



# **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



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## 01. Introduction

About GCRA

\* GCRA Board & Staff

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## 02. What is Annual Action Plan and Program Year 2024

\* Goals of AAP

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## 03. Funding Types National Objectives and Eligible uses

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

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## 04. Estimated 2024 Funding Allocations

\*Total allocation

\*Municipal Allocations

Grants and Program Income

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## 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

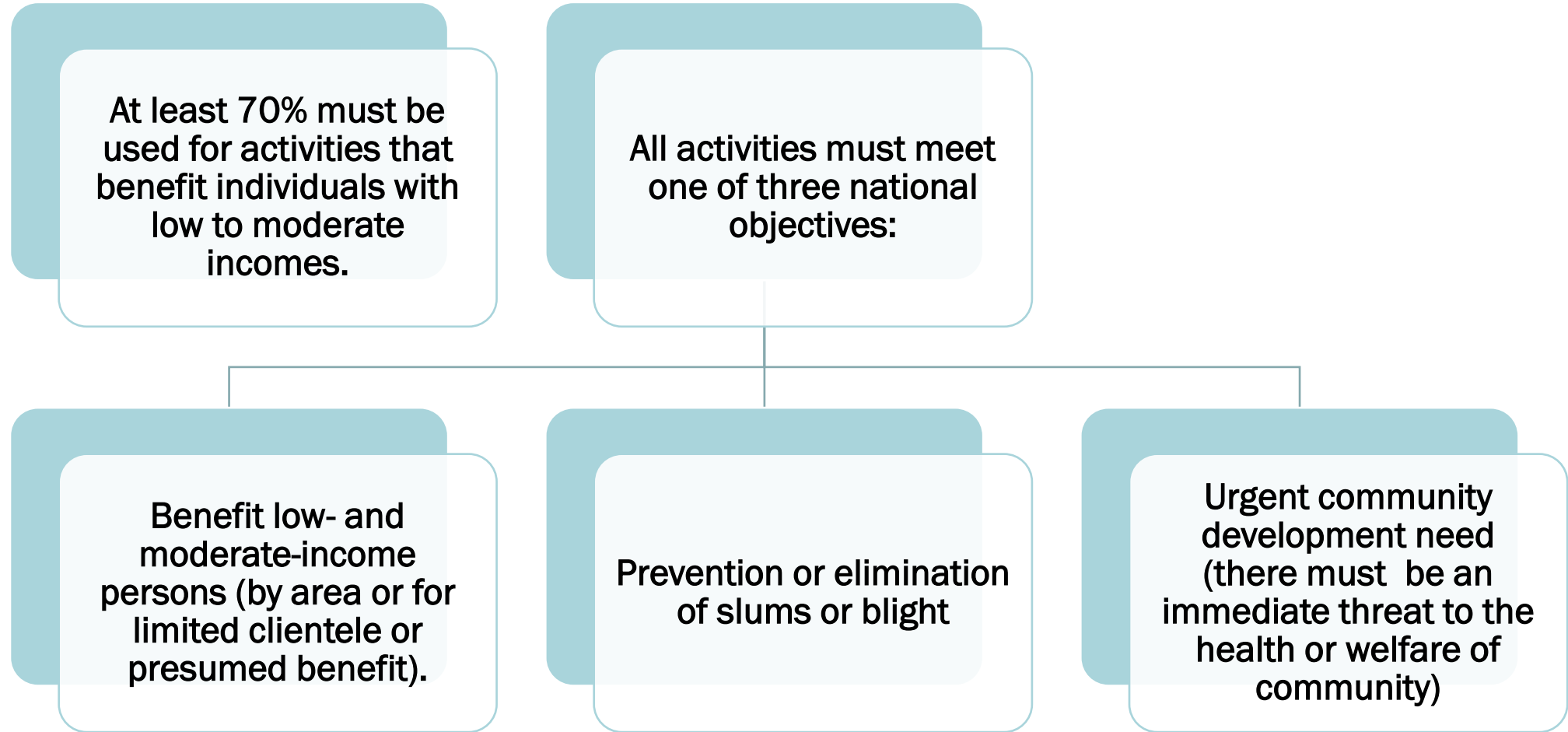
- The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).
- FY 2024 funds is for the period beginning July 1, 2024 to June 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.



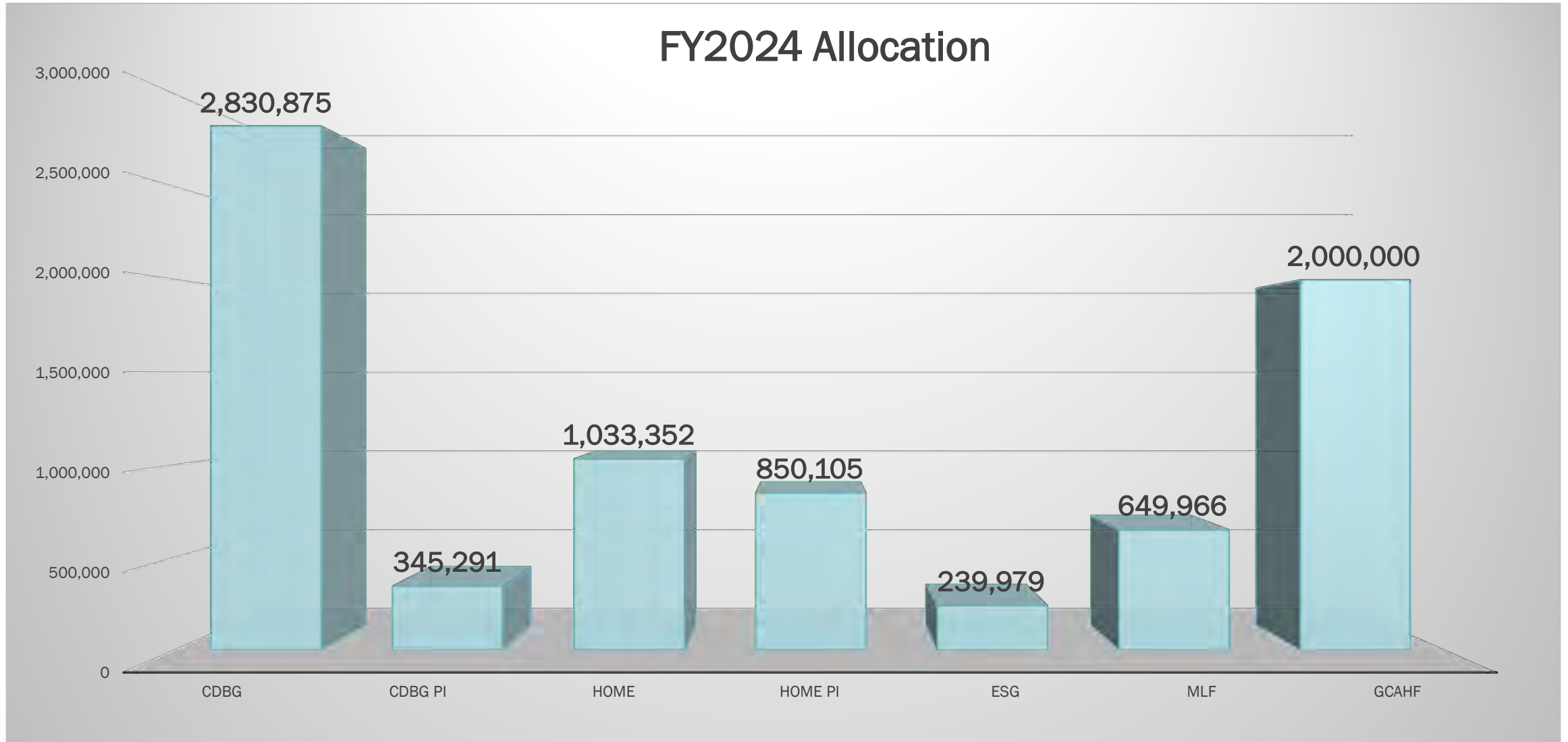
# Emergency Solutions Grant (ESG)

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





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

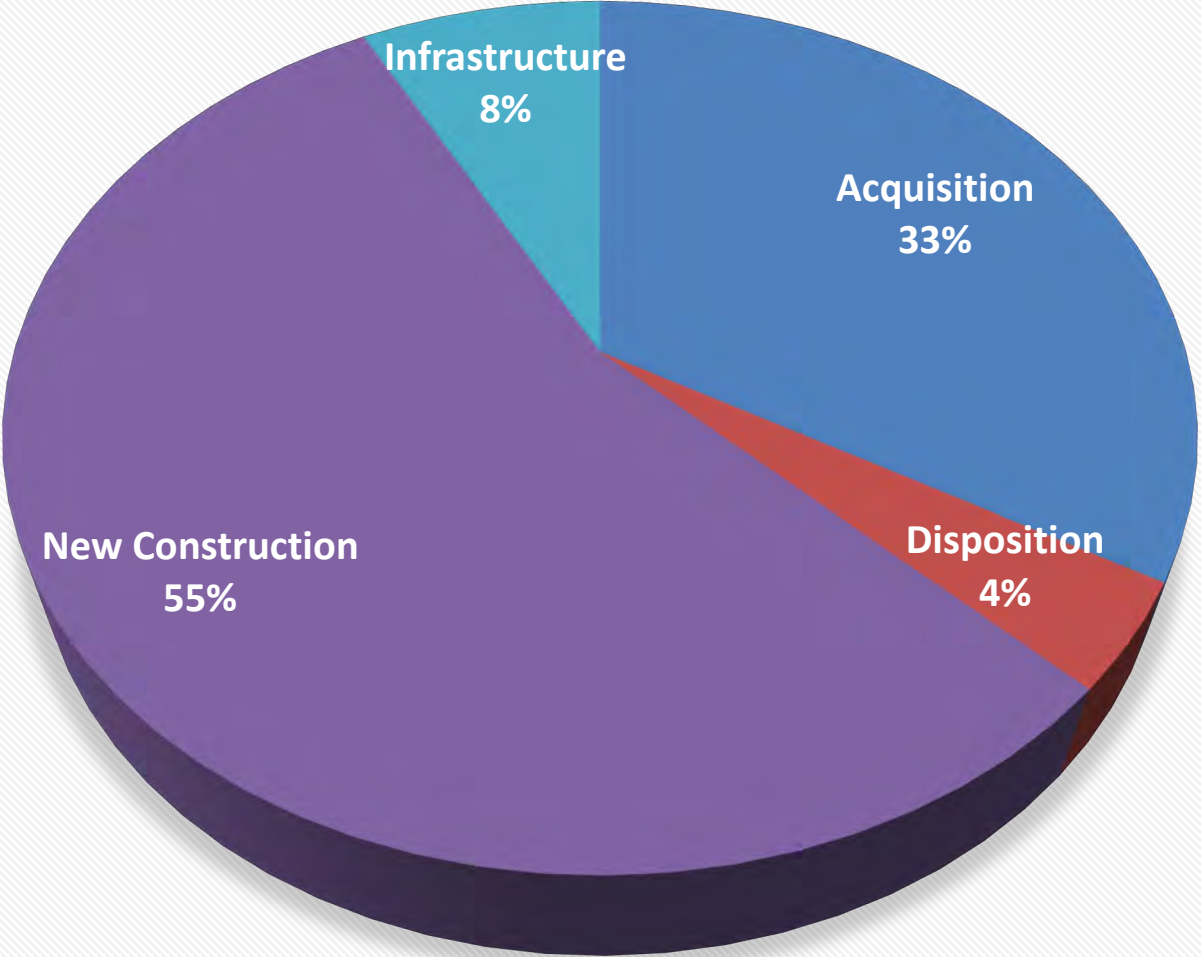


# Annual Action Plan 2024 Budget

<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%

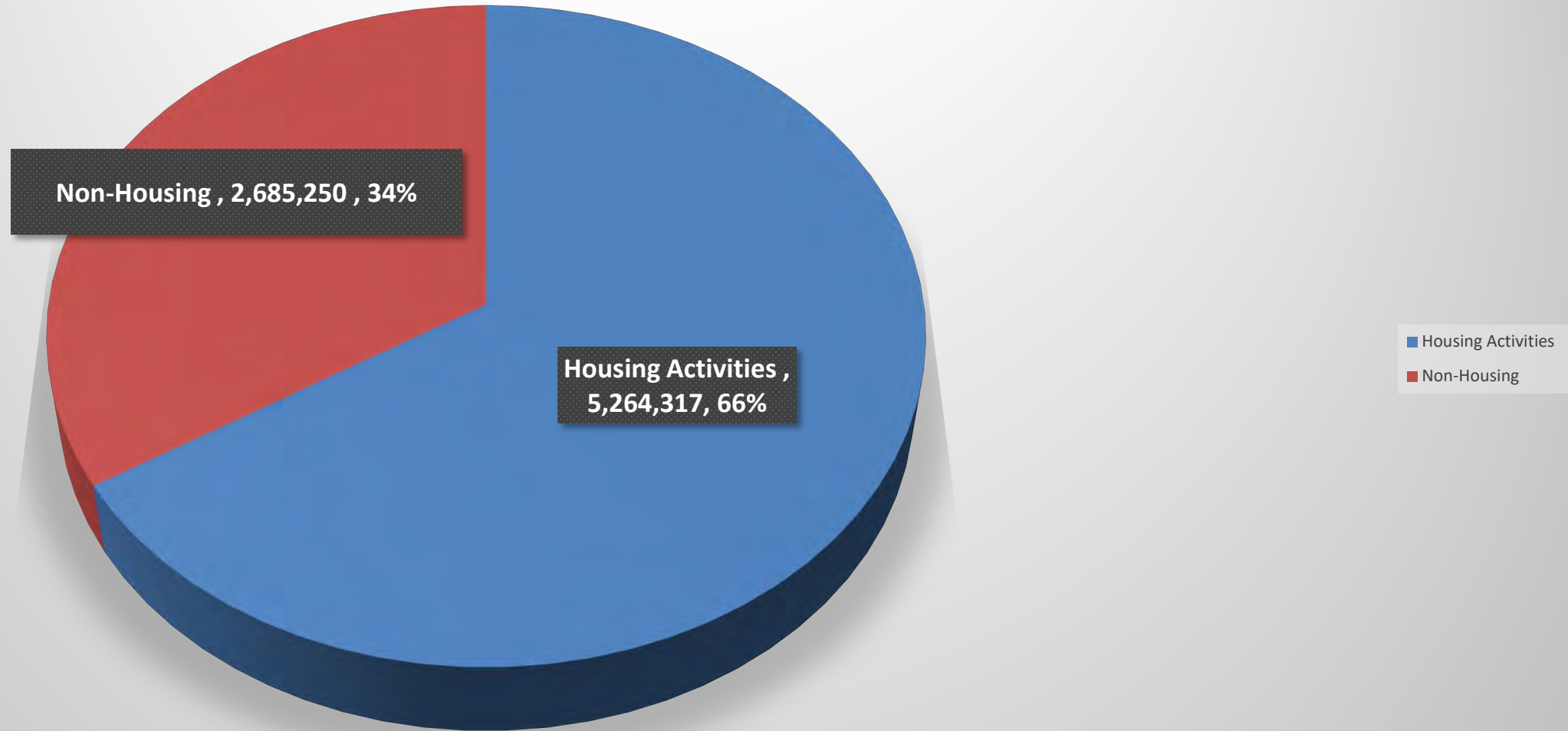
2024 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,104,206<sup>10</sup>

**Brutontown Community- Strategy Neighborhood Allocation**  
**\$ 761,291**

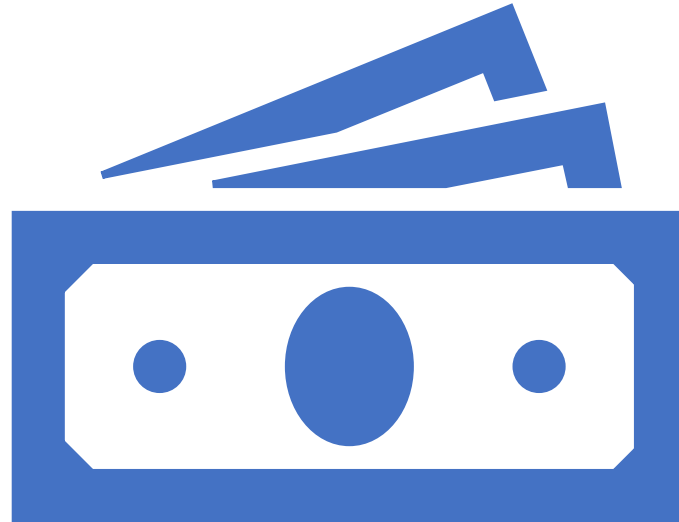


■ Acquisition ■ Disposition ■ New Construction ■ Infrastructure

# Housing & Non - Housing Allocation

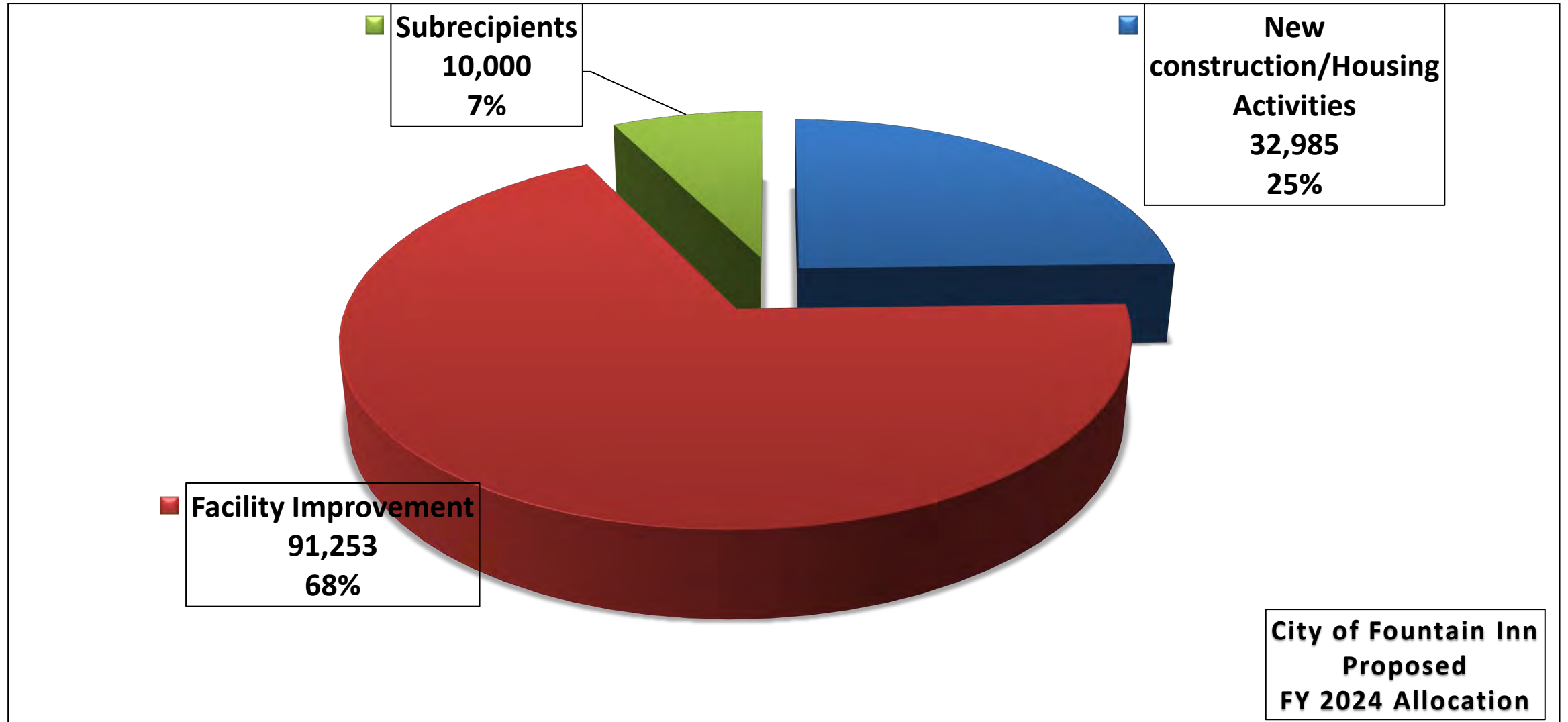


# **Proposed 2024 Municipal AAP Budget Allocations**



# 2024 Funding Allocation: \$134,238

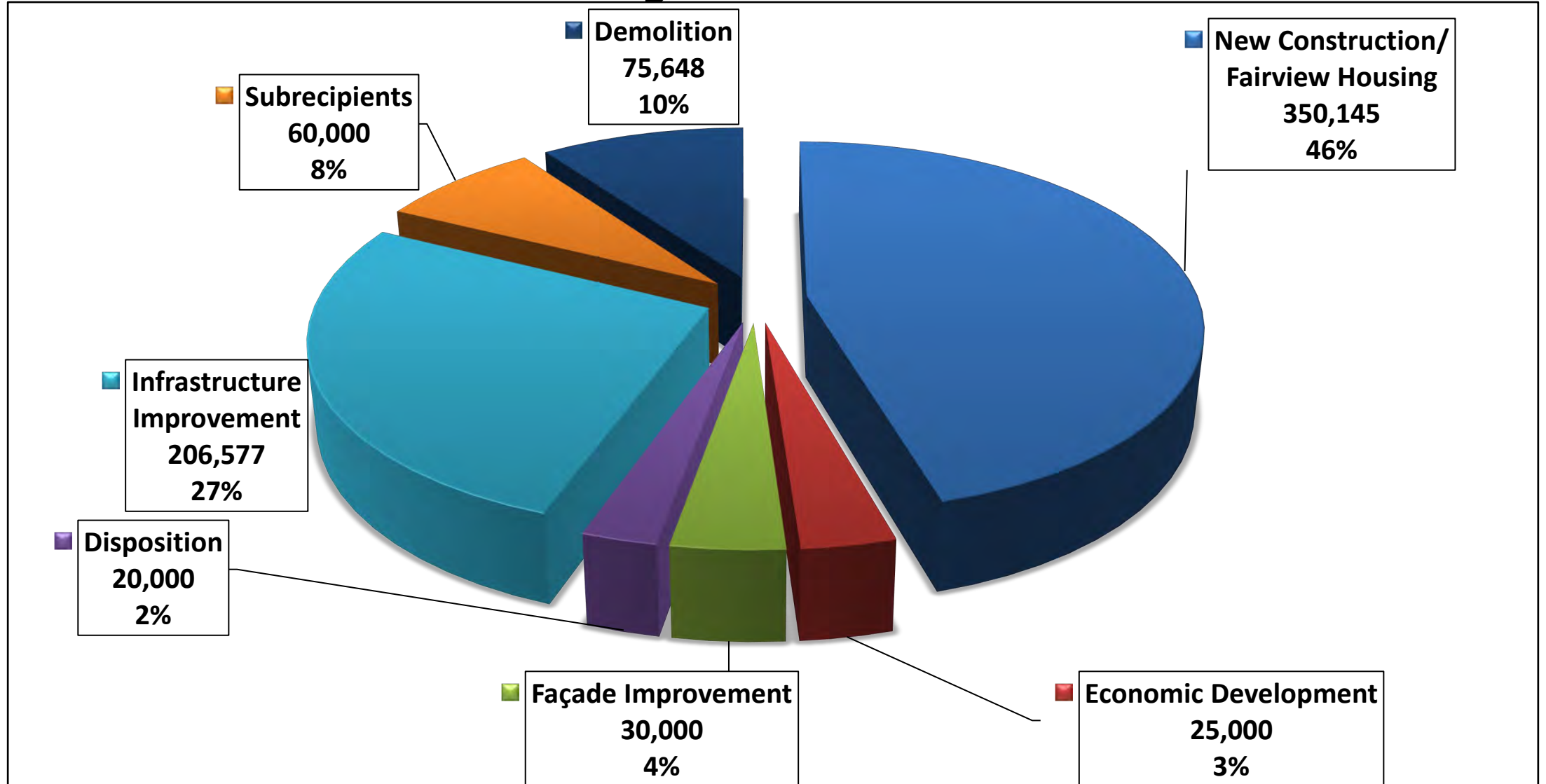
## City of Fountain Inn





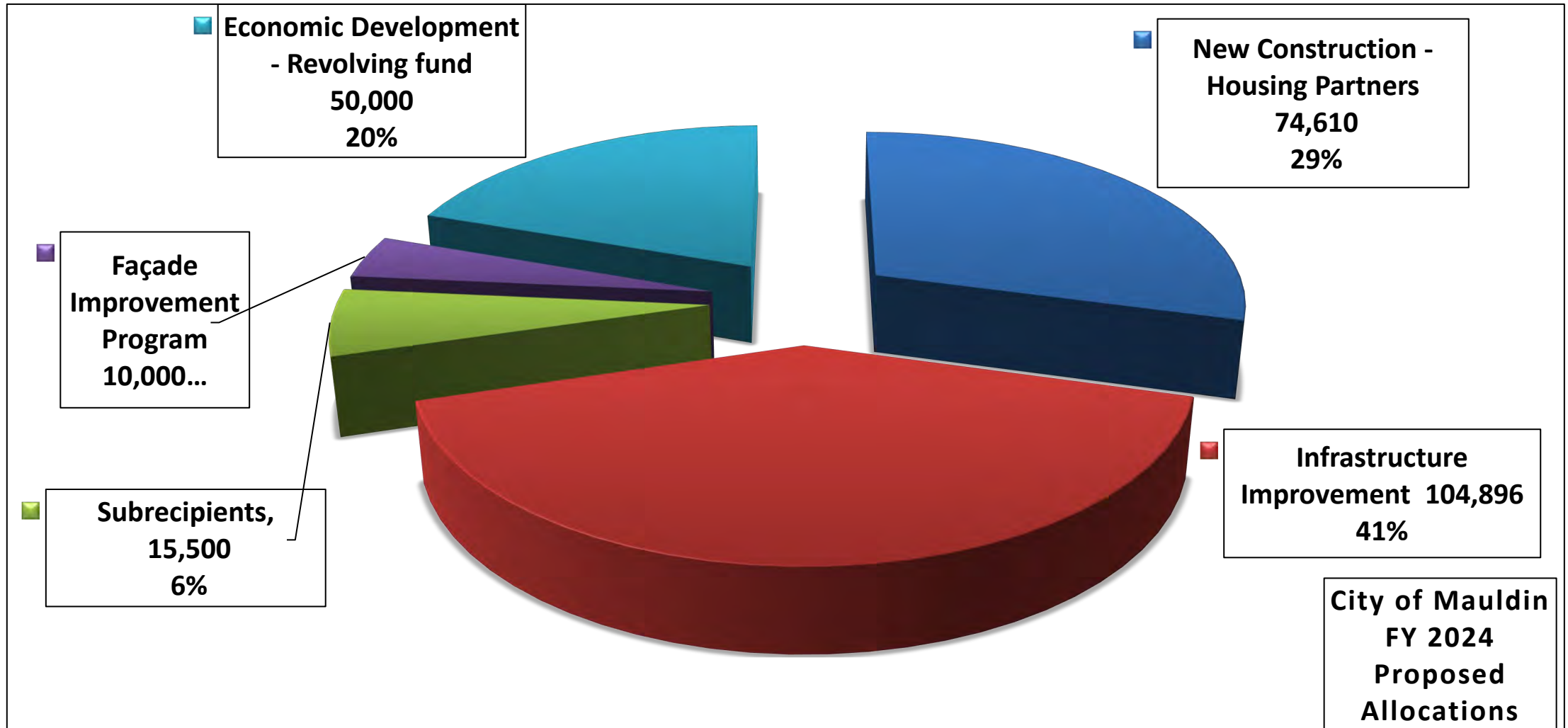
# 2024 Funding Allocation: \$767,370

## City of Greer



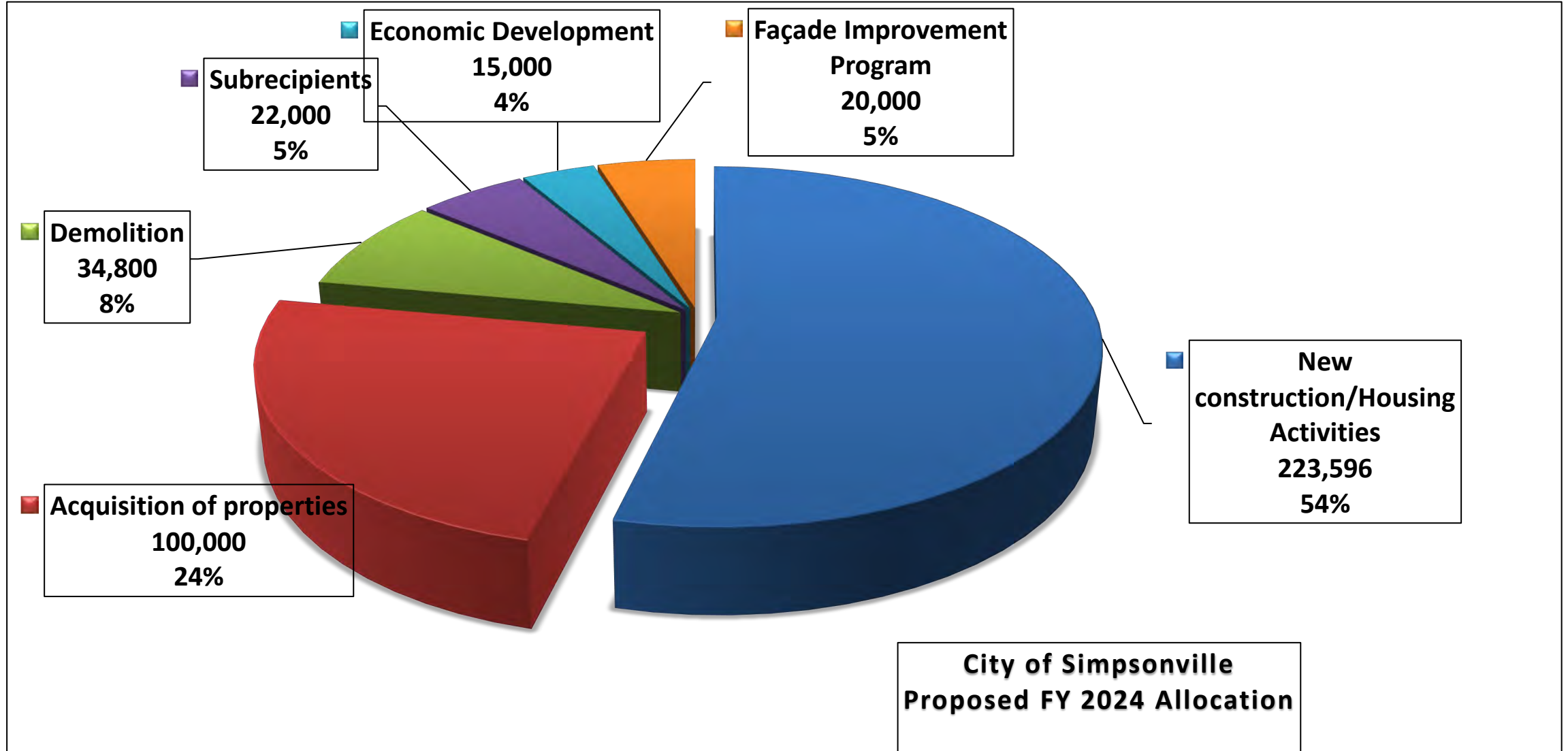
# 2024 Funding Allocation: \$255,006

## City of Mauldin



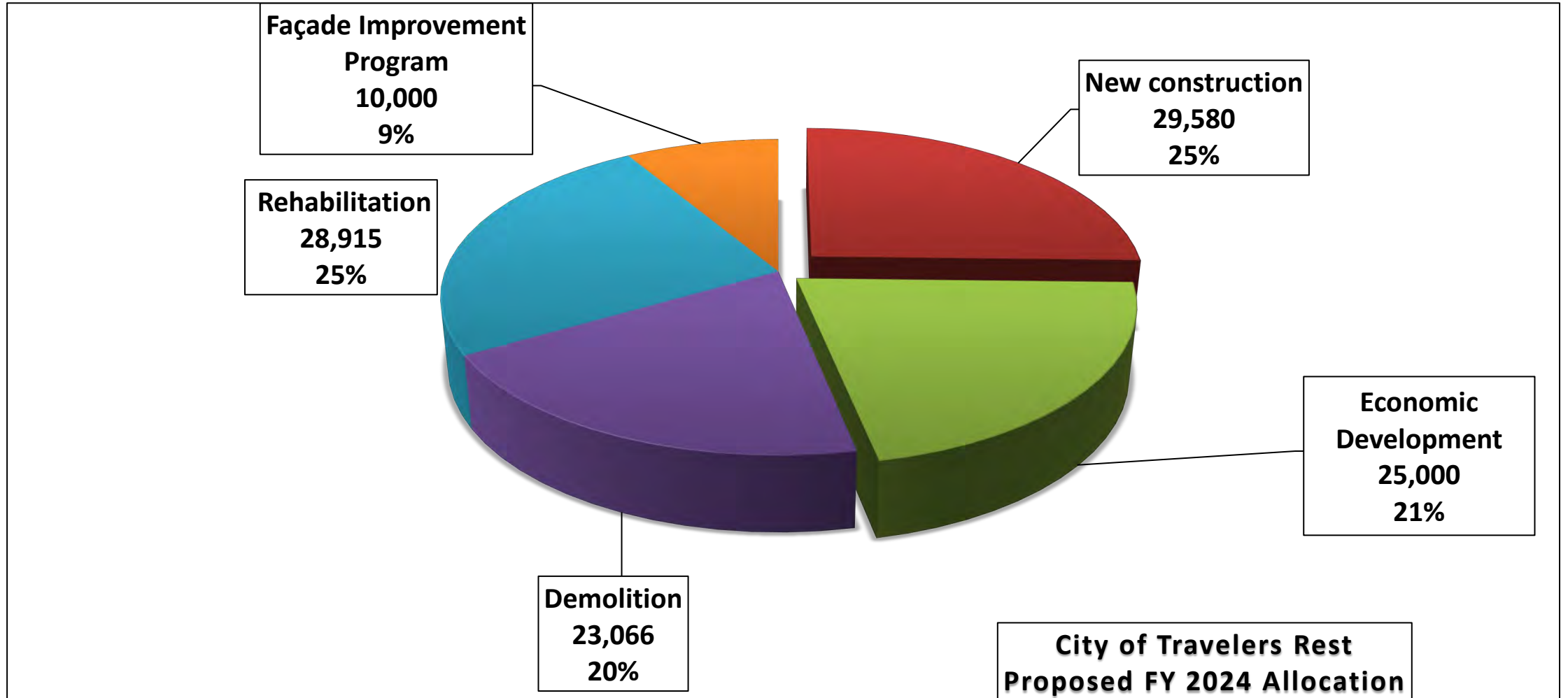
# 2024 Funding Allocation: \$415,396

## 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
<b>Homeownership Units (GCRA/Habitat)</b>	<b>17</b>	<b>13</b>	<b>4</b>
<b>Rental Units – (Dominion/ Hopes of Hope/GCRA</b>	<b>160</b>	<b>0</b>	<b>160</b>
<b>Homebuyers – First Time Homebuyers (CWC)</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Minor Home Repair Program (GCRA &amp; Rebuild)</b>	<b>55</b>	<b>40</b>	<b>15</b>
<b>Investor Program- Rental Rehab -</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Major – Home-owner Rehab - Program</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Rental Assistance - Homelessness Prevention</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Rental Assistance - Homelessness-Rapid Rehousing</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Total</b>	<b>276</b>	<b>82</b>	<b>194</b>

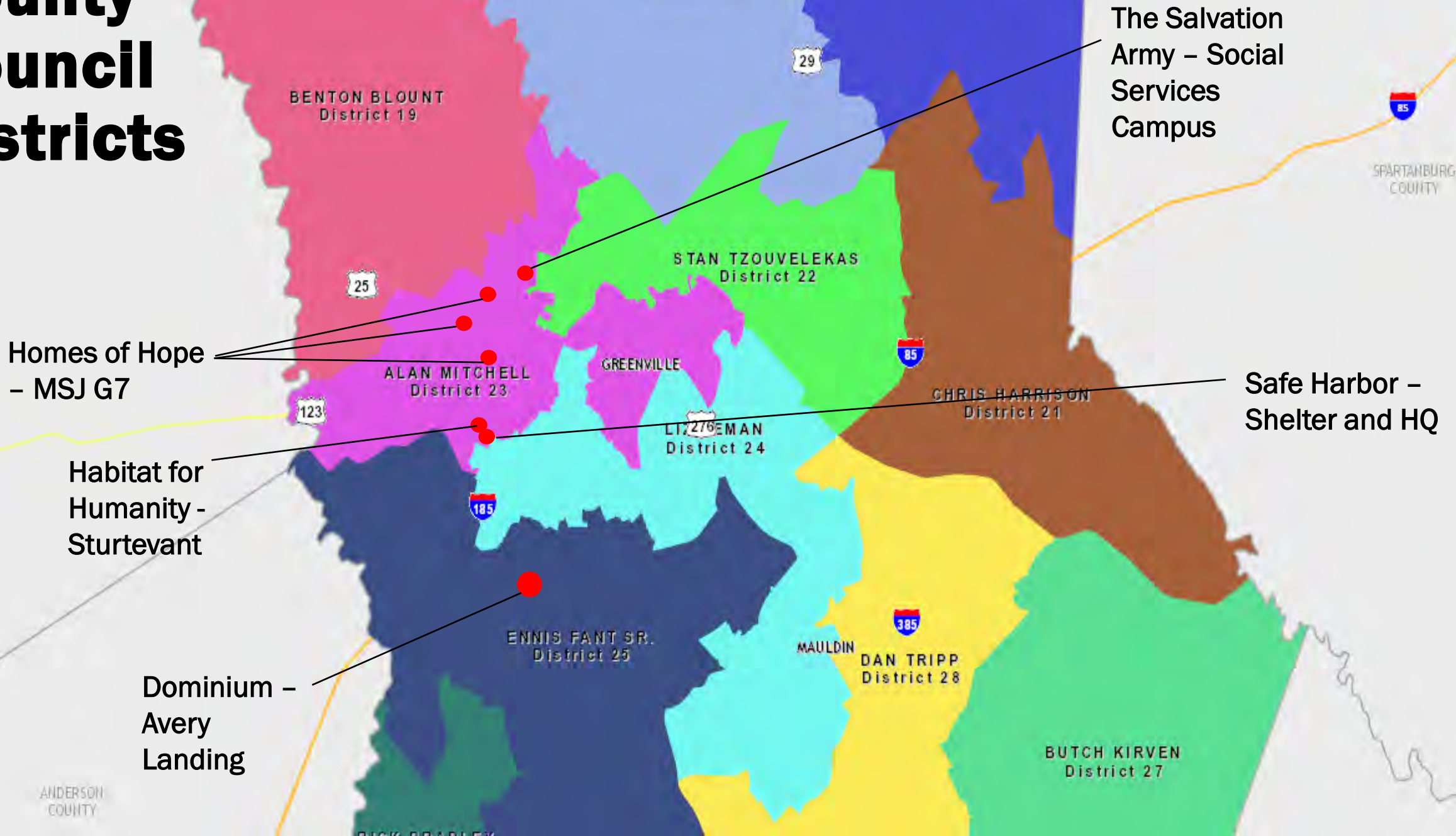


**2024 Partner  
Project Location and County  
Council District Maps**

# Partner Project Locations



# 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

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





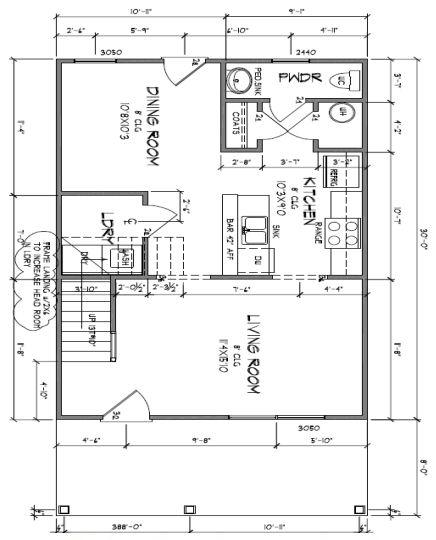
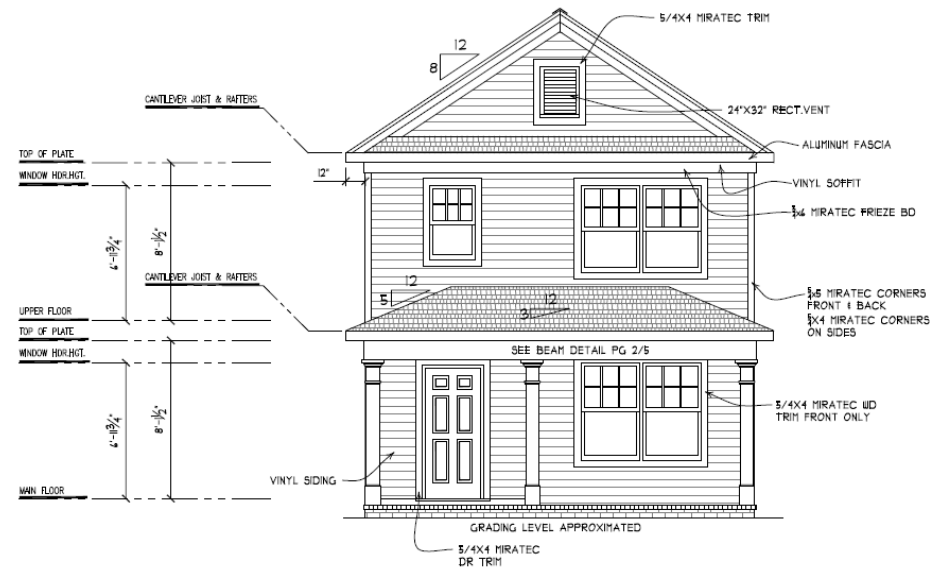
# Homes of Hope, Inc. – MSJ Greenville 7

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

<b>Project Name</b>	MSJ Greenville 7
<b>Developer</b>	Homes of Hope, Inc.
<b>Project Location</b>	10 Zarline, 2117 Old Buncombe Road 21 3 <sup>rd</sup> St.
<b>Census Tract/County Council District</b>	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

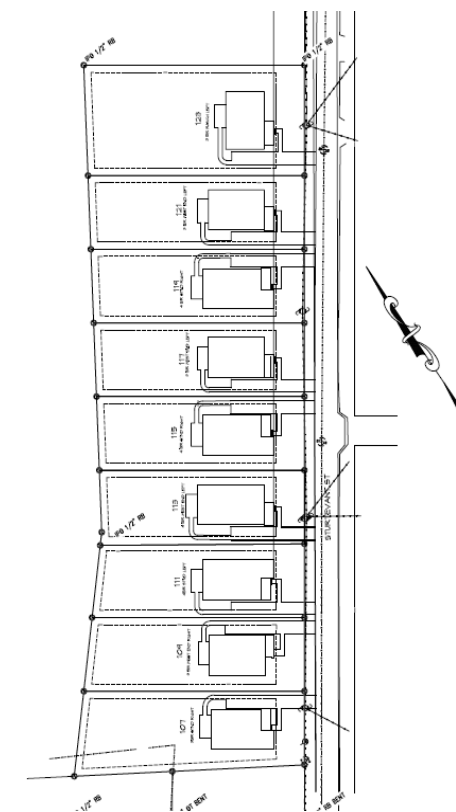
Total Development Budget: Est.  
\$736,000

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



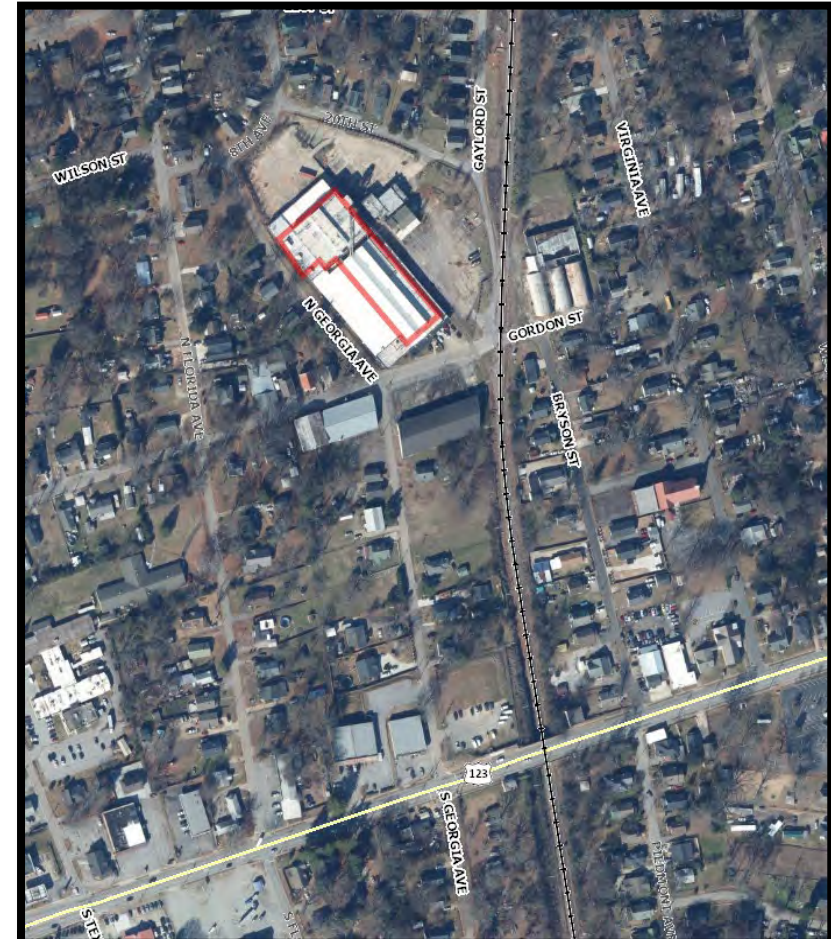
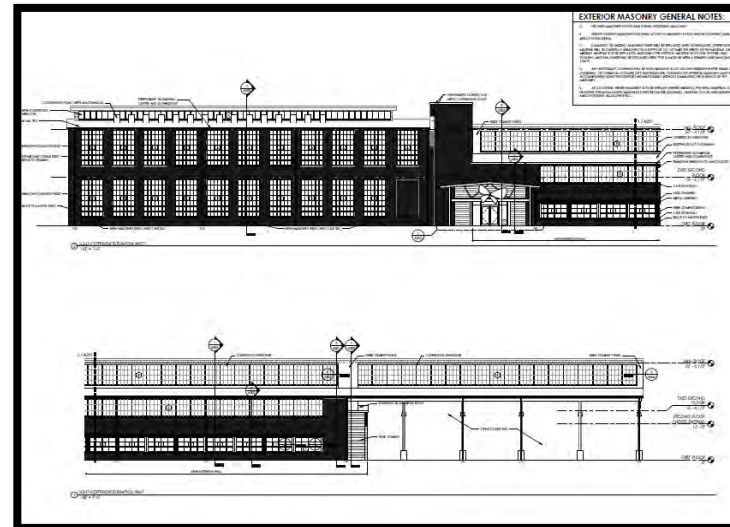
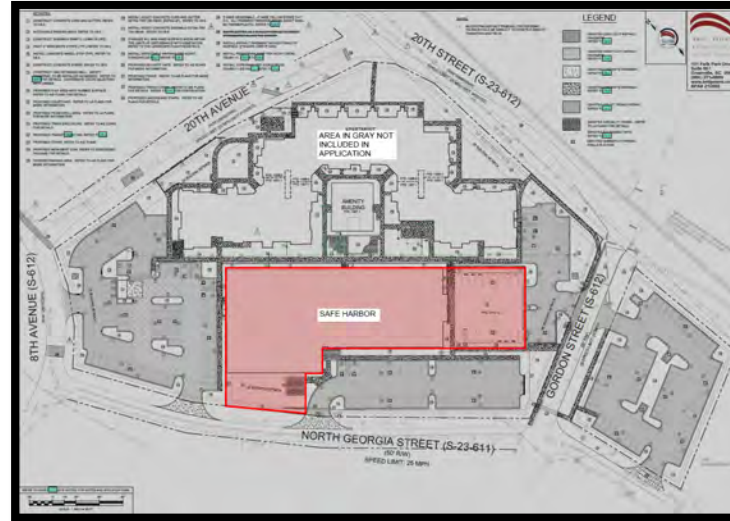
# Safe Harbor, Inc. – Safe Harbor Shelter and HQ

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>	<b>21</b>
<i>AMI Range</i>	0 - 20%



safe harbor 



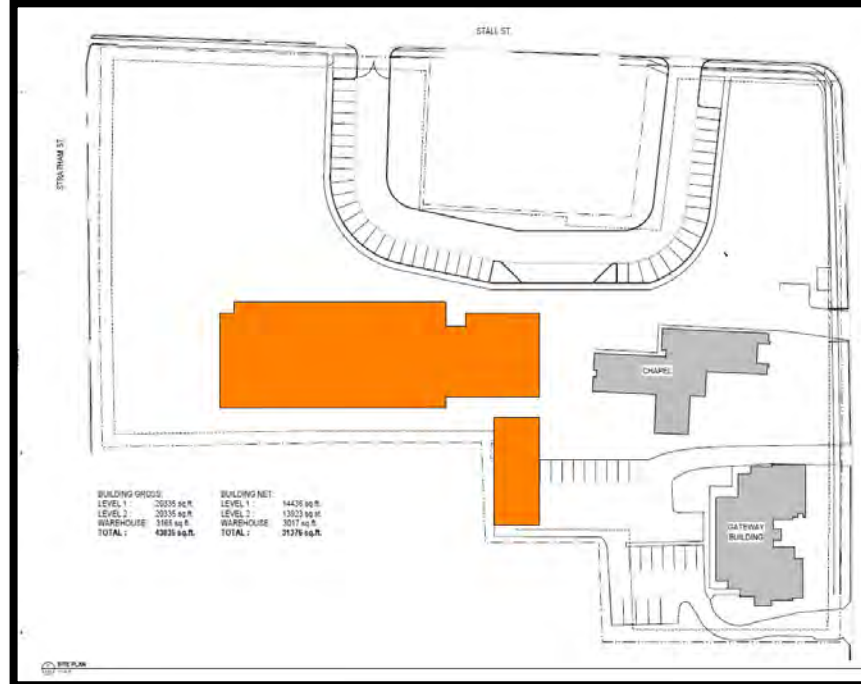
# The Salvation Army – Social Services Campus

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%



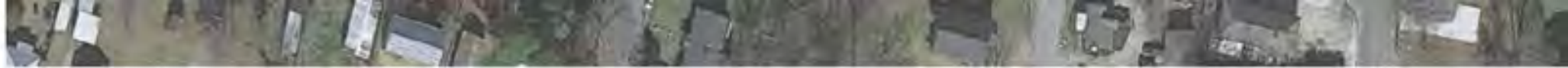
**GCRA Housing Development  
Projects (Multi – Year  
Implementation)**

**(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.



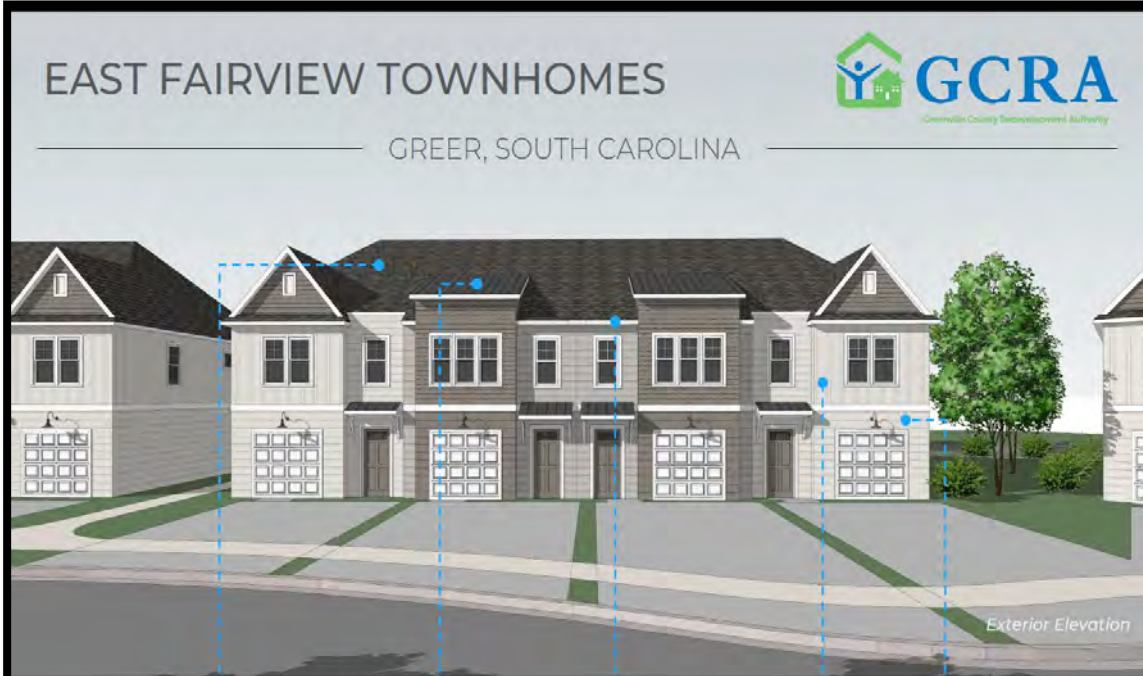
Homebuyer pre-purchase counseling is required.



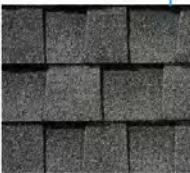
# Building A

UNIT 1 - 1,345 SQ. FT.

UNIT 2 - 1,345 SQ. FT.



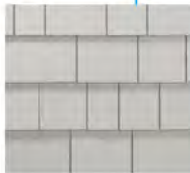
Exterior Elevation



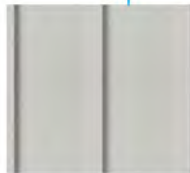
Architectural Asphalt Shingle Roof



Standing Seam Metal Roof



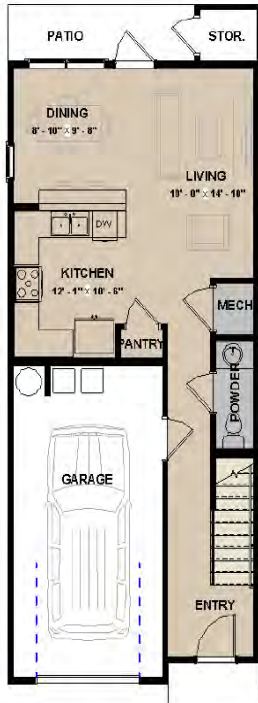
Hardie Shingle Siding (Straight Edge)



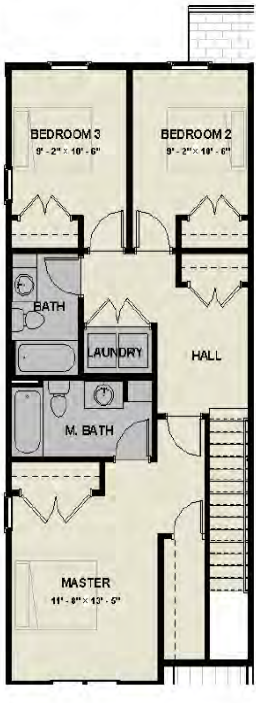
Vertical Board & Batten Siding



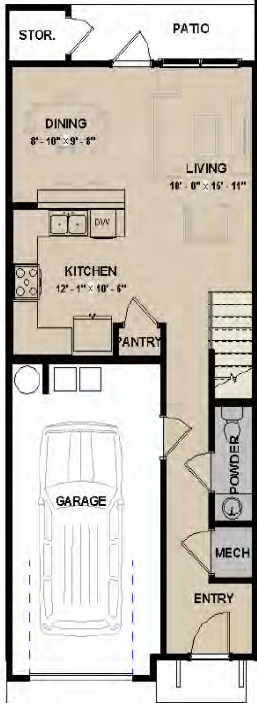
Hardie Plank Lap Siding



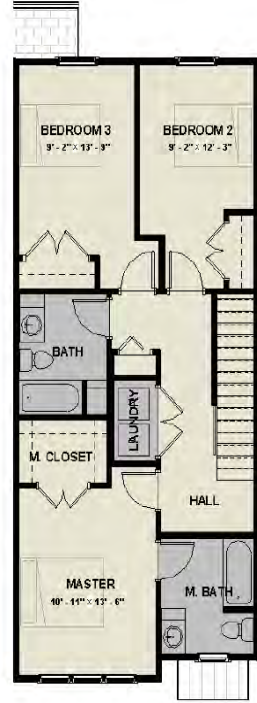
Level 1



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.

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Rezoning - Approved **2023**

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

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Final Development Plan - Approved

Proposed Land use

14 single family attached residential units consisting of 8 Duplex buildings

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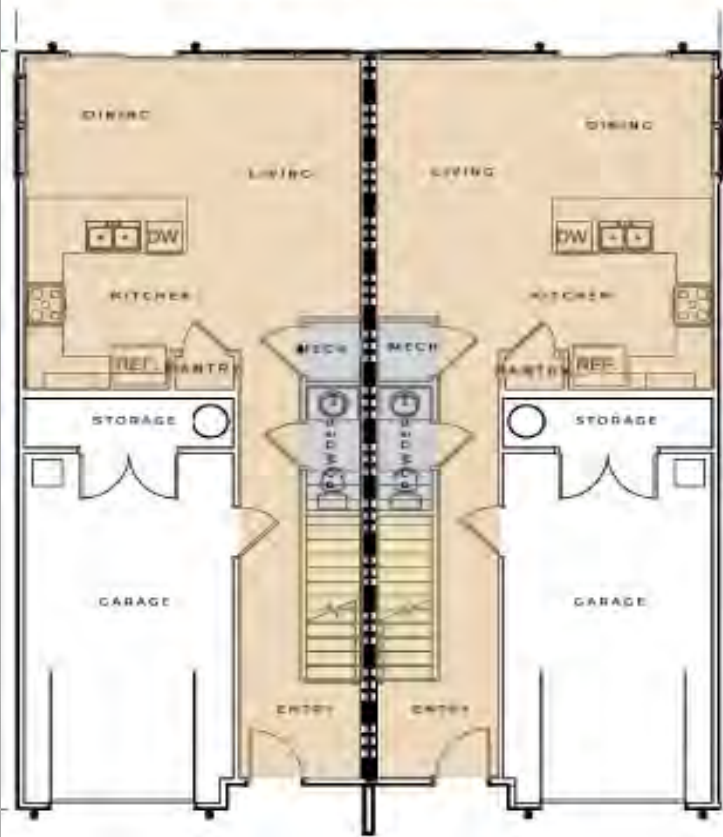
Proposed Redevelopment

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



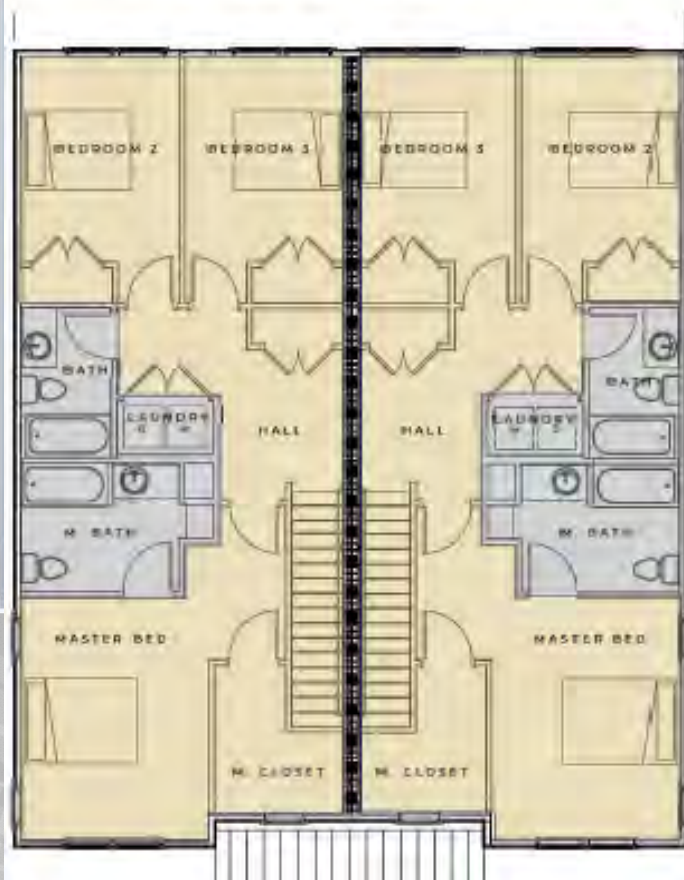
TOTAL SF - 1516 SF

LEVEL 1 - 604 SF

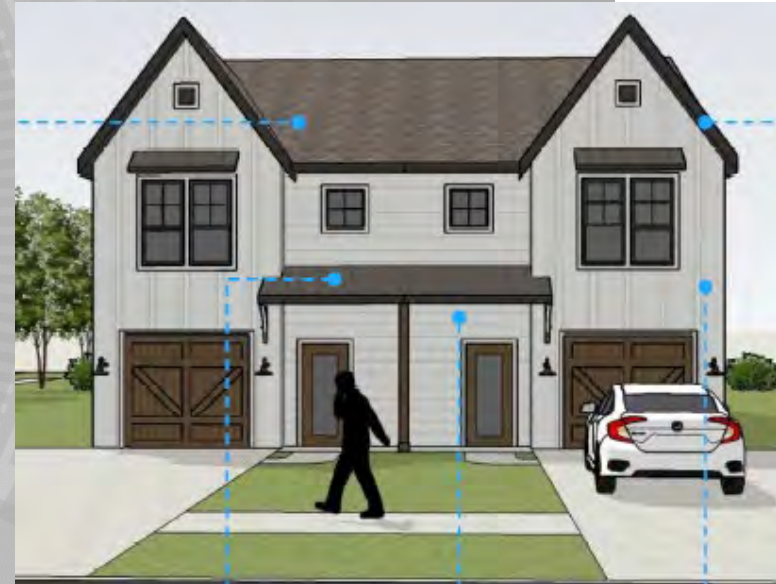


1st FLOOR

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

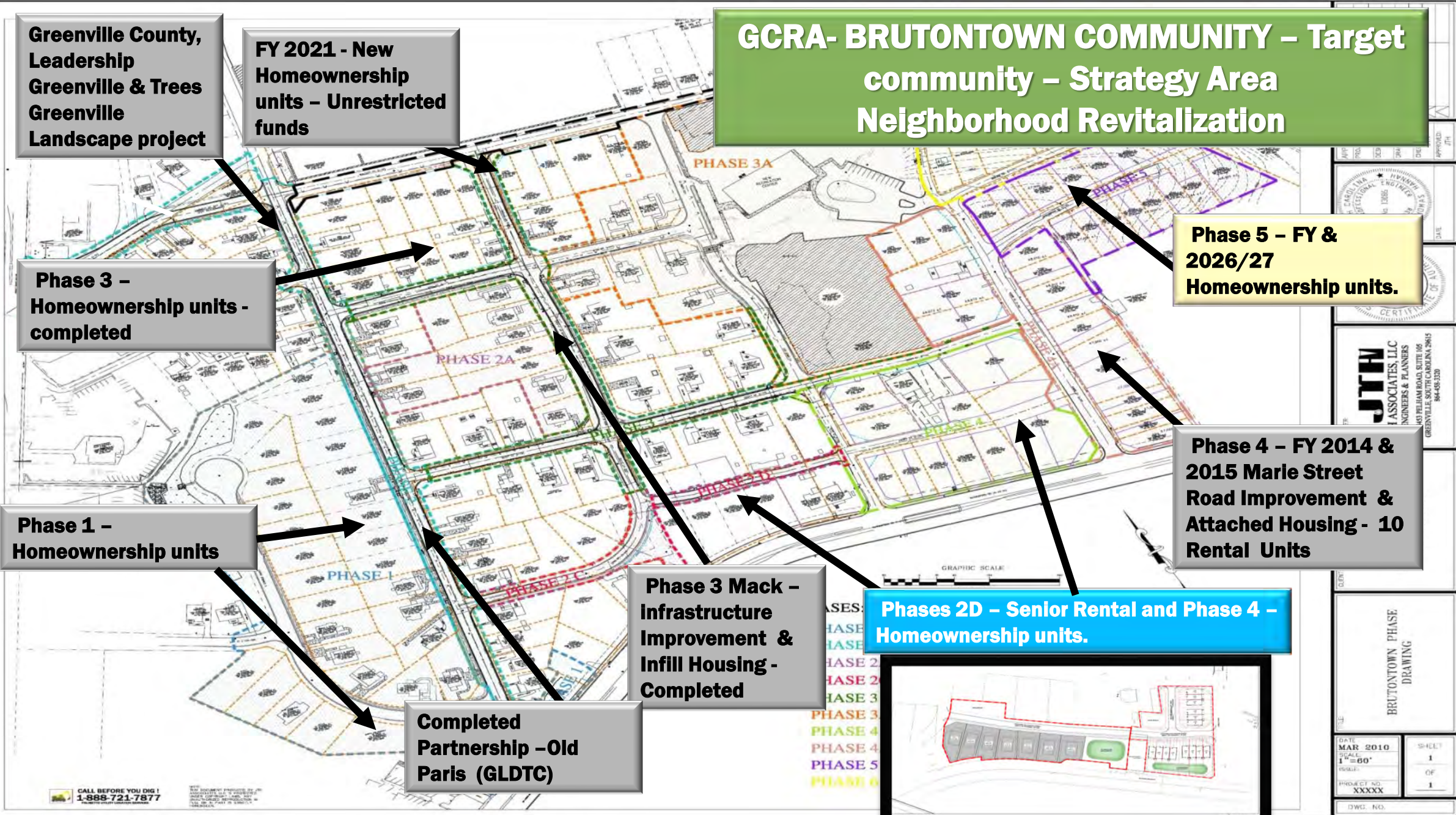
Completed Partnership – Old Paris (GLDTC)

Phase 3 Mack – Infrastructure Improvement & Infill Housing - Completed

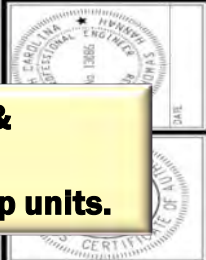
Phases 2D – Senior Rental and Phase 4 – Homeownership units.

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



**JTW** ASSOCIATES, LLC ENGINEERS & PLANNERS  
445 PELHAM ROAD, SUITE 106  
GREENVILLE, SOUTH CAROLINA 29615  
864-658-3330

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

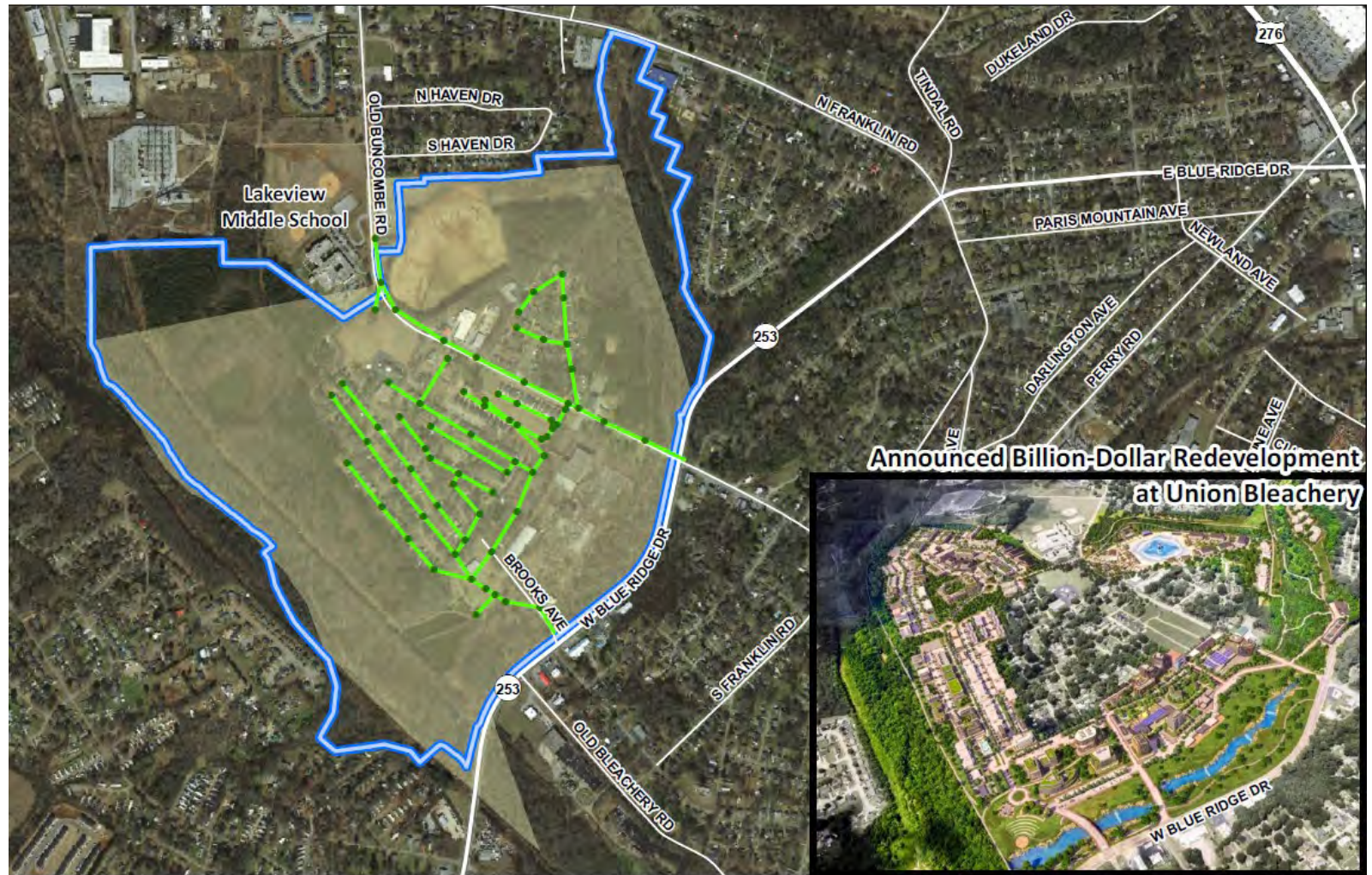
<b>Demolition of substandard and blighted properties</b>	<b>Countywide</b>
<b>Sanitary Sewer Improvement (lateral lines' connections) - Partnership with MetroConnects – (Low- and Moderate-Income Neighborhood)</b>	<b>Union Bleachery</b>
<b>Gridley Place Housing project– Site grading and Infrastructure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



# 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

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

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

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

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

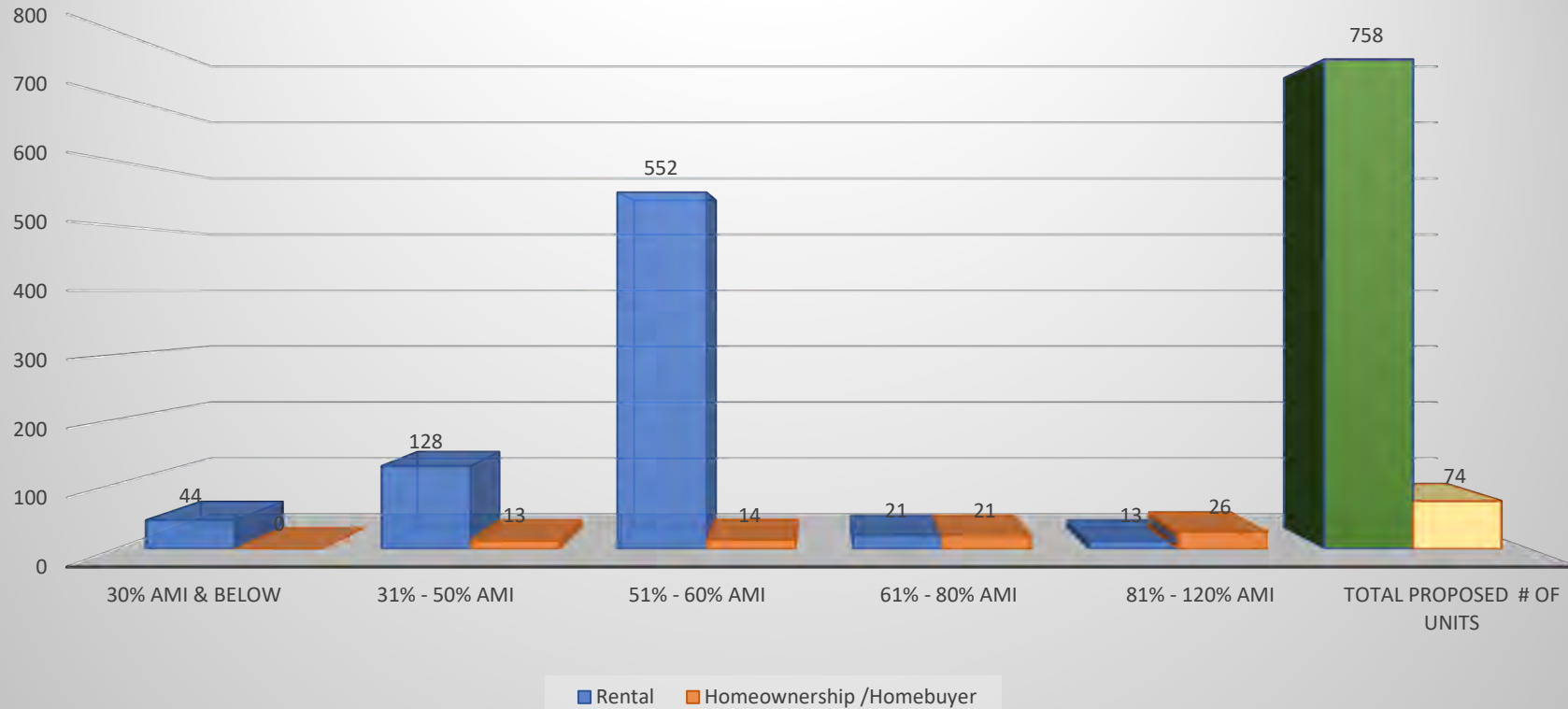
<b>ESG</b>	<b>Number</b>	<b>Outreach</b>	<b>Shelter</b>	<b>HMIS</b>	<b>Homeless Prevention Rapid Rehousing</b>
<b>Subrecipients</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>
<b>Proposed Persons Assisted</b>	<b>2,176</b>	<b>238</b>	<b>462</b>	<b>1300</b>	<b>176</b>



# GC - Affordable Housing Fund - Projects 2019 - 2024

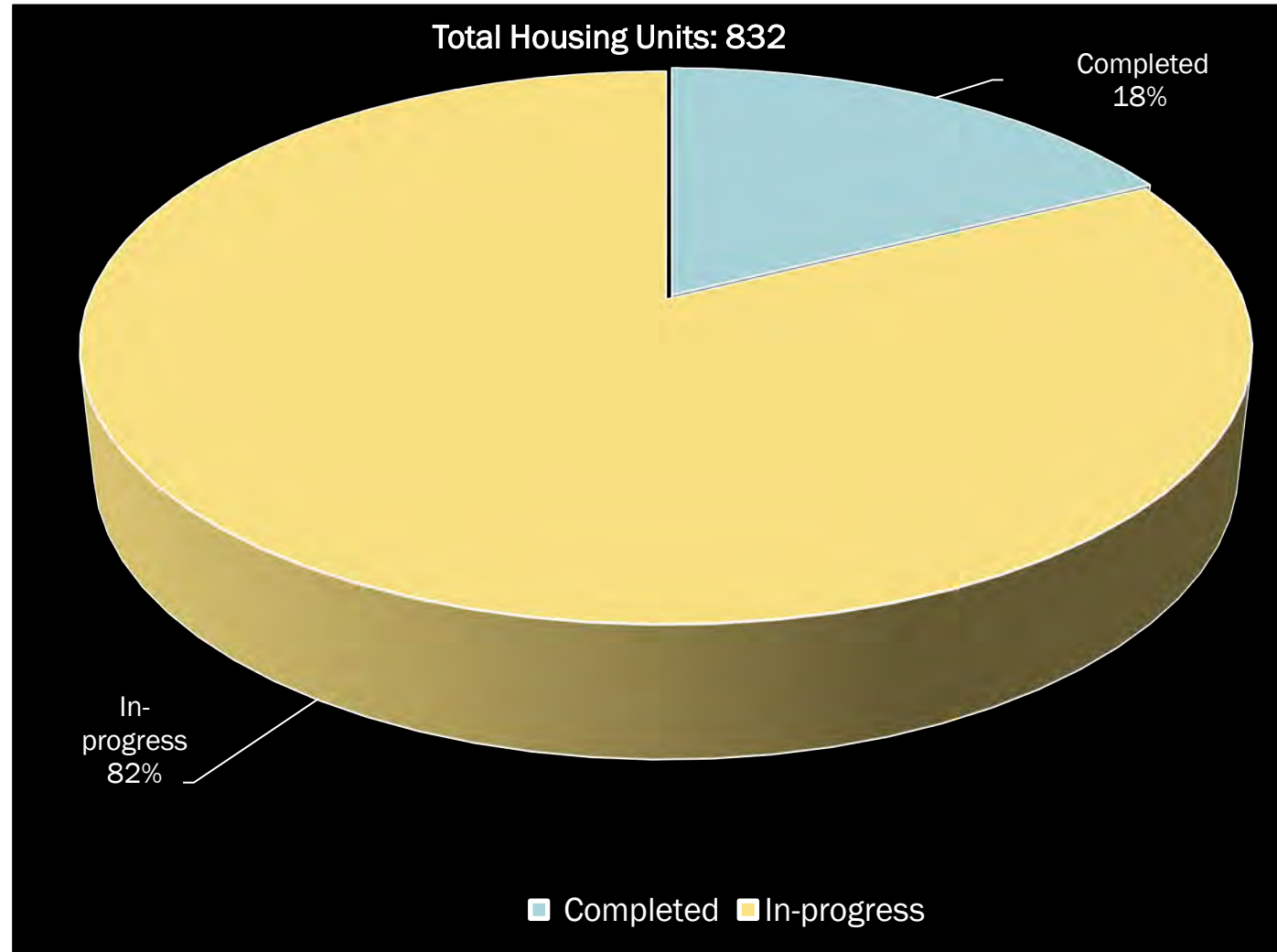
	30% AMI & below	31% - 50% AMI	51% - 60% AMI	61% - 80% AMI	81% - 120% AMI	Total proposed # of units
<b>Rental</b>	44	128	552	21	13	758
<b>Homeownership /Homebuyer</b>	0	13	14	21	26	74
<b>Total</b>	44	141	566	42	39	832
<b>Percentage</b>	5	17	68	5	5	100

## 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](mailto:PH@gcra-sc.org)**

**Comments are received until June 24, 2024**



**GCRA**