

Greenville County Redevelopment Authority

Greenville County
FY 2023 Annual Action Plan



GCRA

Public Meetings/Hearings
April and May 2023
General Public
GCRA Board Meeting
Greenville County – Finance Committee
Greenville County Council Members

FY 2023 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).

HUD FY 2023 begins on July 1, 2023, ends on June 30, 2024.

This funding period also marks the 4th year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.



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 of decent and affordable rental and homeownership housing for low- and very low-income families and households.



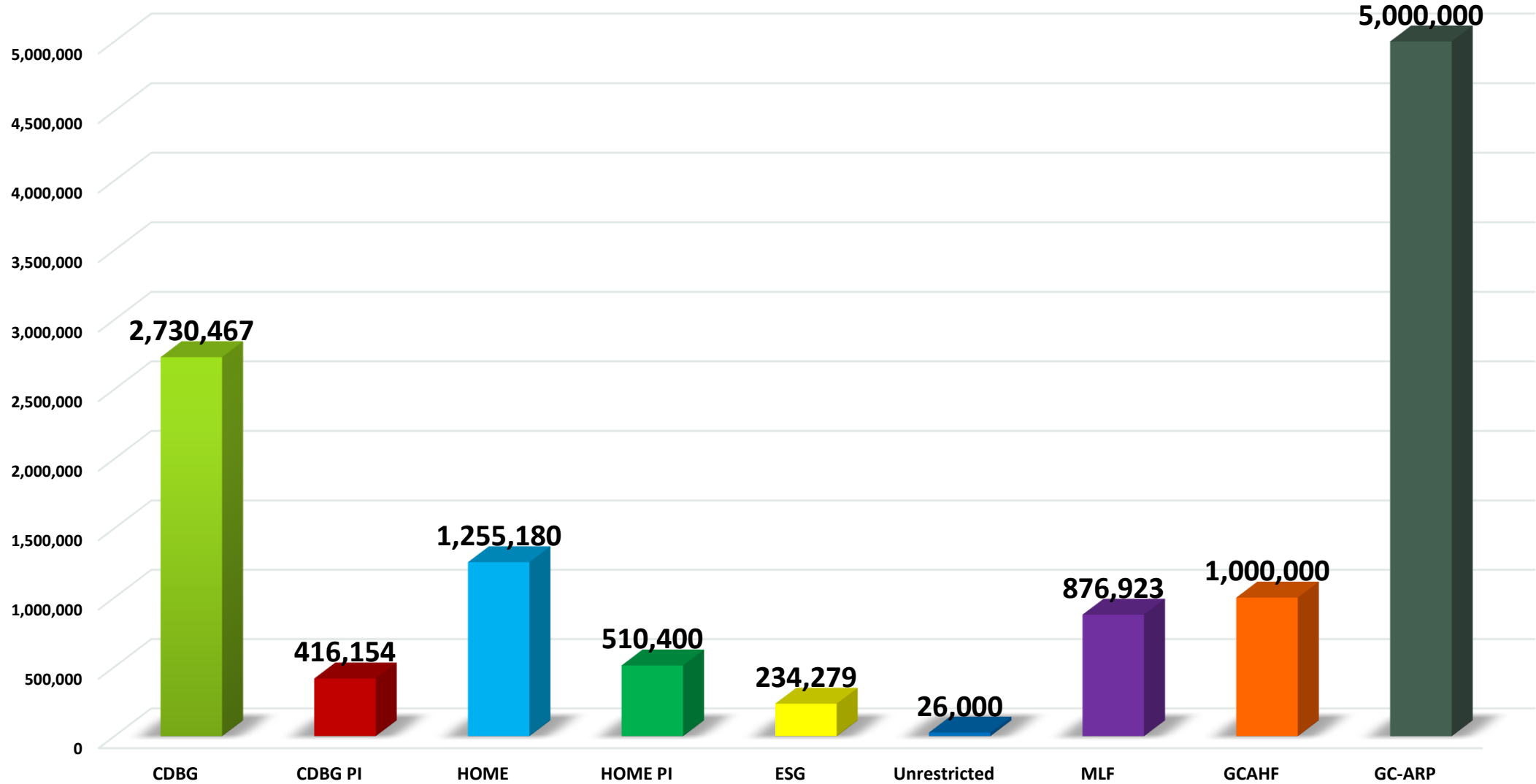
About GCRA

- **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 2023 AAP Budgets



FY2023 Allocation



Total: \$12,049,403

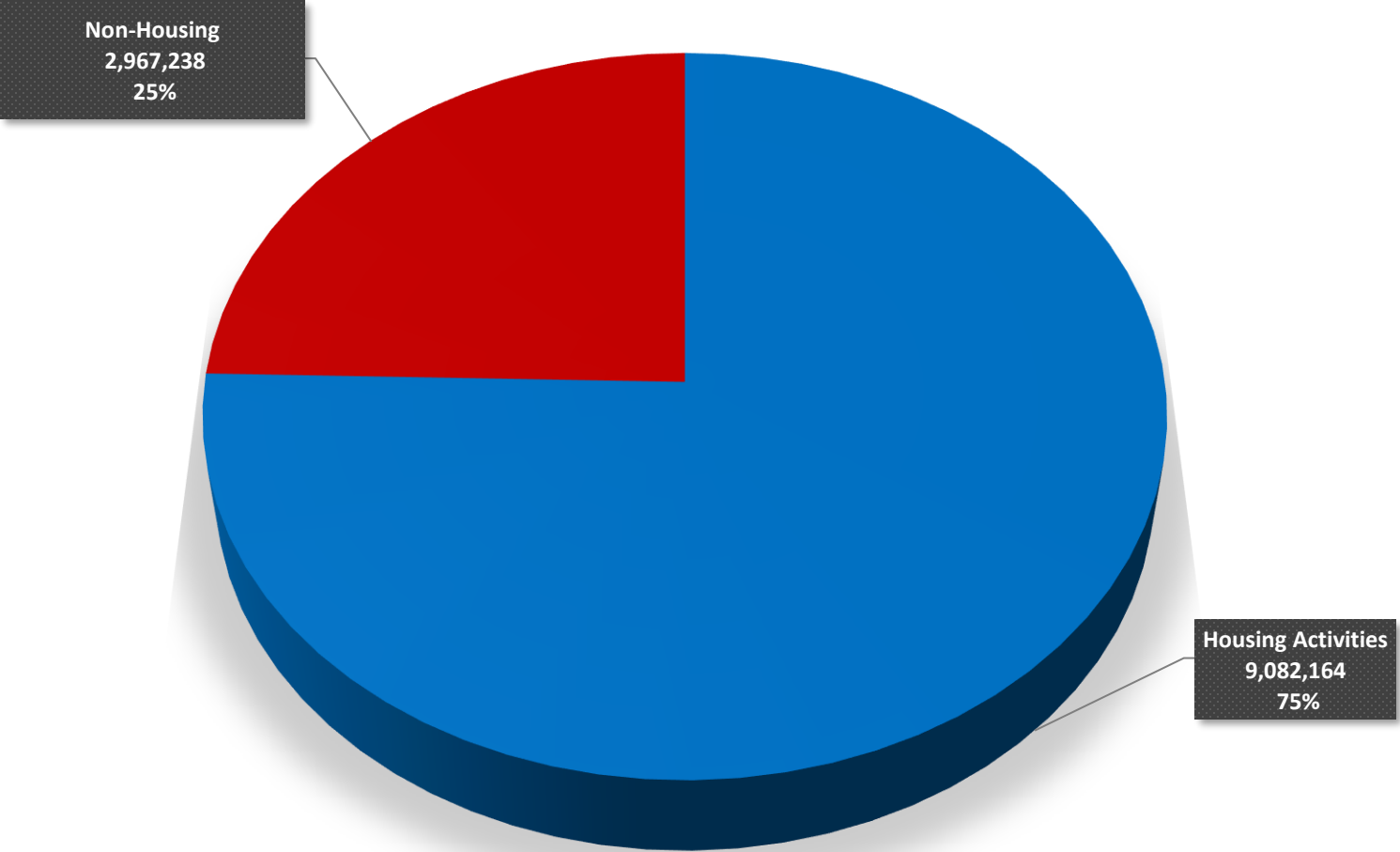
FY 2023 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,219,926

Proposed Annual Action Plan 2023 Budget

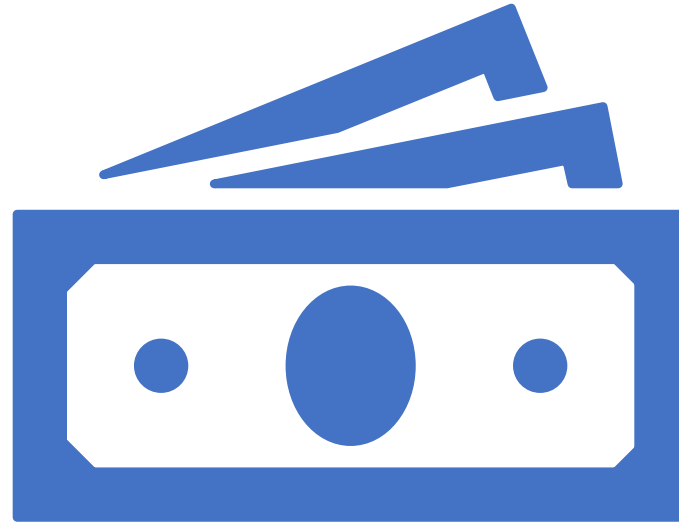
<u>Locations</u>	<u>Funding allocations</u>	<u>Percentage</u>
		-
Fountain Inn	145,731	1.2%
Greer	565,745	4.7%
Mauldin	260,459	2.2%
Simpsonville	263,445	2.2%
Travelers Rest	125,302	1.0%
CHDO	280,000	2.3%
Planning & Administration	1,354,038	11.2%
Operations Delivery Service	1,222,269	10.1%
Unincorporated Area	6,724,488	55.8%
Brutontown	1,107,926	9.2%
Total	12,049,402	100.0%

FY 2023 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,219,926

FY 2023 Allocation

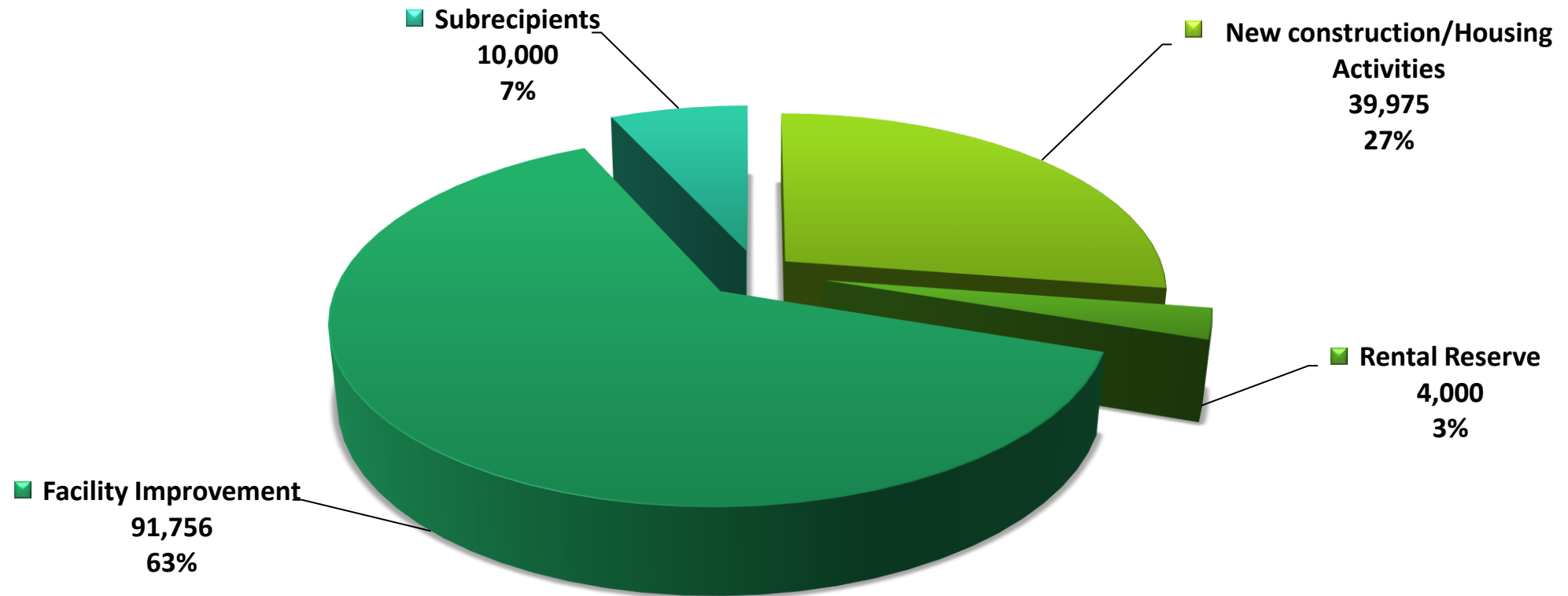


FY 2023 Municipal & Brutontown AAP Budget Allocations



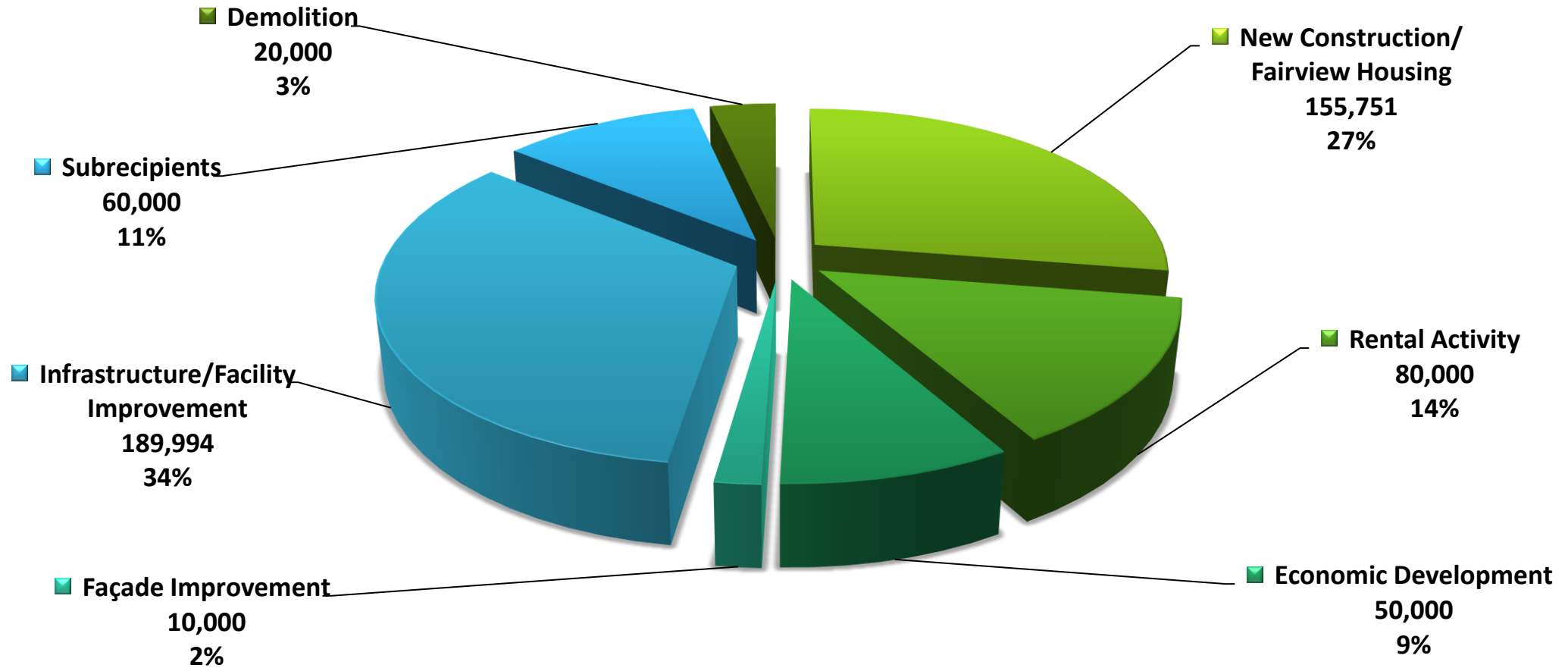
City of Fountain Inn

FY 2023 proposed allocation - \$145,731



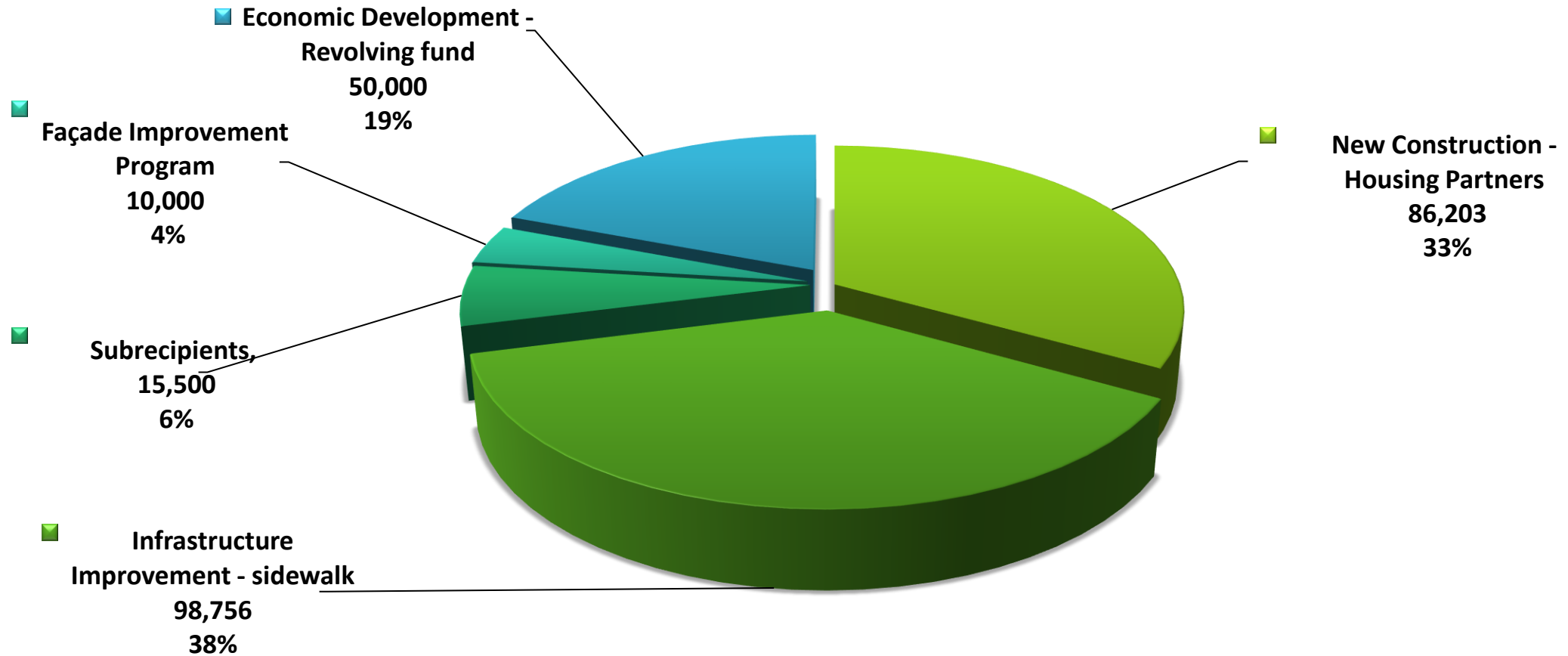
City of Greer

FY 2023 proposed allocation - \$565,745



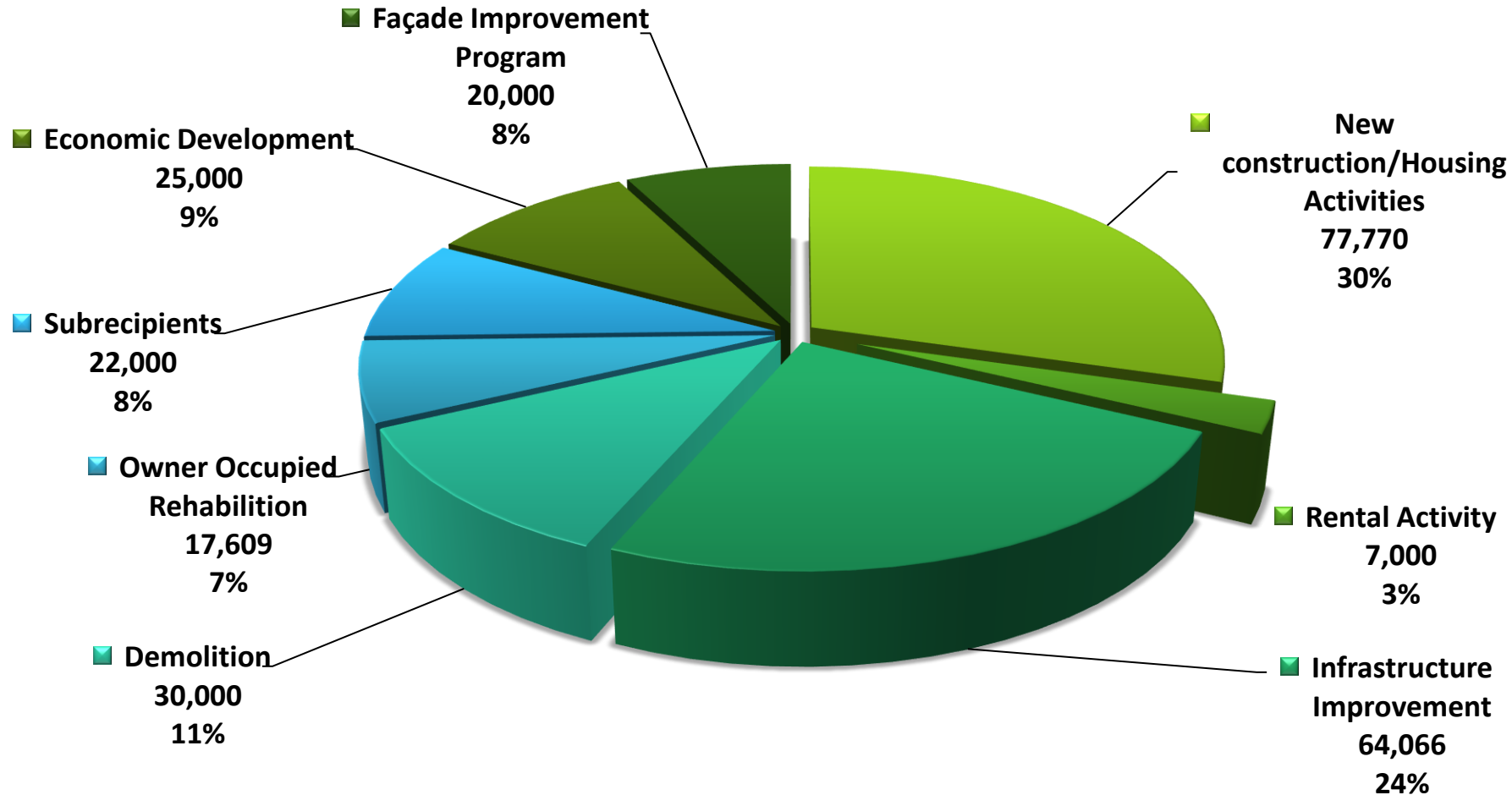
City of Mauldin

FY 2023 proposed allocation - \$260,459

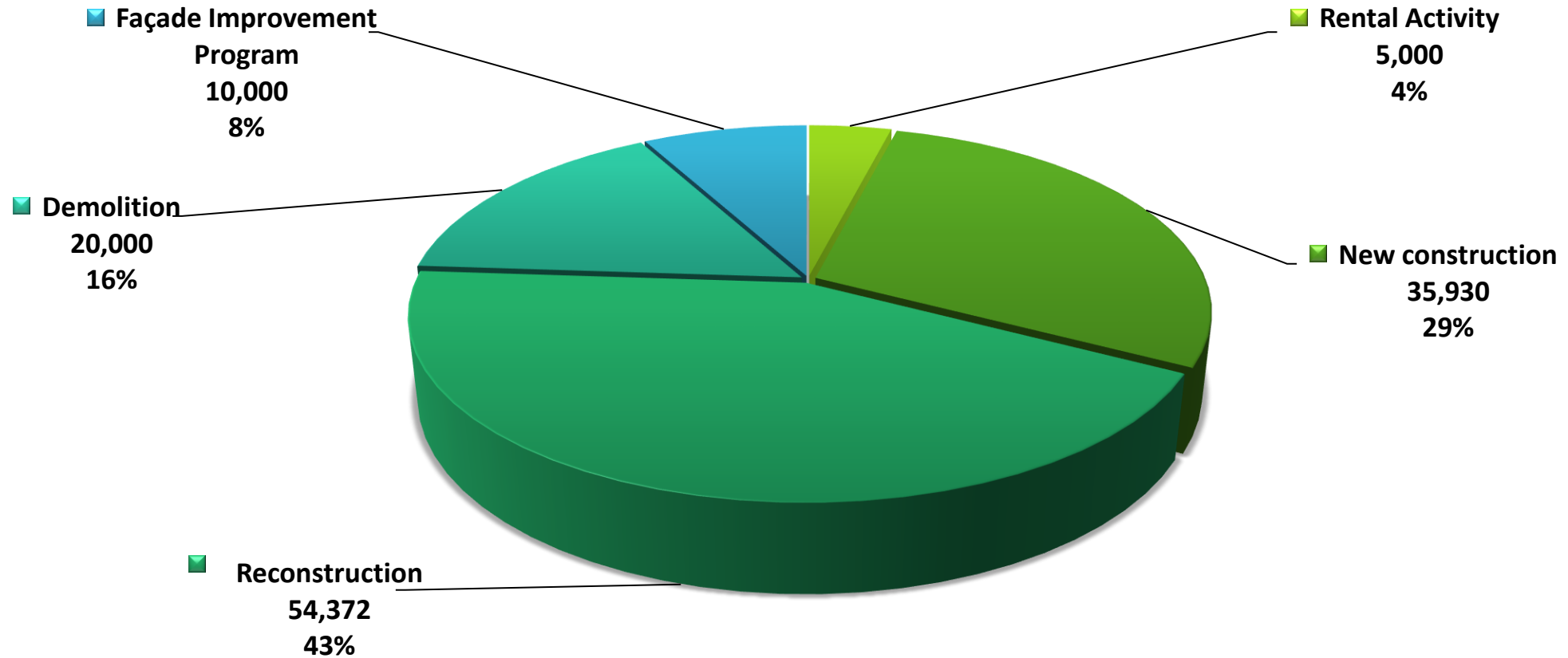


City of Simpsonville

FY 2023 proposed allocation - \$296,192

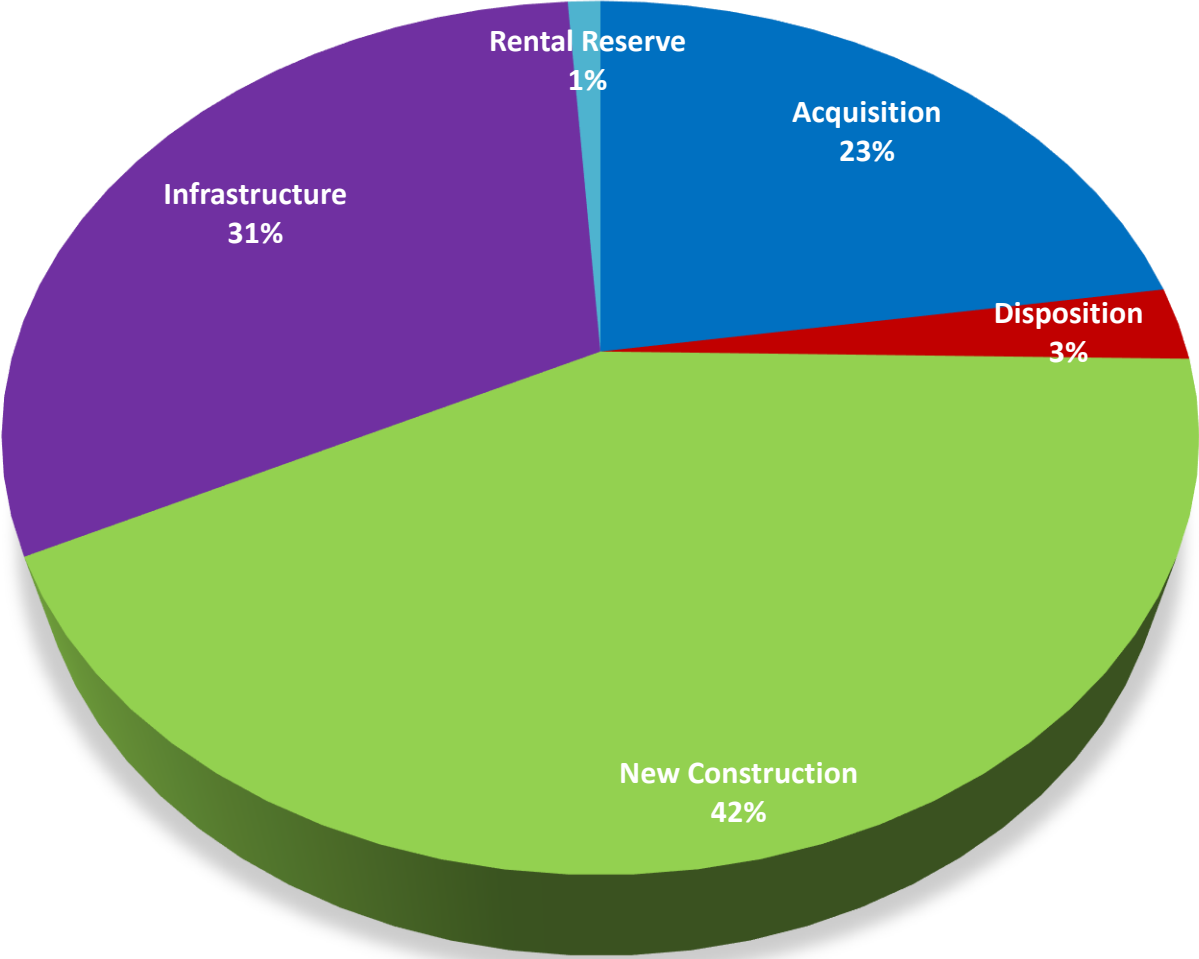


City of Travelers Rest FY 2023 proposed allocation - \$ 71,632



Brutontown Allocation

\$1,107,926



■ Acquisition ■ Disposition ■ New Construction ■ Infrastructure ■ Rental Reserve



2023 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

Greenville County – 2023 Annual Action Plan Goals

Housing Goal –
Affordable and
Decent, and
Accessible

Community
Development –
Suitable Living
Condition

Economic
Development

Addressing
Homelessness

Neighborhood
Revitalization

GCRA – Housing Goal – Programs

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)

Investor Program-
Rental Rehab

Owner-Occupied
Rehabilitation
Programs

1. Major – Homeowner Rehab -
GCRA
2. Emergency Repair – Program
– GCRA & Partner

MLF-Permanent
Financing – GCRA
funded homes

Rental Assistance -
Homelessness
Prevention – At risk of
homelessness

Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless

Housing Goal - FY 2023 AAP Snapshot of housing strategies and outcome

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat)	18	14	4
Rental Units – (NHE/M. Peters/Mercy Housing)	320	2	318
Homebuyers – First Time Homebuyers (CWC)	25	0	25
Rental Assistance - Homelessness Prevention	20	20	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Minor Home Repair Program (GCRA & Rebuild)	40	25	15
Investor Program- Rental Rehab -	2	2	0
Major – Home-owner Rehab - Program	2	2	0
Total	452	90	362

GCRA- Community & Economic Development Activities

Community Development

- Infrastructure improvement
 - ADA
- Facility Improvement
- Demolition – address slum & blight
- Public Service activities – CDBG Subrecipients

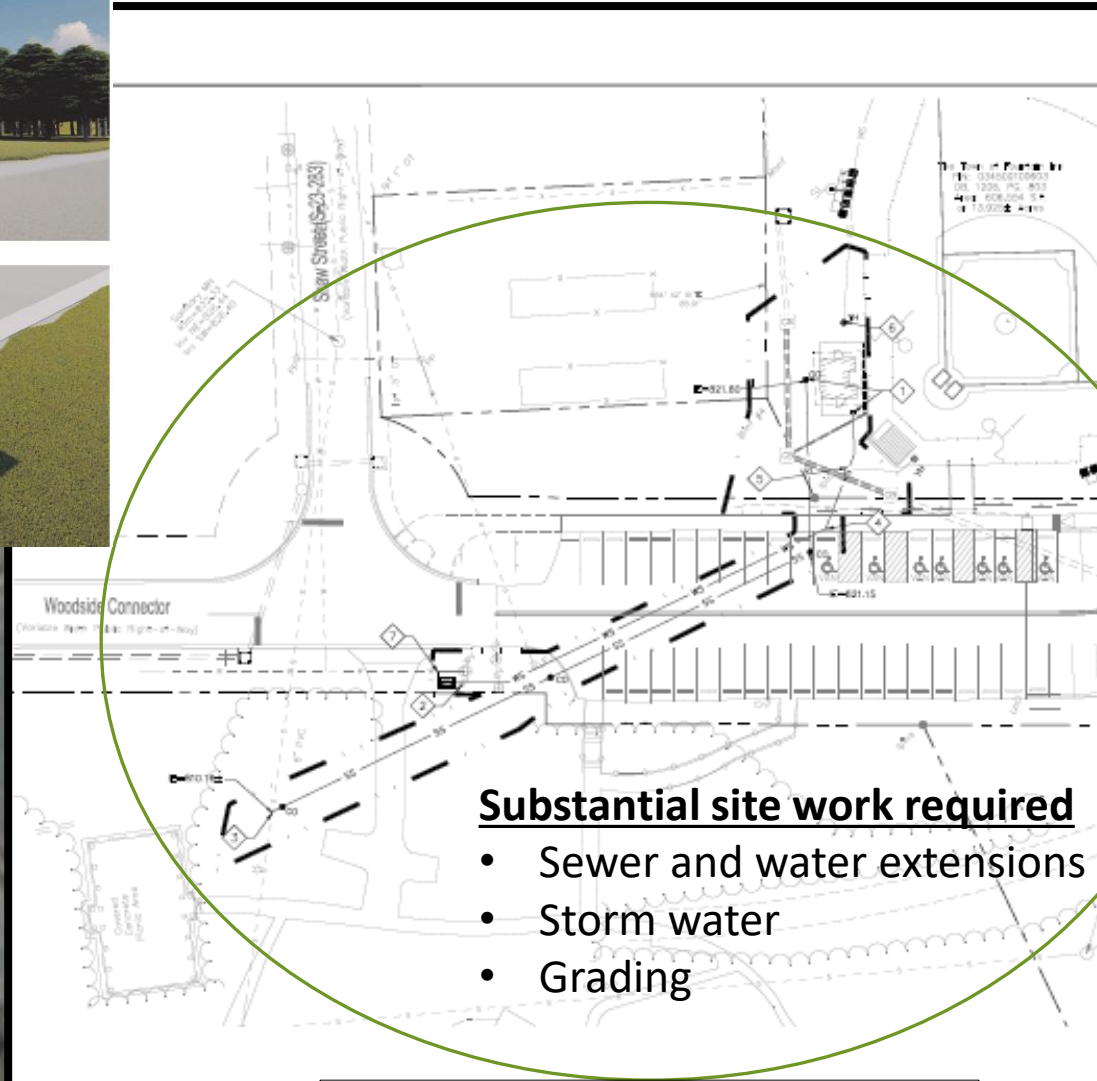
Economic Development

- Small Business Loans
- Façade Improvement Program

FY 2023 Community Development – Goal – Infrastructure/Facility Improvements

Municipalities- Facility & Infrastructure Improvement Projects

<u>Municipalities</u>	<u>Location</u>
Emanuel Sullivan Handicapped Accessible Restrooms	Fountain Inn
Miller and Old Mill Rd Sidewalk Project	Mauldin
Others - Unincorporated	
Demolition of substandard and blighted properties	Countywide
Brutontown (Strategy Neighborhood) - Infrastructure Improvement – Phase 2D – Iola Wilson, Phase 4 (Emory)	Brutontown
San-Socculi – Gridley Place – Proposed Housing Development – Planning and Rezoning process	Countywide



Substantial site work required

- Sewer and water extensions
- Storm water
- Grading

Note:

- Lowest bid \$434,718 (11/8/2022)
- Will require future allocations of CDBG funds

CRAIG GAULDEN DAVIS

Architecture
Planning
Interiors
19 Washington Park
Greenville, SC 29601
Phone: 864.242.0701
Fax: 864.251.8645
E-mail: cgd@gdarch.com



Copyright © 2022 CRAIG GAULDEN & DAVIS, INC.
ALL RIGHTS RESERVED
THIS COPYRIGHTED DOCUMENT AND ALL INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF SERVICE AND SHALL NOT BE REPRODUCED, ALTERED, OR REUSED IN PART OR IN WHOLE WITHOUT PRIOR WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.

ADC ENGINEERING
5 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864-754-9121
ADCENGINEERING.COM

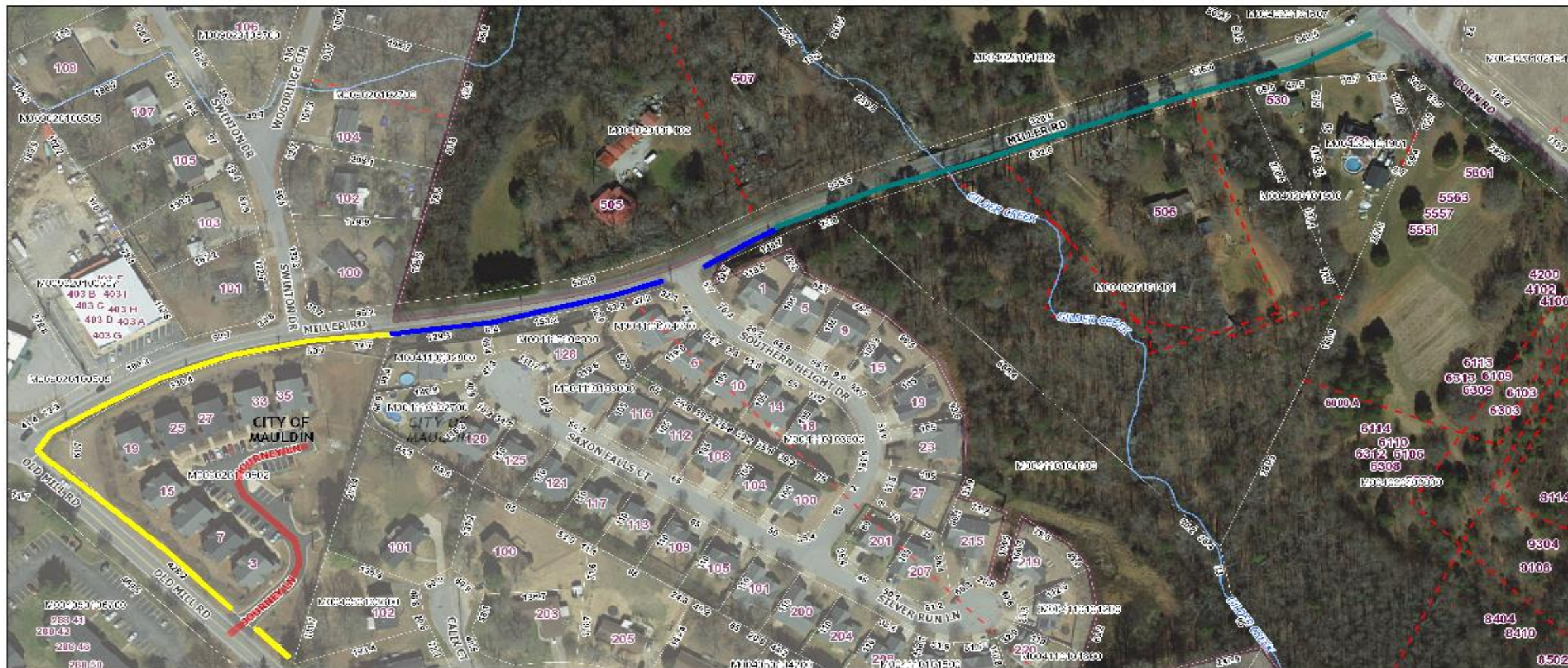
OWNER
GCRA

PROJECT
EMANUEL SULLIVAN SPORTS COMPLEX TOILET BUILDING

764 WOODSIDE AVE, POONTIAN BNL, SC 29644

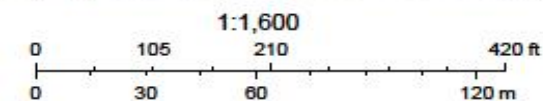
D
C
B

Greenville County, SC



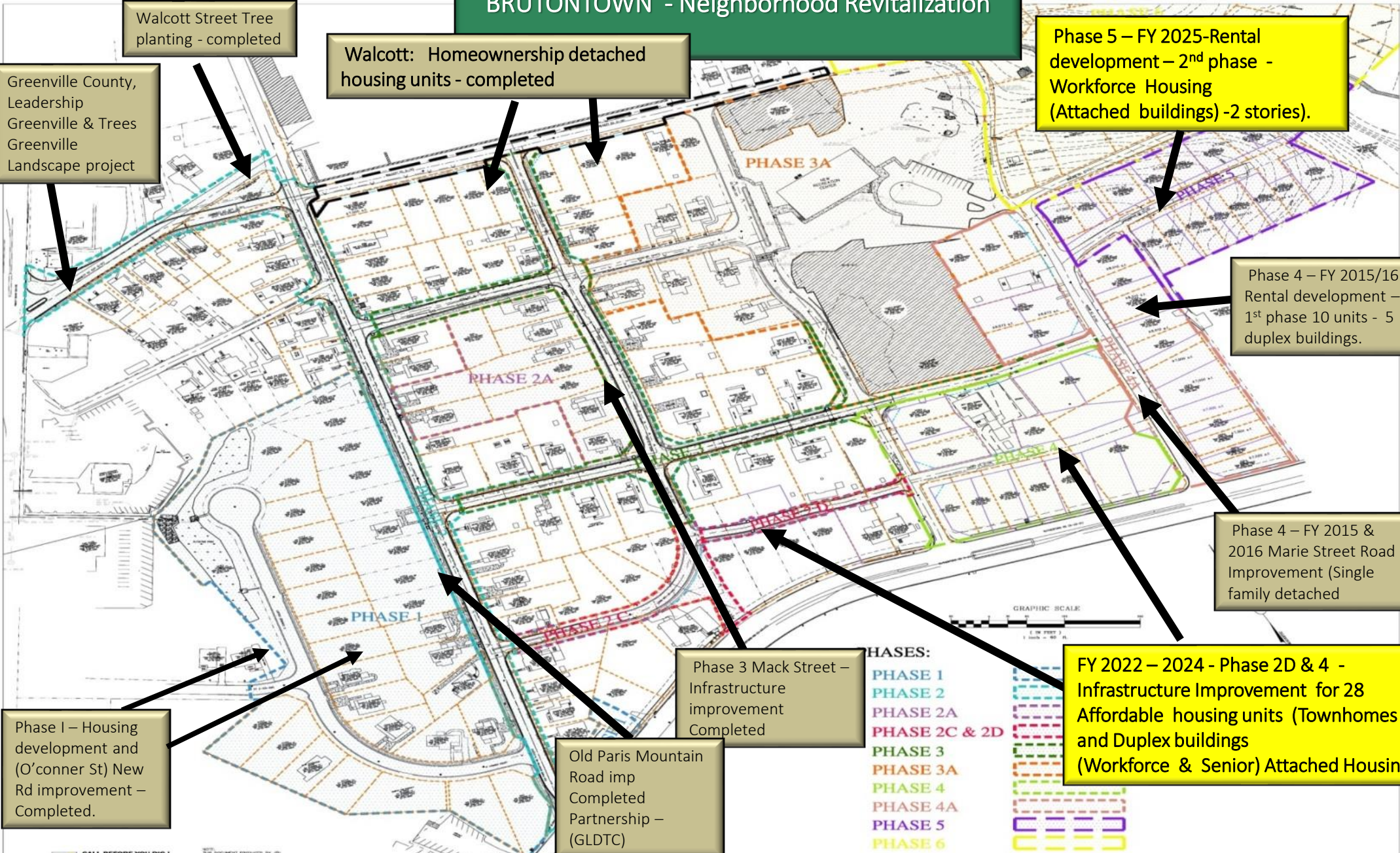
March 17, 2022

 - Proposed Miller and Old Mill Rd Sidewalk Project



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

BRUTONTOWN - Neighborhood Revitalization



Walcott Street Tree planting - completed

Walcott: Homeownership detached housing units - completed

Phase 5 – FY 2025-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 I – Housing development and (O’conner St) New Rd improvement – Completed.

Phase 3 Mack Street – Infrastructure improvement Completed

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

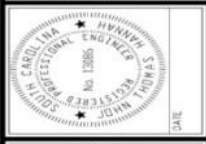
Old Paris Mountain Road imp Completed Partnership – (GLDTC)

FY 2022 – 2024 - Phase 2D & 4 - Infrastructure Improvement for 28 Affordable housing units (Townhomes and Duplex buildings (Workforce & Senior) Attached Housing)

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

NO.	REVISIONS	DATE

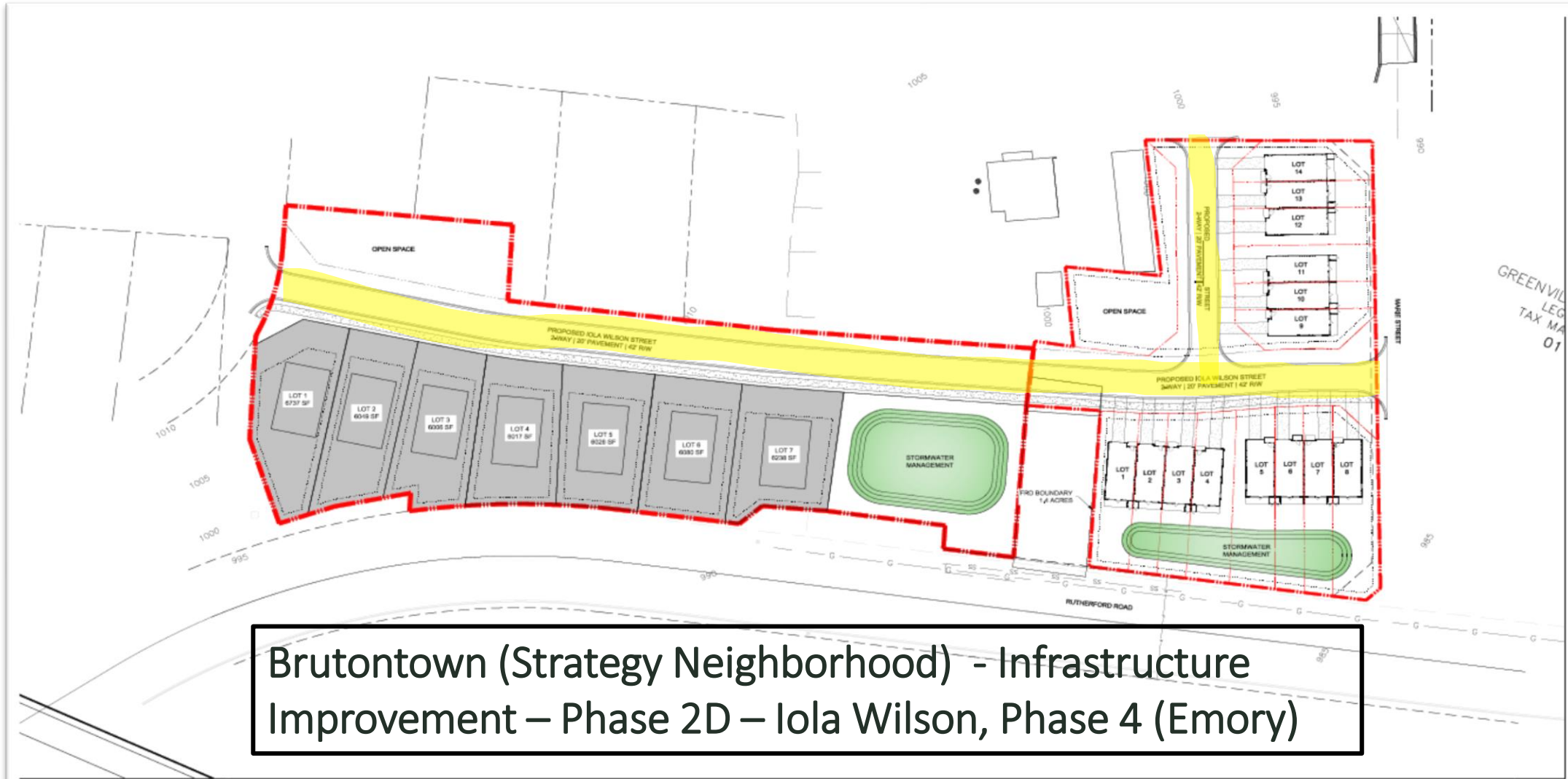
APPROVALS	PROJECT ENG	JTH	DATE
	DESIGNED BY	JTH	
	DRAWN BY		
	CHECKED BY		
	APPROVED	JTH	



ENGINEER:
JTH ASSOCIATES, LLC
 ENGINEERS & PLANNERS
 345 BELHAM ROAD, SUITE 105
 GREENVILLE, SOUTH CAROLINA 29615
 864-639-3320

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

BRUTONTOWN PHASE DRAWING



Brutontown (Strategy Neighborhood) - Infrastructure Improvement – Phase 2D – Iola Wilson, Phase 4 (Emory)

BRUTONTOWN | GCRA

FRD CONCEPT - TOWNHOUSES (14 LOTS)
R-6 CONCEPT - DUPLEX



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
Job Training Opportunities	20 persons

Community Development 2023 CDBG Public Services Subrecipients

Public Service Subrecipients	Number	Municipalities	Unincorporated
Proposed Persons Assisted	11,264	6,657	4,607

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	6	1	4	1	1
Proposed Persons Assisted	2,385	400	1,560	250	175

Proposed 2023 Housing Projects



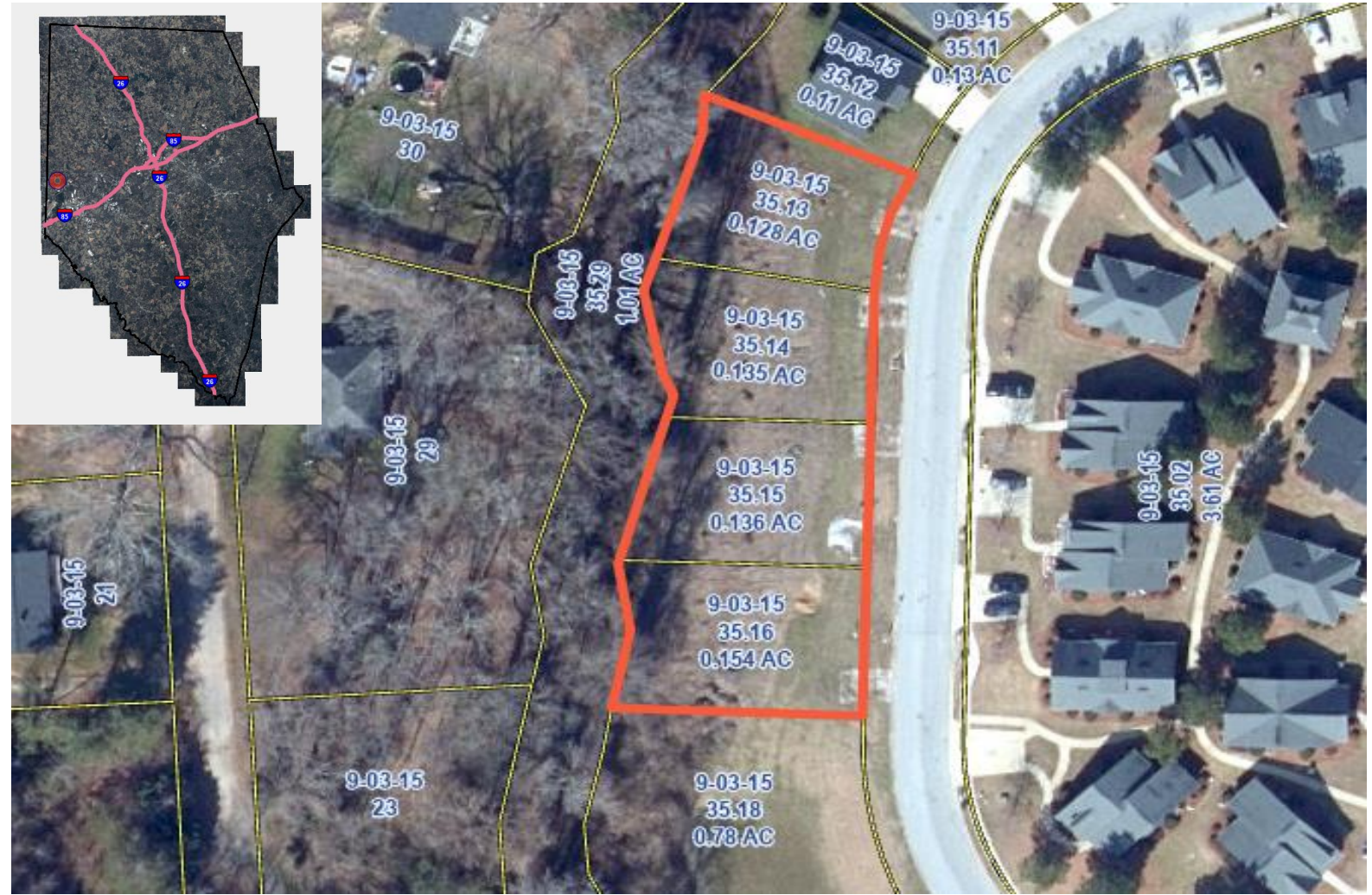
Developer : Habitat for Humanity

HOME: \$188,277

Affordable Housing Fund (AHF): \$91,723

Total Development Budget: \$794,200

Project Name	Habitat at Creekside Homeownership units
Developer	Habitat for Humanity of Greenville County (HFHGC)
Project Location	636, 640, 644, 648 Ruddy Creek Ct, Greer, SC 29651
Census Tract	450830233.02
Tax Map #	613393883977,613393883439, 613393873805, 613393872350
Acreage	0.57
# of Units	4 (3bedrooms and 2 baths)
AMI Range	31-50% (2), 51-60% (2)



M Peters Group

Greenville County Funding Approval:

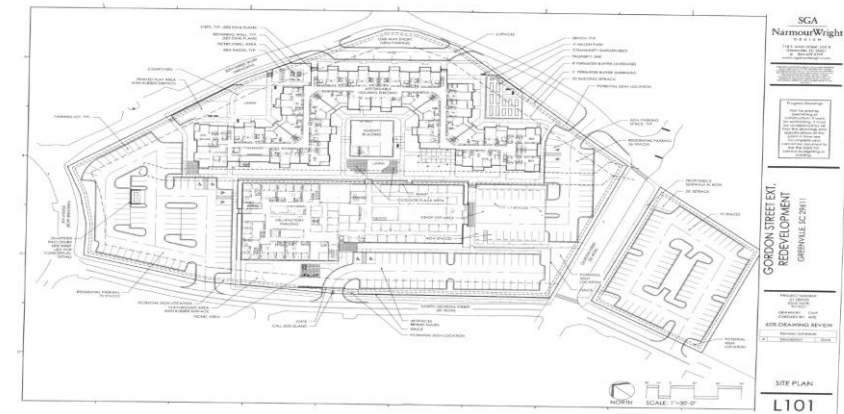
HOME: **\$50,000**

Affordable Housing Fund (AHF): **\$450,000**
(FY 22 & 23)

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

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

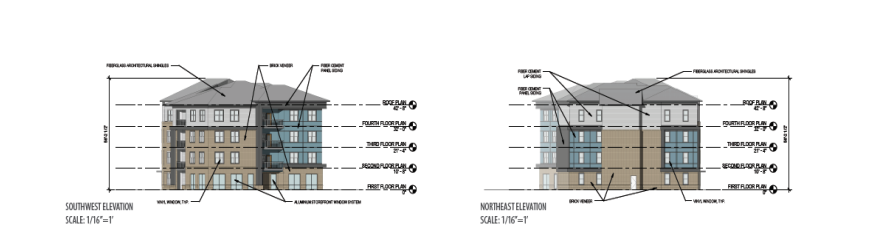
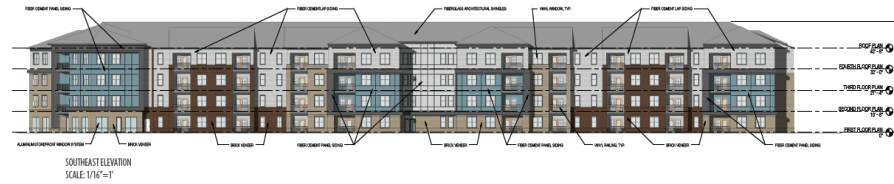
Project Name	Gordon St Mill
Project Location	100 and 101 Gordon St Greenville, SC 29611
Census Tract	21.04
Tax Map #	0116000600400, 0116000600401, 0229000700100
Acreage	5.94
# of Units	116
AMI Range	51-60%



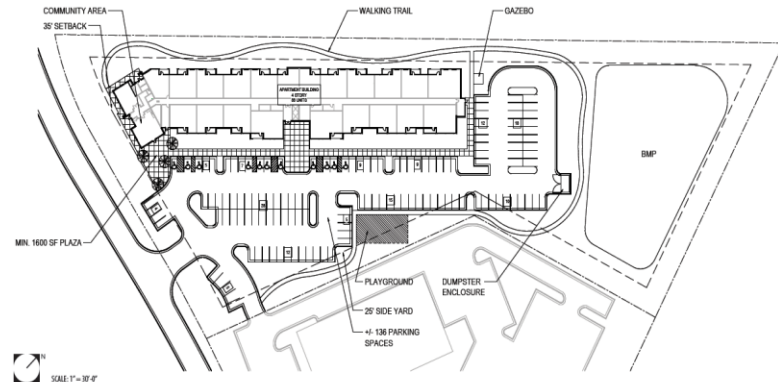
Mercy Housing FY 2022 & 2023 Projects

Greenville County Funding Approval:

- HOME: **\$104,000 (FY 22 & 23)**
- AHF: **\$600,000**
- Total Request: **\$704,000**
- Project Total Cost: **\$23,073,675**



REVISIONS	PROJECT REVISIONS	TOTAL UNIT COUNT BY UNIT TYPE
1. 12/15/2021 1. 12/15/2021 1. 12/15/2021	1. 12/15/2021 1. 12/15/2021 1. 12/15/2021	1. 12/15/2021 1. 12/15/2021 1. 12/15/2021



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



Parkside at Butler I (NHE) - 72 Rental Units - up to 60% AMI – Construction completed

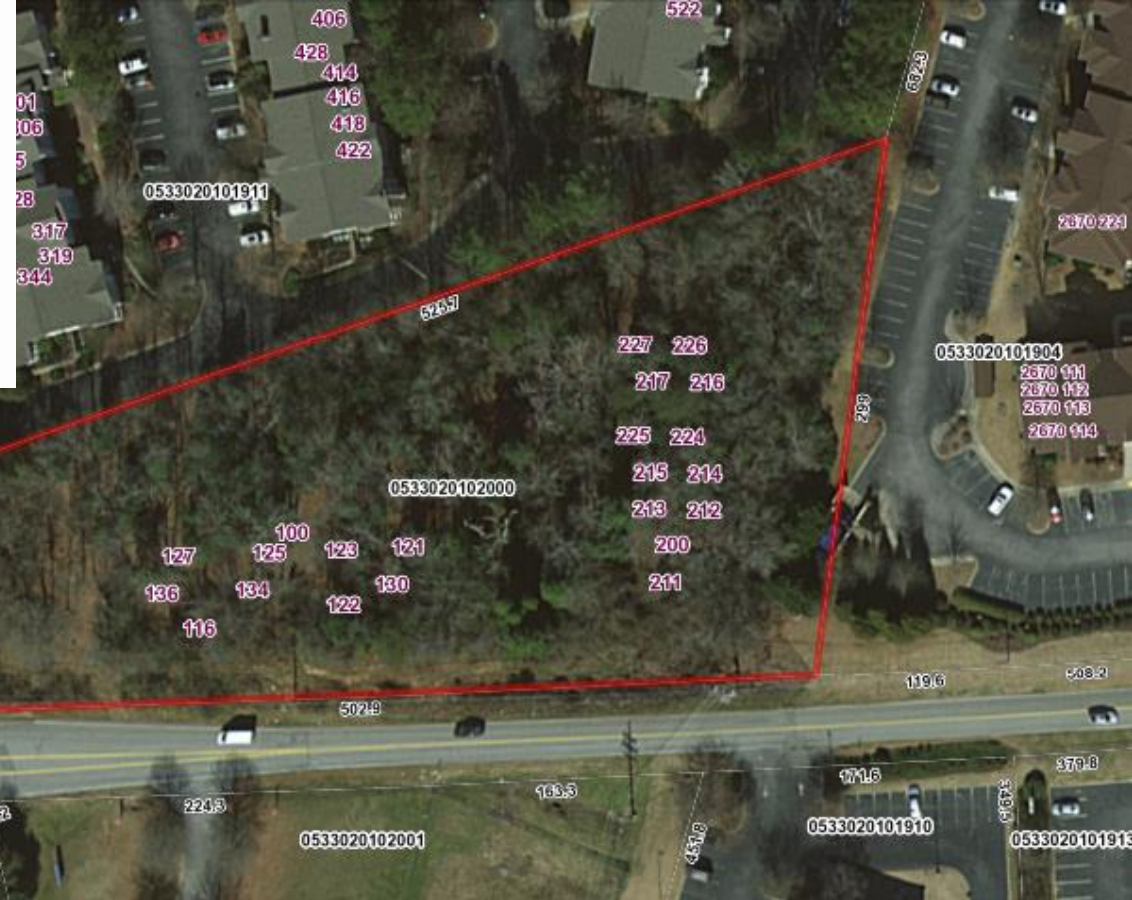
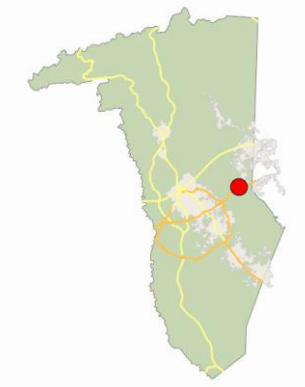
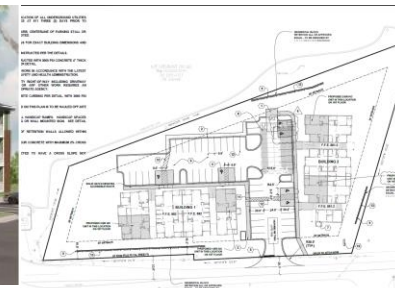
Developer : NHE

HOME: \$50,000

Affordable Housing Fund (AHF): \$375,000

Total Development Budget: \$8,630,057

Project Name	Parkway East Apartments LLC
Developer	NHE
Project Location	2686 Dry Pocket Road, Greer, SC 29650
Census Tract	28.03
Tax Map #	0533020102000
Acreage	2.17
# of Units	34
AMI Range	30% (10), 50% (3), 60% (3), 80% (18)



Fairview Housing Development

Sunnyside Community
Greer, SC





Site: 3.1 acre site in the Sunnyside neighborhood
Mixed-income housing



Proposed income range: 50% - 100% AMI



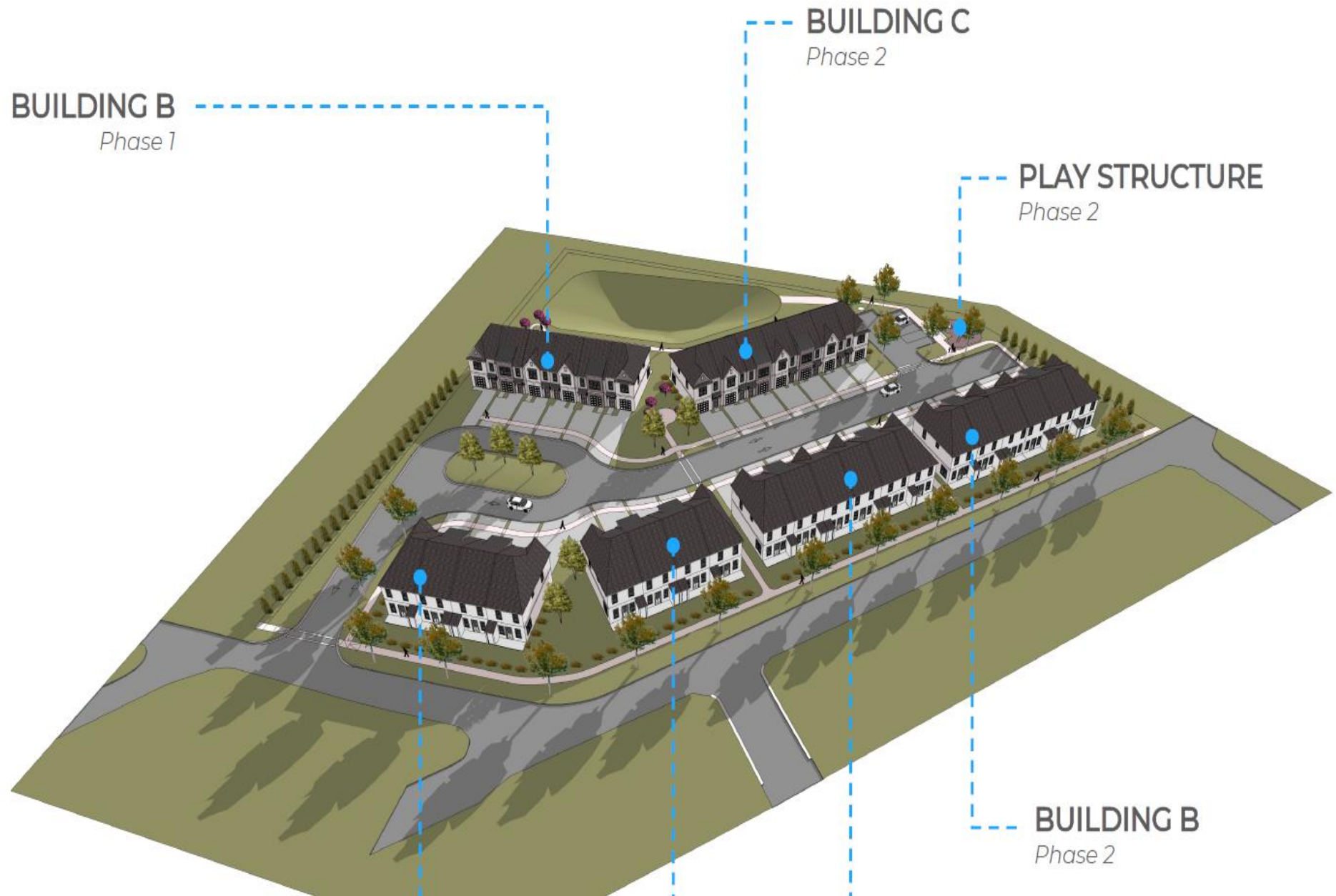
Must be First Time Home buyers.



Down payment/closing cost financial assistance will be available.



Homebuyer pre-purchase counseling is required.



Fairview Housing Project – Sunnyside community - Greer

3 Elevation Types: 33 units' total

1. Building A – Four-unit building : 8 units
 2. Building B: - Six-unit building : 18 units
 3. Building C: - Seven-unit building - 7 units
-
4. Parking spaces: 104 spaces
 1. 3 Off-street parking spaces per unit: 1 space in garage and 2 spaces on driveway.
 2. Guest Parking Spaces (5 spaces total including one handicapped space).
 5. Amenity: Children Playground

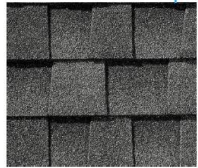


EAST FAIRVIEW TOWNHOMES

GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

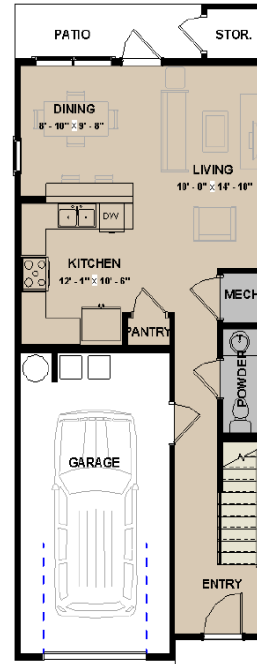


Hardie Plank Lap
Siding

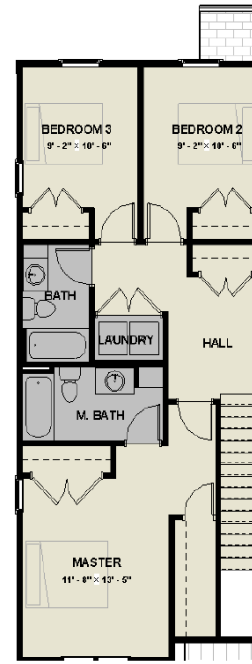
Building A

UNIT 1 - 1,345 SQ. FT.

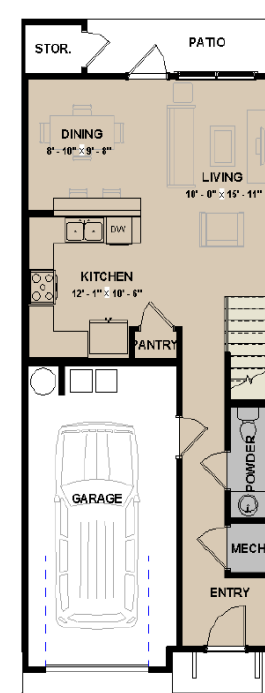
UNIT 2 - 1,345 SQ. FT.



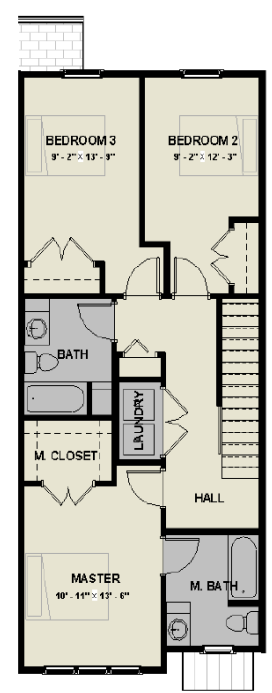
Level 1



Level 2



Level 1



Level 2

CRAIG GAULDEN
DAVIS

BUILDING A

Building B

EAST FAIRVIEW TOWNHOMES

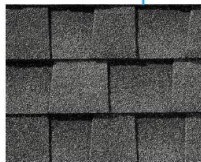
GREER, SOUTH CAROLINA



Exterior Elevation



Standing Seam Metal Roof



Architectural Asphalt Shingle Roof



Vertical Board & Batten Siding



Hardie Shingle Siding (Straight Edge)



Hardie Plank Lap Siding

UNIT 1 - 1,345 SQ. FT.



UNIT 2 - 1,345 SQ. FT.



CRAIG GAULDEN DAVIS

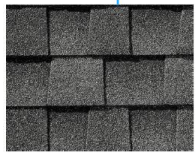
BUILDING B

EAST FAIRVIEW TOWNHOMES

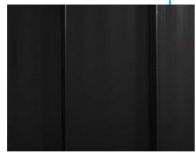
GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

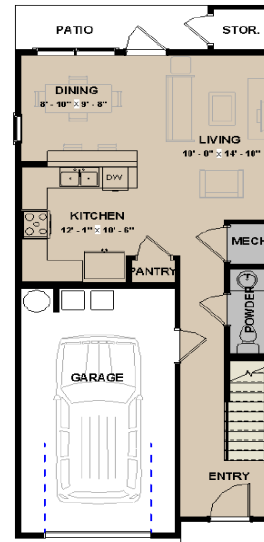


Hardie Plank Lap
Siding

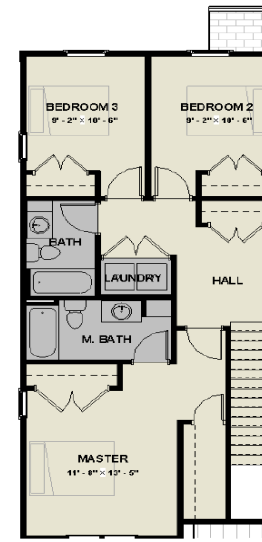
Building C

UNIT 1 - 1,345 SQ. FT.

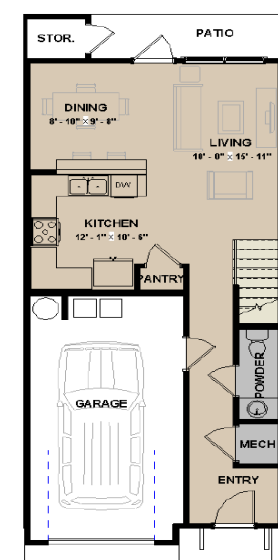
UNIT 2 - 1,345 SQ. FT.



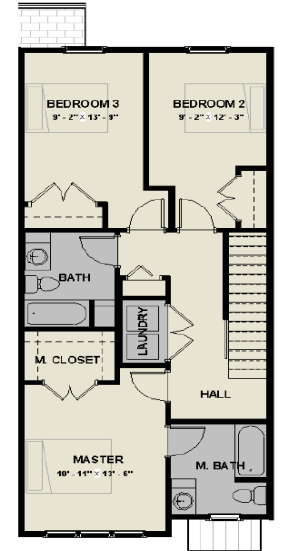
Level 1



Level 2



Level 1



Level 2

CRAIG
GAULDEN
DAVIS

BUILDING C

Accessible Plan options available (not shown)

“Out of Reach”-Affordability Data

Greenville County – FMR 2022 & 2023 Greenville County

Year	0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
2022	\$783	\$871	\$992	\$1,294	\$1,628
2023	\$865	\$931	\$1051	\$1,344	\$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 studio is \$780 and one-bedroom unit is \$871 (2022).

Greenville County Annual Median Income (AMI) is \$85,200 for 2022

Income	1HH	2HH	3HH	4HH	5HH	6HH	7HH	8HH
30%	17,900	20,450	23,030	27,750	32,470	37,190	41,910	46,630
50%	29,850	34,100	38,350	42,600	46,050	49,450	52,850	56,250
80%	47,750	54,550	61,350	68,150	73,650	79,100	84,550	90,000

\$959 per month

An individual with annual income of \$17,900, can afford monthly rent of \$447.50 (30% of gross income) The hourly rate is \$9.32

An individual with annual income of \$29,850, can afford monthly rent of \$746.25 (30% of gross income). The hourly rate is \$15.55 and still unable to afford a studio apartment. One bedroom apartment is “Out of Reach” for the household.

Employment and Income in Greenville-Anderson-Mauldin MSA

Education,
training, and
library



Protective
service:



Construction
and extraction



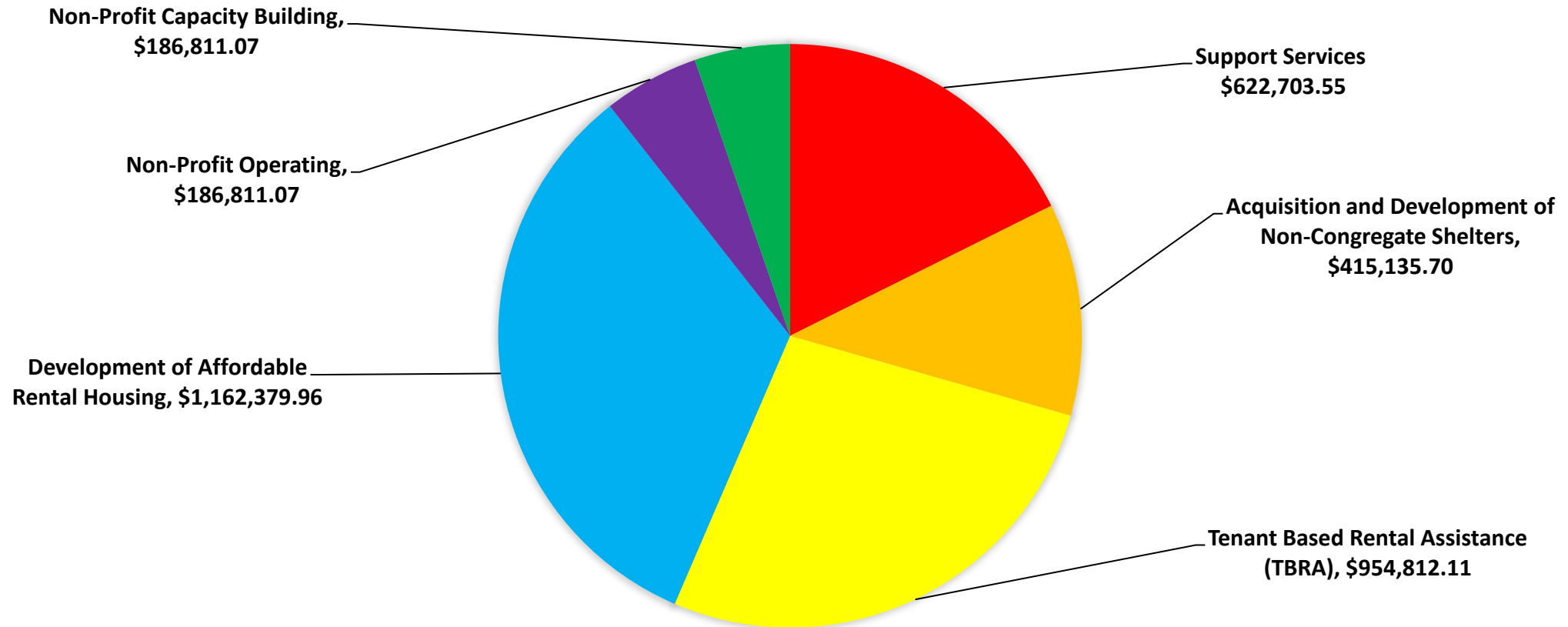
Production



2023 Annual Action Planning (APP) Process - Timeframe



Additional Activity - Implementation of HOME-ARP Activities



Questions?