



# GREENVILLE COUNTY CONSOLIDATED PLAN FY 2020-2024

Prepared: May, 2020



## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Greenville County South Carolina is an Urban County that receives Community Planning and Development grants from the U.S. Department of Housing and Urban Development (HUD). Every five years, the Greenville County is required to complete a five-year Strategic Plan and Annual Action Plan (AAP) for the use of the funds for submission to HUD. The Consolidated Plan (CP) assesses the affordable housing challenges, community development needs, and market conditions, to assist in making data-driven, place-based investment decisions. It serves as the framework for a Community-wide dialogue to identify housing and community development priorities that align and focus on the County's funding from HUD entitlement block grant programs, namely, Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG). The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The County reports on its accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

Greenville County's Consolidated Plan is for Fiscal Years (FY) 2020 - 2024 (July 1, 2020 - June 30, 2025). The Plan identifies the County's housing, homelessness, and community development needs and outlines a comprehensive and coordinated strategy for addressing these needs in the next five years. The FY 2020 Annual Action Plan serves as the first year of the 5yr plan. Additionally, this year, because of the Public Health Pandemic in the Country, the **Coronavirus Aid Relief and Economic Security Act (CARES ACT) was enacted on March 27, 2020**. This created supplemental funds to Greenville County, for **Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant funds to be used to prevent, prepare for and respond to the coronavirus (COVID-19) pandemic**. These Funds are included in the Greenville County's CP FY 2020-2024 and the FY 2020 APP.

The County's FY 2020 Entitlement funds are \$2,788,539 in CDBG, \$1,193,967 in HOME and \$233,440 in Emergency Solutions Grant. The County is also projecting a total of \$800,000 in HOME Program Income, \$600,000 in CDBG program Income, and \$800,000 in Mortgage loan fund. In addition, the supplemental funds allocated to the County, because of COVID-19 are \$804,966 in ESG-CV and \$1,640,656 in CDBG-CV. The County's total entitlement budget for FY 2020 AAP is **\$8,861,568-**. These funds will be leveraged

with Greenville County's Affordable Housing Fund for \$1,000,000, \$25,000 from County's General fund, and \$25,000 from private donation.

The Greenville County Redevelopment (GCRA) is responsible for administering the County's Entitlement funds on CDBG, ESG and HOME grants. This designation was established via a cooperative agreement since 1978 between the County of Greenville and the five participating municipalities: Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest. Every three years County requalifies its Urban County Status and renews its Cooperative Agreement with the five municipalities and designates GCRA as the administrator of the funds. The Greenville County current Cooperative Agreement/Requalification is for FY 2018- 2020. A requalification process for FY 2021-2023 is in progress.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

As a result of the needs assessment for the County, the following five goals are identified as the County's priorities for the Consolidated Plan: **Affordable Housing, Homelessness, Community Development, Economic Development, and Neighborhood Revitalization.**

**Affordable Housing:** The County's overall non-homeless housing goal for the next five years is **995**, with an annual goal of **271** for FY 2020 AAP.

(1) Provide Homeownership Units. (2) Preserve Existing Housing Units. (3) Provide Rental Units. (4) Provide housing for special needs population. (5) Provide permanent support housing with services. (6) Advocacy and promotion of affordable housing and Fair Housing opportunities

**Homelessness.** A proposed 5-year Rapid Rehousing and Prevention housing goal is 332 units with annual goal of 87 units.

(1) Provide housing for homeless individuals or households that are at risk of homelessness or literally homeless. (2) Provide assistance to Homeless Shelter Providers for shelter and outreach needs

### **COVID-19 – ESG - Homelessness**

(1) Provide rental and utility assistance for Prevention and Rapid Rehousing of individuals and households impacted by COVID-19. (2) Provide case management homeless support services to individuals and households, who are either homeless or at risk of homeless, impacted by COVID-19 crisis.

### **COVID-19 – CDBG Community Development.**

(1) Provide case management support services to individuals and households impacted by COVID- 19 - connecting affected clients to available resources to meet their needs, particularly rental and utility

assistance. (2) Provide Housing and utility assistance (rental and mortgage payments). (3) Provide financial assistance to small business owners affected by COVID-19. (4) Provide food and nutrition and other essential needs assistances. (5) Provide medical testing and safety supplies.

**The projected housing assistance goal for rental and mortgage assistances, using the COVID- 19 CDBG-CV and ESG-CV fund is 450 housing units.**

### **Community Development**

(1) Infrastructure and facility Improvement in low- and moderate-income communities. (2) Public Service Activities (3) Slum and blight (4) Promotion of Fair Housing and Housing Counseling.

### **Economic Development**

(1) Job training opportunities (2) Development -finance - mixed use or commercial development in Opportunity zones. (3) Provide economic development loans and or Façade Improvement Programs to small business owners.

### **Neighborhood Revitalization Priority**

(1) Support, develop, and address neighborhood revitalization plans and prioritize plan activities. (2) Encourage capacity building opportunities/ability for Neighborhood Associations. (3) Support master planning process for the County's redevelopment/special emphasis neighborhoods and municipalities. (4) Public safety and lighting districts.

All priority needs and goals identified in the plan are consistent with the CDBG national objective - provide decent affordable housing, create suitable living conditions, and improve economic opportunity. Additionally, they are consistent with HOME and ESG goals of providing affordable housing and addressing homeless needs. The COVID -19 goals are consistent with the purpose to prevent, prepare for, and respond to the COVID-19.

## **3. Evaluation of past performance**

Greenville County, in partnership with other public and private agencies, has made significant contributions to provide safe, decent, and affordable housing, a suitable living environment, and economic opportunities – especially for low- to moderate-income individuals in the community. However, affordable housing opportunities remain the major need and gap in the County. The GCRA and its several partners (public and private organizations) have leveraged the County's entitlement funds and have successfully accomplished various projects and programs involving housing, community development and homelessness in the County and as reported in CAPER.

The County's past 5 years accomplishments (FY 2014 – FY 2018) indicate a total of 890 housing units were completed, consisting of 547 homeownership/homeowner units, and 343 rental units. A total of

11,826 persons were assisted through homeless shelter and outreach programs, while 678 persons or 308 households were assisted with permanent rental assistance using HPRP program. Furthermore, a total of 107,387 persons were assisted with various public service programs. Twenty-one (21) small business owners were assisted with economic development and or façade improvement forgivable loans, which created or retained at least 21 low- and moderate-income jobs.

Additionally, other Community Development activities were carried out, consisting of the following:

(1) Sterling – Minus Street – Sewer and Road Improvement (2) Poe Mill Site – Clean-up (3) Brutontown – Marie Street Infrastructure improvements and new attached housing development– Phase IV (4) Fountain Inn – Rosemary and Putnam Streets (5) Greer – Needmore – Spring street- Infrastructure and storm water improvement (6) Simpsonville – Woodside - Infrastructure and storm water improvement- consisting of 5 street in the Woodside community (7) Mauldin – Miller Place Projects - Redevelopment – New Infrastructure and storm water improvement and for new housing development (18 rental units) (8) Mauldin & Fountain Inn senior centers – facilities improvements

The County’s Community Development Financial summary (PR-26 report), as reported in its 2015-2018 CAPER indicates that the County has consistently maintained expenditure range of 87% - 99% of its CDBG funds, directly benefitting low- and moderate-income households and families. The County’s HOME and ESG funds were used to benefit low- and moderate-income households and individuals. The HOME and ESG funds used for administration are 10% and 7.5%. The CDBG fund used for administration has consistently averaged 15 – 18 percent of the funds. All of the ESG subrecipients' funds were matched at a ratio of 1:1 with Private and Greenville County general fund dollars. The County's expenditure and activities conducted using its Entitlement funds are in compliance with the statutory requirement.

Specifically, as reported in its last CAPER (FY 2018), the County’s cumulative HOME match contribution to date in excess of the required obligation is \$8,603,776. Additionally, the FY 2018 Community Development Financial Summary (PR-26) report indicates that a total **98.53%** of the Greenville County’s CDBG fund was used to directly benefit low and moderate income households in the County for the reporting year, of which **8.75%** of the fund was used for public service activities and **15.95%** was used on planning and administrative activities. The CDBG regulations allow an entitlement grantee to expend up to 20 percent of each grant (plus program income).

#### **4. Summary of citizen participation process and consultation process**

The GCRA staff undertook a cumbersome public engagement and data analysis process starting in December 2019 to May 2020. There were multiple opportunities for community engagement and outreach to obtain comments and inputs from the public. This involved numerous meetings with community stakeholders, special groups, and residents regarding community’s needs, priorities, and target areas for addressing affordable housing, homelessness, and community development. The outreach approaches included, but were not limited to, target mailings to special emphasis

neighborhoods, newspaper public notices, website and Facebook announcements, email notices to focus groups, and online surveys. An initial Kick-Off Public meeting was held on January 30, 2020 to explain the Consolidated Plan and its process, types and amounts of federal block grants available to the County, accomplishments under the previous Consolidated Plan period, and schedule of meetings for public involvement.

Public inputs were obtained through multiple public meetings and hearings in the five municipalities and neighborhood groups. Several focus group meetings were held, and online surveys were made available, of which the responses were correlated and analyzed. Additional resources/reports were also reviewed and considered, such as the Greenville County 2020-2024 Analysis of Impediments, the 2018 Housing Study, The South Carolina Housing Needs Assessment, Homeless Whitepaper, and the County's Comprehensive Plan.

Additionally, due to COVID-19, subsequent meetings held from April 2020 were conducted via virtual meetings to prevent the spread of COVID-19.

## **5. Summary of public comments**

Several meetings were conducted throughout the County. Various options were made available to the public for inputs and comments. See attached meeting dates and summary of comments.



**FY 2020-2024 Consolidated Plan  
Citizen Participation & Approval Process**

| <b>Initiation of Planning Process</b>                                       |              |                        |                             |
|---|--------------|------------------------|-----------------------------|
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| Kick-off Meeting Public Notice  | 1/13/2020    | 1 p.m.                 | Greenville News Paper       |
| Public Hearing-Kick-off Meeting   | 1/30/2020    | 4:00 p.m. - 7:00 p.m.  | County Square, Suite 400    |
| <b>Focus Group Consultation</b>   |              |                        |                             |
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| Continuum of Care Providers   | 2/19/2020    | 9:00 a.m. - 11:00 p.m. | County Square, Suite 400    |
| Housing Developers  | 2/19/2020    | 1:00 p.m. – 3:00 p.m.  | County Square, Suite 400    |
| Public Service Agencies   | 2/19/2020    | 3:15 p.m. – 5:00 p.m.  | County Square, Suite 400    |
| <b>Citizen Participation &amp; Need Assessments Public Meetings</b>         |              |                        |                             |
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| City of Fountain Inn  | 2/10/2020    | 6:00 p.m. - 7:00 p.m.  | Fountain Inn Public Library |
| City of Travelers Rest  | 2/18/ 2020   | 6:00 p.m. - 7:00 p.m.  | Travelers Rest City Hall    |
| City of Mauldin   | 2/24/2020    | 6:00 p.m. - 7:00 p.m.  | Mauldin Public Library      |
| City of Greer   | 2/27/2020    | 6:30 p.m. - 7:30 p.m.  | Greer Public Library        |
| City of Simpsonville  | 3/2/2020     | 6:00 p.m. - 7:00 p.m.  | Simpsonville Public Library |
| Jnincorporated Northern Region  | 3/19/2020    | 6:00 p.m. - 7:00 p.m.  | County Square, Suite 400    |
| Jnincorporated Southern Region  | 3/24/2020    | 6:00 p.m. - 7:00 p.m.  | Upstate Circle of Friends   |
| <b>Public Hearings (Con &amp; AAP)</b>                                      |              |                        |                             |
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| City of Simpsonville  | 2/11/2020    | 6:30 p.m. - 7:30 p.m.  | Simpsonville City Hall      |
| City of Fountain Inn  | 2/13/2020    | 6:00 p.m. - 7:00 p.m.  | Fountain Inn City Hall      |
| City of Travelers Rest  | 3/5/2020     | 6:00 p.m. - 7:00 p.m.  | Travelers Rest City Hall    |
| City of Greer   | 3/10/2020    | 6:30 p.m. - 7:30 p.m.  | Greer City Hall             |
| City of Mauldin   | 3/16/2020    | 7:00 p.m. - 8:00 p.m.  | Mauldin City Hall           |
| <b>Public Hearings - Present Draft Report</b>                               |              |                        |                             |
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| Public Notice   | 3/29/2020    | 1 p.m.                 | Greenville News Paper       |
| Virtual Presentation of Draft Plan to Public                                | 4/27/2020    | 6:00 p.m. – 7:00 p.m.  | Virtual Meeting             |
| GCRA Board Review of Draft Plan   | 4/28/2020    | 12:30 p.m. – 2:00 p.m. | GCRA Board Room             |
| <b>Greenville County Council Plan Review</b>                                |              |                        |                             |
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| County Council Committee Finance  | May 11, 2020 | 4 p.m.                 | Virtual Meeting             |
| Proposal Review Session – COVID-19 ESG and CDBG                             | May 14, 2020 | 2 p.m.                 | Virtual Meeting             |
| <b>Consolidated Plan &amp; Annual Action Plan Adoption &amp; Submission</b> |              |                        |                             |
| <b>Event</b>  | <b>Date</b>  | <b>Time</b>            | <b>Location</b>             |
| County Council-Final Adoption   | May 19,2020  | 4 p.m.                 | Virtual Meeting             |
| Submit Plan to HUD  | May 12, 2020 | 5 p.m.                 | TBD                         |



## Citizen Input Session

### 6. Summary of comments or views not accepted and the reasons for not accepting them

This is not applicable. All comments and reviews were welcomed.

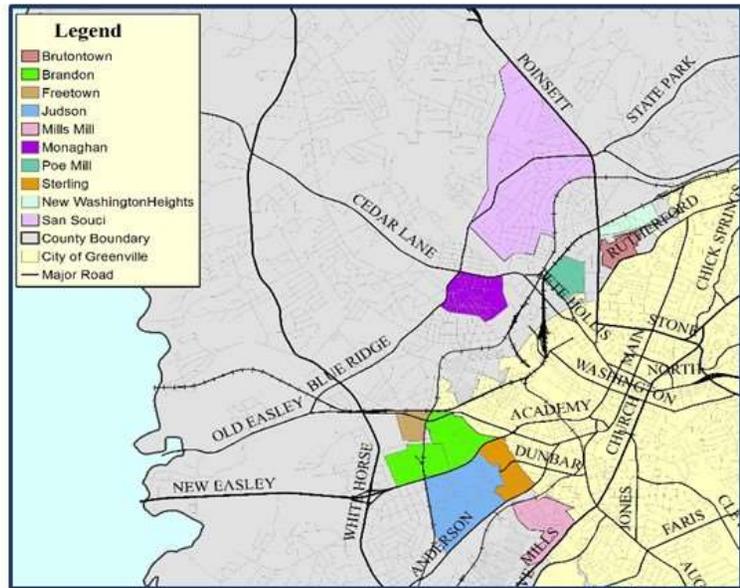
### 7. Summary

The County has been experiencing a population growth. Between 2010 and 2017, the County's population increased by 12.3 0%, with total population count of 436,437 in 2010 to 490,332 in 2017. This has created a great demand for housing, especially affordable housing, which is in very limited supply. According to Greenville County 2020 – 2024 Analysis of Impediments, the elderly and disabled population (mostly on fixed income) in the County continues to grow, and the demand for affordable housing in the County far exceeds supply. This creates a wider gap for this special needs population. The report also indicated that the County has a need for 18,000 renter-owned units and 14,500 homeowner units (HUD-CHAS data). Lack of affordable housing is consistently echoed in all other source documents and public comments in preparing the County's 2020-2024 Consolidated Plan. The 2018 Housing Study report, prepared by CZB, indicated a 9,500 affordable housing need for the County. This was the reason, the County subsequently, in 2019, established an **Affordable Housing Fund (AHF)** with the purpose of providing \$5,000,000 in 5 years (\$1,000,000/year) towards workforce housing in Greenville County. The AHF is administered by GCRA and used to leverage the Entitlement funds towards creation and preservation of affordable/workforce housing in the County.

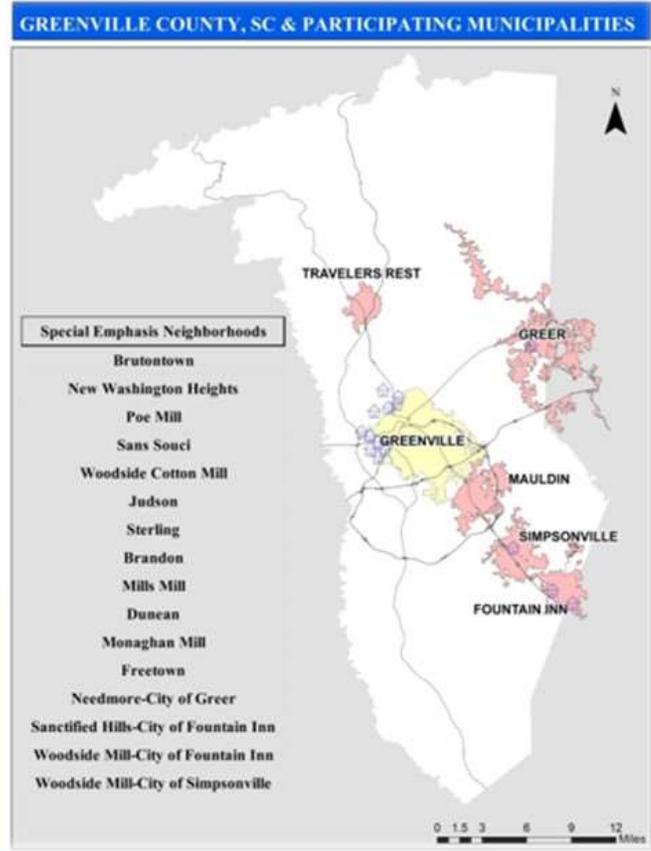
It is important to note that despite some progress made to affordable housing in Greenville County, cost overburdens of more than 30% are common among renters. The County's Analysis of Impediments report recognized that nearly a third of homeowners (31.9%) also experience cost overburden. The report further recognized that the elderly, on fixed income, cannot afford to make the repairs, alterations, and accommodations to their homes to make them accessible to their needs or age in place. Consequently, approximately 40% of the projected five-year strategic housing goal of 1,087 is targeted for special need population for preservation and creation of affordable housing units, given the opportunity to age in place in an affordable, decent, and safe homes.

Furthermore, the County's FY 2020 Annual Action Plan - Housing Goal and Strategies are consistent with the Greenville County 2018 Housing Study recommendations, which are (1) reserving and Upgrading Existing Affordable Housing Stocks (Owner Occupied Rehab. (2) Home Ownership for Low-and Moderate-Income Households. (3) Construct New Affordable Rental Units, and (4) Low interest loans and or grants to affordable housing landlords.

# GCRA's Jurisdiction and Special Emphasis Neighborhoods



- Special Emphasis Neighborhoods**
- Brutontown
  - New Washington Heights
  - Poe Mill
  - Sans Souci
  - Woodside Cotton Mill
  - Judson
  - Sterling
  - Brandon
  - Mills Mill
  - Duncan
  - Monaghan Mill
  - Freetown
  - Needmore, Greer
  - Sunnyside, Greer
  - Sanctified Hills –Fountain Inn
  - Woodside Mill - Fountain Inn
  - Woodside Mill –Simpsonville



## GCRA Special Emphasis Neighborhoods

Consolidated Plan Final Goals 2020-2024

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| Goal                             | Category                   | Source / Amount | Indicator   | Unit of Measure                 | Expected Con Plan Goal: 2020-2024 | Total -2020-2024 | Percentage Complete 2020-2024 | FY 2020 Goal                | Actual 2020 | 2020 Annual Percent Complete | FY 2021 Goal | Actual FY 2021 | 2021 Annual Percentage Complete | FY 2022 Goal | Actual FY 2022 | 2022 Annual Percent Complete | FY 2023 Goal | Actual FY 2023 | 2023 Annual Percent Complete | FY 2024 Goal | Actual FY 2024 | 2024 Annual Percent Complete |
|----------------------------------|----------------------------|-----------------|---|---------------------------------|-----------------------------------|------------------|-------------------------------|-----------------------------|-------------|------------------------------|--------------|----------------|---------------------------------|--------------|----------------|------------------------------|--------------|----------------|------------------------------|--------------|----------------|------------------------------|
| DH-1 Homeownership               | Affordable Housing         |                 | Homeowner Housing Added [New Const.]                                | Household Housing Unit          | 150                               |                  |                               | 21                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-2 Homeowner                   | Affordable Housing         |                 | Homeowner Housing Rehabilitated                                     | Household Housing Unit          | 50                                |                  |                               | 10                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-2 Homeowner                   | Affordable Housing         |                 | Other [Home Repair]   | Other [Housing unit]            | 250                               |                  |                               | 45                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-3 Homebuyers                  | Affordable Housing         |                 | Direct Financial Assistance to Homebuyers [First Time Homebuyers]   | Households Assisted             | 160                               |                  |                               | 32                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-3 Homebuyers                  | Affordable Housing         |                 | Direct Financial Assistance to Homebuyers [End Mortgages]           | Households Assisted             | 15                                |                  |                               | 3                           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-4 Special Needs - Rental      | Non-Homeless Special Needs |                 | Rental units Constructed [Seniors and Disabilities]                 | Household Housing Unit          | 70                                |                  |                               | 62                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-4 Special Needs - Housing     | Non-Homeless Special Needs |                 | Homeowner Housing Rehabilitated                                     | Household Housing Unit          | 175                               |                  |                               | 45                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-5 Rentals                     | Affordable Housing         |                 | Rental units constructed  | Household Housing Unit          | 70                                |                  |                               | 42                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-5 Rentals                     | Affordable Housing         |                 | Rental units rehabilitated  | Household Housing Unit          | 25                                |                  |                               | 5                           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-5 Rentals                     | Affordable Housing         |                 | Rental units rehabilitated [GCRA Rental Rehab]                      | Household Housing Unit          | 10                                |                  |                               | 2                           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-5 Rentals                     | Affordable Housing         |                 | Other - [GCRA Rental Repair]  | Other [Housing unit]            | 30                                |                  |                               | 4                           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-6 Permanent Support - Housing | Homeless                   |                 | Other [Repair of housing with permanent support services]           | Other [Household Housing Unit]  | 20                                |                  |                               | 15                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-6 Permanent Support - Housing | Homeless                   |                 | Rental units Constructed  | Household Housing Unit          | 40                                |                  |                               | 0                           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-6 Permanent Support - Housing | Homeless                   |                 | Rental Units Rehabilitated  | Household Housing Unit          | 22                                |                  |                               | 22                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| <b>Total Housing Unit Goal</b>   |                            |                 |   |                                 | <b>1087</b>                       |                  |                               | <b>308</b>                  |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-7 Homelessness - Prevention   | Homeless                   |                 | Homelessness Prevention (People at Risk)                            | Persons Assisted and Household  | 125 households/600 persons        |                  |                               | 125                         |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-8 Homelessness - Rehousing    | Homeless                   |                 | Tenant-Based Rental Assistance/Rapid Rehousing (Literally Homeless) | Persons and Households Assisted | 125 households/600 persons        |                  |                               | 25                          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-8 Homelessness - Rehousing    | Homeless                   |                 | Homeless persons overnight shelter                                  | Persons Assisted                | 500                               |                  |                               | 0                           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-9 - ESG COVID-19 -            | Homeless                   |                 | Homelessness Prevention (People at Risk)                            | Persons Assisted and Household  | 150                               |                  |                               | 150                         |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-9 - ESG COVID-19 -            | Homeless                   |                 | Tenant-Based Rental Assistance/Rapid Rehousing (Literally Homeless) | Persons and Households Assisted | 150                               |                  |                               | 150                         |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| <b>Total Housing Unit Goal</b>   |                            |                 |   |                                 | <b>See Housing Unit Tab</b>       |                  |                               | <b>See Housing Unit Tab</b> |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-10 Homelessness - shelter     | Homeless                   |                 | Homeless persons overnight shelter                                  | Persons Assisted                | 5000                              |                  |                               | 1000                        |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |
| DH-10 Homelessness Outreach      | Homeless                   |                 | Other [Persons assisted through street outreach]                    | Persons Assisted                | 2000                              |                  |                               | 400                         |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |

Consolidated Plan Final Goals 2020-2024

Table 2 of 2

| Goal                                      | Category  | Source / Amount | Indicator  | Unit of Measure                                    | Expected Con Plan Goal: 2020-2024 | Total -2020-2024 | Percentage Complete 2020-2024 | FY 2020 Goal | Actual 2020 | 2020 Annual Percent Complete | FY 2021 Goal | Actual FY 2021 | 2021 Annual Percentage Complete | FY 2022 Goal | Actual FY 2022 | 2022 Annual Percent Complete | FY 2023 Goal | Actual FY 2023 | 2023 Annual Percent Complete | FY 2024 Goal | Actual FY 2024 | 2024 Annual Percent Complete |  |
|---|---|-----------------|--|--|-----------------------------------|------------------|-------------------------------|--------------|-------------|------------------------------|--------------|----------------|---------------------------------|--------------|----------------|------------------------------|--------------|----------------|------------------------------|--------------|----------------|------------------------------|--|
| ED-1 Job Training                         | Economic Development, Homeless, N-H Comm. Dev. Needs          |                 | Public service activities other than Low/Moderate Income Housing Benefit                         | Persons Assisted                                   | 100                               |                  |                               | 25           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| ED-2 Business Establishment and Expansion | Economic Development, N-H Comm. Dev. Needs                    |                 | Businesses Assisted  | Businesses Assisted                                | 20                                |                  |                               | 2            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| ED-3 Facade Improvement                   | Economic Development  |                 | Facade treatment/business building rehabilitation  | Businesses Assisted                                | 25                                |                  |                               | 6            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| ED-4 Commercial Development               | Economic Development  |                 | Businesses Assisted  | Businesses Assisted                                | 3                                 |                  |                               | 0            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-1 Blight Elimination                   | Affordable Housing  |                 | Buildings Demolished   | Buildings  | 35                                |                  |                               | 7            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-2 Public Facilities                    | Non-Homeless Special Needs; Non-Housing Community Development |                 | Other [Public Facilities]  | Other [public facility]                            | 5                                 |                  |                               | 2            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-3 Public Services                      | Non-Housing Community Development                             |                 | Public service activities other than Low/Moderate Income Housing Benefit                         | Persons Assisted                                   | 45000                             |                  |                               | 9,000        |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-3 Public Services                      | Affordable Housing  |                 | Public service activities for Low/Moderate Income Housing Benefit                                | Households Assisted                                | 500                               |                  |                               | 100          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-3 Public Services                      | Non-Housing Community Development                             |                 | Other - [Persons reached through speaking events, community meetings, etc]                       | Other- People Assisted                             | 200                               |                  |                               | 50           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-4 Infrastructure Improvements          | Non-Housing Community Development                             |                 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit      | Persons Assisted                                   | 6000                              |                  |                               | 1250         |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-5 Homelessness Services                | Homeless  |                 | Other [Services: Homelessness Prevention & Rapid Rehousing]                                      | Other: Persons Assisted                            | 3000                              |                  |                               | 600          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-6 Relocation                           | Affordable Housing  |                 | Other [Households Relocated]   | Other - [Households Relocated]                     | 3                                 |                  |                               | 0            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-7 Brownfield Assessment and Cleanup    | Non-Housing Community Development                             |                 | Brownfield acres remediated  | Acres Remediated                                   | 5                                 |                  |                               | 0            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-8 Fair Housing                         | Affordable Housing  |                 | Public service activities other than Low/Moderate Income Housing Benefit                         | People Assisted                                    | 6,000                             |                  |                               | 1,200        |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-9 CDBG COVID-19                        | Non-Housing Comm Dev; COVID Pandemic                          |                 | Businesses Assisted  | Businesses Assisted                                | 10                                |                  |                               | 10           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-9 CDBG COVID-20                        | Affordable Housing; COVID Funding                             |                 | Public service activities for Low/Moderate Income Housing Benefit                                | Households Assisted [Mortgage]                     | 100                               |                  |                               | 100          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-9 CDBG COVID-21                        | Affordable Housing; COVID Funding                             |                 | Public service activities for Low/Moderate Income Housing Benefit                                | Households Assisted [Rental Assistance]            | 150                               |                  |                               | 150          |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| SL-9 CDBG COVID-20                        | Affordable Housing; COVID Funding                             |                 | Public service activities other than Low/Moderate Income Housing Benefit                         | Persons Assisted                                   | 2,500                             |                  |                               | 2,500        |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| NR-1 Neighborhood Revitalization          | Non-Housing Community Development                             |                 | Other-Neighborhood GAP projects  | Other - Neighborhood Action Plan Goals Implemented | 35                                |                  |                               | 7            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| NR-1 Neighborhood Revitalization          | Non-Housing Community Development                             |                 | Other - Trees Planted  | Other - Trees                                      | 200                               |                  |                               | 40           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| NR-1 Neighborhood Revitalization          | Non-Housing Community Development                             |                 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit             | Households Assisted                                | 25                                |                  |                               | 0            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| NR-1 Neighborhood Revitalization          | Non-Housing Community Development                             |                 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit      | Persons Assisted                                   | 50                                |                  |                               | 50           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| NR-2 Neighborhood Capacity Building       | Non-Housing Community Development                             |                 | Other [Persons who go through Grassroots Leadership Development] Neighborhood Empowerment Series | Other - Persons Assisted                           | 100                               |                  |                               | 20           |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |
| PA-1 Project Management                   | Affordable Housing  |                 | Other [Projects that GCRA manages for other entities]  | Other - Projects Managed                           | 5                                 |                  |                               | 1            |             |                              |              |                |                                 |              |                |                              |              |                |                              |              |                |                              |  |

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name              | Department/Agency                         |
|--------------------|-------------------|---|
| CDBG Administrator | GREENVILLE COUNTY | Greenville County Redevelopment Authority |
| HOME Administrator | GREENVILLE COUNTY | Greenville County Redevelopment Authority |
| ESG Administrator  | GREENVILLE COUNTY | Greenville County Redevelopment Authority |

**Table 1 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Greenville County Redevelopment Authority (GCRA) is the lead agency responsible for the preparation and implementation of the Consolidated and Annual Action Plan. The GCRA is governed by a twelve-member board, representing each of the County Districts and appointed by the County Council. GCRA administers the County's CDBG, HOME and ESG programs. GCRA also works closely and provides technical assistance to the five cooperating municipalities participating in the Greenville County urban county program. GCRA partners with various development partners (non-profit and for-profit agencies) and other public agencies, leveraging funds and resources to successfully accomplish the Consolidated and Annual Action Plan.

GCRA develops programs for and administers the Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant programs. GCRA recommends and seeks funding sources for housing and public works projects to leverage funds in order to successfully accomplish the established goals and objectives.

GCRA staff coordinates resources and functions with other County agencies to ensure correlation of resources to the communities served. The Greenville County Planning Department administers the County's zoning and subdivision regulations, and is responsible for comprehensive and specialized planning efforts, including the County General Development Plan. The Planning Department Commission staff also administers zoning ordinances and prepares plans for the Cities of Greenville, Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest, including elements related to land use and housing.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

GCRA works closely and partners with several non-profits and for-profit organizations as well as public agencies that assist in the implementation of the goals and strategies identified in the Consolidated Plan. This provides opportunities to access resources and leverage funds on projects and programs in the County. The partners involved are housing providers, homeless service providers, public and public services agencies and Subrecipients. The homeless providers, which are also members of the Continuum of Care, are provided with ESG funds to address homeless issues, such as outreach, shelter and case management services. The partners include, but are not limited to, Homes of Hope, Upstate Homeless Coalition, SHARE, Greenville County Human Relations Commission, the Greenville County Recreation District, Greenville Free Medical Clinic, etc. GCRA shall continue to foster on the partnership relations with these mentioned and other agencies.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The GCRA is in partnership with the Upstate Continuum of Care (CoC). The focus is on addressing homelessness in the County through coordinated support services and transitional and permanent housing. Some of the policies being implemented are as follows:

- a) Prevent recurrent homelessness through changing discharge policies, retention programs to assist the formerly homeless to remain housed, creation of a 2-1-1 information/referral system, transportation improvements, and identification of additional resources to implement these goals. Efforts are under way to establish 'homeless courts' and prepare educational tools to broaden local support for new homeless relief strategies.
- b) Improve services to homeless families/individuals through improved cooperation with law enforcement and justice system actors, broader evaluation of homeless service providers, added outreach programs, and investigation of possible special needs shelters.
- c) Make more affordable housing available through proposal of a local housing trust fund and collaborations between homeless service providers and developers. The Plan also established an ongoing task force to end homelessness. The coalition meets weekly to discuss homelessness issues and discharge coordination at the Greenville Memorial Hospital and the County LEC Detention Center, and responses to panhandling in certain downtown Greenville areas.

The CoC members meet weekly to discuss the progress of their individual programs and how to continually address the homeless issues and concerns in in collaboration with one another. Some of the CoC members address chronically homeless clients, families with children, veterans, and unaccompanied youth. Information or programs conducted by CoC members are shared and coordinated efforts amongst the members are shared. The members also reach out to outside partners to further address specific homeless needs, e.g. Public agencies, such as staff from GCRA, Greenville County offices, City of Greenville, Greenville Housing Authority etc. also attend the monthly CoC meetings.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Annually the County's Emergency Solutions Grant fund is made available via a proposal format to the agencies, all CoC members in the County, as well as any nonprofit agencies that focuses on addressing homeless needs. The Greenville County Redevelopment Authority publishes funding availability notice in the local newspapers, and on the County and GCRA websites. Training sessions regarding the ESG program and eligibility activities are presented to the public. Applicants are given one month from the date of notice of funding availability to complete and submit their applications with appropriate backup

required information. The funds are provided to successful homeless providers/applicants and are used for ESG eligibility items, addressing outreach, shelter and transitional housing needs. All approved Subrecipient funds are required to show Matching funds for their programs. Funds are made available for case management, services and financial assistance to address homeless prevention, and rapid rehousing for individuals or households that are at risk of homelessness or literally homeless. All of Greenville County's CoC members are required to enter clients' data in the County's Homeless Management Information System (HMIS). The HMIS is administered and coordinated by the United Housing Connection. Funds for HMIS licenses are made available through the ESG fund to agencies funded by the County. The CoC members were solicited for comments for the preparation of the Consolidated Plan

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | United Housing Connections   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | In order to provide a picture of homelessness, housing, social service, and community development needs in Greenville County, the GCRA solicited data from local continuum of care partners, housing providers, non-profit agencies serving children, adults and seniors, neighborhood associations. GCRA employees attended a regional homelessness coalition meeting to explain the Consolidated Plan process and to ask for the providers support in collecting this information. Additionally, community meetings and public hearings were conducted throughout the County to solicit for input and comments from private, non-profit and public agencies. The GCRA created a Survey Monkey account and e-mailed survey links to all local agencies requesting their participation. The results of the survey and comments received throughout the public participation process were used to identify needs assessment, specific strategies and priorities for the Five-Year Plan. |

|   |  |   |
|---|--|---|
| 2 | <b>Agency/Group/Organization</b>   | United Ministries   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | In order to provide a picture of homelessness, housing, social service and community development needs in Greenville County, GCRA solicited data from local continuum of care partners, housing providers, non-profit agencies serving children, adults and seniors, neighborhood associations. Additionally, community meetings and public hearings were conducted throughout the County to solicit for input and comments from private, non-profit and public agencies. The GCRA created a Survey Monkey account and e-mailed survey links to all local agencies requesting their participation. The results of the survey and comments received throughout the public participation process were used to identify needs assessment, specific strategies and priorities for the Five-Year Plan. |
| 3 | <b>Agency/Group/Organization</b>   | SHARE   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless  |

|   |  |   |
|---|--|---|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | In order to provide a picture of homelessness, housing, social service and community development needs in Greenville County, GCRA solicited data from local continuum of care partners, housing providers, non-profit agencies serving children, adults and seniors, neighborhood associations. Additionally, community meetings and public hearings were conducted throughout the County to solicit for input and comments from private, non-profit and public agencies. The GCRA created a Survey Monkey account and e-mailed survey links to all local agencies requesting their participation. The results of the survey and comments received throughout the public participation process were used to identify needs assessment, specific strategies and priorities for the Five-Year Plan. |
| 4 | <b>Agency/Group/Organization</b>   | GREENVILLE COUNTY HUMAN RELATIONS COMMISSION  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Children<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Education<br>Service-Fair Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Market Analysis  |

|   |  |
|---|--|
| <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>In order to provide a picture of homelessness, housing, social service and community development needs in Greenville County, GCRA solicited data from local continuum of care partners, housing providers, non-profit agencies serving children, adults and seniors, neighborhood associations. Additionally, community meetings and public hearings were conducted throughout the County to solicit for input and comments from private, non-profit and public agencies. The GCRA created a Survey Monkey account and e-mailed survey links to all local agencies requesting their participation. The results of the survey and comments received throughout the public participation process were used to identify needs assessment, specific strategies and priorities for the Five-Year Plan.</p> |
|---|--|

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| Name of Plan      | Lead Organization                          | How do the goals of your Strategic Plan overlap with the goals of each plan?  |
|-------------------|--|---|
| Continuum of Care | United Housing Connections/<br>Upstate CoC | One of the goals for GCRA is improving the homelessness issues in Greenville County. That is also the goal of the Upstate Continuum of Care. GCRA participates in the Homeless Management Information system (HMIS). This system helps coordinate with other agencies that are CoC members. |

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

GCRA coordinates with other County agencies and municipalities to ensure correlation of resources to meet the community’s needs. The five municipalities that GCRA provides CDBG, ESG, and HOME funding to are the city of Mauldin, Travelers Rest, Greer, Simpsonville, and Fountain Inn. Each year GCRA

allocates resources to these five municipalities through an Annual Action Plan to successfully accomplish the goals of Consolidated Plan.

**Narrative (optional):**

For the COVID funding, GCRA worked with United Way of Greenville and all other agencies including United Housing Connection, City of Greenville, The Greenville Housing Authority, The Greenville Housing Fund, GC Human Relations, SHARE, Community Works Carolina, Salvation Army, etc., to coordinate efforts and determine and identify resources and benefits from all sources. The United Way used the 211-call system to obtain input from the public on needs assessments. The stakeholder's meetings were conducted virtually to address appropriate social distancing and safety. The chart showing the results of United Way 211 calls are part of the attachment to this report.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

In preparation for the Greenville County 2020-2024 Consolidated Plan and Annual Action Plan, The GCRA ensures that there are multiple opportunities, needs, priorities, and target areas for addressing affordable housing, homelessness, and community development. The outreach approach included targeted mailing to special emphasis/redevelopment neighborhoods, newspaper public notices, website and Facebook announcements, and email notices to focus groups, residents, and community stakeholders. An initial Kick-off public meeting was held on January 30th, 2020 to discuss the previous Consolidated Plan period, and the process and schedule for public involvement. Below is a synopsis of the public participation, solicitation, and approval process conducted for the Plan.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach                             | Summary of response/attendance | Summary of comments received   | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|--------------------------------|--|--|---------------------|
| 1          | Public Meeting   | Minorities<br><br>Non-targeted/broad community | City of Fountain Inn           | Improvements to pedestrian safety, such as more crosswalks across Hwy 418. Improvements to the current sidewalks so that they are more handicap accessible. Increase in affordable housing which includes homeownership and rental units.  |  |                     |
| 2          | Public Meeting   | Minorities<br><br>Non-targeted/broad community | City of Travelers Rest         | Create more job opportunities. Increase the number of shops that are walking distance near Main St. Reduce the number of trailer parks. Discourage the creation of gated communities. Expand the number of affordable housing. Rehab more units so they can become affordable housing units. Expand the roads. Some roads are too narrow for buses to drive through. |  |                     |
| 3          | Public Meeting   | Minorities<br><br>Non-targeted/broad community | City of Mauldin                | Increase in the number of stop the shuttle bus makes. Expand the daycare services for second and third shift workers. Expand the width of roads between Corn Road. Set funding aside for the creation of sidewalks and bike lanes near Miller Rd.  |  |                     |

| Sort Order | Mode of Outreach | Target of Outreach                               | Summary of response/attendance                     | Summary of comments received   | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|--|--|--|---------------------|
| 4          | Public Meeting   | Minorities<br>Needmore and Sunnyside Communities | City of Greer - Needmore and Sunnyside Communities | There are concerns about outside developers coming into the neighborhood and buy property from older residents. New homes being built are too expensive for the current residents. Both communities express the need for improvement to sidewalks and infrastructure. Improvement to rental properties. Expansion of senior programs to involve more of the community. Need for a job training program and more jobs creation. Sunnyside is in need of a neighborhood plan. Expand the Sunnyside Youth and Elderly Engagement program to include an educational program. |  |                     |
| 5          | Public Meeting   | Minorities<br>Non-targeted/broad community       | City of Simpsonville                               | Increase the number of bus stops and the frequency of buses making those stops. Introduction of a train system that will travel from Greenville to Columbia and stop through Simpsonville. Increase the number of housing units that are considered affordable. Expand the opportunities for individuals that are experiencing homelessness. Infrastructure is an issue- like stormwater drains around the Westwood area. There are 10 homes in the Woodside community that need to be demolished or rehabbed into affordable housing.                                   |  |                     |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance              | Summary of comments received   | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--------------------|---|--|--|---------------------|
| 6          | Public Meeting   | Service Providers  | Continuum of Care Service Providers Session | Continuum of Care service providers stated that there is a lack of affordable housing. There is also a lack of knowledge as to what is considered affordable housing. The critical price point seems to be between \$400 and \$500. To achieve this price point there needs to be more subsidies. Wages are an issue when it comes to affordable housing. Stated that there is a lack of developable land for affordable housing. There is a lack of transportation for jobs. There are lots of service jobs that pay minimum wage or below, which makes it harder for people to afford housing. In many cases, one would need to take a second job. Health issues that are and are not diagnosed is a barrier that residents face. There is need for supportive housing for individuals that have mental issues and/or substance abuse. Other barriers include the transition from supportive housing to living on their own. An issue that needs to be addressed is how to define "At risk." |  |                     |

| Sort Order | Mode of Outreach  | Target of Outreach                   | Summary of response/attendance  | Summary of comments received  | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--------------------------------------|---------------------------------|---|--|---------------------|
| 7          | Public Meeting    | Minorities<br><br>Housing Developers | Housing Developers Session      | Zoning is an issue when developers begin to make plans for affordable housing and residential development. The speed at which an area can be rezoned adds to the cost of construction. AMI is one of the factors the housing developers use to determine what is considered affordable. They also stated that the federal poverty guidelines are outdated. In regard to the senior population, they have to consider the medical needs. Other challenges that housing developers come across are electrical, plumbing, weatherization, and pest infestation problems on rehab projects. |  |                     |
| 8          | Internet Outreach | Public Service Agencies              | Public Service Agencies Session | Transportation seems to be one of biggest challenges for residents. The lack of well-paying jobs is another challenge. Agencies have trouble with families that are undocumented in regard to interpretation and communication of information. As far as non-housing needs, agencies added that there are health and food insecurities. There is an issue with coordinated services.  |  |                     |

| Sort Order | Mode of Outreach  | Target of Outreach   | Summary of response/attendance                                 | Summary of comments received  | Summary of comments not accepted and reasons | URL (If applicable)   |
|------------|-------------------|--|--|---|--|---|
| 9          | Internet Outreach | Non-targeted/broad community   | Greenville County Consolidated Needs Assessment Survey         | The results from the survey showed that all the participants identified as residents of Greenville County or one of the five municipalities. Some also identified as non-service members and/or an advocacy group. 8 out of 10 of the participants were full-time employees with the remaining two identifying as either student or self-employed. Infrastructure improvements like streets and sidewalks were ranked highest in the survey. Public transportation was ranked highest when prompted. For housing, the two answers that ranked highest in priority were rehab and repair to housing units. An increase to facilities for homeless shelter and case management were ranked highest regarding the homeless issues. |  | <a href="https://www.surveymonkey.com/r/9785TSM">https://www.surveymonkey.com/r/9785TSM</a> |
| 10         | Internet Outreach | Minorities<br>Non-English Speaking - Specify other language: Spanish | Greenville County Consolidated Needs Assessment Spanish Survey | No comments received.   |  | <a href="https://www.surveymonkey.com/r/HJGNYYH">https://www.surveymonkey.com/r/HJGNYYH</a> |

| Sort Order | Mode of Outreach  | Target of Outreach             | Summary of response/attendance                 | Summary of comments received   | Summary of comments not accepted and reasons | URL (If applicable)   |
|------------|-------------------|--------------------------------|--|--|--|---|
| 11         | Internet Outreach | Homelessness Provider Agencies | Homelessness Providers Needs Assessment Survey | Of the agencies that participated in the survey, 3 responded that their shelter provides permanent supportive housing. There were two respondents apiece for emergency shelter and transitional housing shelter. Agencies stated that most deal with clients that are chronically homeless ranging from multiple episodes within a year or a repeat offender every year. Stated that there is a lack of mainstream services like health, mental health, and employment services. Agencies have stated that there is a lack of affordable housing for those that are facing homelessness and/or already homeless. Lack of communication between agencies can cause issues in providing services needed. |  | <a href="https://www.surveymonkey.com/r/PBV79G9">https://www.surveymonkey.com/r/PBV79G9</a> |

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

GCRA staff obtained needs assessment data to Housing and Community Development through the public engagement meetings/sessions and survey data obtained from the public. The Needs Assessment Overview is primarily supported by American Community Survey (ACS) data and 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, which are tabulations of ACS data. The HUD-CHAS dataset is a national dataset on affordability based on a HUD formula. CHAS data typically lags ACS 5-year estimates by approximately two years. Additional data was also obtained from the Greenville County 2020 Analysis of Impediment report.

This section of the report assesses the housing needs in the region by analyzing various demographic and economic indicators. Developing a picture of the current needs in the region begins by looking at broad trends in population, area median income, number of households, etc. The next step is to examine and analyze the data, such as family and household dynamics, race, and housing problems etc. The key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the County's citizens. The main housing problems assessed are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden.

Understanding the magnitude and prevalence of these issues in the varying communities of the County is crucial in setting evidence-based priorities for entitlement programs. Whenever possible, the data auto-populated in has been updated with the most recent data available. Supplemental maps have also been included when necessary.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

### Summary of Housing Needs

According to the ACS data for 2013-2017 and Census data for 2000 and 2010, the County’s population increased by 48% from 2000 – 2017, additionally, there is a 12% increase from 2010 (436,437) to 2017 (490,332) in households in the County. In 2010 the County’s household increased from 171,223 to 185,837 in 2017, (9% increase). The County’s Median Income also increased by 15% from \$48,830 in 2010 to \$53,739 in 2017. The increase in income is not necessarily reflected in the low-mod communities. Although, the County reported an increase in median income, the low-and moderate-income communities are faced with stagnant or reduced income, making affordable housing less attainable and accessible to them. The County’s low to moderate income populations in need also represent a broad and diverse set of populations in the communities – such as persons with disabilities, the elderly, single parents with children, minority populations and all other low to moderate income households. The diversity of needs and populations to be served presents an environment requiring a comprehensive affordable housing strategy to create economic mobility throughout the continuum of needs.

By taking into consideration the rate of inflation, the median income in Greenville County has not kept up with the rate of inflation. Furthermore, approximately 41% of all households fall within the low to moderate income (LMI) classification as defined by HUD. In short, there are an estimated 64,183 households with incomes below 80% of the area median income while the cost of living continues to increase. Amongst the LMI population, there are 10,959 renters and 8,030 owners experiencing one or more of the four major housing problems defined by HUD. The four major housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. (HUD CHAS data 2013-2017).

*Sources: ACS – 2018 and Census 2000 and 2010.*

| Demographics  | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population    | 451,225         | 422,230                | -6%      |
| Households    | 166,342         | 156,510                | -6%      |
| Median Income | \$46,671.00     | \$50,540.00            | 8%       |

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Number of Households Table**

|   | <b>0-30%<br/>HAMFI</b> | <b>&gt;30-50%<br/>HAMFI</b> | <b>&gt;50-80%<br/>HAMFI</b> | <b>&gt;80-100%<br/>HAMFI</b> | <b>&gt;100%<br/>HAMFI</b> |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Total Households  | 19,454                 | 19,910                      | 24,819                      | 16,063                       | 76,285                    |
| Small Family Households                                     | 7,075                  | 6,805                       | 9,630                       | 7,218                        | 43,600                    |
| Large Family Households                                     | 1,408                  | 1,317                       | 1,813                       | 1,254                        | 5,784                     |
| Household contains at least one person 62-74 years of age   | 3,245                  | 4,465                       | 5,704                       | 3,516                        | 15,796                    |
| Household contains at least one-person age 75 or older      | 2,430                  | 4,013                       | 3,756                       | 1,557                        | 4,836                     |
| Households with one or more children 6 years old or younger | 3,875                  | 3,737                       | 4,025                       | 2,543                        | 9,783                     |

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

|   | Renter       |                    |                    |                     |       | Owner        |                    |                    |                     |       |
|---|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
|   | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>   |              |                    |                    |                     |       |              |                    |                    |                     |       |
| Substandard Housing - Lacking complete plumbing or kitchen facilities                 | 219          | 225                | 152                | 39                  | 635   | 39           | 150                | 24                 | 39                  | 252   |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 200          | 115                | 42                 | 35                  | 392   | 50           | 70                 | 69                 | 25                  | 214   |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)          | 479          | 385                | 183                | 59                  | 1,106 | 33           | 113                | 147                | 118                 | 411   |
| Housing cost burden greater than 50% of income (and none of the above problems)       | 6,259        | 2,335              | 168                | 49                  | 8,811 | 3,379        | 1,994              | 1,428              | 341                 | 7,142 |

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 1,415     | 4,259       | 2,840       | 438          | 8,952 | 1,224     | 2,284       | 4,035       | 1,954        | 9,497 |
| Zero/negative Income (and none of the above problems)                           | 1,732     | 0           | 0           | 0            | 1,732 | 1,060     | 0           | 0           | 0            | 1,060 |

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|   | Renter    |             |             |              |        | Owner     |             |             |              |        |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total  | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total  |
| <b>NUMBER OF HOUSEHOLDS</b>   |           |             |             |              |        |           |             |             |              |        |
| Having 1 or more of four housing problems                             | 7,165     | 3,060       | 552         | 182          | 10,959 | 3,504     | 2,324       | 1,672       | 530          | 8,030  |
| Having none of four housing problems                                  | 3,285     | 6,304       | 8,879       | 4,629        | 23,097 | 2,700     | 8,225       | 13,719      | 10,708       | 35,352 |
| Household has negative income, but none of the other housing problems | 1,732     | 0           | 0           | 0            | 1,732  | 1,060     | 0           | 0           | 0            | 1,060  |

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

|                             | Renter    |             |             |        | Owner     |             |             |        |
|-----------------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|--------|
|                             | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total  |
| <b>NUMBER OF HOUSEHOLDS</b> |           |             |             |        |           |             |             |        |
| Small Related               | 3,734     | 3,150       | 1,353       | 8,237  | 1,506     | 1,555       | 2,189       | 5,250  |
| Large Related               | 789       | 563         | 192         | 1,544  | 196       | 289         | 310         | 795    |
| Elderly                     | 1,317     | 1,136       | 342         | 2,795  | 1,908     | 1,928       | 2,042       | 5,878  |
| Other                       | 2,428     | 2,279       | 1,144       | 5,851  | 1,046     | 656         | 965         | 2,667  |
| Total need by income        | 8,268     | 7,128       | 3,031       | 18,427 | 4,656     | 4,428       | 5,506       | 14,590 |

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

|                             | Renter    |             |             |       | Owner     |             |             |       |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                             | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b> |           |             |             |       |           |             |             |       |
| Small Related               | 2,900     | 793         | 49          | 3,742 | 1,232     | 622         | 450         | 2,304 |
| Large Related               | 509       | 215         | 25          | 749   | 127       | 70          | 79          | 276   |
| Elderly                     | 1,130     | 554         | 44          | 1,728 | 1,197     | 987         | 599         | 2,783 |
| Other                       | 2,085     | 979         | 45          | 3,109 | 854       | 337         | 304         | 1,495 |
| Total need by income        | 6,624     | 2,541       | 163         | 9,328 | 3,410     | 2,016       | 1,432       | 6,858 |

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

|                             | Renter    |             |             |              |       | Owner     |             |             |              |       |
|-----------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                             | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b> |           |             |             |              |       |           |             |             |              |       |
| Single family households    | 554       | 475         | 146         | 94           | 1,269 | 33        | 124         | 152         | 114          | 423   |

|                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Multiple, unrelated family households | 115       | 29          | 74          | 0            | 218   | 50        | 59          | 62          | 29           | 200   |
| Other, non-family households          | 20        | 0           | 0           | 0            | 20    | 0         | 0           | 0           | 0            | 0     |
| Total need by income                  | 689       | 504         | 220         | 94           | 1,507 | 83        | 183         | 214         | 143          | 623   |

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Thirty-two (32%) percent of the population consist of persons over the age of 62 and up. Furthermore, 48% of the elderly households have an annual income of 80% and below, and 11% of the population have income less than 30% AMI. This target population is usually single. This means that approximately a third of the County’s population are elderly. Elderly homeowners and renters are severely cost burdened since they pay more than 50% of their income on housing cost. It is important for the County’s housing plan to specifically address the needs of this target population. Housing priorities, such as special needs, include opportunities to age in place by continued repair and rehabilitation programs. Seniors on a fixed income have severe housing cost burden and can benefit from assistance on required maintenance on their homes. Housing repairs and rehabilitation programs are necessary to address the maintenance costs associated with older structures. The County’s support for affordable rental housing with amenities suitable for seniors is another way to address housing assistance. The County will continue to work with housing service and elderly support agencies to provide programs, activities, and accommodations for its elderly population.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Renters are also more likely than homeowners to face severe housing problems in Greenville County. Approximately 31% or more of renters face one or more severe housing problems, while 18% of homeowners face one or more severe housing problems. (Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).

In Greenville County, cost overburdens of more than 30% are also more likely among renters. Nearly a third of homeowners (32%) also experience cost overburdens. Additionally, cost overburdens of more than 50% are more likely among renters. 71% of renters at 30% AMI or less experience cost overburdens greater than 50%. Approximately 50% of homeowners at 30% AMI or less experience cost overburdens of more than 50%.

According to the County's 2020 Analysis of Impediments report, an estimated 33% of the population age 65 and older in Greenville County, has a disability consisting mainly due to ambulatory difficulty, an independent living difficulty, and a hearing disability. This is consistent with a third of the County's identified senior population that will need housing repair assistance with reasonable accommodations to their homes to promote age in place.

Additionally, small, related families lack sufficient housing units, particularly decent, safe, and affordable housing units, with the appropriate sizing of their units to address overcrowding.

### **What are the most common housing problems?**

The most common housing problem in Greenville County is affordability. Although renters and homeowners experience similar cost burdens related to housing affordability, cost burden is more severe on renters, particularly on households at 30% AMI, small families, and elderly. Extremely low-income renters (30% AMI and below) face affordability and overcrowding issues. These issues are further exasperated for small families in need decent rental housing. Housing affordability is not just an issue for low-moderate income households. It extends to workforce population making up to 120 Area Median Income.

The primary challenge to creating and preserving affordable housing in Greenville County is that household income is failing to keep up with rising housing cost. The increase in housing costs is driven by supply and demand, which is impacted by interest rates, price of materials, infrastructure improvements, land values and cost, increased regulatory costs, labor cost, etc.

### **Are any populations/household types more affected than others by these problems?**

Seniors that are on a fixed income are disproportionately affected by high housing costs amongst homeowners in Greenville County. Seniors comprise 32 percent of all households. However, 35 percent of all LMI homeowners that pay more than 30 percent of their income on housing are

seniors. Additionally, the CHAS data recognizes that all household types (renters and homeowners) earning 80% and below is cost burdened by 30% of their income, particularly, families of 50% AMI and below. Households of 30% AMI are severely cost burdened by 50%.

Renters and homeowners are more evenly split, as 53.8% of households are renter-occupied and 46.2% are homeowner-occupied. Renters in the County face a disproportionately higher rate of housing problems at 39.6%, compared to homeowners at 25.4%. It is important that policies and strategies addressing housing needs include assistance to all income levels and household types to ensure decent, safe, and affordable housing opportunities are available and attainable.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The populations at imminent risk of either residing in shelters or becoming unsheltered are the working poor, ex-offenders, seniors/elderly, special needs/disabled, and minorities. The specific needs of the extremely low-income include: job and life skills training, affordable housing, personal/adequate public transportation, subsidized child care, and permanent support with supportive services for the homeless population, individuals with a criminal background, substance abuse, as well as, mental and physical disabilities.

Single adults are the largest group of homeless people in our county. Homelessness among single adults are a result of the lack of affordable, available housing. Even a temporary financial or life crisis, such as losing a job, the end of a relationship, death of a partner, or health emergency can result in a loss of housing and homelessness. The experience of homelessness for single adults is most often brief and non-recurring. Despite common stereotypes, most homeless single adults do not suffer from chronic mental illness, substance abuse, or other disabling conditions and most are homeless for a relatively short time before reconnecting to housing.

Families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. Most are impacted by a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home – all of which can lead families to seek help. Homelessness can have a significantly negative impact on children – their education, health, sense of safety, and overall development.

Veterans are also impacted by the lack of affordable housing and economic hardship that other citizens experience in addition to the challenges brought on by multiple and extended deployment. People experiencing chronic homelessness typically have complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions. Once they

become homeless, it is difficult for them to get back into housing and they can experience long or repeated episodes. Youth homelessness is often rooted in family conflict. Other contributing factors include economic circumstances like poverty, housing insecurity, racial disparities, and mental health and substance use disorders. Young people who were involved with the child welfare and juvenile justice systems are also more likely to become homeless. Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable, including victims of sexual trafficking and exploitation. Youth who identify as lesbian, gay, bisexual, transgender, and questioning (LGBTQ); pregnant and parenting youth; youth with special needs or disabilities, and youth of color, particularly African American and Native American youth, are also more likely to become homeless.

All affected families and children are usually assisted using the Emergency Solutions Grant, through a coordinated entry system with the CoC.

Due to the recent COVID-19 pandemic, households impacted by COVID-19 that are behind on their rent payments and mortgages and are potentially at risk of homelessness or literally homeless due to COVID-19, will be assisted via prevention or rapid rehousing, using the ESG-CV and CDBG-CV funds.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Not applicable**

**All at risk of homeless clients are assisted through the homeless providers. They are required to through an intake and assessment process coordinated entry system.**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The housing development market is costly and difficult as it relates to the production of affordable housing for moderate and low-income working people. Increasingly, households are not able to afford the homes they are in and renters are facing increasing challenges in meeting their monthly housing costs. Utilities, real estate taxes, and insurance rates are increasing – costs that are passed on to renters in increased rents. The lack of affordable housing for lower income households of 50% and below of the AMI creates instability and an increased risk of homelessness. People are not able to meet all of their financial obligations or save for a rainy day, deposit requirement for rent and utilities, etc. and are therefore forced into substandard living conditions. There is also a lack of support services to assist individuals who need enhanced care/supervision to continue to stay in or maintain their existing homes. Consequently, collaboration amongst the private, public development community, nonprofit organizations, using innovative affordable housing policies are necessary to address the inherent housing needs in Greenville County.

## Discussion

In Greenville County, 48.7% of households make less than the HUD Area Median Income. Households making 80-100%, 50-80%, 30-50%, and 30% or less of Area Median Income are 10.3%, 15.9%, 12.7%, and 12.4% of households, respectively. Households in the County that make 30% of AMI have an annual income of \$21,510. As HUD defines affordable housing as paying no more than 30% of income on rent, this leaves low income households with less than \$1,792.50 per month (without taking tax out) to spend on housing. As there are few housing options in Greenville County available for families at this rental level, many households must then pay more than 30% of their income for housing, becoming cost overburdened.

Approximately 74,328 households or 47% of the total household consist of small families (2-4 persons) and while 11,575 or 7% of the household consist of large families (more than 5 persons). It is important to plan for and provide housing with adequate number of bedrooms for both the small and large bedrooms. Part of the planned housing units consist of new construction of 2 -4 bedrooms.

## **NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

During the planning process for the preparation of Greenville County's Five-Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the County. According to the 2015: 5 Year American Community Survey (ACS), the majority or 79 percent of the population in Greenville County, excluding City of Greenville, is white with a minority population of 21 percent comprised largely of blacks and Hispanics. Nationally, minority households hold significantly lower net wealth, lower incomes, and lower rates of homeownership than white households. For example, the Board of Governors of the Federal Reserve reports that in 2016 the median wealth of white families was \$171,000 compared with \$20,700 for Hispanic families and \$17,600 for black families. Furthermore, in Greenville County as a whole, in 2015 82.3% of homeowners were white, while only 11.4% were black, and only 4.1% were of Hispanic or Latino origin.

Areas with high rates of renter-occupied property and areas where there is a concentration of poverty tend to experience a greater number of neighborhood problems, such as police and fire calls, vandalism, declining property values, and declining occupancy rates, than areas with high homeownership rates and economically diverse neighborhoods. Census tracts with high minority concentrations may experience a greater proportion of neighborhood problems than census tracts that are more integrated (William Julius Wilson 1996). Currently, there are 25 HUD Qualified Census Tracts in Greenville County, not including those that are within the City of Greenville, that directly qualify for federal block grant funding (i.e. CDBG, ESG & HOME). These qualifying census tracts are predominately located to the northwest, west and south of the city of Greenville, where minority LMI populations and aged housing are concentrated. Based on the concentration of LMI minorities and aged housing in these areas, it is likely that blacks and Hispanics are disproportionately affected by housing problems. According to the 2015: 5 Year ACS, blacks comprise 18 percent of the total population and Hispanics 9% percent. However, the majority of HUD Qualified Census Tracts have an average of 32% Black and 21% Hispanic populations. However, there is still a disproportionate distribution of wealth and resources as well as a concentration of minority populations in disadvantaged areas within the County.

**0%-30% of Area Median Income**

| <b>Housing Problems</b>        | <b>Has one or more of four housing problems</b> | <b>Has none of the four housing problems</b> | <b>Household has no/negative income, but none of the other housing problems</b> |
|--------------------------------|---|--|---|
| Jurisdiction as a whole        | 13,299  | 3,359  | 2,792   |
| White                          | 7,127   | 2,424  | 1,522   |
| Black / African American       | 4,157   | 706  | 709   |
| Asian                          | 224   | 0  | 69  |
| American Indian, Alaska Native | 22  | 20   | 0   |
| Pacific Islander               | 0   | 0  | 0   |
| Hispanic                       | 1,658   | 164  | 493   |

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2011-2015 CHAS  
**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

| Geographic Area Name                    | Percentage of Black or African American Population | Percentage of Hispanic or Latino Population |
|---|--|---|
| Census Tract 15.02                      | 82.60%   | 0.9%  |
| Census Tract 17                         | 10.10%   | 22.8%                                       |
| Census Tract 20.01                      | 83.90%   | 7.7%  |
| Census Tract 20.03                      | 39.20%   | 32.8%                                       |
| Census Tract 21.03                      | 33%  | 8.7%  |
| Census Tract 21.04                      | 35%  | 27.6%                                       |
| Census Tract 21.05                      | 43.60%   | 18.4%                                       |
| Census Tract 21.06                      | 28.20%   | 23.6%                                       |
| Census Tract 21.07                      | 28.20%   | 8.8%  |
| Census Tract 21.08                      | 32.10%   | 5.8%  |
| Census Tract 22.01                      | 15.50%   | 36.7%                                       |
| Census Tract 22.02                      | 20.50%   | 32.5%                                       |
| Census Tract 23.01                      | 14.30%   | 22.8%                                       |
| Census Tract 23.02                      | 35.60%   | 18.0%                                       |
| Census Tract 23.03                      | 35.20%   | 31.4%                                       |
| Census Tract 23.04                      | 53%  | 10.1%                                       |
| Census Tract 25.05                      | 14.90%   | 19.6%                                       |
| Census Tract 34.01                      | 50.80%   | 13.6%                                       |
| Census Tract 35                         | 37.70%   | 6.0%  |
| Census Tract 36.01                      | 30.40%   | 13.4%                                       |
| Census Tract 36.02                      | 52.40%   | 19.0%                                       |
| Census Tract 37.04                      | 23.30%   | 38.6%                                       |
| Census Tract 37.05                      | 7.70%  | 21.2%                                       |
| Census Tract 37.06                      | 14.40%   | 29.2%                                       |
| Census Tract 37.07                      | 24.60%   | 10.0%                                       |
| <i>2018 American Communities Survey</i> |  |   |

**Qualified Census Tract Demographic Information**

**30%-50% of Area Median Income**

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 11,954                                   | 7,970                                 | 0  |
| White                          | 6,743                                    | 5,942                                 | 0  |
| Black / African American       | 2,874                                    | 1,412                                 | 0  |
| Asian                          | 264                                      | 95                                    | 0  |
| American Indian, Alaska Native | 25                                       | 14                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 1,920                                    | 449                                   | 0  |

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost burden greater than 30%

**50%-80% of Area Median Income**

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 9,080                                    | 15,727                                | 0  |
| White                          | 6,069                                    | 11,296                                | 0  |
| Black / African American       | 1,733                                    | 2,917                                 | 0  |
| Asian                          | 225                                      | 138                                   | 0  |
| American Indian, Alaska Native | 30                                       | 84                                    | 0  |
| Pacific Islander               | 10                                       | 0                                     | 0  |
| Hispanic                       | 942                                      | 1,182                                 | 0  |

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost burden greater than 30%

## 80%-100% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 3,107                                    | 12,937                                | 0  |
| White                          | 2,110                                    | 9,928                                 | 0  |
| Black / African American       | 541                                      | 2,054                                 | 0  |
| Asian                          | 105                                      | 184                                   | 0  |
| American Indian, Alaska Native | 0  | 14                                    | 0  |
| Pacific Islander               | 0  | 10                                    | 0  |
| Hispanic                       | 357                                      | 665                                   | 0  |

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

### Discussion

Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons. The sample size for the whole jurisdiction with one or more housing problems with household incomes at 30-50% AMI is 19,924. Based on the jurisdiction sample size, 60 percent of all households at 30-50% AMI have one or more housing problems. Of the total population of Hispanics (2,369), 81 percent, or 1,920, of Hispanic households at 30-50% AMI has one or more housing problems. Based on this analysis and comparison, low-income Hispanics are disproportionately affected by housing problems in Greenville County. Amongst extremely low-income households, neither blacks nor Hispanics are disproportionately affected by one or more housing problems. 75 percent of blacks and 72 percent of Hispanics at 0-30% AMI has one or more housing problems compared to 69 percent of the jurisdiction as a whole.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205  
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

NA

**0%-30% of Area Median Income**

| <b>Severe Housing Problems*</b> | <b>Has one or more of four housing problems</b> | <b>Has none of the four housing problems</b> | <b>Household has no/negative income, but none of the other housing problems</b> |
|---------------------------------|---|--|---|
| Jurisdiction as a whole         | 10,669  | 5,985  | 2,792   |
| White                           | 5,698   | 3,842  | 1,522   |
| Black / African American        | 3,467   | 1,401  | 709   |
| Asian                           | 194   | 30   | 69  |
| American Indian, Alaska Native  | 18  | 24   | 0   |
| Pacific Islander                | 0   | 0  | 0   |
| Hispanic                        | 1,192   | 624  | 493   |

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Data** 2011-2015 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost burden over 50%

### 30%-50% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 5,384                                    | 14,529                                | 0  |
| White                          | 3,082                                    | 9,603                                 | 0  |
| Black / African American       | 1,204                                    | 3,096                                 | 0  |
| Asian                          | 120                                      | 234                                   | 0  |
| American Indian, Alaska Native | 0  | 39                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 940                                      | 1,439                                 | 0  |

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

### 50%-80% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 2,224                                    | 22,598                                | 0  |
| White                          | 1,386                                    | 15,986                                | 0  |
| Black / African American       | 391                                      | 4,240                                 | 0  |
| Asian                          | 85                                       | 279                                   | 0  |
| American Indian, Alaska Native | 0  | 114                                   | 0  |
| Pacific Islander               | 0  | 10                                    | 0  |
| Hispanic                       | 332                                      | 1,791                                 | 0  |

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

## 80%-100% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 712                                      | 15,337                                | 0  |
| White                          | 486                                      | 11,543                                | 0  |
| Black / African American       | 92                                       | 2,499                                 | 0  |
| Asian                          | 70                                       | 219                                   | 0  |
| American Indian, Alaska Native | 0  | 14                                    | 0  |
| Pacific Islander               | 0  | 10                                    | 0  |
| Hispanic                       | 64                                       | 966                                   | 0  |

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

## Discussion

The sample size for the whole jurisdiction with severe housing problems of households at 0-30% AMI is 19,446. Based on the jurisdiction sample size, 55 percent of all households at 0-30% AMI have one or more severe housing problems. The sample size for the whole jurisdiction with severe housing problems at 30-50% is 19,913. Based on the jurisdiction sample size, 27 percent of all households at 30-50% AMI have one or more severe housing problems.

Of the total population of Hispanics (2,309), 52 percent or 1,192 Hispanic households at 0-30% AMI has one or more severe housing problems, 62 percent Black households at 0-30%, 53 percent for white household and 66 percent of Asians. Based on this analysis, each of the races has severe cost burden. However, the portion of the Asian community that falls under the extremely low-income category can be considered to be somewhat disproportionately affected by severe housing problems in Greenville County.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section calculates the percentage of those with cost burden and severe cost burden within each racial or ethnic group in the region, which is different than the above sections where housing problems and severe housing problems are calculated by comparing each racial group within its AMI cohort.

### Housing Cost Burden

| Housing Cost Burden            | <=30%   | 30-50% | >50%   | No / negative income (not computed) |
|--------------------------------|---------|--------|--------|-------------------------------------|
| Jurisdiction as a whole        | 114,786 | 21,741 | 16,967 | 3,000                               |
| White                          | 90,105  | 13,888 | 10,063 | 1,622                               |
| Black / African American       | 15,880  | 4,449  | 4,803  | 764                                 |
| Asian                          | 2,037   | 409    | 359    | 69                                  |
| American Indian, Alaska Native | 206     | 69     | 18     | 0                                   |
| Pacific Islander               | 14      | 10     | 0      | 0                                   |
| Hispanic                       | 5,894   | 2,737  | 1,632  | 528                                 |

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

Affordable housing is an issue across the board for many segments of the population. It is important to note that 73 percent of the total household pay up to 30% of their income and 25 percent pay from 30% and above of their income. However, low-income Blacks and Hispanics are disproportionately burdened by housing costs. Only 11 percent of the population pay more than 50 percent of their income on housing. However, approximately 20 percent of Black and Hispanic households pay more than 50 percent of their income on housing.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The sample size for the whole jurisdiction with severe housing problems of households at 0-30% AMI is 19,446. Based on the jurisdiction sample size, 55 percent of all households at 0-30% AMI have one or more severe housing problems. Twenty-seven (27%) percent of households with income of 30%-50% AMI have one or more severe housing problems with a sample size of 19,913. Eight (8%) percent of households with income of 50%-80% AMI have one or more severe housing problems with a sample size of 24,222. Four (4%) percent is reported for households with income of 80%-100% AMI have one or more severe housing problems with a sample size of 16,775. This demonstrates that all extremely low- and low-income households of all races are severely cost burdened and are impacted by significant overcrowding and housing cost burden levels over 50%. Low income Hispanic households with income of 30%-50% have disproportionately greater need than the needs of the other category as a whole.

It is important to purposefully plan for and prioritize housing programs and resources for households that have disproportionately greater need and with severe housing cost burden in the communities. The County's five year and annual action plans housing goals have innovative programs and projects that uniquely address the needs of a variety of populations and races. Affordable home repair programs are available for extremely low-income families and seniors to preserve the existing housing stock and opportunities to age in place. Focus is required to ensure adequate sizing of affordable housing options to reduce the impact of overcrowding.

**If they have needs not identified above, what are those needs?**

To provide affordable decent homeownership and rental units for extremely low- and low-income families. Adequate home sizing to eliminate overcrowding. Rehabilitation and repair grant programs for 0-30% AMI. Grant and substantially reduced interest for 30%-50% AMI Households.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

See attached Census tracts

# NA-35 Public Housing – 91.205(b)

## Introduction

### Totals in Use

|                             | Program Type |           |                |          |                 |                |                                     |                            |            |
|-----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                             | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                | Special Purpose Voucher             |                            |            |
|                             |              |           |                | Total    | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of unit's vouchers in use | 0            | 0         | 923            | 2,453    | 65              | 2,332          | 47                                  | 0                          | 0          |

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

|   | Program Type |           |                |          |                 |                |                                     |                            |  |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|--|
|   | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                | Special Purpose Voucher             |                            |  |
|   |              |           |                | Total    | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |  |
| # Homeless at admission                 | 0            | 0         | 4              | 1        | 0               | 1              | 0                                   | 0                          |  |
| # of Elderly Program Participants (>62) | 0            | 0         | 302            | 438      | 12              | 421            | 2                                   | 0                          |  |
| # of Disabled Families                  | 0            | 0         | 171            | 632      | 7               | 596            | 26                                  | 0                          |  |

|   | Program Type |           |                |          |                 |                |                                     |                            |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
|   | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                | Special Purpose Voucher             |                            |
|   |              |           |                | Total    | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| # of Families requesting accessibility features | 0            | 0         | 923            | 2,453    | 65              | 2,332          | 47                                  | 0                          |
| # of HIV/AIDS program participants              | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |
| # of DV victims                                 | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

| Race                          | Program Type |           |                |          |                 |                |                                     |                            |            |
|-------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                               | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                | Special Purpose Voucher             |                            |            |
|                               |              |           |                | Total    | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White                         | 0            | 0         | 172            | 505      | 1               | 492            | 10                                  | 0                          | 0          |
| Black/African American        | 0            | 0         | 746            | 1,941    | 63              | 1,834          | 37                                  | 0                          | 0          |
| Asian                         | 0            | 0         | 5              | 2        | 0               | 2              | 0                                   | 0                          | 0          |
| American Indian/Alaska Native | 0            | 0         | 0              | 4        | 1               | 3              | 0                                   | 0                          | 0          |
| Pacific Islander              | 0            | 0         | 0              | 1        | 0               | 1              | 0                                   | 0                          | 0          |
| Other                         | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          | 0          |

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

| Ethnicity    | Program Type |           |                |          |                 |                |                                     |                            |            |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|              | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                | Special Purpose Voucher             |                            |            |
|              |              |           |                | Total    | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic     | 0            | 0         | 20             | 315      | 3               | 311            | 0                                   | 0                          | 0          |
| Not Hispanic | 0            | 0         | 903            | 2,138    | 62              | 2,021          | 47                                  | 0                          | 0          |

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

most immediate need of the current residents of Public Housing is for employment training, job opportunities, and transportation for shopping and jobs, medical services, and community services such as youth activities. There is also a need for homeownership opportunities and facilitated access to educational opportunities with local schools and colleges.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Housing Choice Voucher (HCV) waiting list as of December 31, 2017 shows approximately 4,452 households waiting for affordable housing.

Of the waiting list:

- 73 percent of the total households are extremely low income (earning <30% AMI)
- 19 percent are very low income (earning >30% - < 50% of the AMI)
- 5 percent are of low income (> 50% of the AMI)
- 3 percent are other. There is a need for senior housing (5% on waiting list are elderly) as well as units to accommodate families with children (66% of waiting list fall into this category).

**How do these needs compare to the housing needs of the population at large?**

The needs of the existing public housing residents and Housing Choice Voucher Holders are not similar to the population at large which has a much higher income. Those residents are living in decent, safe, and sanitary housing that is affordable to them since they are in a higher income bracket. However, the needs of the population at large, in the same or similar income brackets, also need quality affordable housing close to transportation and greater opportunities for job training and community services for the youth.

**Discussion**

N/A

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The GCRA supports Greenville’s homeless population through a combination of direct assistance (in the form of rapid rehousing and homelessness prevention rental assistance), indirect assistance through the agency’s subrecipients, and fair housing activities. For fiscal years 2015-2018, the GCRA expected to serve approximately 28,952 homeless individuals both directly and indirectly; in reality, the agency assisted 67,871 individuals, greatly exceeding its goal.

In order to provide a picture of homelessness in Greenville County, the GCRA solicited data from local continuum of care partners. GCRA employees worked with the Homelessness Providers focus groups, the regional homelessness coalition chapter, as well as the Greenville Homeless Alliance to explain the Consolidated Plan process and to ask for the providers’ support in collecting this information. The GCRA then created a SurveyMonkey account and e-mailed survey links to all local agencies requesting their participation. The following estimates reflect the aggregated survey data:

The data demonstrate that the largest overall homeless category in Greenville County is “persons in households with adults only” for both sheltered and unsheltered. This category exhibits the highest number of people experiencing homelessness each year. In addition, almost half of this category is unsheltered. The second largest group is “persons in households with Adults and Children” nearly half of them are unsheltered. Across the board, local agencies estimate that the number of persons exiting homelessness each year is 824 which is less than 2,315 entering homelessness each year.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Per the CoC, Aggregate data – combining each homeless population type – is available for each of these three categories (i.e. “number of persons becoming and exiting homelessness each year,” and “average length of homelessness”). Three data sources were used to compute these data, all using the date range 07/01/2018 to 06/30/2019: 1) the Upstate CoC’s Homeless Management Information System, 2) Miracle Hill Ministries Jericho Database, and 3) Safe Harbor’s Database.

Acknowledging that it will not be possible to deduplicate client records across the three data sources, all three data sources were then combined to produce answers. While the “Estimate of persons experiencing homelessness each year” was able to be disaggregated by specific homeless population type, the answers for number of persons becoming and exiting homelessness each year and average length of homelessness were not able to be disaggregated by homeless population type. This was due to the way that the three disparate databases capture and recorded their data. Aggregate data for each of these three categories will be described below.

Aggregate Results for Data Categories:

**Estimated number of persons becoming homeless each year** – Across the three databases, 2,315 persons became homeless during FY 2019 (HMIS – 638, Miracle Hill – 1,132, and Safe Harbor – 545).

**Estimated number of persons exiting homeless each year** – Across the three databases, 824 persons exited homeless to a permanent housing destination during FY 2019 (HMIS – 188, Miracle Hill – 192, and Safe Harbor – 444).

**Estimated number of days persons experience homelessness** – Across the three databases, the grand mean number of days persons experienced homelessness was 78 days (Grand Mean calculated using the following data points - HMIS Average Days: 127 & Total Persons in Calculation = 862; Miracle Hill Average Days: 67.6 days & Total Persons in Calculation: 1,306; Safe Harbor Average Days: 25, Total Persons in Calculation: 545).

**Nature and Extent of Homelessness: (Optional)**

| <b>Race:</b>                     | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |
|----------------------------------|-------------------|-------------------------------|
| White                            | 1,286             | 110                           |
| Black or African American        | 1,138             | 121                           |
| Asian                            | 13                | 2                             |
| American Indian or Alaska Native | 16                | 5                             |
| Pacific Islander                 | 7                 | 4                             |
| <b>Ethnicity:</b>                | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |
| Hispanic                         | 85                | 6                             |
| Not Hispanic                     | 2,480             | 236                           |

FY2019 HMIS - ES/TH/SH (CoC APR) FY2019 Miracle Hill Data (GRM & SG) FY2019 Safe Harbor (Greenville Only) Monkey Survey Greenville County Homelessness

**Data Source Comments:** Providers Unsheltered (2019 PIT)

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Families with children make up the second largest category of homeless residents in Greenville County, and of the 171 residents included in this category, approximately 29% are unsheltered. The 2019 Report on Homelessness included a higher number, that 1,106 children in Greenville County schools are homeless during the school year of 18-19. Compared to other categories of homelessness, families with children are second only to chronically homeless individuals. This report also identified the lack of family shelters in Greenville County. In the 2019 PIT Count homeless veterans in Greenville County ranked the second highest homeless veteran category in South Carolina. 7% of the unsheltered homeless population in Greenville County were Veterans.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the three sources of data collected by the Continuum of Care, Caucasians make up the highest sheltered population totaling 1,286 individuals. Black or African Americans make up the second largest group with 1,138 of sheltered individuals. Additionally, using the same data source, the Continuum of Care concluded Blacks/ African Americans make up largest group of unsheltered individuals with 121 persons. Whites are the second largest unsheltered individuals of 110 persons in Greenville County.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2019 Report on Homelessness in Greenville County 2,285 of the 6,633 total who experienced homelessness in Greenville County during 18-19 stayed in emergency shelters. Of the 2,285 in emergency shelters, 1,467 were male and 818 were female. 55% were white and 42% were black. According to the 2019 Point in Time (PIT) count, 242 people were unsheltered 39 % were chronically homeless, 7% veterans, 2% domestic violence survivors, and 52% other. Greenville county has 3,633 people experiencing homelessness but only 1,015 beds available consisting of 410 emergency shelter beds, 249 Transitional Housing beds, and 356 Supportive Housing Beds.

### **Discussion:**

The Upstate CoC's Homeless Management Information System, 2) Miracle Hill Ministries Jericho Database, and 3) Safe Harbor's Database.

#### Data Sources Explained:

- 1). For the Upstate CoC HMIS data, a CoC Annual Performance Report was run using a reporting group of Greenville-area Emergency Shelter, Transitional Housing, and Safe Haven projects who collect and store client data in HMIS. This yielded an unduplicated count of persons who received services during the reporting period.
- 2). For Miracle Hill Ministries, deduplicated client records were aggregated from two Greenville-area Emergency Shelters: the Greenville Rescue Mission and Shepherd's Gate Women's Shelter. These projects do not contribute information to the Upstate CoC's HMIS (#1 above) because they do not receive any federal funding but provide many shelter beds to persons experiencing homelessness. These client numbers were needed to provide a more comprehensive scope of homelessness in Greenville County.
- 3). For Safe Harbor, a domestic violence service provider, deduplicated client records were aggregated from their Greenville shelter. This information is also not included in the Upstate CoC HMIS as domestic service providers are not allowed to enter data into HMIS. However, as a large shelter in Greenville County, their client information is also critical to present an accurate picture of homelessness in Greenville County.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)**

### **Introduction:**

The special needs population consists of:

- Elderly persons (age 62 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

According to the ACS survey, 19.2 percent of the Greenville County population are seniors and 21 percent of disabled persons live below the poverty level. These categories of the population with limited or fixed income suffer high-cost burden on housing and the majority of the houses have multiple problems. Housing units for target population can be achieved through the use of HOME, CDBG and ESG funds. The examples of such programs are the County's Home repairs programs, which is a CDBG grant fund up to \$10,000 to repair the homes, addressing some code violation, plumbing, roofing, handicapped ramps, kitchen, etc. for the targeted population. Additionally, GCRA's HOME partnerships, such as Greenville Housing Futures and the United Housing Connections, offer affordable rental housing for the elderly or persons living with disabilities. ESG funds are used for United Ministries IHN program. These funds provide emergency shelter housing for families with children, particularly domestic violence victims with their children.

### **Describe the characteristics of special needs populations in your community:**

Special needs population in Greenville County includes elderly, persons living with disabilities, victims of domestic violence.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

There is a need for elderly housing throughout the County.

Need for housing with ADA abilities.

Public service programs for young adults and youths.

Permanent Housing units with supportive services.

Housing Rehabilitation grant program for homeowners to maintain the existing units and age in place.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the CDC, reported in 2017, 14.3 persons out of 100,000 people in South Carolina have been diagnosed with HIV/AIDS.

**Discussion:**

NA

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

- Increased street lighting in the County
- Increased bus routes and shelters in the County
- Neighborhood Community Centers
- Improvement to existing Senior Centers in the Municipalities
- Expand and connect bikeways and trails
- Like Bus routes to affordable housing and major places of employment and mobility connections between residential, commercial, institutional and public parks
- Improvements to community gateways & County recreation facilities such as parks and trails

### **How were these needs determined?**

These needs for public facilities were determined through resident surveys, public hearing comments on needs, stakeholder meetings, neighborhood association meetings and interviews with City staff from the five participating municipalities including Greer, Fountain Inn, Mauldin, Simpsonville, and Travelers Rest. This also included public plans and reports from other governmental and local agencies.

### **Describe the jurisdiction’s need for Public Improvements:**

- Improvements to County roads, sidewalks, and curbing
- Drainage improvements
- Sewer updates, septic infrastructure, and connections to sewer system, access to sewer to encourage affordable housing by providing incentives
- Increased ADA compliance
- Improvements to County storm water drainage system
- Pedestrian Improvements

- Sidewalk Improvements

**How were these needs determined?**

These needs for public improvements were determined through resident surveys, public hearing comments on needs, stakeholder meetings, neighborhood association meetings, and interviews with City staff from the five participating municipalities including Greer, Fountain Inn, Mauldin, Simpsonville, and Travelers Rest. This included public plans and reports from other governmental and local agencies.

### **Describe the jurisdiction's need for Public Services:**

- Increased code enforcement to ensure health and safety of neighborhoods
- Increased police protection and presence in communities
- Increased job training and education within communities
- Continued economic development opportunities through job creation and retention programs such as small business financing and façade improvement assistance for commercial properties
- Youth and Teen Programs
- After school programs
- Summer programs
- Programs for Elderly Population
- Free or affordable health, dental, and prescription services for low to moderate income residents
- Increased intense case management services
- Affordable childcare and increased childcare services
- Public transportation improvements
- Increased safety through neighborhood crime watch, crime prevention programs, and increased legal services
- Increased mental health, counseling services and school-based health centers
- Increased community participation; inter-community outreach
- Eliminate food deserts and increase businesses that sell healthy food options
- Historic preservation
- Domestic Violence support

### **How were these needs determined?**

These needs for public services were determined through resident surveys, public hearing comments on needs, stakeholder meetings, neighborhood association meetings and interviews with City staff from the five participating municipalities including Greer, Fountain Inn, Mauldin, Simpsonville, and Travelers Rest. This included public plans and reports from other governmental and local agencies.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the 2011 – 2015 American Community Survey, there are 172,536 housing units in Greenville County, of which 156,517 (90%) are occupied with 10% vacancy rate.

Census data from 2011-2015, 70 percent of the housing types in Greenville are single family detached units. Mobile homes account for the second highest type of housing, consisting of 11% of the total housing units and unfortunately, none of Greenville County's housing programs are available to assist these types of houses. Additionally, the majority of the housing units in Greenville County are 3 or more bedrooms, accounting for seventy (70%) percent of the housing units. Twenty-three (23%) of the housing units are 2-bedroom units.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2011 – 2015 American Community Survey, there are 172,536 housing units in Greenville County, of which 156,517 (90%) are occupied with 10% vacancy rate.

Census data from 2011-2015, 70 percent of the housing types in Greenville are single family detached units. Mobile homes account for the second highest type of housing, consisting of 11% of the total housing units and unfortunately, none of Greenville County’s housing programs are available to assist these types of houses. Additionally, the majority of the housing units in Greenville County are 3 or more bedrooms, accounting for seventy (70%) percent of the housing units. Twenty-three (23%) of the housing units are 2-bedroom units.

### All residential properties by number of units

| Property Type                    | Number         | %           |
|----------------------------------|----------------|-------------|
| 1-unit detached structure        | 121,610        | 70%         |
| 1-unit, attached structure       | 5,708          | 3%          |
| 2-4 units                        | 6,226          | 4%          |
| 5-19 units                       | 12,982         | 8%          |
| 20 or more units                 | 6,894          | 4%          |
| Mobile Home, boat, RV, van, etc. | 19,116         | 11%         |
| <b>Total</b>                     | <b>172,536</b> | <b>100%</b> |

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

|            | Owners |    | Renters |     |
|------------|--------|----|---------|-----|
|            | Number | %  | Number  | %   |
| No bedroom | 375    | 0% | 1,125   | 2%  |
| 1 bedroom  | 929    | 1% | 7,077   | 15% |

|                    | Owners         |             | Renters       |            |
|--------------------|----------------|-------------|---------------|------------|
|                    | Number         | %           | Number        | %          |
| 2 bedrooms         | 14,334         | 13%         | 21,648        | 45%        |
| 3 or more bedrooms | 93,223         | 86%         | 17,806        | 37%        |
| <b>Total</b>       | <b>108,861</b> | <b>100%</b> | <b>47,656</b> | <b>99%</b> |

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to the Analysis of Impediments completed by The Greenville Housing Authority in 2019, in Greenville County, there are 1,112 units of affordable housing that receive, or will receive either Public Housing, Housing Choice Vouchers, and/or Project Based Vouchers. Of those units, 356 are used for senior (62 and up) housing.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are no units expected to be lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

Results from the Affordable Housing Study completed in March 2018, show that there is a shortage of 9,432 affordable housing units in Greenville County (excluding the city of Greenville) for households that earn less than \$25,000 a year. Of that shortage, 8,505 are low cost rentals and 927 are low cost ownership units. The study also found that an estimated 534 units will be needed added each year. Of those 534 units, an estimated 461 will need to be allocated for low wage workers.

**Describe the need for specific types of housing:**

The County’s population is predominantly comprised of owner-occupied households. Of the 156,517 occupied households, 70% are owner-occupied and the remaining 30% is rental occupied. Based on the percentage of household types represented in the population at large and the

Affordable Housing Study, it can be deducted that the type of rental and homeownership units needed will mirror the percentage of household types.

Based on ACS data from 2011 to 2015, 70% of occupied units have 3 or more bedrooms. The remaining 30% are units with 2 or less bedrooms (23%, 2 bedrooms; 5%, 1 bedroom; and 2%, no bedroom). Using the data from the 2018 Affordable Housing Study that indicates that there is a shortage of 9,432, with each additional year needing to add 534, there is a shortage of 10,500 units. Taking the percentages from the 2011-2015 ACS data there is a need for 7,350 homeownership unit and 3,150 in rental units.

Rental units needed by type:

0-2 bedrooms units – 511 units

3 or more bedrooms units – 2639 units

Homeownership units needed by type:

0-2 bedrooms units – 1690 units

3 or more bedrooms units – 5660 units

## **Discussion**

**N/A**

# MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

## Introduction

### Cost of Housing

|                      | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value    | 143,400         | 156,200                | 9%       |
| Median Contract Rent | 531             | 626                    | 18%      |

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

| Rent Paid       | Number        | %            |
|-----------------|---------------|--------------|
| Less than \$500 | 16,720        | 35.1%        |
| \$500-999       | 25,835        | 54.2%        |
| \$1,000-1,499   | 3,654         | 7.7%         |
| \$1,500-1,999   | 780           | 1.6%         |
| \$2,000 or more | 606           | 1.3%         |
| <b>Total</b>    | <b>47,595</b> | <b>99.9%</b> |

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

| % Units affordable to Households earning | Renter | Owner   |
|--|--------|---------|
| 30% HAMFI                                | 3,720  | No Data |
| 50% HAMFI                                | 14,788 | 10,146  |
| 80% HAMFI                                | 31,475 | 27,787  |

| <b>% Units affordable to Households earning</b> | <b>Renter</b> | <b>Owner</b>  |
|---|---------------|---------------|
| 100% HAMFI                                      | No Data       | 40,357        |
| <b>Total</b>                                    | <b>49,983</b> | <b>78,290</b> |

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

| <b>Monthly Rent (\$)</b> | <b>Efficiency (no bedroom)</b> | <b>1 Bedroom</b> | <b>2 Bedroom</b> | <b>3 Bedroom</b> | <b>4 Bedroom</b> |
|--------------------------|--------------------------------|------------------|------------------|------------------|------------------|
| Fair Market Rent         | 582                            | 709              | 824              | 1,102            | 1,327            |
| High HOME Rent           | 582                            | 709              | 824              | 1,102            | 1,248            |
| Low HOME Rent            | 582                            | 623              | 748              | 865              | 965              |

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

In the county of Greenville, 49% of households make less than the HUD Area Medium Income according to the Analysis of Impediments. The percentage of households making 80-100%, 50-80%, 30-50%, and 30 or less of the Area Median Income are as followed 10%, 16%, 13%, and 12%. Around 7% of available units are affordable to households at 30% AMI. The available housing stock for those at 50% AMI and 80% are 30% and 63%, respectfully. There is a lack of sufficient affordable housing across income ranges, housing availability is a more pronounced problem for households at 30-50% AMI.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Between 2009 and 2015 the median home value increased by 9% and the median contract rent increased by 18%. However, from 2010 to 2015, the median income only increased by 10%. This trend has caused many households to become cost overburdened in Greenville County and this trend is likely to continue in the foreseeable future.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the 2015 HUD Fair Market Rent it is estimated that the 2015 Area Median Rent for a one bedroom apartment is \$611 per month, for a two bedroom apartment is \$725 per month, for a three bedroom apartment \$962 per month, and for a four bedroom apartment is \$1,139 with the efficiency being \$485. With relatively low area median rents, assisted rental units must be comparable to market produced units with lower prices. Units comparable to market rate developments will cost more to develop and require rents towards the maximum allowable rents. Since area median rents are within the given ranges, the production of affordable housing will not be unduly impacted by the market forces dictating rents in the County.

**Discussion**

**N/A**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

"Substandard condition" - Does not meet code standards or contain one of the selected housing conditions. "Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

### Condition of Units

| Condition of Units             | Owner-Occupied |             | Renter-Occupied |            |
|--------------------------------|----------------|-------------|-----------------|------------|
|                                | Number         | %           | Number          | %          |
| With one selected Condition    | 20,318         | 19%         | 19,058          | 40%        |
| With two selected Conditions   | 363            | 0%          | 1,136           | 2%         |
| With three selected Conditions | 35             | 0%          | 120             | 0%         |
| With four selected Conditions  | 0              | 0%          | 0               | 0%         |
| No selected Conditions         | 88,130         | 81%         | 27,311          | 57%        |
| <b>Total</b>                   | <b>108,846</b> | <b>100%</b> | <b>47,625</b>   | <b>99%</b> |

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

| Year Unit Built | Owner-Occupied |     | Renter-Occupied |     |
|-----------------|----------------|-----|-----------------|-----|
|                 | Number         | %   | Number          | %   |
| 2000 or later   | 29,658         | 27% | 8,146           | 17% |
| 1980-1999       | 38,360         | 35% | 19,012          | 40% |
| 1950-1979       | 35,022         | 32% | 16,761          | 35% |

| Year Unit Built | Owner-Occupied |            | Renter-Occupied |             |
|-----------------|----------------|------------|-----------------|-------------|
|                 | Number         | %          | Number          | %           |
| Before 1950     | 5,801          | 5%         | 3,695           | 8%          |
| <b>Total</b>    | <b>108,841</b> | <b>99%</b> | <b>47,614</b>   | <b>100%</b> |

**Table 33 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard                       | Owner-Occupied |     | Renter-Occupied |     |
|---|----------------|-----|-----------------|-----|
|   | Number         | %   | Number          | %   |
| Total Number of Units Built Before 1980               | 40,823         | 38% | 20,456          | 43% |
| Housing Units build before 1980 with children present | 17,883         | 16% | 10,624          | 22% |

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

|                          | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units             | 0                           | 0                               | 0     |
| Abandoned Vacant Units   | 0                           | 0                               | 0     |
| REO Properties           | 0                           | 0                               | 0     |
| Abandoned REO Properties | 0                           | 0                               | 0     |

**Table 35 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

There is a need for owner and rental rehabilitation as approximately 37 percent of the population lives in housing units that are 40 or more years old. The majority or 63.5 percent of households in Greenville County, exclusive of the City of Greenville, are homeowners according to the 2015:

5 Year ACS data. However, twice as many renters, compared to homeowners, have at least one of the selected housing conditions such as: overcrowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden. 42 percent of renters have one or two of the selected housing conditions. The Greenville County Housing Study identified that the County should establish initiatives for the rehabilitation of both rental and homeownership units. It specified that the rental rehabilitation would allow the owners to make upgrades without increasing rents to keep them affordable.

There is a concentration of old homes located within the western and central portion of the County known as the “Mill Crescent” where the majority of (HUD) Qualified Census Tracts (QCT) resides. Based on the concentration of LMI populations and aged housing in the north western portion of the County, it is also likely that LMI homeowners and renters are living in substandard housing conditions. The median age of homes in the Mill Crescent range between 1948-1970 as shown in the map below.

### **Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

There are approximately 40,823 (38%) owner-occupied and 20,456 (43%) renter-occupied housing units that were built prior to 1980 and therefore are assumed to contain lead-based paint.

### **Discussion**

**N/A**

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

|                               | Program Type |           |                |          |                |               |                                     |                            |            |
|-------------------------------|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
|                               | Certificate  | Mod-Rehab | Public Housing | Vouchers |                |               |                                     |                            |            |
|                               |              |           |                | Total    | Project -based | Tenant -based | Special Purpose Voucher             |                            |            |
|                               |              |           |                |          |                |               | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0            | 0         | 979            | 2,780    | 98             | 2,402         | 319                                 | 0                          | 0          |
| # of accessible units         |              |           |                |          |                |               |                                     |                            |            |

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Manor at West Greenville 55 units; Harbor at West Greenville (formerly Brookhaven) - 57 units; Gallery at West Greenville (formerly Westview) - 66 units; Heritage at Sliding Rock - 60 units; Valley Creek - 48 units; Preserve at Logan Park (currently under development) - 193 units; Ridgeway Apartments - 8 units; Arcadia Hills - 44 units; Charleston Place - 40 units; Evergreen Place - 168 units; Forest View - 96 units; Nicholton Green - 72 units; Clark Ridge Commons - 96 units; Scattered Sites - 109 units.

## Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
|                            |                          |

Table 37 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

TGHA continues with its aggressive development plan which will result in the preservation of exiting affordable housing resources and construction of new affordable housing resources. In addition, the Housing Authority continues to closely monitor Housing Choice Voucher funding to maximize utilization, assisting the greatest number of households possible with available resources. § TGHA efforts include disposing of various properties through transfer to other entities specific for the purpose of maintaining affordable housing in Greenville.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Superior Property Management: Exemplifies qualities of a superior property management organization with regard to maintenance standards, tenant relations, leasing and communication, and financial performance.

Assist residents in gaining access to the following opportunities: Education, Employment and Homeownership.

1. Maintain Arcadia and other identified communities as stabilized homeownership communities.
2. Expand homeownership opportunities. The TGHA is currently conducting a Homeownership Educational event in June 2019.
3. Expand homeownership opportunities through the Section 8 Homeownership Program.
4. Partner in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants.
5. Ensure compliance with Section 3 in ensuring to the greatest extent possible, job training, employment, and contract opportunities are made available to low- or very-low income residents in connection with projects and activities in the neighborhoods where HUD funds are expended.
6. Enhance safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program.

SECTION 8 HOMEOWNERSHIP PROGRAM: The HCV Program Administrative Plan has been revised to continue expanding homeownership opportunities for families with vouchers.

#### STABILIZE HOMEOWNERSHIP COMMUNITIES:

TGHA continues to ensure wherever possible that homeownership communities remain stabilized through the following efforts:

- Monitor the Arcadia Homeownership units to immediately identify those units that may be facing foreclosure. TGHA may purchase when financially able to do so.
- Ensure that rental units in the Arcadia community remain aesthetically appealing.

**Discussion:**

**N/A**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The 2019 Report on Homelessness in Greenville County was created by the Greenville Homeless Alliance as an update to the original 2015 Homelessness White Paper, is a snapshot of homelessness in Greenville County in 2019. The report shows that homelessness is not an isolated issue; it is caused, and perpetuated, by a combination of societal conditions and individual situations. The report also shows the pathways out of homelessness. Just as there is no single face of homelessness, there is no single solution. The Greenville Homeless Alliance stakeholders have identified five key strategies: Reduced Barriers, Strengthen Coordinated Responses, Support Transit, and Impact Policymaking; to achieve the Alliance’s vision of a community where homelessness is brief and rare. The priority is increase housing and exits from homelessness. an increase of 850 housing options with a range of rent and utilities from \$200-650/month located near Greenlink routes is required in three critical areas to meet current demands for beds:

- 100 exits for individuals experiencing chronic homelessness (based on 2019 unsheltered count of people living outdoors or the streets for a year or longer).
- 400 exits for individuals living in emergency shelters (based on 2019 emergency shelter beds).
- 350 housing options and diversion strategies for families (based on the 2018-2019 Student Homelessness Count for Greenville County School District with an average family size of three)

### Facilities and Housing Targeted to Homeless Households

|   | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|   | Year-Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New             | Current & New                     | Under Development |
| Households with Adult(s) and Child(ren) | 200                             | 0                                  | 40                        | 13                                | 0                 |
| Households with Only Adults             | 246                             | 135                                | 23                        | 202                               | 0                 |

|                                 | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|---------------------------------|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|                                 | Year-Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New             | Current & New                     | Under Development |
| Chronically Homeless Households | 0                               | 0                                  | 0                         | 215                               | 0                 |
| Veterans                        | 2                               | 0                                  | 8                         | 145                               | 0                 |
| Unaccompanied Youth             | 0                               | 0                                  | 18                        | 0                                 | 0                 |

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Upstate Continuum of Care 2019 Report on Homelessness in Greenville County

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

One of the five priorities identified in the 2019 Report on Homelessness is reduced barriers which describes tactics to simplify the system. Efforts to improve coordination and move toward that single system are happening at the organization, community, and regional levels. Another of the five priorities is Strengthening Coordinated Community Response. The Upstate Continuum of Care meets weekly to assess the needs of individuals experiencing homelessness across the Upstate and match with available housing. Strengthening the coordinated community response is a priority because proven solutions to ending homelessness save our community significant dollars.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Greenville County Special Needs are the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, youth and public housing residents.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Through a series of Access Points, families with children can immediately get connected with a broad network of providers across the CoC region. These providers utilize resources needed to rapidly stabilize a recent episode of homelessness. A family experiencing homelessness can call, walk-in, or email a Coordinated Entry Specialist that is trained to identify resources (both CoC/ESG-funded and mainstream) most appropriate to the circumstances of each client. Families with children who meet HUD's definition for homelessness are immediately placed into the Coordinated Entry System and reviewed during a weekly Housing Determination meeting to provide housing opportunities as quickly as possible. Until appropriate housing can be found, CoC emergency service providers are contacted to connect each family with emergency shelter, according to their circumstances and level of need. Every effort is made to house families with children on or before 30 days. Once housed, case management provides support services, connecting individuals and families to financial assistance, job training, transportation, medical care and other services to help them successfully maintain housing.

Elderly Persons – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.

Frail Elderly – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.

Mentally, Physically Disabled – Accessible housing/permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health care services.

Alcohol & Drug Addicts – Permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services, case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health services and substance abuse counseling.

HIV/AIDS Persons – Permanent supportive housing plus supportive services such as case management and continued access to health services and counseling.

Victims of Domestic Violence – Permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services such as case management, education and job training, financial counseling, and access to victims counseling. Child mentoring program and parenting skills and helps kids with homework. Safe Harbor was the first DV victim service provider in South Carolina to formally adopt trauma-informed care, an evidence-based approach for recognizing/serving DV survivors as trauma survivors. Safe Harbor’s recently CoC funded Rapid Rehousing projects utilizes trauma-informed, victim-centered approaches to meet needs of DV survivors. Participants’ preferences dictate their housing placement and their participation in supportive services.

Persons with Disabilities-The most prevalent strategy the CoC uses to increase non-employment cash income is via connection to SSDI and SSI. As part of their casework, Case Managers work with clients to submit the necessary paperwork for a person to qualify for these types of financial assistance. While denial is common, persistence pays off. To help facilitate successful SSDI applications, the CoC is affiliated with numerous SOAR Benefits Specialists. These SOAR Specialists, housed within the South Carolina Department of Mental Health, connect dozens of individuals with a mental health disorder or co-occurring disorders to Federal benefits. This partnership is in its second year and has been paying large dividends for SOAR-affiliated clients.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Coordinated efforts with the SC Department of Mental Health, Greenville Area Mental Health, Greenville County Disability Board, and local hospitals to ensure that persons returning from mental and physical health institutions have an individual supportive services plan. This includes housing, training/education, employment and other supportive services needed for a smooth transition back into the community. Medical respite to ensure homeless individuals have access to housing needed to recover from hospital stays.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County, through its partners (Greenville Housing Futures), is receiving HOME funds for new construction of senior rental units. United Housing Connections will receive CDBG funding for repairs and rehab to permanent supportive housing units throughout the County. The County shall continue to support housing and programs for special needs population.

Additionally, GCRA and partner's home repair and rehab programs provide funding to seniors and persons living with disability to repair their homes and age in place. This is a grant program for the special needs population.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Meals on Wheels: Provides extra weekend meals to homebound and physically or mentally challenged individuals.

Greenville Free Medical Services: Provides prescription drugs.

Upstate Warrior Solution: Case management and support services for Veterans including veterans with disabilities.

Senior Centers in Simpsonville, Mauldin, Greer and Fountain Inn – provide activities for seniors.

Home Repair Program: To repair homes for the elderly and persons living with disabilities.

Rental Housing development through Greenville Housing Futures for elderly.

United Housing Connections: Provides funding for repairs to permanent supportive housing units.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The Greenville County Human Relations Commission administers the County's Fair Housing and Employment activities, investigates complaints of discrimination, makes referrals, and conducts educational programs on these and other issues relating to housing, including substandard housing and landlord-tenant relations. In 2019 a new Analysis of Impediments was prepared for the County and City of Greenville. The following were established as barriers.

1. Lack of Affordable Housing - There is a lack of affordable housing in Greenville County due to population growth in the Upstate Region of South Carolina. This has created a high demand on a limited housing supply, and a corresponding increase in the cost of rental and sales housing.
2. Lack of Accessible Housing - There is a lack of accessible housing in Greenville County since the supply of accessible housing has not kept pace with the demand caused by the increase in the percentage of elderly persons in Greenville County and the desire of disabled persons who want to live independently.
3. Barriers Limiting Housing Choice - There are physical, economic, and social barriers in Greenville County which limit housing choices and housing opportunities for low-income households, minorities, and the disabled members of Greenville County's population.
4. Lack of Fair Housing Awareness - There is a continuing need to educate and promote the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA), awareness of discriminatory practices, and combat "NIMBYism."
5. Lack of Economic Opportunities: There are a lack of economic opportunities in Greenville County for lower-income households to increase their income which can improve their choices of housing.
6. Need to Manage Future Growth: There are large portions of Greenville County that are underutilized but could serve as potential sites for mixed income housing and commercial development.

#### Regulatory Barriers:

- Large lot zoning and excessive frontage/setback requirements in urban areas with historically small lot sizes.
- Zoning regulations with a preference for single family dwellings.
- There is a need to relax zoning to allow for attached homeowner housing on smaller lots and allow for smaller lots in LMA neighborhoods for affordable housing.
- There is a need to establish a local Housing Court to hear eviction cases, landlord-tenant disputes, and the rights of the homeless to provide an alternative route to addressing these issues.

Public Policies:

- High cost of utility connections and permit fees.
- Lack of suitable or non-existence of infrastructure to support affordable housing development.
- Lack of funding sources to help with the development of affordable housing units. Inability to compete with investors on over-priced property costs. This concern continues to increase, as land & property cost have substantially increased. Public housing needs to be more integrated throughout the County.
- Need for increased public transportation to allow for people to travel from their affordable housing unit to their job.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 389               | 165            | 0                  | 0               | 0                   |
| Arts, Entertainment, Accommodations           | 19,280            | 15,083         | 13                 | 11              | -2                  |
| Construction                                  | 8,230             | 8,031          | 6                  | 6               | 0                   |
| Education and Health Care Services            | 21,003            | 19,295         | 15                 | 15              | 0                   |
| Finance, Insurance, and Real Estate           | 8,837             | 5,982          | 6                  | 5               | -1                  |
| Information                                   | 4,076             | 4,227          | 3                  | 3               | 0                   |
| Manufacturing                                 | 27,524            | 28,287         | 19                 | 21              | 2                   |
| Other Services                                | 4,248             | 4,089          | 3                  | 3               | 0                   |
| Professional, Scientific, Management Services | 13,053            | 10,813         | 9                  | 8               | -1                  |
| Public Administration                         | 0                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 21,316            | 19,100         | 15                 | 14              | -1                  |
| Transportation and Warehousing                | 6,102             | 5,885          | 4                  | 4               | 0                   |
| Wholesale Trade                               | 10,132            | 11,807         | 7                  | 9               | 2                   |
| Total   | 144,190           | 132,764        | --                 | --              | --                  |

**Table 39 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

|  |         |
|--|---------|
| Total Population in the Civilian Labor Force   | 208,725 |
| Civilian Employed Population 16 years and over | 193,015 |
| Unemployment Rate                              | 7.47    |
| Unemployment Rate for Ages 16-24               | 20.40   |
| Unemployment Rate for Ages 25-65               | 4.71    |

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

| Occupations by Sector                             | Number of People |
|---|------------------|
| Management, business, and financial               | 45,798           |
| Farming, fisheries, and forestry occupations      | 7,459            |
| Service   | 18,283           |
| Sales and office                                  | 47,794           |
| Construction, extraction, maintenance, and repair | 14,904           |
| Production, transportation, and material moving   | 13,241           |

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

| Travel Time        | Number         | Percentage  |
|--------------------|----------------|-------------|
| < 30 Minutes       | 130,703        | 71%         |
| 30-59 Minutes      | 46,702         | 26%         |
| 60 or More Minutes | 5,524          | 3%          |
| <b>Total</b>       | <b>182,929</b> | <b>100%</b> |

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---|-------------------|------------|--------------------|
|   | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 12,643            | 2,265      | 11,410             |
| High school graduate (includes equivalency) | 38,645            | 3,279      | 15,522             |
| Some college or Associate's degree          | 50,459            | 2,978      | 13,588             |
| Bachelor's degree or higher                 | 59,005            | 1,982      | 10,339             |

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

|   | Age       |           |           |           |         |
|---|-----------|-----------|-----------|-----------|---------|
|   | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade                       | 514       | 2,749     | 1,977     | 4,632     | 5,360   |
| 9th to 12th grade, no diploma             | 5,682     | 5,028     | 3,890     | 8,073     | 6,598   |
| High school graduate, GED, or alternative | 12,315    | 13,035    | 13,384    | 31,077    | 18,905  |
| Some college, no degree                   | 14,383    | 12,071    | 11,436    | 22,372    | 10,675  |
| Associate's degree                        | 1,264     | 4,416     | 5,798     | 11,021    | 3,717   |
| Bachelor's degree                         | 3,410     | 11,603    | 13,628    | 22,252    | 8,469   |
| Graduate or professional degree           | 133       | 5,330     | 6,809     | 11,771    | 5,366   |

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate              | 627,097                               |
| High school graduate (includes equivalency) | 1,034,437                             |
| Some college or Associate's degree          | 1,198,101                             |
| Bachelor's degree                           | 1,557,330                             |
| Graduate or professional degree             | 1,609,192                             |

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The five (5) largest categories of jobs in business by sector is as follows:

Manufacturing – 28,287 jobs

Education and Health Care Services – 19,295 jobs

Retail Trade – 19,100 jobs

Arts, Entertainment and Accommodations – 15,083 jobs

Wholesale Trade – 11,809 jobs

- Total = 93,572 jobs

These five categories represent 70% of the total number of jobs in the County

**Describe the workforce and infrastructure needs of the business community:**

The nature of manufacturing, health care, and other leading industries in the County are evolving into more technical forms of employment. Consequently, the business community will demand a workforce with more specialized and technical skills. The strength of the workforce will be determined by the percentage of people with higher levels of education with more emphasis on associate degrees. Currently, only 8 percent of the population has an associate’s degree and 18 percent has a bachelor’s degree. 42 percent of the population has a high school diploma or less. Programs that improve high school graduation rates and facilitate access to higher levels of education is critical for building a stronger economy and upward mobility for the populace. Expansion of the curriculums in the Career Centers to help with skills and future licenses are crucial. Additionally, access to affordable or free special certification and license courses with Community Colleges are available. These certifications and courses are tailored towards jobs with the manufacturing and technology companies.

The primary infrastructure need of the business community and workforce is labor force education and specialized trainings geared specifically to the manufacturing companies. The workforce needs access to training programs that are aligned with the current and projected needs of the business community. Students must have the ability to complete these programs. Consequently, high school graduation rates are critical to the success of the economy and the availability of workforce training programs connected to the pulse of local industries.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Since March 2020, Businesses in the County have been impacted by COVID-19. Most companies have been closed since March. Particularly Small Business Owners have temporary closed and have not been operational. Financial assistance is needed to help restart most companies reopen and become operational. Some large companies have furloughed their staff. No major changes besides the COVID-19 impact is planned locally or regionally. The County is planning on using some of its CDBG-CV fund to help small business owners, particularly located in the Low and Moderate neighborhoods, or retain or hire LMI jobs to reopen and become operational.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the ACS data for 2011-2015, there are a total of 208,725 persons in the civilian workforce in Greenville County. The employments are categorized in the following occupational sectors – Management, business, and financial sector (45,798 persons), Sales and Office (47,794 persons), Service (18,283 persons), Construction, extraction, maintenance and repair (14,904 persons), Production, transportation, and material moving (\$13,741) and Farming, fisheries, and forestry occupations (7,459) persons. The three major educational attainment for the civilian employment are Bachelor’s degree or higher (59,005 persons), Some college or Associate degree (50,459 persons) and Highschool graduate or equivalency (38,645 persons). This corresponds to the attained educational levels of 148,109 persons who are a high school graduate (or equivalency), an associate’s degree and higher. It reiterates the importance of educational attainment for higher paying jobs and placement to be able to increase self-wealth and economic empowerment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The following organizations provide workforce training initiatives and community education to the residents of Greenville County:

- **Greenville Works** is a workforce and economic development collaborative that quickly identifies emerging industry trends, develops solutions, and deploys them in partnership with employers.
- **Center for Excellence** is an initiative of the **Greenville Chamber of Commerce** that partners with 1,700 educators and 18,000 students to engage the same process improvement and problem-solving strategies used by the region’s major employers to bear in the classroom.

- **MedEx Academy** is a strategic effort launched by the **Greenville Health System University Medical Center** to get more young people into the health care career pipeline. By working in concert with academic institutions and providing interactive experiences for students interested in healthcare careers, the Academy will enhance student career decision making.
- **Goodwill Job Training:** Provides opportunity job training and certifications on CDL, Nursing Assistant, Food Service Specialist etc.
- **Homes of Hope:** Provides building construction trainings.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Greenville County Redevelopment Authority does not have a formal Comprehensive Economic Development Strategy. However, GCRA has approved funding for Relentless REACH, a nonprofit Agency with job training program, and Greenville County Human Relations Commission, which provides Financial Education training. The plan is to create a coordinated strategic partnership for more comprehensive job training opportunities with community colleges and various manufacturing companies to address specific training gaps needed for gainful and successful employment by the various organizations.

**Discussion**

N/A

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As it relates to multiple housing problems, concentration is defined as any criteria with 20 percent or more of the occupied units having one or more housing problems. The western and central portion of the County known as the "Mill Crescent" is the area in the County where there is a concentration of low-income renter households, minorities, code violation cases, aged housing, and depressed property values. Many of the Special Emphasis Areas identified in the Consolidated Plan are located within this area. This area is characterized by a concentration of former textile mills and mill villages once supported by a robust textile industry that no longer exists. Many of these mill communities date back to the late 19th Century and consequently are the areas where most of the County's oldest structures are located. It is also the area where HUD Qualified Census Tracts and minority populations are concentrated. A Qualified Census Tract is a census tract where 50% of its households have incomes below 60% of the AMI. Areas such as the Special Emphasis Areas located within the Mill Crescent have multiple housing problems because occupied housing units are more likely to have one or more of the major housing issues such as: over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

There are 25 HUD Qualified Census Tracts in Greenville County, excluding the City of Greenville's census tracts. Out of those 25 Census Tracts 19 have minority concentrations. A concentration was determined if the proportion of Hispanic and/or Black populations were double that of the Hispanic and/or Black proportion living in the County. These Qualified Census Tracts are also located within the western and central portion of the County where there are concentrations of old homes and code enforcement violations.

### **What are the characteristics of the market in these areas/neighborhoods?**

The Mill Crescent area is characterized by depressed real estate values, dilapidated structures, absentee landlords, and a plethora of brownfield sites. There is also the impact of gentrification. As the City of Greenville's housing market becomes more expensive, the population is moving out into other areas of the County. While these neighborhoods still suffer from one of the four housing characteristics, there is a lot of development and rehabilitation of housing units that cater to higher income households.

**Are there any community assets in these areas/neighborhoods?**

These communities have a lot of opportunity for redevelopment. Vacant lots, brownfield sites, dilapidated structures. As the population expands there is the opportunity to redevelop these sites and make sure they stay affordable for the low-moderate populations. This would allow for the low-moderate populations to live closer to where they work as well as cut down on transportation needs.

**Are there other strategic opportunities in any of these areas?**

There are several strategic opportunities in addition to providing the basis of preserving affordable housing. Many of these areas have neighborhood associations that are working to improve and preserve their community. There is historic preservation and education opportunities in the mill villages, which are a large part of Greenville County's history. Most of these neighborhoods have completed a Neighborhood Master Plan, which provides a roadmap to how these communities want to improve their neighborhood. These plans are a real asset to the redevelopment of the community. Another opportunity is to relieve these communities of their food desert status. There is a real need for fresh and healthy food options in these communities. This could be an economic development as well as health opportunity in these communities.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Not applicable as most rural areas are served by the various Appalachian council of government.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Not applicable as most rural areas are served by the various Appalachian council of government.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

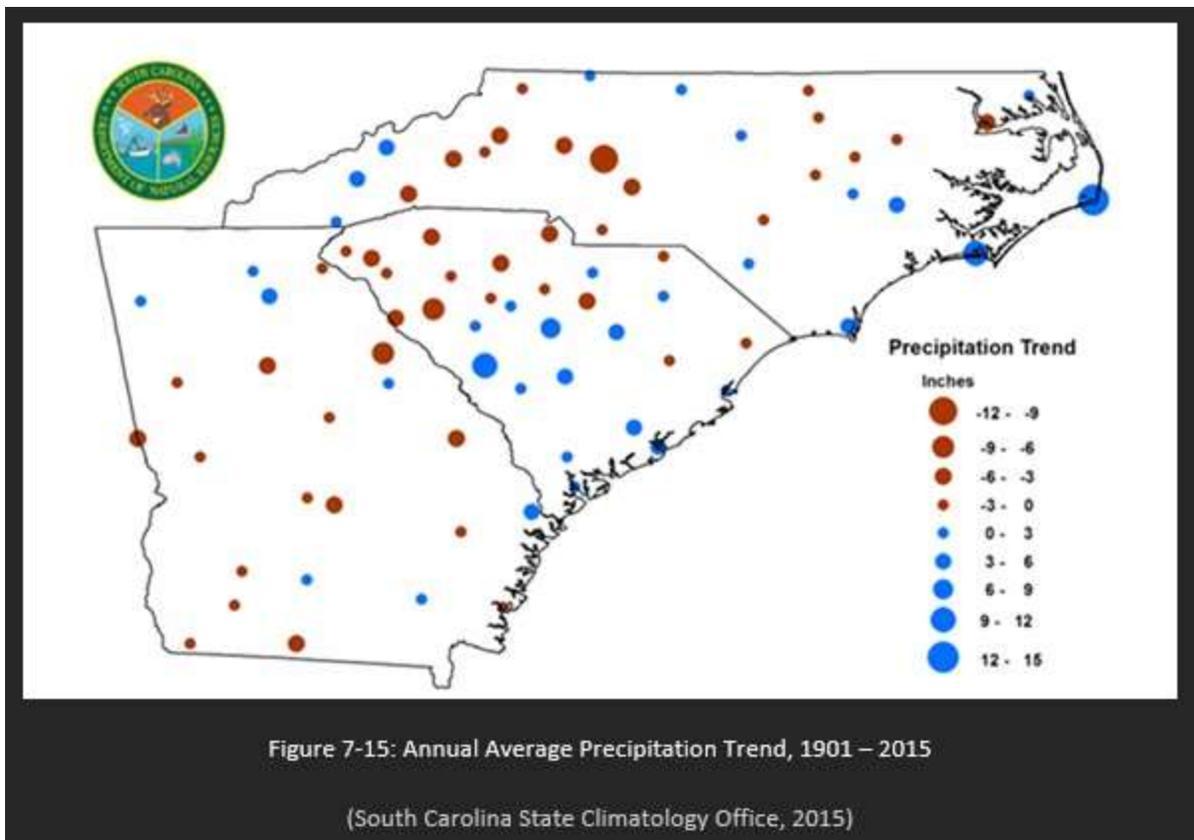
### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Greenville County Multi-Jurisdictional Hazard Mitigation Plan finds that droughts, wildfires, and extreme heat are expected to increase in frequency in the future. This could result in significant impacts to agriculture, fire-safety, water supply, and the overall safety of the general public.

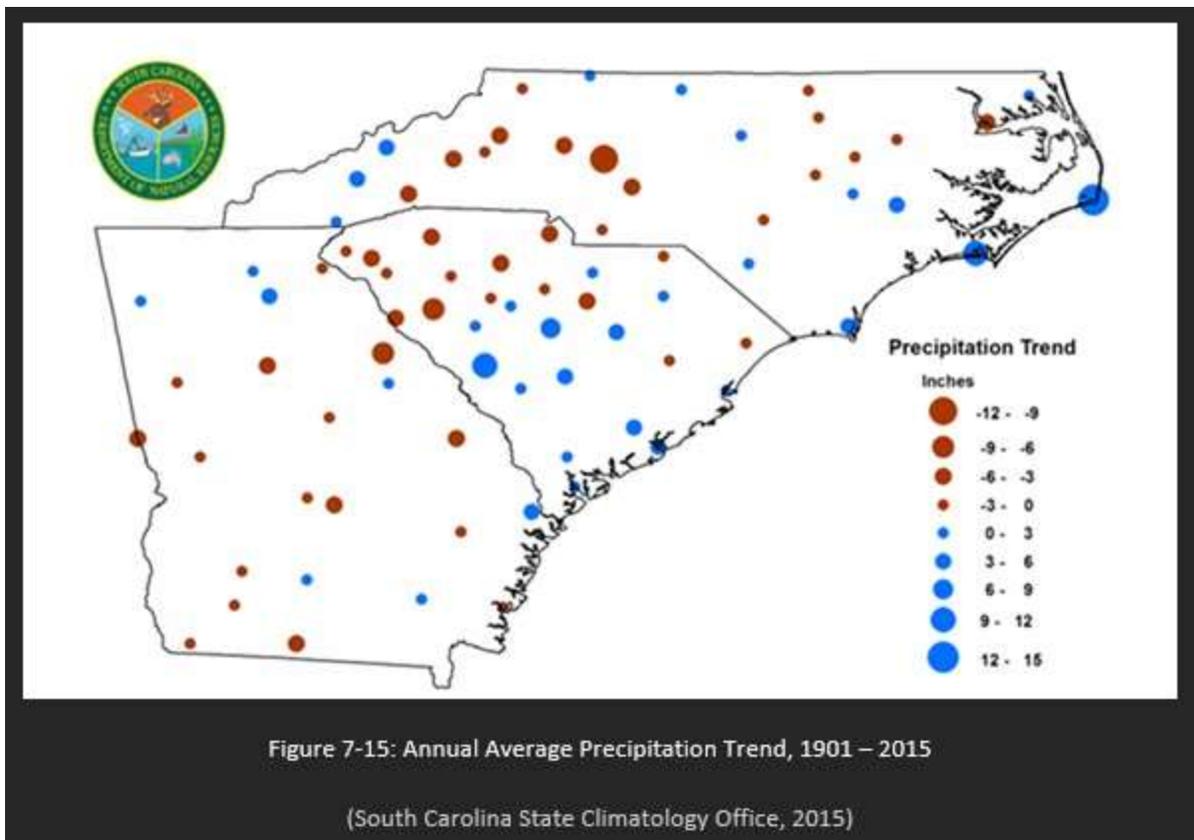
The map below illustrates the mean temperature and precipitation trends in South Carolina, Georgia, and North Carolina. These images show that the temperature in Greenville County has been rising since 1901, and precipitation has been declining. The South Carolina State Climatology Office has reported that between 1901 and 2015, Greenville County has experienced a 0.51 °F increase in annual average temperature and a 5.60-inch decrease in annual average precipitation. The decrease in precipitation coupled with higher temperatures may ultimately lead to longer droughts and more intense heat waves.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

There is a potential vulnerability for low-moderate households as a result of increased temperatures, as found by the Greenville County Multi-Jurisdictional Hazard Mitigation Plan. The U.S. Global Change Research Program compiled research on the effect of extreme temperatures, especially in urbanized locations, and found there to be an increase in death and health conditions related to heat exposure. This could be true especially for low-to-moderate income households who cannot afford to appropriately cool their housing units.



**Temperature Trends - Haz. Mitigation Plan**



**Precipitation Trends - Hazard Mitigation Plan**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Greenville County Five Year Consolidated Plan is a guide for the County to carry housing, community development, economic development, and homelessness programs using its entitlement funds from the U.S. Department of Housing and Urban Development (HUD). Federal regulations require states, cities, and counties to submit a Consolidated Plan every five years for the following programs: HOME Investment Partnership Program (HOME), Community Development Block Grant Program (CDBG) and Emergency Solutions Grant (ESG).

The Strategic Plan establishes the County's five priority goals: affordable housing, homelessness, community development, economic development, and neighborhood revitalization. These strategies have been developed as the result of meetings with several special interest groups, housing partners, agencies/organizations, public hearings, community meetings, resident surveys, agency/organization surveys, various reports, and consultations. The strategies identified were based on results from a needs assessment and market analysis, as well as data obtained.

Additionally, because of the Public Health Pandemic in the Country, the **Coronavirus Aid Relief and Economic Security Act (CARES ACT) was enacted on March 27, 2020**. This created supplemental funds to Greenville County, for **Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant funds to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) and growing effects of the historic public health crisis**. These Funds are included in the Greenville County's Consolidated Plan for FY 2020-2024 and the FY 2020 Annual Action Plan.

The Greenville County Redevelopment Agency is the administrator of the County's entitlement funds and is responsible for preparation and implementation of the Consolidated Plan. The Greenville County 2020 - 2024 Consolidated Plan shall be used to continue to revitalize the County's identified redevelopment communities and the five participating Municipalities: Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest. The primary purpose of the plan and use of the funds is to serve primarily low- and moderate-income households and persons in the Greenville County. The Strategic plan priority areas consist of housing need, community development need, homeless needs, special needs, and neighborhood revitalization.

In addition to the use of the County's Entitlement funds, GCRA plans for the use of CARES Act funding to address the Coronavirus Pandemic.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 46 - Geographic Priority Areas

|   |   |                            |
|---|---|----------------------------|
| 1   | <b>Area Name:</b>   | BRANDON                    |
|   | <b>Area Type:</b>   | Local Target area          |
|   | <b>Other Target Area Description:</b>   |                            |
|   | <b>HUD Approval Date:</b>   |                            |
|   | <b>% of Low/ Mod:</b>   |                            |
|   | <b>Revital Type:</b>  | Housing                    |
|   | <b>Other revital Description:</b>   |                            |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   |                            |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   |                            |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                            |
|   | <b>Identify the needs in this target area.</b>  |                            |
|   | <b>What are the opportunities for improvement in this target area?</b>  |                            |
| <b>Are there barriers to improvement in this target area?</b> |   |                            |
| 2   | <b>Area Name:</b>   | BRANDON/FREETOWN COMMUNITY |
|   | <b>Area Type:</b>   | Strategy area              |
|   | <b>Other Target Area Description:</b>   |                            |
|   | <b>HUD Approval Date:</b>   | 8/3/2000                   |
|   | <b>% of Low/ Mod:</b>   |                            |
|   | <b>revital Type:</b>  | Comprehensive              |
|   | <b>Other recital Description:</b>   |                            |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   |                            |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   |                            |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                            |

|          |   |                      |
|----------|---|----------------------|
|          | <b>Identify the needs in this target area.</b>  |                      |
|          | <b>What are the opportunities for improvement in this target area?</b>  |                      |
|          | <b>Are there barriers to improvement in this target area?</b>   |                      |
| <b>3</b> | <b>Area Name:</b>   | BRUTONTOWN COMMUNITY |
|          | <b>Area Type:</b>   | Strategy area        |
|          | <b>Other Target Area Description:</b>   |                      |
|          | <b>HUD Approval Date:</b>   | 1/5/2002             |
|          | <b>% of Low/ Mod:</b>   |                      |
|          | <b>Revital Type:</b>  | Comprehensive        |
|          | <b>Other Revital Description:</b>   |                      |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   |                      |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   |                      |
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                      |
|          | <b>Identify the needs in this target area.</b>  |                      |
|          | <b>What are the opportunities for improvement in this target area?</b>  |                      |
|          | <b>Are there barriers to improvement in this target area?</b>   |                      |
| <b>4</b> | <b>Area Name:</b>   | Dunean               |
|          | <b>Area Type:</b>   | Local Target area    |
|          | <b>Other Target Area Description:</b>   |                      |
|          | <b>HUD Approval Date:</b>   |                      |
|          | <b>% of Low/ Mod:</b>   |                      |
|          | <b>Revital Type:</b>  | Comprehensive        |
|          | <b>Other Revital Description:</b>   |                      |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   |                      |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   |                      |
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                      |

|          |   |                              |
|----------|---|------------------------------|
|          | <b>Identify the needs in this target area.</b>  |                              |
|          | <b>What are the opportunities for improvement in this target area?</b>  |                              |
|          | <b>Are there barriers to improvement in this target area?</b>   |                              |
| <b>5</b> | <b>Area Name:</b>   | FOUNTAIN INN                 |
|          | <b>Area Type:</b>   | MUNICIPALITY                 |
|          | <b>Other Target Area Description:</b>   | MUNICIPALITY                 |
|          | <b>HUD Approval Date:</b>   |                              |
|          | <b>% of Low/ Mod:</b>   |                              |
|          | <b>Revital Type:</b>  |                              |
|          | <b>Other Revital Description:</b>   |                              |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   |                              |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   |                              |
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                              |
|          | <b>Identify the needs in this target area.</b>  |                              |
|          | <b>What are the opportunities for improvement in this target area?</b>  |                              |
|          | <b>Are there barriers to improvement in this target area?</b>   |                              |
| <b>6</b> | <b>Area Name:</b>   | FOUNTAIN INN SANCTIFIED HILL |
|          | <b>Area Type:</b>   | Local Target area            |
|          | <b>Other Target Area Description:</b>   |                              |
|          | <b>HUD Approval Date:</b>   |                              |
|          | <b>% of Low/ Mod:</b>   |                              |
|          | <b>Revital Type:</b>  | Comprehensive                |
|          | <b>Other Revital Description:</b>   |                              |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   |                              |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   |                              |

|          |   |                                    |
|----------|---|------------------------------------|
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                                    |
|          | <b>Identify the needs in this target area.</b>  |                                    |
|          | <b>What are the opportunities for improvement in this target area?</b>  |                                    |
|          | <b>Are there barriers to improvement in this target area?</b>   |                                    |
| <b>7</b> | <b>Area Name:</b>   | GREENVILLE COUNTY - UNINCORPORATED |
|          | <b>Area Type:</b>   | COUNTYWIDE                         |
|          | <b>Other Target Area Description:</b>   | COUNTYWIDE                         |
|          | <b>HUD Approval Date:</b>   |                                    |
|          | <b>% of Low/ Mod:</b>   |                                    |
|          | <b>Revital Type:</b>  |                                    |
|          | <b>Other Revital Description:</b>   |                                    |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   |                                    |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>   |                                    |
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                                    |
|          | <b>Identify the needs in this target area.</b>  |                                    |
|          | <b>What are the opportunities for improvement in this target area?</b>  |                                    |
|          | <b>Are there barriers to improvement in this target area?</b>   |                                    |
| <b>8</b> | <b>Area Name:</b>   | GREER                              |
|          | <b>Area Type:</b>   | MUNICIPALITY                       |
|          | <b>Other Target Area Description:</b>   | MUNICIPALITY                       |
|          | <b>HUD Approval Date:</b>   |                                    |
|          | <b>% of Low/ Mod:</b>   |                                    |
|          | <b>Revital Type:</b>  |                                    |
|          | <b>Other Revital Description:</b>   |                                    |
|          | <b>Identify the neighborhood boundaries for this target area.</b>   |                                    |

|   |   |                   |
|---|---|-------------------|
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|   | <b>Identify the needs in this target area.</b>  |                   |
|   | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|   | <b>Are there barriers to improvement in this target area?</b>   |                   |
| <b>9</b>  | <b>Area Name:</b>   | GREER NEEDMORE    |
|   | <b>Area Type:</b>   | Local Target area |
|   | <b>Other Target Area Description:</b>   |                   |
|   | <b>HUD Approval Date:</b>   |                   |
|   | <b>% of Low/ Mod:</b>   |                   |
|   | <b>Revital Type:</b>  | Comprehensive     |
|   | <b>Other Revital Description:</b>   |                   |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|   | <b>Identify the needs in this target area.</b>  |                   |
|   | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|   | <b>Are there barriers to improvement in this target area?</b>   |                   |
|   | <b>10</b>   | <b>Area Name:</b> |
| <b>Area Type:</b>   |   | Strategy area     |
| <b>Other Target Area Description:</b>                             |   |                   |
| <b>HUD Approval Date:</b>   |   | 11/5/1997         |
| <b>% of Low/ Mod:</b>   |   |                   |
| <b>Revital Type:</b>  |   | Comprehensive     |
| <b>Other Revital Description:</b>                                 |   |                   |
| <b>Identify the neighborhood boundaries for this target area.</b> |   |                   |

|           |   |                   |
|-----------|---|-------------------|
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|           | <b>Identify the needs in this target area.</b>  |                   |
|           | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|           | <b>Are there barriers to improvement in this target area?</b>   |                   |
| <b>11</b> | <b>Area Name:</b>   | MAULDIN           |
|           | <b>Area Type:</b>   | MUNICIPALITY      |
|           | <b>Other Target Area Description:</b>   | MUNICIPALITY      |
|           | <b>HUD Approval Date:</b>   |                   |
|           | <b>% of Low/ Mod:</b>   |                   |
|           | <b>Revital Type:</b>  |                   |
|           | <b>Other Revital Description:</b>   |                   |
|           | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|           | <b>Identify the needs in this target area.</b>  |                   |
|           | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|           | <b>Are there barriers to improvement in this target area?</b>   |                   |
| <b>12</b> | <b>Area Name:</b>   | MONAGHAN          |
|           | <b>Area Type:</b>   | Local Target area |
|           | <b>Other Target Area Description:</b>   |                   |
|           | <b>HUD Approval Date:</b>   |                   |
|           | <b>% of Low/ Mod:</b>   |                   |
|           | <b>Revital Type:</b>  | Housing           |
|           | <b>Other Revital Description:</b>   |                   |
|           | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |

|           |   |                        |
|-----------|---|------------------------|
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   |                        |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                        |
|           | <b>Identify the needs in this target area.</b>  |                        |
|           | <b>What are the opportunities for improvement in this target area?</b>  |                        |
|           | <b>Are there barriers to improvement in this target area?</b>   |                        |
| <b>13</b> | <b>Area Name:</b>   | NEW WASHINGTON HEIGHTS |
|           | <b>Area Type:</b>   | Local Target area      |
|           | <b>Other Target Area Description:</b>   |                        |
|           | <b>HUD Approval Date:</b>   |                        |
|           | <b>% of Low/ Mod:</b>   |                        |
|           | <b>Revital Type:</b>  | Comprehensive          |
|           | <b>Other Revital Description:</b>   |                        |
|           | <b>Identify the neighborhood boundaries for this target area.</b>   |                        |
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   |                        |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                        |
|           | <b>Identify the needs in this target area.</b>  |                        |
|           | <b>What are the opportunities for improvement in this target area?</b>  |                        |
|           | <b>Are there barriers to improvement in this target area?</b>   |                        |
| <b>14</b> | <b>Area Name:</b>   | POE                    |
|           | <b>Area Type:</b>   | Local Target area      |
|           | <b>Other Target Area Description:</b>   |                        |
|           | <b>HUD Approval Date:</b>   |                        |
|           | <b>% of Low/ Mod:</b>   |                        |
|           | <b>Revital Type:</b>  | Comprehensive          |
|           | <b>Other Revital Description:</b>   |                        |
|           | <b>Identify the neighborhood boundaries for this target area.</b>   |                        |

|           |   |                              |
|-----------|---|------------------------------|
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   |                              |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                              |
|           | <b>Identify the needs in this target area.</b>  |                              |
|           | <b>What are the opportunities for improvement in this target area?</b>  |                              |
|           | <b>Are there barriers to improvement in this target area?</b>   |                              |
| <b>15</b> | <b>Area Name:</b>   | STERLING                     |
|           | <b>Area Type:</b>   | Local Target area            |
|           | <b>Other Target Area Description:</b>   |                              |
|           | <b>HUD Approval Date:</b>   |                              |
|           | <b>% of Low/ Mod:</b>   |                              |
|           | <b>Revital Type:</b>  | Other                        |
|           | <b>Other Revital Description:</b>   | HOUSING WITH SOCIAL SERVICES |
|           | <b>Identify the neighborhood boundaries for this target area.</b>   |                              |
|           | <b>Include specific housing and commercial characteristics of this target area.</b>   |                              |
|           | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                              |
|           | <b>Identify the needs in this target area.</b>  |                              |
|           | <b>What are the opportunities for improvement in this target area?</b>  |                              |
|           | <b>Are there barriers to improvement in this target area?</b>   |                              |
| <b>16</b> | <b>Area Name:</b>   | Simpsonville                 |
|           | <b>Area Type:</b>   | Municipality                 |
|           | <b>Other Target Area Description:</b>   | Municipality                 |
|           | <b>HUD Approval Date:</b>   |                              |
|           | <b>% of Low/ Mod:</b>   |                              |
|           | <b>Revital Type:</b>  |                              |
|           | <b>Other Revital Description:</b>   |                              |

|    |   |                   |
|----|---|-------------------|
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 17 | <b>Area Name:</b>   | Travelers Rest    |
|    | <b>Area Type:</b>   | Municipality      |
|    | <b>Other Target Area Description:</b>   | Municipality      |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  |                   |
|    | <b>Other Revital Description:</b>   |                   |
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 18 | <b>Area Name:</b>   | WEST BRANDON      |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Comprehensive     |
|    | <b>Other Revital Description:</b>   |                   |

|    |   |                   |
|----|---|-------------------|
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 19 | <b>Area Name:</b>   | Conestee          |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Housing           |
|    | <b>Other Revital Description:</b>   |                   |
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 20 | <b>Area Name:</b>   | Greer - Sunnyside |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Comprehensive     |
|    | <b>Other Revital Description:</b>   |                   |

|    |   |                   |
|----|---|-------------------|
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 21 | <b>Area Name:</b>   | VICTOR            |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Housing           |
|    | <b>Other Revital Description:</b>   |                   |
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 22 | <b>Area Name:</b>   | San Souci         |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Comprehensive     |
|    | <b>Other Revital Description:</b>   |                   |

|    |   |                   |
|----|---|-------------------|
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 23 | <b>Area Name:</b>   | Countywide        |
|    | <b>Area Type:</b>   | Countywide        |
|    | <b>Other Target Area Description:</b>   | Countywide        |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  |                   |
|    | <b>Other Revital Description:</b>   |                   |
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 24 | <b>Area Name:</b>   | Saluda            |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Housing           |
|    | <b>Other Revital Description:</b>   |                   |

|    |   |                   |
|----|---|-------------------|
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 25 | <b>Area Name:</b>   | Slater-Marietta   |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Comprehensive     |
|    | <b>Other Revital Description:</b>   |                   |
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 26 | <b>Area Name:</b>   | Tanglewood        |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Housing           |
|    | <b>Other Revital Description:</b>   |                   |

|    |   |                   |
|----|---|-------------------|
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |
| 27 | <b>Area Name:</b>   | City View         |
|    | <b>Area Type:</b>   | Local Target area |
|    | <b>Other Target Area Description:</b>   |                   |
|    | <b>HUD Approval Date:</b>   |                   |
|    | <b>% of Low/ Mod:</b>   |                   |
|    | <b>Revital Type:</b>  | Comprehensive     |
|    | <b>Other Revital Description:</b>   |                   |
|    | <b>Identify the neighborhood boundaries for this target area.</b>   |                   |
|    | <b>Include specific housing and commercial characteristics of this target area.</b>   |                   |
|    | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |                   |
|    | <b>Identify the needs in this target area.</b>  |                   |
|    | <b>What are the opportunities for improvement in this target area?</b>  |                   |
|    | <b>Are there barriers to improvement in this target area?</b>   |                   |

**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The funding distribution historically has been one-third each provided to the participating municipalities, Brutontown Community and the unincorporated communities. This process provides the needed balance for competing areas of funding. It also provides resources and leverages funding for projects and programs in the County. Greenville County will allocate its **CDBG** funds to those geographic areas

whose population is over 51% low- and moderate-income. All the County's identified Redevelopment areas meet this criterion. The County will continue to ensure that at least 70% of all the CDBG funds are budgeted for activities that principally benefit low-and moderate-income persons. The municipal allocation of funds is also based on total population, poverty rate, housing condition, and percentage of low- and moderate-income families and communities. The **public services activities** are for social service organizations whose clientele are low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status. **Public facilities activities** are located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income. The acquisition/demolition of structures is an eligible activity that can benefit low- to moderate-income areas. It is also an activity that is eligible because it can prevent or eliminate slums and blight on a spot basis or area basis. The housing activities have income eligibility criteria. The income requirement directs funds to low- and moderate-income households throughout the County. **Economic development** – revolving loan fund is available to business owners that create or retain low-moderate income jobs. Additionally, the façade improvement program is available to businesses in the five municipalities' Business Districts, Woodside Ave, and Poinsett Hwy commercial areas. The façade improvement program can be used for exterior improvement to existing or new businesses and must create or retain a low-moderate income job. **HOME** funds will be used to expand the supply of decent and affordable rental and homeownership housing. HOME funds will target low- and very low-income households. HOME funds shall include homeowner rehab, Rental Development, homeownership units – Rehabilitation and New Construction, acquisition/rehabilitation, homebuyer activities, Lease purchase, CHDO projects and administration of projects. These projects are located in low- and moderate-income areas. The **Emergency Solution Grant (ESG)** shall be used to address homelessness issues. ESG will be used for: **Street outreach** – literally homeless or fleeing (living in places not meant for human habitation); **Emergency shelter** – literally homeless or at risk (shelters, group homes and transitional houses) and the **Homelessness prevention** – Imminent risk of homelessness (HH income must be below 30% of AMI); Rapid re-housing – Literally homeless or Fleeing; **Data collection** – Homeless Management Information System (HMIS); 60% of the ESG funds shall be used to address Street Outreach and Shelter activities. ESG Subrecipients must have matching funds. The **CARES Act** proposed uses: **ESG CV** – Homelessness prevention Imminent risk of homelessness (HH income must be below 50% of AMI); Rapid Re-housing; Data collection - (HMIS). **CDBG-CV** – Assistance to individuals and families: rental and utilities, food and nutrition, and mortgage assistance. Medical Assistance: testing and medical safety supplies. Financial Assistance to impacted small businesses. Charity Tracker license.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

|          |                           |  |
|----------|---------------------------|--|
| <b>1</b> | <b>Priority Need Name</b> | Housing Need   |
|          | <b>Priority Level</b>     | High   |
|          | <b>Population</b>         | <p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> |

|   |   |
|---|---|
| <p><b>Geographic Areas Affected</b></p> | <p>POE<br/>         JUDSON COMMUNITY<br/>         MONAGHAN<br/>         BRANDON/FREETOWN COMMUNITY<br/>         VICTOR<br/>         BRUTONTOWN COMMUNITY<br/>         GREER NEEDMORE<br/>         BRANDON<br/>         WEST BRANDON<br/>         FOUNTAIN INN SANCTIFIED HILL<br/>         STERLING<br/>         NEW WASHINGTON HEIGHTS<br/>         Municipality<br/>         Municipality<br/>         MUNICIPALITY<br/>         MUNICIPALITY<br/>         MUNICIPALITY<br/>         COUNTYWIDE<br/>         Conestee<br/>         Dunean<br/>         Greer - Sunnyside<br/>         San Souci<br/>         Countywide<br/>         Slater-Marietta<br/>         Saluda<br/>         Tanglewood<br/>         City View</p> |
| <p><b>Associated Goals</b></p>          | <p>DH-1 Homeownership<br/>         DH-5 Rentals<br/>         DH-3 Homebuyers<br/>         DH-4 Special Needs - Housing<br/>         DH-7 Homelessness - At Risk<br/>         DH-8 Homelessness - Rapid Rehousing<br/>         SL-1 Blight Elimination<br/>         SL-6 Relocation<br/>         SL-8 Fair Housing<br/>         PA-1 Project Management<br/>         DH-2 Homeowners<br/>         DH-6 Permanent Supportive Housing<br/>         DH-9 - ESG COVID-19<br/>         SL-9 CDBG COVID-19</p>   |

|          |                                    |   |
|----------|------------------------------------|---|
|          | <b>Description</b>                 | To promote the production and supply of affordable housing in the County. Ensuring availability and accessibility of affordable housing in the County of Greenville.  |
|          | <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.   |
| <b>2</b> | <b>Priority Need Name</b>          | Homeless Need   |
|          | <b>Priority Level</b>              | High  |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth |

|   |   |
|---|---|
| <p><b>Geographic Areas Affected</b></p>   | <p>POE<br/>         JUDSON COMMUNITY<br/>         MONAGHAN<br/>         BRANDON/FREETOWN COMMUNITY<br/>         VICTOR<br/>         BRUTONTOWN COMMUNITY<br/>         GREER NEEDMORE<br/>         BRANDON<br/>         WEST BRANDON<br/>         FOUNTAIN INN SANCTIFIED HILL<br/>         STERLING<br/>         NEW WASHINGTON HEIGHTS<br/>         Municipality<br/>         Municipality<br/>         MUNICIPALITY<br/>         MUNICIPALITY<br/>         MUNICIPALITY<br/>         COUNTYWIDE<br/>         Conestee<br/>         Dunean<br/>         Greer - Sunnyside<br/>         San Souci<br/>         Countywide<br/>         Slater-Marietta<br/>         Saluda<br/>         Tanglewood<br/>         City View</p> |
| <p><b>Associated Goals</b></p>            | <p>DH-7 Homelessness - At Risk<br/>         DH-8 Homelessness - Rapid Rehousing<br/>         DH-10 Homelessness - Shelter<br/>         ED-1 Job Training<br/>         SL -5 Homelessness Services<br/>         DH-6 Permanent Supportive Housing<br/>         DH-9 - ESG COVID-19</p>   |
| <p><b>Description</b></p>                 | <p>Provide various types of housing and shelter opportunities, outreach and education, and other supportive services for the homeless population. Coordinate efforts between different housing and services provides.</p>   |
| <p><b>Basis for Relative Priority</b></p> | <p>This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.</p>  |

|                         |  |  |
|-------------------------|--|--|
| <b>3</b>                | <b>Priority Need Name</b>  | Infrastructure Improvement Needs   |
|                         | <b>Priority Level</b>  | Low  |
|                         | <b>Population</b>  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly  |
|                         | <b>Geographic Areas Affected</b>   | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Municipality<br>Municipality<br>MUNICIPALITY<br>MUNICIPALITY<br>MUNICIPALITY<br>COUNTYWIDE<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View |
| <b>Associated Goals</b> | SL-2 Public Facilities<br>SL-4 Infrastructure Improvements<br>NR-1 - Neighborhood Revitalization |  |

|          |                                    |  |
|----------|------------------------------------|--|
|          | <b>Description</b>                 | This includes infrastructure improvements to communities and neighborhoods involving lighting/lampposts, roads, stormwater, curbs, gutter, pedestrian, cycling and transit infrastructure, sanitary sewer improvements, and associated engineering design. |
|          | <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.  |
| <b>4</b> | <b>Priority Need Name</b>          | Community Development Needs  |
|          | <b>Priority Level</b>              | Low  |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Non-housing Community Development   |

|   |   |
|---|---|
| <p><b>Geographic Areas Affected</b></p> | <p>POE<br/> JUDSON COMMUNITY<br/> MONAGHAN<br/> BRANDON/FREETOWN COMMUNITY<br/> VICTOR<br/> BRUTONTOWN COMMUNITY<br/> GREER NEEDMORE<br/> BRANDON<br/> WEST BRANDON<br/> FOUNTAIN INN SANCTIFIED HILL<br/> STERLING<br/> NEW WASHINGTON HEIGHTS<br/> Municipality<br/> Municipality<br/> MUNICIPALITY<br/> MUNICIPALITY<br/> MUNICIPALITY<br/> COUNTYWIDE<br/> Conestee<br/> Dunear<br/> Greer - Sunnyside<br/> San Souci<br/> Countywide<br/> Slater-Marietta<br/> Saluda<br/> Tanglewood<br/> City View</p> |
| <p><b>Associated Goals</b></p>          | <p>ED-1 Job Training<br/> SL-2 Public Facilities<br/> SL-3 Public Services<br/> SL-7 Brownfield Assessment and Cleanup<br/> NR-1 - Neighborhood Revitalization<br/> NR-2 Neighborhood Capacity Building<br/> SL-9 CDBG COVID-19</p>   |
| <p><b>Description</b></p>               | <p>Ensure suitable living conditions for residents of Greenville County - public services programs (including transportation, childcare and youth programs, senior programs, community safety), relocation activities, fair housing activities, assessment and clean-up of brownfield sites.</p>  |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.  |
| 5 | <b>Priority Need Name</b>          | Economic Development Need  |
|   | <b>Priority Level</b>              | Low  |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence |

|   |   |
|---|---|
| <p><b>Geographic Areas Affected</b></p> | <p>POE<br/>         JUDSON COMMUNITY<br/>         MONAGHAN<br/>         BRANDON/FREETOWN COMMUNITY<br/>         VICTOR<br/>         BRUTONTOWN COMMUNITY<br/>         GREER NEEDMORE<br/>         BRANDON<br/>         WEST BRANDON<br/>         FOUNTAIN INN SANCTIFIED HILL<br/>         STERLING<br/>         NEW WASHINGTON HEIGHTS<br/>         Municipality<br/>         Municipality<br/>         MUNICIPALITY<br/>         MUNICIPALITY<br/>         MUNICIPALITY<br/>         COUNTYWIDE<br/>         Conestee<br/>         Dunean<br/>         Greer - Sunnyside<br/>         San Souci<br/>         Countywide<br/>         Slater-Marietta<br/>         Saluda<br/>         Tanglewood<br/>         City View</p> |
| <p><b>Associated Goals</b></p>          | <p>ED-1 Job Training<br/>         ED-2 Business Establishment and Expansion<br/>         ED-3 Facade Improvement<br/>         SL-7 Brownfield Assessment and Cleanup<br/>         ED-4 Commercial Development<br/>         SL-9 CDBG COVID-19</p>   |
| <p><b>Description</b></p>               | <p>Provide economic development to small business in the County for startup and existing business for operating and equipment. Partner with institutions and community organizations to provide training opportunities for small businesses and jobs. Additionally, provide facade improvement program to small businesses in the cooperating municipalities Central Business Districts.</p>  |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.  |
| 6 | <b>Priority Need Name</b>          | Neighborhood Revitalization  |
|   | <b>Priority Level</b>              | High   |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Non-housing Community Development   |
|   | <b>Geographic Areas Affected</b>   | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Municipality<br>Municipality<br>MUNICIPALITY<br>MUNICIPALITY<br>MUNICIPALITY<br>COUNTYWIDE<br>Conestee<br>Dunear<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View |

|          |                                    |  |
|----------|------------------------------------|--|
|          | <b>Associated Goals</b>            | SL-1 Blight Elimination<br>SL-4 Infrastructure Improvements<br>SL-7 Brownfield Assessment and Cleanup<br>NR-1 - Neighborhood Revitalization  |
|          | <b>Description</b>                 | Assist in revitalizing Special Emphasis Areas in the county. Implementation of the Redevelopment/Special Emphasis neighborhoods' master plans including, but not limited to, Brutontown, Sterling, Poe Mill, Judson, New Washington Heights, Greer - Needmore, San Souci.  |
|          | <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.  |
| <b>7</b> | <b>Priority Need Name</b>          | Special Needs  |
|          | <b>Priority Level</b>              | Low  |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |

|          |                                    |  |
|----------|------------------------------------|--|
|          | <b>Geographic Areas Affected</b>   | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Municipality<br>Municipality<br>MUNICIPALITY<br>MUNICIPALITY<br>MUNICIPALITY<br>COUNTYWIDE<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View |
|          | <b>Associated Goals</b>            | DH-4 Special Needs - Housing<br>SL-2 Public Facilities<br>SL-3 Public Services<br>SL-4 Infrastructure Improvements<br>SL-9 CDBG COVID-19   |
|          | <b>Description</b>                 | Provide assistance to special needs population - housing, support, and public services. The target populations are elderly, veterans, people living with disabilities, mental health issues, victims of domestic violence.   |
|          | <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.  |
| <b>8</b> | <b>Priority Need Name</b>          | Slum and Blight Elimination  |

|                                    |  |
|------------------------------------|--|
| <b>Priority Level</b>              | Low  |
| <b>Population</b>                  | Non-housing Community Development  |
| <b>Geographic Areas Affected</b>   | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Municipality<br>Municipality<br>MUNICIPALITY<br>MUNICIPALITY<br>MUNICIPALITY<br>COUNTYWIDE<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View |
| <b>Associated Goals</b>            | SL-1 Blight Elimination  |
| <b>Description</b>                 | Demolish substandard properties in the county to eliminate slum and blight and provide opportunities for future redevelopment.   |
| <b>Basis for Relative Priority</b> | This comes from the needs assessment, review of neighborhood plans, public survey, stakeholder input, and community and county reports.  |

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

| <b>Affordable Housing Type</b>        | <b>Market Characteristics that will influence the use of funds available for housing type</b>  |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | The County does not use any of its HOME funds for TBRA. However, the Greenville Housing Authority uses its Housing vouchers for TBRA.  |
| TBRA for Non-Homeless Special Needs   | The County reported 2,315 individuals and 661 households with children enter homelessness each year and average length of homeless is 78 days. ESG funds are used to assist homeless clients with deposits and rent payment for permanent housing for short term. The County plans to assist approximately 290 households and 1,400 persons with Homelessness Prevention and Rapid Rehousing, using both ESG and ESG-CV funding.   |
| New Unit Production                   | The Greenville County Affordable Housing Study found that 30% of households cannot find safe and decent housing at an affordable price. The Study also found that there is gap of 10,500 affordable units in the county. The County uses its HOME fund to gap finance housing partners' affordable housing project. Additionally, GCRA develops new homeownership and rental housing units. The CDBG fund is also used in the Brutontown community for new housing production. The County is planning to develop approximately 150 new homeownership units and 140 new rental units developed through Greenville County partners and as well as GCRA in the next five years using its current available resources and partners.  |
| Rehabilitation                        | 47% of the households live in houses with 1-4 recognized housing problems, e.g. lacks kitchen, complete plumbing etc. As a result of the aging housing stock, cost burden of homeowners, units with severe housing problems, there is a need for a rehabilitation program that is available for low-income homeowners and special needs populations to improve or upgrade their homes. Additionally, GCRA and housing partners are also able to rehab homes for sale or rental to income eligible households. The County continues to use its CDBG and HOME funds to rehab owner-occupied houses units. Approximately 300 low-moderate homeowner units will be rehabilitated in the next five years by both GCRA and its partner organizations. Homeownership rehab are also available to the elderly and people living with disabilities. This program is available Countywide, and proposes to assist approximately 175 seniors and households living with disabilities to rehab their home with the County's rehab program. |

| <b>Affordable Housing Type</b>      | <b>Market Characteristics that will influence the use of funds available for housing type</b>  |
|-------------------------------------|--|
| Acquisition, including preservation | The County shall continue to acquire properties or assist housing partners to acquire properties for redevelopment purposes of potential affordable housing units. The Woodside mill is the recognized historic district. Acquisition and rehab are cautiously sensitive to the historic preservation requirement. To enhance the review process with State Historic Preservation office, the County has established a Memorandum of Understanding to streamline the review process while being in compliance with the requirement. The County plans to acquire approximately 12 properties, half for homeownership and half for rental development, for potential redevelopment opportunities in the next five years. |

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c) (1,2)

### Introduction

The Greenville County's allocation for FY 2020 Entitlement funds are \$2,788,539 in CDBG, \$1,193,967 in HOME and \$233,440 in Emergency Solutions Grant. Additionally, County is also projecting a total of \$800,000 in HOME Program Income, \$600,000 in CDBG program Income, and \$800,000 in Mortgage loan fund. Furthermore, additional special allocations on Emergency Solutions Grant -COVID-19 19 for \$804,966 and Community Development Block - Covid-19 for \$1,640,656 are provided to Greenville County to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19) public health crisis. This was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. Therefore, a total budget of \$8,861,568 of Federal fund is proposed to be used in Greenville County in FY 2020 budget. Greenville County will also provide an additional \$25,000 from the County's General fund to assist with the administration and management of the projects and programs. Additionally, the County Administration has provided \$1,000,000 for the new Affordable Housing Fund (AHF) to support the increase and preservation of affordable housing in Greenville County. A private donation was also received to provide direct financial assistance to First Time Home buyers towards the purchase of their homes.

A 5-year projects for the County's entitlements funds are projected with the following factors CDBG with annual increments of 2%; HOME with 1% and ESG with 2%. Therefore, a total projection of \$21,819,876 in all three sources of the entitlement funds are estimated.

### Anticipated Resources

| Program | Source of Funds        | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                        |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| CDBG    | public<br>–<br>federal | -Acquisition<br>-Admin and Planning<br>-Economic Development<br>-Housing<br>-Public Improvements<br>-Public Services | 2,788,539                        | 600,000            | 1,304,300                | 4,692,839 | 11,724,917  | To help low- and moderate-income people prevent or eliminate blight, or meet an urgent community need where no other funding is available. |

| Program | Source of Funds        | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                        |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| HOME    | public<br>–<br>federal | -Acquisition<br>-Homebuyer assistance<br>-Homeowner rehab<br>-Multifamily rental new construction<br>-Multifamily rental rehab<br>-New construction for ownership<br>-TBRA                     | 1,193,967                        | 800,000            | 981,000                  | 2,974,967 | 4,897,621   | To increase the supply and provide access to decent and safe affordable housing for low- and moderate-income persons/households.           |
| ESG     | public<br>–<br>federal | -Conversion and rehab for transitional housing<br>-Financial Assistance<br>-Overnight shelter<br>-Rapid re-housing (rental assistance)<br>-Rental Assistance Services<br>-Transitional housing | 233,440                          | 0                  | 0                        | 233,440   | 981,391   | Used to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. |

| Program | Source of Funds        | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                        |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| Other   | Private                | -Financial Assistance<br>-Homebuyer assistance<br>-Housing<br>-New construction for ownership<br>-Other      | 1,318,481                        | 0                  | 0                        | 1,318,481 | 1,750,000   | Private donations to provide direct financial assistance to First Time Homebuyers as down payment and closing cost. Construction loan from financial institution to leverage entitlement funds to construct or rehab houses for homeownership opportunities. |
| Other   | public<br>-<br>federal | -Acquisition<br>-Admin and Planning<br>-New construction for ownership<br>-Other                             | 794,000                          | 0                  | 0                        | 794,000   | 3,200,000   | Provide affordable low interest end mortgage to First Time Homebuyers and develop affordable new homeownership units in the Strategy Area - Brutontown.  |
| Other   | public<br>-<br>federal | -Acquisition<br>-Admin and Planning<br>-Rapid re-housing (rental assistance)<br>-Rental Assistance<br>-Other | 804,966                          | 0                  | 0                        | 804,966   | 0   | Provide funds to prevent, prepare for, and respond to the coronavirus pandemic (COVID_19) among individuals and families who are homeless or receiving homeless assistance.  |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| Other   | public – federal | -Admin and Planning<br>-Economic Development<br>-Financial Assistance<br>-Public Services<br>-Rental Assistance<br>-Other   | 1,640,656                        | 0                  | 0                        | 1,640,656 | 0   | To present, prepare for, and respond to the growing effects COVID-19 pandemic and the historic public health crisis. Provide approaches that prioritize the unique needs of low- and moderate-income persons.   |
| Other   | public – federal | Economic Development  | 42,750                           | 0                  | 0                        | 42,750    | 46,464  |   |
| Other   | public – local   | -Acquisition<br>-Admin and Planning<br>-Financial Assistance<br>-Homebuyer assistance<br>-Homeowner rehab<br>-Housing<br>-Multifamily rental new construction<br>-Multifamily rental rehab<br>-New construction for ownership | 900,000                          | 0                  | 0                        | 900,000   | 3,000,000   | Funds to be used to address the gaps in production, supplies, and accessibility of affordable housing opportunities in Greenville County. Funds will be used for the preservation of existing units, production of new and direct assistance to First time Home buyers. |
| Other   | public – local   | -Admin and Planning   | 50,000                           | 0                  | 0                        | 50,000    | 75,000  | Administration and operation costs  |

Table 49 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

As a result of the Affordable Housing study completed and approved by the Greenville County Council in June 2018, the County administration created a new "Greenville County's Affordable Housing Fund (GCAHF)" with the goal of a five year funding cycle from FY 2019 - 2023 for a total of \$5,000,000 (\$1,000,000 per year). The GCAHF will be used to gap fund and will leverage the County's Entitlement fund in addressing affordable housing needs in the County. The GCAHF will be administered by GCRA to help gap fund affordable housing in the county. A total \$641,093 of AHF was committed in FY 2019 to gap fund a total of 80 affordable housing units and in FY 2020, a total of \$700,000 has been approved for a total of 131 housing units consisting rental and homeownerships units. Additionally, our housing partners also use the State Low Income Housing Tax Credit, bank loan and private donations, as well volunteers to leverage all housing development projects. GCRA uses bank construction loans to leverage HOME funds for homeownership and rental units.

The County Transportation Fund (Greenville Legislative Delegative Transportation Committee) is usually used to match the CDBG Funds (50:50) on infrastructure projects. The CDBG fund proposed for infrastructure improvement projects for Middleton, Maloy and Sterling Streets in the Sterling Community and will be matched 50% (approximately \$800,000) using the County's Transportation Fund. The municipalities such as Mauldin and Simpsonville have also leveraged their CDBG funds with the South Carolina Permanent Improvement Project (PIP) grant to improve their Senior Center, which incorporate ADA requirements into their facilities. GCRA will partner with a private developer to complete the remediation of the Poe Mill brownfield site, and develop a multi income and mixed-use site. Approximately \$750,000 of HOME match is proposed for the HOME funded projects.

Furthermore, approximately **\$582,133** will be used as match fund to the ESG funding from all Subrecipients, this consists of a 1:1 match ratio requirement for the program, sources comprise of private and general funds. The proposed match funds are identified as follows:

**ESG Subrecipient Proposed Match**

|                        |           |
|------------------------|-----------|
| United Ministries      | \$181,845 |
| Band of Brothers       | \$60,000  |
| First Impression of SC | \$50,000  |

|                                   |           |
|-----------------------------------|-----------|
| Pendleton Place                   | \$61,640  |
| United Housing Connections (CoC)- | \$46,148  |
| SHARE                             | \$16,500  |
| GC Human Relations Commission     | \$50,000  |
| Fellow Countrymen                 | \$86,000  |
| GCRA                              | \$30,000  |
| Total Matching funds              | \$582,133 |

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Poe Mill site, which is approximately 13 acres brownfield site, originally planned for a regional park land consisting of both active and passive activities (skating area, outdoor performance plaza, greenfield/playground, walking trails, picnic area, etc.). This site is being considered for additional options, which will address the current needs community and with the potential for opportunity for funding. This site was acquired using NSP funds in 2010. The U.S Department of Environmental Protection Agency - Brownfield grants were used for clean-up and assessment of the site. GCRA is seeking options for a mixed-use development on the site that will allow for mixed income housing development (affordable & workforce multifamily development), commercial spaces, and a passive park piazza for the community. The site will connect to the swamp rabbit trail to encourage healthy living style for the Poe Mill Community.

Furthermore, GCRA acquired a 2.5-acre site in the City of Mauldin, of which an eighteen (18) unit housing development (9 duplexes) is in its final phase of completion and closeout. The houses consist of 3 bedroom and 2 bathrooms of 1400 square feet for families earning from 50% - 120% AMI. The Gridley properties in the San Souci (previously a burnt church and dilapidated, vacant gym) were acquired and demolished by GCRA. This site will be planned for 10 -12 housing units in the future.

## **Discussion**

The County's five-year housing goal is approximately 1,727 units total consisting of the following:

995 non-homeless goals Homeownership, homebuyer, owner-occupied rehab/repair program and rental units

332 - homeless program (HPRP)

450 - COVID-19 funds

Other Activities include:

Community development - Public Service, Infrastructure Improvement, Public Facilities

Economic Development

Neighborhood Revitalization - Brutontown, Sterling, Poe Mill, Judson etc.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity                                | Responsible Entity Type  | Role   | Geographic Area Served |
|---|--------------------------|--|------------------------|
| United Housing Connections                        | Other                    | Homelessness Rental                          | Other                  |
| SUNBELT HUMAN ADVANCEMENT RESOURCES, INC. (SHARE) | Non-profit organizations | Homelessness                                 |                        |
| United Ministries                                 | Non-profit organizations | Homelessness                                 |                        |
| Pendleton Place                                   | Non-profit organizations | Homelessness                                 |                        |
| Band of Brothers Prison Ministry                  | Non-profit organizations | Homelessness                                 |                        |
| First Impression SC                               | Non-profit organizations | Homelessness                                 |                        |
| Greenville County Human Relations Commission      | Government               | Homelessness Ownership                       |                        |
| CITY OF SIMPSONVILLE RECREATION DEPARTMENT        | Government               | Non-homeless special needs Public Facilities |                        |
| CITY OF GREER PARKS AND RECREATION DEPARTMENT     | Government               | Public Services                              |                        |
| Center for Community Services                     | Non-profit organizations | Public Services                              |                        |
| CITY OF MAULDIN                                   | Government               | Public Facilities Public Services            |                        |
| GREER RELIEF AND RESOURCES AGENCY, INC.           | Non-profit organizations | Public Services                              |                        |
| GREENVILLE FREE MEDICAL CLINIC                    | Non-profit organizations | Public Services                              |                        |
| GREER COMMUNITY MINISTRIES                        | Non-profit organizations | Public Services                              |                        |

| <b>Responsible Entity</b>                     | <b>Responsible Entity Type</b> | <b>Role</b>                          | <b>Geographic Area Served</b> |
|---|--------------------------------|--------------------------------------|-------------------------------|
| Communities in Schools of Greenville          | Non-profit organizations       | Public Services                      |                               |
| MEALS ON WHEELS OF GREENVILLE, INC.           | Non-profit organizations       | Public Services                      |                               |
| MERCY HOUSING SOUTHEAST                       | Non-profit organizations       | Ownership<br>Rental                  |                               |
| GREENVILLE HOUSING FUTURES, INC               | Non-profit organizations       | Ownership<br>Rental                  |                               |
| Community Works Carolina                      | Non-profit organizations       | Ownership                            |                               |
| NEHEMIAH COMMUNITY REVITALIZATION CORPORATION | Non-profit organizations       | Ownership                            |                               |
| Homes of Hope, Inc.                           | Non-profit organizations       | Ownership                            |                               |
| HABITAT FOR HUMANITY OF GREENVILLE COUNTY     | CHDO                           | Ownership                            |                               |
| Greer Community Outreach                      | Non-profit organizations       | Non-homeless special needs<br>Rental |                               |

**Table 50 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

According to the 2019 Gaps and Analysis & system performance report conducted by the local CoC, the 2018 Upstate CoC PIT Count data revealed a total of 1,185 individuals were experiencing homelessness on a single night in January 2018. Rapid Rehousing (RRH) is the most cost-effective project-type, costing an average of \$4,319 per bed annually. (Note: 53 of the 59 relevant projects operating within the geographic region of the Upstate CoC provided financial information). UPSTATE CONTINUUM OF CARE GAPS ANALYSIS & SYSTEM PERFORMANCE REPORT 2019 Gaps Analysis Summary Key Findings The primary purpose of this gaps analysis is to better inform members of the Continuum of Care and community at large on data-driven HMIS metrics for strategic planning, project development, and program improvement. The gaps analysis is a local, system-wide examination of homelessness as defined by HUD’s Continuum of Care program. Some key components of this analysis include population, capacity, utilization, performance and cost. Continuum staff primarily utilized data derived from HMIS as represented in aggregate reports submitted to HUD on an annual basis. Using these data sources, the Upstate Continuum of Care can better understand how to meet the needs of individuals

and families experiencing homelessness across the Upstate of South Carolina. Based on data from the 2017 Annual Homeless Assessment Report (AHAR) to Congress, 19% of families (42 persons) residing in Emergency Shelter (ES), 25% of individuals (16) in Transitional Housing (TH), and 50% (10) in Permanent Supportive Housing (PSH) entered the project from a prior homeless living situation. Not all projects included in this analysis are required to admit persons from literal homeless situations prior to participant enrollment. Persons experiencing homelessness in Emergency Shelter (ES), Transitional Housing (TH), and Safe Haven (SH) projects remain homeless for 66 days at the median. A large percentage of individuals and families served by RRH or TH projects report exiting to a permanent housing destination (86% for RRH and 76% for TH). Only 11% of persons who exited to a permanent housing situation returned to homelessness within two years. During a twelve-month period (04/05/2018 - 04/05/2019), 824 unique heads of household completed the Upstate CoC Coordinated Entry System (CES) Intake and Vulnerability Index (VI-SPDAT) assessment. A high percentage (61%) of all intakes completed were from participants residing in Greenville/Laurens Chapter of the Continuum (with the vast majority coming from Greenville County). Participants who make >\$1,000 per month were much more likely to score for RRH (71%) than PSH (21%). On the other hand, participants who make <\$1,000 and those with no income were more likely to score for PSH support (41% PSH for those <\$1,000 income, and 43% PSH for those reporting no income).

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| <b>Homelessness Prevention Services</b> | <b>Available in the Community</b> | <b>Targeted to Homeless</b> | <b>Targeted to People with HIV</b> |
|---|-----------------------------------|-----------------------------|------------------------------------|
| <b>Homelessness Prevention Services</b> |                                   |                             |                                    |
| Counseling/Advocacy                     | X                                 | X                           | X                                  |
| Legal Assistance                        | X                                 | X                           |                                    |
| Mortgage Assistance                     | X                                 | X                           |                                    |
| Rental Assistance                       | X                                 | X                           |                                    |
| Utilities Assistance                    | X                                 | X                           |                                    |
| <b>Street Outreach Services</b>         |                                   |                             |                                    |
| Law Enforcement                         | X                                 | X                           |                                    |
| Mobile Clinics                          | X                                 | X                           |                                    |
| Other Street Outreach Services          |                                   | X                           | X                                  |
| <b>Supportive Services</b>              |                                   |                             |                                    |
| Alcohol & Drug Abuse                    | X                                 | X                           |                                    |
| Child Care                              | X                                 |                             |                                    |
| Education                               | X                                 |                             |                                    |
| Employment and Employment Training      | X                                 | X                           |                                    |
| Healthcare                              | X                                 | X                           | X                                  |
| HIV/AIDS                                | X                                 | X                           | X                                  |
| Life Skills                             | X                                 | X                           | X                                  |
| Mental Health Counseling                | X                                 | X                           |                                    |
| Transportation                          | X                                 | X                           |                                    |
| <b>Other</b>                            |                                   |                             |                                    |
|   |                                   |                             |                                    |

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

According to the 2019 Gaps and Analysis & system performance report conducted by the local CoC, the 2018 Upstate CoC PIT Count data revealed a total of 1,185 individuals were experiencing homelessness on a single night in January 2018. Rapid Rehousing (RRH) is the most cost-effective project-type, costing an average of \$4,319 per bed annually. (Note: 53 of the 59 relevant projects operating within the geographic region of the Upstate CoC provided financial information). UPSTATE CONTINUUM OF CARE GAPS ANALYSIS & SYSTEM PERFORMANCE REPORT 2019 Gaps Analysis Summary Key Findings The primary purpose of this gaps analysis is to better inform members of the Continuum of Care and community at large on data-driven HMIS metrics for strategic planning, project development, and program improvement. The gaps analysis is a local, system-wide examination of homelessness as defined by HUD's Continuum of Care program. Some key components of this analysis include population, capacity, utilization, performance and cost. Continuum staff primarily utilized data derived from HMIS as represented in aggregate reports submitted to HUD on an annual basis. Using these data sources, the Upstate Continuum of Care can better understand how to meet the needs of individuals and families experiencing homelessness across the Upstate of South Carolina. Based on data from the 2017 Annual Homeless Assessment Report (AHAR) to Congress, 19% of families (42 persons) residing in Emergency Shelter (ES), 25% of individuals (16) in Transitional Housing (TH), and 50% (10) in Permanent Supportive Housing (PSH) entered the project from a prior homeless living situation. Not all projects included in this analysis are required to admit persons from literal homeless situations prior to participant enrollment. Persons experiencing homelessness in Emergency Shelter (ES), Transitional Housing (TH), and Safe Haven (SH) projects remain homeless for 66 days at the median. A large percentage of individuals and families served by RRH or TH projects report exiting to a permanent housing destination (86% for RRH and 76% for TH). Only 11% of persons who exited to a permanent housing situation returned to homelessness within two years. During a twelve-month period (04/05/2018 - 04/05/2019), 824 unique heads of household completed the Upstate CoC Coordinated Entry System (CES) Intake and Vulnerability Index (VI-SPDAT) assessment. A high percentage (61%) of all intakes completed were from participants residing in Greenville/Laurens Chapter of the Continuum (with the vast majority coming from Greenville County). Participants who make >\$1,000 per month were much more likely to score for RRH (71%) than PSH (21%). On the other hand, participants who make <\$1,000 and those with no income were more likely to score for PSH support (41% PSH for those <\$1,000 income, and 43% PSH for those reporting no income).

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

There is a strong network of Continuum Care agencies/providers within the County that operate programs for homeless persons. These providers are connected or have developed relationships with mainstream providers of health, mental health and employment services and refer homeless persons to these providers on a regular basis for needed services.

Strengths include excellent providers of mental health and drug and alcohol services and utility assistance with services provided by SHARE and Greer Community Ministries. Additionally, three agencies in the County, GCRA, SHARE, Salvation Army and the United Housing Connections, have access to prevention and rapid rehousing funds to assist homeless or at-risk homeless clients.

Areas of weaknesses would include Legal Assistance and job training, where services are limited.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

According to the 2019 Gaps and Analysis & system performance report conducted by the local CoC.

In response to each finding, local, state, and federal solutions were provided to address the identified service gaps. The following key solutions are presented in this report:

Increasing the current inventory of Permanent Supportive Housing (PSH), Rapid Rehousing (RRH) and Transitional Housing (TH) beds should be a high priority. This could be achieved through maximization of HUD-related funding streams and additional diversification of funding and partnerships beyond HUD/Federal funds. An increased focus should be given to Diversion and Prevention efforts. The most effective way to reduce the number of individuals entering the Upstate CoC homeless response system from literal homeless situations is to prevent and divert these occurrences altogether. An increased focus should be given to developing additional Street Outreach programs to identify and connect those experiencing homelessness with housing and services quickly. The Upstate CoC should also further develop the capacity and visibility of the current Coordinated Entry System (CES) system and Access Points to quickly provide localized and right-sized solutions wherever an individual presents within the homeless response system. Strategically increase the number of Access Points - particularly in more rural areas of the Continuum - is an effective method of prevention in reducing returns to homelessness. Develop clearly delineated Move-On strategies for participants in Emergency Shelter, Transitional Housing projects, and Permanent Supportive Housing projects. This strategy allows for more beds to become available for persons experiencing unsheltered homelessness.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

| Sort Order | Goal Name             | Start Year | End Year | Category              | Geographic Area  | Needs Addressed | Funding  | Goal Outcome Indicator                                 |
|------------|-----------------------|------------|----------|-----------------------|--|-----------------|--|--|
| 1          | DH-1<br>Homeownership | 2020       | 2024     | Affordable<br>Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need    | HOME:<br>\$3,000,000<br>Greenville<br>County<br>Affordable<br>Housing<br>Fund:<br>\$2,000,000<br>Mortgage<br>Loan Fund:<br>\$1,000,000<br>Unrestricted<br>Fund:<br>\$1,000,000 | Homeowner Housing Added:<br>150 Household Housing Unit |

|   |                    |      |      |                       |  |              |  |  |
|---|--------------------|------|------|-----------------------|--|--------------|--|--|
| 2 | DH-2<br>Homeowners | 2020 | 2024 | Affordable<br>Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$1,500,000<br>HOME:<br>\$300,000 | Homeowner Housing Rehabilitated:<br>50 Household Housing Unit<br><br>Other:<br>250 Other |
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|---|--------------------|------|------|-----------------------|--|--------------|---|--|
| 3 | DH-3<br>Homebuyers | 2020 | 2024 | Affordable<br>Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | HOME:<br>\$800,000<br>Greenville<br>County<br>Affordable<br>Housing<br>Fund:<br>\$1,000,000<br>Unrestricted<br>Fund:<br>\$100,000 | Direct Financial Assistance to<br>Homebuyers:<br>175 Households Assisted |
|---|--------------------|------|------|-----------------------|--|--------------|---|--|

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|---|------------------------------|------|------|---|--|----------------------------|---|--|
| 4 | DH-4 Special Needs - Housing | 2020 | 2024 | Affordable Housing Non-Homeless Special Needs | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need Special Needs | CDBG:<br>\$1,200,000<br>HOME:<br>\$250,000<br>Greenville County Affordable Housing Fund:<br>\$450,000 | Rental units constructed:<br>70 Household Housing Unit<br><br>Homeowner Housing Rehabilitated:<br>175 Household Housing Unit |
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|---|--------------|------|------|--------------------|--|--------------|---|--|
| 5 | DH-5 Rentals | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$1,000,000<br>HOME:<br>\$1,000,000<br>Greenville<br>County<br>Affordable<br>Housing<br>Fund:<br>\$1,000,000 | Rental units constructed:<br>70 Household Housing Unit<br><br>Rental units rehabilitated:<br>35 Household Housing Unit<br><br>Other:<br>30 Other |
|---|--------------|------|------|--------------------|--|--------------|---|--|

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|---|-----------------------------------|------|------|----------|--|----------------------------------|---|--|
| 6 | DH-6 Permanent Supportive Housing | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need<br>Homeless<br>Need | CDBG:<br>\$150,000<br>HOME:<br>\$100,000<br>ESG:<br>\$50,000<br>Greenville<br>County<br>Affordable<br>Housing<br>Fund:<br>\$150,000 | Rental units constructed:<br>40 Household Housing Unit<br><br>Rental units rehabilitated:<br>22 Household Housing Unit<br><br>Other:<br>20 Other |
|---|-----------------------------------|------|------|----------|--|----------------------------------|---|--|

|   |                                   |      |      |          |  |                                  |                   |  |
|---|-----------------------------------|------|------|----------|--|----------------------------------|-------------------|--|
| 7 | DH-7<br>Homelessness -<br>At Risk | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need<br>Homeless<br>Need | ESG:<br>\$200,000 | Homelessness Prevention:<br>600 Persons Assisted |
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|---|---|------|------|--|--|----------------------------------|--------------------------------------|---|
| 8 | DH-8<br>Homelessness -<br>Rapid Rehousing | 2020 | 2024 | Homeless                                     | Countywide   | Housing Need<br>Homeless<br>Need | ESG:<br>\$150,000                    | -Tenant-based rental assistance /<br>Rapid Rehousing:<br>125 Households Assisted<br>-Homeless Person Overnight Shelter:<br>500 Persons Assisted |
| 9 | DH-9 - ESG<br>COVID-19                    | 2020 | 2024 | Homeless<br>Coronavirus<br>Pandemic<br>Needs | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>Greenville County- Uninc.<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need<br>Homeless<br>Need | ESG - CV<br>(COVID-19):<br>\$804,966 | Tenant-based rental assistance /<br>Rapid Rehousing:<br>150 Households Assisted<br><br>Homelessness Prevention:<br>150 Persons Assisted         |

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|----|------------------------------------|------|------|----------|--|------------------|-------------------|--|
| 10 | DH-10<br>Homelessness -<br>Shelter | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need | ESG:<br>\$700,000 | Homeless Person Overnight<br>Shelter:<br>5000 Persons Assisted<br><br>Other:<br>2000 Other |
|----|------------------------------------|------|------|----------|--|------------------|-------------------|--|

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|----|-------------------|------|------|--|--|--|--------------------|---|
| 11 | ED-1 Job Training | 2020 | 2024 | Homeless<br>Non-Housing<br>Community<br>Development<br>Economic<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need<br>Community<br>Development<br>Needs<br>Economic<br>Development<br>Need | CDBG:<br>\$100,000 | Public service activities other than<br>Low/Moderate Income Housing<br>Benefit:<br>100 Persons Assisted |
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| 12 | ED-2 Business Establishment and Expansion | 2020 | 2024 | Non-Housing Community Development Direct Financial Assistance to Businesses | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Economic Development Need | CDBG:<br>\$250,000<br>CDBG-CV<br>COVID-19):<br>\$120,000 | Businesses assisted:<br>20 Businesses Assisted |
|----|---|------|------|---|--|---------------------------|--|--|

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| 13 | ED-3 Facade Improvement     | 2020 | 2024 | Non-Housing<br>Community<br>Development<br>Economic<br>Development | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>Greenville County-Uninc.  | Economic<br>Development<br>Need | CDBG:<br>\$150,000 | Facade treatment/business<br>building rehabilitation:<br>25 Business |
| 14 | ED-4 Commercial Development | 2020 | 2024 | Non-Housing<br>Community<br>Development<br>Economic<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>Greenville County-Uninc.<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Economic<br>Development<br>Need | CDBG:<br>\$200,000 | Businesses assisted:<br>3 Businesses Assisted                        |

|    |                         |      |      |                    |  |   |                    |                                       |
|----|-------------------------|------|------|--------------------|--|---|--------------------|---------------------------------------|
| 15 | SL-1 Blight Elimination | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need<br>Neighborhood<br>Revitalization<br>Slum and<br>Blight<br>Elimination | CDBG:<br>\$500,000 | Buildings Demolished:<br>35 Buildings |
|----|-------------------------|------|------|--------------------|--|---|--------------------|---------------------------------------|

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|----|------------------------|------|------|--|--|--|----------------------|-------------------|
| 16 | SL-2 Public Facilities | 2020 | 2024 | Non-Homeless Special Needs Non-Housing Community Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Infrastructure Improvement Needs<br>Community Development Needs<br>Special Needs | CDBG:<br>\$1,000,000 | Other:<br>5 Other |
|----|------------------------|------|------|--|--|--|----------------------|-------------------|

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|----|----------------------|------|------|--|--|---|--|--|
| 17 | SL-3 Public Services | 2020 | 2024 | Non-Housing Community Development Assistance for COVID-19 Pandemic | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community Development Needs Special Needs | CDBG:<br>\$1,900,000<br>CDBG-CV<br>COVID-19):<br>\$626,098 | Public service activities other than Low/Moderate Income Housing Benefit:<br>45,000 Persons Assisted<br><br>Public service activities for Low/Moderate Income Housing Benefit:<br>500 Households Assisted<br><br>Other:<br>200 Other |
|----|----------------------|------|------|--|--|---|--|--|

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|----|--|------|------|---|--|---|----------------------|---|
| 18 | SL-4<br>Infrastructure<br>Improvements | 2020 | 2024 | Non-Housing<br>Community<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Infrastructure<br>Improvement<br>Needs<br>Neighborhood<br>Revitalization<br>Special Needs | CDBG:<br>\$5,000,000 | Public Facility or Infrastructure<br>Activities other than<br>Low/Moderate Income Housing<br>Benefit:<br>6,000 Persons Assisted |
|----|--|------|------|---|--|---|----------------------|---|

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|----|-----------------------------------|------|------|----------|--|------------------|---|-----------------------|
| 19 | SL -5<br>Homelessness<br>Services | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need | ESG:<br>\$300,000<br>CDBG-CV<br>COVID-19):<br>\$100,000<br>ESG - CV<br>(COVID-19):<br>\$120,000 | Other:<br>3,000 Other |
|----|-----------------------------------|------|------|----------|--|------------------|---|-----------------------|

|    |                 |      |      |                       |  |              |                   |                   |
|----|-----------------|------|------|-----------------------|--|--------------|-------------------|-------------------|
| 20 | SL-6 Relocation | 2020 | 2024 | Affordable<br>Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$20,000 | Other:<br>3 Other |
|----|-----------------|------|------|-----------------------|--|--------------|-------------------|-------------------|

|    |  |      |      |                                   |  |   |                    |  |
|----|--|------|------|-----------------------------------|--|---|--------------------|--|
| 21 | SL-7 Brownfield Assessment and Cleanup | 2020 | 2024 | Non-Housing Community Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community Development Needs<br>Economic Development Need<br>Neighborhood Revitalization | CDBG:<br>\$200,000 | Brownfield acres remediated:<br>5 Acre |
|----|--|------|------|-----------------------------------|--|---|--------------------|--|

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|----|-------------------|------|------|--------------------|--|--------------|--------------------|---|
| 22 | SL-8 Fair Housing | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$200,000 | Public service activities other than Low/Moderate Income Housing Benefit:<br>6,000 Persons Assisted |
|----|-------------------|------|------|--------------------|--|--------------|--------------------|---|

|    |                       |      |      |   |  |   |                                      |  |
|----|-----------------------|------|------|---|--|---|--------------------------------------|--|
| 23 | SL-9 CDBG<br>COVID-19 | 2020 | 2024 | Affordable<br>Housing<br>Non-Housing<br>Community<br>Development<br>COVID-19<br>Pandemic<br>Needs | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need<br>Community<br>Development<br>Needs<br>Economic<br>Development<br>Need<br>Special Needs | CDBG-CV<br>COVID-19);<br>\$1,345,338 | Public service activities other than<br>Low/Moderate Income Housing<br>Benefit:<br>2,500 Persons Assisted<br><br>Public service activities for<br>Low/Moderate Income Housing<br>Benefit:<br>250 Households Assisted<br><br>Businesses assisted:<br>10 Businesses Assisted |
|----|-----------------------|------|------|---|--|---|--------------------------------------|--|

|    |  |      |      |   |   |   |                   |  |
|----|--|------|------|---|---|---|-------------------|--|
| 24 | NR-1 -<br>Neighborhood<br>Revitalization | 2020 | 2024 | Non-Housing<br>Community<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Infrastructure<br>Improvement<br>Needs<br>Community<br>Development<br>Needs<br>Neighborhood<br>Revitalization | CDBG:<br>\$15,000 | Public Facility or Infrastructure<br>Activities other than<br>Low/Moderate Income Housing<br>Benefit:<br>50 Persons Assisted<br><br>Public Facility or Infrastructure<br>Activities for Low/Moderate<br>Income Housing Benefit:<br>25 Households Assisted<br><br>Other:<br>235 Other |
|----|--|------|------|---|---|---|-------------------|--|

|    |   |      |      |   |  |                                   |                    |                     |
|----|---|------|------|---|--|-----------------------------------|--------------------|---------------------|
| 25 | NR-2<br>Neighborhood<br>Capacity Building | 2020 | 2024 | Non-Housing<br>Community<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community<br>Development<br>Needs | CDBG:<br>\$100,000 | Other:<br>100 Other |
|----|---|------|------|---|--|-----------------------------------|--------------------|---------------------|

|    |                         |      |      |                    |  |              |   |                   |
|----|-------------------------|------|------|--------------------|--|--------------|---|-------------------|
| 26 | PA-1 Project Management | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$3,100,000<br>HOME:<br>\$1,000,000<br>ESG:<br>\$87,540<br>CDBG-CV<br>COVID-19):<br>\$295,318<br>ESG - CV<br>(COVID-19):<br>\$80,497<br>Greenville<br>County<br>Affordable<br>Housing<br>Fund:<br>\$500,000<br>Mortgage<br>Loan Fund:<br>\$720,000 | Other:<br>5 Other |
|----|-------------------------|------|------|--------------------|--|--------------|---|-------------------|

Table 52 – Goals Summary

## Goal Descriptions

|          |                         |   |
|----------|-------------------------|---|
| <b>1</b> | <b>Goal Name</b>        | DH-1 Homeownership  |
|          | <b>Goal Description</b> | Develop affordable, safe and sustainable homeownership units in target communities. Support the development of affordable homeownership units through housing partners by providing funding opportunities and a technical assistance. Acquire or encourage the acquisition of properties for redevelopment of housing units for resale. Acquire and rehabilitate existing housing units for resale. |
| <b>2</b> | <b>Goal Name</b>        | DH-2 Homeowners   |
|          | <b>Goal Description</b> | Administer the County-wide rehabilitation program for eligible homeowners.  |
| <b>3</b> | <b>Goal Name</b>        | DH-3 Homebuyers   |
|          | <b>Goal Description</b> | Assist First Time homebuyers with financial assistance with direct homebuyers' assistance to ensure purchase of affordable housing through the provision of down payment or mortgage.   |
| <b>4</b> | <b>Goal Name</b>        | DH-4 Special Needs – Housing  |
|          | <b>Goal Description</b> | Support the development of units, both homeownership and rental, for the elderly, families living with disabilities and the veteran population. Support the development of housing units for families living with disabilities. Provide rehabs to owner-occupied housing units of the elderly and persons with disability.  |
| <b>5</b> | <b>Goal Name</b>        | DH-5 Rentals  |
|          | <b>Goal Description</b> | Develop new rental housing units throughout the County with housing partners. Develop new rental housing units in the County through GCRA initiatives. Acquire and rehabilitate existing housing units for rental. Administer the county-wide Investors program for eligible property owners.   |

|    |                         |  |
|----|-------------------------|--|
| 6  | <b>Goal Name</b>        | DH-6 Permanent Supportive Housing  |
|    | <b>Goal Description</b> | Support the development and rehabilitation of permanent housing units for the homeless population with permanent supportive services in place. Support the development of Housing First Options in the County with permanent support services in the County.   |
| 7  | <b>Goal Name</b>        | DH-7 Homelessness - At Risk  |
|    | <b>Goal Description</b> | Financial assistance to persons who are at risk of homelessness. Direct Financial assistance for persons facing eviction.  |
| 8  | <b>Goal Name</b>        | DH-8 Homelessness - Rapid Rehousing  |
|    | <b>Goal Description</b> | Financial assistance to persons who are literally homeless   |
| 9  | <b>Goal Name</b>        | DH-9 - ESG COVID-19  |
|    | <b>Goal Description</b> | To prevent, prepare for and respond to coronavirus (COVID-19) pandemic. The fund will be used to provide for Administration and Planning, Case management services assisting with intake and assessment of individuals and families impacted by the COVID-19 pandemic, provide direct financial assistance for rapid rehousing and prevention and utilities for persons and households who are impacted by COVID-19. |
| 10 | <b>Goal Name</b>        | DH-10 Homelessness – Shelter   |
|    | <b>Goal Description</b> | Provide financial assistance to homeless providers, who offer emergency shelter beds and grandfathered-in transitional shelters, for case management and other support services to the homeless population including street outreach.  |
| 11 | <b>Goal Name</b>        | ED-1 Job Training  |
|    | <b>Goal Description</b> | Provide financial assistance and partner with institutions and non-profit organizations to administer adult education, small business startup, and employment readiness training.  |
| 12 | <b>Goal Name</b>        | ED-2 Business Establishment and Expansion  |
|    | <b>Goal Description</b> | Provide Economic Development and Revolving loans to small business owners.   |

|    |                         |   |
|----|-------------------------|---|
| 13 | <b>Goal Name</b>        | ED-3 Façade Improvement   |
|    | <b>Goal Description</b> | Provide Façade Improvement funds to business or property owners of commercial buildings in the Central Business Districts of the five participating municipalities, along Poinsett Highway, and additional commercial corridors identified by GCRA.   |
| 14 | <b>Goal Name</b>        | ED-4 Commercial Development   |
|    | <b>Goal Description</b> | Provide gap funding for commercial developments, including mixed use projects   |
| 15 | <b>Goal Name</b>        | SL-1 Blight Elimination   |
|    | <b>Goal Description</b> | Demolish substandard housing units to eliminate blights in the municipalities and unincorporated neighborhoods.   |
| 16 | <b>Goal Name</b>        | SL-2 Public Facilities  |
|    | <b>Goal Description</b> | Rehabilitation of public facilities, including, but not limited to, community and senior centers and parks to improve accessibility and address required updates.   |
| 17 | <b>Goal Name</b>        | SL-3 Public Services  |
|    | <b>Goal Description</b> | Continue to meet the eligible public service needs of Greenville County Citizens. Provide financial assistance to municipalities and other non-profit recipients for services to the elderly and disabled populations including, but not limited to, recreational, medical, meals, accessibility to healthy food, transportation and other essential services. Provide financial assistance to municipalities and other non-profit recipients for services to low- and moderate-income families including, but not limited to, afterschool programs, mental and physical health, accessibility to healthy food, childcare services, transportation, mentoring and case management services for at-risk students. Provide education and outreach opportunities about issues affecting the county, including the needs of homeless population, people being pushed out of their neighborhood, and providing low-moderate-income individuals with housing resources. Provides one-on-one counseling, family counseling, and group counseling |

|    |                         |  |
|----|-------------------------|--|
| 18 | <b>Goal Name</b>        | SL-4 Infrastructure Improvements   |
|    | <b>Goal Description</b> | Infrastructure improvement, consisting of but not limited to, pedestrian infrastructure, curbs, handicap ramps, gutter, sewer, stormwater, street lighting, traffic calming measures, and road pavement in Greer, Simpsonville, Mauldin, Travelers Rest, Simpsonville and Special Emphasis Communities in the County. Including improving substandard and antiquated sewer system to eliminate potential health hazards and provide sufficient capacity for the houses in the Communities. |
| 19 | <b>Goal Name</b>        | SL -5 Homelessness Services  |
|    | <b>Goal Description</b> | Assist homeless service providers, who address the needs of the homeless population in the form of emergency shelter, meals, holistic case management, coordination of services, transportation for the homeless families with children, and other needed services.  |
| 20 | <b>Goal Name</b>        | SL-6 Relocation  |
|    | <b>Goal Description</b> | Provide relocation opportunities to households living in substandard or housing targeted for redevelopment.  |
| 21 | <b>Goal Name</b>        | SL-7 Brownfield Assessment and Cleanup   |
|    | <b>Goal Description</b> | Assessment and Clean-up/Remediation of brownfield site for redevelopment opportunities in the County. Site assessment of eligible brownfield properties along White Horse Road, Highway 25 and throughout the county.  |
| 22 | <b>Goal Name</b>        | SL-8 Fair Housing  |
|    | <b>Goal Description</b> | Provide fair housing activities, educational training through workshops, seminars, and community outreach.   |

|    |                         |  |
|----|-------------------------|--|
| 23 | <b>Goal Name</b>        | SL-9 CDBG COVID-19   |
|    | <b>Goal Description</b> | To prevent, prepare for and respond to coronavirus (COVID-19) pandemic. Provide public services and essential needs to families, households, and businesses that are have been impacted by the COVID-19 Pandemic. The funding will be provided for planning and administration of the programs addressing the COVID-19 pandemic in the Greenville County, (outside the city limits of Greenville). Provide funding for case management services to nonprofit agencies/public service agencies assisting with intake and assessment of the public affected by the COVID-19 and providing needed case management services to the public; assisting with rental and utility payment assistance to affected families/individuals impacted by the COVID-19, preventing homelessness; providing opportunities for food/nutrition and essential supplies to families/individuals via public service agencies; providing opportunity for medical testing and safety supplies; providing financial assistance to small businesses, ensuring job creation and retention for low and moderate households or area; and providing mortgage assistance to individuals and families behind on their mortgage payment as a result of the COVID-19. |
| 24 | <b>Goal Name</b>        | NR-1 - Neighborhood Revitalization   |
|    | <b>Goal Description</b> | Support the implementation of neighborhood action plans in Special Emphasis Areas throughout the county. Continue to plant trees in the communities and at new construction sites with Trees Upstate. Address crime prevention and public safety in neighborhoods.   |
| 25 | <b>Goal Name</b>        | NR-2 Neighborhood Capacity Building  |
|    | <b>Goal Description</b> | Encourage Capacity building opportunities/ability for Neighborhood Associations through participation in Greenville Dreams, the Grant Assistance Program, providing technical assistance, and encourage the establishment of viable neighborhood associations.   |
| 26 | <b>Goal Name</b>        | PA-1 Project Management  |
|    | <b>Goal Description</b> | Support needed to manage projects to assure accuracy and completeness.   |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The County is planning to provide over 1,800 affordable housing units to serve extremely, low, low income and moderate-income families in the County of Greenville.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

#### **Activities to Increase Resident Involvements**

Assist residents in gaining access to the following opportunities: Education, Employment and Homeownership.

1. Maintain Arcadia and other identified communities as stabilized homeownership communities.
2. Expand homeownership opportunities. The TGHA is currently conducting a Homeownership Educational event in June 2019.
3. Expand homeownership opportunities through the Section 8 Homeownership Program.
4. Partner in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants.
5. Ensure compliance with Section 3 so that job training, employment, and contract opportunities are made available to low- or very-low income residents in connection with projects and activities in the neighborhoods where HUD funds are expended.
6. Enhance safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program.

#### **SECTION 8 HOMEOWNERSHIP PROGRAM:**

- The HCV Program Administrative Plan has been revised to continue expanding homeownership opportunities for families with vouchers.

#### **STABILIZE HOMEOWNERSHIP COMMUNITIES:**

TGHA continues to ensure wherever possible that homeownership communities remain stabilized through the following efforts:

- Monitor the Arcadia Homeownership units to immediately identify those units that may be facing foreclosure. TGHA may purchase when financially able to do so.
- Ensure that rental units in the Arcadia community remain esthetically appealing.

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

#### **Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The Greenville County Human Relations Commission administers the County's Fair Housing and Employment activities, investigates complaints of discrimination, makes referrals, and conducts educational programs on these and other issues relating to housing including substandard housing and landlord-tenant relations. In 2019 a new Analysis of Impediments was prepared for the County and City of Greenville. The following were established as barriers.

1. Lack of Affordable Housing - There is a lack of affordable housing in Greenville County due to population growth in the Upstate Region of South Carolina. This has created a high demand on a limited housing supply, and a corresponding increase in the cost of rental and sales housing.
2. Lack of Accessible Housing - There is a lack of accessible housing in Greenville County since the supply of accessible housing has not kept pace with the demand caused by the increase in the percentage of elderly persons in Greenville County and the desire of disabled persons who want to live independently.
3. Barriers Limiting Housing Choice - There are physical, economic, and social barriers in Greenville County which limit housing choices and housing opportunities for low-income households, minorities, and the disabled members of Greenville County's population.
4. Lack of Fair Housing Awareness - There is a continuing need to educate and promote the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA), awareness of discriminatory practices, and combat "NIMBYism."
5. Lack of Economic Opportunities: There are a lack of economic opportunities in Greenville County for lower-income households to increase their income and thus improve their choices of housing.
6. Need to Manage Future Growth: There are large portions of Greenville County that are underutilized but could serve as potential sites for mixed income housing and commercial development.

#### **Regulatory Barriers:**

- Large lot zoning and excessive frontage/setback requirements in urban areas with historically small lot sizes.
- Zoning regulations with a preference for single family dwellings.
- There is a need to relax zoning to allow for attached homeowner housing on smaller lots and allow for smaller lots in LMA neighborhoods for affordable housing.
- There is a need to establish a local Housing Court to hear eviction cases, landlord-tenant disputes, and the rights of the homeless to provide an alternative route to addressing these issues.

#### Public Policies:

- High cost of utility connections and permit fees.
- Lack of suitable or non-existence of infrastructure to support affordable housing development.
- Lack of funding sources to help with the development of affordable housing units. Inability to compete with investors on over-priced property costs. This concern continues to increase, as land & property cost have substantially increased. Public housing needs to be more integrated throughout the county.
- Need for increased public transportation to allow for people to travel from their affordable housing unit to their job.

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Greenville County Human Relations Commission administers the County's Fair Housing and Employment activities, investigate complaints of discrimination, make referrals, and conducts educational programs on these and other issues relating to housing, including substandard housing and landlord-tenant relations. In 2019 a new Analysis of Impediments was prepared for the County and City of Greenville. The following were established as goals address fair housing:

1. Increase the supply of affordable housing by new construction and rehabilitation of various types of housing which is affordable to lower income households.
2. Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons who are disabled.
3. Eliminate physical, economic, and social barriers in Greenville County and increase housing choices and opportunities for low-income households and members of the protected classes throughout Greenville County.
4. Improve knowledge and awareness of the Fair Housing Act (FHA), related housing and discriminatory laws, and regulations, so that the residents in Greenville County can Affirmatively Further Fair Housing (AFFH) and eliminate the negative attitude of "Not In My Back Yard" (NIMBYism).
5. Increase job opportunities and access to jobs in Greenville County, which will increase household income and make it financially feasible to live outside concentrated areas of poverty.
6. Increase new development opportunities in Greenville County for housing, businesses, and recreational uses.

Additional Strategies to address barriers to affordable housing:

- Help qualified low- and moderate-income working households employed in Greenville County become homeowners in the County
- Increase public transportation funding and operations, to allow for people to travel from their affordable housing unit to their job.
- Administer the Affordable Housing Fund to support the development of affordable housing or acquisition of properties to address barriers to affordable housing.
- Continue to work with public and wastewater treatment utilities to reduce costs of development for affordable housing. Continue to find alternative funding sources to help gap fund affordable housing projects and substantial supplement the entitlement funds in the County.
- Continue to work with County Council and the Planning Department to relax non-essential zoning and subdivision requirements that impede affordable housing development.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

GCRA's and the local CoC members meet monthly to discuss the progress of their individual programs and how to continually collaborate to address the homeless issues and concerns. Members address chronically homeless clients, families with children, veterans, and unaccompanied youth. Information or programs conducted by CoC members are shared and coordinated efforts amongst the members are shared. The members also reach out to outside partners to further assist to address specific homeless needs, e.g. the Tent City issue in Greenville.

GCRA serves as a Steering Committee member of the Greenville Homeless Alliance. Through GHA, other public agencies working closely through coordinated efforts and resources were able to address the tent city homeless and community issues. Members meet with staff from Greenville County offices, City of Greenville, Greenville Housing Authority and other public agencies on a monthly basis.

GCRA also meets monthly at the Greenville Homeless Coalition Chapter with direct homeless service providers.

### **Addressing the emergency and transitional housing needs of homeless persons**

County ESG funds are used to fund homeless providers subrecipients. These agencies are also members of the Continuum of Care (CoC). All Continuum of Care agencies coordinate their programs and support services with each other. The CoC agencies provide emergency shelters, transitional housing combined with support services (job training, housekeeping, financial literacy, etc.), and educational training services to help address clients' needs with the goal of eventual independent living opportunities.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

GCRA as a Steering committee member was instrumental in identifying Greenville Homeless Alliance's five key strategies to achieve the Alliance's vision of a community where homelessness is brief

and rare: Increase Housing and Exits from Homelessness, Reduce Barriers, Strengthen Coordinated Response, Support Transit, and Impact Policy making.

The GCRA is in partnership with the Greenville Continuum of Care (CoC) members focus on addressing homelessness in the County through coordinated support services and transitional and permanent housing.

Efforts are under way to establish 'homeless courts' and prepare educational tools to broaden local support for new homeless relief strategies.

Improve services to homeless families/individuals through improved cooperation with law enforcement and justice system actors, broader evaluation of homeless service providers, added outreach programs, and investigation of possible special needs shelters.

Make more affordable housing available through affordable housing fund and collaborations between homeless service providers and developers.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

GCRA partners with Greenville County Human Relations Commission to educate residents and landlords about their respective rights and responsibilities.

The County uses ESG funds to assist families at risk of homeless or literally homes with rent assistance, deposit or utility payment for a short term up to 3 months. Case managers look at rent reasonableness and assist with other services to avoid future homelessness situations.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Greenville County Redevelopment Authority will continue to test for presence of lead-based paint (LBP) on all units older than 1978 which proposed for rehabilitation or work under the Owner-Occupied Rehab and Rehabilitation-Affordable Resale programs that exceed \$5,000. All units less than \$5,000 will be repaired using safe work practices. In the case of Affordable Resale houses, all such units will have all elements with lead-based paint content will be repaired using interim control practices or the hazard abated. LBP testing is not done under the Emergency Rehab program except for roof repairs. The GCRA will continue to inform residents or potential residents of any affected homes of the known and potential hazards of lead-based paint generally and that it may affect units they use or occupy.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The actions above help identify and mitigate the effects of lead-based paint hazards in pre 1978 housing stock.

### **How are the actions listed above integrated into housing policies and procedures?**

Policy and procedures are documented in GCRA's General construction specifications, operating guidelines and contract documents between homeowners and contractors.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

GCRA will continue to work with communities, non-profits, and the five participating municipalities to develop affordable housing throughout the county. The development of affordable housing will provide an avenue for lower income households to increase their net worth. GCRA partners with Habitat for Humanity of Greenville County to help provide affordable housing to low income families, the City of Greer to complete the Creekside project, and numerous other organizations to address affordable housing.

GCRA also partners with the Greenville County Human Relations Commission for their Financial Empowerment Centers. This program provides free financial counseling to Greenville County residents, and it addresses areas such as building credit and reducing debt.

There is also expected to be a mitigation of poverty through the various homeownership assistance programs in place for lower income buyers, through partnerships for construction and management of affordable rental housing, through support of efforts to end chronic homelessness, to prevent evictions, and to support homeless shelters and services.

Communities and stakeholders identified the need for affordable housing and job training in neighborhood plans and stakeholder input. GCRA partners with United Ministries to provide job training opportunities to the community. GCRA also partners with SHARE, which has a job training program called Ladders. There is also Relentless Church, which hosts job trainings and job fairs and provides clothes and uniforms. Additionally, some of the Subrecipients have programs specifically that will help with job training and transitional housing with case management services to assist and empower their clients.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

GCRA is also addressing poverty through the different programs to reduce homelessness, especially the partnership with United Housing Connections to rehabilitate their permanent supportive housing units, which houses and provides required services to assist homeless individuals. Additionally, GCRA has started the Investors Program, which provides property owners funding to rehabilitate their rental units in exchange for keeping those units affordable. This allows lower income households to have affordable, safe, and well-kept housing. It also allows them to keep their housing expenses at an appropriate portion of their income and provides them the ability to afford other essentials. GCRA believes that through addressing the housing needs and living conditions of a community it is effectively and efficiently addressing one aspect of poverty.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The general oversight and monitoring of the various activities carried out under this Plan will be the primary responsibility of the Greenville County Redevelopment Authority (GCRA). GCRA is governed by a twelve-member board, appointed by Greenville County Council, representing the districts of the County. The board is divided into functional committees, which have oversight for Plan activities in their particular area. The Administration and Operations committees meet on a monthly schedule and the Executive Committee meets once per quarter or as needed. The GCRA Board meets monthly to review and approve recommendations from committees. The Executive Director works closely with the Board to ensure consistency of the agency's activities with the plan. The Administration Committee meets monthly to review all general management and project planning activities of the Authority. The committee reviews financial and audit reports, budgetary revisions, amendments to plans, accomplishments of the agency and Subrecipients, and subsequently provide recommendations to the Board for approval or denial. This committee can also assign specific monitoring projects to staff. The Operations Committee has primary monitoring responsibility for housing activities, public works, and capital projects. This committee meets monthly to review progress and activities of agency housing rehabilitation and construction, land acquisition, disposition and relocation, homeownership activities, and special projects. The committee approves the operating procedures and guidelines of the agency including housing and commercial loans and other payments such as relocation. The committee provides recommendation to the Board for approval or denial on proposed activities in accordance to provided guidelines. At the staff level, the Executive Director oversees all the functions of Program and Operations Staff with the assistance of the Program Manager and Operations Manager. The Executive Director ensures programs and projects are implemented in accordance with the Plan. He is also the liaison to the five participating municipalities. GCRA staff monitors all their activities and the Subrecipients and Developers to ensure proper management control and accountability of each CDBG, HOME, and ESG funded projects and programs. The Subrecipients and contractors' activities are closely evaluated to ascertain levels and degrees of progress and identify potential problem areas where corrective strategies can be implemented. As part of the monitoring process, funded recipients submit written reports with supporting documentation to justify request for monetary draws and report on the progress of activities to date. Staff tracks performance activities through periodic and routine on-site and desk reviews. Additionally, GRCA annually hires an independent auditor to conduct performance and financial audits of the agency. GCRA's operation staff shall schedule inspections of properties developed by Housing Partners in accordance with the required inspection periods consistent with the projects' completion dates. Housing partners provide GCRA staff with their projects' Annual Rental Occupancy Report to ensure affordability compliancy. GCRA is in partnership and agreement with the Greenville Human Relations Commission to further monitor fair housing activities and equal opportunity activities to residents in the Greenville County.

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1,2)

#### Introduction

The Greenville County's allocation for FY 2020 Entitlement funds are \$2,788,539 in CDBG, \$1,193,967 in HOME and \$233,440 in Emergency Solutions Grant. Additionally, County is also projecting a total of \$800,000 in HOME Program Income, \$600,000 in CDBG program Income, and \$800,000 in Mortgage loan fund. Furthermore, additional special allocations on Emergency Solutions Grant -COVID-19 19 for \$804,966 and Community Development Block - Covid-19 for \$1,640,656 are provided to Greenville County to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19) public health crisis. This was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. Therefore, a total budget of \$8,861,568 of Federal fund is proposed to be used in Greenville County in FY 2020 budget. Greenville County will also provide an additional \$25,000 from the County's General fund to assist with the administration and management of the projects and programs. Additionally, the County Administration has provided \$1,000,000 for the new Affordable Housing Fund (AHF) to support the increase and preservation of affordable housing in Greenville County. A private donation was also received to provide direct financial assistance to First Time Home buyers towards the purchase of their homes.

A 5-year projects for the County's entitlement funds are projected with the following factors CDBG with annual increments of 2%; HOME with

1% and ESG with 2%. Therefore, a total projection of \$21,819,876 in all three sources of the entitlement funds are estimated.

**Anticipated Resources**

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | -Acquisition<br>-Admin and Planning<br>-Economic Development<br>-Housing<br>-Public Improvements<br>-Public Services   | 2,788,539                        | 600,000            | 1,304,300                | 4,692,839 | 11,724,917  | To help low- and moderate-income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available. |
| HOME    | public - federal | -Acquisition<br>-Homebuyer assistance<br>-Homeowner rehab<br>-Multifamily rental new construction<br>-Multifamily rental rehab<br>-New construction for ownership<br>-TBRA | 1,193,967                        | 800,000            | 981,000                  | 2,974,967 | 4,897,621   | To increase the supply and provide access to decent and safe affordable housing for low- and moderate-income persons/households.            |

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| ESG     | public - federal | -Conversion and rehab for transitional housing<br>-Financial Assistance<br>-Overnight shelter<br>-Rapid re-housing (rental assistance)<br>-Rental Assistance Services<br>-Transitional housing | 233,440                          | 0                  | 0                        | 233,440   | 981,391   | Used to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness.   |
| Other   | Private          | -Financial Assistance<br>-Homebuyer assistance<br>-Housing<br>-New construction for ownership<br>-Other  | 1,318,481                        | 0                  | 0                        | 1,318,481 | 1,750,000   | Private donations to provide direct financial assistance to First Time Homebuyers as down payment and closing cost. Construction loan from financial institution to leverage entitlement funds to construct or rehab houses for homeownership opportunities. |
| Other   | public - federal | -Acquisition<br>-Admin and Planning<br>-New construction for ownership<br>-Other   | 794,000                          | 0                  | 0                        | 794,000   | 3,200,000   | Provide affordable low interest end mortgage to First Time Homebuyers and develop affordable new homeownership units in the Strategy Area - Brutontown.  |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| Other   | public - federal | -Acquisition<br>-Admin and Planning<br>-Rapid re-housing (rental assistance)<br>-Rental Assistance<br>-Other              | 804,966                          | 0                  | 0                        | 804,966   | 0   | Provide funds to prevent, prepare for, and respond to the coronavirus (COVID-19) pandemic among individuals and families who are homeless or receiving homeless assistance.   |
| Other   | public - federal | -Admin and Planning<br>-Economic Development<br>-Financial Assistance<br>-Public Services<br>-Rental Assistance<br>-Other | 1,640,656                        | 0                  | 0                        | 1,640,656 | 0   | To present, prepare for, and respond to the growing effects Coronavirus (COVID-19) pandemic and the historic public health crisis. Provide approaches that prioritize the unique needs of low- and moderate-income persons. |
| Other   | public - federal | -Economic Development   | 42,750                           | 0                  | 0                        | 42,750    | 46,464  |   |

| Program | Source of Funds | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|-----------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                 |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| Other   | public – local  | -Acquisition<br>-Admin and Planning<br>-Financial Assistance<br>-Homebuyer assistance<br>-Homeowner rehab<br>-Housing<br>-Multifamily rental new construction<br>-Multifamily rental rehab<br>-New construction for ownership | 900,000                          | 0                  | 0                        | 900,000   | 3,000,000   | Funds to be used to address the gaps in production, supplies, and accessibility of affordable housing opportunities in Greenville County. Funds will be used for preservation of existing units, production of new units, and direct assistance to First time Home buyers. |
| Other   | public – local  | -Admin and Planning   | 50,000                           | 0                  | 0                        | 50,000    | 75,000  | Administration and operation costs   |

**Table 53 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

As a result of the Affordable Housing study completed and approved by the Greenville County Council in June 2018, the County administration created a new "Greenville County's Affordable Housing Fund (GCAHF)" with goal of a 5 year funding cycle from FY 2019 - 2023 for a total of \$5,000,000 (\$1,000,000 per year). The GCAHF will be used to gap fund and will leverage the County's Entitlement fund in addressing affordable housing needs in the County. The GCAHF will be administered by GCRA to help gap fund affordable housing in the county. A total \$641,093 of AHF was committed in FY 2019 to gap fund a total of 80 affordable housing units and in FY 2020, a total of \$700,000 has been approved for a total of 131 housing units consisting rental and homeownerships units. Additionally, our housing partners also use the State Low Income Housing Tax Credit, Bank loan and private donations as well volunteers to leverage all housing development projects. GCRA uses bank construction loans to leverage HOME funds for homeownership and rental units.

Furthermore, the County Transportation Fund (Greenville Legislative Delegation Transportation Committee) fund is usually used to match the CDBG Funds (50:50) on infrastructure projects. The CDBG fund proposed for infrastructure improvement projects proposed for Middleton, Maloy and Sterling Streets in the Sterling Community will be matched 50% (approximately \$800,000) using the County's Transportation Fund. Furthermore, the Municipalities such as Mauldin and Simpsonville have also leveraged their CDBG funds with the South Carolina Permanent Improvement Project (PIP) grant to improve their Senior Center, incorporating ADA requirements to their facilities. GCRA will partner with a private developer to complete the remediation of the brownfield site in Poe Mill site, and in place a multi income and mixed-use development will be developed on the site. Approximately \$750,000 of HOME match is proposed for the HOME funded projects.

Furthermore, approximately **\$582,133** will be used as match fund to the ESG funding from all Subrecipients, this consists of a 1:1 match ratio requirement for the program, sources comprise of private and general funds. The proposed match funds are identified as follows:

**ESG Subrecipient Proposed Match**

|                        |           |
|------------------------|-----------|
| United Ministries      | \$181,845 |
| Band of Brothers       | \$60,000  |
| First Impression of SC | \$50,000  |

|                                   |           |
|-----------------------------------|-----------|
| Pendleton Place                   | \$61,640  |
| United Housing Connections (CoC)- | \$46,148  |
| SHARE                             | \$16,500  |
| GC Human Relations Commission     | \$50,000  |
| Fellow Countrymen                 | \$86,000  |
| GCRA                              | \$30,000  |
| Total Matching funds              | \$582,133 |

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Poe Mill site, which is approximately 13 acres brownfield site, originally planned for a regional park land, consisting of both active and passive activities (Skating area, Outdoor performance plaza, Greenfield/playground, walking trails, picnic area, etc.) is being considered for additional options, which will address the current needs community and with the potential for opportunity for funding. This site was acquired using NSP fund in 2010. The U.S Department of Environmental Protection Agency - Brownfield grants were used for clean-up and assessment of the site. GCRA is seeking options for a mixed-use development on the site that will for mixed income housing development (affordable & workforce multifamily development), commercial spaces and a passive park piazza for the community. The site will connect to the swamp rabbit trail to encourage healthy living style for the Poe Mill Community.

Furthermore, GCRA acquired a 2.5-acre site in the City of Mauldin, of which an eighteen (18) unit housing development (9 duplexes) is in its final phase of completion and closeout. The houses consist of 3 bedroom and 2 bathrooms of 1400 square feet for families earning from 50% - 120% AMI. The Gridley properties in the San Souci (previously a burnt church and dilapidated, vacant gym) were acquired and demolished by GCRA. This site will be planned for 10 -12 housing units in the future.

**Discussion**

The County's five-year housing goal is approximately 1,727 units total consisting of the followings:

995 non-homeless goals Homeownership, homebuyer, owner-occupied rehab/repair program and rental units

332 - homeless program (HPRP)

450 - COVID-19 funds

Other Activities include:

Community development - Public Service, Infrastructure Improvement, Public Facilities

Economic Development

Neighborhood Revitalization - Brutontown, Sterling, Poe Mill, Judson etc.

# AP-20 Annual Goals and Objectives

## Goals Summary Information

| Sort Order | Goal Name             | Start Year | End Year | Category              | Geographic Area  | Needs Addressed | Funding  | Goal Outcome Indicator                                |
|------------|-----------------------|------------|----------|-----------------------|--|-----------------|--|---|
| 1          | DH-1<br>Homeownership | 2020       | 2024     | Affordable<br>Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY – Uninc.<br>Conestee<br>Dunear<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need    | HOME:<br>\$800,000<br>Greenville<br>County<br>Affordable<br>Housing Fund:<br>\$100,000<br>Mortgage Loan<br>Fund: \$300,000 | Homeowner Housing Added: 21<br>Household Housing Unit |

|   |                    |      |      |                       |  |              |                    |   |
|---|--------------------|------|------|-----------------------|--|--------------|--------------------|---|
| 2 | DH-2<br>Homeowners | 2020 | 2024 | Affordable<br>Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$250,000 | Homeowner Housing<br>Rehabilitated: 10 Household<br>Housing Unit<br>Other: 45 Other |
|---|--------------------|------|------|-----------------------|--|--------------|--------------------|---|

|   |                 |      |      |                    |  |              |  |   |
|---|-----------------|------|------|--------------------|--|--------------|--|---|
| 3 | DH-3 Homebuyers | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | HOME:<br>\$168,000<br>Greenville<br>County<br>Affordable<br>Housing Fund:<br>\$187,000<br>Mortgage Loan<br>Fund: \$400,000<br>Unrestricted<br>Fund: \$25,000 | Direct Financial Assistance to Homebuyers: 35 Households Assisted |
|---|-----------------|------|------|--------------------|--|--------------|--|---|

|   |                              |      |      |   |  |                            |   |   |
|---|------------------------------|------|------|---|--|----------------------------|---|---|
| 4 | DH-4 Special Needs - Housing | 2020 | 2024 | Affordable Housing Non-Homeless Special Needs | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunear<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need Special Needs | CDBG:<br>\$180,000<br>HOME:<br>\$200,000<br>Greenville County Affordable Housing Fund:<br>\$450,000 | Rental units constructed: 62<br>Household Housing Unit<br>Homeowner Housing<br>Rehabilitated: 45 Household Housing Unit |
|---|------------------------------|------|------|---|--|----------------------------|---|---|

|   |              |      |      |                    |  |              |   |   |
|---|--------------|------|------|--------------------|--|--------------|---|---|
| 5 | DH-5 Rentals | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$100,000<br>HOME:<br>\$100,500<br>Greenville<br>County<br>Affordable<br>Housing Fund:<br>\$36,500 | Rental units constructed: 42<br>Household Housing Unit<br>Rental units rehabilitated: 7<br>Household Housing Unit<br>Other: 4 Other |
|---|--------------|------|------|--------------------|--|--------------|---|---|

|   |                                   |      |      |          |  |               |                                 |   |
|---|-----------------------------------|------|------|----------|--|---------------|---------------------------------|---|
| 6 | DH-6 Permanent Supportive Housing | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless Need | CDBG: \$45,000<br>ESG: \$15,868 | Rental units rehabilitated: 22<br>Household Housing Unit<br>Other: 15 Other |
|---|-----------------------------------|------|------|----------|--|---------------|---------------------------------|---|

|   |                                |      |      |          |  |                               |               |  |
|---|--------------------------------|------|------|----------|--|-------------------------------|---------------|--|
| 7 | DH-7<br>Homelessness - At Risk | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need<br>Homeless Need | ESG: \$20,000 | Homelessness Prevention: 125<br>Persons Assisted |
|---|--------------------------------|------|------|----------|--|-------------------------------|---------------|--|

|   |   |      |      |          |  |                  |               |  |
|---|---|------|------|----------|--|------------------|---------------|--|
| 8 | DH-8<br>Homelessness -<br>Rapid Rehousing | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need | ESG: \$10,000 | Tenant-based rental assistance /<br>Rapid Rehousing: 25 Households<br>Assisted |
|---|---|------|------|----------|--|------------------|---------------|--|

|   |                     |      |      |  |  |               |                                |   |
|---|---------------------|------|------|--|--|---------------|--------------------------------|---|
| 9 | DH-9 - ESG COVID-19 | 2020 | 2024 | Homeless Coronavirus (COVID-19) Pandemic Needs | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless Need | ESG - CV (COVID-19): \$804,966 | Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homelessness Prevention: 150 Persons Assisted |
|---|---------------------|------|------|--|--|---------------|--------------------------------|---|

|    |                                    |      |      |          |  |                  |                |   |
|----|------------------------------------|------|------|----------|--|------------------|----------------|---|
| 10 | DH-10<br>Homelessness -<br>Shelter | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need | ESG: \$140,000 | Homeless Person Overnight<br>Shelter: 1000 Persons Assisted<br>Other: 400 Other |
|----|------------------------------------|------|------|----------|--|------------------|----------------|---|

|    |                   |      |      |  |  |  |               |  |
|----|-------------------|------|------|--|--|--|---------------|--|
| 11 | ED-1 Job Training | 2020 | 2024 | Homeless<br>Non-Housing<br>Community<br>Development<br>Economic<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need<br>Community<br>Development<br>Needs<br>Economic<br>Development<br>Need | CDBG: \$6,000 | Public service activities other<br>than Low/Moderate Income<br>Housing Benefit: 25 Persons<br>Assisted |
|----|-------------------|------|------|--|--|--|---------------|--|

|    |   |      |      |   |  |   |  |  |
|----|---|------|------|---|--|---|--|--|
| 12 | ED-2 Business Establishment and Expansion | 2020 | 2024 | Non-Housing Community Development Direct Financial Assistance to Businesses | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunear<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community Development Needs Economic Development Need | CDBG: \$85,000<br>CDBG-CV COVID-19): \$120,000 | Businesses assisted: 2 Businesses Assisted |
|----|---|------|------|---|--|---|--|--|

|    |                         |      |      |  |   |  |   |   |
|----|-------------------------|------|------|--|---|--|---|---|
| 13 | ED-3 Facade Improvement | 2020 | 2024 | Non-Housing<br>Community<br>Development<br>Economic<br>Development | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY – Uninc.  | Community<br>Development<br>Needs<br>Economic<br>Development<br>Need | CDBG: \$45,000<br>Greenville<br>County:<br>\$20,000 | Facade treatment/business<br>building rehabilitation: 6<br>Business |
| 14 | SL-1 Blight Elimination | 2020 | 2020 | Affordable<br>Housing  | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Neighborhood<br>Revitalization<br>Slum and<br>Blight<br>Elimination  | CDBG:<br>\$100,000                                  | Buildings Demolished: 7<br>Buildings                                |

|    |                        |      |      |  |  |                             |                 |                |
|----|------------------------|------|------|--|--|-----------------------------|-----------------|----------------|
| 15 | SL-2 Public Facilities | 2020 | 2024 | Non-Homeless Special Needs Non-Housing Community Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community Development Needs | CDBG: \$500,000 | Other: 2 Other |
|----|------------------------|------|------|--|--|-----------------------------|-----------------|----------------|

|    |                      |      |      |  |  |   |                 |   |
|----|----------------------|------|------|--|--|---|-----------------|---|
| 16 | SL-3 Public Services | 2020 | 2024 | Non-Housing Community Development Assistance for COVID-19 Pandemic | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunear<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community Development Needs Neighborhood Revitalization | CDBG: \$392,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted<br>Public service activities other than Low/Moderate Income Housing Benefit: 9000 Persons Assisted<br>Other: 50 Other |
|----|----------------------|------|------|--|--|---|-----------------|---|

|    |                                  |      |      |                                   |  |   |                    |   |
|----|----------------------------------|------|------|-----------------------------------|--|---|--------------------|---|
| 17 | SL-4 Infrastructure Improvements | 2020 | 2024 | Non-Housing Community Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Infrastructure Improvement Needs<br>Neighborhood Revitalization | CDBG:<br>\$500,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing<br>Benefit: 1250 Persons Assisted |
|----|----------------------------------|------|------|-----------------------------------|--|---|--------------------|---|

|    |                                   |      |      |          |  |                  |               |                  |
|----|-----------------------------------|------|------|----------|--|------------------|---------------|------------------|
| 18 | SL -5<br>Homelessness<br>Services | 2020 | 2024 | Homeless | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Homeless<br>Need | ESG: \$75,868 | Other: 600 Other |
|----|-----------------------------------|------|------|----------|--|------------------|---------------|------------------|

|    |                   |      |      |                    |  |              |                |   |
|----|-------------------|------|------|--------------------|--|--------------|----------------|---|
| 19 | SL-8 Fair Housing | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG: \$40,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted |
|----|-------------------|------|------|--------------------|--|--------------|----------------|---|

|    |                    |      |      |  |  |  |                                |   |
|----|--------------------|------|------|--|--|--|--------------------------------|---|
| 20 | SL-9 CDBG COVID-19 | 2020 | 2024 | Affordable Housing Non-Housing Community Development COVID-19 Pandemic Needs | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need Community Development Needs Economic Development Need | CDBG-CV COVID-19): \$1,345,338 | Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted<br>Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted<br>Businesses assisted: 10<br>Businesses Assisted |
|----|--------------------|------|------|--|--|--|--------------------------------|---|

|    |  |      |      |   |  |                                   |   |  |
|----|--|------|------|---|--|-----------------------------------|---|--|
| 21 | NR-1 -<br>Neighborhood<br>Revitalization | 2020 | 2024 | Non-Housing<br>Community<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community<br>Development<br>Needs | CDBG:<br>\$400,000<br>HOME:<br>\$100,000<br>Mortgage Loan<br>Fund: \$500,000<br>Unrestricted<br>Fund: \$300,000 | Public Facility or Infrastructure<br>Activities other than<br>Low/Moderate Income Housing<br>Benefit: 50 Persons Assisted<br>Direct Financial Assistance to<br>Homebuyers: 3 Households<br>Assisted<br>Other: 47 Other |
|----|--|------|------|---|--|-----------------------------------|---|--|

|    |   |      |      |   |  |                                   |                |                 |
|----|---|------|------|---|--|-----------------------------------|----------------|-----------------|
| 22 | NR-2<br>Neighborhood<br>Capacity Building | 2020 | 2024 | Non-Housing<br>Community<br>Development | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunear<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Community<br>Development<br>Needs | CDBG: \$12,000 | Other: 20 Other |
|----|---|------|------|---|--|-----------------------------------|----------------|-----------------|

|    |                         |      |      |                    |  |              |   |                |
|----|-------------------------|------|------|--------------------|--|--------------|---|----------------|
| 23 | PA-1 Project Management | 2020 | 2024 | Affordable Housing | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN<br>COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY -<br>UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Slater-Marietta<br>Saluda<br>Tanglewood<br>City View | Housing Need | CDBG:<br>\$609,937<br>HOME:<br>\$199,397<br>ESG: \$17,508<br>CDBG-CV<br>COVID-19):<br>\$295,318<br>ESG - CV<br>(COVID-19):<br>\$80,497<br>Greenville<br>County<br>Affordable<br>Housing Fund:<br>\$100,000<br>Greenville<br>County:<br>\$25,000<br>Mortgage Loan<br>Fund: \$144,000 | Other: 1 Other |
|----|-------------------------|------|------|--------------------|--|--------------|---|----------------|

Table 54 – Goals Summary

## Goal Descriptions

|   |                         |   |
|---|-------------------------|---|
| 1 | <b>Goal Name</b>        | DH-1 Homeownership  |
|   | <b>Goal Description</b> | Provide homeownership units - through new construction or rehabilitation of existing units. These units will be made available through sale to first time homebuyers. These units will be development by GCRA, Habitat for Humanity and Nehemiah Corporation  |
| 2 | <b>Goal Name</b>        | DH-2 Homeowners   |
|   | <b>Goal Description</b> | Assist existing low and moderate homeowners with rehabilitation of their existing homes with low interest loans. This program is used for preservation of the existing housing stock in the County. Habitat for Humanity and Home Works of America will also assist in the implementation of this program.          |
| 3 | <b>Goal Name</b>        | DH-3 Homebuyers   |
|   | <b>Goal Description</b> | To provide direct financial assistance such as down payment/closing cost assistance to First Time Homebuyers. To provide permanent end mortgages to low- and moderate-income families.  |
| 4 | <b>Goal Name</b>        | DH-4 Special Needs - Housing  |
|   | <b>Goal Description</b> | To provide financial assistance for rehabilitation of owner-occupied units. To develop new rental opportunities for elderly or people living with disabilities.   |
| 5 | <b>Goal Name</b>        | DH-5 Rentals  |
|   | <b>Goal Description</b> | To develop new rental housing units through GCRA and Housing partners sponsored projects. To provide financial assistance to landlords or property owners of rental properties for the rehabilitation of existing housing units and ensuring that the units remain affordable to low- and moderate-income families. |
| 6 | <b>Goal Name</b>        | DH-6 Permanent Supportive Housing   |
|   | <b>Goal Description</b> | Rehabilitation of housing units making them available as permanent rental units to homeless households/individuals with permanent support services.   |

|    |                         |  |
|----|-------------------------|--|
| 7  | <b>Goal Name</b>        | DH-7 Homelessness - At Risk  |
|    | <b>Goal Description</b> |  |
| 8  | <b>Goal Name</b>        | DH-8 Homelessness - Rapid Rehousing  |
|    | <b>Goal Description</b> |  |
| 9  | <b>Goal Name</b>        | DH-9 - ESG COVID-19  |
|    | <b>Goal Description</b> |  |
| 10 | <b>Goal Name</b>        | DH-10 Homelessness - Shelter   |
|    | <b>Goal Description</b> | Provide funding to homeless providers for shelter operations, maintenance and rehabilitations.   |
| 11 | <b>Goal Name</b>        | ED-1 Job Training  |
|    | <b>Goal Description</b> | Provide job training opportunities for low- and moderate-income individuals to promote empowerment and employment options.   |
| 12 | <b>Goal Name</b>        | ED-2 Business Establishment and Expansion  |
|    | <b>Goal Description</b> | To provide financial assistance/loans to small business owner for startup, operating and equipment associated costs, in order to create or retain low- and moderate-income jobs. |
| 13 | <b>Goal Name</b>        | ED-3 Facade Improvement  |
|    | <b>Goal Description</b> | Renovate facades of commercial properties through a forgivable loan program. The assisted business ensures a low- and moderate-income job creation or retention                  |

|    |                         |  |
|----|-------------------------|--|
| 14 | <b>Goal Name</b>        | SL-1 Blight Elimination  |
|    | <b>Goal Description</b> | Demolish substandard and unsafe structures/housing units to eliminate blight in municipalities and unincorporated communities. These demolished properties provide opportunity for redevelopment of affordable housing units and/or public facilities.   |
| 15 | <b>Goal Name</b>        | SL-2 Public Facilities   |
|    | <b>Goal Description</b> | Provide engineering design, permit fees, and improvement to public facilities (centers and parks), to address all necessary ADA requirements (ramps, walkways, bathrooms, etc.) and storm water management or detention pond to mitigate flooding issues in Low and Moderate Income Neighborhoods. |
| 16 | <b>Goal Name</b>        | SL-3 Public Services   |
|    | <b>Goal Description</b> | Provide financial assistance to municipal agencies and non-profit organizations, providing services to the elderly, persons living with disabilities, after school care, recreational, medical assistance, nutrition meals and other essential services.   |
| 17 | <b>Goal Name</b>        | SL-4 Infrastructure Improvements   |
|    | <b>Goal Description</b> | Infrastructure improvement, consisting of but not limited to sidewalk, curbs, handicap ramps, gutter, storm water management and road pavement in Greer, Simpsonville, Fountain Inn, Travelers Rest, Mauldin, and the unincorporated communities.  |
| 18 | <b>Goal Name</b>        | SL -5 Homelessness Services  |
|    | <b>Goal Description</b> | Provide financial assistance to homeless providers, providing shelters, case management services and outreach to homeless population.  |
| 19 | <b>Goal Name</b>        | SL-8 Fair Housing  |
|    | <b>Goal Description</b> | Provide fair housing awareness and activities to the public via educational training, workshops and seminars. The Greenville County Human Relations provides Fair Housing awareness to the Public.   |

|           |                         |   |
|-----------|-------------------------|---|
| <b>20</b> | <b>Goal Name</b>        | SL-9 CDBG COVID-19  |
|           | <b>Goal Description</b> |   |
| <b>21</b> | <b>Goal Name</b>        | NR-1 - Neighborhood Revitalization  |
|           | <b>Goal Description</b> | Specific implementation strategies in the Brutontown target neighborhood.   |
| <b>22</b> | <b>Goal Name</b>        | NR-2 Neighborhood Capacity Building   |
|           | <b>Goal Description</b> | Provide grant assistance to special emphasis neighborhoods in the county. Additionally, provide support towards capacity building and leadership trainings to the Neighborhood Association leaders. |
| <b>23</b> | <b>Goal Name</b>        | PA-1 Project Management   |
|           | <b>Goal Description</b> | Planning, administration and project oversight of projects and programs conducted by GCRA staff and administration to ensure timeliness, accuracy and completeness of all funded activities.        |

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The County has identified approximately 74 projects and programs for FY 2020. These programs/projects will be funded with the County's Entitlement and COVID-19 funds. Some of the projects/programs consist of affordable housing development/Activities (comprising of homeownership, rental, investor programs for rental units and owner-occupied rehabilitation units). The planning/engineering phase for additional infrastructure improvement is proposed for Phase 2D and 5 in Brutontown Community (County's Target Community- NRSA). Additionally, the site improvement activities are proposed for the Fairview Housing Development project in Greer (Sunnyside) is being planned for this Fiscal year. Three streets namely (Sterling, Middleton, and Malloy Streets) are proposed for infrastructure improvements in the Sterling Community. Two new Senior Center ADA improvements are proposed in the Cities of Fountain Inn and Simpsonville. Furthermore, Public Service programs, such as Meals on Wheels, After School and summer camp programs are proposed to serve low- and moderate-income households in the municipalities and unincorporated areas. The Emergency Solution Grant serving homeless clients are provided via Homeless providers, addressing shelter concerns, and providing outreach initiatives. Approximately 50 households will be assisted with permanent housing, thereby, preventing of homelessness or rapidly rehousing homeless clients. Approximately 63 homeowners will be assisted with home repair program and rehabilitation of their homes. The new Investor program will assist landlords or property owners with renter units with low interest rehabilitation loans to repair the units and making them affordable to low- and moderate-income persons. Approximately 4 units can be rehabilitated under this program. The combined rehabilitation programs will help to maintain the existing housing stocks for special needs and LMI population in the County.

#### Projects

| #  | Project Name  |
|----|---|
| 1  | CHDO/Habitat for Humanity   |
| 2  | Disposition   |
| 3  | Economic Development and Business loan                            |
| 4  | Facade Improvement Program  |
| 5  | Emergency Solutions Grant-HESG 2020                               |
| 6  | Fountain Inn/Facility Improvement                                 |
| 7  | Fountain Inn/New Construction                                     |
| 8  | Fountain Inn/Subrecipient/Center for Community                    |
| 9  | Fountain Inn/Subrecipient/ Parks and Recreation - Senior Activity |
| 10 | General Operations Delivery Cost                                  |
| 11 | General Planning and Administration                               |
| 12 | Greer/Infrastructure Improvement                                  |
| 13 | Greer/Investor Rehab Program                                      |
| 14 | Greer/New Construction  |
| 15 | Greer/Subrecipient/Creative Advancement Center                    |
| 16 | Greer/Subrecipient/Communities in School                          |
| 17 | Greer/Subrecipient/Greer Community Ministries                     |

| #  | Project Name   |
|----|--|
| 18 | Greer/Subrecipient/Parks and Recreation/Cannon Center - Seniors                    |
| 19 | Greer/Subrecipient/Parks and Recreation/Needmore Center - Youth                    |
| 20 | Greer/Subrecipient/Greer Relief and Resources Agency                               |
| 21 | Greer/Housing Partner/Nehemiah Community Revitalization Corp.                      |
| 22 | Greer/Housing Partner/Greer Community Outreach                                     |
| 23 | Home Repair Program  |
| 24 | Mauldin/ Facility Improvement  |
| 25 | Mauldin/Infrastructure Improvement   |
| 26 | Mauldin/New Construction   |
| 27 | Mauldin Foundation/Senior Program  |
| 28 | Mauldin/Subrecipient/Center for Community Services                                 |
| 29 | Simpsonville/Homeownership Development   |
| 30 | Simpsonville/Housing Partner/Habitat for Humanity - Woodside Homeownership project |
| 31 | Simpsonville/Public Facility Improvement   |
| 32 | Simpsonville/Subrecipient/Center for Community Services                            |
| 33 | Simpsonville/Subrecipient/Parks and Recreation/Senior Services                     |
| 34 | Travelers Rest/Housing Rehabilitation/New Construction                             |
| 35 | Travelers Rest/Investor Rehab Program  |
| 36 | Travelers Rest/Infrastructure Improvements   |
| 37 | Brutontown/Infrastructure Improvement  |
| 38 | Brutontown/New Construction  |
| 39 | Unincorporated/HOME & AHF - Mercy Housing Southeast                                |
| 40 | Unincorporated/HOME -Greenville Housing Futures                                    |
| 41 | Unincorporated/HOME & AHF - United Housing Connection                              |
| 42 | Unincorporated/HOME & AHF - Homes of Hope  |
| 43 | Unincorporated/Community Works Carolina  |
| 44 | Unincorporated/GAP funds to Neighborhoods  |
| 45 | Unincorporated/Housing Rehabilitation  |
| 46 | Unincorporated/Infrastructure  |
| 47 | Unincorporated/New Construction/Reconstruction                                     |
| 48 | Unincorporated/Investor Rehab Program  |
| 49 | Unincorporated/Investor Rehab Program/UHC  |
| 50 | Unincorporated/Home Repair Subrecipient/Habitat for Humanity                       |
| 51 | Unincorporated/Home Repair Subrecipient/HomeWorks of America                       |
| 52 | Unincorporated/Home Repair Subrecipient/Rebuild Upstate                            |
| 53 | Unincorporated/Subrecipient/Communities in School                                  |
| 54 | Unincorporated/Subrecipient/Greenville Free Medical Clinic                         |
| 55 | Unincorporated/Subrecipient/Human Relations Commission                             |
| 56 | CV- COVID-19/ESG   |

| #  | Project Name  |
|----|---|
| 57 | CV-COVID-19/CDBG - Public Service/Case management Services            |
| 58 | Unincorporated/Subrecipient/Human Relations Commission/FEC            |
| 59 | Unincorporated/Subrecipient/Meals on Wheels                           |
| 60 | CV-COVID-19/CDBG- Rental and Utility Assistance                       |
| 61 | Unincorporated/Subrecipient/Relentless Reach                          |
| 62 | Unincorporated/Subrecipient/United Ministries                         |
| 63 | Unincorporated/Subrecipient/Unity Health on Main                      |
| 64 | Unincorporated/Subrecipient/Upstate Warrior                           |
| 65 | Unincorporated/Subrecipient/Summer Programs                           |
| 66 | Unincorporated/Subrecipient/Community Day                             |
| 67 | Unincorporated/Permanent Financing - MLF                              |
| 68 | Unincorporated/Permanent Supportive Housing/UHC                       |
| 69 | Demolition  |
| 70 | Greer/Housing Rehabilitation  |
| 71 | CV-COVID-19/CDBG - Public Service/Food and Nutrition Assistance       |
| 72 | CV-COVID-19/CDBG - Public Service/Medical Testing and Safety Supplies |
| 73 | CV-COVID-19/CDBG- Mortgage Assistance                                 |
| 74 | CV-COVID-19/CDBG - Small Business Assistance                          |

**Table 55 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Greenville County has allocated a total of \$392,500 of its FY 2020 CDBG fund for public service activities. **This amount represents a total of fourteen (14%) percent of its FY 2020 CDBG allocation for the County.** The funds provide opportunities for approximately 23 programs for subrecipients implementation in the Municipalities and in the Unincorporated area of the County. The public service programs serve extremely low, low- and moderate-income persons and provides services such as senior programs, meals on wheels, after school and summer programs for youth, health services, etc. Additionally, a total of sixty (60%) percent or \$140,064 of the ESG fund is allocated for Shelter and Outreach activities, addressing homelessness needs. All the County's Entitlement and COVID-19 funds are proposed to serve low- and moderate-income individuals and households in the County. In addition, the COVID-19 funds are specifically proposed to prevent, prepare for, respond to the Coronavirus pandemic.

AP-38 Project Summary

Project Summary Information

|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | CHDO/Habitat for Humanity  |
|   | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |
|   | <b>Goals Supported</b>   | DH-1 Homeownership   |
|   | <b>Needs Addressed</b>   | Housing Need   |
|   | <b>Funding</b>   | HOME: \$179,095  |
|   | <b>Description</b>   | Habitat for Humanity(Greenville County CHDO) will be develop affordable housing. A total of \$179,137, representing 15% of HOME grant is being set aside.  |
|   | <b>Target Date</b>   | 6/30/2022  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 5 housing units for families earning 50-60 percent of the AMI will be assisted.  |
|   | <b>Location Description</b>  | The location will be determined in Greenville County. These properties will be located in scattered sites in the County.   |
|   | <b>Planned Activities</b>  |  |
| 2 | <b>Project Name</b>  | Disposition  |
|   | <b>Target Area</b>   | JUDSON COMMUNITY<br>MONAGHAN<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>FOUNTAIN INN SANCTIFIED HILL<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED |
|   | <b>Goals Supported</b>   | DH-1 Homeownership<br>DH-2 Homeowners<br>DH-3 Homebuyers   |
|   | <b>Needs Addressed</b>   | Housing Need   |

|          |  |  |
|----------|--|--|
|          | <b>Funding</b>   | CDBG: \$40,000<br>HOME: \$64,600   |
|          | <b>Description</b>   | Upkeep and marketing of properties acquired with CDBG, or are HOME funded, that are to be sold or transferred for affordable housing or another eligible use.  |
|          | <b>Target Date</b>   | 5/16/2020  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 20 housing units consisting of single-family homeownership housing units for households earning up to 80 percent of the Area Median Income in the Community.   |
|          | <b>Location Description</b>  | Greenville County wide and in the five participating Municipalities (except city of Greenville)  |
|          | <b>Planned Activities</b>  |  |
| <b>3</b> | <b>Project Name</b>  | Economic Development and Business loan   |
|          | <b>Target Area</b>   | Simpsonville<br>Travelers Rest<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Dunear  |
|          | <b>Goals Supported</b>   | ED-2 Business Establishment and Expansion  |
|          | <b>Needs Addressed</b>   | Economic Development Need  |
|          | <b>Funding</b>   | CDBG: \$110,000<br>Greenville County: \$23,000   |
|          | <b>Description</b>   | Provide low interest business loans to new startups or existing business in the unincorporated areas in the County and in the Cities of Fountain inn, Greer, Mauldin, Simpsonville and Travelers Rest. The goal is to assist approximately 2 - 3 businesses with low interest loan with the intend to create or retain 2 - 3 low- and moderate-income jobs in the County, outside city limits of Greenville. Provide low interest business loan to small business owner in the City of Greer |
|          | <b>Target Date</b>   | 6/30/2021  |

|          |  |  |
|----------|--|--|
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Provide business loans for at least 3 small businesses to create or retention at least 3 low- and moderate-income jobs.  |
|          | <b>Location Description</b>  | The business will be located in the County of Greenville and the Cities of Fountain, Greer, Mauldin, Simpsonville and Travelers Rest, excluding City of Greenville, South Carolina.  |
|          | <b>Planned Activities</b>  | The Economic/business loan provided up to \$25,000 for small business owner of startup or existing small business for operating and or equipment purchase. This creates opportunity for creation or retention of low- and moderate-income job.   |
| <b>4</b> | <b>Project Name</b>  | Facade Improvement Program   |
|          | <b>Target Area</b>   | Simpsonville<br>Travelers Rest<br>GREER<br>FOUNTAIN INN  |
|          | <b>Goals Supported</b>   | ED-2 Business Establishment and Expansion<br>ED-3 Facade Improvement   |
|          | <b>Needs Addressed</b>   | Economic Development Need  |
|          | <b>Funding</b>   | CDBG: \$91,000<br>CDBG - R: \$19,750<br>Greenville County: \$25,000  |
|          | <b>Description</b>   | Provide Facade Improvement to business/properties in Central Business District of the five participating Municipalities - Fountain, Greer, Mauldin, Simpsonville, and Travelers Rest and in the Poinsett Corridor and Woodside areas in the Unincorporated Areas in the County. The County of Greenville also provided additional fund to assist business owners in the Poinsett Corridor and the Woodside Neighborhood (commercial Area). |
|          | <b>Target Date</b>   | 6/30/2021  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Provide up to \$5,000 of forgivable loans to business or property owners of commercial properties in the Central Business Districts in Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest, and in the Poinsett Corridor as well as the Woodside neighborhood. This creates opportunity for creation and retention of low- and moderate-income job.   |

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|   | <b>Location Description</b> | The funding is for facade improvement on commercial properties located in the Central Business District of Fountain Inn, Greer, Mauldin, Simpsonville, Travelers Rest, Poinsett Corridor and Woodside Mill (commercial area)  |
|   | <b>Planned Activities</b>   | The City of Greer matched the CDBG FIP with an additional \$10,000 as incentive to improve the City's Central Business District, while the County matched the FIP grant with an additional \$5,000 for business located in the Poinsett Corridor to incentivize redevelopment along the corridor.   |
| 5 | <b>Project Name</b>         | Emergency Solutions Grant-HESG 2020   |
|   | <b>Target Area</b>          | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>GREENVILLE COUNTY - UNINCORPORATED  |
|   | <b>Goals Supported</b>      | DH-7 Homelessness - At Risk<br>DH-8 Homelessness - Rapid Rehousing<br>DH-10 Homelessness - Shelter<br>SL -5 Homelessness Services   |
|   | <b>Needs Addressed</b>      | Homeless Need   |
|   | <b>Funding</b>              | ESG: \$233,440  |
|   | <b>Description</b>          | Emergency Solution Grant project consist of the following activities: Administration, HMIS, Outreach & Shelter, HPRP services and HPRP direct financial assistance to clients. The funding allocations are as follows: ESG Admin.-\$17,508 (7.5% of the ESG allocations); HMIS and Access point coordinator - \$20,868; Shelter and Street Outreach - \$140,000 consisting of sixty percent (60%) of the total ESG fund (involving 8 Subrecipients - Greenville County Human Relations, United Ministries, SHARE, United Housing Connections, Fellow Countrymen, First Impressions, Band of Brothers and Pendleton Place) and GCRA being responsible for direct financial assistance. Direct Financial Assistance: Prevention (\$20,000) & Rapid Rehousing (\$10,000) Total HPRP- \$30,000. HPRP services (Greenville County Human Relations)- \$25,000. Total HESG funds FY 2020- \$230,400. |

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|   | <b>Target Date</b>   | 6/30/2021   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | <p>Approximately 1500 persons of low- and moderate-income individuals and houses will be assisted.</p> <p>Approximately 25 individuals or households will be prevented from being homeless.</p> <p>Approximately 25 literally homeless individuals or households will be assisted with new housing opportunities.</p> <p>Housing First Model complex located in the City of Greenville (Reedy Place) will be rehabilitated with roof replacement and security system.</p>   |
|   | <b>Location Description</b>  | <p>Greenville County - County wide and as well as the municipalities of Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest with eligible activities and persons will be assisted. The City of Greenville do not have their own ESG fund, therefore, the County's allocated ESG fund are available to Shelter providers serving residents of the City of Greenville.</p>  |
|   | <b>Planned Activities</b>  | <p>Emergency Solution Grant project consist of the following activities: Administration, HMIS, Outreach &amp; Shelter, HPRP services and HPRP direct financial assistance to clients. The funding allocations are as follows: ESG Admin. - \$17,508 (7.5% of the ESG allocations); HMIS&amp; Access Point - \$20,868; Shelter and Street Outreach - \$140,064 consisting of sixty percent (60%) of the total ESG fund (involving 8 Subrecipients - United Ministries, SHARE, United Housing Connections, Fellow Countrymen, First Impressions of SC, Pendleton Place, United Housing Connections and Band of Brothers) and GCRA being responsible for direct financial assistance. Direct Financial Assistance: Prevention (\$20,000) &amp; Rapid Rehousing (\$10,000) Total HPRP- \$30,000. HPRP services (Greenville County Human Relations) - \$25,000 Total ESG funds FY 2020 - \$233,440</p> |
| 6 | <b>Project Name</b>  | Fountain Inn/Facility Improvement   |
|   | <b>Target Area</b>   | FOUNTAIN INN  |
|   | <b>Goals Supported</b>   | SL-2 Public Facilities  |
|   | <b>Needs Addressed</b>   | Community Development Needs   |
|   | <b>Funding</b>   | CDBG: \$112,965   |

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|          | <b>Description</b>   | Facility Improvement to the Fountain Inn Senior Center building, addressing ADA activities including to not limited to bathrooms, doors, office space etc.  |
|          | <b>Target Date</b>   | 6/30/2021   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 700 Seniors - Presumed - limited clientele  |
|          | <b>Location Description</b>  | City of Fountain Inn.   |
|          | <b>Planned Activities</b>  | Engineering design and permit approval has been completed. Bids have been identified and Contractor has been selected. Award has been approved by GCRA Board and City of Fountain Inn Administrator. Contract execution and construction implementation to proceed. |
| <b>7</b> | <b>Project Name</b>  | Fountain Inn/New Construction   |
|          | <b>Target Area</b>   | FOUNTAIN INN SANCTIFIED HILL<br>FOUNTAIN INN  |
|          | <b>Goals Supported</b>   | DH-1 Homeownership<br>DH-4 Special Needs - Housing<br>DH-5 Rentals  |
|          | <b>Needs Addressed</b>   | Housing Need  |
|          | <b>Funding</b>   | HOME: \$278,813   |
|          | <b>Description</b>   | Development of new affordable housing unit in the City of Fountain Inn - in the Sanctified Hill Community, Woodside Community or scattered sites in Fountain Inn  |
|          | <b>Target Date</b>   | 6/30/2021   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | To develop affordable housing unit for either homeownership or rental unit for low and moderate income family (earning 80% or below of the Area Median Income).   |
|          | <b>Location Description</b>  | The project will be located in the Sanctified Hill, or Woodside Community or scattered site in Fountain Inn.  |

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|          | <b>Planned Activities</b>  | To develop affordable housing for homeownership or rental units for individual or family earning up to 80 percent or below of the Area Median Income. Site to be identified.  |
| <b>8</b> | <b>Project Name</b>  | Fountain Inn/Subrecipient/Center for Community  |
|          | <b>Target Area</b>   | FOUNTAIN INN  |
|          | <b>Goals Supported</b>   | SL-3 Public Services  |
|          | <b>Needs Addressed</b>   | Community Development Needs   |
|          | <b>Funding</b>   | CDBG: \$5,000   |
|          | <b>Description</b>   | Provides case management, health care services, adult literacy, early childhood education programs, family violence prevention and intervention programs, emergency relief, Latino activities, veterans activities, parent-child activities, community classes and events.  |
|          | <b>Target Date</b>   | 6/30/2021   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Assist approximately 190 families or individuals with annual income up to 80 percent of the Area Median Income.   |
|          | <b>Location Description</b>  | Residents of City of Fountain Inn city limits.  |
|          | <b>Planned Activities</b>  | Provides case management, health care services, adult literacy, early childhood education programs, family violence prevention and intervention programs, emergency relief, Latino activities, veterans' activities, parent-child activities, community classes and events. |
| <b>9</b> | <b>Project Name</b>  | Fountain Inn/Subrecipient/ Parks and Recreation - Senior Activity   |
|          | <b>Target Area</b>   | FOUNTAIN INN  |
|          | <b>Goals Supported</b>   | SL-3 Public Services  |
|          | <b>Needs Addressed</b>   | Community Development Needs   |
|          | <b>Funding</b>   | CDBG: \$5,000   |
|          | <b>Description</b>   | Provides exercise classes; fitness health and exercise programs, recreational activities for seniors.   |
|          | <b>Target Date</b>   | 6/30/2021   |

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|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 700 seniors - limited benefit clientele will be assistance.   |
|           | <b>Location Description</b>  | City of Fountain Inn.   |
|           | <b>Planned Activities</b>  | Provides exercise classes, fitness health and exercise programs, recreational activities for seniors.   |
| <b>10</b> | <b>Project Name</b>  | General Operations Delivery Cost  |
|           | <b>Target Area</b>   | POE<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marrietta<br>Saluda<br>Tanglewood |
|           | <b>Goals Supported</b>   | PA-1 Project Management   |

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|           | <b>Needs Addressed</b>   | Housing Need<br>Infrastructure Improvement Needs<br>Economic Development Need<br>Neighborhood Revitalization<br>Special Needs<br>Slum and Blight Elimination   |
|           | <b>Funding</b>   | CDBG: \$508,281<br>HOME: \$299,095<br>Greenville County Affordable Housing Fund: \$100,000<br>Mortgage Loan Fund: \$120,000  |
|           | <b>Description</b>   | Funds for direct costs associated with affordable housing development, inspections of properties and infrastructure costs incurred by GCRA. These funds are broken down as follows: \$418,281 CDBG; \$90,000 CDBG PI; 179,095 HOME; \$120,000 HOME PI; \$120,000 MLF, and \$100,000 AHF. |
|           | <b>Target Date</b>   | 6/30/2021  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | All projects requiring operations costs - inspection of properties and projects, construction activities conducted by GCRA will benefit.   |
|           | <b>Location Description</b>  | Greenville County and all five municipalities; including Spartanburg County of Greer City Limits and Laurens County of Fountain Inn City limits.   |
|           | <b>Planned Activities</b>  | Funds for direct costs associated with affordable housing development, inspections of properties and infrastructure costs incurred by GCRA.  |
| <b>11</b> | <b>Project Name</b>  | General Planning and Administration  |
|           | <b>Target Area</b>   | POE<br>JUDSON COMMUNITY<br>GREER NEEDMORE<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>GREENVILLE COUNTY - UNINCORPORATED<br>Greer - Sunnyside   |
|           | <b>Goals Supported</b>   | PA-1 Project Management  |

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| <b>Needs Addressed</b>   | Housing Need<br>Homeless Need<br>Infrastructure Improvement Needs<br>Community Development Needs<br>Economic Development Need<br>Neighborhood Revitalization<br>Special Needs<br>Slum and Blight Elimination   |
| <b>Funding</b>   | CDBG: \$609,937<br>HOME: \$199,397<br>CDBG-CV COVID-19): \$295,318<br>ESG - CV (COVID-19): \$80,497<br>Greenville County Affordable Housing Fund: \$100,000<br>Greenville County: \$25,000<br>Mortgage Loan Fund: \$144,000  |
| <b>Description</b>   | Funding breakdown for Program Administration of the County's Entitlement fund for CDBG, HOME, ESG and MLF programs is shown as follows: CDBG grant - \$501,937 represents 18% of the CDBG grant allocation; CDBG - PI - \$108,000 represents 18% of the CDBG Program Income allocation; HOME grant (\$119,397) and HOME Program Income (\$80,000) represents a total of \$199,397, which accounts for 10% of the HOME Grant/HOME PI allocation; and Mortgage Loan Fund (MLF) - \$144,000 account for 18% of the MLF allocation. ESG - \$17,508 which accounts for 7.5% amount of the ESG allocation as shown under ESG project section**** |
| <b>Target Date</b>   | 6/30/2021  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | All programs and projects administered by GCRA staff and oversight of all programmatic activities conducted for all funding sources  |
| <b>Location Description</b>  | Program administered by GCRA in Greenville, SC   |

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|           | <b>Planned Activities</b>  | Funding breakdown for Program Administration of the County's Entitlement fund for CDBG, HOME, ESG and MLF programs is shown as follows: CDBG grant - \$501,937 represents 18% of the CDBG grant allocation; CDBG - PI - \$108,000 represents 18% of the CDBG Program Income allocation; HOME grant - \$119,397 accounts for 10% of the HOME Grant allocation; HOME PI - \$80,000 accounts for the HOME Program Income allocation; and MLF - \$144,000 account for 18% of the MLF allocation. ESG - \$17,508 which accounts for 7.5% amount of the ESG allocation is shown under ESG project section**** |
| <b>12</b> | <b>Project Name</b>  | Greer/Infrastructure Improvement  |
|           | <b>Target Area</b>   | GREER<br>Greer - Sunnyside  |
|           | <b>Goals Supported</b>   | SL-4 Infrastructure Improvements  |
|           | <b>Needs Addressed</b>   | Infrastructure Improvement Needs  |
|           | <b>Funding</b>   | CDBG: \$384,789   |
|           | <b>Description</b>   | Infrastructure improvement consisting streets improvement, utility installations, storm water management curbs and sidewalks in the Sunnyside and Needmore communities to support the development of affordable housing.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Families and individuals living in the Sunnyside and Needmore communities. Particularly households along the proposed streets being improved.   |
|           | <b>Location Description</b>  | Sunnyside and Needmore Communities in the City of Greer.  |
|           | <b>Planned Activities</b>  | Assessment and prioritization of the Streets to be improved. Engineering design and permitting approval to be obtained. Bid document completion and notice. Solicit for bidders, contract selection, award and implementation.  |
| <b>13</b> | <b>Project Name</b>  | Greer/Investor Rehab Program  |
|           | <b>Target Area</b>   | GREER   |
|           | <b>Goals Supported</b>   | DH-5 Rentals  |
|           | <b>Needs Addressed</b>   | Housing Need  |

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|           | <b>Funding</b>   | CDBG: \$25,000  |
|           | <b>Description</b>   | Provide low interest low loans as financial assistance to landlords/properties in the City of Greer to rehab their rental properties to ensure that the units remain affordable to low- and moderate-income families for up to 10 years depending on the amount of assistance provided. |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | At least one housing unit will be rehabilitated, providing affordable housing unit to a low and moderate income household.  |
|           | <b>Location Description</b>  | Scattered site of a rental property in the City of Greer.   |
|           | <b>Planned Activities</b>  | Market Investor program to landlords or rental property owners for properties in the City of Greer.   |
| <b>14</b> | <b>Project Name</b>  | Greer/New Construction  |
|           | <b>Target Area</b>   | VICTOR<br>GREER NEEDMORE<br>GREER<br>Greer - Sunnyside  |
|           | <b>Goals Supported</b>   | DH-1 Homeownership<br>DH-5 Rentals  |
|           | <b>Needs Addressed</b>   | Housing Need  |
|           | <b>Funding</b>   | HOME: \$459,238   |
|           | <b>Description</b>   | Develop affordable housing in the City of Greer for homeownership and or rental units.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Provide opportunity to develop 2-3 affordable housing units.  |

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|                           | <b>Location Description</b>   | To be developed in Creekside, Needmore, Sunnyside Communities or scattered sites in Greer.   |
|                           | <b>Planned Activities</b>   | Develop affordable homeownership and or rental units in the City of Greer for low- and moderate-income families.                                   |
| <b>15</b>                 | <b>Project Name</b>   | Greer/Subrecipient/Creative Advancement Center   |
|                           | <b>Target Area</b>  | GREER  |
|                           | <b>Goals Supported</b>  | SL-3 Public Services   |
|                           | <b>Needs Addressed</b>  | Community Development Needs  |
|                           | <b>Funding</b>  | CDBG: \$13,600   |
|                           | <b>Description</b>  | Provides afterschool program for disadvantaged children at risk. Serving children from low- and moderate-income households from the City of Greer. |
|                           | <b>Target Date</b>  | 6/30/2021  |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>  | Approximately 100 from low- and moderate-income household from the City of Greer will be served with Creative Advancement program.                 |
|                           | <b>Location Description</b>   | Activities will be undertaken at the Creative Advancement Center, Greer, SC  |
| <b>Planned Activities</b> | Provide a free afterschool program with tutoring for grades 4-9, followed by activities such as dance, music and art. Provides daily meals, physical fitness activities and related arts and craft supplies. Benefits disadvantaged children from low- and moderate-income households |  |
| <b>16</b>                 | <b>Project Name</b>   | Greer/Subrecipient/Communities in School   |
|                           | <b>Target Area</b>  | GREER  |
|                           | <b>Goals Supported</b>  | SL-3 Public Services   |
|                           | <b>Needs Addressed</b>  | Community Development Needs  |
|                           | <b>Funding</b>  | CDBG: \$7,000  |

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|           | <b>Description</b>   | Provide funding toward programming ranging from physical and mental well-being, addressing scholastic achievement. Provide case management services as student support specialist to students and their families of low- and moderate-income households by providing assistance to help them achieve their goals and ensure continuous success. |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Propose to assist up to 977 Children of low- and moderate-income families.  |
|           | <b>Location Description</b>  | The activity will be undertaken at Chandler Creek Elementary.   |
|           | <b>Planned Activities</b>  | Provides funding toward programming ranging from physical and mental well-being, to those addressing scholastic achievement and the case management salaries of the student support specialists.  |
| <b>17</b> | <b>Project Name</b>  | Greer/Subrecipient/Greer Community Ministries   |
|           | <b>Target Area</b>   | GREER<br>GREENVILLE COUNTY - UNINCORPORATED<br>Greer - Sunnyside  |
|           | <b>Goals Supported</b>   | SL-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Needs   |
|           | <b>Funding</b>   | CDBG: \$15,000  |
|           | <b>Description</b>   | Provide meals for homebound, elderly and persons living with disabilities.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 300 elderly and or persons living with disabilities (limited clientele) will be assisted.   |
|           | <b>Location Description</b>  | Activities will be at Greer Community Ministries, Greer, SC.  |

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|    | <b>Planned Activities</b>  | Mobile Meals for homebound, elderly and persons living with disabilities.  |
| 18 | <b>Project Name</b>  | Greer/Subrecipient/Parks and Recreation/Cannon Center - Seniors  |
|    | <b>Target Area</b>   | GREER NEEDMORE<br>GREER<br>Greer - Sunnyside   |
|    | <b>Goals Supported</b>   | SL-3 Public Services   |
|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG: \$2,500  |
|    | <b>Description</b>   | Provide instructions to seniors on methods to interact virtually; using technology to discover how to access information and interact with each other. |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve 200 seniors in the Greer Community   |
|    | <b>Location Description</b>  | Activities will be undertaken at the Cannon Senior Center in Greer, SC.  |
|    | <b>Planned Activities</b>  | Provides computer resources and training at the Cannon Center for seniors in the Greer Community.  |
| 19 | <b>Project Name</b>  | Greer/Subrecipient/Parks and Recreation/Needmore Center - Youth  |
|    | <b>Target Area</b>   | VICTOR<br>GREER NEEDMORE<br>GREER<br>Greer - Sunnyside   |
|    | <b>Goals Supported</b>   | SL-3 Public Services   |
|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG: \$7,000  |
|    | <b>Description</b>   | Provides summer camp that includes field trips, cultural activities and lunch.   |
|    | <b>Target Date</b>   | 6/30/2021  |

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|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve 50 children living in Greer, SC.  |
|    | <b>Location Description</b>  | Activities will be undertaken at the Needmore Center in Greer, SC.  |
|    | <b>Planned Activities</b>  | Provide summer activities and supplies at summer camps for the children/youths in the City of Greer.  |
| 20 | <b>Project Name</b>  | Greer/Subrecipient/Greer Relief and Resources Agency  |
|    | <b>Target Area</b>   | GREER   |
|    | <b>Goals Supported</b>   | SL-3 Public Services  |
|    | <b>Needs Addressed</b>   | Community Development Needs   |
|    | <b>Funding</b>   | CDBG: \$14,900  |
|    | <b>Description</b>   | Provides emergency assistance to Greater Greer community in Greenville county for financial assistance with rent or utilities, and prescriptions as well as new RENEW program and Charity Tracker database. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve 70 households or 140 persons in the Greer Community.  |
|    | <b>Location Description</b>  | Activities will be undertaken at Greer Relief and Resources Agency in Greer, SC.  |
|    | <b>Planned Activities</b>  | Activities provided include emergency assistance for utilities, rent and mortgages for income qualifying households.  |
| 21 | <b>Project Name</b>  | Greer/Housing Partner/Nehemiah Community Revitalization Corp.   |
|    | <b>Target Area</b>   | GREER NEEDMORE  |
|    | <b>Goals Supported</b>   | DH-1 Homeownership  |
|    | <b>Needs Addressed</b>   | Housing Need  |

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|           | <b>Funding</b>   | HOME: \$40,000<br>Greenville County Affordable Housing Fund: \$26,000<br>Unrestricted Fund: \$52,209  |
|           | <b>Description</b>   | Develop an affordable single family homeownership unit the Needmore community.  |
|           | <b>Target Date</b>   | 6/30/2022   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | To develop one affordable homeownership unit in the Needmore Community.   |
|           | <b>Location Description</b>  | The housing unit will be developed in Needmore neighborhood in Greer, SC.   |
|           | <b>Planned Activities</b>  | New construction of an affordable single family homeownership unit in the Needmore community in Greer, SC for a low- and moderate-income family. the housing units will 3 bedrooms and 2 baths. |
| <b>22</b> | <b>Project Name</b>  | Greer/Housing Partner/Greer Community Outreach  |
|           | <b>Target Area</b>   | Greer - Sunnyside   |
|           | <b>Goals Supported</b>   | DH-5 Rentals  |
|           | <b>Needs Addressed</b>   | Housing Need  |
|           | <b>Funding</b>   | HOME: \$64,000<br>Unrestricted Fund: \$141,272  |
|           | <b>Description</b>   | Develop one affordable rental unit in the Sunnyside community   |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | New construction of one (1) rental unit in the Sunnyside community.   |
|           | <b>Location Description</b>  | The development will occur in the Sunnyside neighborhood in Greer, SC.  |
|           | <b>Planned Activities</b>  | Develop one affordable rental housing unit in the Sunnyside community.  |
|           | <b>Project Name</b>  | Home Repair Program   |

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| 23                        | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|                           | <b>Goals Supported</b>   | DH-1 Homeownership<br>DH-4 Special Needs - Housing  |
|                           | <b>Needs Addressed</b>   | Housing Need  |
|                           | <b>Funding</b>   | CDBG: \$170,000   |
|                           | <b>Description</b>   | Make limited repairs to low income, owner-occupied elderly, or disabled persons.            |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>   | Up to 35 households could benefit from this activity.                                       |
|                           | <b>Location Description</b>  | The houses of income qualified owner-occupants will be in unincorporated Greenville county. |
| <b>Planned Activities</b> | Make limited repairs to low income, owner-occupied elderly or disabled persons in unincorporated Greenville county and the municipalities. |   |
| 24                        | <b>Project Name</b>  | Mauldin/ Facility Improvement   |
|                           | <b>Target Area</b>   | MAULDIN   |
|                           | <b>Goals Supported</b>   | SL-2 Public Facilities  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$200,000   |
|                           | <b>Description</b>   | Improvements to address ADA compliance requirements for the Mauldin Senior Center.          |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>   | The elderly community of Mauldin will benefit from the activity.                            |
|                           | <b>Location Description</b>  | Improvement activities will be undertaken at the Mauldin Senior Center.                     |

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|                           | <b>Planned Activities</b>  | This activity will address ADA compliance requirements for Mauldin Senior Center.                     |
| 25                        | <b>Project Name</b>  | Mauldin/Infrastructure Improvement  |
|                           | <b>Target Area</b>   | MAULDIN   |
|                           | <b>Goals Supported</b>   | SL-4 Infrastructure Improvements  |
|                           | <b>Needs Addressed</b>   | Infrastructure Improvement Needs  |
|                           | <b>Funding</b>   | CDBG: \$76,400  |
|                           | <b>Description</b>   | Complete infrastructure and site improvement for the housing project.                                 |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>               | Those households living in or near Miller Place will benefit.   |
|                           | <b>Location Description</b>  | The infrastructure improvements will occur in the Miller Rd. rental project development, Mauldin, SC. |
| <b>Planned Activities</b> | Complete infrastructure and site improvement for the Miller Place rental development project in Mauldin, SC. |   |
| 26                        | <b>Project Name</b>  | Mauldin/New Construction  |
|                           | <b>Target Area</b>   | MAULDIN   |
|                           | <b>Goals Supported</b>   | DH-5 Rentals  |
|                           | <b>Needs Addressed</b>   | Housing Need  |
|                           | <b>Funding</b>   | HOME: \$100,000   |
|                           | <b>Description</b>   | Build rental housing units as part of the Miller Rd. project.   |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>               | Part of a multi-unit rental construction project.   |
|                           | <b>Location Description</b>  | The rental housing construction will be on Miller Rd. in the City of Mauldin.                         |

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|                           | <b>Planned Activities</b>  | Proposed development is a 46-unit apartment style building consisting of 1, 2 and 3 bedrooms targeted for families earning 60 percent of the Area Median Income and below. A portion of the housing units, approximately 11 will be HOME assisted and floating units. The proposed development will be located at 221 East Butler Street in Mauldin. GCRA previously approved \$200,000 in Greenville County Affordable Housing Fund. |
| 27                        | <b>Project Name</b>  | Mauldin Foundation/Senior Program   |
|                           | <b>Target Area</b>   | MAULDIN   |
|                           | <b>Goals Supported</b>   | SL-3 Public Services  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$10,500  |
|                           | <b>Description</b>   | Provide services and recreational activities for Senior Citizens.   |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>     | Expected to serve over 450 Seniors in Mauldin.  |
|                           | <b>Location Description</b>  | The activities will be undertaken at the Mauldin Senior Center.   |
| <b>Planned Activities</b> | Activities to support the senior center in Mauldin including services and recreational activities. |   |
| 28                        | <b>Project Name</b>  | Mauldin/Subrecipient/Center for Community Services  |
|                           | <b>Target Area</b>   | MAULDIN   |
|                           | <b>Goals Supported</b>   | SL-3 Public Services  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$5,000   |
|                           | <b>Description</b>   | Provides case management, referrals and asset attainment counseling.  |
|                           | <b>Target Date</b>   | 6/30/2021   |

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|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve about 35 families.  |
|           | <b>Location Description</b>  | Case management and asset counseling occur at the Center for Community Services.  |
|           | <b>Planned Activities</b>  | Provides case management, referrals, and asset attainment counseling at the Center for Community Services for residents of Mauldin. |
| <b>29</b> | <b>Project Name</b>  | Simpsonville/Homeownership Development  |
|           | <b>Target Area</b>   | Simpsonville  |
|           | <b>Goals Supported</b>   | DH-1 Homeownership  |
|           | <b>Needs Addressed</b>   | Housing Need  |
|           | <b>Funding</b>   | HOME: \$84,108  |
|           | <b>Description</b>   | Affordable housing development for homeownership benefitting LMI applicants in the City.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | LMI qualified applicants will benefit.  |
|           | <b>Location Description</b>  | The affordable housing will be in Simpsonville.   |
|           | <b>Planned Activities</b>  | Affordable housing development for homeownership benefitting LMI households. This includes the Habitat Woodside Mill development    |
| <b>30</b> | <b>Project Name</b>  | Simpsonville/Housing Partner/Habitat for Humanity - Woodside Homeownership project  |
|           | <b>Target Area</b>   | Simpsonville  |
|           | <b>Goals Supported</b>   | DH-1 Homeownership  |
|           | <b>Needs Addressed</b>   | Housing Need  |

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|           | <b>Funding</b>   | CDBG: \$100,000<br>HOME: \$300,000<br>Unrestricted Fund: \$100,000  |
|           | <b>Description</b>   | Develop 13 homeownership units with infrastructure improvement.   |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | LMI qualified applicants will benefit.  |
|           | <b>Location Description</b>  | The affordable housing will be in Simpsonville.   |
|           | <b>Planned Activities</b>  | Affordable housing development for homeownership benefitting LMI households. This is the Habitat Woodside Mill development. |
| <b>31</b> | <b>Project Name</b>  | Simpsonville/Public Facility Improvement  |
|           | <b>Target Area</b>   | Simpsonville  |
|           | <b>Goals Supported</b>   | SL-2 Public Facilities  |
|           | <b>Needs Addressed</b>   | Community Development Needs   |
|           | <b>Funding</b>   | CDBG: \$181,630   |
|           | <b>Description</b>   | Facility improvements addressing any eligible handicap accessibility activities.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Handicap residents in Simpsonville will benefit.  |
|           | <b>Location Description</b>  | The improvements will be done in the city of Simpsonville.  |
|           | <b>Planned Activities</b>  | Facility improvements addressing any eligible handicap accessibility activities.  |
| <b>32</b> | <b>Project Name</b>  | Simpsonville/Subrecipient/Center for Community Services   |
|           | <b>Target Area</b>   | Simpsonville  |

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|           | <b>Goals Supported</b>   | SL-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Needs   |
|           | <b>Funding</b>   | CDBG: \$10,000  |
|           | <b>Description</b>   | Provides case management, referrals and asset attainment counseling.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve 250 individuals   |
|           | <b>Location Description</b>  | Case management and asset counseling occur at the Center for Community Services.  |
|           | <b>Planned Activities</b>  | Provides case management, referrals and asset attainment counseling at the Center for Community Services for residents of Simpsonville. |
| <b>33</b> | <b>Project Name</b>  | Simpsonville/Subrecipient/Parks and Recreation/Senior Services  |
|           | <b>Target Area</b>   | Simpsonville  |
|           | <b>Goals Supported</b>   | SL-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Needs   |
|           | <b>Funding</b>   | CDBG: \$12,000  |
|           | <b>Description</b>   | Provide funding toward transportation, activities, and equipment for seniors to participate in activities and programs.                 |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve over 650 seniors.   |
|           | <b>Location Description</b>  | The activities will be undertaken at the Simpsonville Senior Center.  |
|           | <b>Planned Activities</b>  | Provide funding toward transportation, activities, and equipment for seniors to participate in activities and programs.                 |
|           | <b>Project Name</b>  | Travelers Rest/Housing Rehabilitation/New Construction  |

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| 34 | <b>Target Area</b>   | Travelers Rest   |
|    | <b>Goals Supported</b>   | DH-1 Homeownership   |
|    | <b>Needs Addressed</b>   | Housing Need   |
|    | <b>Funding</b>   | HOME: \$168,850  |
|    | <b>Description</b>   | Rehab owner occupied units or new construction of housing units for eligible low- and moderate-income applicants.  |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Income qualified families will benefit from the proposed activities.   |
|    | <b>Location Description</b>  | The proposed development will be in the city limits of Travelers Rest.   |
|    | <b>Planned Activities</b>  | Rehab owner occupied units or new construction of housing units for eligible low- and moderate-income applicants in Travelers Rest.  |
| 35 | <b>Project Name</b>  | Travelers Rest/Investor Rehab Program  |
|    | <b>Target Area</b>   | Travelers Rest   |
|    | <b>Goals Supported</b>   | DH-5 Rentals   |
|    | <b>Needs Addressed</b>   | Housing Need   |
|    | <b>Funding</b>   | CDBG: \$25,000   |
|    | <b>Description</b>   | Provide low interest low loans as financial assistance to landlords/properties in the City of Travelers Rest to rehab their rental properties to ensure that the units remain affordable to low- and moderate-income families for up to 10 years depending on the amount of assistance provided. |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | At least one housing unit will be rehabbed, providing affordable housing unit to a low and moderate income household.  |
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|                           | <b>Location Description</b>   | Scattered site of a rental property in the City of Travelers Rest.   |
|                           | <b>Planned Activities</b>   | Market the Investor Program to landlords or rental property owners for properties in the City of Travelers Rest. |
| <b>36</b>                 | <b>Project Name</b>   | Travelers Rest/Infrastructure Improvements   |
|                           | <b>Target Area</b>  | Travelers Rest   |
|                           | <b>Goals Supported</b>  | SL-4 Infrastructure Improvements   |
|                           | <b>Needs Addressed</b>  | Infrastructure Improvement Needs   |
|                           | <b>Funding</b>  | CDBG: \$128,842  |
|                           | <b>Description</b>  | Upgrade and improve substandard utility and street infrastructure in Travelers Rest.                             |
|                           | <b>Target Date</b>  | 6/30/2021  |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                  | Those families living where the infrastructure improvements are made will benefit.                               |
|                           | <b>Location Description</b>   | The improvements will occur in Travelers Rest.   |
| <b>Planned Activities</b> | Improve public infrastructure including streets, public utilities, and sidewalks in the city of Travelers Rest. |  |
| <b>37</b>                 | <b>Project Name</b>   | Brutontown/Infrastructure Improvement  |
|                           | <b>Target Area</b>  | BRUTONTOWN COMMUNITY   |
|                           | <b>Goals Supported</b>  | SL-4 Infrastructure Improvements   |
|                           | <b>Needs Addressed</b>  | Infrastructure Improvement Needs   |
|                           | <b>Funding</b>  | CDBG: \$356,435  |
|                           | <b>Description</b>  | Improve street infrastructure on Iola, Wilson, Greenbrier and Walcott in the Brutontown neighborhood.            |
|                           | <b>Target Date</b>  | 6/30/2021  |

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|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The proposed infrastructure improvement will provide opportunity for new affordable housing development along the subject streets. The proposed housing development will consist of homeownership and rental units serving low and moderate income households as well as middle income families. More than 51 percent of the beneficiaries shall have income at 80 percent and below of the Area Median Income. |
|           | <b>Location Description</b>  | The infrastructure improvements will occur in Brutontown, our strategy neighborhood.  |
|           | <b>Planned Activities</b>  | Improve public infrastructure including streets, public utilities and sidewalks in Brutontown, our strategy neighborhood.   |
| <b>38</b> | <b>Project Name</b>  | Brutontown/New Construction   |
|           | <b>Target Area</b>   | BRUTONTOWN COMMUNITY  |
|           | <b>Goals Supported</b>   | DH-1 Homeownership  |
|           | <b>Needs Addressed</b>   | Housing Need  |
|           | <b>Funding</b>   | HOME: \$150,000<br>Mortgage Loan Fund: \$165,000<br>Unrestricted Fund: \$300,000  |
|           | <b>Description</b>   | Construction of affordable rental and/or housing ownership for eligible families in Brutontown.   |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This activity will benefit approximately 2 households/families in the Brutontown neighborhood.  |
|           | <b>Location Description</b>  | The construction will occur in the Brutontown neighborhood.   |
|           | <b>Planned Activities</b>  | Construction of affordable rental and/or housing ownership for eligible families in Brutontown.   |
| <b>39</b> | <b>Project Name</b>  | Unincorporated/HOME & AHF - Mercy Housing Southeast   |
|           | <b>Target Area</b>   | MAULDIN   |
|           | <b>Goals Supported</b>   | DH-4 Special Needs - Housing  |
|           | <b>Needs Addressed</b>   | Housing Need<br>Special Needs   |

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|           | <b>Funding</b>   | HOME: \$150,000<br>Greenville County Affordable Housing Fund: \$450,000   |
|           | <b>Description</b>   | Develop 60 affordable rental units for seniors in Mauldin.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Income eligible families will benefit from this activity.<br>The developer will develop 60 senior housing units low-income families.<br>The units will be affordable for seniors making 60 % AMI and below. |
|           | <b>Location Description</b>  | The housing units will be developed in Mauldin.   |
|           | <b>Planned Activities</b>  | Develop up to 60 rental housing units in the Mauldin community. The developer will be using SC State housing fund to leverage Greenville County's HOME and Affordable Housing fund.                         |
| <b>40</b> | <b>Project Name</b>  | Unincorporated/HOME -Greenville Housing Futures   |
|           | <b>Target Area</b>   | JUDSON COMMUNITY  |
|           | <b>Goals Supported</b>   | DH-4 Special Needs - Housing  |
|           | <b>Needs Addressed</b>   | Special Needs   |
|           | <b>Funding</b>   | HOME: \$50,000  |
|           | <b>Description</b>   | Develop 2 affordable senior rental housing units in Judson community.   |
|           | <b>Target Date</b>   | 6/30/2022   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Housing for special needs - elderly housing. Seniors making annual income of 50% and below.   |
|           | <b>Location Description</b>  | The housing units will be developed in the Judson neighborhood.   |
|           | <b>Planned Activities</b>  | Develop up to 2 affordable rental housing units for the elderly in the Judson community.  |
| <b>41</b> | <b>Project Name</b>  | Unincorporated/HOME & AHF - United Housing Connection   |
|           | <b>Target Area</b>   | POE   |
|           | <b>Goals Supported</b>   | DH-5 Rentals  |

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|           | <b>Needs Addressed</b>   | Housing Need   |
|           | <b>Funding</b>   | HOME: \$36,500<br>Greenville County Affordable Housing Fund: \$36,500            |
|           | <b>Description</b>   | Develop 1 affordable rental unit in the Poe Mill community.                      |
|           | <b>Target Date</b>   | 6/30/2021  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Income eligible families will benefit from this activity.                        |
|           | <b>Location Description</b>  | This activity will take place in the low-mod community of Poe Mill.              |
|           | <b>Planned Activities</b>  | Develop 1 affordable rental unit in the Poe Mill community.                      |
| <b>42</b> | <b>Project Name</b>  | Unincorporated/HOME & AHF - Homes of Hope  |
|           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |
|           | <b>Goals Supported</b>   | DH-3 Homebuyers  |
|           | <b>Needs Addressed</b>   | Housing Need   |
|           | <b>Funding</b>   | HOME: \$50,000<br>Greenville County Affordable Housing Fund: \$187,500           |
|           | <b>Description</b>   | Provide downpayment assistance to 38 homes in the Lakeview development in Berea. |
|           | <b>Target Date</b>   | 6/30/2021  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Income eligible families will benefit from this activity.                        |
|           | <b>Location Description</b>  | Homebuyers in the Lakeview development in Berea.                                 |
|           | <b>Planned Activities</b>  | Provide downpayment assistance to 38 homes in the Lakeview development in Berea. |
| <b>43</b> | <b>Project Name</b>  | Unincorporated/Community Works Carolina  |
|           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |

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|           | <b>Goals Supported</b>   | DH-3 Homebuyers  |
|           | <b>Needs Addressed</b>   | Housing Need   |
|           | <b>Funding</b>   | HOME: \$118,000<br>Unrestricted Fund: \$25,000   |
|           | <b>Description</b>   | Provide down payment assistance to homebuyers in the County.   |
|           | <b>Target Date</b>   | 6/30/2021  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve up to 30 first time homeowners.  |
|           | <b>Location Description</b>  | Homebuyers in Greenville County are eligible.  |
|           | <b>Planned Activities</b>  | Provide downpayment assistance for up to 30 homebuyers in unincorporated Greenville County.  |
| <b>44</b> | <b>Project Name</b>  | Unincorporated/GAP funds to Neighborhoods  |
|           | <b>Target Area</b>   | MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>BRUTONTOWN COMMUNITY<br>Conestee<br>Dunean<br>San Souci<br>Slater-Marrietta<br>Saluda<br>Tanglewood<br>City View |
|           | <b>Goals Supported</b>   | NR-2 Neighborhood Capacity Building  |
|           | <b>Needs Addressed</b>   | Community Development Needs  |
|           | <b>Funding</b>   | CDBG: \$10,000   |
|           | <b>Description</b>   | Provide funds to neighborhood associations for capacity building initiatives and special programs.   |
|           | <b>Target Date</b>   | 6/30/2021  |

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|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Families residing in the low-mod neighborhoods will benefit.                                       |
|    | <b>Location Description</b>  | Low-mod neighborhoods in Greenville County.  |
|    | <b>Planned Activities</b>  | Provide funds to neighborhood associations for capacity building initiatives and special programs. |
| 45 | <b>Project Name</b>  | Unincorporated/Housing Rehabilitation  |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |
|    | <b>Goals Supported</b>   | DH-1 Homeownership   |
|    | <b>Needs Addressed</b>   | Housing Need   |
|    | <b>Funding</b>   | CDBG: \$100,000  |
|    | <b>Description</b>   | Rehabilitate the houses of income qualified residents in unincorporated areas.                     |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Income qualified residents in unincorporated areas will benefit.                                   |
|    | <b>Location Description</b>  | The houses of income qualified owner-occupants in unincorporated areas.                            |
|    | <b>Planned Activities</b>  | Rehabilitate the houses of income qualified residents in unincorporated areas.                     |
| 46 | <b>Project Name</b>  | Unincorporated/Infrastructure  |
|    | <b>Target Area</b>   | JUDSON COMMUNITY<br>STERLING<br>GREENVILLE COUNTY - UNINCORPORATED<br>San Souci                    |
|    | <b>Goals Supported</b>   | SL-4 Infrastructure Improvements   |
|    | <b>Needs Addressed</b>   | Infrastructure Improvement Needs   |

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|    | <b>Funding</b>   | CDBG: \$100,000   |
|    | <b>Description</b>   | Upgrade and improve substandard utility and street infrastructure in unincorporated areas including Sterling, San Soucci, Judson and other communities. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Those families living where the infrastructure improvements are made will benefit.  |
|    | <b>Location Description</b>  | The improvements will occur in unincorporated areas including Sterling, San Soucci, and Judson communities.   |
|    | <b>Planned Activities</b>  | Upgrade and improve substandard utility and street infrastructure in unincorporated areas including Sterling, San Soucci, and Judson communities.       |
| 47 | <b>Project Name</b>  | Unincorporated/New Construction/Reconstruction  |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | DH-5 Rentals  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | HOME: \$172,724<br>Unrestricted Fund: \$700,000   |
|    | <b>Description</b>   | Fund the construction of new rental units in unincorporated areas.  |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Income eligible families will benefit.  |
|    | <b>Location Description</b>  | The units will be constructed in unincorporated Greenville County.  |
|    | <b>Planned Activities</b>  | Fund the construction of new rental units in unincorporated Greenville county to benefit income eligible families.                                      |
|    | <b>Project Name</b>  | Unincorporated/Investor Rehab Program   |

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| 48 | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | DH-5 Rentals  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | CDBG: \$100,000   |
|    | <b>Description</b>   | Provide low interest low loans as financial assistance to landlords/properties in unincorporated Greenville County, to rehab their rental properties to ensure that the units remain affordable to low- and moderate-income families for up to 10 years depending on the amount of assistance provided. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | At least 4 housing units will be rehabbed, providing an affordable housing unit to a low and moderate income household.   |
|    | <b>Location Description</b>  | Scattered sites of rental properties in unincorporated Greenville County.   |
|    | <b>Planned Activities</b>  | Market Investor Program to landlords or rental property owners for properties in unincorporated Greenville County .   |
| 49 | <b>Project Name</b>  | Unincorporated/Investor Rehab Program/UHC   |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | DH-5 Rentals  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | CDBG: \$25,000  |
|    | <b>Description</b>   | Provide low interest low loans as financial assistance to landlords/properties in unincorporated Greenville County, to rehab their rental properties to ensure that the units remain affordable to low- and moderate-income families for up to 10 years depending on the amount of assistance provided. |
|    | <b>Target Date</b>   | 6/30/2021   |

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|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | At least one housing unit will be rehabbed, providing affordable housing unit to a low and moderate income household.             |
|    | <b>Location Description</b>  | Scattered site of a rental property in unincorporated Greenville County.  |
|    | <b>Planned Activities</b>  | Market Investor Program to landlords or rental property owners for properties in unincorporated Greenville County.                |
| 50 | <b>Project Name</b>  | Unincorporated/Home Repair Subrecipient/Habitat for Humanity  |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | DH-1 Homeownership  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | CDBG: \$80,000  |
|    | <b>Description</b>   | Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville county. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve up to 20 elderly or disabled families.  |
|    | <b>Location Description</b>  | Homeowners in Greenville County are eligible.   |
|    | <b>Planned Activities</b>  | Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville county. |
| 51 | <b>Project Name</b>  | Unincorporated/Home Repair Subrecipient/HomeWorks of America  |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | DH-1 Homeownership  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | CDBG: \$80,000  |

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|    | <b>Description</b>   | Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville county. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve up to 10 elderly or disabled families.  |
|    | <b>Location Description</b>  | Homeowners in Greenville County are eligible.   |
|    | <b>Planned Activities</b>  | Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville county. |
| 52 | <b>Project Name</b>  | Unincorporated/Home Repair Subrecipient/Rebuild Upstate   |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | DH-1 Homeownership  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | CDBG: \$80,000  |
|    | <b>Description</b>   | Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville county. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve up to 3 elderly or disabled families.   |
|    | <b>Location Description</b>  | Homeowners in Greenville County are eligible.   |
| 53 | <b>Project Name</b>  | Unincorporated/Subrecipient/Communities in School   |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | SL-3 Public Services  |
|    | <b>Needs Addressed</b>   | Community Development Needs   |

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|    | <b>Funding</b>   | CDBG: \$17,500   |
|    | <b>Description</b>   | Provides funding toward programming ranging from physical and mental well-being, to those addressing scholastic achievement and the salaries of the student support specialists. |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve over 786 children.   |
|    | <b>Location Description</b>  | The activity will be undertaken at Communities in School.  |
|    | <b>Planned Activities</b>  | Provides funding toward programming ranging from physical and mental well-being, to those addressing scholastic achievement and the salaries of the student support specialists. |
| 54 | <b>Project Name</b>  | Unincorporated/Subrecipient/Greenville Free Medical Clinic   |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |
|    | <b>Goals Supported</b>   | SL-3 Public Services   |
|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG: \$84,500   |
|    | <b>Description</b>   | Provide drug assistance for elderly and low-income persons at the Greenville Free Medical Clinic.  |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve over 700 elderly and low-income persons.   |
|    | <b>Location Description</b>  | The activity will be undertaken at the Greenville Free Medical Clinic.   |
|    | <b>Planned Activities</b>  | Provide drug assistance for elderly and low-income persons at the Greenville Free Medical Clinic.  |
|    | <b>Project Name</b>  | Unincorporated/Subrecipient/Human Relations Commission   |

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| 55 | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|    | <b>Goals Supported</b>   | SL-3 Public Services  |
|    | <b>Needs Addressed</b>   | Community Development Needs   |
|    | <b>Funding</b>   | CDBG: \$30,000  |
|    | <b>Description</b>   | Provides fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling, and group counseling. |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve over 1000 persons.  |
|    | <b>Location Description</b>  | The activity will be undertaken at the Human Relations office in Greenville County.   |
|    | <b>Planned Activities</b>  | Provides fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling, and group counseling. |
|    | <b>Project Name</b>  | CV- COVID-19/ESG  |

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| <b>56</b> | <b>Target Area</b>     | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marrietta<br>Saluda<br>Tanglewood<br>City View |
|           | <b>Goals Supported</b> | DH-7 Homelessness - At Risk<br>DH-8 Homelessness - Rapid Rehousing<br>SL -5 Homelessness Services<br>PA-1 Project Management  |
|           | <b>Needs Addressed</b> | Housing Need<br>Homeless Need   |
|           | <b>Funding</b>         | ESG - CV (COVID-19): \$804,966  |

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| <p><b>Description</b></p>   | <p>To prevent, prepare for and respond to coronavirus pandemic. Provide public services and essential needs to families, households and businesses that are have been impacted by the COVID-19 Pandemic. The funding will be provided for planning and administration of the programs addressing the COVID-19 pandemic in the Greenville County, (outside city limits of greenville). Provide funding for case management services to nonprofit agencies/public service agencies assisting with intake and assessment of the public affected by the COVID-19 and providing needed case management services to the public; assist with rental and utility payment assistance to affected families/individuals impacted by the COVID-19, preventing homelessness; provide opportunities for food/nutrition and essential supplies to families/individuals via public service agencies; provide opportunity for medical testing and safety supplies; provide financial assistance to small businesses, ensuring job creation and retention for low and moderate households or area; and provide mortgage assistance to individuals and families behind on their mortgage payment as a result of the COVID-19. The HMIS will be uses to manage all assisted clients data.</p> |
| <p><b>Target Date</b></p>   | <p>6/30/2021</p>  |
| <p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> | <p>It is estimated that approximately 300 households or 600 persons will be provided financial assistance towards rental and utility assistance, providing opportunity of rehousing of persons that are literally homeless or prevention of homelessness.</p>   |
| <p><b>Location Description</b></p>  | <p>The programs will be available for all Greenville County residents. Including residents of City of Greenville.</p>   |
| <p><b>Planned Activities</b></p>  | <p>Homelessness service - Case managers from non-profit agencies will assist intake and assessment of clients, conducting eligibility of applicants. Clients approved for housing prevention (households/individuals behind on their rent &amp; utility payments, due to the COVID-19 pandemic) must have annual income of 50% Arear Median Income and below. Homeless households/individuals that (literally homeless) will be assisted with rehousing of permanent housing units. All clients' data will be inputted in the HMIS.</p>   |
| <p><b>Project Name</b></p>  | <p>CV-COVID-19/CDBG - Public Service/Casemanagement Services</p>  |

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| <b>57</b> | <b>Target Area</b>   | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED   |
|           | <b>Goals Supported</b>   | SL-3 Public Services   |
|           | <b>Needs Addressed</b>   | Housing Need<br>Community Development Needs  |
|           | <b>Funding</b>   | CDBG-CV COVID-19): \$196,879   |
|           | <b>Description</b>   | To prevent, prepare for and respond to coronavirus pandamania. Provide public services and essential needs to families, households and businesses that are have been impacted by the COVID-19 Pandemic in the Greenville County, (outside city limits of Greenville). Provide funding for casemanagement services to nonprofit agencies/public service agencies assisting with intake and assessment of the public affected by the COVID-19 and providing needed casemanagement services to the public. Identifying clients that are in need of rental and utility payment assistance to affected families/individuals impacted by the COVID-19, preventing homelessness; provide opportunities for food/nutrition and essential supplies to families/individuals via public service agencies; provide opportunity for medical testing and safety supplies and mortgage assistance to individuals and families behind on their mortgage payment as a result of the COVID-19. |
|           | <b>Target Date</b>   | 6/30/2021  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The goal is to case manage approximately 400 clients through intake and assessment process to determine appropriate needs of individuals/families affected by the COVID-19 pandemania and recommend assistance.  |
|           | <b>Location Description</b>  | Greenville County, except City of Greenville   |

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|                           | <b>Planned Activities</b>  | The COVID-19 Funding proposed activities and draft budget allocation are as follows: (The final selection and receipt of proposals from subrecipients will determine the final budget allocation<br><br>Casemanagement services for Housing - Rental and Utility Assistance - (intake and assessment and program oversight): \$196,879; Housing/Rental Assistance: \$200,000; Utility Assistance-\$100,000. |
| 58                        | <b>Project Name</b>  | Unincorporated/Subrecipient/Human Relations Commission/FEC  |
|                           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|                           | <b>Goals Supported</b>   | SL-3 Public Services  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$10,000  |
|                           | <b>Description</b>   | Financial Empowerment Center - provide one on one financial counseling. Assisting the public to reduce their debt and increase or establish a credit score.   |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>   | Expected to serve up to 550 individuals.  |
|                           | <b>Location Description</b>  | The activity will be undertaken at the Human Relations office in Greenville County.   |
| <b>Planned Activities</b> | As a Financial Empowerment Center, Human Relations will provide one on one financial counseling. Assisting the public to reduce their debt and increase or establish a credit score. |   |
| 59                        | <b>Project Name</b>  | Unincorporated/Subrecipient/Meals on Wheels   |
|                           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|                           | <b>Goals Supported</b>   | SL-3 Public Services  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$54,500  |
|                           | <b>Description</b>   | Provides meals for homebound physically or mentally challenged individuals and the elderly.   |
|                           | <b>Target Date</b>   | 6/30/2021   |

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|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve over 380 physically or mentally challenged individuals.  |
|           | <b>Location Description</b>  | This activity will be undertaken by Meals on Wheels in Greenville County.  |
|           | <b>Planned Activities</b>  | Provides weekend meals for homebound physically or mentally challenged individuals and the elderly in Greenville County.   |
| <b>60</b> | <b>Project Name</b>  | CV-COVID-19/CDBG- Rental and Utility Assistance  |
|           | <b>Target Area</b>   | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED   |
|           | <b>Goals Supported</b>   | DH-5 Rentals   |
|           | <b>Needs Addressed</b>   | Housing Need   |
|           | <b>Funding</b>   | CDBG-CV COVID-19): \$300,000   |
|           | <b>Description</b>   | To prevent, prepare for and respond to coronavirus. Provide financial assistance towards rents and utilities, provided through public agencies, upon conducting and intake and assessment of the individuals and households impacted by the COVID-19 Pandemic. |
|           | <b>Target Date</b>   | 6/30/2021  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The program estimated to assist approximately 150 individuals/households in Greenville County outside City limits of Greenville.   |
|           | <b>Location Description</b>  | The program will be available to residents of Greenville County, outside City limits of Greenville.  |

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|                           | <b>Planned Activities</b>  | <p>Selection of Subrecipients that will assist in the implementation of the program is progress. Selection to be completed in June 2020. Intake process will be using a unified software by all selected subrecipients to eliminated duplication. Eligible clients will be tenants in Greenville County, impacted by COVID-19, and are behind in their rent and utility payments since end of March 2020. Eligible clients for prevention of eviction and homelessness must have an income from 51%-80% AMI. Past due payments from end of March to July 31, 2020 are eligible. Reassessment of client eligibility will be done after the July Payment. Estimated budget allocation is \$300,000 for rental and utility payments.</p> <p>Description:</p> |
| 61                        | <b>Project Name</b>  | Unincorporated/Subrecipient/Relentless Reach  |
|                           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|                           | <b>Goals Supported</b>   | SL-3 Public Services  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$6,000   |
|                           | <b>Description</b>   | Emergency Rental/Utility Assistance for low-income residents.   |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>   | Expected to help up to 5000 persons.  |
|                           | <b>Location Description</b>  | This activity will occur in unincorporated Greenville County.   |
| <b>Planned Activities</b> | Addressing the needs of low-income residents providing rental/utility assistance, diapers, food, back to school drive. Gifts in kind and funding toward Care Fair. |   |
| 62                        | <b>Project Name</b>  | Unincorporated/Subrecipient/United Ministries   |
|                           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|                           | <b>Goals Supported</b>   | SL-3 Public Services  |
|                           | <b>Needs Addressed</b>   | Community Development Needs   |
|                           | <b>Funding</b>   | CDBG: \$20,000  |

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|           | <b>Description</b>   | Funding towards job training component of job readiness to address the dearth of skills and resources that prevent LMI qualifying for valued jobs.    |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to help up to 18 people.   |
|           | <b>Location Description</b>  | Underserved population in unincorporated Greenville county.   |
|           | <b>Planned Activities</b>  | Funding towards job training component of job readiness to address the dearth of skills and resources that prevent LMI qualifying for valued jobs.    |
| <b>63</b> | <b>Project Name</b>  | Unincorporated/Subrecipient/Unity Health on Main  |
|           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|           | <b>Goals Supported</b>   | SL-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Needs   |
|           | <b>Funding</b>   | CDBG: \$30,000  |
|           | <b>Description</b>   | Funding towards Social Services Program, Bilingual Case Manager to provide services to address the gap of medical, mental health and social services. |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve up to 240 people.   |
|           | <b>Location Description</b>  | Underserved population in unincorporated Greenville county.   |
|           | <b>Planned Activities</b>  | Funding towards Social Services Program, Bilingual Case Manager to provide services to address the gap of medical, mental health and social services. |
| <b>64</b> | <b>Project Name</b>  | Unincorporated/Subrecipient/Upstate Warrior   |
|           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |

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|    | <b>Goals Supported</b>   | SL-3 Public Services   |
|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG: \$17,500   |
|    | <b>Description</b>   | Social work case coordination and resource development for at risk veterans in need of essential life services.                          |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Expected to serve over 258 veterans.   |
|    | <b>Location Description</b>  | The activity will be undertaken at Upstate Warrior Solution in Greenville County.  |
|    | <b>Planned Activities</b>  | Social work case coordination and resource development for at risk veterans in need of essential life services.                          |
| 65 | <b>Project Name</b>  | Unincorporated/Subrecipient/Summer Programs  |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |
|    | <b>Goals Supported</b>   | SL-3 Public Services   |
|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG: \$10,000   |
|    | <b>Description</b>   | Provide financial assistance for children in Greenville County to attend summer programs with the G C Recreation Division.               |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | LMI qualified applicants will benefit.   |
|    | <b>Location Description</b>  | Summer programs through the Greenville County Recreation Division.   |
|    | <b>Planned Activities</b>  | Provide financial assistance for children in Greenville County to attend summer programs with the Greenville County Recreation Division. |
|    | <b>Project Name</b>  | Unincorporated/Subrecipient/Community Day  |

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| 66 | <b>Target Area</b>   | JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>BRUTONTOWN COMMUNITY<br>San Souci<br>Saluda<br>Tanglewood<br>City View |
|    | <b>Goals Supported</b>   | NR-2 Neighborhood Capacity Building  |
|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG: \$5,000  |
|    | <b>Description</b>   | Celebrate Community day with neighborhoods in the special emphasis area in Greenville County.  |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Families residing in the low-mod neighborhoods will benefit.   |
|    | <b>Location Description</b>  | Low-mod neighborhoods in Greenville County.  |
|    | <b>Planned Activities</b>  | Celebrate Community day with neighborhoods in the special emphasis area in Greenville County.  |
| 67 | <b>Project Name</b>  | Unincorporated/Permanent Financing - MLF   |
|    | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED   |
|    | <b>Goals Supported</b>   | DH-3 Homebuyers  |
|    | <b>Needs Addressed</b>   | Housing Need   |
|    | <b>Funding</b>   | Mortgage Loan Fund: \$381,000  |
|    | <b>Description</b>   | Homeownership assistance to LMI household by financing mortgage principle on housing.  |
|    | <b>Target Date</b>   | 6/30/2021  |

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|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                 | LMI qualified applicants will benefit.  |
|                           | <b>Location Description</b>  | Households in Greenville County are eligible.   |
|                           | <b>Planned Activities</b>  | Homeownership assistance to LMI household by financing mortgage principle on housing.   |
| <b>68</b>                 | <b>Project Name</b>  | Unincorporated/Permanent Supportive Housing/UHC   |
|                           | <b>Target Area</b>   | GREENVILLE COUNTY - UNINCORPORATED  |
|                           | <b>Goals Supported</b>   | DH-6 Permanent Supportive Housing   |
|                           | <b>Needs Addressed</b>   | Housing Need  |
|                           | <b>Funding</b>   | CDBG: \$45,000  |
|                           | <b>Description</b>   | Rehab and maintenance to permanent supportive housing with support services for low income units.   |
|                           | <b>Target Date</b>   | 6/30/2021   |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                 | LMI qualified applicants will benefit. The units will be very low and very income individuals or house with support casemangement services. |
|                           | <b>Location Description</b>  | The housing units are scattered houses in the Greenville County special emphases neighborhoods.   |
| <b>Planned Activities</b> | Rehab and maintenance for permanent supportive housing for low and very low-income individuals and households. |   |
|                           | <b>Project Name</b>  | Demolition  |

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| 69 | <b>Target Area</b>   | GREER NEEDMORE<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Greer - Sunnyside |
|    | <b>Goals Supported</b>   | SL-1 Blight Elimination   |
|    | <b>Needs Addressed</b>   | Slum and Blight Elimination   |
|    | <b>Funding</b>   | CDBG: \$200,000   |
|    | <b>Description</b>   | Demolish unsafe structures to eliminate slum and blight in unincorporated Greenville county and the municipalities.                             |
|    | <b>Target Date</b>   | 6/30/2021   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Slum and blight properties could be demolished.   |
|    | <b>Location Description</b>  | The demolitions will occur in unincorporated Greenville county and in the municipalities.   |
|    | <b>Planned Activities</b>  | Demolish unsafe structures to eliminate slum and blight in unincorporated Greenville county and the municipalities.                             |
| 70 | <b>Project Name</b>  | Greer/Housing Rehabilitation  |
|    | <b>Target Area</b>   | GREER NEEDMORE<br>GREER<br>Greer - Sunnyside  |
|    | <b>Goals Supported</b>   | DH-1 Homeownership  |
|    | <b>Needs Addressed</b>   | Housing Need  |
|    | <b>Funding</b>   | CDBG: \$25,000  |
|    | <b>Description</b>   | Rehabilitate the houses of income-qualified owner-occupants living in the city of Greer.  |
|    | <b>Target Date</b>   | 6/30/2021   |

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|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Several income-qualified owner-occupants in the city of Greer will benefit.   |
|           | <b>Location Description</b>  | The properties will be in the city of Greer.  |
|           | <b>Planned Activities</b>  | Rehabilitate the houses of income-qualified owner-occupants living in the city of Greer.  |
| <b>71</b> | <b>Project Name</b>  | CV-COVID-19/CDBG - Public Service/Food and Nutrition Assistance   |
|           | <b>Target Area</b>   | POE<br>JUDSON COMMUNITY<br>MONAGHAN<br>BRANDON/FREETOWN COMMUNITY<br>VICTOR<br>BRUTONTOWN COMMUNITY<br>GREER NEEDMORE<br>BRANDON<br>WEST BRANDON<br>FOUNTAIN INN SANCTIFIED HILL<br>STERLING<br>NEW WASHINGTON HEIGHTS<br>Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED<br>Conestee<br>Dunean<br>Greer - Sunnyside<br>San Souci<br>Countywide<br>Slater-Marrietta<br>Saluda<br>Tanglewood<br>City View |
|           | <b>Goals Supported</b>   | SL-3 Public Services  |

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|    | <b>Needs Addressed</b>   | Community Development Needs  |
|    | <b>Funding</b>   | CDBG-CV COVID-19): \$300,000   |
|    | <b>Description</b>   | To provide public service assistance to prevent, prepare for and respond to Coronavirus pandemic. Providing and food and nutrition assistance to households and individuals that have been impacted by COVID-19. This will be served through subrecipients assistance. |
|    | <b>Target Date</b>   | 6/30/2021  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Estimated to assist 1000 people - low- and moderate-income persons.  |
|    | <b>Location Description</b>  | Greenville County residents, except city of Greenville residents.  |
|    | <b>Planned Activities</b>  | Approved subrecipients with focus on providing food and nutrition assistance will provide this service to our clients. This will be available to low and moderate clients impacted by the COVID- 19.   |
| 72 | <b>Project Name</b>  | CV-COVID-19/CDBG - Public Service/Medical Testing and Safety Supplies  |
|    | <b>Target Area</b>   | BRANDON/FREETOWN COMMUNITY<br>BRUTONTOWN COMMUNITY<br>BRANDON<br>FOUNTAIN INN<br>Dunear  |

|  |  |
|--|--|
| <b>Goals Supported</b>   | DH-1 Homeownership<br>DH-2 Homeowners<br>DH-3 Homebuyers<br>DH-4 Special Needs - Housing<br>DH-5 Rentals<br>DH-6 Permanent Supportive Housing<br>DH-7 Homelessness - At Risk<br>DH-8 Homelessness - Rapid Rehousing<br>DH-9 - ESG COVID-19<br>DH-10 Homelessness - Shelter<br>ED-1 Job Training<br>ED-2 Business Establishment and Expansion<br>ED-3 Facade Improvement<br>SL-1 Blight Elimination<br>SL-2 Public Facilities<br>SL-3 Public Services<br>SL-4 Infrastructure Improvements<br>SL -5 Homelessness Services<br>SL-8 Fair Housing<br>SL-9 CDBG COVID-19<br>NR-1 - Neighborhood Revitalization<br>NR-2 Neighborhood Capacity Building<br>PA-1 Project Management |
| <b>Needs Addressed</b>   | Community Development Needs  |
| <b>Funding</b>   | CDBG-CV COVID-19): \$80,000  |
| <b>Description</b>   | To prevent, prepare for and respond to Coronavirus. To provide assistance to households and individuals impacted by COVID-19 through a subrecipient/public service agency.   |
| <b>Target Date</b>   |  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Estimated to assist approximately 200 persons of low and moderate income.  |
| <b>Location Description</b>  | Greenville County, except City of Greenville.  |

|           |  |   |
|-----------|--|---|
|           | <b>Planned Activities</b>  | Non-profit/subrecipient or public agency with special medical expertise and skills will assist in implementation of this activity. Available to low and moderate persons.   |
| <b>73</b> | <b>Project Name</b>  | CV-COVID-19/CDBG- Mortgage Assistance   |
|           | <b>Target Area</b>   | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED  |
|           | <b>Goals Supported</b>   | DH-2 Homeowners<br>SL-9 CDBG COVID-19   |
|           | <b>Needs Addressed</b>   | Housing Need  |
|           | <b>Funding</b>   | CDBG-CV COVID-19): \$300,000  |
|           | <b>Description</b>   | To assist households and individuals impacted by the Coronavirus. To help households and individuals that are behind in their mortgage payments as a result of being impacted by COVID-19.  |
|           | <b>Target Date</b>   | 6/30/2021   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Estimated to assist up to 100 moderate income households behind on their mortgage payments as a result of COVID-19  |
|           | <b>Location Description</b>  | Greenville County, except City of Greenville.   |
|           | <b>Planned Activities</b>  | Eligible clients must have been impacted by COVID-19. Intake and Assessment will be conducted by a subrecipient, with experience in conducting mortgage assistance. Eligible period of assistance will begin in April 1, 2020.<br><br>* with additional documentations as required by GCHR. |
|           | <b>Project Name</b>  | CV-COVID-19/CDBG - Small Business Assistance  |

|                           |   |  |
|---------------------------|---|--|
| <b>74</b>                 | <b>Target Area</b>  | Simpsonville<br>Travelers Rest<br>MAULDIN<br>GREER<br>FOUNTAIN INN<br>GREENVILLE COUNTY - UNINCORPORATED   |
|                           | <b>Goals Supported</b>  | ED-2 Business Establishment and Expansion<br>SL-9 CDBG COVID-19  |
|                           | <b>Needs Addressed</b>  | Economic Development Need  |
|                           | <b>Funding</b>  | CDBG-CV COVID-19): \$168,459   |
|                           | <b>Description</b>  | To provide financial assistance to small business owners with forgivable loan for up to \$10,000 per business. The loan will be forgivable for years. These businesses must have been impacted by COVID-19 and will plan to retain or create a low and moderate job. |
|                           | <b>Target Date</b>  | 6/30/2021  |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>  | This activity is projected to assist approximately 14 business in Greenville County, outside city limits of Greenville.  |
|                           | <b>Location Description</b>   | The activity will be operated from the office of the selected subrecipient in Greenville that will assist in implementation of the program. The selected agency will have the architecture and capacity to manage the program.                                       |
| <b>Planned Activities</b> | Small business owners in Greenville County outside City limits of Greenville. Must be impacted by the COVID-19. All GCRA recipients of Business loans that have indicated financial hardship and COVID-19 impact - eligible for assistance. Amount of Assistance: Up to \$10,000 per business. Program Activity fee (10 – 15 percent) Forgivable loan for 5 years (20% per year). Must show retention/creation of job at least one low- and moderate-income individual. Businesses located in Low- and Moderate-Income Area – are eligible via Area Benefit qualification. Businesses with limited clientele (seniors of persons living with disability) are also eligible. |  |

**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The GCRA, through a Cooperative Agreement between the County of Greenville and Cities of Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest, is responsible for the administration of the County's Entitlement funds. As a result of the cooperation, the geographic jurisdictional area involves all unincorporated county areas of the County and the five cooperative municipalities (Fountain Inn, Greer, Mauldin, Travelers Rest, and Simpsonville). The funding distribution, historically, has been one-third each provided to the five participating municipalities (distributed to the municipalities based on census data - population, poverty rate, housing condition, per capita income, etc. criteria); Brutontown-a Revitalization Target Area; and the unincorporated communities, namely, the County's special emphasis areas/redevelopment areas. The Special emphasis/redevelopment areas have a concentration of low- and moderate-income households and minorities. This process allows the County to balance the needs of the competing areas, leverage resources on projects and programs, and direct assistance in areas with significantly high concentrations of minority and low-moderate income populations. The majority of the special emphasis neighborhoods in the County have completed neighborhood masterplans/strategic plans. This further helps to guide allocation of resources to address the implementation of the master/strategic plans.

**Geographic Distribution**

| Target Area                  | Percentage of Funds |
|------------------------------|---------------------|
| POE                          | 1                   |
| JUDSON COMMUNITY             |                     |
| MONAGHAN                     |                     |
| BRANDON/FREETOWN COMMUNITY   |                     |
| VICTOR                       |                     |
| BRUTONTOWN COMMUNITY         | 4                   |
| GREER NEEDMORE               |                     |
| BRANDON                      |                     |
| WEST BRANDON                 |                     |
| FOUNTAIN INN SANCTIFIED HILL |                     |
| STERLING                     |                     |
| NEW WASHINGTON HEIGHTS       |                     |
| Simpsonville                 | 3                   |
| Travelers Rest               | 1                   |
| MAULDIN                      | 4                   |
| GREER                        | 9                   |

| Target Area                        | Percentage of Funds |
|------------------------------------|---------------------|
| FOUNTAIN INN                       | 2                   |
| GREENVILLE COUNTY - UNINCORPORATED | 24                  |
| Conestee                           |                     |
| Dunean                             |                     |
| Greer - Sunnyside                  |                     |
| San Souci                          |                     |
| Countywide                         | 52                  |
| Slater-Marietta                    |                     |
| Saluda                             |                     |
| Tanglewood                         |                     |
| City View                          |                     |

**Table 56 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Greenville County will allocate its **CDBG** funds to those geographic areas whose population is over 51% low- and moderate-income. All of the County’s identified Redevelopment areas meet this criterion. The County will continue to ensure that at least 70% of all the CDBG funds are budgeted for activities that principally benefit low-and moderate-income persons. The municipal allocation of funds is also based on total population, poverty rate, housing condition and percentage of low- and moderate-income families and communities. The **public services activities** are for social service organizations whose clientele are low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status. **Public facilities activities** are located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income. The acquisition/demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis. The housing activities have income eligibility criteria; the income requirement directs funds to low- and moderate-income households throughout the County. **Economic development** – revolving loan fund is available to business owners that create or retain low-moderate income jobs. Additionally, the façade improvement program is available to businesses in the five municipalities' Business Districts, and Woodside Ave and Poinsett Hwy commercial areas, and be used for exterior improvement to existing or new businesses and must create or retain a low-moderate income job. **HOME** funds will be used to expand the supply of decent and affordable rental and homeownership housing and will target low- and very low-income households. HOME funds shall include, homeowner rehab, Rental Development, homeownership units – Rehabilitation and New Construction, acquisition/rehabilitation, Homebuyer activities, Lease purchase, CHDO projects and administration of projects. These projects are located in low- and moderate-income areas. The **Emergency Solution Grant** shall be used to address homelessness issues. ESG will be used for: **Street outreach** – literally homeless or fleeing (living in places not meant for human habitation); **Emergency shelter** – literally homeless or at risk (shelters, group homes and transitional houses) and the **Homelessness prevention** – Imminent risk of homelessness (HH income must be below 50% of AMI);

Rapid re-housing – Literally homeless or Fleeing; **Data collection** – Homeless Management Information System (HMIS); 60% of the ESG funds shall be used to address Street Outreach and Shelter activities. ESG Subrecipients must have matching funds. The **CARES Act** proposed uses: **ESG CV** – Homelessness prevention Imminent risk of homelessness (HH income must be below 50% of AMI); Rapid re-; Data collection - (HMIS). **CDBG-CV** – Assistance to individuals and families: rental and utilities, food and nutrition, and mortgage assistance. Medial Assistance: testing and medical safety supplies. Financial Assistance to impacted small businesses. Charity Tracker license

## **Discussion**

The County is in compliance with its threshold allocations of various funding types and programs. A total \$392,500 of CDBG fund representing thirteen (14%) percent of the FY 2020 CDBG allocation for Greenville County Public Service is proposed. Additionally, a total of \$140,064 of ESG fund shall be allocated for Shelter and Outreach activities representing 60 percent of the FY 2020 ESG allocation for the County. The HOME CHDO allocation of \$179,137 to Habitat for Humanity, representing fifteen (15%) of the HOME FY 2019 County allocation is being proposed. All required Administration and Planning threshold amounts for all funds are in compliance.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The Greenville County proposed Annual housing goal for FY 2020 is 908 units. Of the 908 units, 550 households, which were impacted by the Coronavirus (COVID-19) Pandemic, will receive mortgage assistance with CDBG COVID-19 funds or rental assistance CDBG or ESG COVID-19 Funds, depending on the recipient. The total 908-unit goal will be achieved through a combined and partnership efforts with other housing partners and using various strategies. Some of the partners are Habitat for Humanity, Mercy Housing Southeast, Nehemiah, United Housing Connections, Home Works of America, Rebuild Upstate and working with the CoC members to addressing homelessness. The strategies consist of new construction of homeownership and rental units; repair programs for seniors and households living disabilities; rehabilitation of both homeowner and rental existing units; providing financial assistance towards down payment and closing costs for First Time Home Buyers, providing end mortgages for First Time Homebuyers, and rental assistance for homeless households and individuals, rehabilitation of units for permanent supportive housing, rental assistance and mortgage assistance for households that have been impacted by the Coronavirus (COVID-19) Pandemic. GCRA will also be directly involved with the rehabilitation of homeownership units and the construction of the some of the rental and homeownership units.

| <b>One Year Goals for the Number of Households to be Supported</b> |     |
|--|-----|
| Homeless   | 387 |
| Non-Homeless   | 414 |
| Special-Needs  | 107 |
| Total  | 908 |

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

| <b>One Year Goals for the Number of Households Supported Through</b> |     |
|--|-----|
| Rental Assistance  | 500 |
| The Production of New Units  | 125 |
| Rehab of Existing Units  | 148 |
| Acquisition of Existing Units  | 135 |
| Total  | 908 |

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Approximately ninety-nine (99%) percent of the total 908 housing units will be available for households earning 80% and below of the Area Media Income. 1 percent will be available for families from 81% - 120% of the Area Median Income. The acquisition of existing units includes both financial assistance to

homebuyers and mortgage assistance to families that have been financially impacted by the Coronavirus (COVID-19) Pandemic. The proposed housing units are in various locations of the County, including Cities of Greer, Mauldin and Fountain Inn (except city limits of Greenville) and not located in a concentrated section of the County.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Greenville Housing Authority has an essential mission to provide affordable housing and workforce housing assistance for veterans as well as low to moderate income families. TGHA is the catalyst for affordable housing and workforce housing in Greenville, South Carolina.

Since 1938, TGHA has provided housing assistance in the City of Greenville, South Carolina, utilizing traditional programs: Public Housing and HCV (Housing Choice Vouchers), previously Section 8 Housing Choice Vouchers, funded by the federal Department of Housing and Urban Development (HUD). In recent years, TGHA has updated its housing portfolio with modern mixed-income developments and continues to search for ways to expand affordable housing throughout the City of Greenville and Greenville County.

TGHA is now a real estate development entity with a social mission of preserving and creating communities of opportunity. As our community continues to grow and change, TGHA continues to develop new strategies to proactively meet the challenges of Building Communities of Opportunity for the residents of Greenville, South Carolina.

MISSION: "To provide quality affordable housing that serves as a foundation to improve lives."

VISION: "Vibrant mixed income communities of opportunity that maximize individual potential."

TGHA's currently serves as a member of several Local, State, Regional, and National Community trade, civic and community organizations. These organizations afford TGHA the opportunity to advocate for preservation and new construction affordable units.

**Housing Choice Vouchers total is 2941.** However, the housing Choice Voucher (HCV) waiting list as of December 31, 2017 shows approximately 4,452 households waiting for affordable housing, of which 73 percent of the total households are extremely low income (earning <30% AMI); 19 percent are very low income (earning >30% - < 50% of the AMI); 5 percent are of low income (> 50% of the AMI) and 3 percent are other.

It is noteworthy that 80 percent of the households are black, 13 percent are white, and 8 percent are of another race. Sixty-six (66%) percent of households on waiting list are families with children, 5 percent are elderly, and 29 percent are of another household configuration. Furthermore, GHA has a total of 139 HUD VASH vouchers. This program provided rental assistance vouchers specifically targeted towards homeless veterans. GHA partners with the United Housing Connections and actively participates in the

case management coordinated services with UHC to provide housing for homeless families.

### **Actions planned during the next year to address the needs to public housing**

**FAMILY SELF-SUFFICIENCY (FSS) PROGRAM:** The FSS Program is a component of the Public Housing and Housing Choice Voucher Programs which provides supportive services and financial incentives for participants to become economically and socially self-sufficient. This is a voluntary program. TGHA has no mandatory FSS Program slots. The purpose of the TGHA Family Self-sufficiency Program is to promote the development of local strategies to coordinate the use of PH and HCV Housing Assistance with public and private resources and to enable families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency. The objective of the FSS Program is to reduce the dependency of low-income families on welfare assistance and on Housing Assistance. Under the FSS Program, families are provided opportunities for education, job training, counseling and other forms of social service assistance while receiving PH and HCV Housing Assistance so that they may obtain the education, employment, business and social skills necessary to achieve self-sufficiency.

#### **PLANS IN PROCESS:**

**Conversion:** The Rental Assistance Demonstration program was designed by HUD to assist in addressing the capital needs of public housing thereby providing Housing Authorities with access to private sources of capital to repair and preserve its affordable housing assets. TGHA has completed all required HUD milestones to move forward with RAD conversion. Upon final HUD approval the RAD conversion will be complete at the following properties: Evergreen Place - Mixed Finance -75 Units - Convert as is 2019; Forest View - Mix Finance - 29 Units - Convert as is 2019; Nicol Town Green - Mixed Finance - 38 Units - Convert as is 2019; Clark Ridge Apartments - Mixed Finance - 27 Units -Convert as is 2019.

TGHA continues with its aggressive development plan which will result in the preservation of exiting affordable housing resources and construction of new affordable housing resources. In addition, the Housing Authority continues to closely monitor Housing Choice Voucher funding to maximize utilization, assisting the greatest number of households possible with available resources. TGHA efforts include disposing of various properties through transfer to other entities specific for the purpose of maintaining affordable housing in Greenville.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

**RESIDENT STRATEGIES:** Assist residents in gaining access to the following opportunities: **Education, Employment and Homeownership.**

1. Maintain Arcadia and other identified communities as stabilized homeownership communities.
2. Expand homeownership opportunities. The TGHA is currently conducting a Homeownership

Educational event in June 2019.

3. Expand homeownership opportunities through the Section 8 Homeownership Program.
4. Partner in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants.
5. Ensure compliance with Section 3 in ensuring to the greatest extent possible, job training, employment, and contract opportunities are made available to low- or very-low income residents in connection with projects and activities in the neighborhoods where HUD funds are expended.
6. Enhance safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program.

RESULTS OF SECTION 8 HOMEOWNERSHIP PROGRAM:

§ There are currently ten (10) active participants in the HCV Homeownership Program.

§ The HCV Program Administrative Plan has been revised to continue expanding homeownership opportunities for families with vouchers.

STABILIZE HOMEOWNERSHIP COMMUNITIES:

TGHA continues to ensure wherever possible that homeownership communities remain stabilized through the following efforts:

§ Monitor the Arcadia Homeownership units to immediately identify those units that may be facing foreclosure. TGHA may purchase when financially able to do so.

§ Ensure that rental units in the Arcadia community remain esthetically appealing.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable

**Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

GCRA will assist eight different nonprofit organizations and agencies with twelve programs such as emergency shelter, street outreach, HMIS, and Rapid Rehousing and homeless prevention through Emergency Solutions Grant (ESG) funding. All organizations are Continuum of Care (CoC) members: Human Relations Commission (HRC), Sunbelt Human Advancement Resources Inc. (SHARE), United Housing Connections (UHC), Band of Brothers, First Impression of SC, Pendleton Place, Fellow Countrymen and United Ministries. One new partner is being funded for this fiscal year- Fellow Countrymen. A brief description of the services provided by each partner pertaining to the reduction and elimination of homelessness in Greenville County are as follows:

- HRC – provides case management of homelessness prevention/ rapid re-housing through the ESG program, intake and diversion as an access point for the coordinated entry system and fair housing education and outreach activities.
- SHARE – Provides transitional housing, rapid re-housing, head start, family services, and emergency services provides street outreach, Emergency Services (LIHEAP, CDBG), and transitional housing for homeless persons.
- UHC- acts as CoC providing maintenance of HMIS for all Homeless providers and Intake and Diversion for Coordinated Entry System. UHC provides transitional, permanent, and permanent support housing for homeless persons and other special needs populations.
- Fellow Countrymen– provides shelter and housing and comprehensive community-based services for veterans.
- United Ministries – works with local congregations to assist homeless families that include children by providing emergency shelter, meals, and short-term housing; provides emergency assistance, Places of Hope (day shelter), adult education, and employment readiness for homeless persons.
- Band of Brothers Prison Ministry Inc- assists low income individuals including veterans and formerly incarcerated men with emergency shelter and permanent housing with provides support services
- First Impression of SC- Temporary Housing for Single women transitioning from homelessness to self-sufficiency and financial stability
- Pendleton Place- will provide Greenville’s first Homeless youth drop-in Center and offer shelter beds to unaccompanied youth.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their**

## **individual needs**

- Assist approximately 125 individuals at risk of homelessness and 25 households that are literally homeless. Providing permanent housing through Homelessness Prevention and Rapid Rehousing.
- Continue to fund shelter housing operational and maintenance activities of homeless providers facilities that will assist up to 1000 individuals
- Continue to fund the homeless providers' programs on outreach and shelter activities that will assist over 400 individuals.
- Continue to partner with all Continuum of Care members with the Coordinated Entry System to coordinate resources and provide both housing and supportive services to homeless clients. As well as encourage community stakeholders to work with the CoC for the Point in Time count.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

- Through ESG funding GCRA assists 7 emergency shelter programs such as Fellow Countrymen, Band of Brothers Prison Ministry, United Ministries, SHARE, United Housing Connections, and First Impression of SC to assist approximately 1000 homeless clients.
- Through the partnership and assistance of the Greenville Homeless Alliance (GHA), GCRA serves as a Steering committee member charged with looking at system wide solutions to homelessness in Greenville County. In 2019, GHA conducted a thorough data scan to establish benchmarks and goals for projects to address gaps, resources and needed supported for homeless needs in Greenville County.

## **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In response to legislation and regulations put forth by the United States Department of Housing and Urban Development (HUD), GCRA will continue to partner with the CoC- Housing Determination Committee for Rapid Rehousing , through the Coordinated Entry System to assist chronically homeless individuals and families with financial assistance with deposits, rents, and utility payments to immediately provide housing to homeless persons without delay, thereby, shortening the period of homelessness. GCRA's priority listing is ranked as follows: (1) Families with Children (inclusive of veterans with children) (2) Veteran individuals (3) others. As well as coordination of services between all agencies to assist chronically homeless individuals

GCRA works with TGHA clients with homeless or in jeopardy of becoming homeless through the

homeless prevention program with approved housing vouchers to assist with only deposits of their units, while TGHA can assist with the monthly rent. Clients not able to be immediately housed or assisted via the CoC VI-SPDAT process (due to low scoring etc.) but needing immediate housing are able to be rehoused via Homelessness prevention program through GCRA ESG funds. The homeless prevention program serves clients who are at risk and/or imminent risk of homelessness for housing relocation and stabilization services and/or short and/or medium-term rental assistance necessary to prevent the individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” HUD definition in § 576.2.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

- The Continuum of Care, of which all sub recipients are members, have programs addressing these needs for homeless individuals and households. Through the Coordinated Entry system, Rapid Rehousing clients are referred to GCRA for rental assistance. Intake process is conducted via ESG subrecipient Greenville County Human Relations Commission’s (GCHRC) case manager. Additionally, through Rapid Rehousing we have assisted those who have experience domestic violence, as well as those who have come from mental health facilities.
- Homelessness Prevention Families and individuals facing eviction are also case managed through the GCHRC, eligible clients are provided financial assistance directly to the third-party vendor (landlord or property manager). Through Homelessness Prevention we address the extremely low income (30% AMI).
- Step by Step’s Hope Ministry Project, Band of Brothers Prison Ministry, and First Impression of SC programs assist those who are coming out of correctional programs, as well as those who have experienced drug abuse, all receive case management ESG funding.
- This population also receives case management ESG Case Management funding through organizations such as United Ministries and SHARE.

Through street outreach ESG funding Pendleton Place will fund Greenville’s First youth drop-in and shelter. The target population is unaccompanied youth, and youth being discharged from foster care

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

In 2019, there were a total of 281 counseling sessions provided to a variety of housing counseling services to low-to-moderate income Greenville residents, including homebuyer education, emergency assistance, fair housing, landlord/tenant mediation, reverse mortgage counseling, and foreclosure prevention assistance. Specifically, 111 clients participated in our homebuyer education classes while on-line pre-purchase workshop in English and Spanish is also available to clients. 87 clients received reverse mortgage counseling and 12 Fair Housing complaints were forwarded to HUD for review. Sixty clients received assistance with loan modifications or other foreclosure prevention strategies. A total of 76 clients received reverse mortgage counseling. Thirty-four clients found temporary or permanent housing funding while 40 avoided evictions.

Greenville County Human Relations Commission has committed that all of our housing counselors shall have strong practical as well as theoretical knowledge in the area of mortgage default and/or foreclosure intervention counseling as it relates to: repayment, partial claim, forbearance, modification, refinance, deed-in-lieu and short-sales. Thirty-three clients were able to avoid mortgage foreclosures.

Fair Housing Month was celebrated in April 2019 with 102 participants to include consumers, lending institutions and builders

Assessment of Fair Housing – GCHRC completed an Analysis of Impediments (AI) to Fair and Affordable Housing in late 2019. GCHRC had the responsibility of leading the efforts in conducting the AI on behalf of the Greenville County Redevelopment Authority, the City of Greenville Community Development Division, Greer Housing, and Greenville Housing Authority.

Since launching in February 2019, four professional financial counselors have provided 1,327 one-on-one financial counseling sessions to 550 clients, making Greenville FEC among the most productive programs in the nation. Clients have collectively reduced debt by \$150,547 and saved \$116, 629; credit scores have increased by an average of 34 points, and 48 clients opened a safe and affordable banking accounts. All outcomes can be verified. Currently, the FEC provide services at the following locations, the Sterling Hope Community Center, Upstate Circle of Friends, Greenville County Square, Hughes Library, Travelers Rest Library and the Simpsonville Chamber of Commerce.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Greenville County Affordable Housing Study recommended the following goals: (1) Preservation and Improvement of existing housing stocks. (2) Helping qualified low- and moderate-income working households

employed in Greenville County become homeowners in the County. (3) Add to supply of affordable rental housing through new rental housing development.

The Greenville County Human Relations Commission administers the County's Fair Housing and Employment activities, investigate complaints of discrimination, make referrals, and conducts educational programs on these and other issues relating to housing, including substandard housing and landlord-tenant relations. In 2019 a new Analysis of Impediments was prepared for the County and City of Greenville. The following were established as goals address fair housing:

1. Increase the supply of affordable housing by new construction and rehabilitation of various types of housing which is affordable to lower income households.
2. Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons who are disabled.
3. Eliminate physical, economic, and social barriers in Greenville County and increase housing choices and opportunities for low-income households and members of the protected classes throughout Greenville County.
4. Improve knowledge and awareness of the Fair Housing Act (FHA), related housing and discriminatory laws, and regulations, so that the residents in Greenville County can Affirmatively Further Fair Housing (AFFH) and eliminate the negative attitude of "Not In My Back Yard" (NIMBYism).
5. Increase job opportunities and access to jobs in Greenville County, which will increase household income and make it financially feasible to live outside concentrated areas of poverty.
6. Increase new development opportunities in Greenville County for housing, businesses, and recreational uses.

Additional Strategies to address barriers to affordable housing:

- Help qualified low- and moderate-income working households employed in Greenville County become homeowners in the County
- Increase public transportation funding and operations, to allow for people to travel from their affordable housing unit to their job.
- Administer the Affordable Housing Fund to support the development of affordable housing or acquisition of properties to address barriers to affordable housing.
- Continue to work with public and wastewater treatment utilities to reduce costs of development for affordable housing. Continue to find alternative funding sources to help gap fund affordable housing projects and substantial supplement the entitlement funds in the County.
- Continue to work with County Council and the Planning Department to relax non-essential zoning and subdivision requirements that impede affordable housing development.

**Discussion:**

The GCRA administers a rehab program that provides grant funds to seniors and persons living with disabilities. This program provides up to \$10,000 to address code issues and/or improve handicap accessibility allowing residents to age in place. This program particularly assists our clients that are below 30 percent of AMI and on fixed and limited income to address these code issues and help them to remain in their homes. GCRA has implemented an investor rehabilitation program to provide funding for landlords to repair rental units and keep them affordable.

GCRA partners with the Continuum of Care agencies to address homelessness in the County. The ESG fund is used to help families at risk of homeless or literally homeless with permanent housing by providing deposits to their rentals, pay off delinquent or outstanding utility bills that would prevent families from obtaining future housing and pay their rents. The Greenville Homeless Alliance (GHA) coordinated the update to the Homeless White Paper, which was released in 2019. A coalition of community stakeholders work to implement the recommendations of the updated white papers.

Additionally, addressing barriers to affordable housing must continue to be a comprehensive approach and commitment from public officials, private donors, and the public and as well coordinated efforts of various county and city agencies. Education on affordable housing needs and gentrification should continue to be discussed and addressed. Providing opportunities such as donated properties/developable lands with improved infrastructure are extremely helpful to the attainment of affordable housing. Private foundations/donors providing grant funds towards affordable housing development also helps to reduce the burden/dependency on Federal funds.

As a result of the Housing study Greenville County committed to providing five million dollars over a period of five years to address the deficit of affordable housing units. GCRA manages the Greenville County Affordable Housing Trust Fund. For the coming year GCRA has appropriated almost nine hundred thousand dollars to help fund 100 housing units in Greenville County. These projects will take place throughout the County and will be a mixture of rental and homeownership units. Mercy Housing Southeast is building 60 affordable senior apartments in Mauldin targeting 51-60% area median income.

Greenville County has updated its comprehensive plan. The new comprehensive plan calls for a coordination of land use plans and transportation systems, a promotion of housing choice, promoting diverse and mixed income communities, and improve infrastructure in an equitable and sustainable way. The county's zoning ordinance is about to be updated. Part of the zoning update is for more housing types near to services, jobs and transit. Having more housing options and increasing density in certain locations will provide for more rental and ownership opportunities. The zoning update will also provide a pathway to rehabilitate and built on lots that were previously incorrectly zoned parcels, particularly in mill villages, thus making them non-conforming. The county is also strategizing how to incorporate more infill housing developments.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The GCRA is in partnership with the Continuum of Care agencies to address homelessness in the County. Measures are identified in the 2019 Report on Homelessness conducted by the Greenville Homeless Alliance. The goals for addressing homeless are as followed:

- a) Prevent recurrent homelessness through changing discharge policies, retention programs to assist the formerly homeless to remain housed, creation of a 2-1-1 information/referral system, transportation improvements, and identification of additional resources to implement these goals.
- b) Improve services to homeless families/individuals through improved cooperation with law enforcement and justice system actors, broader evaluation of homeless service providers, added outreach programs, and investigation of possible special needs shelters, and the creation of an evictions court.

GCRA shall continue to provide Emergency rehab program for the elderly and persons living with disability. This program provides up to \$10,000 in gran fund to improve the housing units, address code issues, and ensure that homeowners are given the opportunity to age in place. GCRA, along with other housing provider have implemented the Charity tracker system, which helps to coordinate efforts between all partners to ensure that clients are able to receive as much assistance as is available to them.

#### **Actions planned to foster and maintain affordable housing**

County partners with partners developers to construct affordable housing. Such partners include Mercy Housing, who are in process of building 60 units targeted for senior housing. All projects have affordability period stipulations as required by HUD.

#### **Actions planned to reduce lead-based paint hazards**

The Greenville County Redevelopment Authority will continue to test (for presence of lead-based paint) all units older than 1978 which proposed for rehabilitation or work under the Owner-Occupied Rehab and Rehabilitation-Affordable Resale programs that exceed \$5,000. All units less than \$5,000 will be repaired using safe work practices. In the case of Affordable Resale houses, all such units will have all elements with lead-based paint content will be repaired using interim control practices or the hazard abated. LBP testing is not done under the Emergency Rehab program except for roof repairs. The GCRA will continue to inform residents or potential residents of any affected homes of the known and

potential hazards of lead-based paint generally and that it may affect units they use or occupy

Policy and procedures are documented in GCRA's General construction specifications, operating guidelines and contract documents between homeowners and contractors. The actions above help identify and mitigate the effects of lead-based paint hazards in pre 1978 housing stock.

### **Actions planned to reduce the number of poverty-level families**

GCRA is in partnership with the Cities of Greer and Mauldin to developing affordable housing units in the Needmore and Creekside communities, and affordable rental units in the City of Mauldin. The communities will focus its use of resources to alleviate inequities in public facilities and housing which may contribute to family impoverishment. There is also expected to be a mitigation of poverty through the various homeownership assistance programs in place for lower income buyers, through activation of partnerships for construction and management of affordable rental housing, through support of efforts to end chronic homelessness, to prevent evictions, to modify unwise or ineffective discharge policies for those at risk of homelessness, and to support homeless shelters and services.

### **Actions planned to develop institutional structure**

The Greenville County Redevelopment Authority (GCRA) is the lead agency, responsible for the preparation and implementation of the Consolidated and Annual Action Plan. The Greenville County Redevelopment Authority is governed by a twelve-member board, representing each of the County Districts and appointed by the County Council. GCRA administers the County's CDBG, HOME and ESG programs. GCRA also works closely and provides technical assistance to the five cooperating municipalities participating in the Greenville County urban county program. GCRA partners with various development partners (non-profit and for-profit agencies) and as well as other public agencies, leveraging funds and resources to successfully accomplish the Consolidated and Annual Action. GCRA partners with the Upstate Continuum of Care group to address homelessness in the County and is currently working with the Greenville Human Relations Commission to provide case management to those seek rental assistance.

GCRA continues to recommend housing and infrastructure improvement projects and activities, seek funding from other public agencies to leverage resources and accomplish the goals and objectives for the County Council.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

GCRA coordinates resources with other County agencies to ensure correlation of resources to meet the communities' needs. The Greenville County Planning Department administers the County's zoning and subdivision regulations, and is responsible for comprehensive and specialized planning efforts, including the County General Development Plan. The Planning Department Commission staff also administers

zoning ordinances and prepares plans for the Cities of Fountain Inn, Mauldin, Simpsonville, and Travelers Rest, including elements related to land use and housing. The County's Planning Department has completed several master/community plans for the County's Redevelopment Area, e.g. San Souci, Cherrydale, City View, and the City of Travelers Rest

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I) (1,2,4)

**Introduction:**

A total of \$600,000 of CDBG Program Income is allocated for FY 2020 to be used in addition to the County’s \$2,788,539 FY 2020 CDBG Entitlement allocation. The County allocates approximately eighteen (18%) percent of its CDBG total funds for Planning and Administration and the remainder of eighty-two (82%) percent of the funds are used for direct benefit of low- and moderate-income individuals and households. HOME and ESG funds are used to address housing, shelter and outreach needs for low- and moderate-income population. These funds serve individuals and households earning up to eighty (80%) percent of the Area median Income in Greenville County. The Greenville County Affordable Housing Fund, which has been an additional resource for the past 2 years is used for preservation/ new production and accessibility of rental and homeownership units and are able to serve up to 120 percent of the Area Median Income. This provides opportunity to assist middle income or workforce population, therefore, making affordable housing more attainable to this target population in Greenville County. Furthermore, opportunities for accessibility and availability of affordable housing are also made available to extremely low income households earning 30 percent or below of the Area median Income, with the use of Emergency Solutions Grant and other resources of funds, though the use of prevention and rapid rehousing of individuals/households at risk of homelessness or literally homeless.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |                |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 600,000        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0              |
| 3. The amount of surplus funds from urban renewal settlements  | 0              |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0              |
| 5. The amount of income from float-funded activities   | 0              |
| <b>Total Program Income:</b>   | <b>600,000</b> |

## Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 82.00%

### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County's housing development partners will obtain funding from private banks, organization equity, and Low-Income Housing Tax Credit (LIHTC) and equity for their housing development projects. Furthermore, Habitat for Humanity obtains private donations and sweat equity to develop affordable housing to match both their CHDO funded affordable housing projects. Housing Partners, such as Homes of Hope, Greenville Housing Future, Greer Community Outreach Center and Nehemiah Community Revitalization Corporation are leveraging their HOME funds with loans from private banks to provide affordable rental and homeownership units the County. Mercy Housing South East is proposing to use LIHTC in addition to other private funds and owner equity for their 60-unit senior housing complex. GCRA obtained a construction loan for approximately \$1.9 million dollar from County Bank to leverage and complete the 18-unit affordable housing units for the Miller Place project in the City of Mauldin. Furthermore, GCRA continues to use bank loans to leverage HOME funds to develop affordable housing projects in the County. The Greenville County Affordable Housing Fund (GCAHF) annual allocation of \$1,000,000 from the County Administration to GCRA continues to be a great source of leveraging used to gap fund partners' projects and as well GCRA's sponsored project. Approximately 100 affordable and workforce housing units are proposed to be completed with this fund.

Additionally, the First Time Home buyers program administrated by Community Works Carolina is HOME funded and provides assistance to First Time Homebuyers for the purchase of their homes. This program makes homeownership attainable to homebuyers by helping to bridge the financing

gap needed to obtain mortgages to purchase their first homes.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

GCRA uses only RECAPTURE provisions and not RESALE for homebuyer activities. For GCRA's HOME Assisted homebuyer program, the period of affordability is based on the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included to determine the period of affordability. The direct subsidy includes down payment, closing costs, interest subsidies or other HOME assistance provided directly to the homebuyer. Additionally, the direct subsidies also include any assistance that reduces the purchase price from fair market value to an affordable price. The following is the required minimum affordability periods.

| HOME Investment       | Period of Affordability |
|-----------------------|-------------------------|
| Less than \$15,000    | 5 years                 |
| \$15,000 to \$40,000  | 10 years                |
| Greater than \$40,000 | 15 years                |

The property purchased must be occupied as a principal residence for the required affordability period. The HOME assisted homebuyer is permitted to sell their unit at any time during the period of affordability to any willing buyer and at any price the market will bear. The recaptured amount of the direct HOME subsidy is reduced on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. A clear detailed written subsidy agreement and or mortgage note with deed restriction between GCRA and the homebuyer is recorded. This ensures that all parties are aware of the specific HOME requirements applicable to the unit (affordability period, principal residency requirement, terms and conditions of the recapture provision) and serve as enforcement mechanism to recapture the direct subsidy to

the HOME-assisted homebuyer if the HOME assisted property is transferred.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

GCRA uses RECAPTURE provision and not RESALE to ensure affordability of units acquired with HOME funds. The period of affordability is based on the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included to determine the period of affordability. The direct subsidy includes down payment, closing costs, interest subsidies or other HOME assistance provided directly to the homebuyer. Additionally, the direct subsidies also include any assistance that reduces the purchase price from fair market value to an affordable price. The following is the required minimum affordability periods.

| HOME Investment       | Period of Affordability |
|-----------------------|-------------------------|
| Less than \$15,000    | 5 years                 |
| \$15,000 to \$40,000  | 10 years                |
| Greater than \$40,000 | 15 years                |

If the other party is GCRA's partner or entity, such as a Housing partner, CHDO/Subrecipient, and has been provided with HOME funds to acquire, develop and sell affordable housing, a clear detailed HOME written agreement and mortgage note with deed restriction between GCRA and its Housing Partner, containing the requirements stated at 92.504 (c)(5) of the HOME rule must be recorded. Subsequently, if a HOME assisted unit is sold to an eligible homebuyer by GCRA's partner, GCRA must be identified as a party to the executed and recorded subsidy agreement/mortgage note with deed restriction between the GCRA's partner and the Homebuyer. The period of affordability is based on the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. This ensures that all parties are aware of the specific HOME requirements applicable to the unit (affordability period, principal residency requirement, terms and conditions of the recapture provision) and serve as enforcement mechanism to recapture the direct subsidy from the HOME-assisted homebuyer if the HOME assisted property is transferred. In the event of a voluntary or involuntary sale during the time of affordability, GCRA will recapture the amount of the direct HOME subsidy in a reduced pro-rata basis for the time the homebuyer has owned and

occupied the housing, measured against the required affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

GCRA uses the ESG and HEARTH definition of homelessness to assist clients and allocate funds to Subrecipients. GCRA's priority for selecting clients for the Housing Prevention and Rapid Rehousing are based on the following selection priorities (1) families with Children, (2) Veterans (3) Individuals. Rapid Rehousing clients are only served through the Coordinated Entry System which includes referrals from the CoC Housing Determination meetings.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Greenville County CoC members have a coordinated approach as a whole. The CoC meets monthly to share and discuss issues and programs, addressing homelessness. GCRA staff attends the monthly meetings and serves on the HMIS committee. GCRA is also a part of the CoC weekly Housing determination meeting hosted by the local CoC Chapter that consists of various local housing partners and shelter providers to determine placement for most vulnerable clients to ensure that people with the most severe services needs and levels of vulnerability are prioritized for housing and assistance using the coordinated entry system.

The CoC adopted assessment tool is the **VI-SPDAT** stands for Vulnerability Index – Service Prioritization Decision Assistance Prescreen Tool. The Vulnerability Index and Service Prioritization Decision Assessment Tool (VI-SPDAT) is the prioritization assessment instrument used by all participating programs for people who enter the homelessness system. It helps identify who should be recommended for each housing and support intervention, moving the discussion from simply who is eligible for a service intervention to who is eligible and in greatest need of that intervention. All CoC members use this system for Rehousing of homeless clients.

This system streamlines review process and entries through one entry point which allows for

efficient and effective placement of individuals and families as they are entered into the CES. Rather than contacting each agency separately, clients are managed through CES for services based on the VI-SPDAT score and level of need.

GCRA staff and/or the Rapid Rehousing/ Homeless prevention subrecipient case manager from Greenville County Human Relation Commission attending the Housing Determination meetings to gain clients for GCRA Rapid Rehousing Program. GCRA coordinates with the Greenville Housing Authority to assist clients with approved housing vouchers in need of rental deposits and or utility deposits, in order to achieve permanent housing through GHA's section 8 program. GCRA assists these clients with the required deposits for homeless prevention, while TGHA provides rental subsidies to the families or individuals.

GCRA staff and or its Rapid Rehousing/ Homelessness Prevention subrecipient case manager from Greenville County Human Relation Commission (GCHRC) acts as an access point for the coordinated entry system by engaging in outreach through site visits at various local agencies, community centers, and churches to directly inform potential clients and community stakeholders of GCRA'S ESG programs and other CoC member programs to assist the homeless population. GCRA staff also contributes to ongoing planning and stakeholder consultations by participating in community meetings such as the Upstate Continuum of Care Greenville Laurens chapter and Greenville Homeless Alliance and focus groups and forums that leverage local attributes and capacity.

GCRA staff and or its Rapid Rehousing/ Homelessness Prevention subrecipient case manager from GCHRC Integrate youth into the coordinated entry process by working with the local public-school district homeless education liaison. GCRA also works to identify veterans in need by working directly with Upstate Warriors Solution. GCRA has implemented several strategies to work alongside other community stakeholders to address the needs to the homeless population.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The selection of projects and programs for the fiscal year to be conducted by ESG Sub-recipients are selected through a Request for Proposal (RFP) process. The RFP's were announced and advertised in the early part of January 2020. Training sessions are conducted by program staff. Submission of the proposals from the public/Subrecipients was on **February 19, 2020**. All proposals are reviewed, ranked and recommendations made to the Administrative Committee and respective municipalities for approval. The GCRA Board makes the final approval for County Council for adoption. Public Hearings on the funds, Programs and projects were conducted throughout the County/Cities between the months of February and March of the 2020. ESG funds for shelter and outreach activities account for 60 percent of the estimated total allocation. The remainder of the funds are allocated for Prevention/Rapid Rehousing (direct financial assistance and services) and HMIS.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR

576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The local CoC members are extremely active coalition and make great effort to meet their obligations and proposed actions.

The Greenville Homeless Alliance (GHA) working in tandem with the CoC members have jointly adopted the Homeless Whitepaper which indicates plans to address homeless activities and issues in Greenville County. Additionally, the newly created Greenville Homeless Alliance (GHA) is established to further facilitate the implementation of the specific strategies identified in the Homeless whitepaper. The Homeless White Paper is a strategic plan, focusing efforts toward creating more affordable housing opportunities for Greenville residents with very low-income household/individuals (approximately \$15,000 and below). Partner agencies or homeless providers, e.g. United Housing Connections are actively planning projects that will address permanent supportive housing options in the County. Affordable housing strategies are intentionally planned to assist extremely low-income families and homeless individuals and households. The GHA will continue to work in tandem with the other housing partners in Greenville to promote affordable housing initiatives in the county and help identify gaps in services to the homeless population.

GCRA staff also contributes to ongoing planning and stakeholder consultations by participating in community meetings such as the Upstate Continuum of Care Greenville Laurens chapter and Greenville Homeless Alliance and focus groups and forums that leverage local attributes and capacity such as CoC Greenlink partnership that is currently seeking to identify gaps in homeless population services.

##### 5. Describe performance standards for evaluating ESG.

All ESG Subrecipients report their activities in the HMIS system. Administered via the United Housing Connections (UHC) acting as the CoC. Annual data showing demographics of clients served and types of services provided by each subrecipient are obtained from UHC via the HMIS. Additionally, all subrecipients are required to submit to GCRA Bi-annual and Annual reports. All the Subrecipients are monitored annually. The Subrecipient performance is evaluated against enumerated goals and objectives stated in their Grant Agreements. Subrecipients also attend mandatory trainings to ensure data and performance compliance. The enumerated goals of each subrecipients are used to determine their performance for each year. GCRA and CoC ensure that the proposals submitted for ESG funds are consistent with goals, objectives and strategies identified in the Consolidated plan

and Annual Action Plan. The findings during the needs assessment set the foundations of the goals and objectives of the plans.

The County's Entitlement funds are used to address the identified needs and strategies enumerated in the Consolidated and Annual Action Plans and consistent with the requirement of the funding regulations. The funds are used primarily to assist low- and moderate-income households in Greenville County. Successful accomplishment of the strategies indicated in the Greenville County Consolidated and Annual Action Plans are achieved via coordination of various partnerships - with Public and Private entities and the use of various leveraged funds. These are indicated in the Project list section of the report. The coordination of resources and partners assist in accomplishing the five major goals in the Consolidated Plan - Affordable Housing, Addressing Homelessness, Community Development, Economic Development and Neighborhood Revitalization.

## **Attachments**

**Application for Federal Assistance SF-424**

|  |  |  |
|--|--|--|
| * 1. Type of Submission:<br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application:<br><input type="checkbox"/> New<br><input checked="" type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | * If Revision, select appropriate letter(s):<br>_____<br>* Other (Specify):<br>_____ |
|--|--|--|

|                              |                                   |
|------------------------------|-----------------------------------|
| * 3. Date Received:<br>_____ | 4. Applicant Identifier:<br>11-01 |
|------------------------------|-----------------------------------|

|   |  |
|---|--|
| 5a. Federal Entity Identifier:<br>_____ | 5b. Federal Award Identifier:<br>_____ |
|---|--|

**State Use Only:**

|                                  |  |
|----------------------------------|--|
| 6. Date Received by State: _____ | 7. State Application Identifier: _____ |
|----------------------------------|--|

**8. APPLICANT INFORMATION:**

|  |   |
|--|---|
| * a. Legal Name: Greenville County, South Carolina                 |   |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 57-6000356 | * c. Organizational DUNS: 0779912060000 |

**d. Address:**

|   |
|---|
| * Street1: Greenville County Square       |
| Street2: 301 University Ridge, Suite 2500 |
| * City: Greenville                        |
| County/Parish: Greenville                 |
| * State: SC: South Carolina               |
| Province: _____                           |
| * Country: USA: UNITED STATES             |
| * Zip / Postal Code: 29601-3670           |

**e. Organizational Unit:**

|   |                      |
|---|----------------------|
| Department Name: Greenville Co Redev Auth | Division Name: _____ |
|---|----------------------|

**f. Name and contact information of person to be contacted on matters involving this application:**

|                           |                    |
|---------------------------|--------------------|
| Prefix: Mr.               | * First Name: John |
| Middle Name: _____        |                    |
| * Last Name: Castile      |                    |
| Suffix: _____             |                    |
| Title: Executive Director |                    |

|   |
|---|
| Organizational Affiliation: Greenville County Redevelopment Authority |
|---|

|                                       |                          |
|---------------------------------------|--------------------------|
| * Telephone Number: 864-242-9801 x114 | Fax Number: 864-232-9946 |
| * Email: jcastile@gcra-sc.org         |                          |

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Entitlement Grant

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

DOC493 - CDBG.docx

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Demolition, Housing Rehabilitation, Home Repair, Facade Improvement, Economic Development Loans, Mortgage Loan Fund, Infrastructure Improvements, Planning & Admin, Acquisitions and Public Services

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**  
\* a. Applicant  \* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**  
\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**

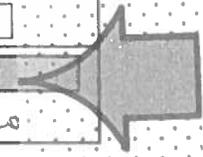
|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="2,788,539.00"/> |
| * b. Applicant      | <input type="text"/>                      |
| * c. State          | <input type="text"/>                      |
| * d. Local          | <input type="text"/>                      |
| * e. Other          | <input type="text"/>                      |
| * f. Program Income | <input type="text" value="600,000.00"/>   |
| * g. TOTAL          | <input type="text" value="3,388,539.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**  
 a. This application was made available to the State under the Executive Order 12372 Process for review on   
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.  
 c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**  
 Yes  No  
If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**  
 \*\* I AGREE  
\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**  
Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:   
\* Title:   
\* Telephone Number:  Fax Number:

\* Email:   
\* Signature of Authorized Representative:  \* Date Signed:  

| Application for Federal Assistance SF-424   |  |                           |   |   |  |  |  |  |
|---|--|---------------------------|---|---|--|--|--|--|
| <b>* 1. Type of Submission:</b><br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application |  |                           | <b>* 2. Type of Application:</b><br><input type="checkbox"/> New<br><input checked="" type="checkbox"/> Continuation<br><input type="checkbox"/> Revision |   |  | <b>* If Revision, select appropriate letter(s):</b><br>[ ]<br><b>* Other (Specify):</b><br>[ ] |  |  |
| <b>* 3. Date Received:</b><br>[ ]   |  |                           | <b>4. Applicant Identifier:</b><br>11-01  |   |  |  |  |  |
| <b>5a. Federal Entity Identifier:</b><br>[ ]  |  |                           | <b>5b. Federal Award Identifier:</b><br>[ ]   |   |  |  |  |  |
| <b>State Use Only:</b>  |  |                           |   |   |  |  |  |  |
| <b>6. Date Received by State:</b> [ ]   |  |                           | <b>7. State Application Identifier:</b> [ ]   |   |  |  |  |  |
| <b>8. APPLICANT INFORMATION:</b>  |  |                           |   |   |  |  |  |  |
| <b>* a. Legal Name:</b> Greenville County, South Carolina   |  |                           |   |   |  |  |  |  |
| <b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b><br>57-6000356  |  |                           |   | <b>* c. Organizational DUNS:</b><br>0779912060000 |  |  |  |  |
| <b>d. Address:</b>  |  |                           |   |   |  |  |  |  |
| <b>* Street1:</b> Greenville County Square  |  |                           |   |   |  |  |  |  |
| <b>Street2:</b> 301 University Ridge, Suite 2500  |  |                           |   |   |  |  |  |  |
| <b>* City:</b> Greenville   |  |                           |   |   |  |  |  |  |
| <b>County/Parish:</b> Greenville  |  |                           |   |   |  |  |  |  |
| <b>* State:</b> SC: South Carolina  |  |                           |   |   |  |  |  |  |
| <b>Province:</b> [ ]  |  |                           |   |   |  |  |  |  |
| <b>* Country:</b> USA: UNITED STATES  |  |                           |   |   |  |  |  |  |
| <b>* Zip / Postal Code:</b> 29601-3670  |  |                           |   |   |  |  |  |  |
| <b>e. Organizational Unit:</b>  |  |                           |   |   |  |  |  |  |
| <b>Department Name:</b> Greenville Co Redev Auth  |  |                           |   | <b>Division Name:</b> [ ]                         |  |  |  |  |
| <b>f. Name and contact information of person to be contacted on matters involving this application:</b>   |  |                           |   |   |  |  |  |  |
| <b>Prefix:</b> Mr.  |  | <b>* First Name:</b> John |   |   |  |  |  |  |
| <b>Middle Name:</b> [ ]   |  |                           |   |   |  |  |  |  |
| <b>* Last Name:</b> Castile   |  |                           |   |   |  |  |  |  |
| <b>Suffix:</b> [ ]  |  |                           |   |   |  |  |  |  |
| <b>Title:</b> Executive Director  |  |                           |   |   |  |  |  |  |
| <b>Organizational Affiliation:</b> Greenville County Redevelopment Authority  |  |                           |   |   |  |  |  |  |
| <b>* Telephone Number:</b> 864-242-9801 x114  |  |                           |   | <b>Fax Number:</b> 864-232-9946                   |  |  |  |  |
| <b>* Email:</b> jcastile@gcra-sc.org  |  |                           |   |   |  |  |  |  |

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

Home Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

DOC492 - HOME fund.pdf

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

CHDO project - Habitat for Humanity, Housing Partners- FTBP - Community Works Carolina, Nehemiah CRC, Greer Community Outreach, Mercy Housing, Homes of Hope, New Housing Construction/Housing Rehab.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="1,193,967.00"/> |
| * b. Applicant      | <input type="text"/>                      |
| * c. State          | <input type="text"/>                      |
| * d. Local          | <input type="text" value="1,000,000.00"/> |
| * e. Other          | <input type="text"/>                      |
| * f. Program Income | <input type="text" value="800,000.00"/>   |
| * g. TOTAL          | <input type="text" value="2,993,967.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative.



\* Date Signed

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

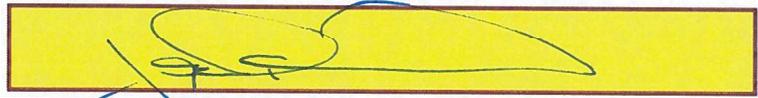
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

|   |                                 |
|---|---------------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL   | TITLE                           |
|  | Greenville County Administrator |
| APPLICANT ORGANIZATION  | DATE SUBMITTED                  |
| Greenville County, South Carolina   | 05/15/2020                      |

14 Areas Affected by Projects (Cities, Counties, States, etc.):

Greenville County, SC , including the following municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest

15. Descriptive Title of Applicant's Project:

**Fountain Inn:** Façade Improvements, Economic Development Loans, Emergency Rehab, Infrastructure, Facility Improvement, Demolition, Parks & Rec, Subrecipients; **Greer:** Demolition, Housing Rehab, Emergency Rehab, Façade Improvement, Economic Development Loans, Infrastructure Improvements, Planning, Acquisitions, Greer Community Ministries, Creative Advancement, Parks & Rec-Needmore, Parks & Rec-Cannon Center, Greer Relief & Resources Agency; **Mauldin:** Emergency Rehab, Public Facility/Infrastructure Improvement, Senior Program, Center for Community Services, Façade Improvement, Economic Development Loans; **Simpsonville:** Façade Improvements, Economic Development Loans, Emergency Rehab, Demolition, Infrastructure, Parks & Rec-Senior Services, Center for Community Services; **Travelers Rest:** Demolition, Public Facility Improvement, Façade Improvements, Emergency Rehab, Infrastructure; **Unincorporated:** Façade Improvements, Brutontown Acquisition, Economic Development Loans, Brutontown Infrastructure, Emergency Rehab, Acquisition, Demolition, Infrastructure, Investors – Rehab program, GAP Funds to Neighborhoods, Greenville Free Medical Clinic, Human Relations Commission, Meals on Wheels, Rebuild Upstate, Upstate Warrior Solutions, Home Repair Program, Rehabilitation, Communities in School, Disposition, General Program Administration, Operations Delivery Cost

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

|   |                                 |
|---|---------------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL   | TITLE                           |
|  | Greenville County Administrator |
| APPLICANT ORGANIZATION  | DATE SUBMITTED                  |
| Greenville County, South Carolina   | 05/15/2020                      |

14 Areas Affected by Projects (Cities, Counties, States, etc.):

Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest; Judson, Needmore –Greer Brutontown; scattered sites for single family and duplex housing projects

**Application for Federal Assistance SF-424**

|   |   |  |
|---|---|--|
| <b>* 1. Type of Submission:</b><br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | <b>* 2. Type of Application:</b><br><input type="checkbox"/> New<br><input checked="" type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | <b>* If Revision, select appropriate letter(s):</b><br><input type="text"/><br><b>* Other (Specify):</b><br><input type="text"/> |
|---|---|--|

|  |   |
|--|---|
| <b>* 3. Date Received:</b><br><input type="text"/> | <b>4. Applicant Identifier:</b><br><input type="text" value="11-01"/> |
|--|---|

|   |  |
|---|--|
| <b>5a. Federal Entity Identifier:</b><br><input type="text"/> | <b>5b. Federal Award Identifier:</b><br><input type="text"/> |
|---|--|

**State Use Only:**

|  |  |
|--|--|
| <b>6. Date Received by State:</b> <input type="text"/> | <b>7. State Application Identifier:</b> <input type="text"/> |
|--|--|

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

|   |  |
|---|--|
| <b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b><br><input type="text" value="57-6000356"/> | <b>* c. Organizational DUNS:</b><br><input type="text" value="0779912060000"/> |
|---|--|

**d. Address:**

|                             |   |
|-----------------------------|---|
| <b>* Street1:</b>           | <input type="text" value="Greenville County Square"/>         |
| <b>Street2:</b>             | <input type="text" value="301 University Ridge, Suite 2500"/> |
| <b>* City:</b>              | <input type="text" value="Greenville"/>                       |
| <b>County/Parish:</b>       | <input type="text" value="Greenville"/>                       |
| <b>* State:</b>             | <input type="text" value="SC: South Carolina"/>               |
| <b>Province:</b>            | <input type="text"/>  |
| <b>* Country:</b>           | <input type="text" value="USA: UNITED STATES"/>               |
| <b>* Zip / Postal Code:</b> | <input type="text" value="29601-3670"/>                       |

**e. Organizational Unit:**

|  |   |
|--|---|
| <b>Department Name:</b><br><input type="text" value="Greenville Co Redev Auth"/> | <b>Division Name:</b><br><input type="text"/> |
|--|---|

**f. Name and contact information of person to be contacted on matters involving this application:**

|  |  |
|--|--|
| <b>Prefix:</b> <input type="text" value="Mr."/>          | <b>* First Name:</b> <input type="text" value="John"/> |
| <b>Middle Name:</b> <input type="text"/>                 |  |
| <b>* Last Name:</b> <input type="text" value="Castile"/> |  |
| <b>Suffix:</b> <input type="text"/>                      |  |

**Title:**

**Organizational Affiliation:**

|   |  |
|---|--|
| <b>* Telephone Number:</b> <input type="text" value="864-242-9801 x114"/> | <b>Fax Number:</b> <input type="text" value="864-232-9946"/> |
|---|--|

**\* Email:**

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.241

CFDA Title:

Emergency Solutions Grant Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

DOC494 - ESG.pdf

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

SHARE/Shelter and Street Outreach, United Ministries, UHC/HMIS and Shelter, Greenville County Human Relations/ Prevention & Rapid Rehousing, Program Administration and Band of Brothers,

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="233,440.00"/> |
| * b. Applicant      | <input type="text"/>                    |
| * c. State          | <input type="text"/>                    |
| * d. Local          | <input type="text"/>                    |
| * e. Other          | <input type="text"/>                    |
| * f. Program Income | <input type="text"/>                    |
| * g. TOTAL          | <input type="text" value="233,440.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

|   |                                 |
|---|---------------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL   | TITLE                           |
|  | Greenville County Administrator |
| APPLICANT ORGANIZATION  | DATE SUBMITTED                  |
| Greenville County, South Carolina   | 05/15/2020                      |

14 Areas Affected by Projects (Cities, Counties, States, etc.):

Greenville County, SC

| Application for Federal Assistance SF-424   |  |   |
|---|--|---|
| <b>* 1. Type of Submission:</b><br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application |  |   |
| <b>* 2. Type of Application:</b><br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision                               |  |   |
| <b>* If Revision, select appropriate letter(s):</b><br>_____<br><b>* Other (Specify):</b><br>_____  |  |   |
| <b>* 3. Date Received:</b><br>_____   |  | <b>4. Applicant Identifier:</b><br>11-01          |
| <b>5a. Federal Entity Identifier:</b><br>_____  |  | <b>5b. Federal Award Identifier:</b><br>_____     |
| <b>State Use Only:</b>  |  |   |
| <b>6. Date Received by State:</b> _____   |  | <b>7. State Application Identifier:</b> _____     |
| <b>8. APPLICANT INFORMATION:</b>  |  |   |
| <b>* a. Legal Name:</b> Greenville County, South Carolina   |  |   |
| <b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b><br>57-6000356  |  | <b>* c. Organizational DUNS:</b><br>0779912060000 |
| <b>d. Address:</b>  |  |   |
| <b>* Street1:</b> Greenville County Square  |  |   |
| <b>Street2:</b> 301 University Ridge, Suite 2500  |  |   |
| <b>* City:</b> Greenville   |  |   |
| <b>County/Parish:</b> Greenville  |  |   |
| <b>* State:</b> SC: South Carolina  |  |   |
| <b>Province:</b> _____  |  |   |
| <b>* Country:</b> USA: UNITED STATES  |  |   |
| <b>* Zip / Postal Code:</b> 29601-3670  |  |   |
| <b>e. Organizational Unit:</b>  |  |   |
| <b>Department Name:</b><br>Greenville Co Redev Auth   |  | <b>Division Name:</b><br>_____                    |
| <b>f. Name and contact information of person to be contacted on matters involving this application:</b>   |  |   |
| <b>Prefix:</b> Mr.  |  | <b>* First Name:</b> John                         |
| <b>Middle Name:</b> _____   |  |   |
| <b>* Last Name:</b> Castile   |  |   |
| <b>Suffix:</b> _____  |  |   |
| <b>Title:</b> Executive Director  |  |   |
| <b>Organizational Affiliation:</b><br>Greenville County Redevelopment Authority   |  |   |
| <b>* Telephone Number:</b> 864-242-9801 x114  |  | <b>Fax Number:</b> 864-232-9946                   |
| <b>* Email:</b> jcastile@gcra-sc.org  |  |   |

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.241

CFDA Title:

Emergency Solutions Grant Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

-

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

To address the concerns in response to COVID-19 impact. Activities include Planning and Administration, HPRP services - casemanagements, Rental and Utility Assistance and HMIS.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="804,966.00"/> |
| * b. Applicant      | <input type="text"/>                    |
| * c. State          | <input type="text"/>                    |
| * d. Local          | <input type="text"/>                    |
| * e. Other          | <input type="text"/>                    |
| * f. Program Income | <input type="text"/>                    |
| * g. TOTAL          | <input type="text" value="804,966.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
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9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

|   |   |
|---|---|
| <b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b><br> | <b>TITLE</b><br>Greenville County Administrator |
| <b>APPLICANT ORGANIZATION</b><br>Greenville County, South Carolina  | <b>DATE SUBMITTED</b><br>05/15/2020             |

14 Areas Affected by Projects (Cities, Counties, States, etc.):

Greenville County, SC

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

11-01

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

Greenville County, South Carolina

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

57-6000356

**\* c. Organizational DUNS:**

0779912060000

**d. Address:**

**\* Street1:**

Greenville County Square

**Street2:**

301 University Ridge, Suite 2500

**\* City:**

Greenville

**County/Parish:**

Greenville

**\* State**

SC: South Carolina

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

29601-3670

**e. Organizational Unit:**

**Department Name:**

Greenville Co Redev Auth

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Mr.

**\* First Name:**

John

**Middle Name:**

**\* Last Name:**

Castile

**Suffix:**

**Title:**

Executive Director

**Organizational Affiliation:**

Greenville County Redevelopment Authority

**\* Telephone Number:**

864-242-9801 x114

**Fax Number:**

864-232-9946

**\* Email:**

jcastile@gcra-sc.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

**\* Other (specify):**

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

**CFDA Title:**

Entitlement Grant

**\* 12. Funding Opportunity Number:**

**\* Title:**

**13. Competition Identification Number:**

**Title:**

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

DOC492.pdf

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Address responses as a result of COVID-19 impacts- Planning & Admin, Rental and Utility assistances, Mortgage Assistance, Food Assistance, Small Business Assistance, Medical Assistance

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="1,640,656.00"/> |
| * b. Applicant      | <input type="text" value=""/>             |
| * c. State          | <input type="text" value=""/>             |
| * d. Local          | <input type="text" value=""/>             |
| * e. Other          | <input type="text" value=""/>             |
| * f. Program Income | <input type="text" value=""/>             |
| * g. TOTAL          | <input type="text" value="1,640,656.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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- Yes
- No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

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1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
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8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

|   |                                 |
|---|---------------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL   | TITLE                           |
|  | Greenville County Administrator |
| APPLICANT ORGANIZATION  | DATE SUBMITTED                  |
| Greenville County, South Carolina   | 05/15/2020                      |

14 Areas Affected by Projects (Cities, Counties, States, etc.):

Greenville County, SC , including the following municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest

15. Descriptive Title of Applicant's Project:

**Fountain Inn:** Façade Improvements, Economic Development Loans, Emergency Rehab, Infrastructure, Facility Improvement, Demolition, Parks & Rec, Subrecipients; **Greer:** Demolition, Housing Rehab, Emergency Rehab, Façade Improvement, Economic Development Loans, Infrastructure Improvements, Planning, Acquisitions, Greer Community Ministries, Creative Advancement, Parks & Rec-Needmore, Parks & Rec-Cannon Center, Greer Relief & Resources Agency; **Mauldin:** Emergency Rehab, Public Facility/Infrastructure Improvement, Senior Program, Center for Community Services, Façade Improvement, Economic Development Loans; **Simpsonville:** Façade Improvements, Economic Development Loans, Emergency Rehab, Demolition, Infrastructure, Parks & Rec-Senior Services, Center for Community Services; **Travelers Rest:** Demolition, Public Facility Improvement, Façade Improvements, Emergency Rehab, Infrastructure; **Unincorporated:** Façade Improvements, Brutontown Acquisition, Economic Development Loans, Brutontown Infrastructure, Emergency Rehab, Acquisition, Demolition, Infrastructure, Investors – Rehab program, GAP Funds to Neighborhoods, Greenville Free Medical Clinic, Human Relations Commission, Meals on Wheels, Rebuild Upstate, Upstate Warrior Solutions, Home Repair Program, Rehabilitation, Communities in School, Disposition, General Program Administration, Operations Delivery Cost

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
 \_\_\_\_\_  
 Signature of Authorized Official  
**JOSEPH M. KERNELL**  
 Greenville County Administrator  
 \_\_\_\_\_

5.22.20  
 \_\_\_\_\_  
 Date

Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019 & 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

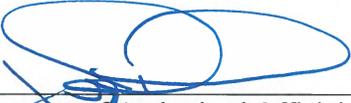
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

5.22.20  
Date

JOSEPH M. KERNELL  
Greenville County Administrator  
\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
\_\_\_\_\_  
Signature of Authorized Official  
**JOSEPH M. KERNELL**  
Greenville County Administrator  
\_\_\_\_\_  
Title

5.22.20  
Date

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

5.22.20  
Date

**JOSEPH M. KERNELL**  
**Greenville County Administrator**  
\_\_\_\_\_  
Title

## Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

5.21.20  
\_\_\_\_\_  
Date

**JOSEPH M. KERNELL**  
**Greenville County Administrator**  
\_\_\_\_\_  
Title

**Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature of Authorized Official

5.22.20  
Date

**JOSEPH M. KERNELL**  
**Greenville County Administrator**  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## **INTERIM ESG-CV Certifications (NON-STATE)**

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**EXCEPTION:** In accordance with the CARES Act, the certifications in this paragraph do not apply with respect to CARES Act funding that is used to provide temporary emergency shelters (through leasing of existing property, temporary structures, or other means) to prevent, prepare for, and respond to coronavirus.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**EXCEPTION:** In accordance with the CARES Act, the certification in this paragraph does not apply with respect to CARES Act funding that is used to provide temporary emergency shelters (through leasing of existing property, temporary structures, or other means) to prevent, prepare for, and respond to coronavirus.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

~~**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.~~

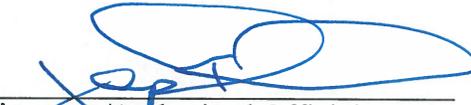
**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with

the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

5-22-20  
\_\_\_\_\_  
Date

**JOSEPH M. KERNELL**  
Greenville County Administrator  
\_\_\_\_\_  
Title

## Appendix - Alternate/Local Data Sources

|  |  |
|--|--|
| <b>1</b>   | <p><b>Data Source Name</b></p> <p>Greenville County Monkey Survey</p>  |
|  | <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Greenville County Redevelopment Authority</p>  |
|  | <p><b>Provide a brief summary of the data set.</b></p> <p>Homeless data from Greenville County Continuum of Care members.</p> <p>Public Needs assessment and prioritization of needs</p>   |
|  | <p><b>What was the purpose for developing this data set?</b></p> <p>Homeless count - Sheltered and unsheltered.</p> <p>Average days of homeless.</p> <p>Needs Assessment</p> <p>Needs Prioritization</p>   |
|  | <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>County Wide data from CoC members</p> <p>Countywide from residents, stakeholders - housing, public service agencies, public agencies and neighborhood associations, etc.</p> |
|  | <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Period of collection - January 2020 - April 2020</p>   |
|  | <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>  |
|  | <b>2</b>   |
| <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Collection</p> |  |
| <p><b>Provide a brief summary of the data set.</b></p>   |  |

|          |  |
|----------|--|
|          | <p><b>What was the purpose for developing this data set?</b></p>   |
|          | <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>   |
|          | <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>   |
|          | <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>  |
| <b>3</b> | <p><b>Data Source Name</b></p> <p>Greenville County Analysis of Impediments</p>  |
|          | <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Greenville County Redevelopment Authority</p> <p>Greenville County</p> <p>Greenville County Human Relations</p> <p>City of Greenville</p> <p>The Greenville Housing Authority</p> <p>Greer Housing Authority</p> <p>Final Product completed by Urban Design Ventures, LLC - consultant</p>   |
|          | <p><b>Provide a brief summary of the data set.</b></p> <ul style="list-style-type: none"> <li>• A strategic plan to address Fair Housing issues and to Affirmatively Further Fair Housing in the Upstate Region</li> <li>• Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees must abide by to further the purposes of the Fair Housing Act.</li> <li>• All people of similar economic means, regardless of race, color, religion, national origin, sex, disability, or familial status have a right to live anywhere that they choose and can afford</li> <li>• Impediments to Fair Housing are policies, procedures, and actions that could prevent this from happening</li> </ul> |
|          | <p><b>What was the purpose for developing this data set?</b></p> <p>The impediments of the Fair Housing in Greenville County were identified as well as the various recommendations, addressing each impediment.</p>   |

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|   | <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data was for Greenville County as a whole, since the document is intended to be used by the</p> <ol style="list-style-type: none"> <li>1. Greenville County</li> <li>2. City of Greenville</li> <li>3. Greenville - Public Housing Authority</li> <li>4. Greer - Housing Authority</li> <li>5. Greenville County Human Relations Commission.</li> </ol> <hr/> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The report used Census data from 2010 - 2018. The Analysis of Impediment was completed in will be from 2020 - 2024. It was completed in January 2020.</p> <hr/> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Completed</p> |
| 4 | <p><b>Data Source Name</b></p> <p>Greenville Housing Study</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <hr/> <p><b>What was the purpose for developing this data set?</b></p> <hr/> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <hr/> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <hr/> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>  |
| 5 | <p><b>Data Source Name</b></p> <p>Greenville County Comprehensive Plan</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Greenville County Planning Division</p> <p>MKSK Consultants</p>   |

|   |  |
|---|--|
|   | <p><b>Provide a brief summary of the data set.</b></p> <p>Addresses the different elements of the Comprehensive plan: Housing, land use, circulation, Economic Development elements, etc.</p>  |
|   | <p><b>What was the purpose for developing this data set?</b></p> <p>Provides a comprehensive look at life in Greenville county. Provides the goals and strategies for achieving the future land use, housing, economic, etc. that the citizens of Greenville County want.</p>  |
|   | <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This plan looks at the entirety of Greenville County, with a focus on the Unincorporated Areas of the County.</p>  |
|   | <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This is a twenty-year plan, 2020-2040. A new plan will be adopted in 2030.</p>   |
|   | <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The Greenville County Comprehensive Plan is complete and was adopted in October 2019.</p>   |
| 6 | <p><b>Data Source Name</b></p> <p>CHAS Data 2012-2016</p>  |
|   | <p><b>List the name of the organization or individual who originated the data set.</b></p> <p><a href="https://www.huduser.gov/portal/datasets/cp.html#2006-2016">https://www.huduser.gov/portal/datasets/cp.html#2006-2016</a></p>  |
|   | <p><b>Provide a brief summary of the data set.</b></p> <p>These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds</p> |
|   | <p><b>What was the purpose for developing this data set?</b></p> <p>To get an updated CHAS data for 2016 projections.</p>  |
|   | <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>   |
|   | <p><b>Briefly describe the methodology for the data collection.</b></p> <p>This data was obtained from HUD-user website.</p>   |
|   | <p><b>Describe the total population from which the sample was taken.</b></p> <p>The projected demographics and conditions for 2016</p>   |
|   | <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Greenville County - outside city limits of Greenville</p>  |



# Consolidated Plan Acronyms

|                |   |
|----------------|---|
| <b>ACS</b>     | American Community Survey   |
| <b>AFFH</b>    | Affirmatively Further Fair Housing                                |
| <b>AHAR</b>    | Annual Homeless Assessment Report                                 |
| <b>AHF</b>     | Affordable Housing Fund   |
| <b>AI</b>      | Analysis of Impediment  |
| <b>AMI</b>     | Area Median Income  |
| <b>CAPER</b>   | Consolidated Annual Performance and Evaluation Report             |
| <b>CARES</b>   | Coronavirus Aid Relief and Economic Security                      |
| <b>CDBG</b>    | Community Development Block Grant                                 |
| <b>CEDS</b>    | Comprehensive Economic Development Strategy                       |
| <b>CES</b>     | Coordinated Entry System  |
| <b>CHAS</b>    | Comprehensive Housing Affordability Strategy                      |
| <b>CHDO</b>    | Community Housing Development Organizations                       |
| <b>CoC</b>     | Continuum of Care   |
| <b>CP</b>      | Consolidated Plan   |
| <b>CV</b>      | COVID   |
| <b>DV</b>      | Domestic Violence   |
| <b>EMSA</b>    | Eligible Metropolitan Statistical Area                            |
| <b>ES</b>      | Emergency Shelter   |
| <b>ESG</b>     | Emergency Solutions Grant   |
| <b>FEC</b>     | Financial Empowerment Center                                      |
| <b>FHA</b>     | Fair Housing Act  |
| <b>FSS</b>     | Family Self Sufficiency   |
| <b>GCRA</b>    | Greenville County Redevelopment Authority                         |
| <b>GHA</b>     | Greenville Homeless Alliance                                      |
| <b>HCV</b>     | Housing Choice Vouchers   |
| <b>HEARTH</b>  | Homeless Emergency Assistance and Rapid Transition to Housing Act |
| <b>HH</b>      | Head of Household   |
| <b>HMIS</b>    | Homeless Management Information System                            |
| <b>HOME</b>    | HOME Investment Partnerships                                      |
| <b>HOPWA</b>   | Housing Opportunities for Persons With AIDS                       |
| <b>HPRP</b>    | Homelessness Prevention and Rapid Re-Housing Program              |
| <b>HRC</b>     | Human Relations Commission  |
| <b>HUD</b>     | U.S. Department of Housing and Urban Development                  |
| <b>LBP</b>     | Lead Based Paint  |
| <b>LI HEAP</b> | Low Income Home Energy Assistance Program                         |
| <b>LI HTC</b>  | Low Income Housing Tax Credit                                     |
| <b>LMA</b>     | Low-to-Moderate Area  |
| <b>LMI</b>     | Low-to-Moderate Income  |
| <b>NIMBY</b>   | Not in My Backyard  |
| <b>NSP</b>     | Neighborhood Stabilization Program                                |
| <b>PIP</b>     | Permanent Improvement Project                                     |
| <b>PIT</b>     | Point in Time (Count)   |

|                 |  |
|-----------------|--|
| <b>PSH</b>      | Permanent Supportive Housing   |
| <b>QCT</b>      | Qualified Census Tracts  |
| <b>RAD</b>      | Rental Assistance Demonstration  |
| <b>RFP</b>      | Request for Proposal   |
| <b>RRH</b>      | Rapid Rehousing  |
| <b>SH</b>       | Safe Haven   |
| <b>SHARE</b>    | Sunbelt Human Advancement Resources  |
| <b>SOAR</b>     | SSI/SSDI Outreach, Access, and Recovery  |
| <b>SSDI</b>     | Social Security Disability Insurance   |
| <b>SSI</b>      | Supplemental Security Income   |
| <b>TGHA</b>     | The Greenville Housing Authority   |
| <b>TH</b>       | Transitional Housing   |
| <b>UHC</b>      | United Housing Connections   |
| <b>VASH</b>     | Veterans Affairs Supportive Housing  |
| <b>VI-SPDAT</b> | Vulnerability Index- Service Prioritization Decision Assistance Prescreen Tool |