

**Greenville County
Redevelopment Authority**

**Greenville County
FY 2021 Annual Action Plan**

Public Hearings April & May, 2021



GCRA

History and mission

- **Established in 1974. The Greenville County Redevelopment Authority (GCRA) takes a holistic approach to revitalize communities. GCRA works to improve the living conditions of the county's residents by building new homes, rehabilitating existing homes and improving the infrastructures within communities.**
- **Designated as the Administrator of Greenville County Entitlement Funds from HUD.**
- **Cooperative Agreement with Greenville County and five participating municipalities: Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest. This is renewed every 3 years as required by HUD.**
- **Governed by a 12-member Board appointed by Greenville County Council.**

FY 2021 Annual Action Plan

- **The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).**
- **FY 2021 funds is for the period beginning July 1, 2021 to June 30, 2022.**
- **This funding period also marks the 2nd year allocation of funds and activities for the 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, addressing slum and blight, decent housing and urgent need.
- ❑ 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.

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)

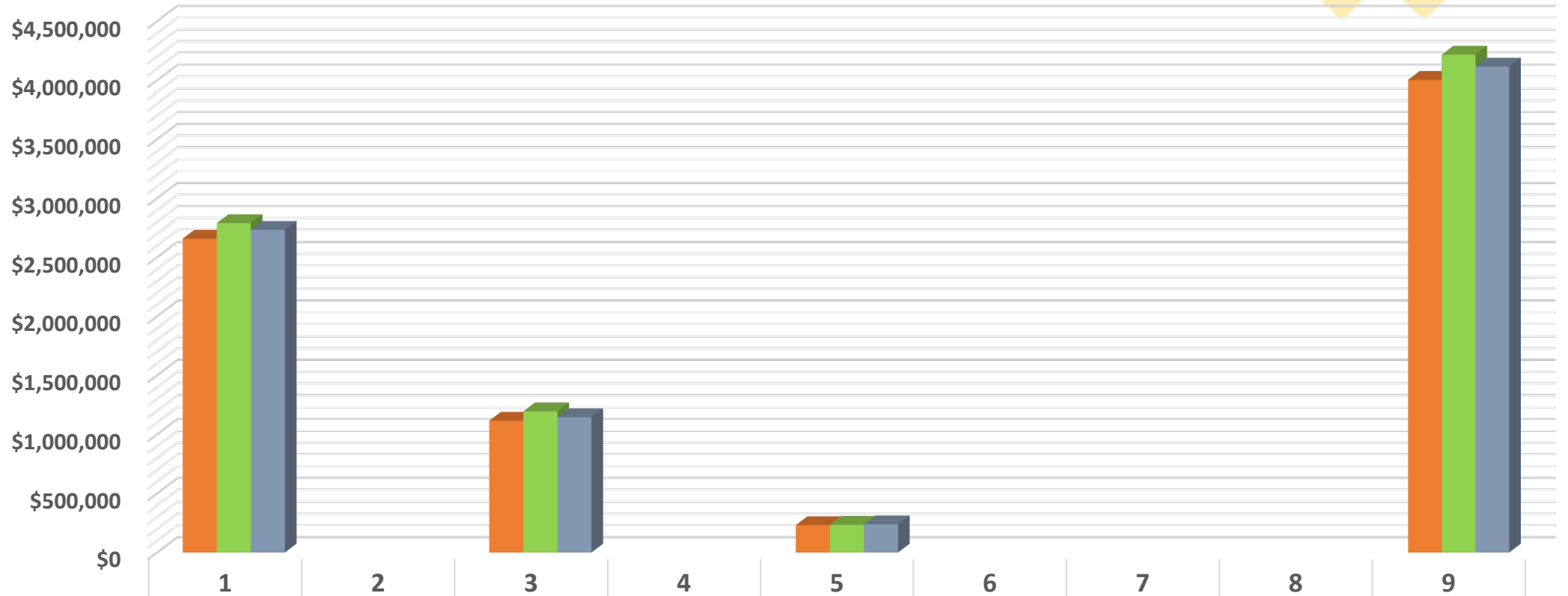
Home Investment Partnership (HOME)

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

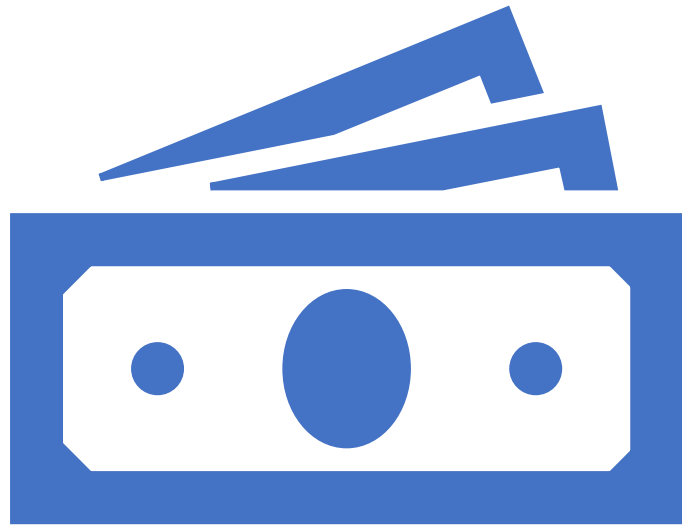
Municipal FY 2021 AAP Budgets



A 3 Year Greenville County Entitlement Grant Allocations Analysis FY 2019 - 2021



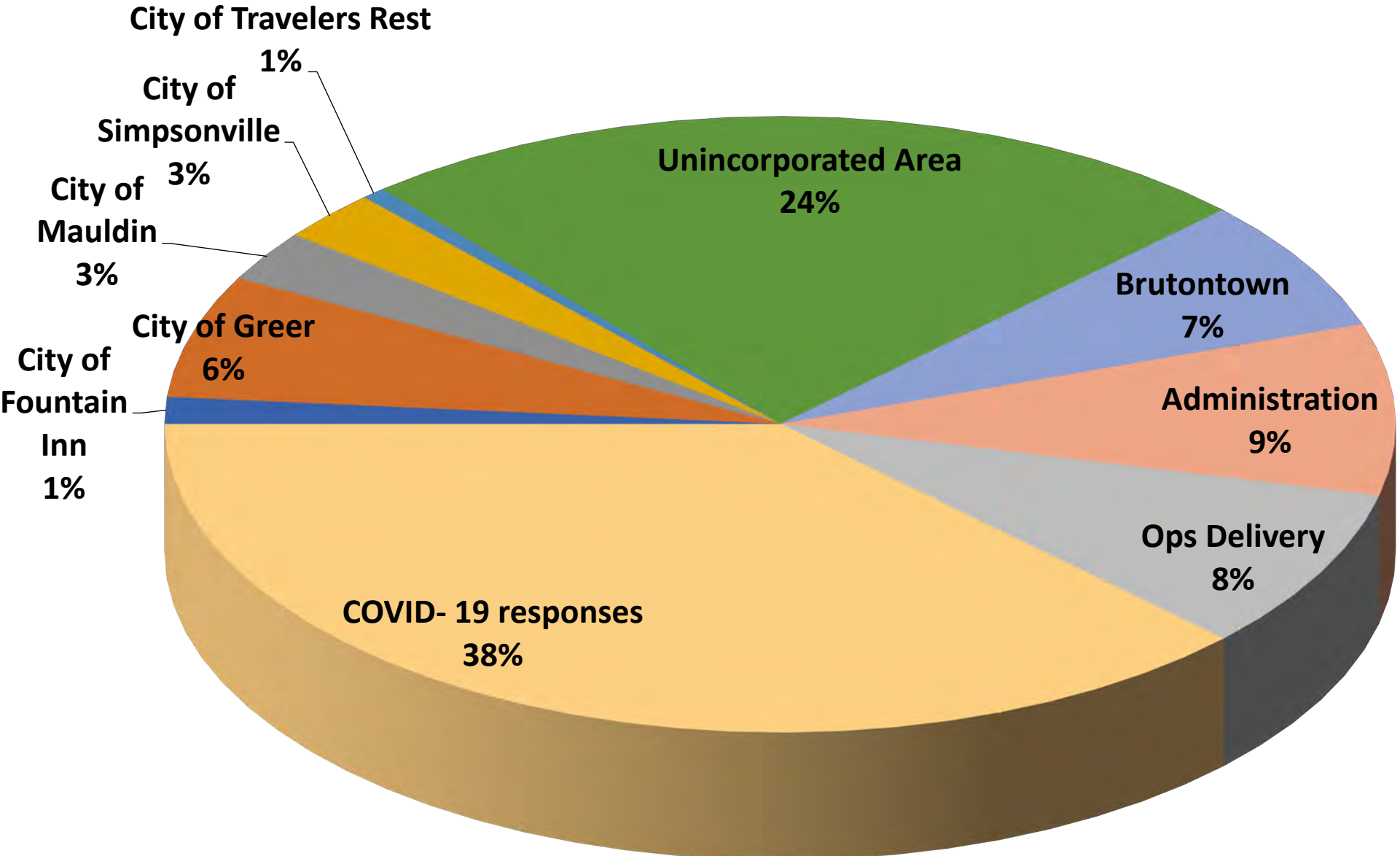
FY 2019 Allocation	\$2,656,722	\$0	\$1,114,857	\$0	\$230,839	\$0	\$0	\$0	\$4,002,418
FY 2020 Allocation	\$2,788,539	\$0	\$1,193,967	\$0	\$233,440	\$0	\$0	\$0	\$4,215,946
Proposed 2021 Allocation	\$2,731,745	\$0	\$1,145,414	\$0	\$237,851	\$0	\$0	\$0	\$4,115,010

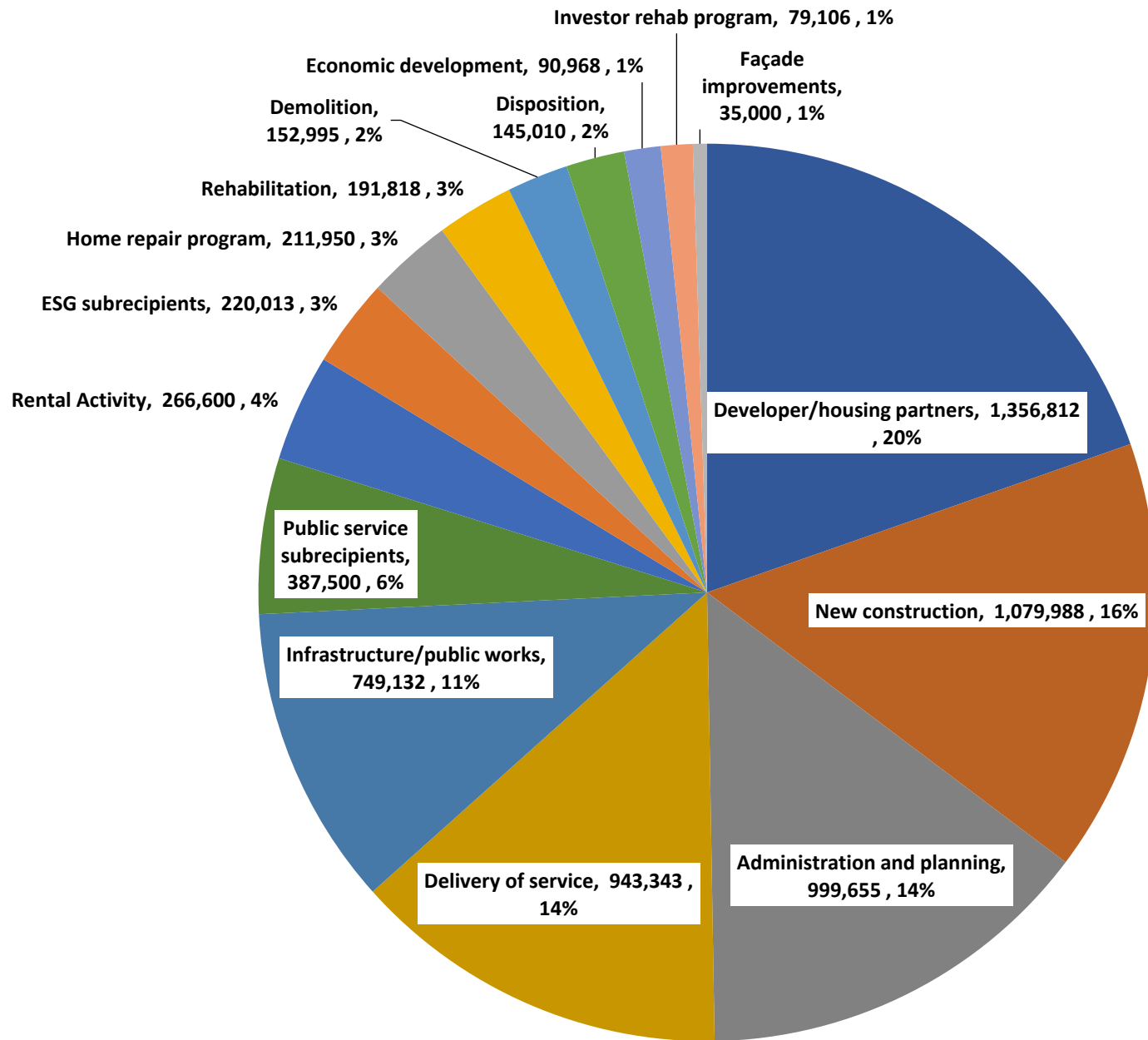


FY 2021 AAP
Proposed
Greenville County
Budget Allocation

Proposed Annual Action Plan 2021 Budget

Location	Amount	Percent
City of Fountain Inn	155,750	1.4%
City of Greer	717,593	6.5%
City of Mauldin	296,567	2.7%
City of Simpsonville	293,239	2.6%
City of Travelers Rest	70,937	0.6%
Unincorporated Area	2,657,747	23.9%
Brutontown	775,059	7.0%
Administration	999,655	9.0%
Ops Delivery	943,343	8.5%
COVID- 19 responses	4,194,223	37.8%
TOTAL	11,104,113	100%





Expense Categories, sorted by %

Greenville County CARES Act FUNDING

COVID-19 Allocations

Via FY 2020 AAP and amendments

Emergency Solutions Grant – COVID 19

- ESG-CV grant \$804,966 (1st round)
- ESG – CV 2 grant: \$ 1,935,622 (2nd round)

Community Development Block Grant – COVID-19 FUND

- CDBG-CV grant: \$1,640,656 (1st round)
- CDBG – CV- 3 grant: \$ 2,258,601 (2nd round)
- Note:
 - Available for Greenville County residents, and as well as residents in Spartanburg and Laurens County, living in City limits of Greer and Fountain Inn.
 - CDBG- CV not available to residents in City limits of Greenville

GCRA-COVID-19 Financial Relief Assistance – Accomplishment – Dec 31, 2020

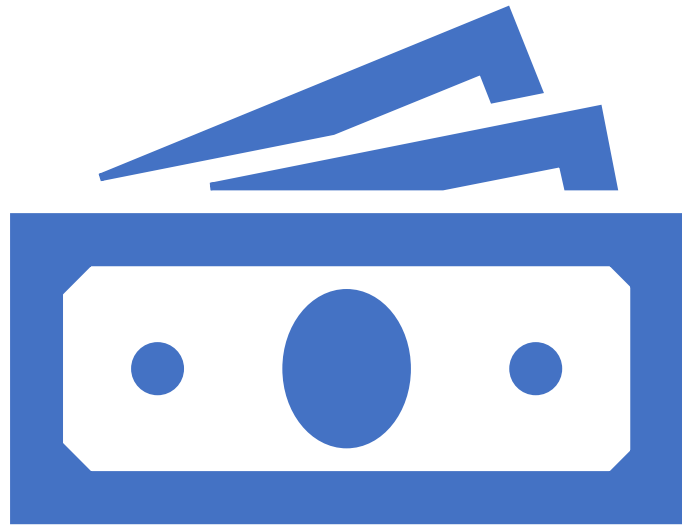
1. **ESG-CV**
2. **CDBG-CV**
3. **County CV**

COVID-19 Direct Financial Assistance

1. **Rental Assistance**
2. **Utility Assistance**
3. **Mortgage Assistance**
4. **Business Assistance**
5. **Food Supplies**
6. **Medical and safety supplies**

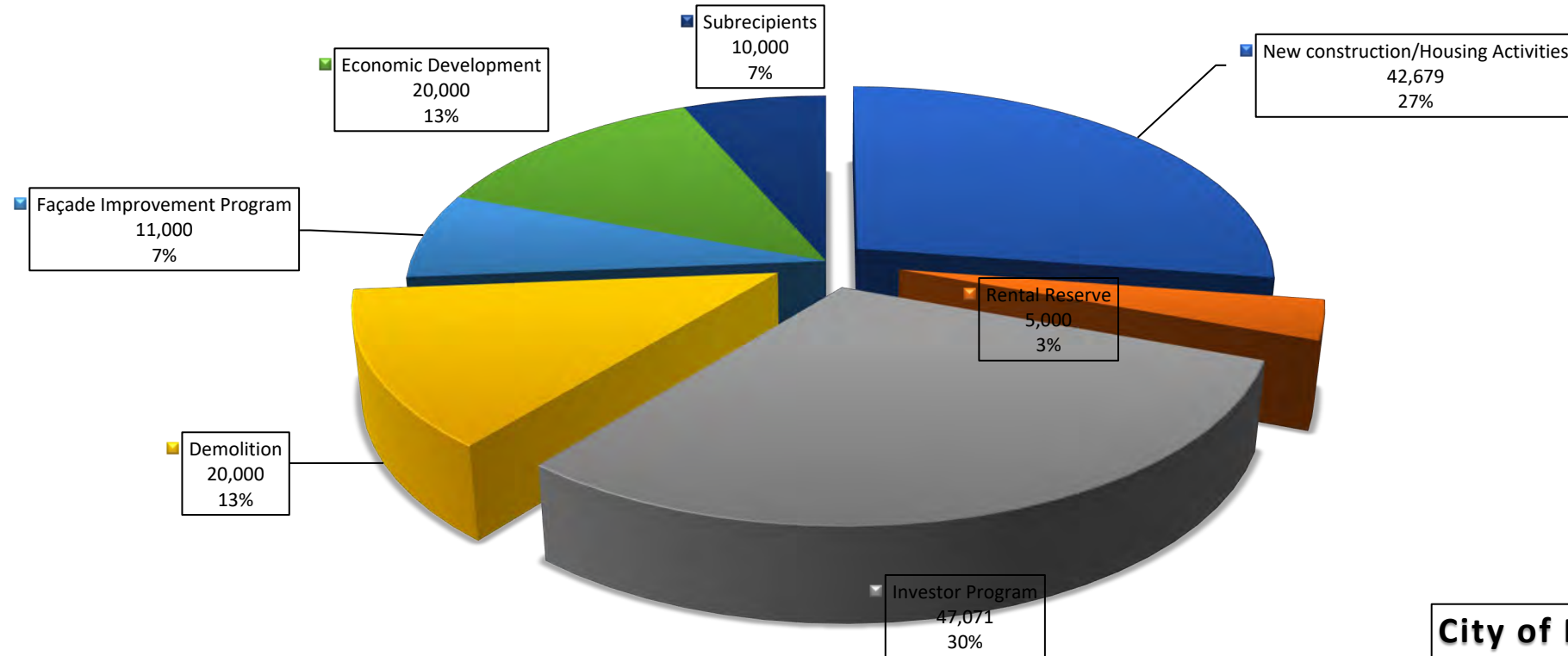
**NOTE: December 31, 2020:
Rental/Mortgage/Utilities: Assisted a total 959
households (2,258 persons)**

Type of Assistance	Number of Households	Number of persons
Rental & Utilities	569	1,349
Mortgage	67	171
Utilities	323	738
Total	959	2,258



FY 2021 AAP Municipal Allocations

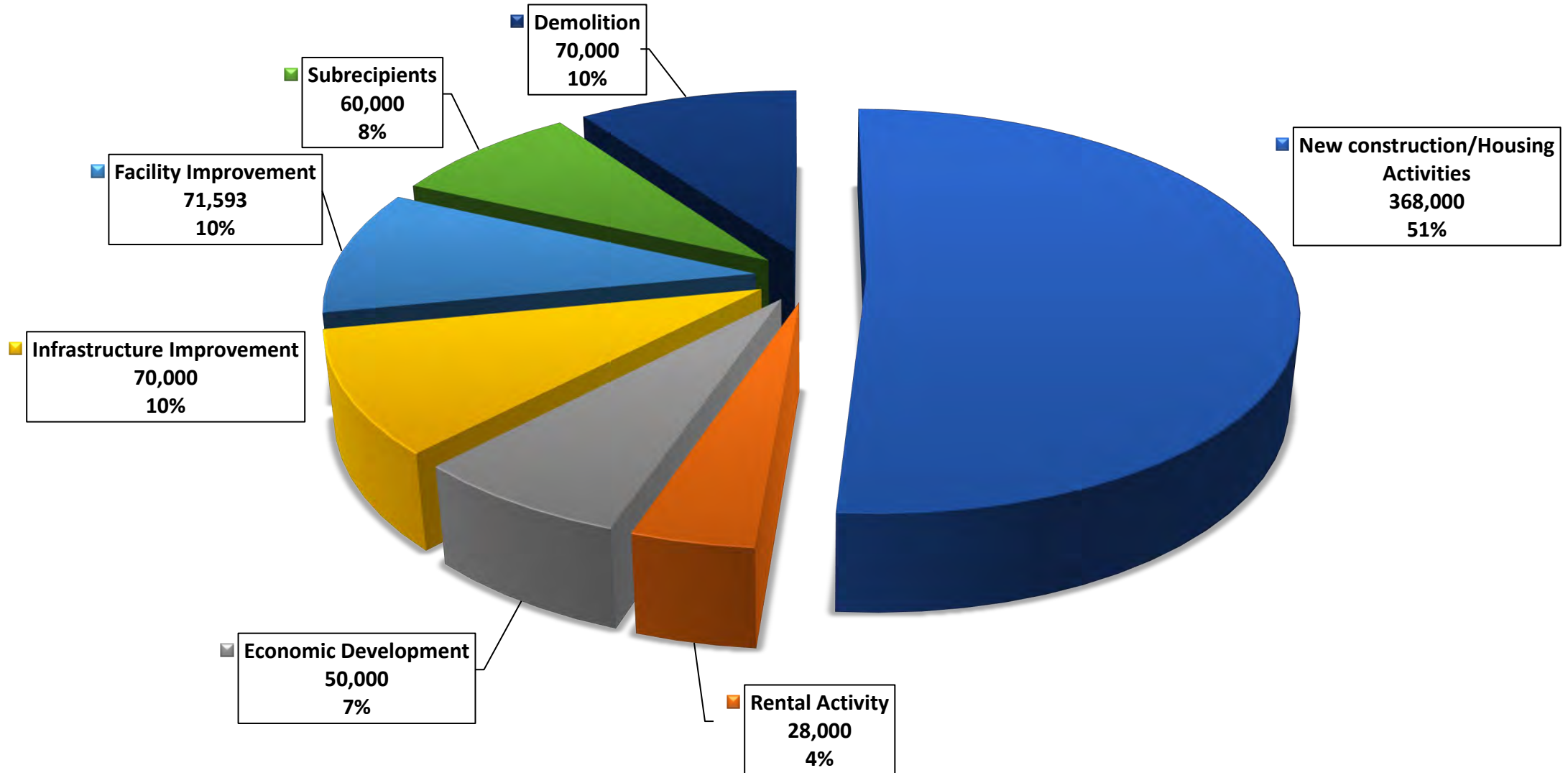
City of Fountain Inn FY 2021 proposed allocation - \$155,750



**City of Fountain Inn
Proposed
FY 2021 Allocation**

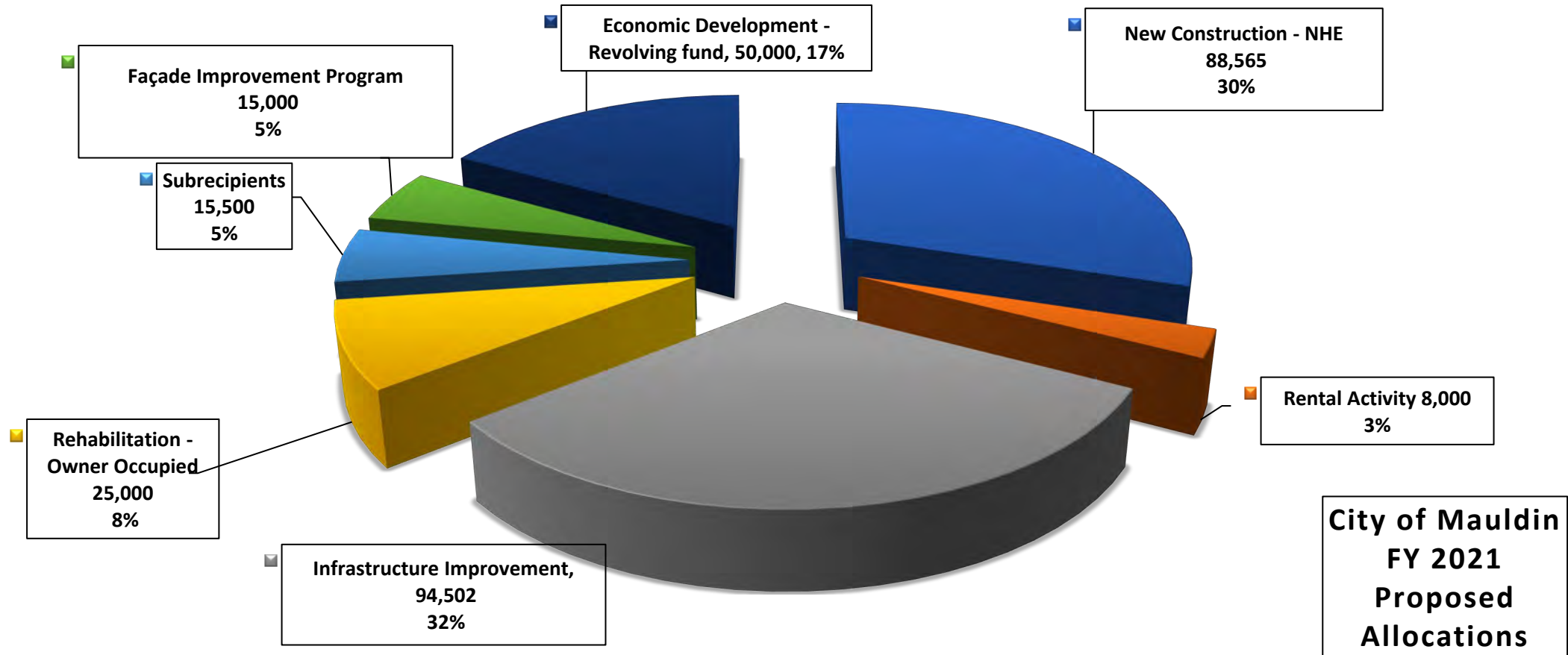
City of Greer

FY 2021 proposed allocation - \$717,593

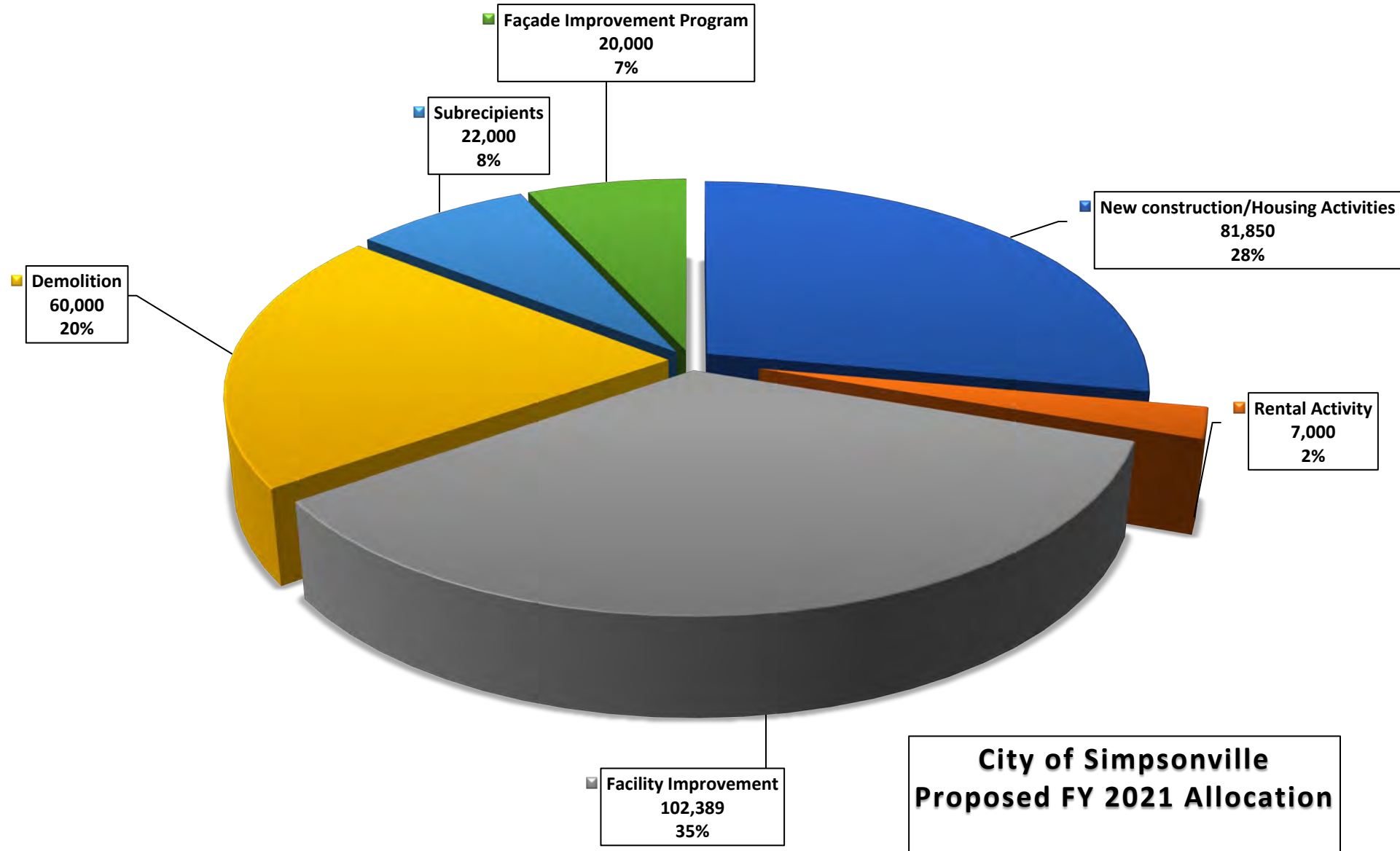


City of Mauldin

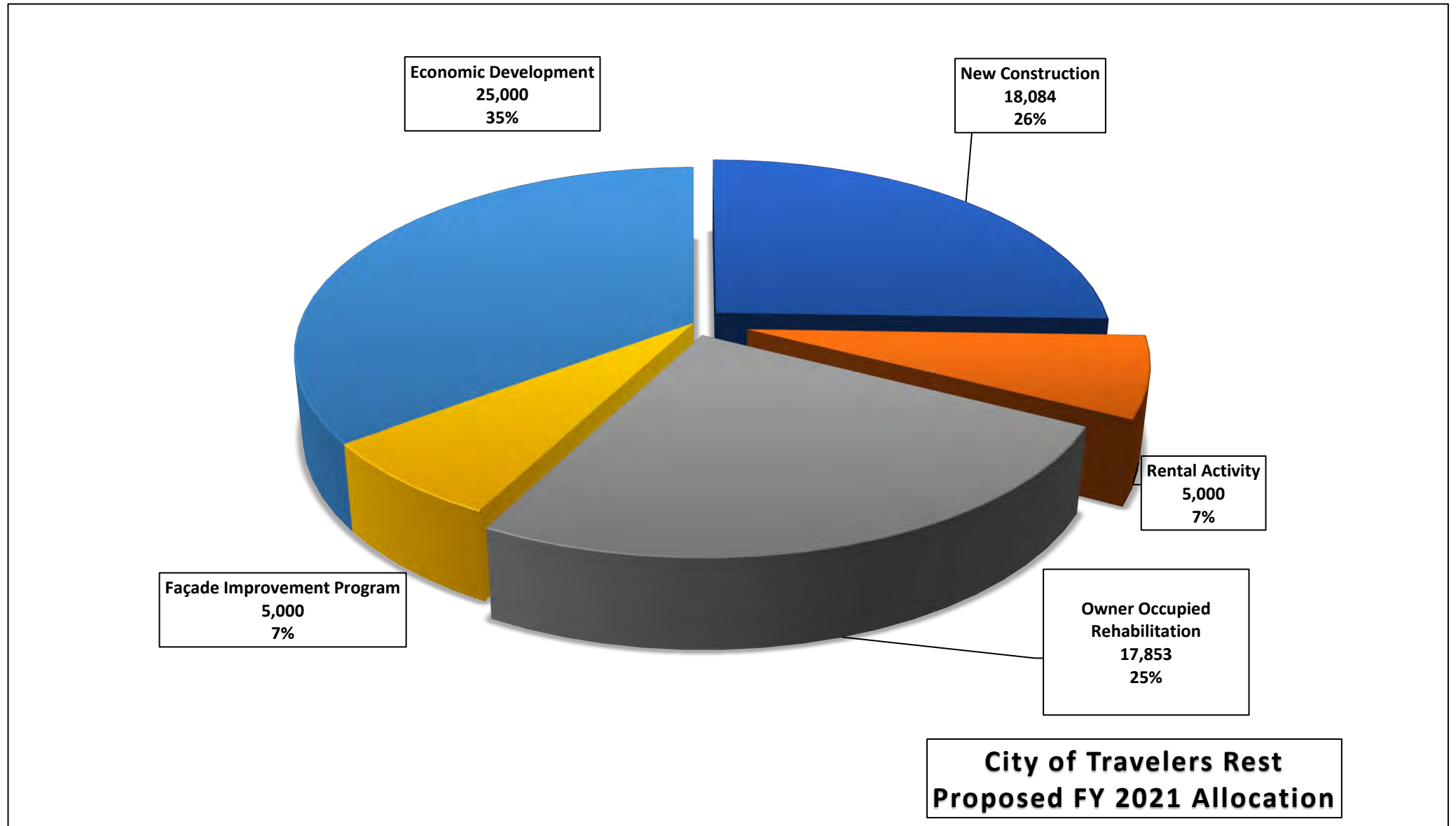
FY 2021 proposed allocation - \$296,567



City of Simpsonville FY 2021 proposed allocation - \$293,239



City of Travelers Rest FY 2021 proposed allocation - \$70,937





2021 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

FY 2021 Annual Action Goals:

**- Consistent with
the 5YR
Consolidated Plan
(FY 2020 – FY 2024)
Goals.**

Housing – Affordable and Accessible

Community Development – Suitable Living
Condition

Addressing Homelessness

Economic Development

Neighborhood Revitalization

**GCRA -
Housing
Goal
Strategies -
using
HOME, CDBG, ESG
& AHF**

**Homeownership
Units (New &
Rehabbed - GCRA
and Housing
Partners)**

**Rental Units – (New
and Rehabbed -
GCRA & Housing
Partners)**

**First Time
Homebuyers Program
(DPT & Closing Cost
Assistance – CWC)**

**Rental Assistance -
Homelessness
Prevention – At risk
of homelessness**

**Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless**

**Investor Program-
Rental Rehab**

**Major – Homeowner
Rehab – Program -
GCRA**

**Minor Home Repair
Program (GCRA &
Rebuild)**

**MLF-Permanent
Financing – GCRA
funded homes**

Housing Goal - FY 2021 AAP Snapshot of housing strategic goals

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat)	25	15	10
Rental Units – (NHE/UHC/TWG/Hallmark/Holland)	448	2	446
Homebuyers – CWC	25	0	25
Rental Assistance - Homelessness Prevention	20	20	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Rental Assistance – Via COVID-19 Impact	550	0	550
Mortgage Assistance – COVID – 19 Impact	200	0	200
Minor Home Repair Program (GCRA & Rebuild)	80	10	70
Investor Program- Rental Rehab -	4	4	0
Major – Home-owner Rehab - Program	2	2	0
Total	1,379	78	1301

Community Development – Goal - Infrastructure/Facility Improvements

Municipalities- Facility & Infrastructure Improvement Projects

<u>Municipalities</u>	<u>Location</u>
Simpsonville - Habitat – Woodside Housing Project – Infrastructure - completion	Simpsonville
Simpsonville – Senior Center Improvement	Simpsonville
Greer - Sunnyside Community- Infrastructure Improvement for Fairview Townhomes Development	Greer
Greer – Needmore Community – Pickleball Court and Street Improvement on Mountainview	Greer

Others - Unincorporated

Demolition of substandard and blighted properties	Countywide
1. Brutontown (Strategy Neighborhood) - Infrastructure Improvement – Phase 2D – Iola Wilson, Phase 4 (Emory) and 5 Phase (Greenbrier)	Brutontown
2. Brutontown – Walcott - New Affordable Housing Units	Brutontown ²⁵

Community Development 2021 CDBG Public Services Subrecipients

Public Service Subrecipients	Number	Municipalities	Unincorporated
Proposed Persons Assisted	11,080	7,136	3,944

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	8	2	6	1	1
Proposed Persons Assisted	2,639	360	1,504	600	175

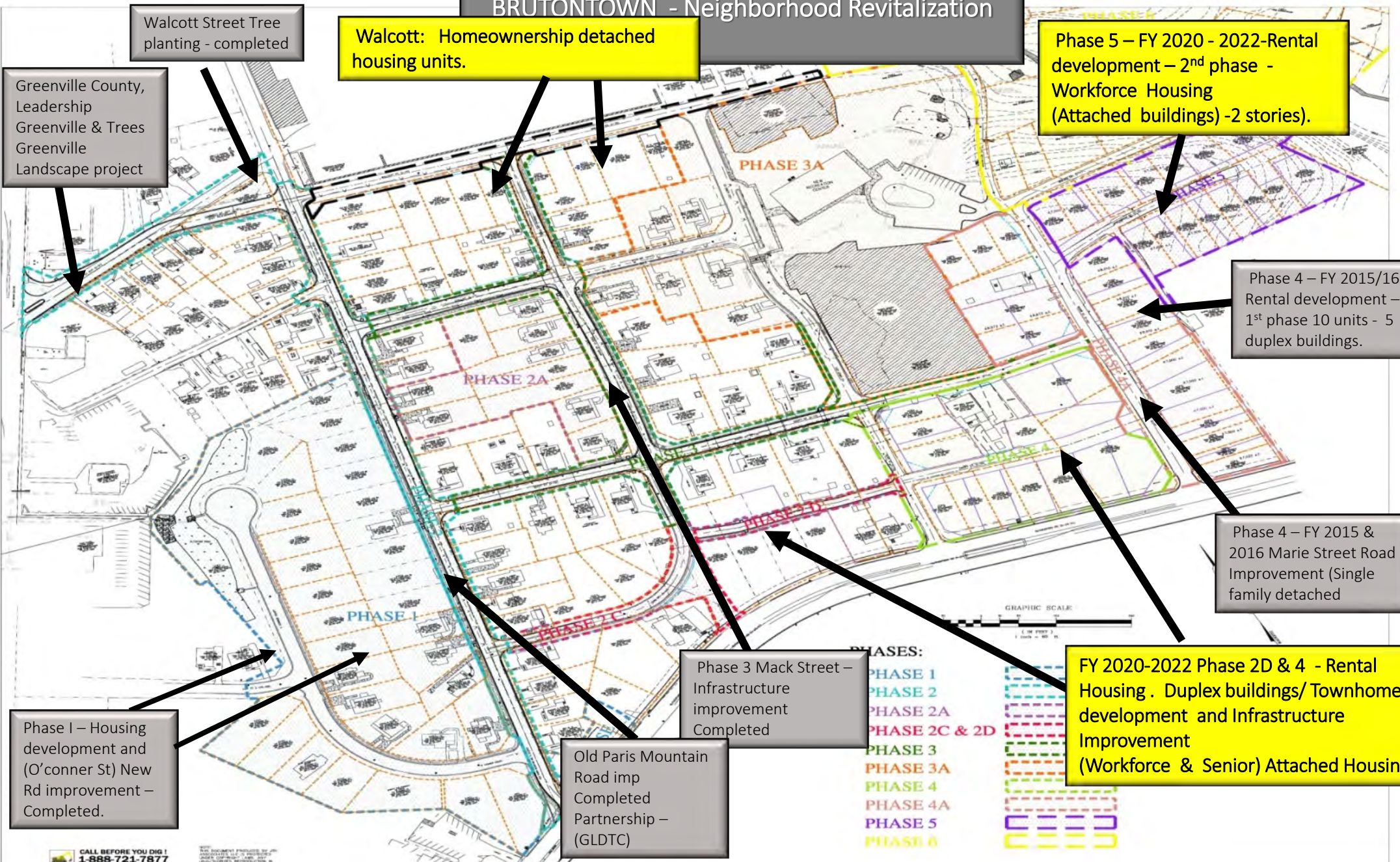
Economic Development Goal

Economic Development Programs	Proposed #
ED – Business Loans	3
Façade Improvement Program	6
Proposed Total	9 Businesses and 9 jobs created or retained
Job Training Opportunities	25 persons

Neighborhood Revitalization – Goal

- **Brutontown – Master Plan Improvement Strategies**
 - **Phase 2D, 4 & 5: – Planning & zoning approval.**
 - **Engineering plans and road improvement**
 - **Homeownership units – Walcott area (4 units)**
- **Greer**
 - **Needmore: Pickle ball court construction and Mountain View Street Improvement**
 - **Sunnyside: Fairview Development: Infrastructure Improvement.**
- **Provide financial assistance to neighborhoods for capacity building opportunities.**

BRUTONTOWN - Neighborhood Revitalization



Walcott Street Tree planting - completed

Walcott: Homeownership detached housing units.

Phase 5 – FY 2020 - 2022-Rental development – 2nd phase - Workforce Housing (Attached buildings) -2 stories).

Greenville County, Leadership Greenville & Trees Greenville Landscape project

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.

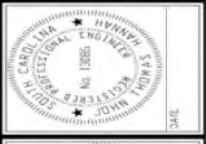
Phase 3 Mack Street – Infrastructure improvement Completed

Old Paris Mountain Road imp Completed Partnership – (GLDTC)

FY 2020-2022 Phase 2D & 4 - Rental Housing . Duplex buildings/ Townhomes development and Infrastructure Improvement (Workforce & Senior) Attached Housing)

NO.	REVISIONS	DATE

APPROVALS	PROJECT ENG.	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY



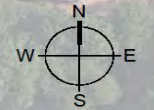
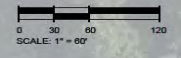
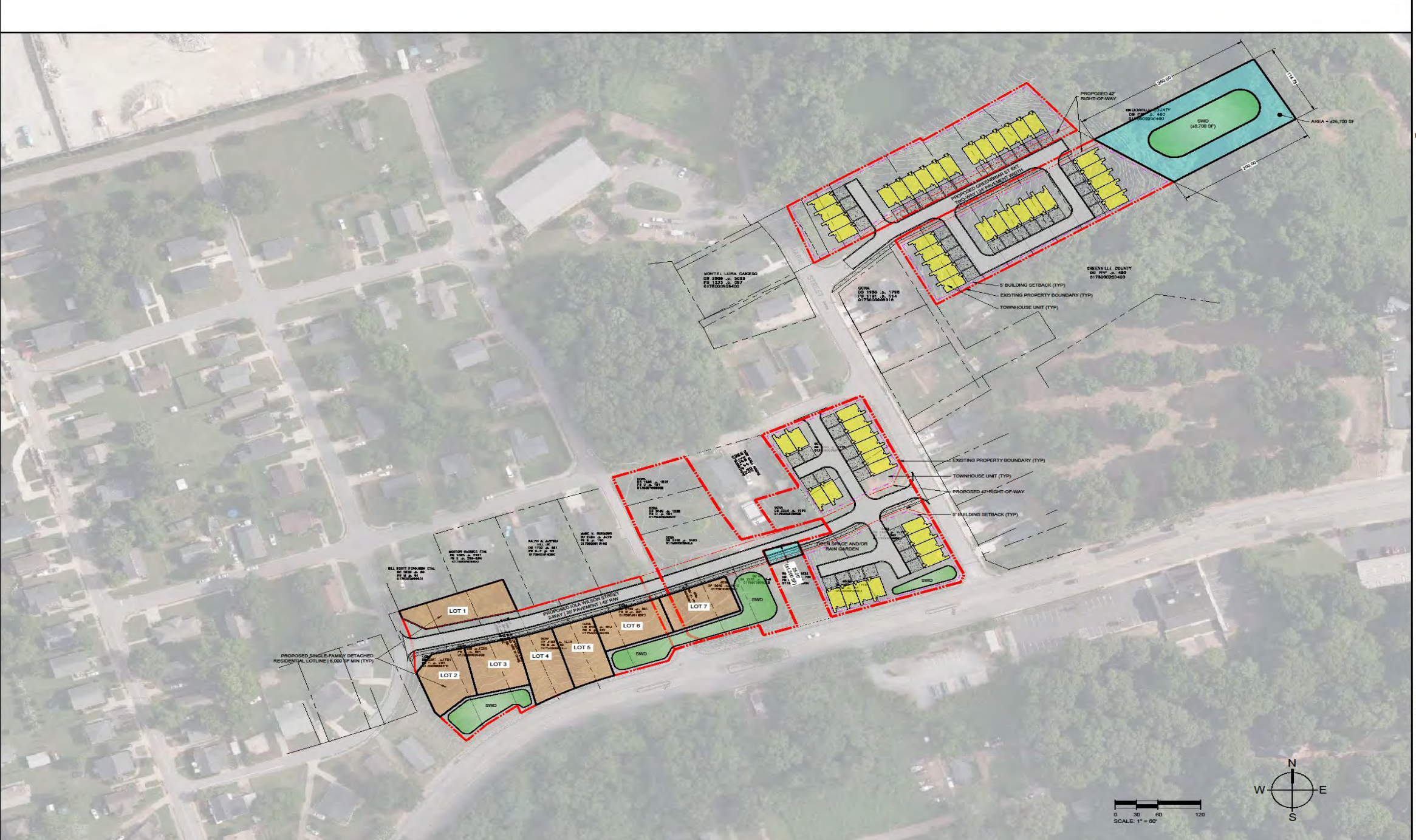
JTH ASSOCIATES, LLC
 ENGINEERS & PLANNERS
 1443 BELHAM ROAD, SUITE 105
 GREENVILLE, SOUTH CAROLINA 29615
 864-635-3330

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

BRUTONTOWN PHASE DRAWING

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

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SPARTANBURG, SC 29176-0710
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4/1/21

BRUTONTOWN FRD
GREENVILLE COUNTY
REDEVELOPMENT AUTHORITY (GCRA)
GREENVILLE COUNTY, SOUTH CAROLINA

SW+ PROJECT: GR3063
DATE: 2021-03-23
DRAWN BY: NM
CHECKED BY: FT

REVISION HISTORY

NO.	DESCRIPTION	DATE

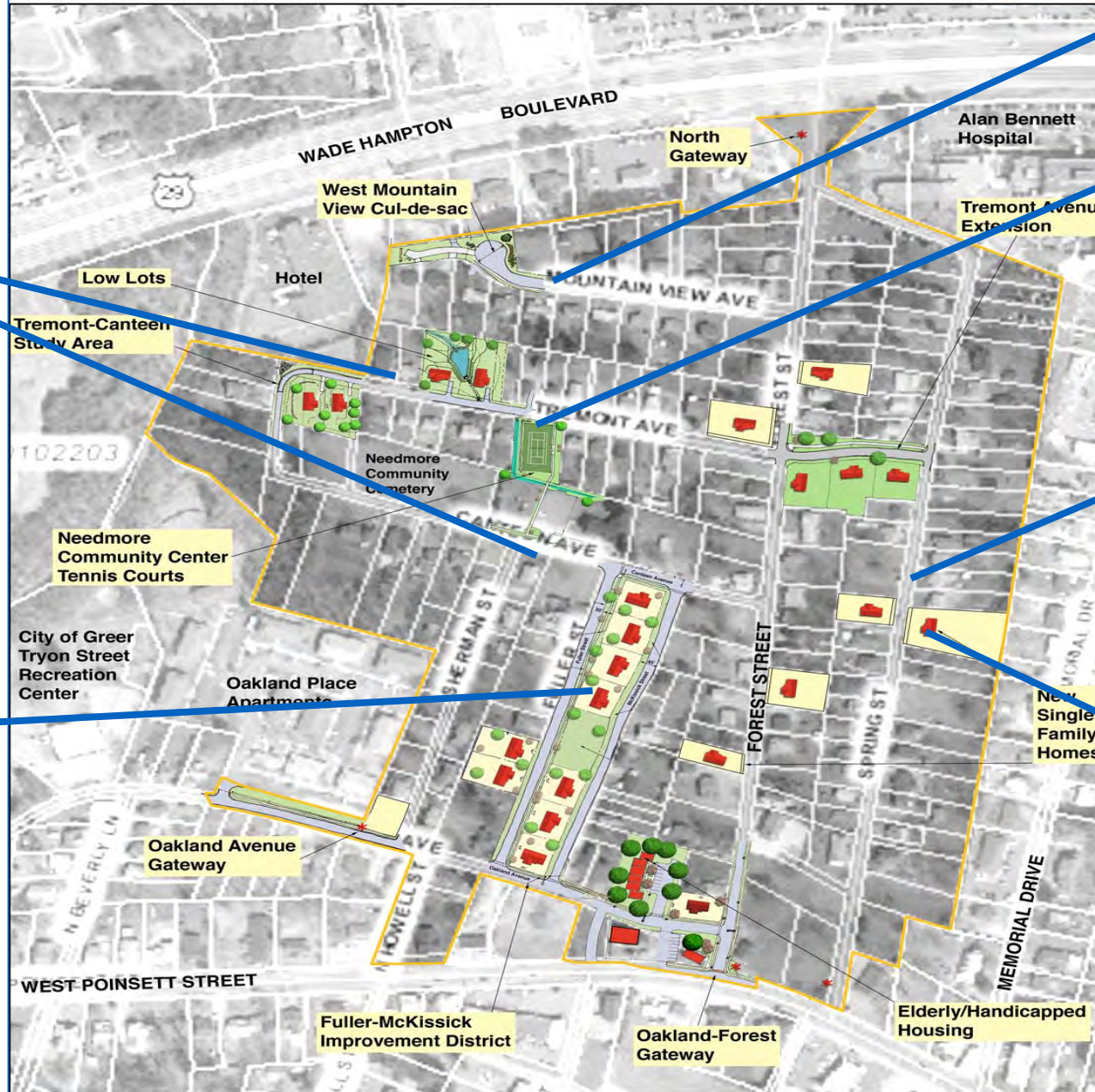
PRELIMINARY
DEVELOPMENT
PLAN

DRAFT

MASTER PLAN

The Needmore Community

Greer, SC



Tremont- Canteen Infrastructure project - completed
GLDTC & GCRA

Nehemiah Housing project – completed and sold one homeownership unit – Jan. 2021.
FY 2021 – 1 unit

Infrastructure Improvement (Income eligibility survey & Environmental Review)
Tennis Court – Reuse of site for Pickle - ball Court (senior activity) – 2020 – 2021 Project – Environmental review

FY 2017-2018 Spring Street Infrastructure project - completed
GLDTC & GCRA

Numerous infill affordable housing units completed in the neighborhood

Sunnyside Community

- **Fairview Townhomes**

Proposal:

- Infrastructure Improvement – FY 2021
- Construct 34 townhomes – FY 2022/23

Site: 3.1 acre site in the Sunnyside neighborhood

Mixed-income housing

Proposed income range: 50% - 100% AMI



NOT TO CHANGE.

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Proposed 2021 Housing Projects
GCRA & Housing Partner
projects

GCRA & UHC joint project

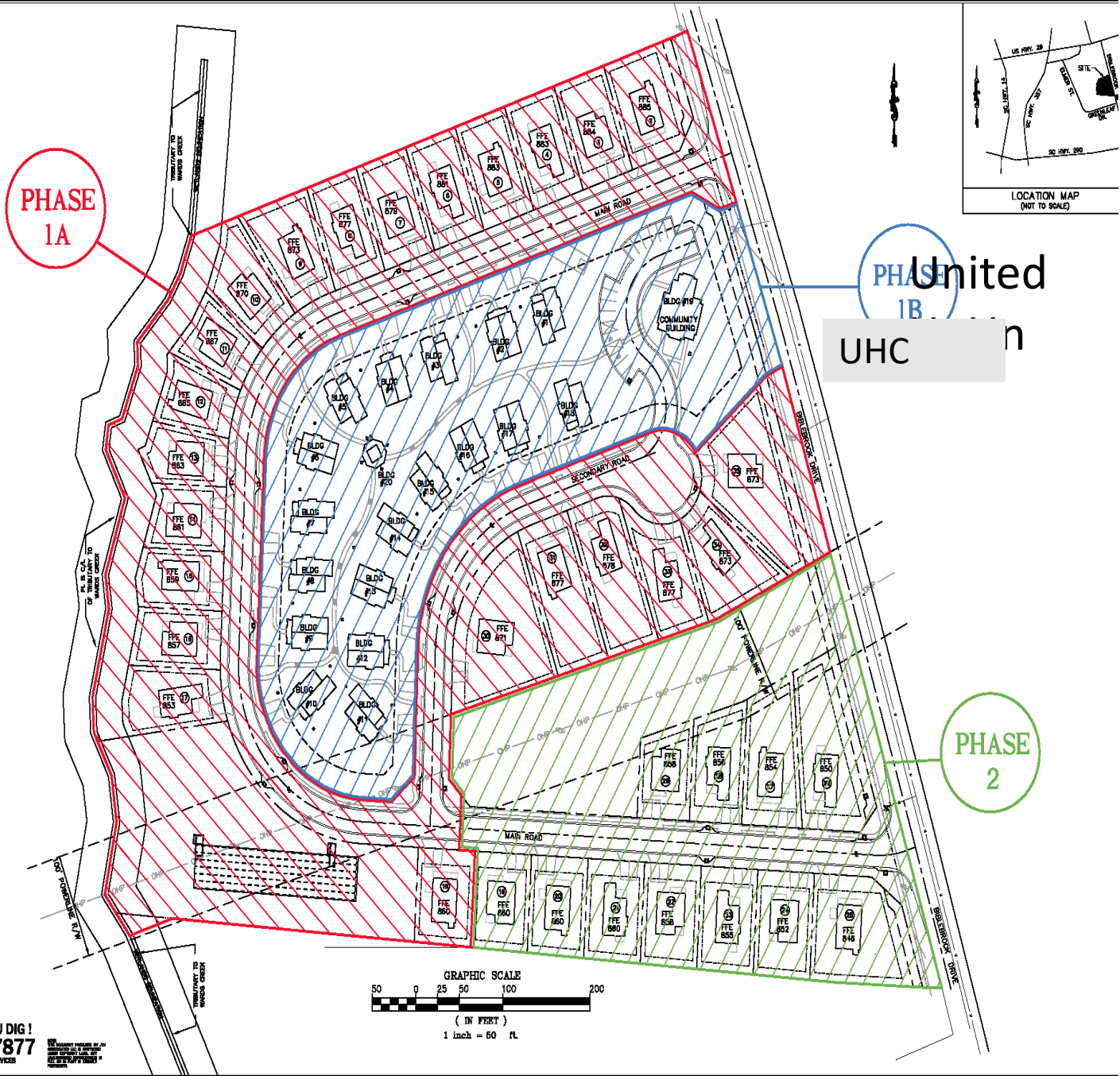
36 senior housing completed (UHC)

36 Homeowner units – in progress -GCRA

FY 2019 – Accomplishments

10 units sold

Proposed: FY 2021: **5 units**



Developer: Habitat for Humanity
Greenville County Funding approval:
HOME: \$171,812
Affordable Housing Fund (AHF): \$0
Total Development Budget: \$1,917,928

<i>Project Name</i>	Habitat – Woodside Development 2021
<i>Developer</i>	Habitat for Humanity of Greenville County
<i>Project Location</i>	274 Beattie Street, Simpsonville
<i>Census Tract</i>	30.05
<i>Tax Map #</i>	0324001201002
<i>Acreage</i>	5.02
<i># of Units</i>	10
<i>AMI Range</i>	≤ 60%



Developer: NHE (Pending 9% Tax Credit project)

Greenville County Funding approval:

HOME: \$70,000

Affordable Housing Fund (AHF): \$430,000

Total Development Budget: \$13,674,927

<i>Project Name</i>	Parkside at Butler
<i>Developer</i>	NHE Inc.
<i>Project Location</i>	600 New Commerce Court, Mauldin
<i>Census Tract</i>	28.12
<i>Tax Map #</i>	0546010100503 0546010100310
<i>Acreage</i>	4.50
<i># of Units</i>	72
<i>AMI Range</i>	≤ 60%



Developer: TWG Development, LLC (Pending 4% Tax Credit project)

Greenville County Funding approval:

HOME: \$50,000

Affordable Housing Fund (AHF): \$200,000

Total Development Budget: \$25,644,324

<i>Project Name</i>	Berea Heights
<i>Developer</i>	TWG Development, LLC
<i>Project Location</i>	600 New Commerce Court, Mauldin
<i>Census Tract</i>	37.06
<i>Tax Map #</i>	B015000100204
<i>Acreage</i>	15.82
<i># of Units</i>	128
<i>AMI Range</i>	≤ 60%



Developer: United Housing Connections

Greenville County Funding approval:

HOME: \$0

Affordable Housing Fund (AHF): \$280,000

Total Development Budget: \$5,276,927

<i>Project Name</i>	Church Street Place at Poe Mill
<i>Developer</i>	United Housing Connections
<i>Project Location</i>	50 Church Street, Greenville SC
<i>Census Tract</i>	23.02
<i>Tax Map #</i>	0154000200104
<i>Acreage</i>	2.93
<i># of Units</i>	36
<i>AMI Range</i>	≤ 50%



**Developer: Wendover Housing Partners (Pending
9% Tax Credit project)**

Greenville County Funding approval:

HOME: \$50,000

Affordable Housing Fund (AHF): \$200,000

Total Development Budget: \$18,720,625

<i>Project Name</i>	Holland Park
<i>Developer</i>	Wendover Housing Partners
<i>Project Location</i>	5807 Augusta Road, Greenville SC
<i>Census Tract</i>	20.05
<i>Tax Map #</i>	0394000102701 0394000102700
<i>Acreage</i>	8.5
<i># of Units</i>	90
<i>AMI Range</i>	≤ 60%



**Developer: The Hallmark Companies, Inc. (Pending
4% Tax Credit project)**

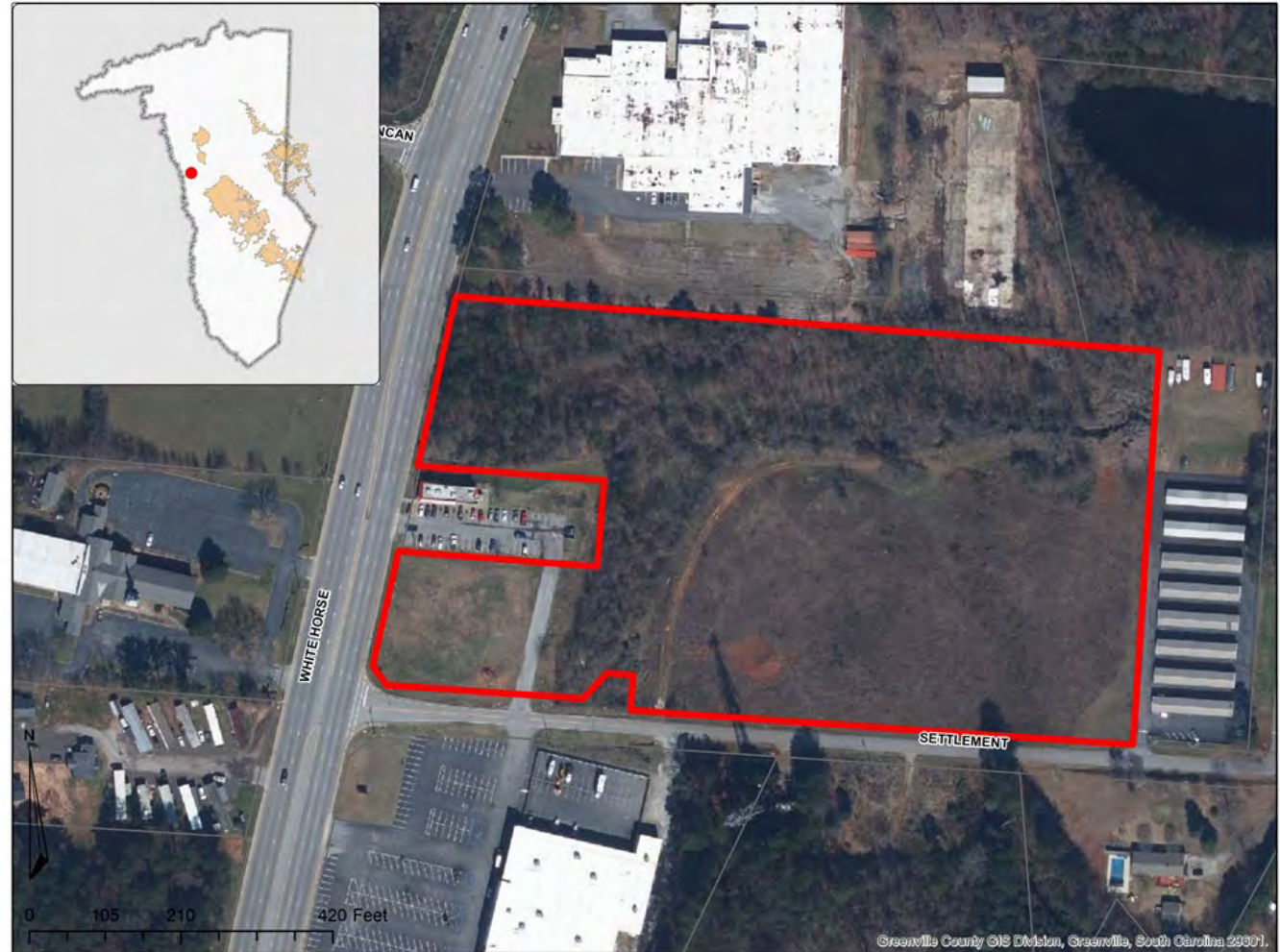
Greenville County Funding approval:

HOME: \$50,000

Affordable Housing Fund (AHF): \$100,000

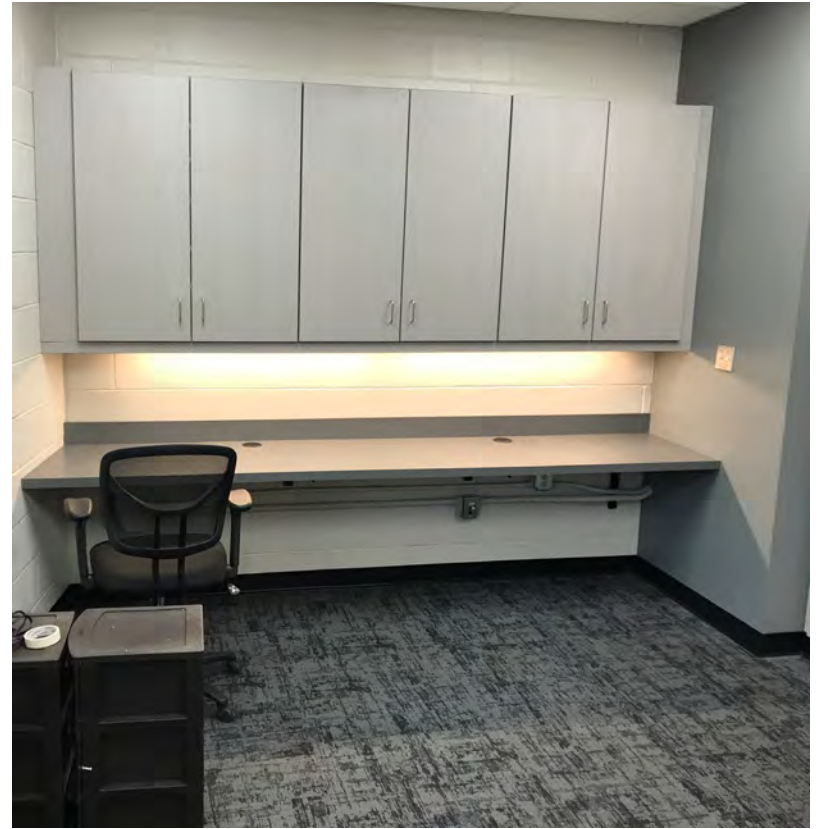
Total Development Budget: \$18,000,000

<i>Project Name</i>	Settlement Manor Apartments
<i>Developer</i>	The Hallmark Companies, Inc.
<i>Project Location</i>	Settlement Road, Greenville SC
<i>Census Tract</i>	37.07
<i>Tax Map #</i>	B006000101001
<i>Acreage</i>	11.71
<i># of Units</i>	120
<i>AMI Range</i>	≤ 60%





Accomplishments



Fountain Inn Senior Center

ADA Improvements

Public Works Activity: Greer

Kids' Planet at Century Park ADA Improvements





Public Works Activity: Mauldin – ADA Improvement

- Mauldin Senior Center
- Completed

Public Works Activity: Sterling

Maloy, Middleton, Sterling Street
Improvements
(GLDTC/Parker Partnership)



Demolition – for future redevelopment: Brutontown, Judson, Greer

15 Marie Street, BT



6 Looper Street, Judson



405 Hampton Road, Greer





Single Family Homes

**Brutontown Activity:
New Construction
Homeownership**

Municipal Activity: Fountain Inn New Construction for Sale



103 Rosemary Lane – Complete & Sold

Municipal Activity: Greer – Homeownerships

689, 690, 693, 694, 698, 699 Ruddy Creek Circle – Complete & Sold



Unincorporated Activity: Slater New Construction - Homeownership



211 & 233 Whitney Street – Complete & Sold

Unincorporated Activity: Slater New Construction – Rental units

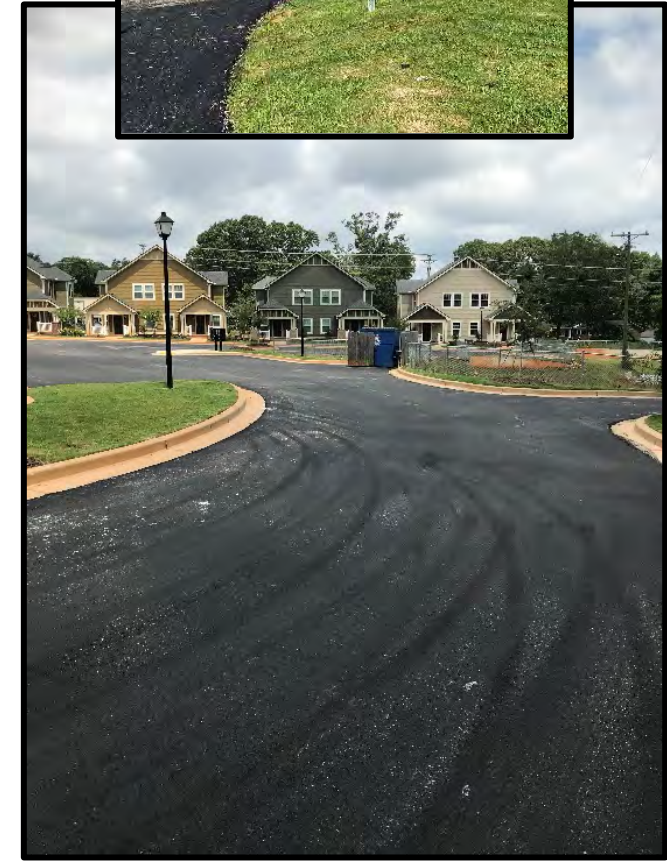


434 Lindberg Street & 235 Whitney Street – Complete & Occupied

Miller Place Development - Mauldin

Miller Place Court: 18 units

- Infrastructure
- Irrigation & Landscaping
- Signage
- Final Paving



Municipal Activity: Mauldin New Construction for Rental



Miller Place Court vertical/duplex construction – Complete & Occupied!

“Out of Reach”-Affordability Data

Greenville County – FMR 2020 & 2021 Greenville County

Year	0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
2020	\$628	\$740	\$842	\$1,127	\$1,362
2021	\$731	\$826	\$942	\$1,254	\$1,518

- 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 **\$826 (2021)**. Individual earning \$16,250 can afford monthly rent of \$406.25 (hourly rate is \$7.81)

Income	1HH	2HH	3HH	4HH	5HH	6HH	7HH	8HH
30%	16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660
50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
80%	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550

- In South Carolina, one worker earning the **Minimum Wage** (\$7.25 per hour) must work **88 hours per week, 52 weeks per year** to earn \$33,040 in order to afford **a one bedroom for \$826** of the area's Fair Market rent.

Housing Cost Burden - definition

- HUD defines a housing cost burden as a household that pays over 30 percent or more of its monthly gross income on housing costs. (Greenville County for Household of 4)
- **30% AMI** is **\$27,050 for household of four**. A 2 bedroom apartment requirement.
 - Estimated hourly pay is **\$13** per hr. for 40 hrs. per week.
 - Maximum housing cost burden of **30%**.
 - Monthly housing cost can not exceed **\$676.25 per month (less than 0 bedroom FMR)**.
- **50% AMI** is **\$38,600 for household of four persons**.
 - Approximate hourly pay **\$18.56** per hour for 40 hours per week.
 - Maximum housing cost burden of **30%**.
 - Monthly payment housing cost can not exceed **\$965 per month. Qualifies for a 2 bedroom apartment of \$942 FMR**

Employment and Income in Greenville-Anderson-Mauldin MSA

Education,
training, and
library:
\$24.27/hour



Protective
service:
\$17.23/hour

Construction
and extraction:
\$19.52/hour



Production:
\$17.91/hour

Special notes from various Greenville County Reports....

- According to Greenville County 2020 – 2024 Consolidated Plan and the Analysis of Impediments reports, identified that Greenville County has affordable housing need for **approximately 18,000 renter units and 14,500 homeowner units (source – HUD Comprehensive Housing Affordable Strategy (CHAS) data from Census Bureau)**. Additionally, the 2018 Greenville County Housing Study report, prepared by CZB, indicated **a total of 9,500 affordable** housing need for the County. All studies consistently recognized affordable housing need in the County.
- The CHAS data also recognized **that all household types (renters and homeowners) earning 80% and below are** cost burdened by 30% of their income, particularly, families of 50% AMI and below. Households of 30% AMI are severely cost burdened by 50%.
- **Approximately 41 percent** of households in Greenville County are low and moderate income (ACS – 2013 - 2017) and **32 percent of the population consist of persons over age of 62 and up.**

There is an overall identified need for affordable housing in the County; there has to be purposeful and intentional desire to make housing affordable and attainable through policies and actions to achieve this goal for residents of Greenville.

HUD Income Limits



GREENVILLE COUNTY - FY 2021 Area Median Income: \$77,200								
	# of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low 30% Income Limits (\$)	\$16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660
Very Low 50% Income Limits (\$)	\$27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
Low 80% Income Limits (\$)	\$43,250	49,400	55,600	61,750	66,750	71,650	76,600	81,550

HUD Income Limits



LAURENS COUNTY - FY 2021								
Area Median Income is \$47,500								
	# of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low 30% Income Limits (\$)	\$12,880	17,420	21,960	26,500	28,950	31,100	33,250	35,400
Very Low 50% Income Limits (\$)	\$18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400
Low 80% Income Limits (\$)	\$30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650

HUD Income Limits



SPARTANBURG COUNTY - FY 2021 – Area Median Income \$68,800								
	# of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low 30% Income Limits (\$)	\$14,250	17,420	21,960	26,500	31,040	35,580	40,120	44,660
Very Low 50% Income Limits (\$)	\$23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850
Low 80% Income Limits (\$)	\$38,050	43,450	48,900	54,300	58,650	63,000	67,350	71,700

Questions?
