Who we are....
## GCRA Board Members

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter Moragne</td>
<td>Chair</td>
</tr>
<tr>
<td>Charlotte Osmer</td>
<td>Vice Chair</td>
</tr>
<tr>
<td>Jane Kizer</td>
<td>Treasurer</td>
</tr>
<tr>
<td>Barry Coleman</td>
<td></td>
</tr>
<tr>
<td>David Doser</td>
<td></td>
</tr>
<tr>
<td>Grant Cothran</td>
<td></td>
</tr>
<tr>
<td>Amy Coleman</td>
<td></td>
</tr>
<tr>
<td>Lawson Wetli</td>
<td></td>
</tr>
<tr>
<td>James Hammond</td>
<td></td>
</tr>
<tr>
<td>Todd Yeomans</td>
<td></td>
</tr>
<tr>
<td>Erin Smith</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>John Castile</td>
<td>Executive Director</td>
</tr>
<tr>
<td>Imma Nwobodu</td>
<td>Program Director</td>
</tr>
<tr>
<td>Briney Bischof</td>
<td>Assoc. Community Development Planner</td>
</tr>
<tr>
<td>Lovetta Walton</td>
<td>Assoc. Community Development Planner</td>
</tr>
<tr>
<td>Kathy Bossong</td>
<td>Senior Finance Specialist</td>
</tr>
<tr>
<td>Jose Reynoso</td>
<td>Assoc. Program Coordinator</td>
</tr>
</tbody>
</table>

[ WWW.GCRA-SC.ORG ]
864-242-9801
Greenville County Redevelopment Authority (GCRA)

Established in 1974.

Designated as the administrator of Greenville County entitlement funds from HUD.

3-year cooperative agreement with Greenville County and five participating municipalities: Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest. (Currently adopted 2018 – 2020).
GCRA’s Mission and Vision:

The mission of the Greenville County Redevelopment Authority is to secure resources and educate stakeholders to meet the needs of Greenville County citizens through affordable housing.

Advancing the futures of Greenville County citizens.
Where We Work....

GCRA’S JURISDICTION
SPECIAL EMPHASIS NEIGHBORHOODS
Special Emphasis Neighborhoods

Legend
- Brutontown
- Brandon
- Freetown
- Judson
- Mills Mill
- Monaghan
- Poe Mill
- Sterling
- New Washington Heights
- San Souci
- County Boundary
- City of Greenville
- Major Road

Special Emphasis Areas
Greenville County, SC
Purpose of Kick-Off Meeting

- Compliance with the Public Participation Process – HUD Requirement.
- Overview of Consolidated Planning Process & Federal Programs.
- Discuss Future Focus Group Meeting Dates.
- Public Input.
What is the Consolidated Plan?

**DEFINITION**

The Consolidated Plan is a five-year planning document that establishes a unified and coordinated effort from the jurisdiction.

Describes the housing needs of the low- and moderate-income residents, homelessness and Community Development activities.

Outlines strategies to meet the needs and allocates all resources available to implement the strategies.

**PURPOSE**

This document is required to receive HUD Community Planning and Development funds.

All entitlement communities are required to prepare Annual Action Plan for each year of the 5-Year Plan.

The Consolidated Plan also serves as the application mechanism and budgetary document for the CDBG, HOME and ESG programs.
Consolidated Plan

HUD Required Goals
- To provide decent Housing
- To provide suitable living conditions
- To expand Economic opportunities
- To promote neighborhood revitalization
- Citizen Participation Component
- Demographic data & analysis
- Needs assessments
- Market Analysis & Assessment
- Neighborhood Revitalization/Selection Process
- Five Year Strategic Plan - Goals, Objectives and Strategies
Entitlement Federal Funds Administered

**Community Development Block Grant (CDBG):** Provides decent housing, suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons (by area, for limited clientele, or presumed benefit). At least 70% of CDBG funds must be used for activities that benefit individuals with low to moderate incomes.

**Home Investment Partnership Program (HOME) – 1990:** Used to increase the supply of decent affordable housing for low-and-moderate income persons. Used for homeownership or rental units, homebuyer assistance or rehabilitation housing units. Each participating household must be income-qualified.

**Emergency Solutions Grant (ESG) - 2011** (Replaced previous Emergency Shelter Grant -1989 – 2010): broadens existing emergency shelter and homelessness prevention activities and adds short and medium-term rental assistance and services to rapidly re-house homeless people. Places a greater focus on homelessness prevention for persons at risk of homelessness and rapid re-housing assistance for homeless persons.
## 2019 HUD Income Limits: Greenville County

<table>
<thead>
<tr>
<th>FY 2019 Income Limit Area</th>
<th>Median Family Income</th>
<th>FY 2019 Income Limit Category</th>
<th>Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>$71,700</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenville-Mauldin-Easley, SC HUD Metro FMR Area</td>
<td>$71,700</td>
<td>Very Low (50%) Income Limits ($)</td>
<td>25,100 28,700 32,300 <strong>35,850</strong> 38,750 41,600 44,500 47,350</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Extremely Low Income Limits ($)</td>
<td>15,050 17,200 21,330 <strong>25,750</strong> 30,170 34,590 39,010 43,430</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low (80%) Income Limits ($)</td>
<td>40,150 45,900 51,650 <strong>57,350</strong> 61,950 66,550 71,150 75,750</td>
</tr>
</tbody>
</table>
### 2019 HUD Income Limits Spartanburg and Laurens Counties

<table>
<thead>
<tr>
<th>FY 2019 Income Limit Area</th>
<th>Median Family Income</th>
<th>FY 2019 Income Limit Category</th>
<th>Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Very Low (50%) Income Limits ($)</td>
<td>1</td>
</tr>
<tr>
<td>Spartanburg, SC HUD Metro FMR Area</td>
<td>$62,100</td>
<td>21,750</td>
<td>24,850</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Extremely Low Income Limits ($)</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13,100</td>
<td>16,910</td>
</tr>
<tr>
<td>Low (80%) Income Limits ($)</td>
<td></td>
<td>34,800</td>
<td>39,800</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FY 2019 Income Limit Area</th>
<th>Median Family Income</th>
<th>FY 2019 Income Limit Category</th>
<th>Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Very Low (50%) Income Limits ($)</td>
<td>1</td>
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<tr>
<td>Laurens County, SC HUD Metro FMR Area</td>
<td>$55,500</td>
<td>19,450</td>
<td>22,200</td>
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<tr>
<td></td>
<td></td>
<td>Extremely Low Income Limits ($)</td>
<td>1</td>
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<tr>
<td></td>
<td></td>
<td>12,490</td>
<td>16,910</td>
</tr>
<tr>
<td>Low (80%) Income Limits ($)</td>
<td></td>
<td>31,100</td>
<td>35,550</td>
</tr>
</tbody>
</table>
GCRA Housing Programs

• First Time-Homebuyer Down-Payment Assistance
• Owner-Occupied Rehabilitation
• Home Repair
• Mortgage to homebuyers at or below market rate interest.
• Affordable housing development for eligible home buyers and tenants.
• Housing Partner – Development Gap Financing
• Rental Assistance – Rapid Re-Housing and Homeless Prevention
GCRA Programs

• Infrastructure Improvements
• Municipality Facility Improvements
• Neighborhood Association Grant Assistance Partnership (GAP)
• CDBG Public Service Grant
• Neighborhood Revitalization
• Demolish substandard and unsafe properties
• Façade Improvement Program
• Economic Development Loan Program
CDBG Activities: Public Services

- Crime Prevention
- Childcare
- Fair housing
- Transportation
- Nutrition
- Education
- Housing Counseling
- Senior Service

In schools to help kids stay in school.
CDBG Activities: Infrastructure Improvement

- Improvements of streets, sewers, lighting, or sidewalks
- Park construction or improvements
- Beautification of residential areas (tree planting, landscaping etc.)
- Acquisition of real property for any of these purposes.

In Census Block Groups or surveyed areas with at least 51 percent low- and moderate-income residents:
CDBG Activities: Public Facilities

Acquisition, construction, reconstruction, or rehabilitation of public facilities.

Public facilities improvements.

Barrier-free improvements to public facilities.

Replacement of Fountain Inn Senior Center HVAC System

Re-pavement of Mauldin Senior Center entrance and installation of elevator
CDBG : Housing Services

- Housing Rehabilitation
- Reconstruction
- Acquisition of property for rehab & resale
- Demolition
- New Construction

Rehab - Before

After
CDBG : Home Repair Programs

2014 - 2018
- 296 Home Repairs

- Preserve current affordable housing stock
- Support elderly and disable citizens of Greenville County

Before

After
The Emergency Solutions Grant provides funding for:

- **Street Outreach** – Meeting the needs of the unsheltered homeless.
- **Emergency Shelter** - Increase the quantity and quality of temporary shelters
- **Homelessness Prevention (HP)** – Imminent of risk of homeless (HH income below 30% of AMI)
- **Rapid Re-Housing (RRH)** – Literally homeless or Fleeing
- **Data Collection** on the Homeless Management Information System (HMIS).
RAPID REHOUSING & HOMELESSNESS PREVENTION

Rapid Re-Housing (RRH)
Activities designed to move homeless people quickly to permanent housing through housing relocation and stabilization services.

Homelessness Prevention
Activities designed to prevent an individual or family from moving into an emergency shelter or living in a place not meant for human habitation.
HOME Investment Partnership Program (HOME)

A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and ownership housing for low- and very low-income families and households.
HOME: Activities

Homeowner Rehabilitation Activities
- owner-occupied repairs
- owner-occupied rehabilitation
- owner-occupied re-construction

Homebuyer Activities
- Acquisition
- Acquisition/ rehabilitation
- New construction

Rental Development – New Construction and Rehabilitation
GCRA
Federal Funding Allocations
Total Funding Allocations 2015 -2019

<table>
<thead>
<tr>
<th></th>
<th>CDBG</th>
<th>HOME</th>
<th>ESG</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount</td>
<td>$15,078,333</td>
<td>$5,725,154</td>
<td>$1,302,413</td>
<td>$22,105,900</td>
</tr>
<tr>
<td>Percentage</td>
<td>68%</td>
<td>26%</td>
<td>6%</td>
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</table>
Greenville County 2014-2019
FUNDING ALLOCATIONS - CDBG

$2,200,000.00
$2,250,000.00
$2,300,000.00
$2,350,000.00
$2,400,000.00
$2,450,000.00
$2,500,000.00
$2,550,000.00
$2,600,000.00
$2,650,000.00
$2,700,000.00
$2,750,000.00


$2,420,407.00 $2,402,931.00 $2,433,394.00 $2,444,400.00

$2,720,479.00

$2,656,722.00
Greenville County 2014-2019 FUNDING ALLOCATIONS - HOME
Greenville County 2014-2019 FUNDING ALLOCATIONS - ESG
Greenville County, SC
2015-2019 Consolidated Plan Goals & Accomplishments
<table>
<thead>
<tr>
<th>Housing Goal</th>
<th>Economic Development Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeownership New Construction Goal: 55 Units</td>
<td>Façade Improvement Goal: 22 storefronts</td>
</tr>
<tr>
<td>First Time Homebuyers Financial Assistance Goal: 120 households</td>
<td>Economic Development Loans Goal: 9 businesses</td>
</tr>
<tr>
<td>Home Rehab Goal: 280 Units</td>
<td></td>
</tr>
<tr>
<td>Rental Units – New Construction 73 units</td>
<td></td>
</tr>
<tr>
<td>Homelessness Prevention Goal: 250 Persons</td>
<td></td>
</tr>
<tr>
<td>Rapid Rehousing Goal: 350 persons</td>
<td></td>
</tr>
</tbody>
</table>
Greenville County, SC
FY 2014-2018 5-Year Accomplishments

- GCRA is currently in the final year of its 2015-2019 Consolidated Plan.
- GCRA & Partners completed 37 rental units (23 are newly constructed).
- GCRA & Partners completed 547 of homeownership units (Rehab, New Construction, Financial Assistance).
- On average, 7 new rental units constructed each year.
- Average of 109 homeownership units annually.
CDBG Accomplishments

- Annually provide funding to over 30 Subrecipients
- Annually Assist an average of 21,477 people via Subrecipients.
- Provide funding to 13 Neighborhood Associations
- Assist an average of 1,765 people per year over 5 years with Fair Housing activities via Greenville County Human Relations.

<table>
<thead>
<tr>
<th>Year</th>
<th>Public Services</th>
<th>Economic Development: Loan and FIP Grant</th>
<th>Housing</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>37,077</td>
<td>1</td>
<td>119</td>
<td>37,197</td>
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<tr>
<td>2015</td>
<td>28,432</td>
<td>5</td>
<td>74</td>
<td>28,511</td>
</tr>
<tr>
<td>2016</td>
<td>13,002</td>
<td>2</td>
<td>80</td>
<td>13,084</td>
</tr>
<tr>
<td>2017</td>
<td>11,824</td>
<td>6</td>
<td>49</td>
<td>11,879</td>
</tr>
<tr>
<td>2018</td>
<td>16,671</td>
<td>7</td>
<td>38</td>
<td>16,716</td>
</tr>
<tr>
<td>Total</td>
<td>107,006</td>
<td>21</td>
<td>360</td>
<td>107,387</td>
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## ESG Accomplishments

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Outreach</th>
<th>Shelter</th>
<th>Rehousing</th>
<th>Prevention</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>2014</td>
<td>2,171</td>
<td>470</td>
<td>24</td>
<td>32</td>
<td>2,697</td>
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<tr>
<td>2015</td>
<td>1,989</td>
<td>806</td>
<td>110</td>
<td>66</td>
<td>2,971</td>
</tr>
<tr>
<td>2016</td>
<td>1,780</td>
<td>637</td>
<td>84</td>
<td>92</td>
<td>2,593</td>
</tr>
<tr>
<td>2017</td>
<td>1,629</td>
<td>1,074</td>
<td>100</td>
<td>24</td>
<td>2,827</td>
</tr>
<tr>
<td>2018</td>
<td>301</td>
<td>291</td>
<td>93</td>
<td>53</td>
<td>738</td>
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<tr>
<td><strong>Total Persons Assisted</strong></td>
<td><strong>7,870</strong></td>
<td><strong>3,278</strong></td>
<td><strong>411</strong></td>
<td><strong>267</strong></td>
<td><strong>11,826</strong></td>
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<tr>
<td><strong>Total Households Assisted</strong></td>
<td>-</td>
<td>-</td>
<td><strong>123</strong></td>
<td><strong>185</strong></td>
<td><strong>308</strong></td>
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</table>
# HOME Accomplishments

<table>
<thead>
<tr>
<th>Year</th>
<th>Homeownership</th>
<th>Rental</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>29</td>
<td>6</td>
<td>35</td>
</tr>
<tr>
<td>2015</td>
<td>57</td>
<td>5</td>
<td>62</td>
</tr>
<tr>
<td>2016</td>
<td>29</td>
<td>20</td>
<td>49</td>
</tr>
<tr>
<td>2017</td>
<td>45</td>
<td>3</td>
<td>48</td>
</tr>
<tr>
<td>2018</td>
<td>27</td>
<td>1</td>
<td>28</td>
</tr>
<tr>
<td>Total</td>
<td>187</td>
<td>35</td>
<td>222</td>
</tr>
</tbody>
</table>
# Total Housing Accomplishments 2014-2018

222 Units 308 Units 360 Units 890 Units

- 890 Units Total
- 547 Homeownership/Homeowner Units
- 343 Rental Units
Consolidated Plan Performance
HOME PARTNER ACTIVITY: NHC
POE MILL – Rental Units
Partner Activity: Greenville Housing Futures

Brandon: Rental Units
HOME PARTNER ACTIVITY: HABITAT FOR HUMANITY OF GC

- BOYD AVENUE
- 2015 STAFF PHOTO HABITAT BUILD DAY
- ABIGAIL SPRINGS SUBDIVISION, TAYLORS, SC
- HOMEOWNERSHIP UNITS
HOME PARTNER ACTIVITY: HABITAT FOR HUMANITY

2016 & 2017 MUNICIPALITY HOMEOWNERSHIP UNITS – SIMPSONVILLE AND GREER
GCRA Project: Miller Place Court
- City of Mauldin
- 18 Rental Units
Unincorporated Activity - Judson
New Construction Rental
Infill Development
GCRA
Brutontown Activity:
Marie Street Duplexes - Rental Units
Unincorporated Activity
New Construction Rental Units – Slater
Brutontown Housing Projects

GCRA Project: Homeownership Units
FOUNTAIN INN: HOMEOWNERSHIP
TRAVELERS REST: HOMEOWNERSHIP
Mauldin – Façade Project

Mauldin
255 Service Bay
Façade Improvement Program: Travelers Rest

Upcountry Provisions
Façade Improvement Program: Greer
Façade Improvement Program: Greer

Empire LTD
Façade Improvement Program: Poinsett Highway

Greenco

Radio Room & Dollar General
Economic Development & Façade Improvement Programs: Fountain Inn
Economic Dev Loan Program: Unincorporated - Woodside Community

Woodside Bistro

Photo Credits: Greenville Journal & Allevents.in
Demolition Activity
Demolition of GCRA-owned property at 431 Rutherford Road, Brutontown
Demolition Activity
Demolition of condemned property in the City of Travelers Rest
Demolition Activity
Demolition of condemned property County Codes Enforcement & a GCRA property
Infrastructure Improvement: Marie St
Brutontown Community
INFRASTRUCTURE IMPROVEMENT: ROSEMARY LN, PUTMAN ST, AND THRIFT DR

Fountain Inn- Sanctified Hills
Infrastructure Improvement: Need more Community

Greer- Spring Street
INFRASTRUCTURE IMPROVEMENT:
WOODSIDE SIDEWALK

Simpsonville
INFRASTRUCTURE IMPROVEMENT: MINUS STREET

Sterling Community
UNINCORPORATED
ACTIVITY: POE
MILL SITE

Poe Mill
Data Analysis for 2020-2024

- Analysis of Impediments
- Affordable Housing Study
- Comprehensive Plan
- Neighborhood Master Plans
- State Housing Assessment
- Homeless White Paper
Notice of Funding Availability FY 2020
Funding Application Cycle: July 1- June 30, 2020 Program Year (PY)

CDBG & ESG APPLICATIONS
Please contact Lovetta Walton at lwalton@gcra-sc.org
Applications will be accepted from December 2019 to February 7, 2020 for projects beginning July 2020.

GAP APPLICATIONS
Applications are accepted from May 2019 to June 2019 for neighborhood association projects beginning July 2020.

HOME & GCAHF APPLICATION
Please contact Briney Bischof at bbischof@gcra-sc.org
Applications will be accepted from December 2019 to February 18, 2020 for projects beginning July 2020.
## Citizens Participation & Needs Assessments Public Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/10/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Fountain Inn Public Library</td>
</tr>
<tr>
<td>2/18/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Travelers Rest City Hall</td>
</tr>
<tr>
<td>2/24/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Mauldin Public Library</td>
</tr>
<tr>
<td>2/27/2020</td>
<td>6:30 p.m. - 7:30 p.m.</td>
<td>Greer Public Library</td>
</tr>
<tr>
<td>3/2/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Simpsonville Public Library</td>
</tr>
<tr>
<td>3/19/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>County Square, Suite 400</td>
</tr>
<tr>
<td>3/24/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Upstate Circle of Friends</td>
</tr>
</tbody>
</table>

## Municipal Public Hearings

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Simpsonville</td>
<td>2/11/2020</td>
<td>6:30 p.m. - 7:30 p.m.</td>
<td>Simpsonville City Hall</td>
</tr>
<tr>
<td>City of Fountain Inn</td>
<td>2/13/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Fountain Inn City Hall</td>
</tr>
<tr>
<td>City of Travelers Rest</td>
<td>2/27/2020</td>
<td>6:00 p.m. - 7:00 p.m.</td>
<td>Travelers Rest City Hall</td>
</tr>
<tr>
<td>City of Greer</td>
<td>3/10/2020</td>
<td>6:30 p.m. - 7:30 p.m.</td>
<td>Greer City Hall</td>
</tr>
<tr>
<td>City of Mauldin</td>
<td>3/16/2020</td>
<td>7:00 p.m. - 8:00 p.m.</td>
<td>Mauldin City Hall</td>
</tr>
</tbody>
</table>
Thank You to our GCRA Partners

HUD - CPD OFFICE IN COLUMBIA
County Council members
County Administrators Office

Participating Municipalities- Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest
County Public works, Planning and Zoning
County Code Enforcement
Land Development

Greenville County Human Relations Commission
City of Greenville - Community Development Office
Greenville County Legislative Delegation Transportation Committee
CoTransco
PARKER Sewer
REWA

United Way of Greenville County
Neighborhood Associations GC special emphasis neighbors
Greenville Dreams
ESG & CDBG Sub recipients
Housing Development Partners
Bankers: County Bank, Bank of Travelers Rest and Certus Bank
Thank you to all attendees

Questions or Comments?