

2022 Greenville County Annual Action Plan



Presented by the Greenville County Redevelopment Authority



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.**

Who do we serve?

- Greenville County residents that meet income guidelines (*Except those residents that live in the City of Greenville*)
- Spartanburg County residents that live in the incorporated municipality of Greer that meet income guidelines
- Laurens County residents that live in the incorporated portion of Fountain Inn that meet income guidelines

FY 2022 Annual Action Plan

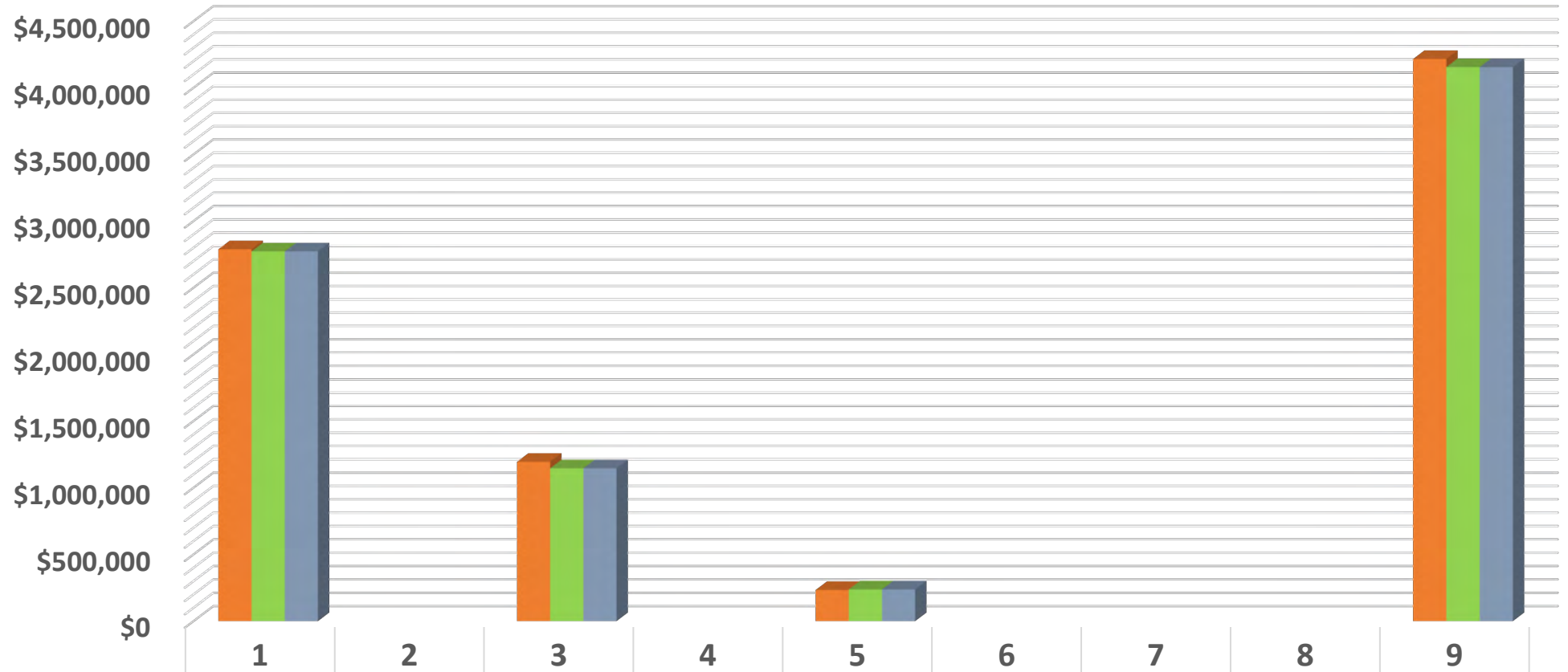
- The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).
- FY 2022 funds is for the period beginning July 1, 2022 to June 30, 2023.
- This funding period also marks the 3rd year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.



Greenville County Entitlement Funds – CDBG HOME & ESG

- ❑ **CDBG- Community Development Block Grant:** Primary objective is the development of viable communities through improved living conditions, expansion of economic opportunities, addressing slum and blight, decent housing and urgent need. At least 70% must be used for activities that benefit individuals with low to moderate incomes.
- ❑ **HOME - Home Investment Partnership Grant:** Dedicated to increasing the availability and accessibility of affordable housing for low- and moderate-income households.
- ❑ **ESG - Emergency Solutions Grant:** Assist individual and families regain (temporary & permanent) housing after experiencing housing crisis or homelessness.

**3 Year Grant Analysis
PY 2020 - 2022**



	1	2	3	4	5	6	7	8	9
PY 2020 Allocation	\$2,788,539		\$1,193,967		\$233,440				\$4,215,946
PY 2021 Allocation	\$2,772,001		\$1,145,414		\$237,851				\$4,155,266
Proposed 2022 Allocation	\$2,772,001		\$1,145,414		\$237,851				\$4,155,266

NOTE: The actual FY 2022 Allocations are not available from HUD



2022 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS



**FY 2022 Annual
Action Goals:**

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

Housing Needs – Affordability and
Accessibility

Community Development – Sustainability
and Suitable Living Condition

Addressing Homelessness and Public Service
Activities – Suitable living conditions

Economic Development

Neighborhood Revitalization

GCRA - Housing Goal Strategies

**-
using
HOME,
CDBG, ESG
& AHF**

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

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

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

4. Rental Assistance - Homelessness Prevention – At risk of homelessness

5. Rental Assistance - Homelessness-Rapid Rehousing – Literally homeless

6. Investor Program- Rental Rehab

7. Major – Homeowner Rehab – Program - GCRA

8. Minor Home Repair Program (GCRA & Rebuild)

9. MLF-Permanent Financing – GCRA funded homes

Housing Goal FY 2022 AAP

Snapshot of housing strategic goals

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat/Nehemiah)	25	10	15
Rental Units – (Multiple partners)	286	2	284
Homebuyers – CWC & Homes of Hope	25	0	25
Rental Assistance - Homelessness Prevention	20	20	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Minor Home Repair Program (GCRA & Rebuild)	55	25	30
Investor Program- Rental Rehab -	2	2	0
Major – Home-owner Rehab - Program	2	2	0
Total – FY 2022 Housing Goal	440	86	354



Municipalities- Facility & Infrastructure Improvement Projects

Community
Development –
Goal -
Infrastructure/
Facility
Improvements

<u>Municipalities</u>	<u>Location</u>
Greer - Sunnyside Community- Infrastructure Improvement for Fairview Townhomes Development	Greer
Greer – Needmore Community – Pickleball Court construction and Mountain view Road and Drainage Improvements	Greer
Simpsonville – Senior Center Improvement - Upgrade to the facility (indoor & outdoor) – In-progress	Simpsonville
Fountain Inn – ADA Restroom construction – Miracle Hill League – Emmanuel Sullivan Park	Fountain Inn
Mauldin – Miller and Old Mill road – Sidewalk and Drainage Improvement	Mauldin



Community Development – Goal - Planning and Other Activities

Municipality and Unincorporated Area Planning Activities & Others

Travelers Rest – Athens Neighborhood Revitalization Plan	Travelers Rest
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Brutontown (Strategy Neighborhood) – Rezoning and Infrastructure Improvement (Phase 2D & 4 – Iola Wilson and Emory)	Brutontown
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County-wide Demolition	County-wide
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Community Development 2022 CDBG Public Services Subrecipients

Public Service Subrecipients	Number	Municipalities	Unincorporated
Proposed Persons Assisted	11,736	6,862	4,874

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	10	2	5	1	2
Proposed Persons Assisted	8,188	1,535	4,589	393	1,671

Economic Development Goal

Economic Development Programs	Proposed #
ED – Business Loans	4
Façade Improvement Program	6
Proposed Total	10 Businesses and 10 jobs created or retained

BRUTONTOWN - Neighborhood Revitalization

Walcott Street Tree planting - completed

Walcott: Homeownership detached housing units – In-progress

Phase 5 – FY 2023 -2024-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.

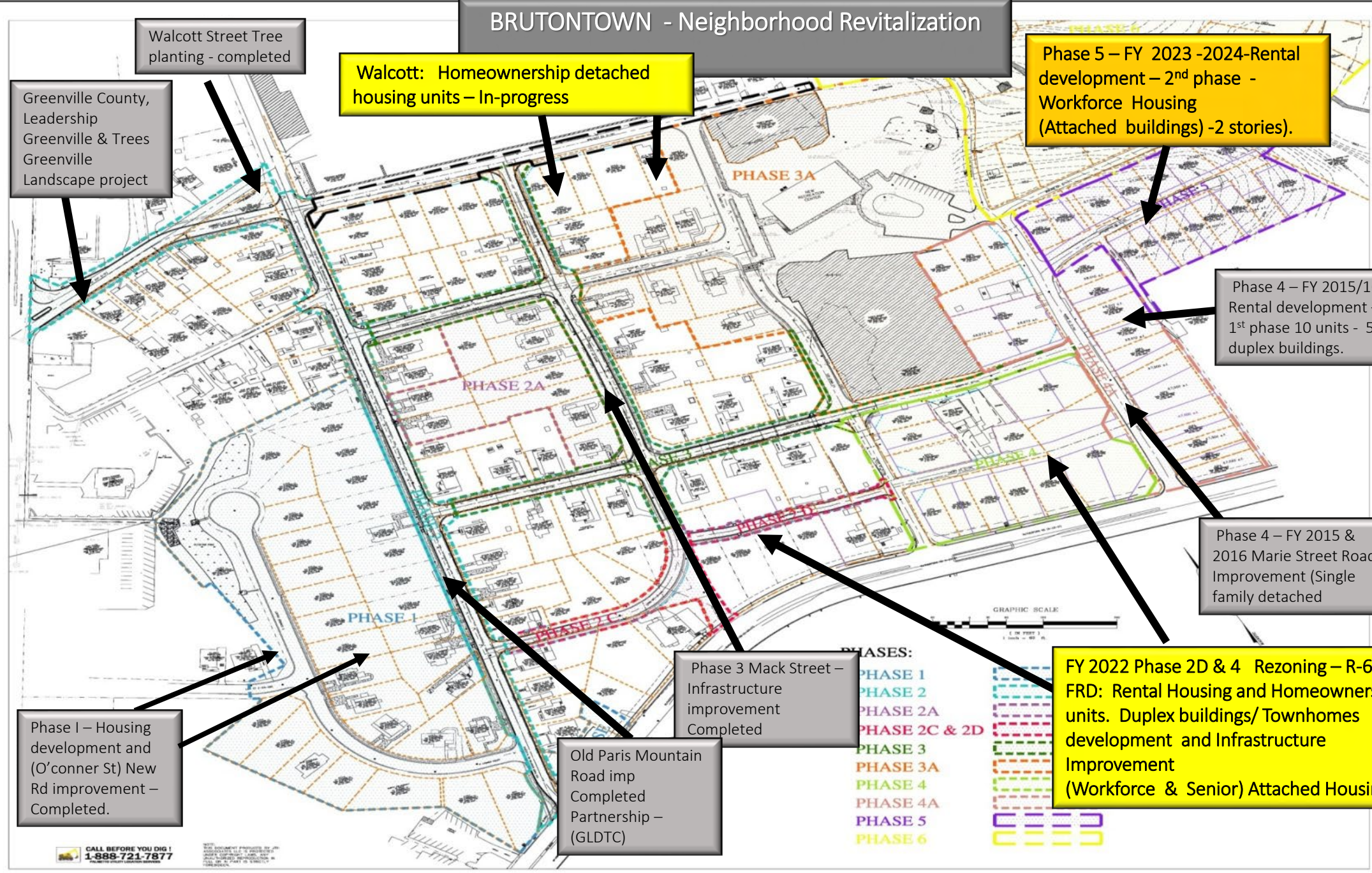
Phase 4 – FY 2015 & 2016 Marie Street Road Improvement (Single family detached)

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

Phase 3 Mack Street – Infrastructure improvement Completed

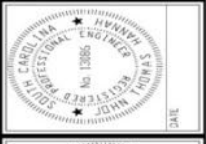
Old Paris Mountain Road imp Completed Partnership – (GLDTC)

FY 2022 Phase 2D & 4 Rezoning – R-6 and FRD: Rental Housing and Homeownership units. Duplex buildings/ Townhomes development and Infrastructure Improvement (Workforce & Senior) Attached Housing)



NO.	DESCRIPTION	DATE

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



JTH ASSOCIATES, LLC
 ENGINEERS & PLANNERS
 143 PELHAM ROAD, SUITE 105
 GREENVILLE, SOUTH CAROLINA, 29615
 864-658-3330

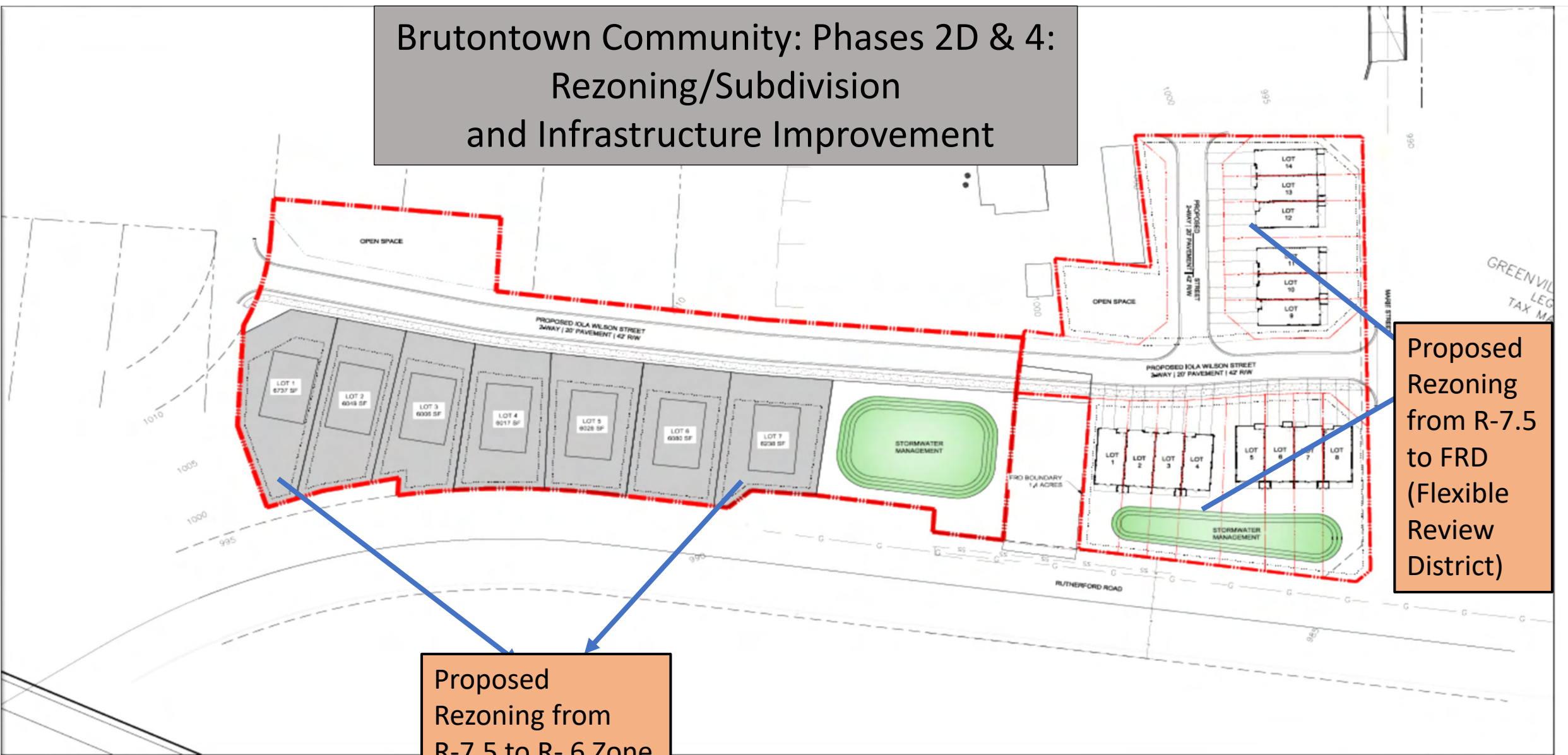
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

BRUTONTOWN PHASE DRAWING

DATE: 2010	SHEET: 1
SCALE: 1"=60'	OF: 1
PROJECT NO: XXXXX	
DWG. NO.:	

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

Brutontown Community: Phases 2D & 4: Rezoning/Subdivision and Infrastructure Improvement



Proposed
Rezoning
from R-7.5
to FRD
(Flexible
Review
District)

Proposed
Rezoning from
R-7.5 to R- 6 Zone

Brutontown Community – Proposed Future Housing Development



4 Unit Townhome Concept



6 Unit Townhome Concept



7 Unit Townhome Concept

Brutontown Community Townhomes Concept



Townhomes

Approximately 1400 square heated space

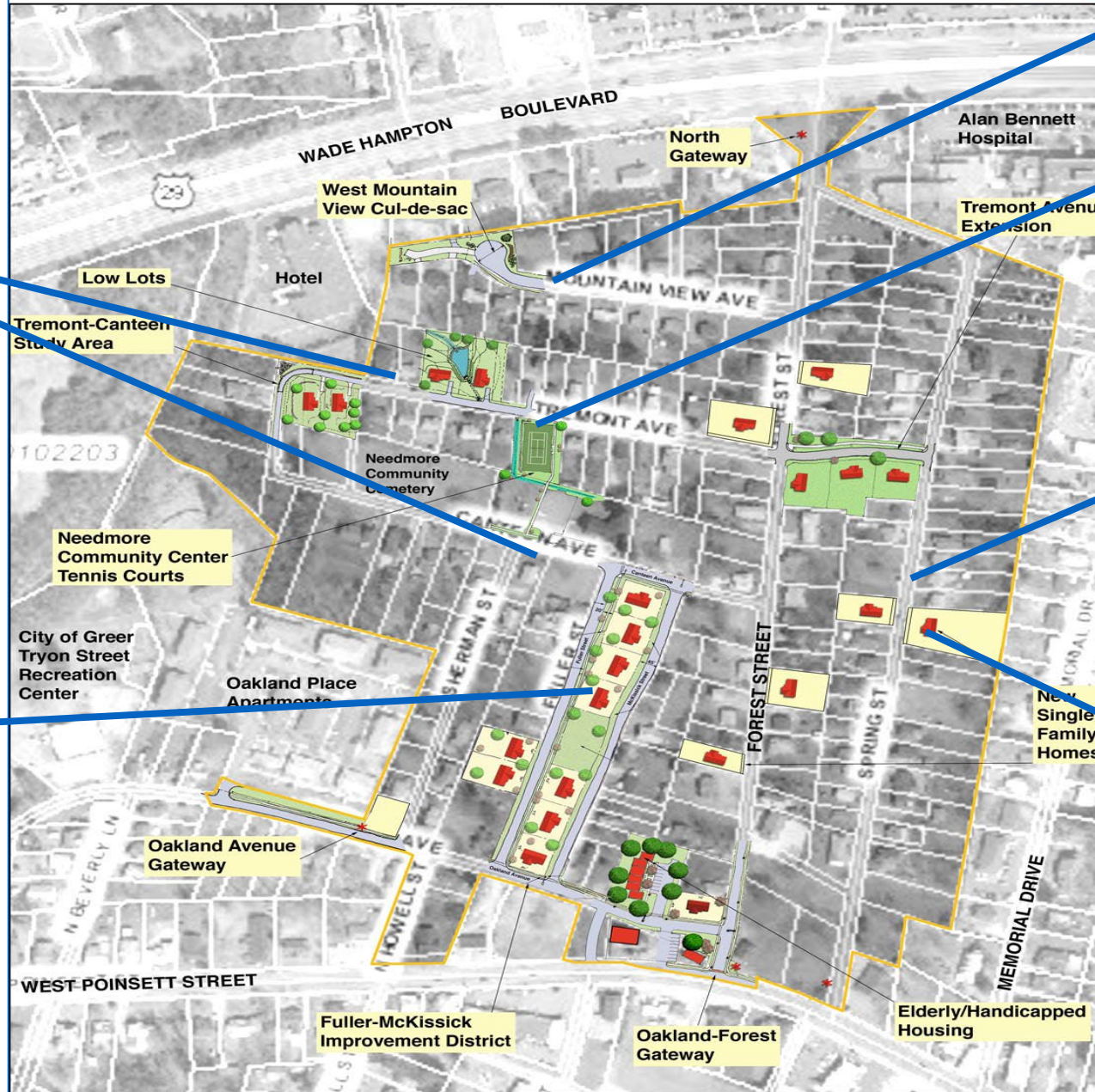
Duplex Buildings

Approximately 800 square heated space

MASTER PLAN

The Needmore Community

Greer, SC



Study Area Boundary

Design by Robert W. Bainbridge
South Carolina Design Arts Partnership
Clemson University Center for Community Growth and Change

Tremont- Canteen Infrastructure project - completed
GLDTC & GCRA

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

FY 2022: Road and Drainage Improvement

Pickle Ball FY 2021 & 2022 Improvement – reuse of Tennis Court

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

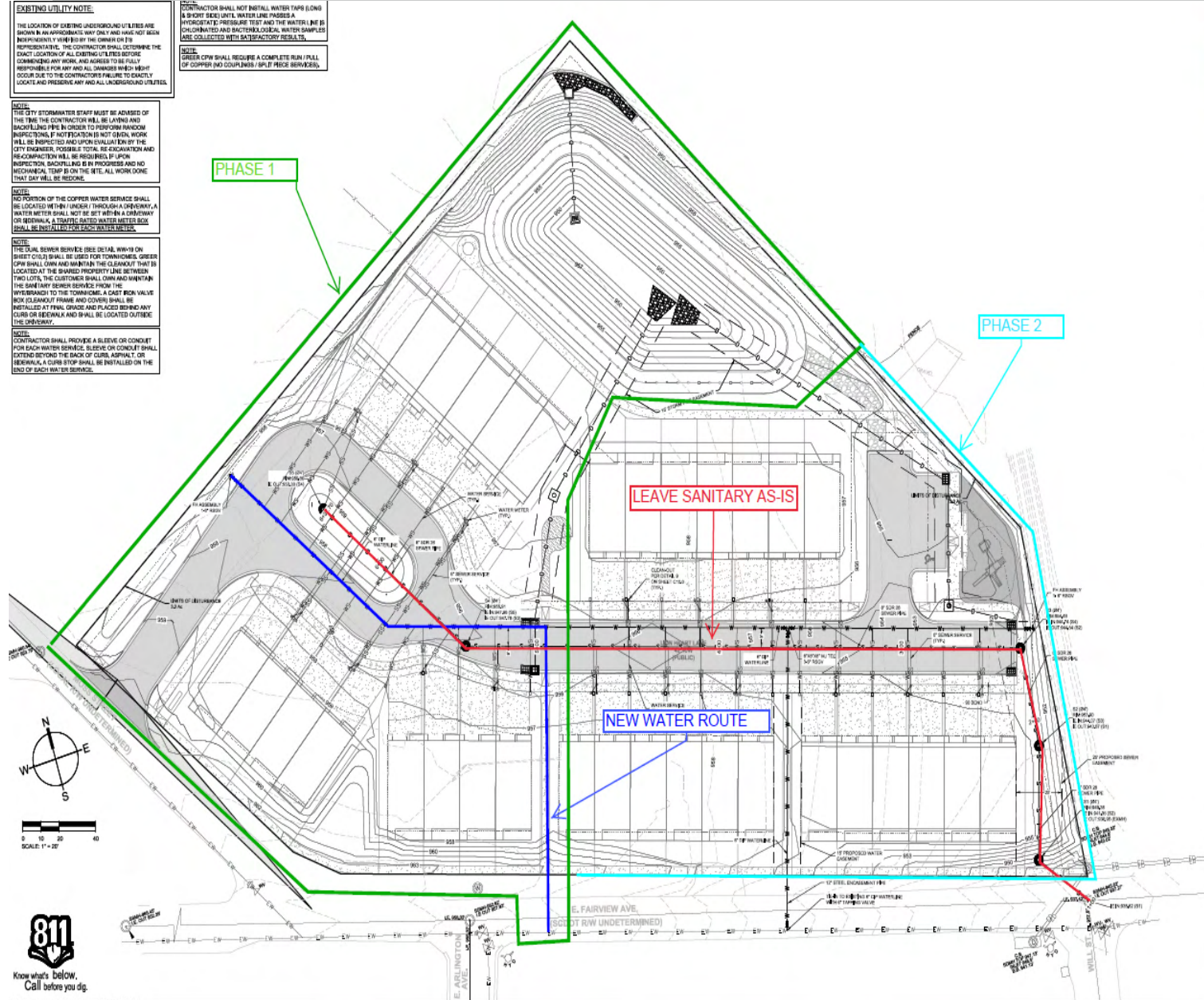
Numerous infill affordable housing units completed in the neighborhood

- Sunnyside Community
 - Fairview Townhomes Proposed Activities:
 - Phase I:
 - Infrastructure Improvement
 - FY 2021/2022
 - Construct 14 townhomes:
 - FY 2023/2024

• Site: 3.1 acre site in the Sunnyside Neighborhood

Proposed: Mixed-income housing

Proposed income range: 50% - 100% AMI



EXISTING UTILITY NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTE:
 THE CITY STORMWATER STAFF MUST BE ADVISED OF THE TIME THE CONTRACTOR WILL BE LAYING AND BACKFILLING PITS IN ORDER TO PERFORM MANHOLE INSPECTIONS. IF NOTIFICATION IS NOT GIVEN, WORK SHALL BE INTERRUPTED AND WORK SHALL BE BY THE CITY ENGINEER. POSSIBLE TOTAL RE-EXCAVATION AND RE-COMPACTION WILL BE REQUIRED BY UPON INSPECTION. BACKFILLING IS IN PROGRESS AND NO MEDIUM, TOPP IS ON THE SITE. ALL WORK DONE THAT DAY WILL BE RECORD.

NOTE:
 NO PORTION OF THE COPPER WATER SERVICE SHALL BE LOCATED WITHIN UNDER THROUGH A DRIVEWAY. A WATER METER SHALL NOT BE SET WITH A DRIVEWAY OR SIDEWALK. A TOILET WATER METER BOX SHALL BE INSTALLED FOR EACH TOILET FLUSH.

NOTE:
 THE DUAL SEWER SERVICE (SEE DETAIL, WHICH ON SHEET C010) SHALL BE USED FOR TOWNHOMES. GREES CPW SHALL OWN AND MAINTAIN THE CLEANOUT THAT IS LOCATED AT THE SHARED PROPERTY LINE BETWEEN TWO LOTS. THE CUSTOMER SHALL OWN AND MAINTAIN THE SANEWAY SEWER SERVICE FROM THE INTERBRANCH TO THE TOWNHOME. A CAST IRON VALVE BOX (CLEANOUT FRAME AND COVER) SHALL BE INSTALLED AT FINAL GRADE AND 4 FEET BEHIND ANY CURB OR SIDEWALK AND B SHALL BE LOCATED OUTSIDE THE DRIVEWAY.

NOTE:
 CONTRACTOR SHALL PROVIDE A BELIEVE OR CONDUIT FOR EACH WATER SERVICE. BELIEVE OR CONDUIT SHALL EXTEND BEYOND THE BACK OF CURB, ASPHALT, OR SIDEWALK. A CURB STOP SHALL BE INSTALLED ON THE END OF EACH WATER SERVICE.

NOTE:
 CONTRACTOR SHALL NOT INSTALL WATER TAPS ALONG A SHORT SIDE UNTIL WATER LINE PASSES A HYDROSTATIC PRESSURE TEST AND THE WATER LINE IS CHLORINATED AND BACTERIOLOGICAL WATER SAMPLES ARE COLLECTED WITH SATISFACTORY RESULTS.

NOTE:
 GREES CPW SHALL REQUIRE A COMPLETE RUN/PULL OF COPPER (NO COUPLERS) UNLESS THESE BETWEEN.

SW SEAMONWHITESID

MOUNT PLEASANT, SC 85384-0887
 GREENVILLE, SC 86339-2534
 SUMMERVILLE, SC 85372-2716
 SPARTANBURG, SC 86327-1272
 CHARLOTTE, NC 98012-0400
 WWW.SWSEAMONWHITESID.COM

SEAL OF SOUTH CAROLINA
 STATE OF SOUTH CAROLINA
 No. 000412

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 STATE OF SOUTH CAROLINA
 No. 000412

EAST FAIRVIEW TOWNHOMES
 CITY OF GREER, SOUTH CAROLINA
 SPARTANBURG COUNTY

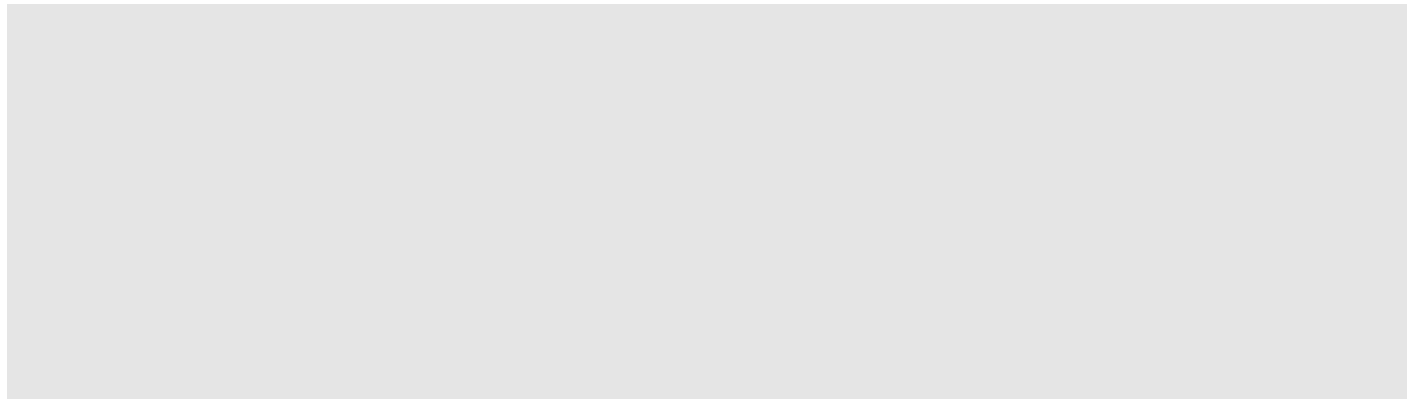
001 PROJECT: 1408
 DATE: 10/08/2021
 DRAWN BY: ZJ
 CHECKED BY: PT

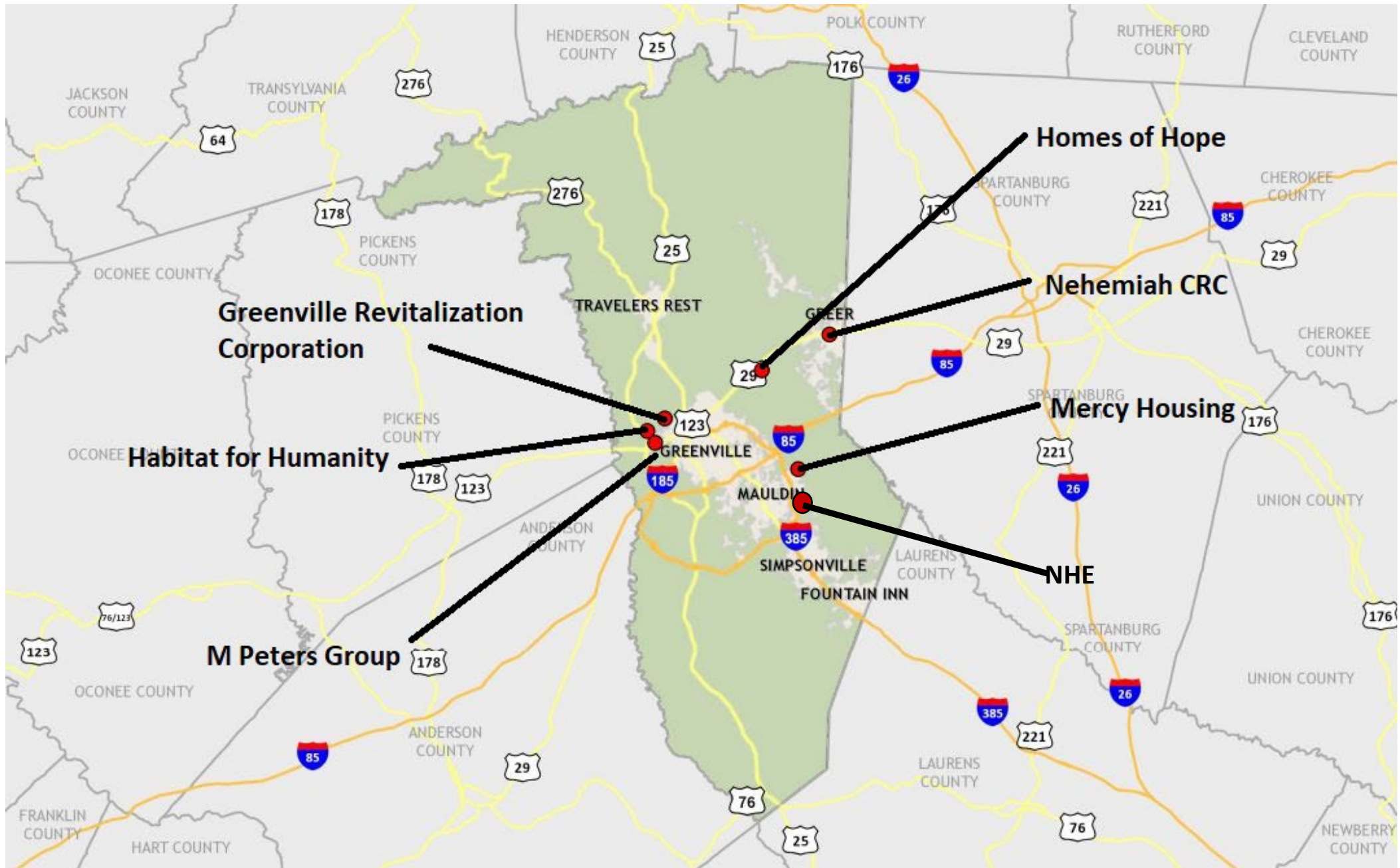
REVISION HISTORY
 0 2/18/2022

UTILITY PLAN

C7.0

Proposed 2022 Housing Projects GCRA & Housing Partner projects





Greenville Revitalization Corporation

Habitat for Humanity

M Peters Group

Homes of Hope

Nehemiah CRC

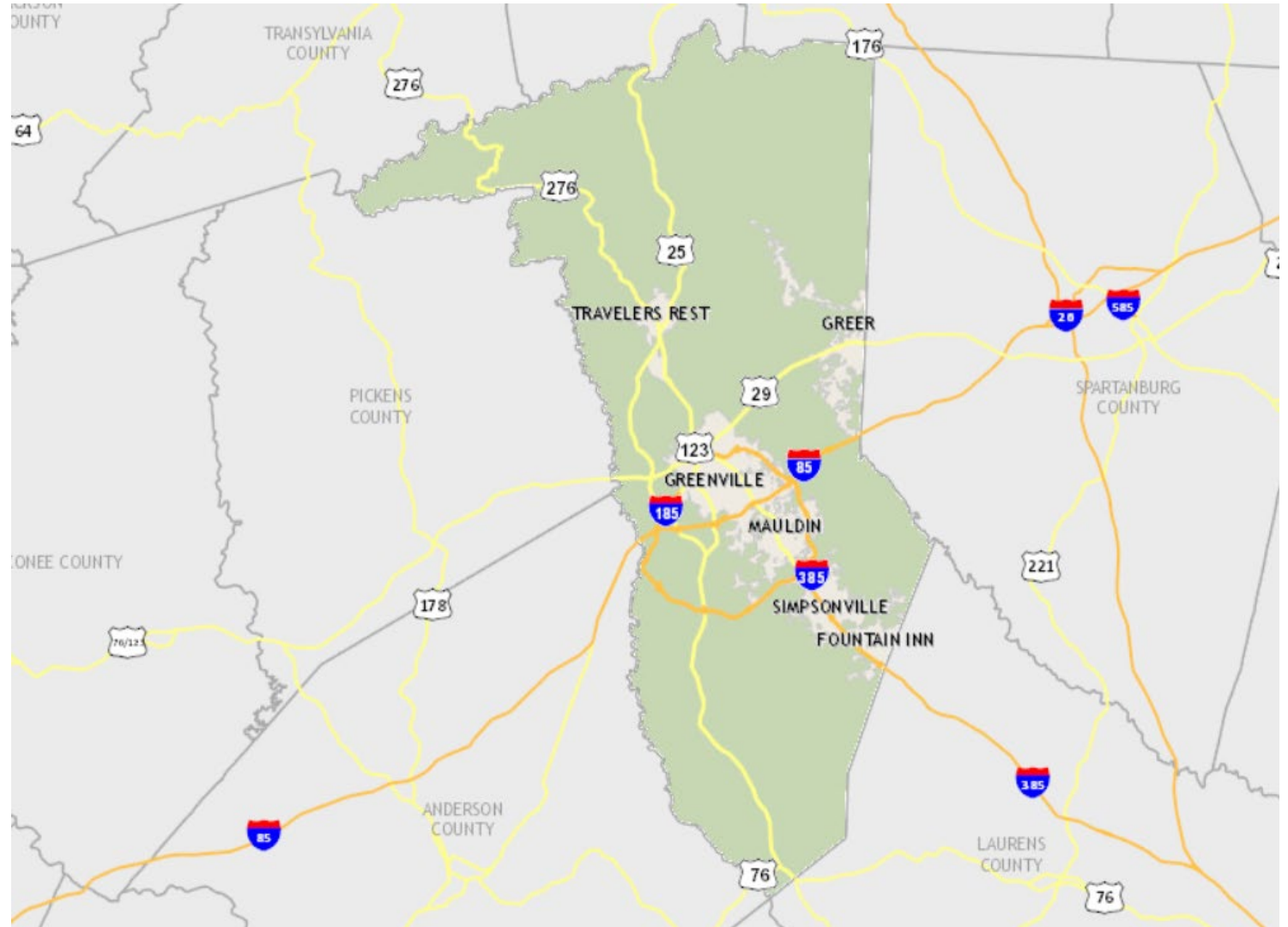
Mercy Housing

NHE

Community Works Carolina

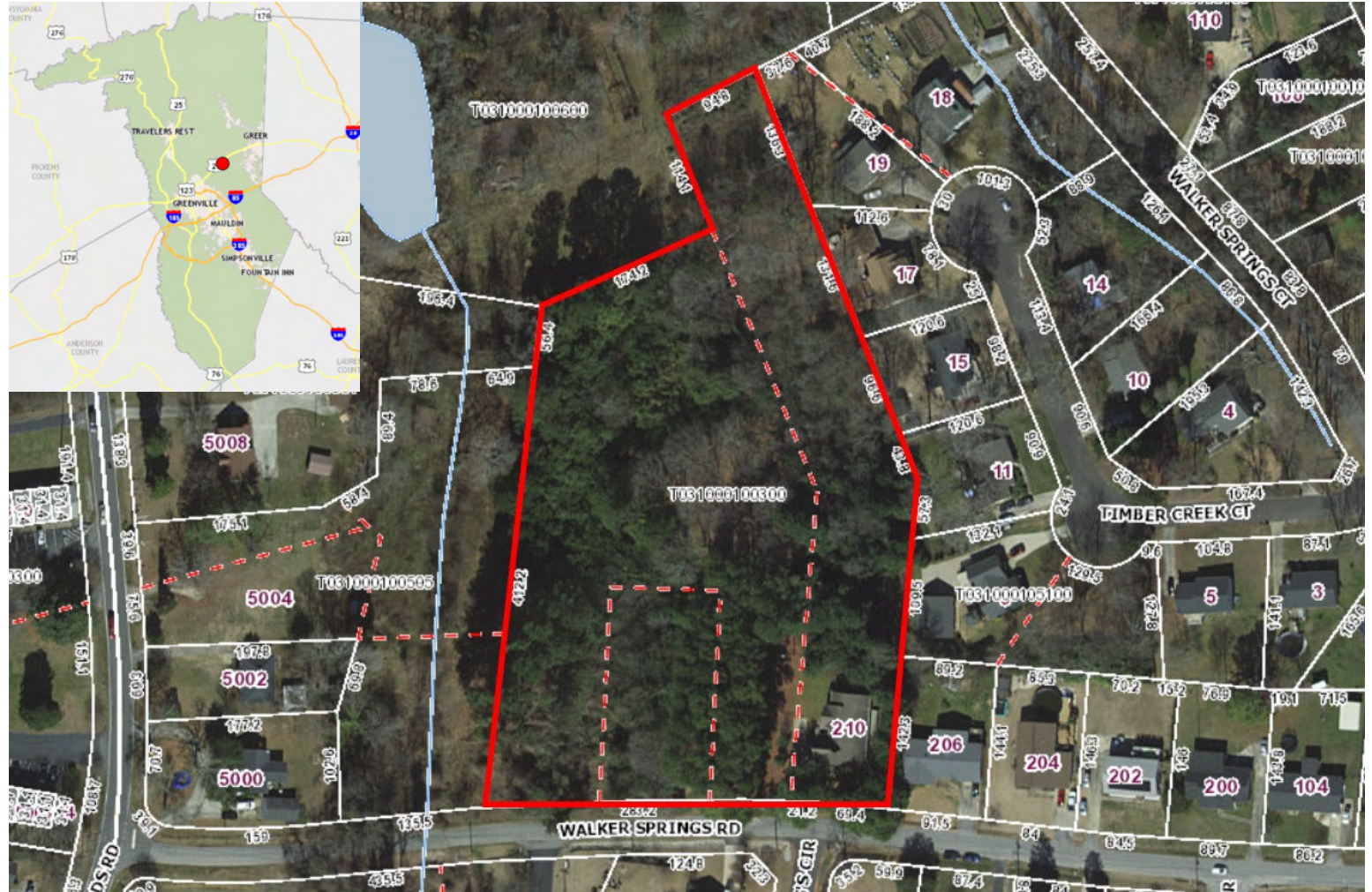
Greenville County Funding Approval:
HOME: **\$115,000**
Affordable Housing Fund (AHF): **\$28,750**
Total Request: **\$143,750**
Project Total Cost: **\$143,750**

Project Name	Greenville County First-Time Home Buyers Assistance Program
Project Location	County-Wide
Census Tract	N/A
Tax Map #	N/A
Acreage	N/A
# of Units	25
AMI Range	<80% (including 5 units 81-120%)



Homes of Hope

Greenville County Funding Approval:
 HOME: **\$0**
 Affordable Housing Fund (AHF): **\$25,000**
 Total Request: **\$25,000**
 Project Total Cost: **\$5,276,927**



Project Name	Walker Springs at North Hill (First Time Homebuyers Assistance)
Project Location	210 Walker Springs Rd Taylors, SC (Taylors)
Census Tract	23.02
Tax Map #	T031000100300
Acreage	4.490
# of Units	5
AMI Range	81-120%

M Peters Group

Greenville County Funding Approval:

HOME: **\$50,000**

Affordable Housing Fund (AHF): **\$450,000**

Total Request: **\$500,000**

Project Total Cost: **\$41,919,546**

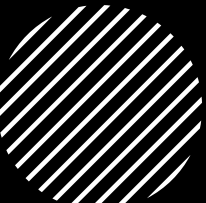
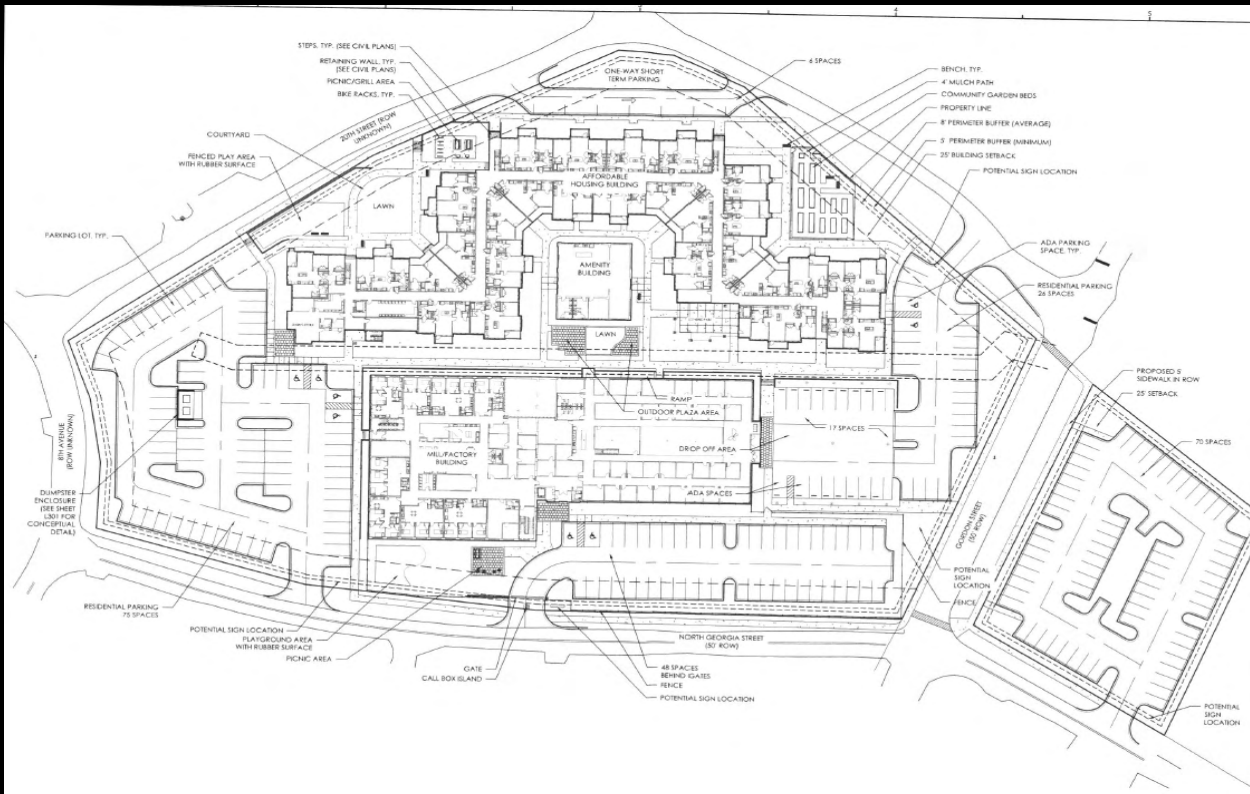


Project Name	Gordon St Mill
Project Location	100 and 101 Gordon St Greenville, SC 29611 (Brandon)
Census Tract	21.04
Tax Map #	0116000600400, 0116000600401, 0229000700100
Acreage	5.94
# of Units	116
AMI Range	51-60%

M. Peters Project Gordon St Mill

- Total Units: 116 units
- 1 bedroom unit: 47 units 925 sq ft
- 2 bedroom units: 40 units 1081 sq ft
- 3 bedroom units: 29 units 1131 sq ft

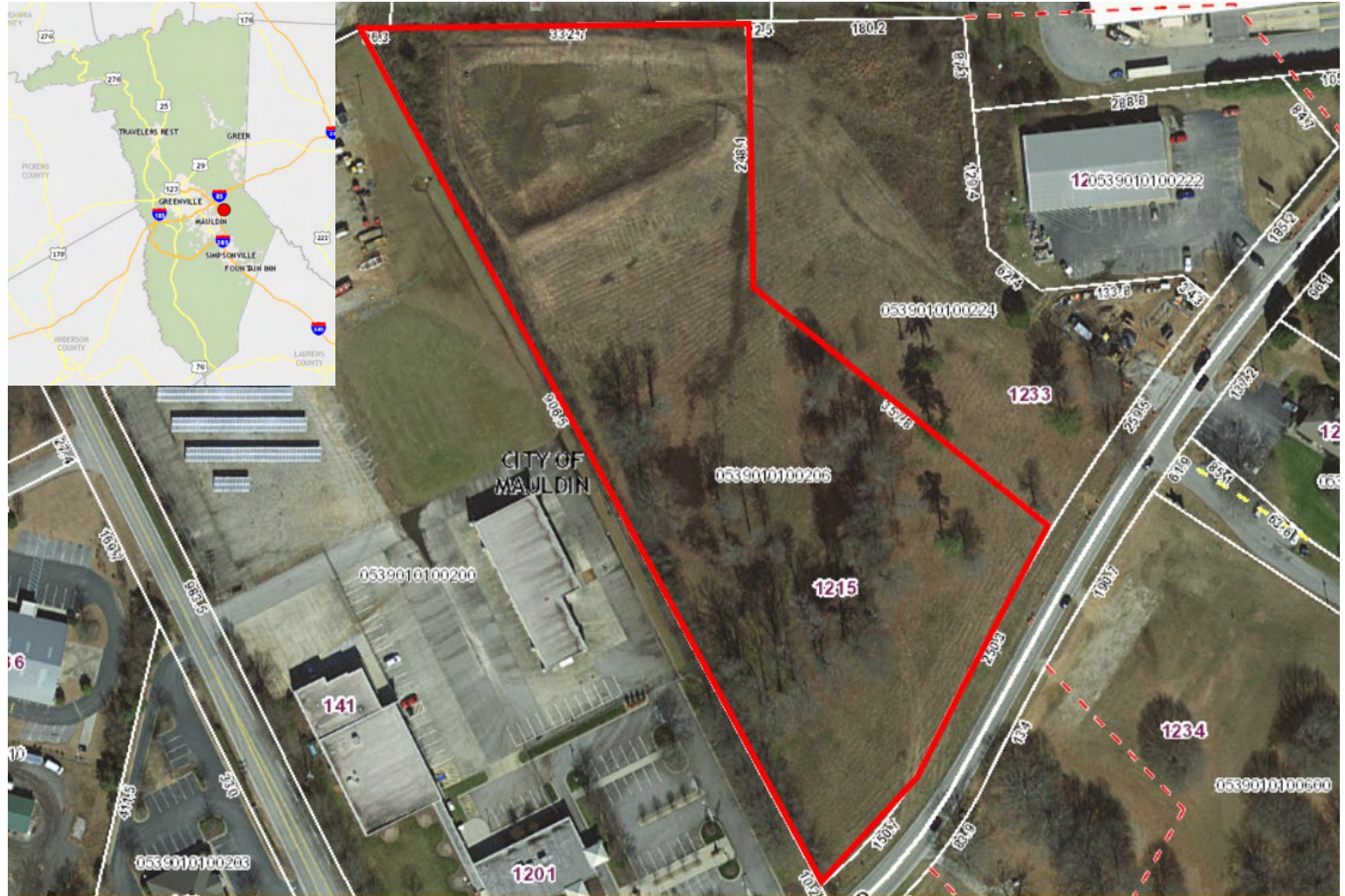
Income Range 51% - 60% Area median
Income



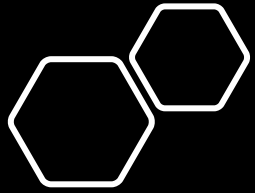


Mercy Housing

Greenville County Funding Approval:
 HOME: **\$176,000**
 Affordable Housing Fund (AHF): **\$528,000**
 Total Request: **\$704,000**
 Project Total Cost: **\$23,073,675**



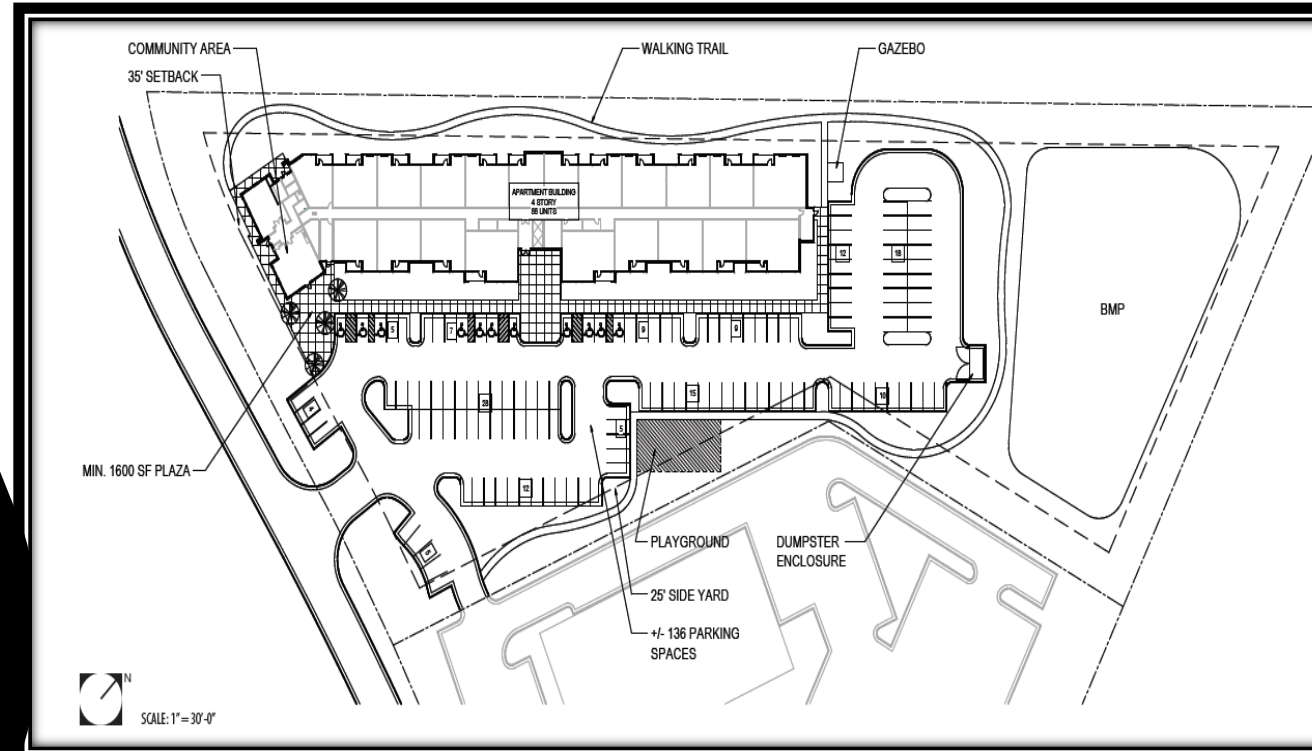
Project Name	The Belvedere
Project Location	1215 E. Butler Rd Mauldin, SC (Mauldin)
Census Tract	28.12
Tax Map #	0539010100206
Acreage	4.889
# of Units	88
AMI Range	<30-80%



Mercy Housing S.E. The Belvedere

- Total Units: 88 Units
- 1 bedroom unit: 10 units 750 sq ft
- 2 bedroom units: 56 units 1000 sq ft
- 3 bedroom units: 22 units 1200 sq ft

Income Range: 20% - 80% Area Median Income

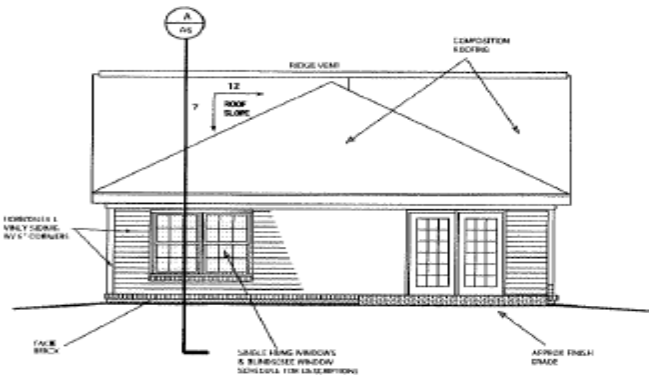


Nehemiah CRC

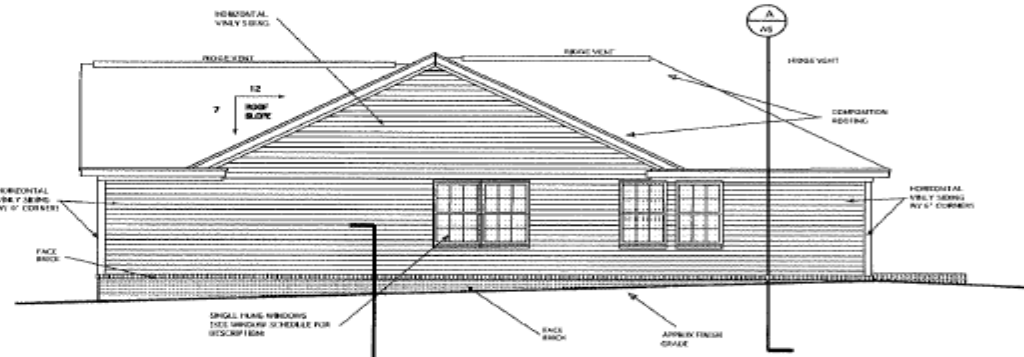
Greenville County Funding Approval:
 HOME: **\$66,000**
 Affordable Housing Fund (AHF): **\$66,000**
 Total Request: **\$132,000**
 Project Total Cost: **\$370,531**



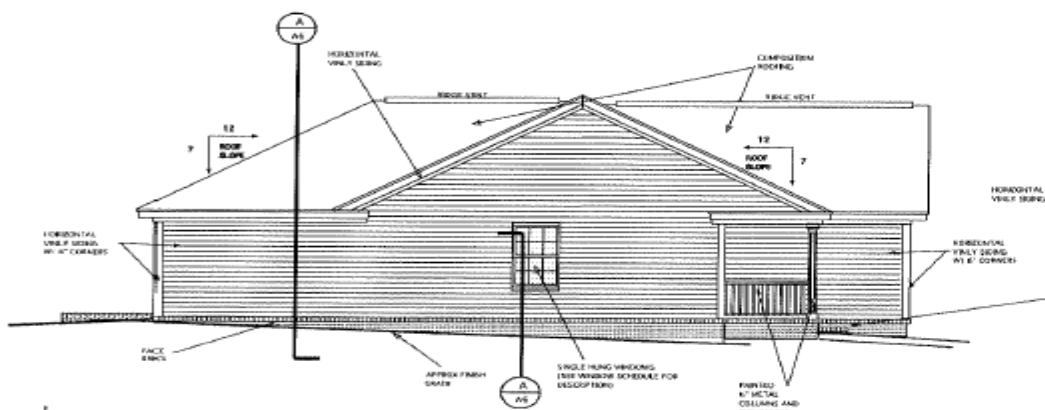
Project Name	Needmore Place II
Project Location	108 Fuller St & 107 McKissick St (Greer) (Needmore- Greer)
Census Tract	25.04
Tax Map #	G014000405801 & G014000405900
Acreage	0.38
# of Units	2
AMI Range	51-80%



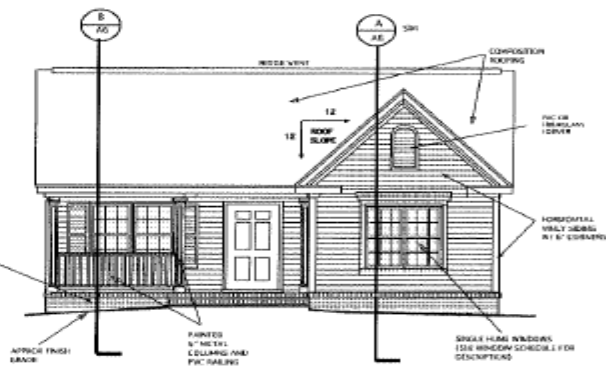
REAR VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT VIEW

ELEVATIONS

RESIDENCE "B" - 1/4"

REVISION



NEHEMIAH C.R.C.
111-C SOUTH MAIN STREET
GREEN, SC 29650

NEED MORE PLACE
FULLER STREET
GREEN, SOUTH CAROLINA

PALMETTO ARCHITECTURAL GROUP



DATE: NOVEMBER 2013
PROJECT: FULLER STREET
DRAWING: A4

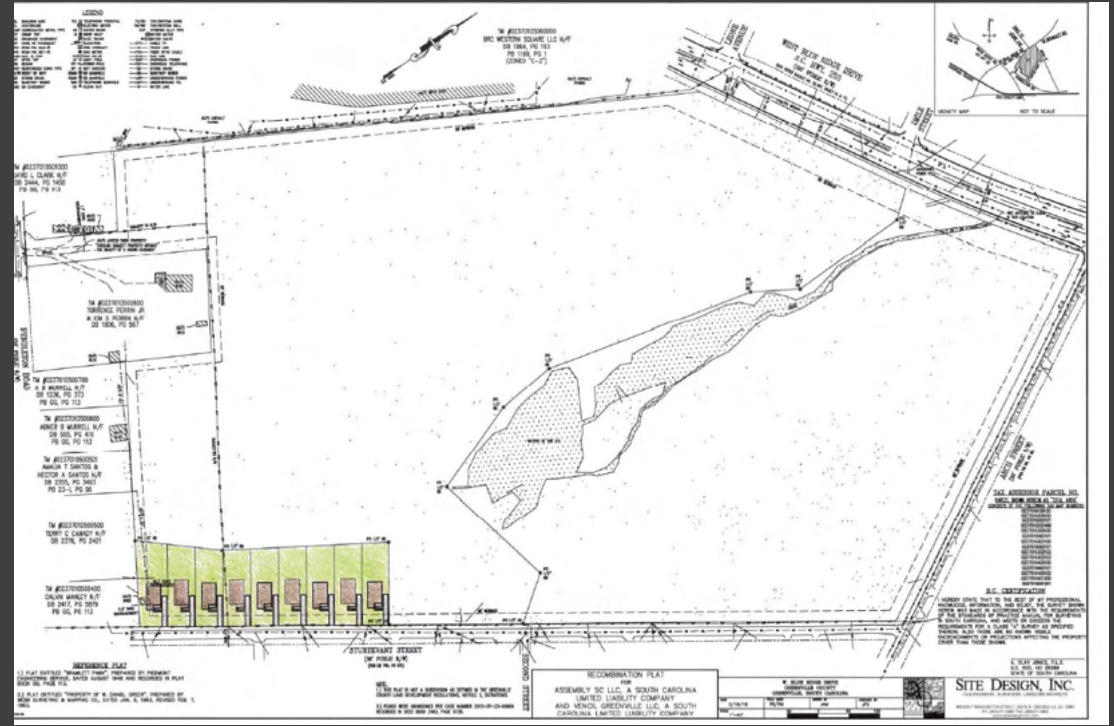
PALMETTO ARCHITECTURAL GROUP, LLC 3405 EAST NORTH STREET, SUITE 1100, BOX 659 - GREENVILLE, SC 29615 OFFICE PALMETTO ARCHITECTURAL GROUP 864-292-1231 / FAX 864-292-1241

Habitat for Humanity

Greenville County Funding Approval:
HOME: **\$180,000** - (CHDO)
Affordable Housing Fund (AHF): **\$100,000**
Total Request: **\$280,000**
Project Total Cost: **\$1,216,200**

Project Name	Sturtevant Street Homes
Project Location	Sturtevant Street Greenville, SC 29611 (Parker- Bramlett)
Census Tract	22.05
Tax Map #	0237010400104
Acreage	1.708
# of Units	9
AMI Range	31-60%





Habitat for
Humanity – CHDO

Sturtevant Street Homes

NHE

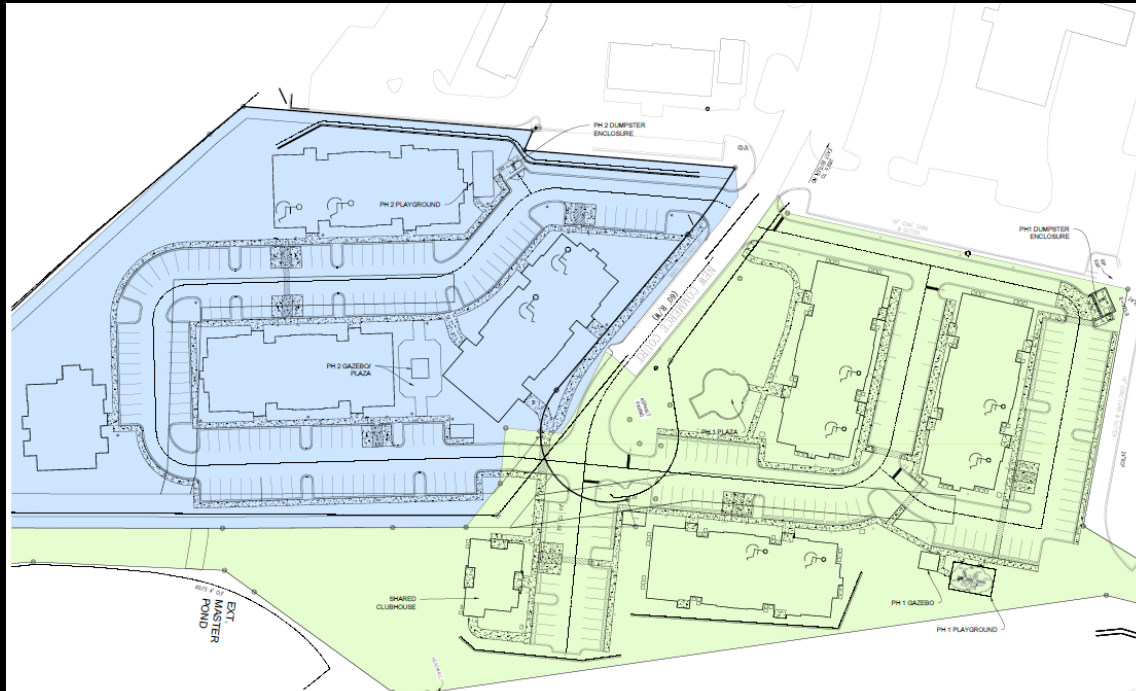
Greenville County Funding Approval:
HOME/AHF: **\$650,000**
Total Request: **\$650,000**
Project Total Cost: **\$18,191,000**

Project Name	Parkside at Butler II
Project Location	504 New Commerce Court, Mauldin, SC 29607
Census Tract	28.12
Tax Map #	0546010100500
Acreage	5.94
# of Units	80
AMI Range	<30-80%



NHE- Parkside@ Butler II

- Total Units: 80 units
- 1 bedrooms: 20 units 750 square feet
- 2 bedrooms: 40 units 1050 square feet
- 3 bedrooms: 20 Units 1200 square feet



Parkside at Butler Phase II

New Commerce Court, Mauldin, SC 29607



STEELE GROUP ARCHITECTS

2021 LIHTC Application

Parkside at Butler Phase II
New Commerce Court
Mauldin, SC

© 2021 Steele Group Architects

- Income Range: 20% - 70% Area Median Income

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

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



“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 \$10 per hour with Annual Income of 20,800 can afford monthly rent of \$520.00. Individual earning \$16,250 can afford monthly rent of \$406.25 (hourly rate is \$7.81)
- 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.

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

Questions?

GCRA: 864-242-9801
for comments and questions