

# GREENVILLE COUNTY COUNCIL

## COMMITTEE ON FINANCE

May 9, 2022

5:00 p.m.

County Square – Conference Room D

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online and on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

### Committee Members Present:

**Dan Tripp**, *Chairman*  
**Liz Seman**, *Vice-Chairman*  
**Ennis Fant**  
**Willis Meadows**  
**Stan Tzouvelekas**

### Committee Members Absent:

None

### Others Present:

**Xanthene Norris**, *Council District 23*  
**Lynn Ballard**, *Council District 26*  
**John Hansley**, *Deputy County Administrator*  
**Mark Tollison**, *County Attorney*  
**Regina McCaskill**, *Clerk to Council*  
**Jessica Stone**, *Deputy Clerk to Council*  
**John Castile**, *Executive Director, Greenville County Redevelopment Authority*  
**Imma Nwobodu**, *Program Director, Greenville County Redevelopment Authority*  
**Kevin Landmesser**, *Senior Vice President, Greenville Area Development Corporation*  
**Tavia Gaddy**, *Project Manager, Greenville Area Development Corporation*

### Call to Order:

Chairman Tripp

### Invocation:

Chairman Tripp

### **Item (3)**

#### Approval of Minutes

##### **a. April 11, 2022 – Regular Committee Meeting**

**Action:** Councilor Meadows moved to approve the minutes of the April 11, 2022, Regular Committee on Finance meeting.

Motion carried unanimously.

### **Item (4)**

#### Boards and Commissions – Accommodations Tax Advisory Committee (3 vacancies)

Chairman Tripp stated during the Finance Committee meeting held on April 11, 2022, Councilor Meadows expressed concerns regarding the fact the Brian Crowne failed to fully complete the board and commission application. Mr. Meadows had indicated during that meeting he planned to contact Mr. Crowne.

Councilor Meadows stated he had not been in contact with Mr. Crowne. He still had concerns about the issue.

Chairman Tripp stated he spoke with Ms. McCaskill about the application. Given the fact that Mr. Crowne was an incumbent, a previous application for the board was submitted on his behalf.

Vice-Chairman Seman stated there were three vacancies and only two applicants. Mr. Crowne was a reappointment to the board; his attendance on the board was good.

**Action:** Councilor Seman moved to close nominations and elect by acclamation **Brian Crowne and Jason Price** to fill two of three vacancies on the Accommodations Tax Advisory Committee.

Motion carried unanimously.

Item (5)

**Glassy Mountain Fire Service Area – Millage Request**

Presented by: **Chief Robert Staples**, *Glassy Mountain Fire Service Area*  
**Dwight Hammack**, *Chairman, Glassy Mountain Board of Commissioners*  
**Kelley Murphy**, *Administrative Manager*  
**Jim White**, *Treasurer, Glassy Mountain Board of Commissioners*

Adoption of an Ordinance approving a millage increase in the District’s tax levy of three and five-tenths (3.5) mills from 21.5 to 25.0 which represents CPI and population growth plus a “lookback” of three years as allowed per Section 6-1-320 of the South Carolina Code of Laws.



7 Years Ago...

- 2.8 Mill increase approved followed by 8.3% Decrease in ADJ Levy
- With relatively flat income, the GMFSA continued to advance...
  - In 2017, Approved by DHEC as an Advanced Life Support-Paramedic Provider.
  - In 2019, Expanded to 2 ALS QRV Units
  - In 2019, Improved to Class 3 ISO Rating

Dwight Hammack stated Glassy Mountain Fire Service Area was requesting a millage increase in the amount of 3.5 mills. The department had hoped to rely on growth to fund its operations; unfortunately, it had not experienced any growth in the past few years.

In 2015, Glassy Mountain FSA requested a 2.8 millage increase. A reassessment was completed which resulted in a decrease in the levy. Even with a relatively flat income, GMFSA was able to continue its operations. In 2017, GMFSA was approved by DHEC as an Advanced Life Support-Paramedic Provider. Mr. Hammack stated GMFSA had expanded two (2) of its five (5) locations to ALS QRV units in 2019. Also in 2019, GMFSA improved to a Class 3 ISO rating.

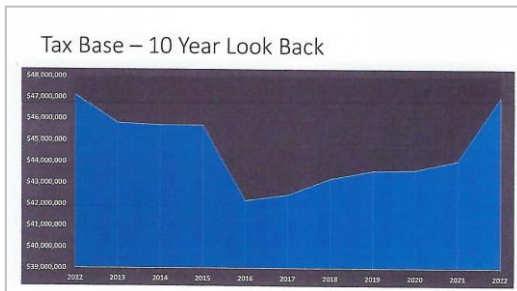
**Service Delivery**

- 70% Growth in Call Volume past 10 years
- 150% Growth in Age 60+ Population in past 10 years
- Overlapping Calls have more than doubled in past 7 years-consistent growth
- Complexity of calls - ALS/Ride-Ins
- Competitive Hiring Environment

**Today...**

- ADJ Taxable Levy equal to 2010**
- Reserves Declining BELOW Designated Policy Amounts**
- Personnel Costs greatly increasing**
  - Highly Competitive Field
  - Projected 18% Increase in Health Insurance in 2023
- Post-COVID Inflation**
  - Fuel costs, equipment maintenance costs Escalating

Mr. Hammack stated service delivery was the top priority for GMFSA. The department had experienced a 70% growth in call volume during the past 10 years; a 150% growth in age the 60+ population. There were three (3) retirement communities located in the fire service area. Overlapping calls had more than doubled in the past seven (7) years. The complexity of calls had increased due to fact that the department offered paramedic services. There was also a competitive hiring environment.

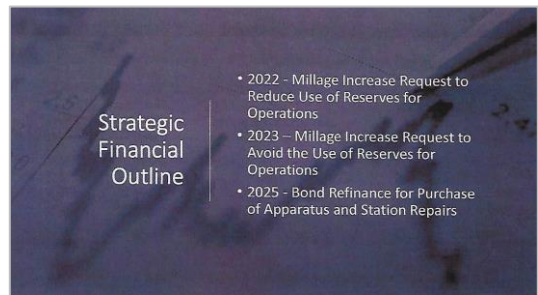
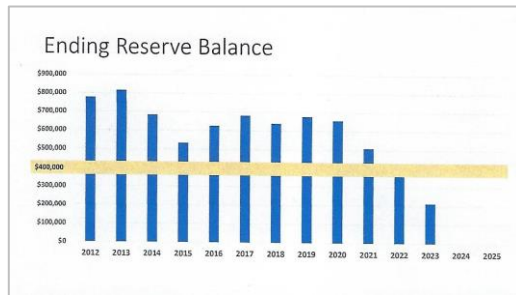


**Glassy Mountain Fire Service Area Projected Revenues, Operating and Capital Expenditures**

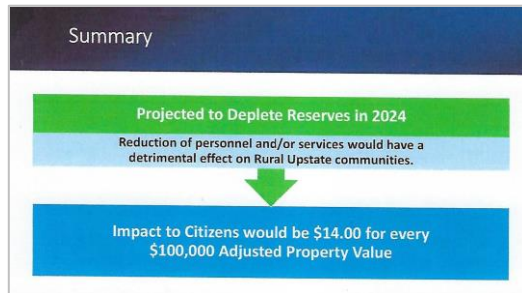
Year Ending 3/31	2022	2021	2020	2019	2018	2017	2016	2015
Operating Revenues	\$43,980,418	\$43,821,712	\$44,050,000	\$47,212,288	\$47,670,100	\$47,927,240	\$46,440,000	\$43,311,144
Adjusted Collections Levy 1	0.00%	0.13%	1.0%	0.7%	1.0%	1.0%	1.0%	1.0%
ADJ Tax	\$1,048,278	\$105,020	\$108,810	\$1,233,070	\$1,233,070	\$1,233,070	\$1,233,070	\$1,233,070
ADJ Tax Revenue	\$1,152,556	\$1,115,040	\$1,117,620	\$1,233,070	\$1,233,070	\$1,233,070	\$1,233,070	\$1,233,070
Net Fire Department Revenue	\$42,927,862	\$42,706,672	\$42,941,180	\$46,079,218	\$46,437,030	\$46,694,170	\$45,206,930	\$42,078,074
Budgeted Use of Fund Balance	\$106,879	\$29,368	\$166,880	\$167,420	\$167,720	\$167,720	\$0	\$0
Total Funds Available	\$1,199,179	\$1,246,424	\$1,174,302	\$1,141,798	\$1,141,350	\$1,141,350	\$1,141,350	\$1,141,350
Personnel Expenses	\$655,295	\$664,261	\$670,718	\$1,117,090	\$1,197,244	\$1,229,432	\$1,232,825	\$1,231,875
Operating Expenses	\$321,854	\$354,121	\$384,816	\$370,390	\$393,811	\$373,090	\$367,390	\$463,152
Total Personnel & Operating Expenses	\$1,000,179	\$1,248,424	\$1,171,892	\$1,147,880	\$1,471,350	\$1,488,484	\$1,488,484	\$1,715,418
Net Operating Revenues	\$199,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance 1	\$675,400	\$554,874	\$106,917	\$401,978	\$233,848	\$0	\$0	\$0

Jim White stated the department’s adjustable levy was at the same level as 2010. The levy dropped for several years and had steadily starting coming back up. GMFSA’s reserves had been declining below its designated policy, which was 30% of its operating rate. Currently, it was above that limit but would more than likely decrease in the very near future.

Personnel costs were the department’s biggest expense, given the competitive hiring environment. They were having to pay “a higher dollar” to retain and recruit new employees. Health insurance costs were increasing 18% in 2023. All salaries and “people-related costs” were increasing. Mr. White stated rising fuel costs were hitting the department along with the rising cost of equipment maintenance. If the requested millage increase was not approved by Council, GMFSA would deplete its reserves by 2024 and services would decline.



Mr. White stated GMFSA’s strategic financial outline included a millage increase in 2022 to reduce the use of reserves for operations; another smaller millage increase could be requested in 2023 in order to avoid the use of reserves for operations. He stated the first opportunity to refinance the bond for the purchase of apparatus and station repairs would be in 2025.



Mr. White stated it was projected that GMFSA’s reserves would be depleted in 2024. A reduction in personnel and/or services would have a detrimental effect on rural communities; however, the department would opt to reduce personnel. If granted, the millage increase would equate to approximately \$14.00 for every \$100,000 of a homeowner’s adjusted property value.

Councilor Meadows inquired about the average cost of a house in the service area.

Mr. Hammack stated there was a huge range in terms of housing costs in the area.

Councilor Meadows asked what were the issue involved with false alarms.

Mr. Hammack stated the cost of diesel and overlapping calls.

Councilor Meadows stated the presentation indicated that 25% of all calls were actually false alarms. He asked if GMFSA penalized callers for false alarms.

Chief Staples stated false alarms did not make up 25% of all the calls received by GMFSA. Actually, approximately 6%-7% of all call were false alarms. There was no penalty for false alarms.

Councilor Fant asked if the residents had been notified of the requested millage increase.

Mr. Hammack stated the public had not been notified but, would be as soon as the request was approved using a combination of written communication, social media and town hall meetings. Fire departments typically had a low interest level by the public.

Councilor Tzouvelekas asked if the proposed increase in money for salaries would be used to actually increase salaries or to hire additional personnel.

Mr. White stated those monies would be used for both. In 2021, GMFSA entered into a contract with the Cliffs at Glassy to fund three (3) firefighter positions. Also included in the contract was the replacement of a security guard with a fourth firefighter/EMT (24 hours per day). The position actually served the entire district, not just the Cliffs at Glassy.

Councilor Tzouvelekas asked if the department was “okay on equipment.”

Mr. White stated the figure indicated on the budget for “equipment” included both equipment and maintenance.

**Action:** Councilor Meadows moved to adopt an ordinance approving a millage increase in the District’s tax levy of three and five-tenths (3.5) mills from 21.5 to 25.0 which represented CPI and population growth plus a “lookback” of three years as allowed per Section 6-1-320 of the South Carolina Code of Laws.

Motion carried unanimously.

**Item (6) Donaldson Fire Service Area**

Presented by: **Chief Mark Pittman**, *Donaldson Fire Service Area*  
**Brad Love**, *Attorney, Haynsworth Sinkler Boyd, PA*

Adoption of an Ordinance authorizing the issuance and sale of not exceeding \$4,100,000 in General Obligation Bonds. Bond proceeds would allow for the replacement of a 1991 pumper, repair and upgrade of the existing fire station built in 1968, and station improvements including new living quarters, office space, and conference rooms.

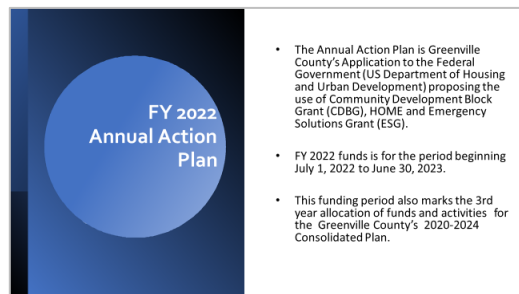
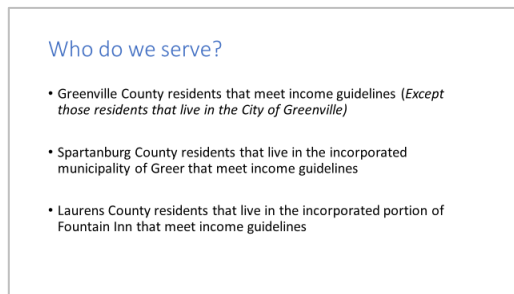
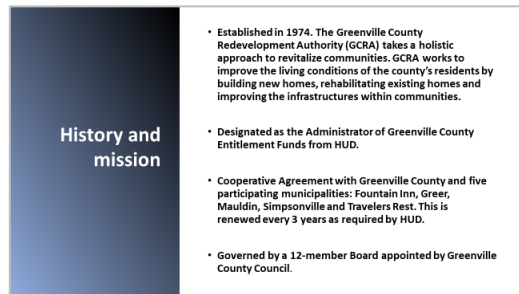
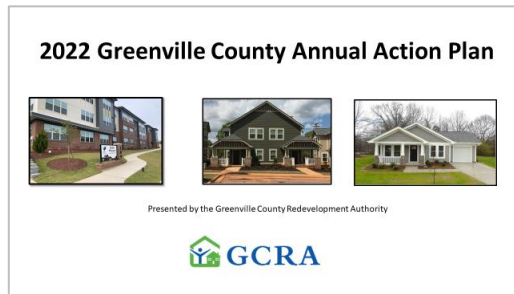
**Action:** Councilor Fant moved to adopt an ordinance authorizing the issuance and sale of not exceeding \$4,100,000 in General Obligation Bonds.

Motion carried unanimously.

**Item (7) Greenville County Redevelopment Authority – Fiscal Year 2022 Annual Action Plan**

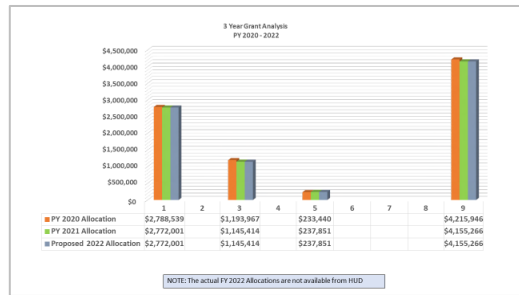
Presented by: **John Castile**, *Executive Director, Greenville County Redevelopment Authority*

Approval of Greenville County Redevelopment Authority Fiscal Year 2022 Annual Action 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.



### 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/Neighborhood)	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 – Homeowner Rehab - Program	2	2	0
<b>Total – FY 2022 Housing Goal</b>	<b>440</b>	<b>86</b>	<b>354</b>

### Community Development – Goal - Infrastructure/Facility Improvements

#### Municipalities-Facility & Infrastructure Improvement Projects

Municipalities	Location
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
Brutontown (Strategy Neighborhood) – Rezoning and Infrastructure Improvement ( Phase 2D & 4 – Iola Wilson and Emory)	Brutontown
County-wide Demolition	County-wide

### Community Development 2022 CDBG Public Services Subrecipients

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

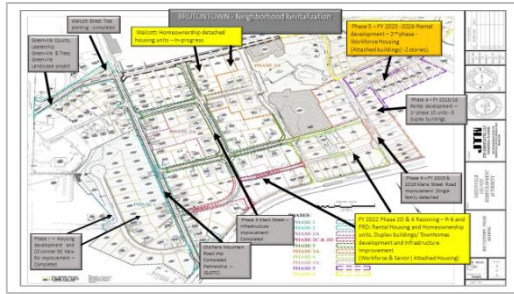
### ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

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

### Economic Development Goal

Economic Development Programs	Proposed #
ED – Business Loans	4
Facade Improvement Program	6
<b>Proposed Total</b>	<b>10 Businesses and 10 jobs created or retained</b>

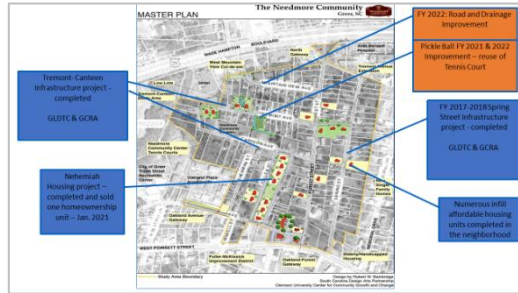




### Brutontown Community – Proposed Future Housing Development

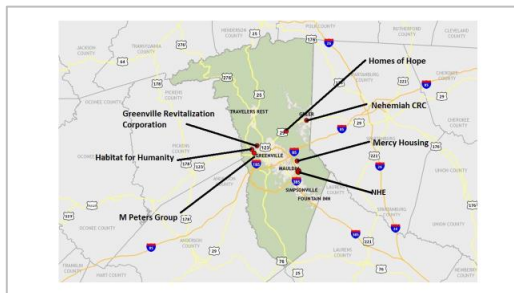
**Townhomes**  
Approximately 1400 square heated space

**Duplex Buildings**  
Approximately 800 square heated space



- Sunnyside Community**
- Fairview Townhomes**
- Proposed Activities:**
  - Phase 1:**
  - Infrastructure Improvement
    - FY 2022/2023
    - 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

## Proposed 2022 Housing Projects GCRA & Housing Partner projects



### Community Works Carolina

**Greenville County Funding Approval:**  
 NCMA: \$125,000  
 Affordable Housing Fund (AHF): \$38,750  
 Total Request: \$163,750  
 Project Total Cost: \$148,750

Project Name	Greenville County First Time Home Buyers Assistance Program
Project Location	County-Wide
Demolition	N/A
Year Map #	N/A
Acreage	N/A
# of Units	25
AMI Range	<80% (Including 5 units @ 1-120%)

### Homes of Hope

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

Project Name	Walker Springs at North Hill (East Two-Bedroom Apartments)
Project Location	222 Walker Springs Rd, Taylors, SC (TheHam)
Demolition	21,024
Year Map #	103200100300
Acreage	4.890
# of Units	5
AMI Range	81-120%

### M Peters Group

**Greenville County Funding Approval:**  
 NCMA: \$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 105 Gordon St, Greenville, SC, 29611 (Brendan)
Demolition	21,024
Year Map #	011000000400, 011000000402, 0229000100100
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:  
NCM: \$126,000  
Affordable Housing Fund (AHF): \$528,000  
Total Request: \$794,000  
Project Total Cost: \$23,078,875

Project Name	The Belvedere
Project Location	1215 S Butler Rd Mauldin, SC (Belvedere)
Census Tract	28.12
Tax Map #	057903102026
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:  
NCM: \$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 Bellevue St (Greenwood) (Needmore Green)
Census Tract	25.04
Tax Map #	051400405011 & 051400405010
Acreage	0.18
# of Units	7
AMI Range	51-80%

### ELEVATIONS RESIDENCE "B" - 1/4"

### Habitat for Humanity

Greenville County Funding Approval:  
NCM: \$180,000  
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 Branch)
Census Tract	22.05
Tax Map #	022701140034
Acreage	1.708
# of Units	9
AMI Range	31-60%

Habitat for Humanity - CHDO | Sturtevant Street Homes

### NHE


Greenville County Funding Approval:  
NCM/AHF: \$650,000  
Total Request: \$650,000  
Project Total Cost: \$18,374,000

Project Name	Parkside at Butler II
Project Location	506 Sage Commerce Court, Mauldin, SC 29607
Census Tract	28.12
Tax Map #	054603101030
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

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
<b>Extremely Low 30% Income Limits (\$)</b>	\$16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660
<b>Very Low 50% Income Limits (\$)</b>	\$27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
<b>Low 80% Income Limits (\$)</b>	\$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
<b>Extremely Low 30% Income Limits (\$)</b>	\$14,250	17,420	21,960	26,500	31,040	35,580	40,120	44,660
<b>Very Low 50% Income Limits (\$)</b>	\$23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850
<b>Low 80% Income Limits (\$)</b>	\$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 5826 of the area's Fair Market rent.

Source: www.aia.gov, www.hud.gov, www.hud.gov

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

Bureau of Labor Statistics - Occupational Employment and Wages in Greenville-Anderson-Mauldin - May 2018

Questions?

GCRA: 864-242-9801  
for comments and questions


**Action:** Councilor Seman moved to approve the Greenville County Redevelopment Authority Fiscal Year 2022 Annual Action.

Motion carried unanimously.

**Item (8) Greenville County Redevelopment Authority – HOME | American Rescue Plan Funding**

Presented by: **John Castile, Executive Director, Greenville County Redevelopment Authority**

Authorize the Greenville County Redevelopment Authority to apply for and administer \$4,151,357 of HOME-ARP funding to address continued impact of the COVID-19 pandemic and provide homelessness assistance and supportive services.



**HOME-ARP Program Overview**

**HOME American Rescue Plan Program**

- \$1 billion of supplemental HOME funds for assistance to homeless and other vulnerable populations, including:
  - Capital investment in permanent housing for Renters/Owners
  - Supportive services such as shelter
  - Provision of rental assistance or supportive services
- Allocated via HOME formula, rights reserved to priority renters or owners, and available for families of formerly stock
- Jurisdictions that qualify for HOME allocation in FY 2021 will receive HOME-ARP allocation
  - Greenville County was allocated \$4,151,357 of HOME-ARP funding

**HOME-ARP Qualifying Populations**


Funds must primarily benefit "qualifying populations"

- Veterans (Veterans Act definition)
- At-risk of homelessness (Homeless Act definition)
- Family members of DV, dating violence, sexual violence, stalking, or human trafficking
- "Other Populations" whose supportive services or assistance would benefit the homeless and other vulnerable populations (see the specific use of HOME-ARP funding)
- Veterans and families that include a veteran member that meet one of the preceding criteria

**HOME-ARP Eligible Activities**

- Tenant based rental assistance
- Development of affordable housing under HOME-ARP rules
- Supportive services, including:
  - Supportive services eligible under McKinney-Vento Act
  - Housing counseling
  - Homeless prevention services

www.gcrainc.org



- Acquisition/development of non-congregate shelter units
  - Capital for the Emergency Shelter/Bed Program
  - Essential conversion to permanent housing projects


**Other HOME-ARP Funding**

- Up to 15% of HOME-ARP allocation may be used for administration and planning activities of Participating Jurisdictions or subrecipients
- Up to 1% of allocation to pay operating costs (e.g., salaries, insurance, utilities, etc.) for CHOCs and other nonprofits undertaking HOME-ARP activities
  - An additional 1% for capital budget costs, provided it is an opportunity to expand capacity of CHOCs or other nonprofits

**HOME-ARP Program Administration**

- HOME-ARP will be implemented via CDBG-like
  - Statutory acquisition and development requirement authority for HOME and McKinney-Vento
- PAs must develop and submit a HOME-ARP Allocation Plan as substantial amendment to FY 2021 Annual Action Plan
  - PAs encouraged to begin community & provider consultations
  - Plans may not be submitted before notice released
- Funds available by FY expenditure start September 30/2020

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Greenville County Proposed Allocation Plan

Project Name & Location	Funding amount	Percent of Grant	Months
Support Services	\$1,037,839.25	25%	
Acquisition and Development of Non-Congregate Shelter	\$415,135.70	10%	
Tenant Based Rental Assistance (TBRA)	\$0.00	0%	
Development of Affordable Rental Housing	\$1,090,542.00	26%	
Non-Profit Operating	\$307,767.05	7%	6%
Non-Profit Capacity Building	\$307,767.05	7%	6%
Administration and Planning	\$522,733.55	13%	18%
<b>Total HOME-ARP Allocation</b>	<b>\$4,151,357.00</b>	<b>100%</b>	<b>28%</b>

1. Homeless population of 2.82 thousand  
2. 3.75 thousand homeless  
3. 3.75 thousand homeless  
4. Other Population including veterans

Qualifying Population (QP)

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**Action:** Councilor Meadows moved to approve the Greenville County Redevelopment Authority HOME | American Rescue Plan Funding.

Motion carried unanimously.

**Item (9) Laurens County MCIP – Project Dogwood**

Approval of an ordinance modifying the 2000 Joint-County Industrial Park Agreement with Laurens County to enlarge the Park so as to include certain parcels associated with Project Dogwood located in Laurens County.

**Action:** Councilor Seman moved to approve an ordinance modifying the 2000 Joint-County Industrial Park Agreement with Laurens County to enlarge the Park so as to include certain parcels associated with Project Dogwood located in Laurens County.

Motion carried unanimously.

**Item (10) Executive Session**

**Action:** Councilor Seman moved to go into Executive Session for the discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body as it relates to Kiyatec an Project Kane.

Motion carried unanimously and the Committee on Finance entered into Executive Session at 5:56 p.m.

**Reconvened**

County Attorney Mark Tollison reported the Committee on Finance was out of Executive Session stating no action was taken during that session. The Committee on Finance meeting reconvened at 6:04 p.m.

**Item (11) Kiyatec**

**Action:** Councilor Seman moved to approve Kiyatec.

Motion carried unanimously.

**Item (12) Project Kane**

**Action:** Councilor Seman moved to approve Project Kane.

Motion carried unanimously.

**Item (13) Adjournment**

**Action:** Councilor Meadows moved to adjourn the meeting.

Motion carried unanimously the meeting adjourned at 6:05 p.m.

Respectfully submitted:

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Jessica M. Stone  
Deputy Clerk to Council