



May 28, 2024

Mr. Butch Kirven
Chairman of Finance Committee
Greenville County Council
301 University Ridge, Suite N-4000
Greenville, SC 29601

RE: Approval of FY 2024 Greenville County Annual Action Plan

Dear Councilman Kirven:

The Greenville County Redevelopment Authority (GCRA) Board and Staff are submitting the enclosed Fiscal Year (FY) 2024 Annual Action Plan (AAP) for review and approval by County Council Finance Committee and County Council. The FY 2024 AAP is consistent with the goals and strategies identified in the County's Five-Year Consolidated Strategic Plan (2020 -2024) in addressing Housing, Homelessness and Community Development challenges throughout the unincorporated areas of Greenville County and the five municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest.

The Greenville County Redevelopment Authority's staff visited and held public hearings in the five municipalities and in the unincorporated communities of Greenville County. Comments and suggestions regarding the FY 2024 Annual Action Plan are included in the submission and are instrumental in developing strategies for the plan.

All documents require review and approval by Council for submission to the U.S. Department of Housing and Urban Development (HUD) for approval. The Board and Staff thank Council for the opportunity to present this information for review. Staff will be available to answer any questions Council may have regarding the request. If you have any questions, I can be reached at (864) 242-9801, extension 114.

Sincerely,

John Castile
Executive Director

CC: Dan Tripp, Greenville County Council Chairman
Joe Kernell, Greenville County Administrator
Charlotte Osmer, GCRA Board Chairman



Greenville County 2024 Annual Action Plan

Presented by: Greenville County Redevelopment Authority

Public Hearing: April, May & June 2024

Location: 301 University Ridge, Greenville, SC

Public Hearing – General

GCRA Board

Greenville County – Finance Committee

Greenville County Council – Committee of the Whole

Agenda



01. Introduction

About GCRA

* GCRA Board & Staff

02. What is Annual Action Plan and Program Year 2024

* Goals of AAP

03. Funding Types National Objectives and Eligible uses

1. **CDBG**
2. **HOME**
3. **ESG**
4. GC-AHF

04. Estimated 2024 Funding Allocations

*Total allocation

*Municipal Allocations

Grants and Program Income

05. Proposed Uses Projects & Programs

Housing

Community and Economic Development

Neighborhood Revitalization

Demolition

Public Service

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.

What is Annual Action Plan?

Program 2024 Annual Action Plan

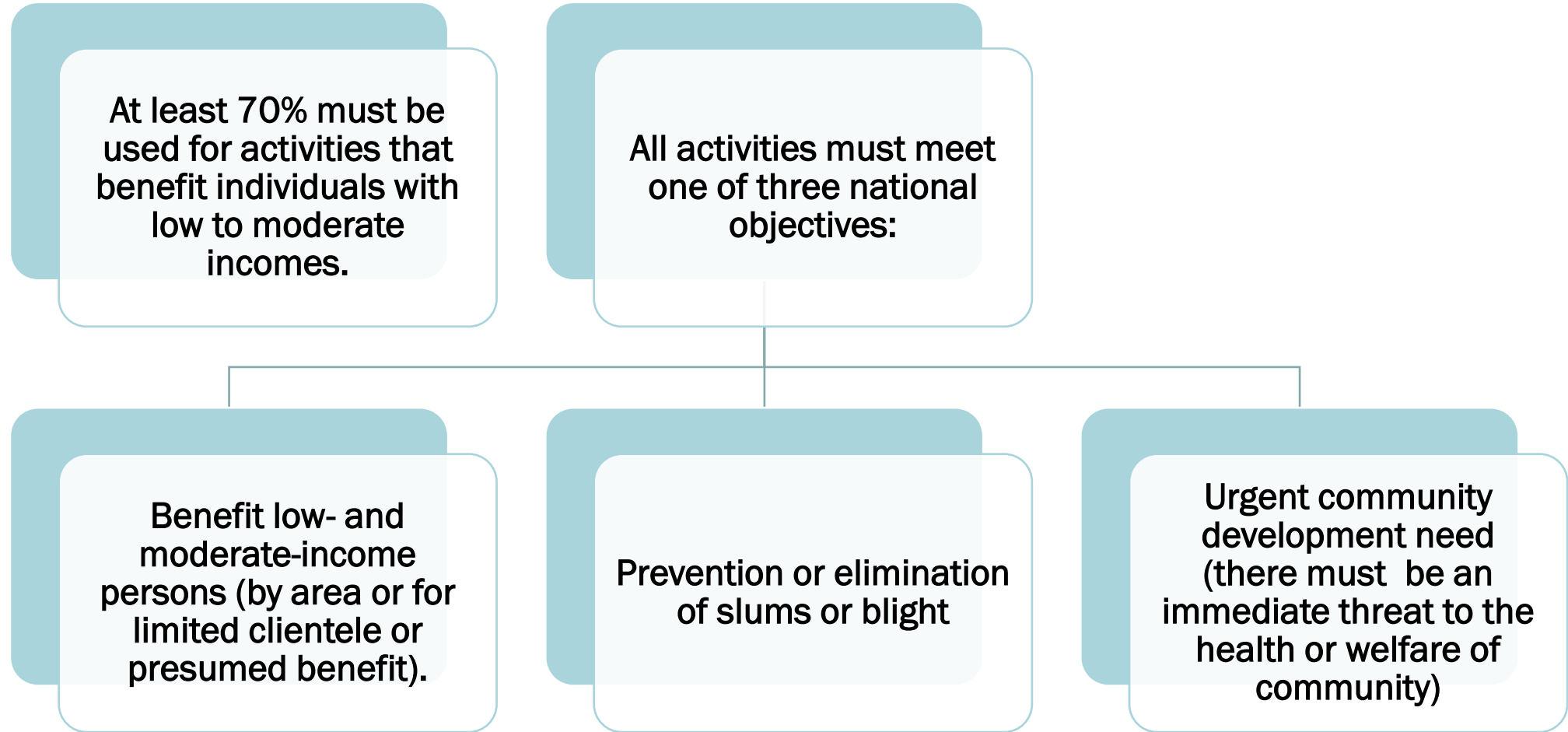
- The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).
- FY 2024 funds is for the period beginning July 1, 2024 to June 30, 2025.
- This funding period also marks the 5th year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.

Annual Action Plan - Goals

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



Community Development Block Grant (CDBG)





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.

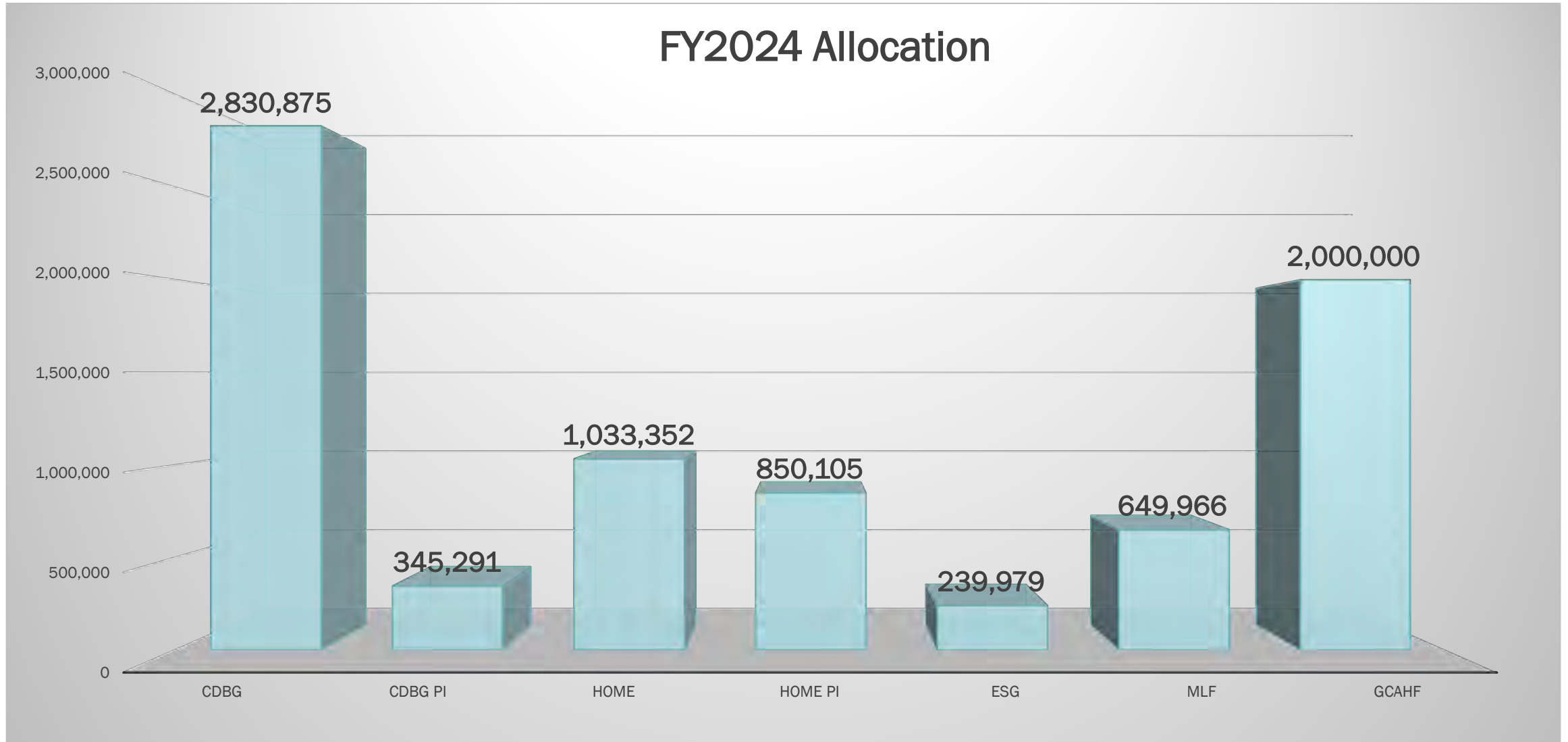


Emergency Solutions Grant (ESG)

- ❑ **ESG: Assist individual and families regain (temporary & permanent) housing after experiencing housing crisis or homelessness**



FY 2024 Allocation: Total \$7,949,568

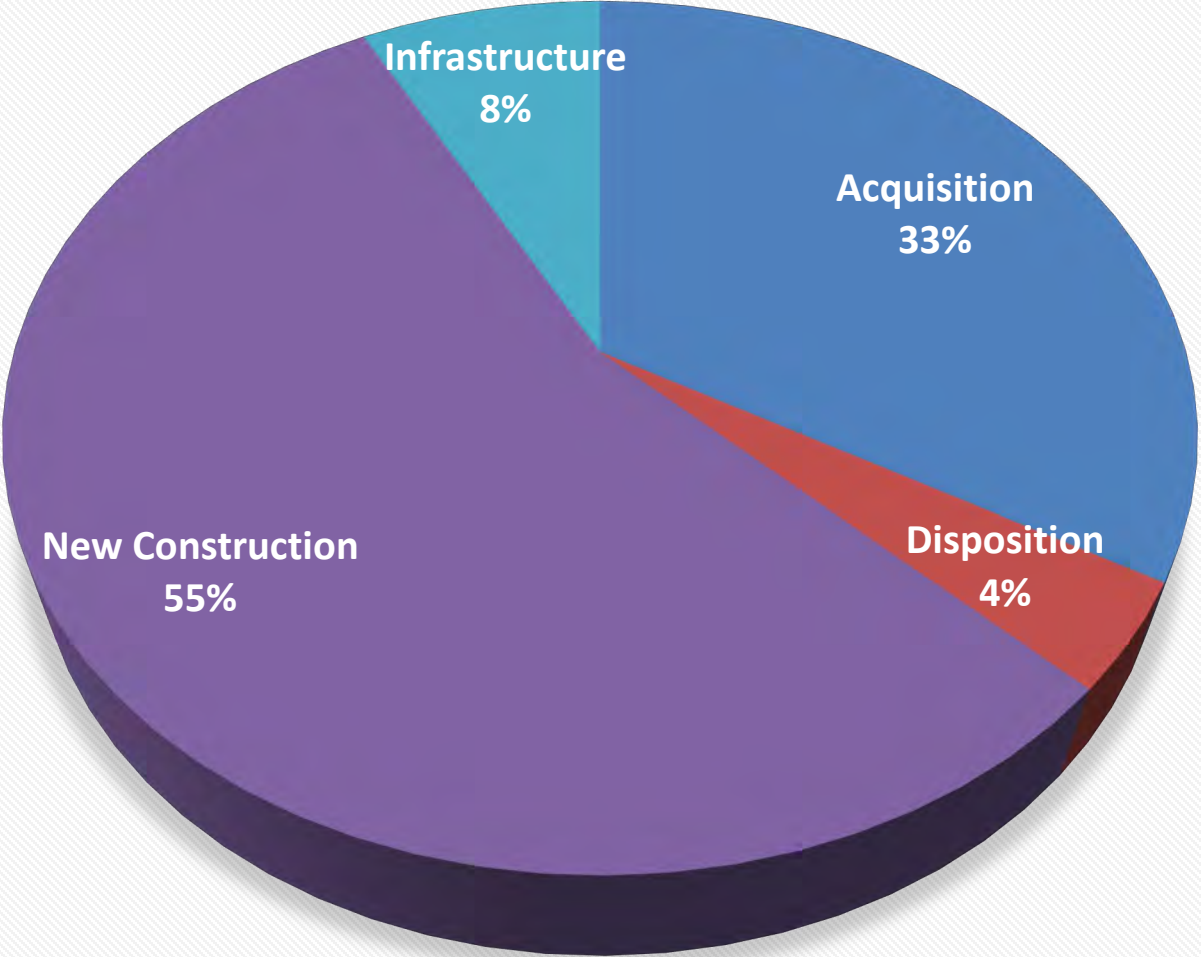


Annual Action Plan 2024 Budget

<u>Locations</u>	<u>Funding allocations</u>	<u>Percentage</u>
Fountain Inn	134,238	1.7%
Greer	767,370	9.7%
Mauldin	255,006	3.2%
Simpsonville	415,396	5.2%
Travelers Rest	116,561	1.5%
Total Municipals (\$1,688,571)		
CHDO	155,003	1.9%
Planning & Admin	1,171,571	14.7%
Ops Delivery	1,056,438	13.3%
Unincorporated Area	3,116,694	39.2%
Brutontown	761,291	9.6%
Total	7,949,568	100.0%

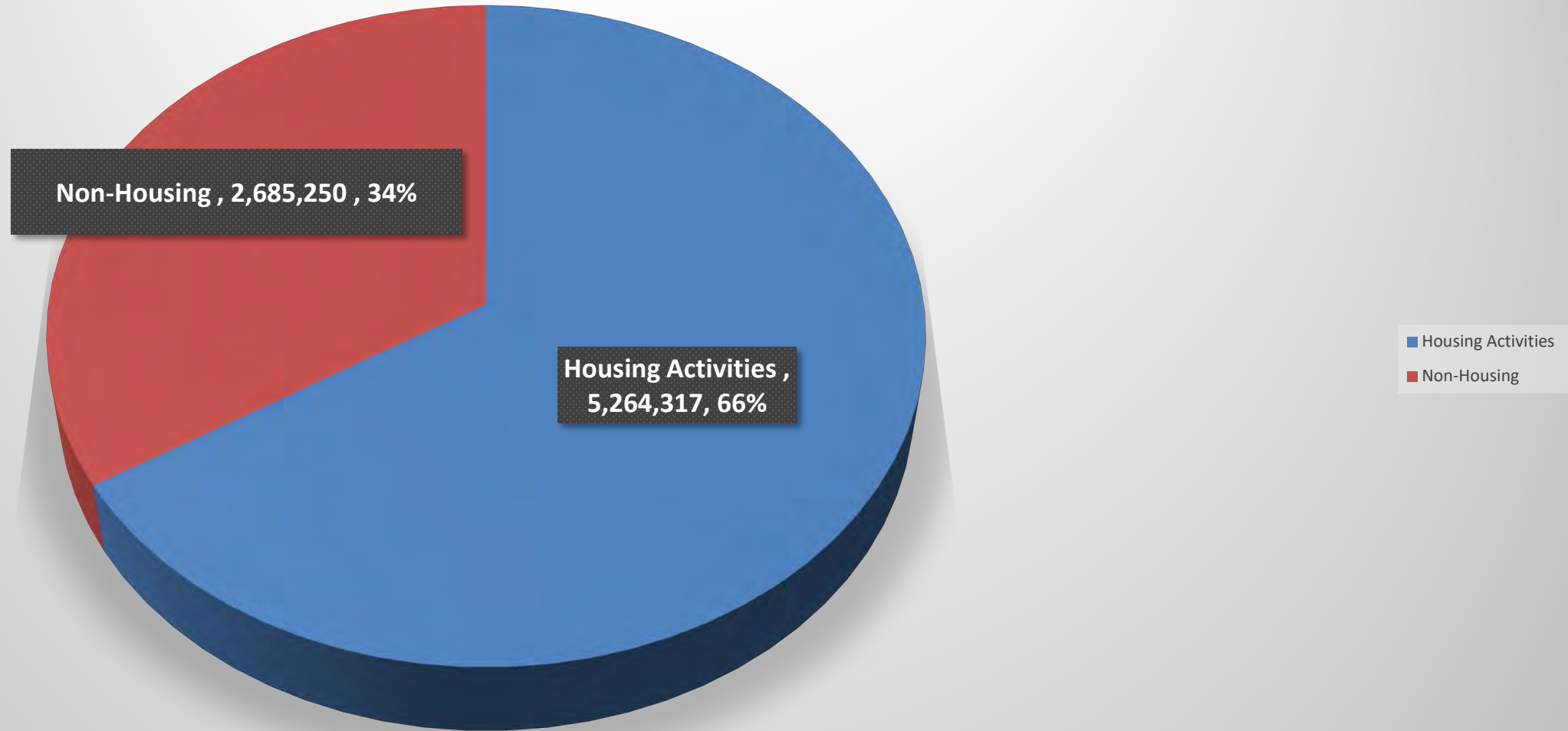
2024 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,104,206¹⁰

Brutontown Community- Strategy Neighborhood Allocation
\$ 761,291

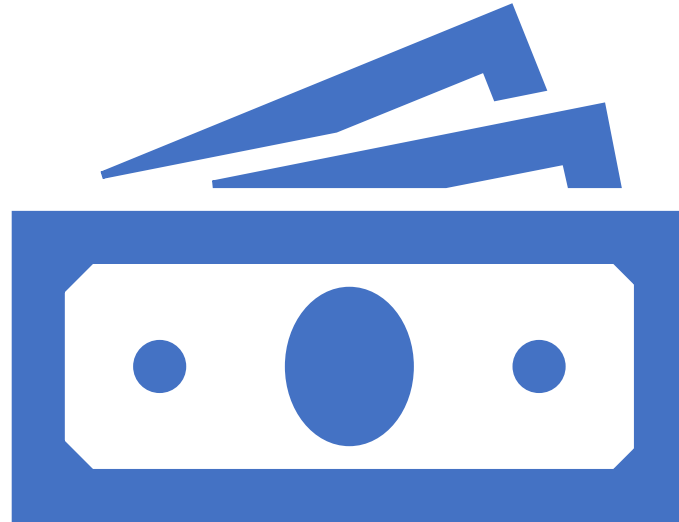


■ Acquisition ■ Disposition ■ New Construction ■ Infrastructure

Housing & Non - Housing Allocation

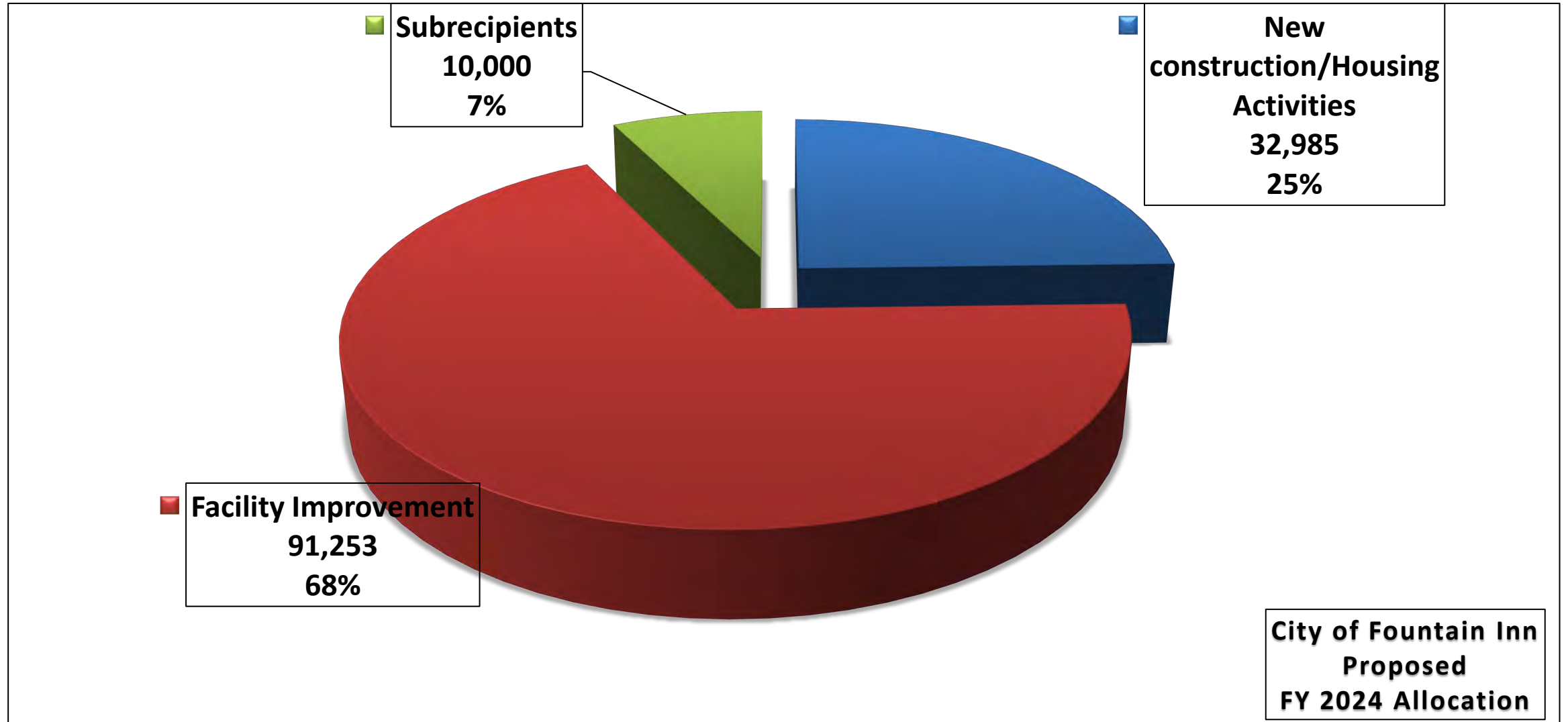


Proposed 2024 Municipal AAP Budget Allocations



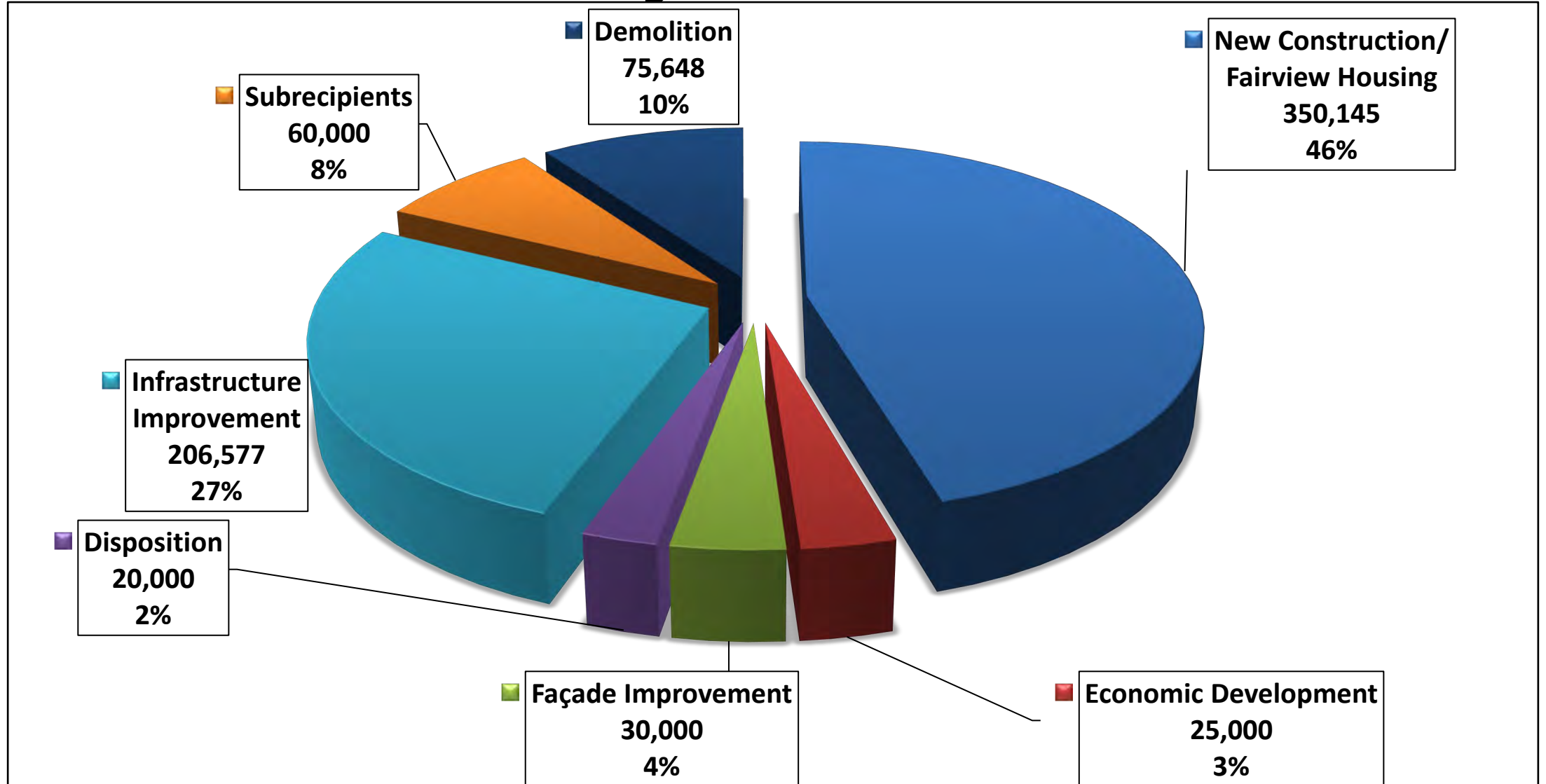
2024 Funding Allocation: \$134,238

City of Fountain Inn



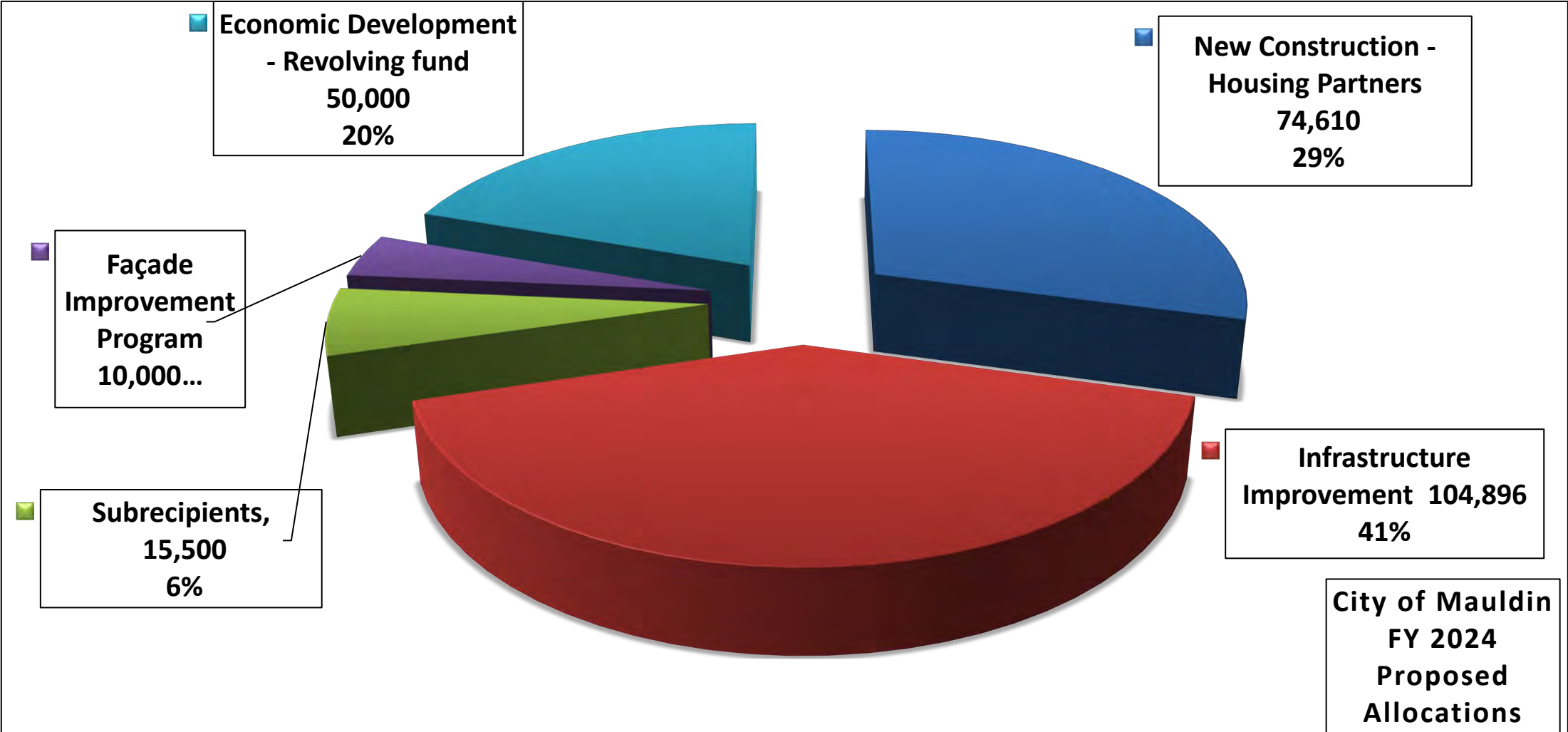
2024 Funding Allocation: \$767,370

City of Greer



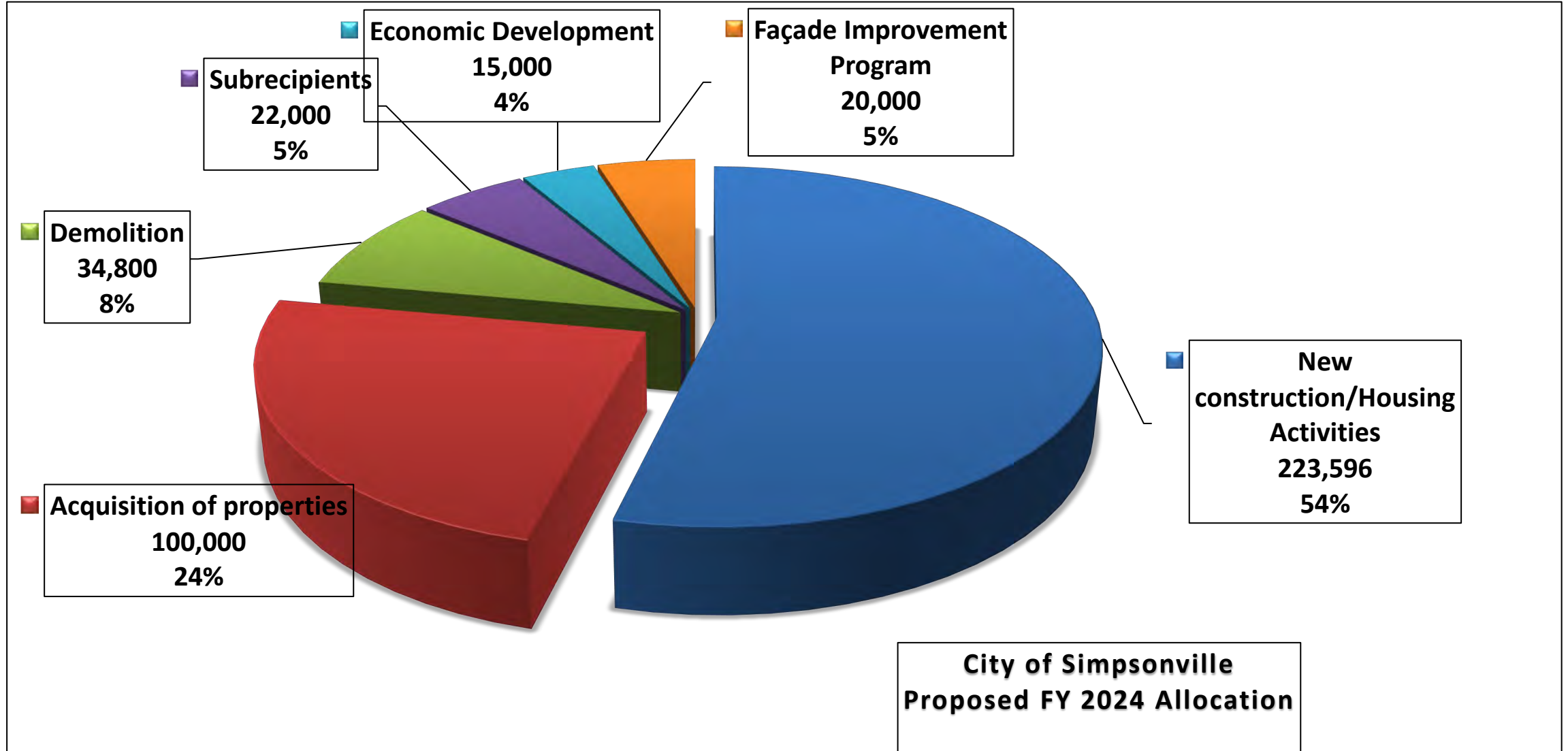
2024 Funding Allocation: \$255,006

City of Mauldin



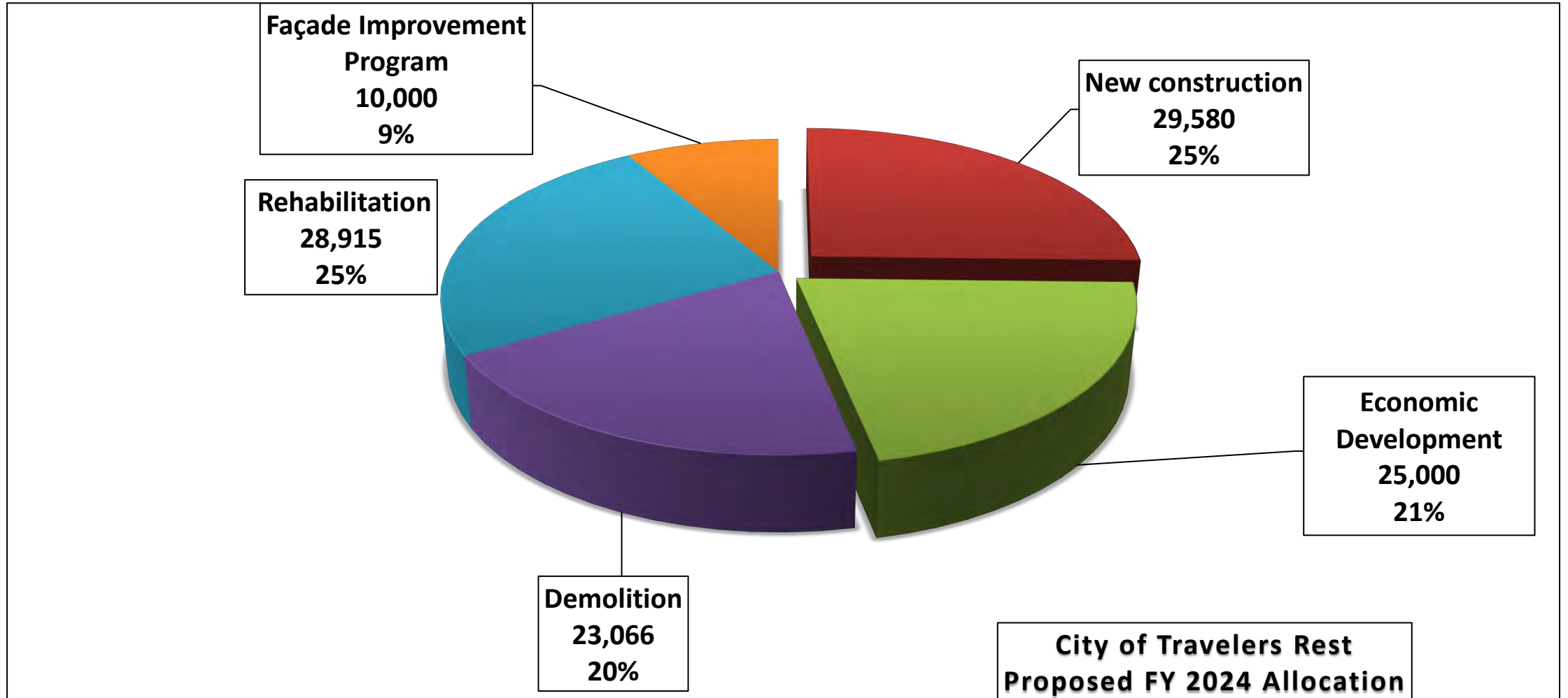
2024 Funding Allocation: \$415,396

City of Simpsonville



2024 Funding Allocation: \$116,561

City of Travelers Rest



GCRA – Housing Programs

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

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

Greenville County
Homeownership
Assistance
(DPT & Closing Cost
Assistance)

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 2024 AAP Snapshot of housing strategies and outcome

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat)	17	13	4
Rental Units – (Dominion/ Hopes of Hope/GCRA	160	0	160
Homebuyers – First Time Homebuyers (CWC)	15	0	15
Minor Home Repair Program (GCRA & Rebuild)	55	40	15
Investor Program- Rental Rehab -	2	2	0
Major – Home-owner Rehab - Program	2	2	0
Rental Assistance - Homelessness Prevention	10	10	0
Rental Assistance - Homelessness-Rapid Rehousing	15	15	0
Total	276	82	194

**2024 Partner
Project Location and County
Council District Maps**

Partner Project Locations



Homes of Hope
- MSJ G7

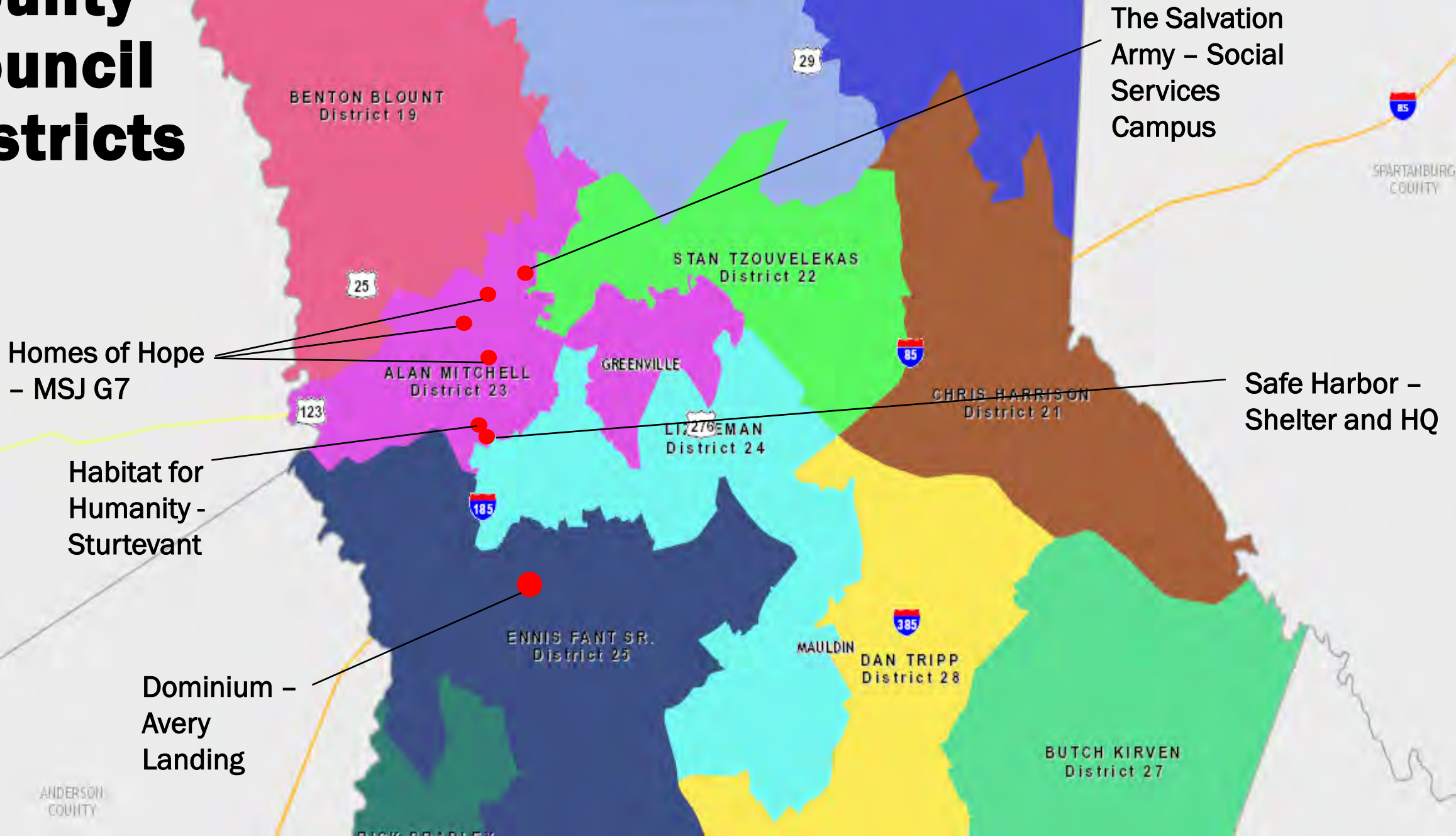
Habitat for
Humanity -
Sturtevant

Dominium -
Avery
Landing

The Salvation
Army - Social
Services
Campus

Safe Harbor -
Shelter and HQ

County Council Districts



**Proposed 2024 Partner
Housing Development
Projects
(Rentals and Homeownership Units)**

Dominium - Avery Landing

Status: Proposed project

Greenville County Funding approval:

HOME - \$100,000

GC Affordable Housing Fund (AHF):

\$500,000

Total Development Budget: Est.

\$53,166,887

Project Name	Avery Landing
Developer	Dominium
Project Location	6615 Augusta Rd. Greenville, SC 29605
Census Tract/County Council District	34.01/D25 - Fant,
# of Units	153

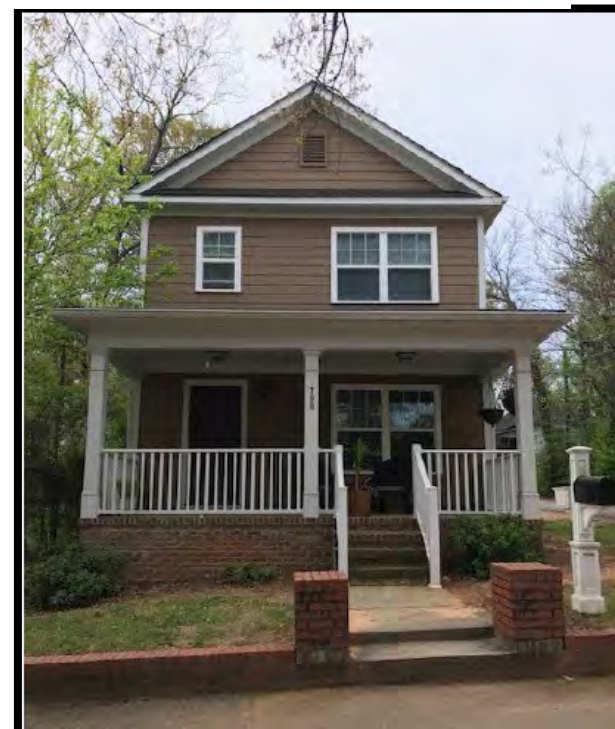
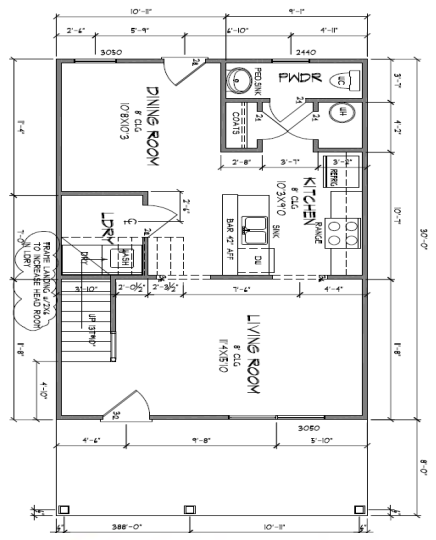
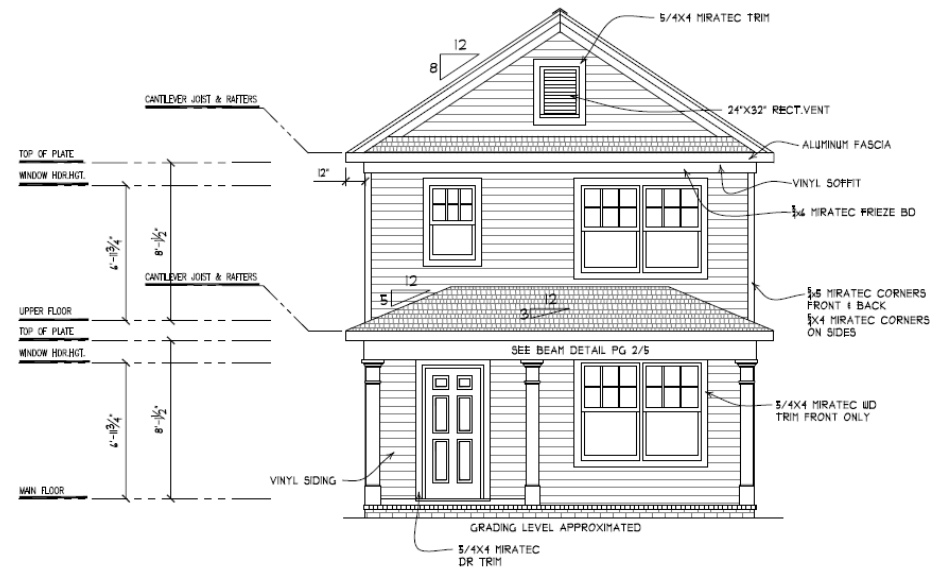


Homes of Hope, Inc. – MSJ Greenville 7

Status: Proposed project
 Greenville County Funding approval:
 HOME – \$100,000
 GC Affordable Housing Fund (AHF): \$0
 Total Development Budget: Est.
 \$1,463,110

Project Name	MSJ Greenville 7
Developer	Homes of Hope, Inc.
Project Location	10 Zarline, 2117 Old Buncombe Road 21 3 rd St.
Census Tract/County Council District	22.01/D23 Mitchell, 23.02/D23 Mitchell, 8.00, D23 Mitchell
# of Units	4 SFR, 3 Townhomes 7 Total

GENERAL NOTES:
 EXTERIOR TRIM:
 1. ROOF OVERHANG 12" TYPICAL UNLESS NOTED.
 2. RAISE ALL EXTERIOR DOORS 3" WITH FT MATERIAL.
 3. INSTALL FLASHING PAN UNDER ALL EXTERIOR DOORS.



Habitat for Humanity – Sturtevant Street

Status: Under construction

Greenville County Funding approval:

HOME – \$155,003

GC Affordable Housing Fund (AHF): \$0

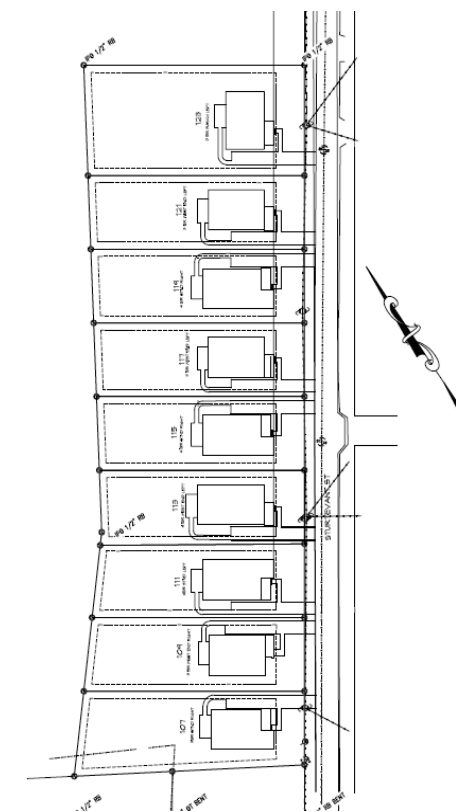
Total Development Budget: Est.
\$736,000

<i>Project Name</i>	Keeping Homes Affordable
<i>Developer</i>	Habitat for Humanity
<i>Project Location</i>	117, 119, 121, 123 Sturtevant St. Greenville SC 29611
<i>Census Tract/County Council District</i>	22.02/D23 Mitchell



HABITAT FOR HUMANITY OF GREENVILLE COUNTY SINGLE-FAMILY RESIDENCE

LOT 6 - 117 STURTEVANT ST.



Partner projects

Addressing Homelessness

Homelessness - New - Non - Congregate Shelters	Total Units	Fund Type
Safe Harbor	21	HOME-ARP
Salvation Army	15	HOME-ARP
Total	36	

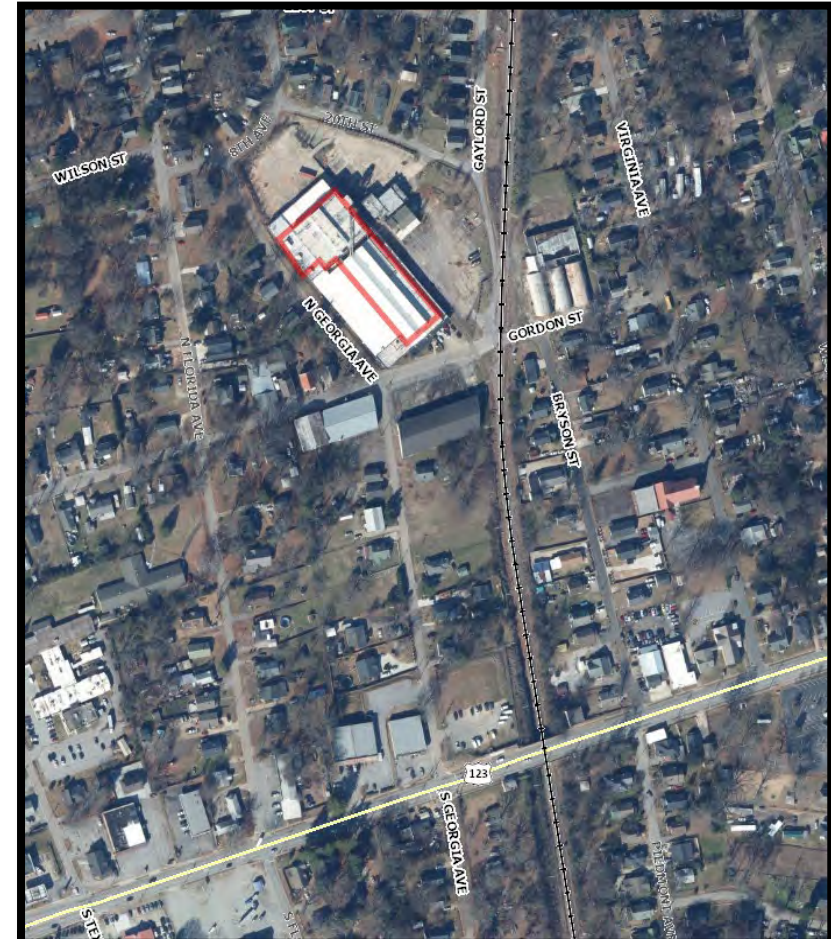
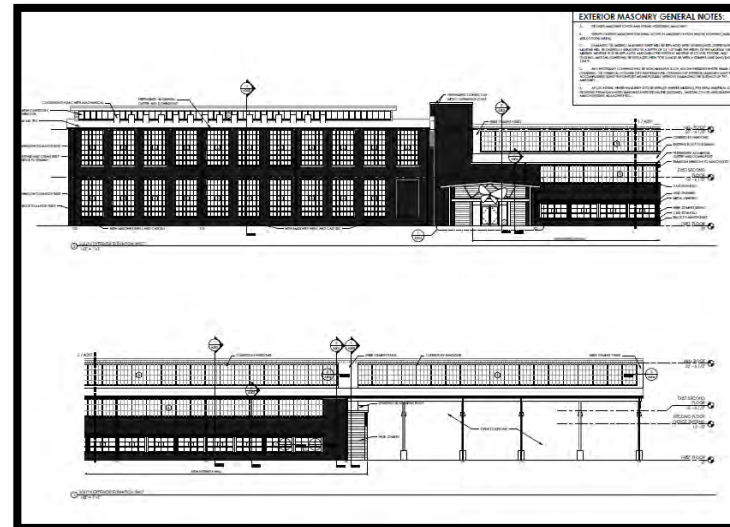
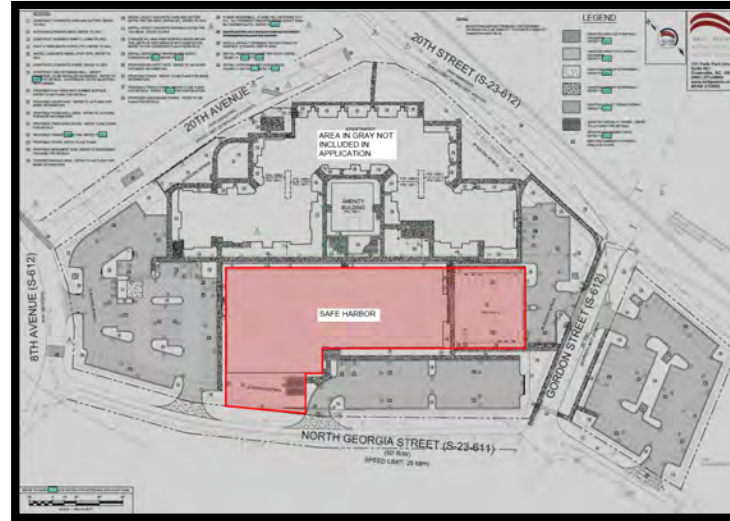
Safe Harbor, Inc. – Safe Harbor Shelter and HQ

Status: Under construction

HOME-ARP - \$250,000

Total Development Budget: Est.
\$19,947,831

<i>Project Name</i>	Safe Harbor Shelter and HQ
<i>Developer</i>	Safe Harbor, Inc.
<i>Project Location</i>	100 Gordon St. Greenville, SC 29611
<i>Census Tract/County Council District</i>	21.04/D23 Mitchell
<i># of Units</i>	21
<i>AMI Range</i>	0 - 20%



safe harbor 

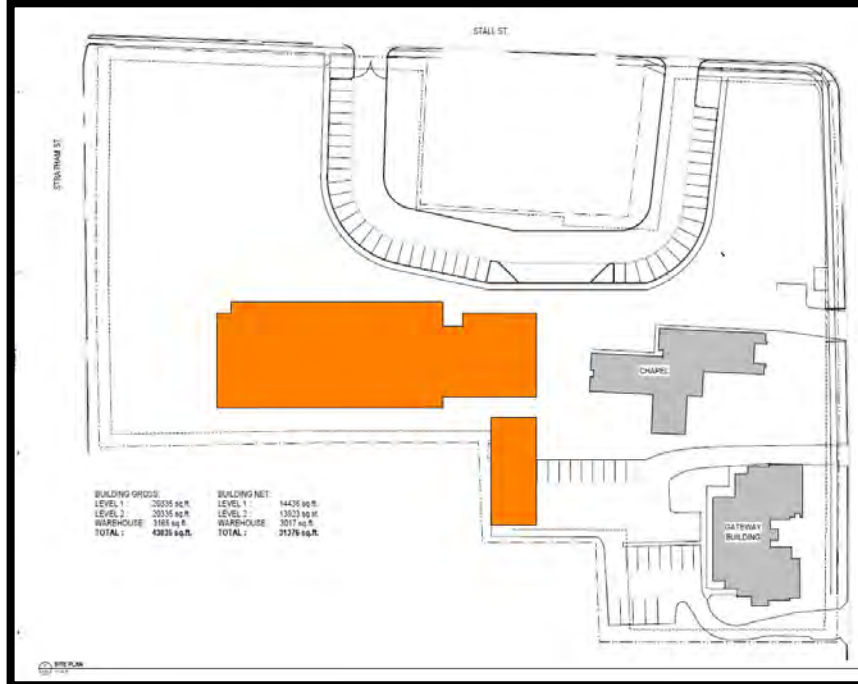
The Salvation Army – Social Services Campus

Status: Under construction

HOME-ARP – \$180,000

Total Development Budget: Est.
\$23,697,340

<i>Project Name</i>	Social Services Campus
<i>Developer</i>	The Salvation Army of Greenville
<i>Project Location</i>	417 Rutherford Street Greenville, SC 29609
<i>Census Tract/County Council District</i>	9.00/D23 Mitchell
<i># of Units</i>	15 NCS Units (143 total beds)
<i>AMI Range</i>	0 -20%

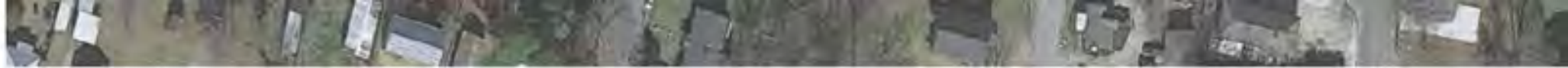


**GCRA Housing Development
Projects (Multi – Year
Implementation)**

(Homeownership and Rental Units)

Projects Purpose:

- Provide a total of 75 affordable, safe and decent homeownership and rental opportunities in the City of Greer, Brutontown Community and San Souci, South Carolina.
- Provide infill and missing middle housing that is affordable to mixed income households.
- The housing units' types:
 - Sixty-one (61) Homeownership units.
 - Fourteen (14) rental units (Brutontown community – senior and small size households)
- The housing units will be approximately 800 - 1,526 square feet, consisting of 2 and 3 bedrooms and 2 - 2.5 baths (duplex and townhome style). Two - three off-street parking spaces are provided per unit.
- The housing units will be developed in phases.
- The units are targeted for households with annual income from 30% - 100% Area Median Income.



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.



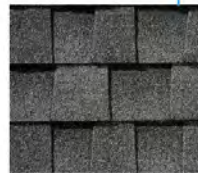
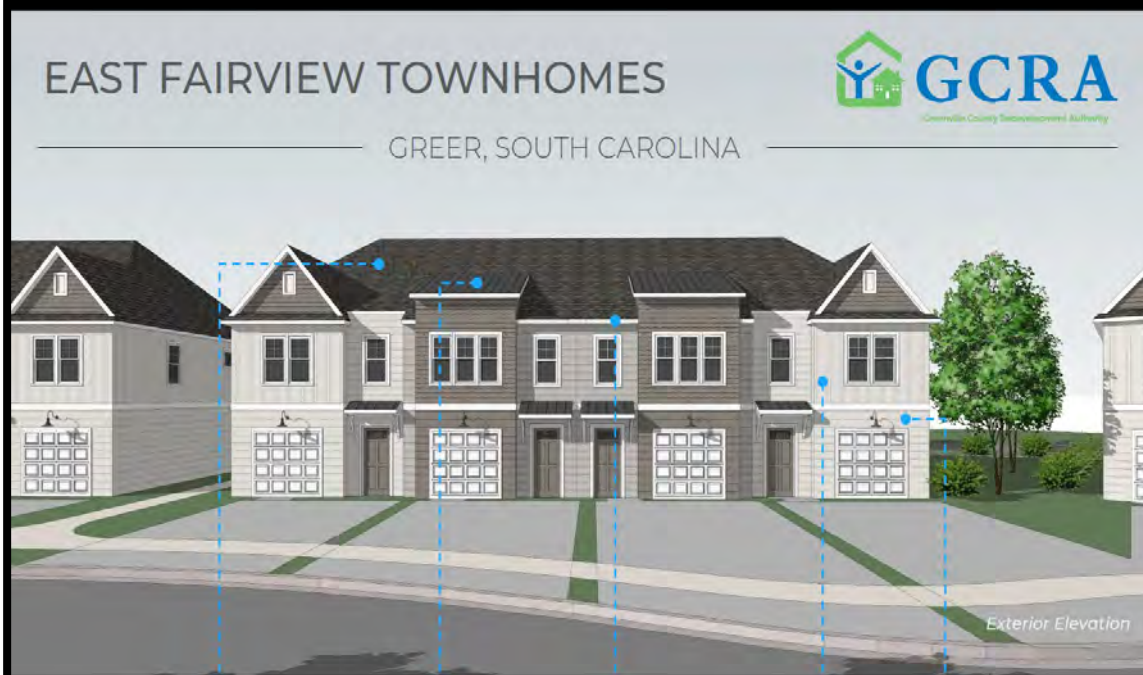
Homebuyer pre-purchase counseling is required.



Building A

UNIT 1 - 1,345 SQ. FT.

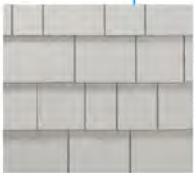
UNIT 2 - 1,345 SQ. FT.



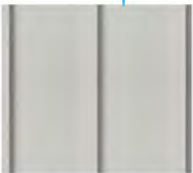
Architectural Asphalt Shingle Roof



Standing Seam Metal Roof



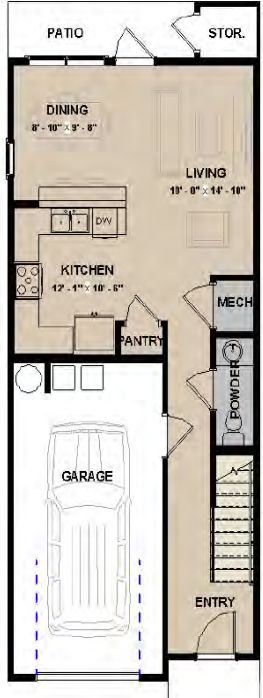
Hardie Shingle Siding (Straight Edge)



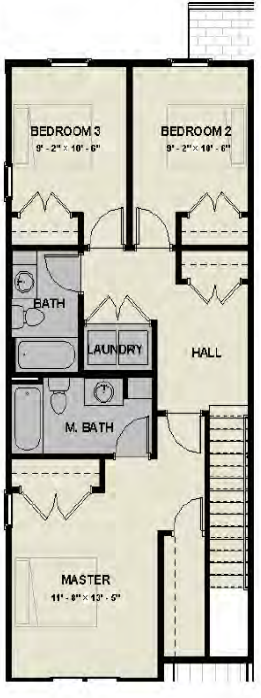
Vertical Board & Batten Siding



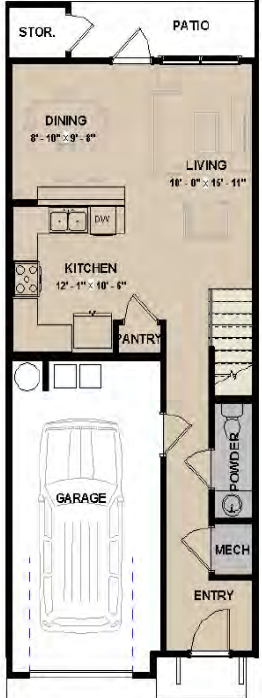
Hardie Plank Lap Siding



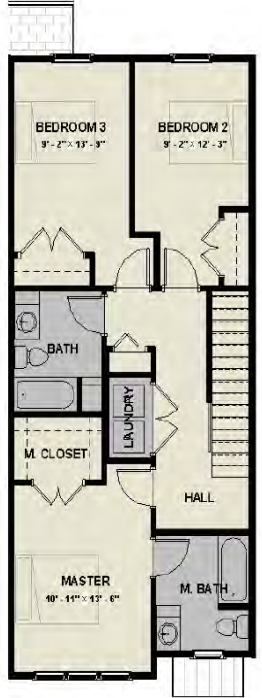
Level 1



Level 2



Level 1



Level 2

CRAIG GAULDEN DAVIS

BUILDING A

Phase 1 – Construction in progress



**Greer - Fairview Townhomes Phase 1: Construction in progress
14 units (up to 80% AMI)**



San Souci Neighborhood Gridley Place Homes 14 Homeownership units





Location (bounded by Gridley and Bailey Streets. Morrison St. frontage)

212 Gridley Street (0.46 acres) – formerly burnt church.

214 Gridley Street (1.03 acres) abandoned gymnasium.

Rezoning - Approved **2023**

Total acres – 1.49 acres rezoned from R-75 to Flexible Review District (FRD)

Final Development Plan - Approved

Proposed Land use

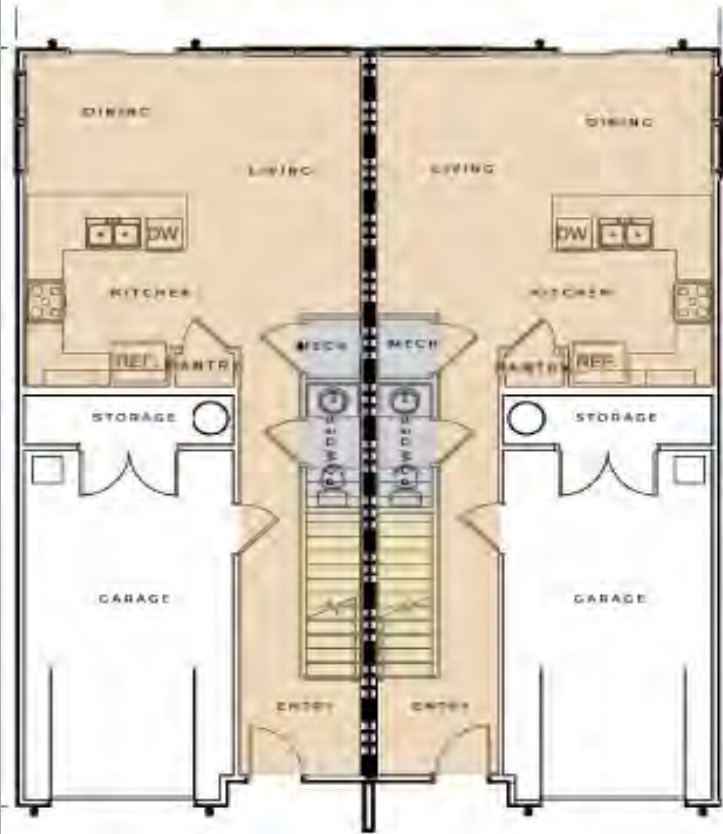
14 single family attached residential units consisting of 8 Duplex buildings

Proposed Redevelopment

- Homeownership units
 - Fee Simple lots
- 3 bedrooms and 2.5 baths with attached 1 car garage
 - 1516 square feet

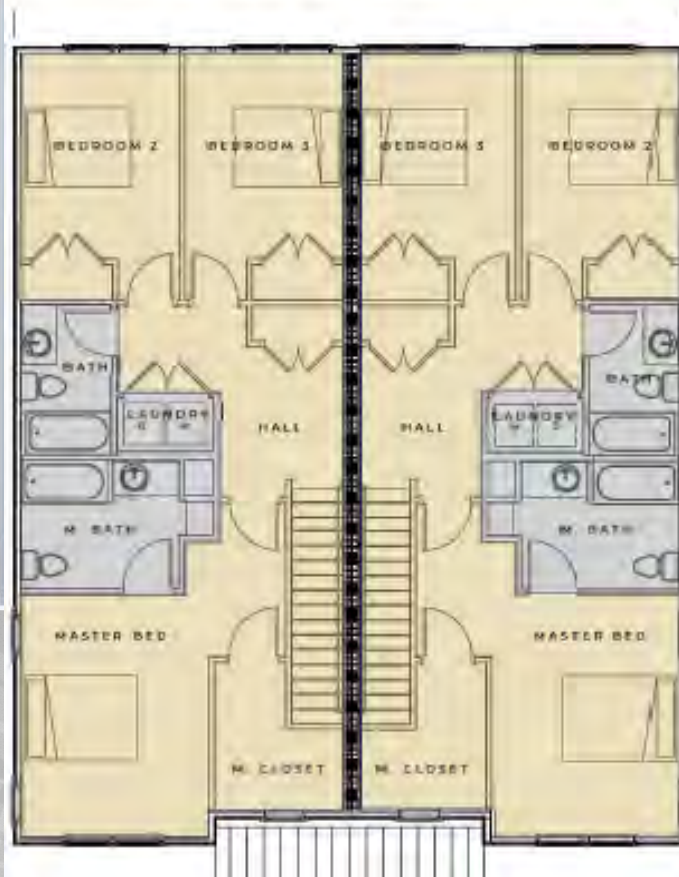
TOTAL SF - 1516 SF

LEVEL 1 - 604 SF



1st FLOOR

LEVEL 2 - 912 SF



2ND FLOOR



Front Elevation

GCRA- BRUTONTOWN COMMUNITY – Target community – Strategy Area Neighborhood Revitalization

Greenville County, Leadership Greenville & Trees Greenville Landscape project

FY 2021 - New Homeownership units – Unrestricted funds

Phase 3 – Homeownership units - completed

Phase 1 – Homeownership units

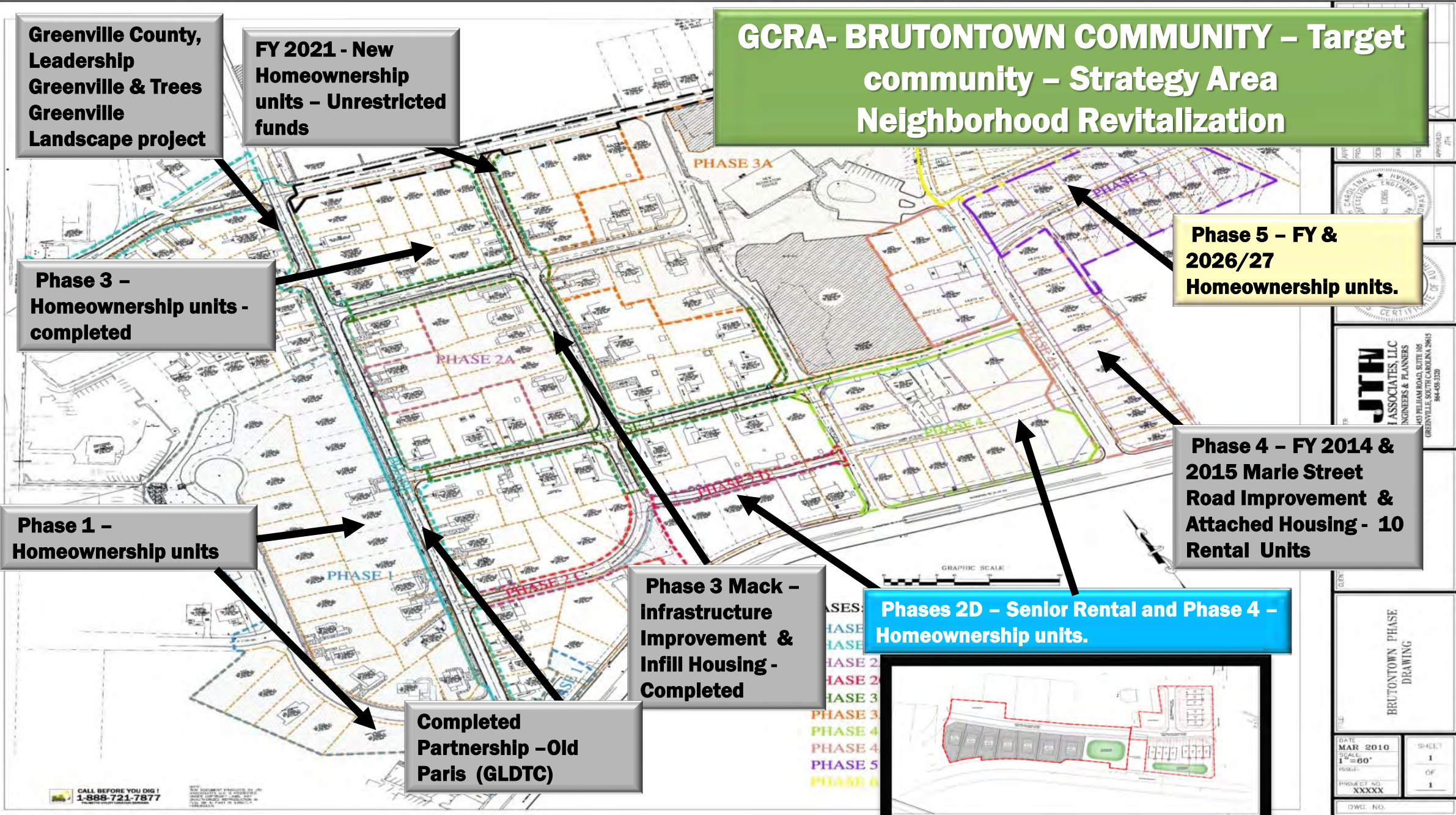
Completed Partnership – Old Paris (GLDTC)

Phase 3 Mack – Infrastructure Improvement & Infill Housing - Completed

Phases 2D – Senior Rental and Phase 4 – Homeownership units.

Phase 5 – FY & 2026/27 Homeownership units.

Phase 4 – FY 2014 & 2015 Marie Street Road Improvement & Attached Housing - 10 Rental Units



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

Professional seal and logo for JTW Associates, LLC, Engineers & Planners, located at 485 Pelham Road, Suite 106, Greenville, South Carolina 29615, with phone number 864-658-3330.

Project information table:

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



GREENVILLE LEGAL TAX MAP 01

Stacked Duplexes and Townhome buildings

Brutontown Community – 7 Stacked Duplexes (14 Units)
Proposed Senior and Small Family Rental Development
Proposed Iola Wilson Street



Approximately 600 square heated space

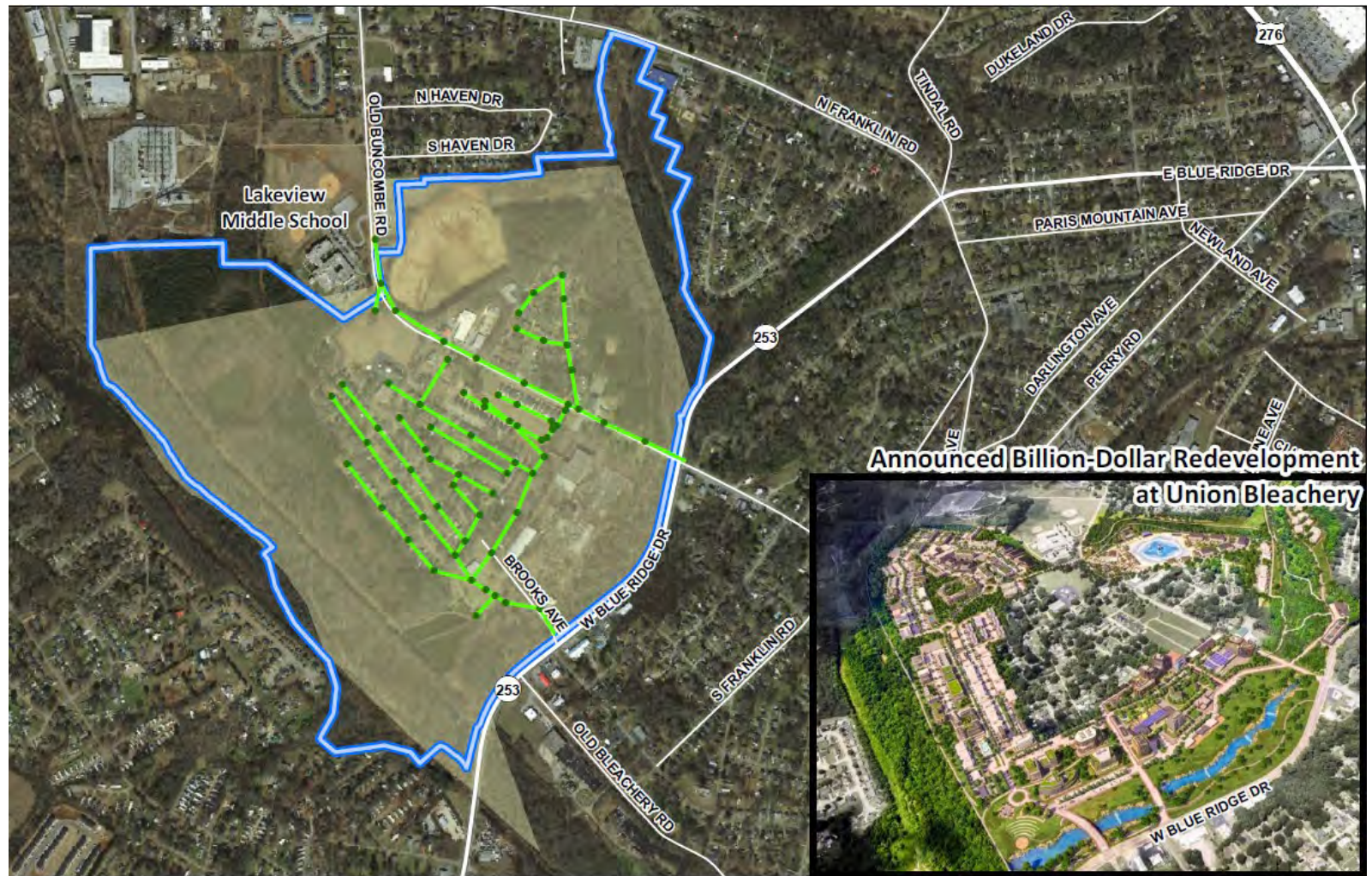
PY 2024 Community Development – Goal – Infrastructure/Facility Improvements

Demolition of substandard and blighted properties	Countywide
Sanitary Sewer Improvement (lateral lines' connections) - Partnership with MetroConnects – (Low- and Moderate-Income Neighborhood)	Union Bleachery
Gridley Place Housing project– Site grading and Infrastructure Improvement for 14 housing units	San Souci
Infrastructure Improvement – Iola Wilson and Emory Street	Brutontown
Assessment of Brownfield Properties (Focus Areas: Whitehorse, Augusta Road, Fountain Inn, Simpsonville)	Countywide & Municipalities

MetroConnects – Infrastructure Imp.

Status: Proposed project
 CDBG FY24 & 25 – \$500,000
 Total Development Budget: Est.
 \$6,271,650

<i>Proposed Use</i>	8,900 ft. of Sanitary Sewer Lateral Lines
<i>Developer</i>	MetroConnects
<i>Project Location</i>	Union Bleachery Mill Village
<i>Census Tract/County Council District</i>	23.01/D19 Blount
<i># of Units</i>	n/a



- Sewer Manhole
- Sewer Gravity Main
- Development Area
- Union Bleachery Mill Village



1 inch = 1,000 feet



Union Bleachery Mill Village
 Sewer Replacement Project



Economic Development Goal

Economic Development Programs	Proposed #
ED – Business Loans	2
Façade Improvement Program	6
Proposed Total	8 Businesses and 8 jobs created or retained
Job Training Opportunities	5 persons

**Community Development
2024 CDBG Public Services Subrecipients –
Total Allocation \$409,400**

Public Service	Number	Municipalities	Unincorporated
Subrecipients	14	8	6
Proposed Persons Assisted	9,409	6,684	2,725

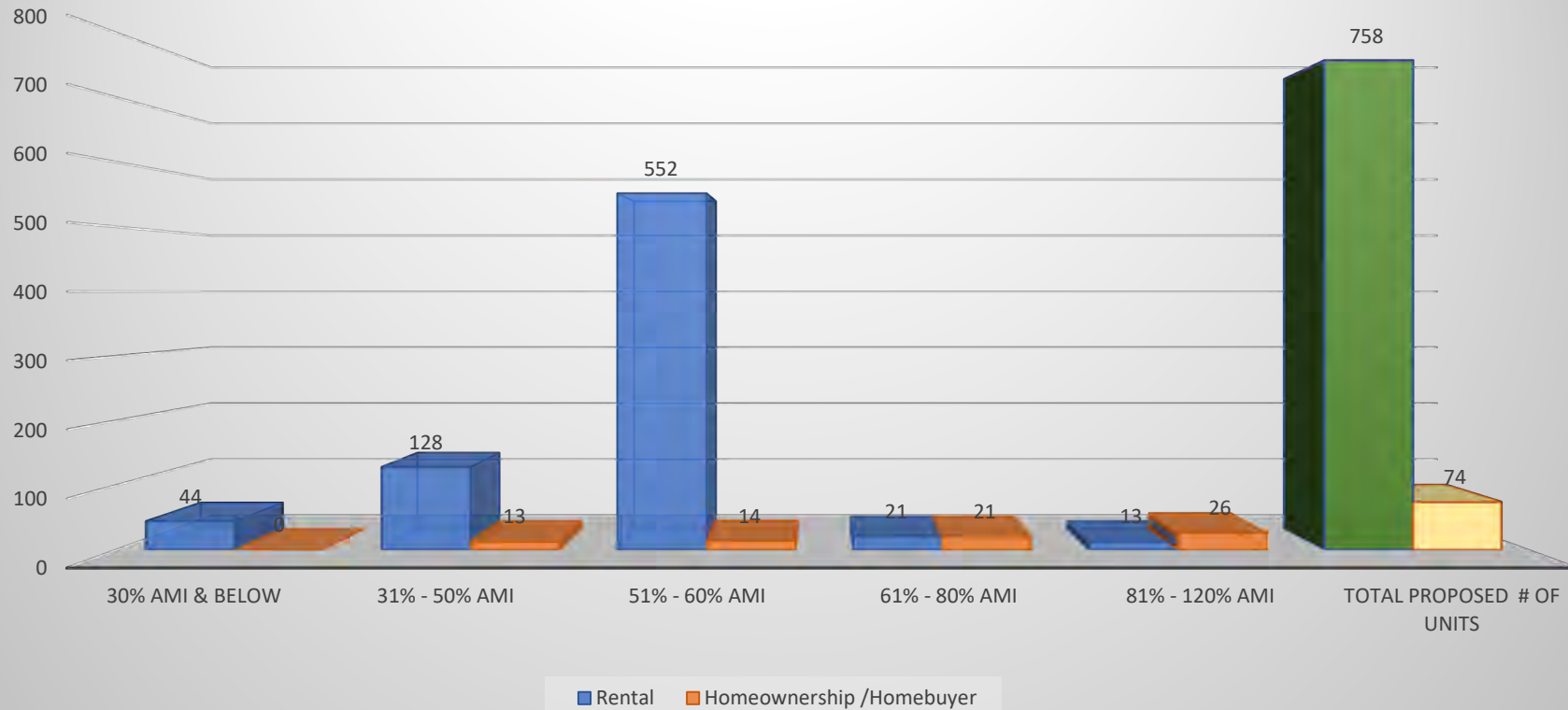
**ADDRESSING HOMELESSNESS
ESG SUBRECIPIENTS
TOTAL: \$143,987**

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	5	1	4	1	1
Proposed Persons Assisted	2,176	238	462	1300	176

GC - Affordable Housing Fund - Projects 2019 - 2024

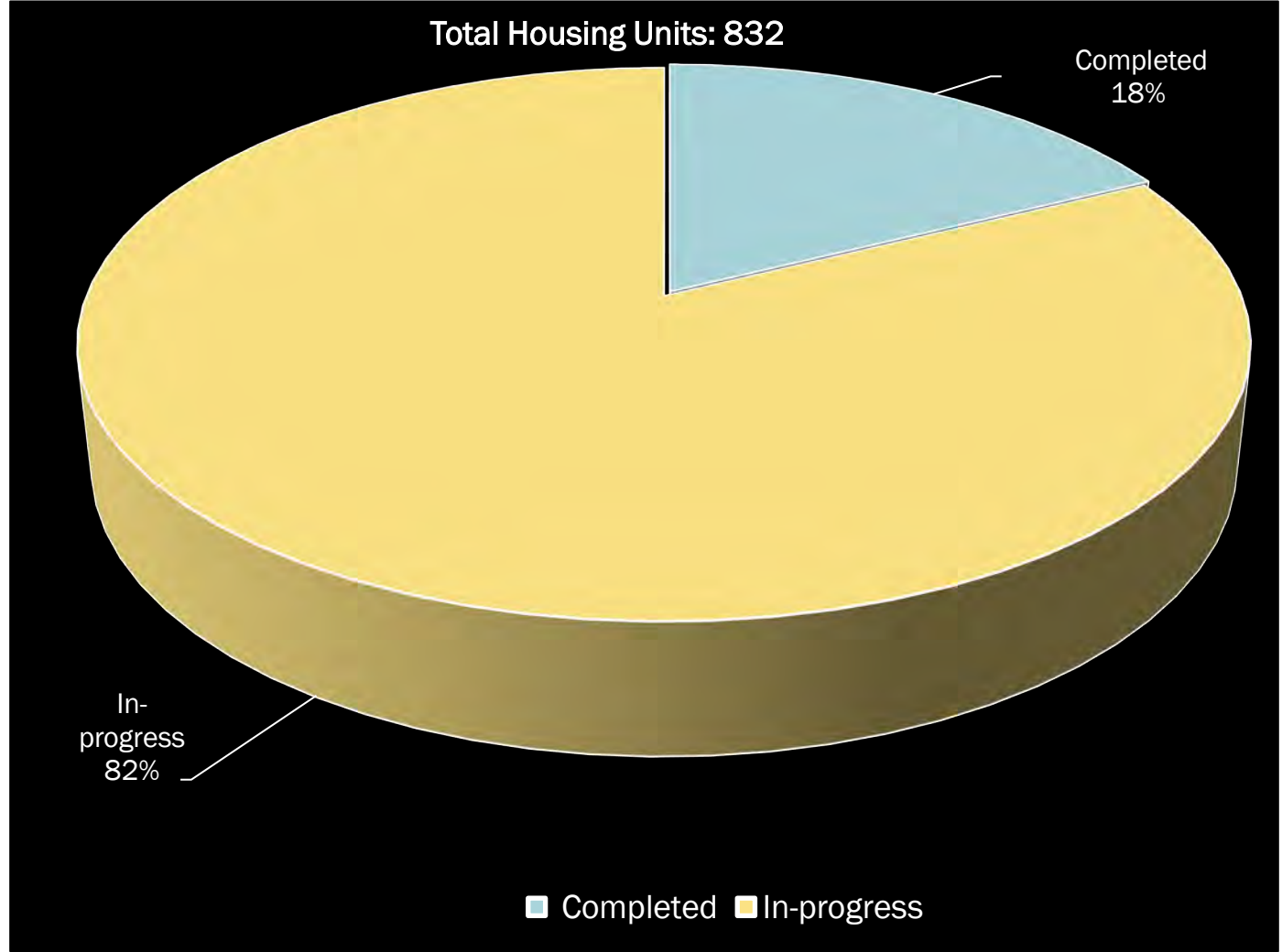
	30% AMI & below	31% - 50% AMI	51% - 60% AMI	61% - 80% AMI	81% - 120% AMI	Total proposed # of units
Rental	44	128	552	21	13	758
Homeownership /Homebuyer	0	13	14	21	26	74
Total	44	141	566	42	39	832
Percentage	5	17	68	5	5	100

Housing Types and Income Distribution



GCAHF Allocation	Total Investments	Ratio	Total Units
\$5,000,000	\$143,628,632	\$1:\$29	832

Status	Number of units
Completed	147
In-progress	685



Annual Action Plan Timeframe





Thank you

NOTE: The fund allocations for the entitlement grants from HUD on this draft plan are estimates for now. Any change in CDBG, HOME and ESG actual funding allocations, increase or decrease will be distributed appropriately to all activities.

We look forward to hearing from you.

Contact GCRA office for comments at **864-242-9801**

Or **PH@gcra-sc.org**

Comments are received until June 24, 2024

