIC SERVICES SUBRECIPIENTS

Public Service	Number	Municipalities	Unincorporated
Subrecipients	21	12	9
Proposed Persons Assisted	13,017	4,065	8,952

## ADDRESSING HOMELESSNESS

### ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	11	2	7	1	2
Proposed Persons Assisted	1,682	190	742	600	226

# AAP SNAPSHOT OF ECONOMIC DEVELOPMENT OPPORTUNITIES

<b>Economic Development Programs</b>	<b>Proposed #</b>
<b>ED – Business Loans</b>	<b>2</b>
<b>Façade Improvement Program</b>	<b>6</b>
<b>Proposed Total</b>	<b>8 Businesses and 8 jobs created or retained</b>
<b>Job Training Opportunities</b>	<b>25 persons</b>



# INFRASTRUCTURE/FACILITY IMPROVEMENTS

## Municipalities- Facility & Infrastructure Improvement Projects

<u>Municipalities</u>	<u>Location</u>
<b>Greer Century Park – Kids Planet - ADA Compliance Improvement</b>	<b>Greer</b>
<b>Simpsonville Senior Center Improvement</b>	<b>Simpsonville</b>
<b>Habitat – Woodside Housing Project – New Infrastructure</b>	<b>Simpsonville</b>
<b>Sunny Side Development– Infrastructure Improvement</b>	<b>Greer</b>
<b>Fountain Inn – Senior Center – ADA Improvements</b>	<b>Fountain Inn</b>
<b>Others - Unincorporated</b>	
<b>Demolition of substandard and blighted properties</b>	<b>Countywide</b>

# NEIGHBORHOOD REVITALIZATION

- **Brutontown – Master Plan Improvement Strategies**
  - **Phase 2D – Engineering design & Plan – Road improvement**
  - **Phase 5 – Engineering design & Plan –Road improvement**
  - **Homeownership units – Walcott area**
- **Sterling Community – Master Plan Improvement Strategies**
  - **lighting plan**
  - **Infrastructure Improvement – Middleton, Sterling , Maloy and Jenkins Streets.**
- **Provide financial assistance to neighborhoods for capacity building opportunities.**
- **Promote/Provide funding for Grassroot Leadership Development Programs and Neighborhood Empowerment Series.**

# BRUTONTOWN - Neighborhood Revitalization

Walcott Street Tree planting - completed

Greenville County, Leadership Greenville & Trees Greenville Landscape project

Walcott - FY 2019 - 2020 Homeownership detached housing units

Phase 5 - FY 2020 - 2022- Rental development - 2<sup>nd</sup> phase - Workforce Housing (Attached buildings) - 2 stories).

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

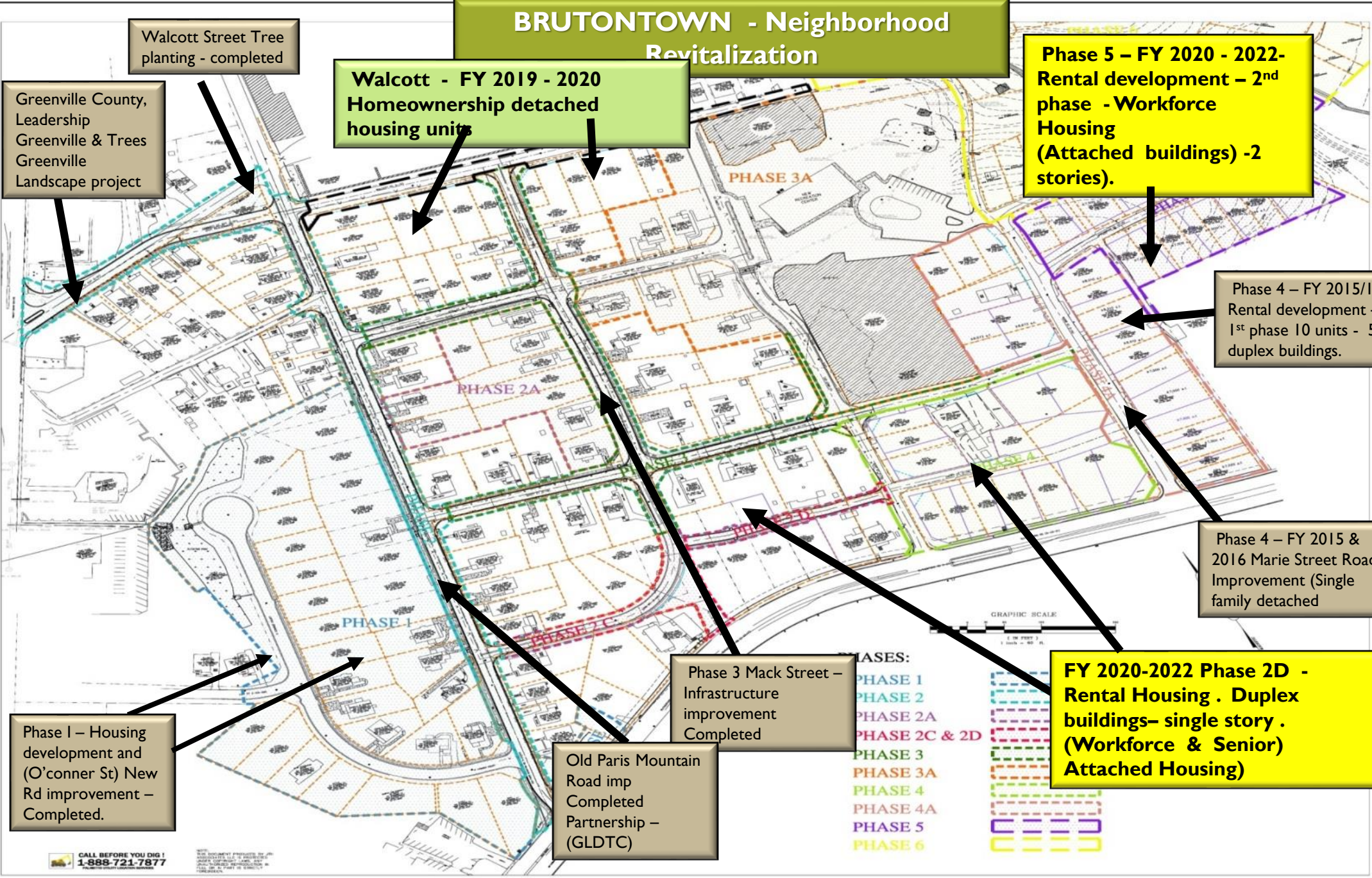
Phase 4 - FY 2015 & 2016 Marie Street Road Improvement (Single family detached)

FY 2020-2022 Phase 2D - Rental Housing . Duplex buildings- single story . (Workforce & Senior) Attached Housing)

Phase 3 Mack Street - Infrastructure improvement Completed

Old Paris Mountain Road imp Completed Partnership - (GLDTC)

Phase I - Housing development and (O'conner St) New Rd improvement - Completed.

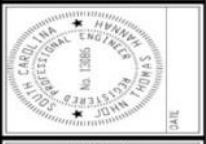


- PHASES:
- PHASE 1
  - PHASE 2
  - PHASE 2A
  - PHASE 2C & 2D
  - PHASE 3
  - PHASE 3A
  - PHASE 4
  - PHASE 4A
  - PHASE 5
  - PHASE 6



NO.	REVISIONS DESCRIPTION	DATE

APPROVALS	PROJECT ENG	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED



**JTH**  
**JTH ASSOCIATES, LLC**  
 ENGINEERS & PLANNERS  
 1445 PELHAM ROAD, SUITE 105  
 GREENVILLE, SOUTH CAROLINA 29615  
 864-636-3330

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

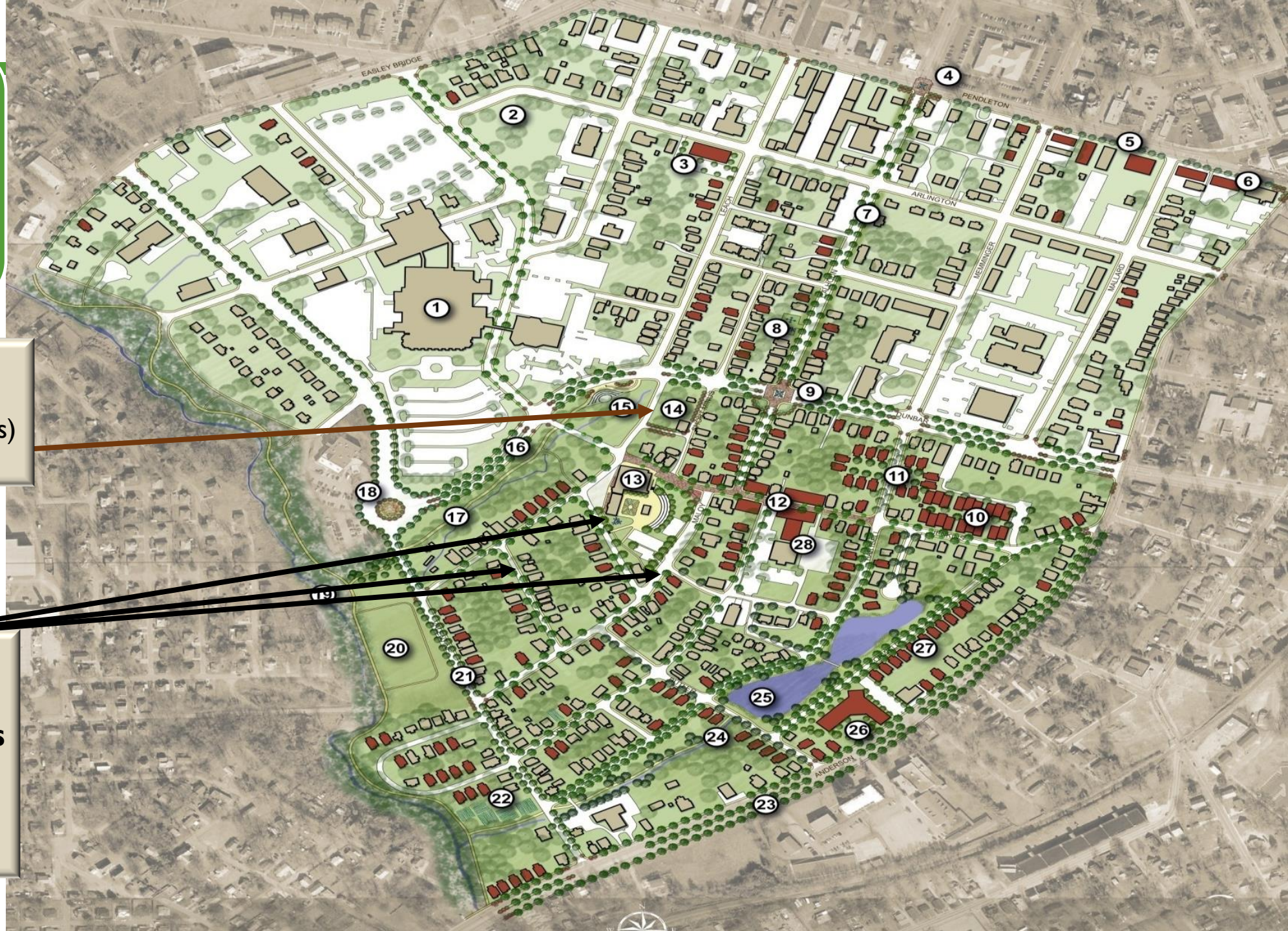
BRUTONTOWN PHASE DRAWING

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

# Sterling Community Master Plan

**Phase 2 – Minus St.**  
GLDTC – Infrastructure  
Improvements (Partnerships)  
Completed

**FY 2019 – 2020 –  
Sterling – Maloy \*  
Middleton and Jenkins  
Streets – GLDTC &  
CDBG funds  
(Engineering)**





# SINGLE FAMILY HOMES

**Brutontown Activity: New  
Construction Homeownership**



# Questions?

## FOR ANY ADDITIONAL COMMENTS/QUESTIONS

- Please email [Publichearing@gcra-sc.org](mailto:Publichearing@gcra-sc.org)

Or

- Call (864) 242-9801