

Greenville County
Redevelopment Authority

**Greenville County
FY 2021 Annual Action Plan**

Public Hearings April & May, 2021



GCRA

History and mission

- **Established in 1974. The Greenville County Redevelopment Authority (GCRA) takes a holistic approach to revitalize communities. GCRA works to improve the living conditions of the county's residents by building new homes, rehabilitating existing homes and improving the infrastructures within communities.**
- **Designated as the Administrator of Greenville County Entitlement Funds from HUD.**
- **Cooperative Agreement with Greenville County and five participating municipalities: Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest. This is renewed every 3 years as required by HUD.**
- **Governed by a 12-member Board appointed by Greenville County Council.**

FY 2021 Annual Action Plan

- **The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).**
- **FY 2021 funds is for the period beginning July 1, 2021 to June 30, 2022.**
- **This funding period also marks the 2nd year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.**

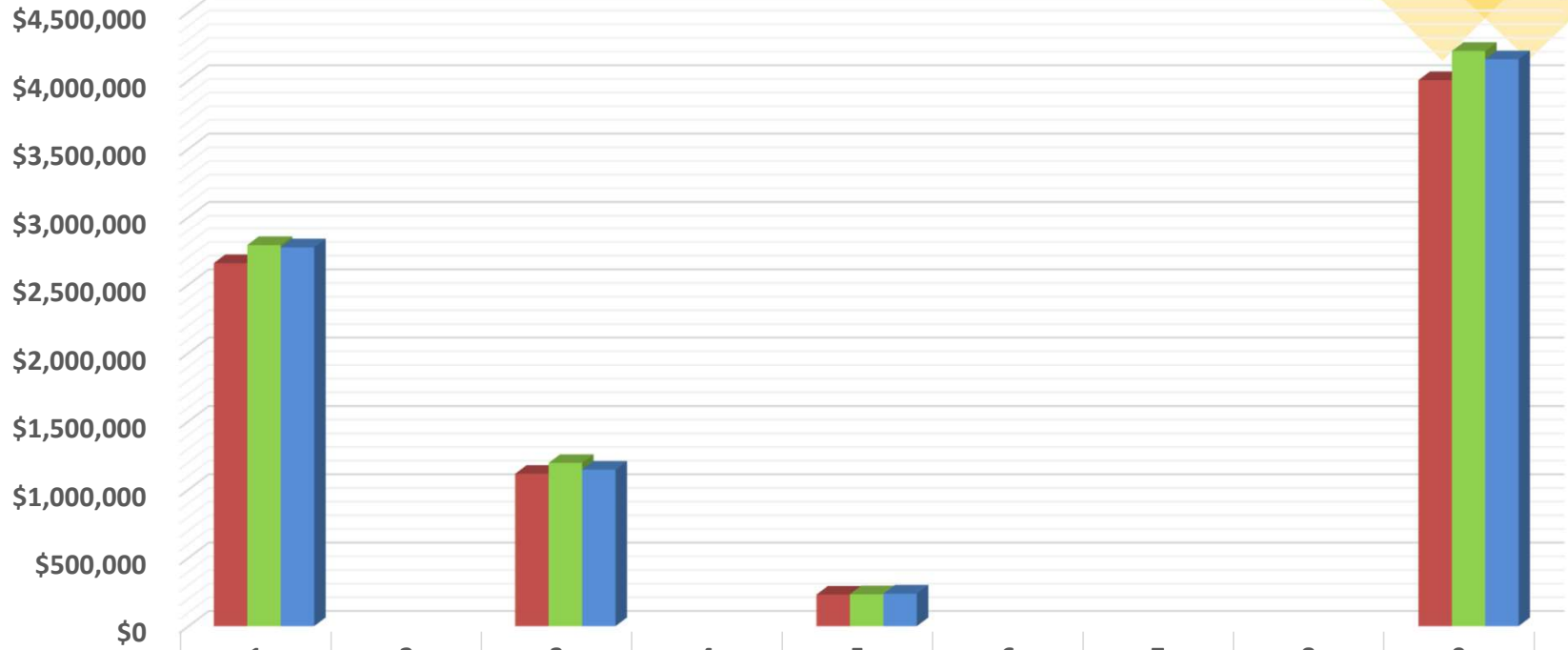
Entitlement Funding uses – CDBG HOME & ESG

- CDBG- Primary objective is the development of viable communities through improved living environments, expansion of economic opportunities, addressing slum and blight, decent housing and urgent need. At least 70% must be used for activities that benefit individuals with low to moderate incomes.
- HOME: Dedicated to increasing the availability and accessibility of affordable housing for low and moderate income households.
- ESG: Assist individual and families regain (temporary & permanent) housing after experiencing housing crisis or homelessness.

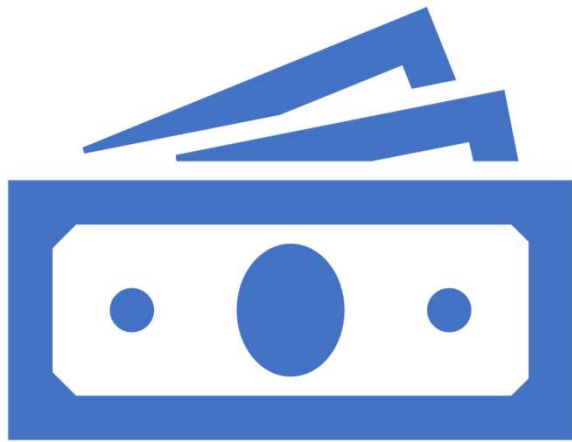
Municipal FY 2021 AAP Budgets



3 Year Grant Analysis FY 2019 - 2021



	1	2	3	4	5	6	7	8	9
■ FY 2019 Allocation	\$2,656,722		\$1,114,857		\$230,839				\$4,002,418
■ FY 2020 Allocation	\$2,788,539		\$1,193,967		\$233,440				\$4,215,946
■ Proposed 2021 Allocation	\$2,772,001		\$1,145,414		\$237,851				\$4,155,266

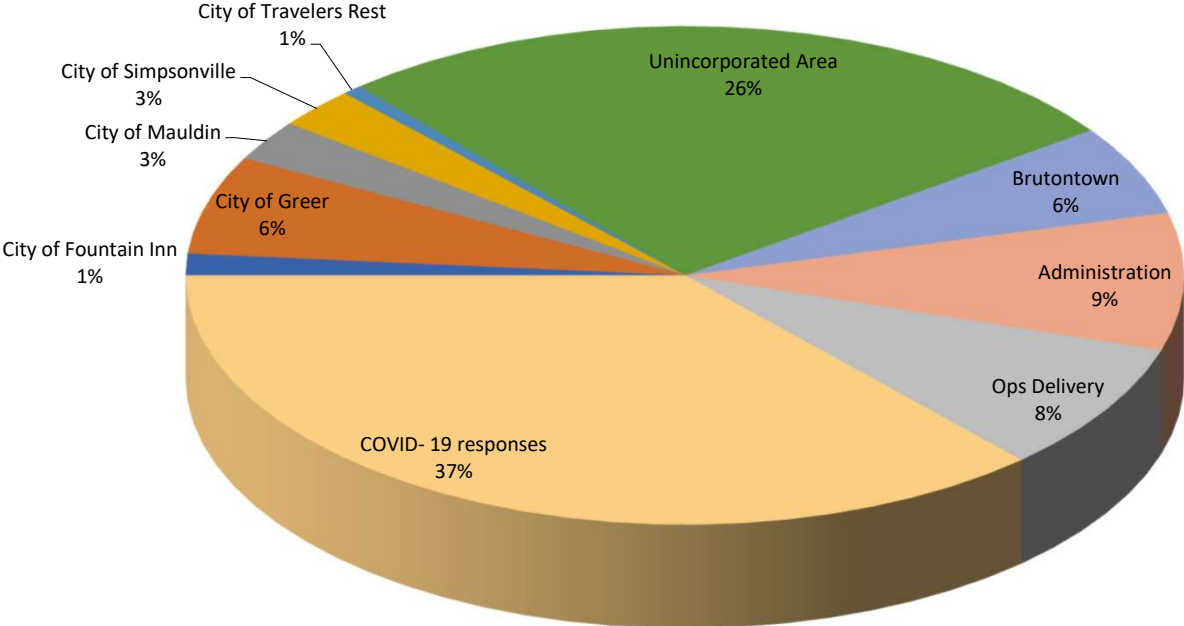


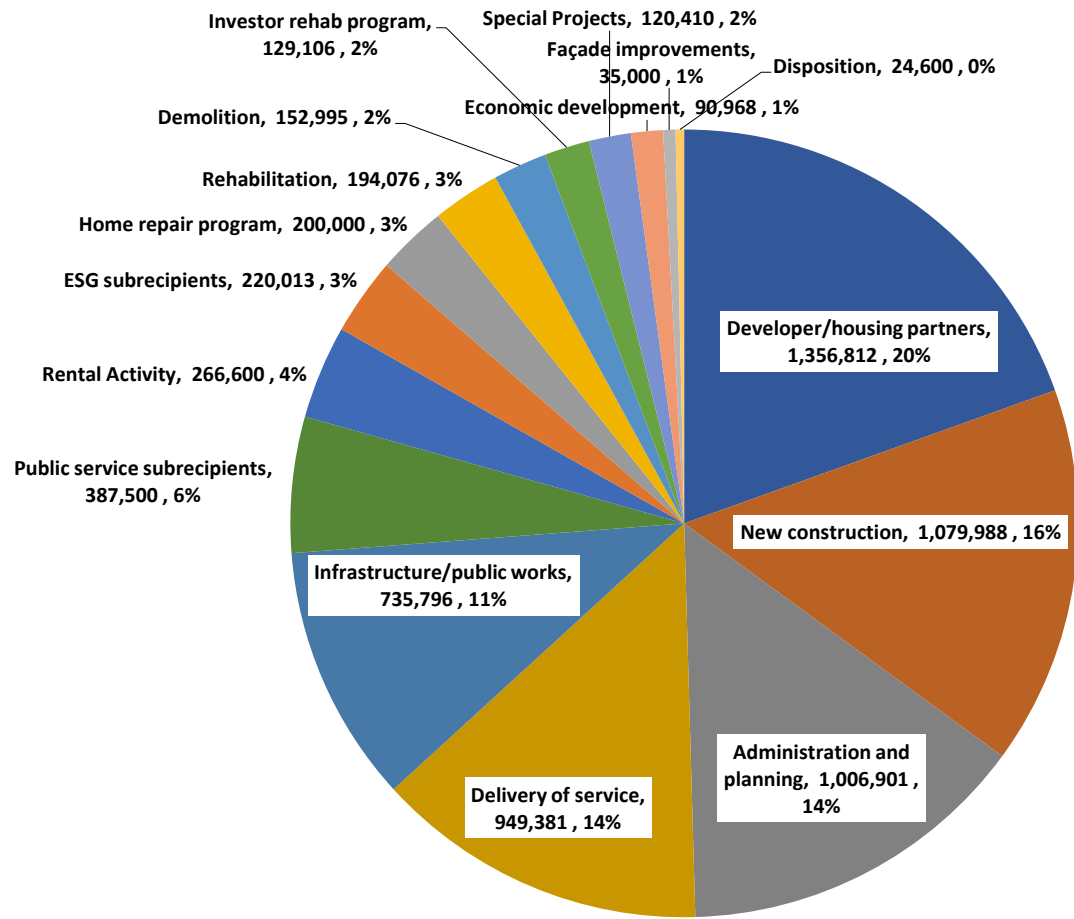
FY 2021 AAP
Proposed
Greenville County
Budget Allocation

Proposed Annual Action Plan 2021 Budget

Location	Amount	Percent
City of Fountain Inn	157,313	1.4%
City of Greer	721,583	6.4%
City of Mauldin	299,278	2.6%
City of Simpsonville	296,192	2.6%
City of Travelers Rest	71,632	0.6%
Unincorporated Area	2,987,085	26.4%
Brutontown	660,781	5.8%
Administration	1,006,901	8.9%
Ops Delivery	949,382	8.4%
COVID- 19 responses	4,151,357	36.7%
TOTAL	11,301,504	100%

Proposed Annual Action Plan 2021 Budget





Greenville County CARES Act FUNDING

COVID-19 Allocations

Via FY 2020 AAP and amendments

Emergency Solutions Grant – COVID 19

- ESG-CV grant \$804,966 (1st round)
- ESG – CV 2 grant: \$ 1,935,622 (2nd round)

Community Development Block Grant – COVID-19 FUND

- CDBG-CV grant: \$1,640,656 (1st round)
- CDBG – CV- 3 grant: \$ 2,258,601 (2nd round)
- Note:
 - Available for Greenville County residents, and as well as residents in Spartanburg and Laurens County, living in City limits of Greer and Fountain Inn.
 - CDBG- CV not available to residents in City limits of Greenville

GCRA-COVID-19 Financial Relief Assistance – Accomplishment – Dec 31, 2020

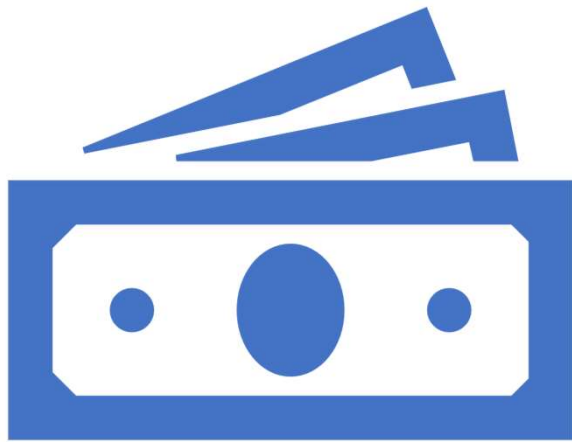
1. **ESG-CV**
2. **CDBG-CV**
3. **County CV**

COVID-19 Direct Financial Assistance

1. **Rental Assistance**
2. **Utility Assistance**
3. **Mortgage Assistance**
4. **Business Assistance**
5. **Food Supplies**
6. **Medical and safety supplies**

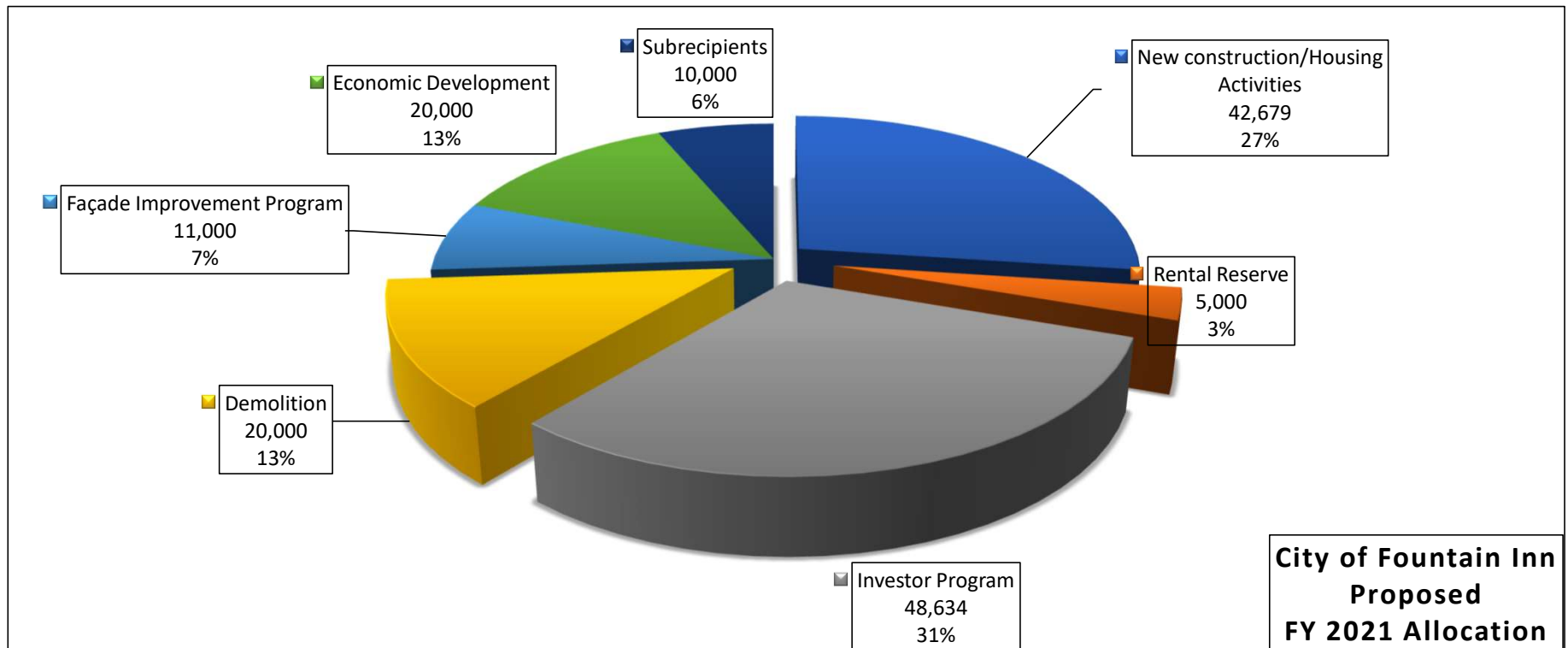
**NOTE: December 31, 2020:
Rental/Mortgage/Utilities: Assisted a total 959
households (2,258 persons)**

Type of Assistance	Number of Households	Number of persons
Rental & Utilities	569	1,349
Mortgage	67	171
Utilities	323	738
Total	959	2,258



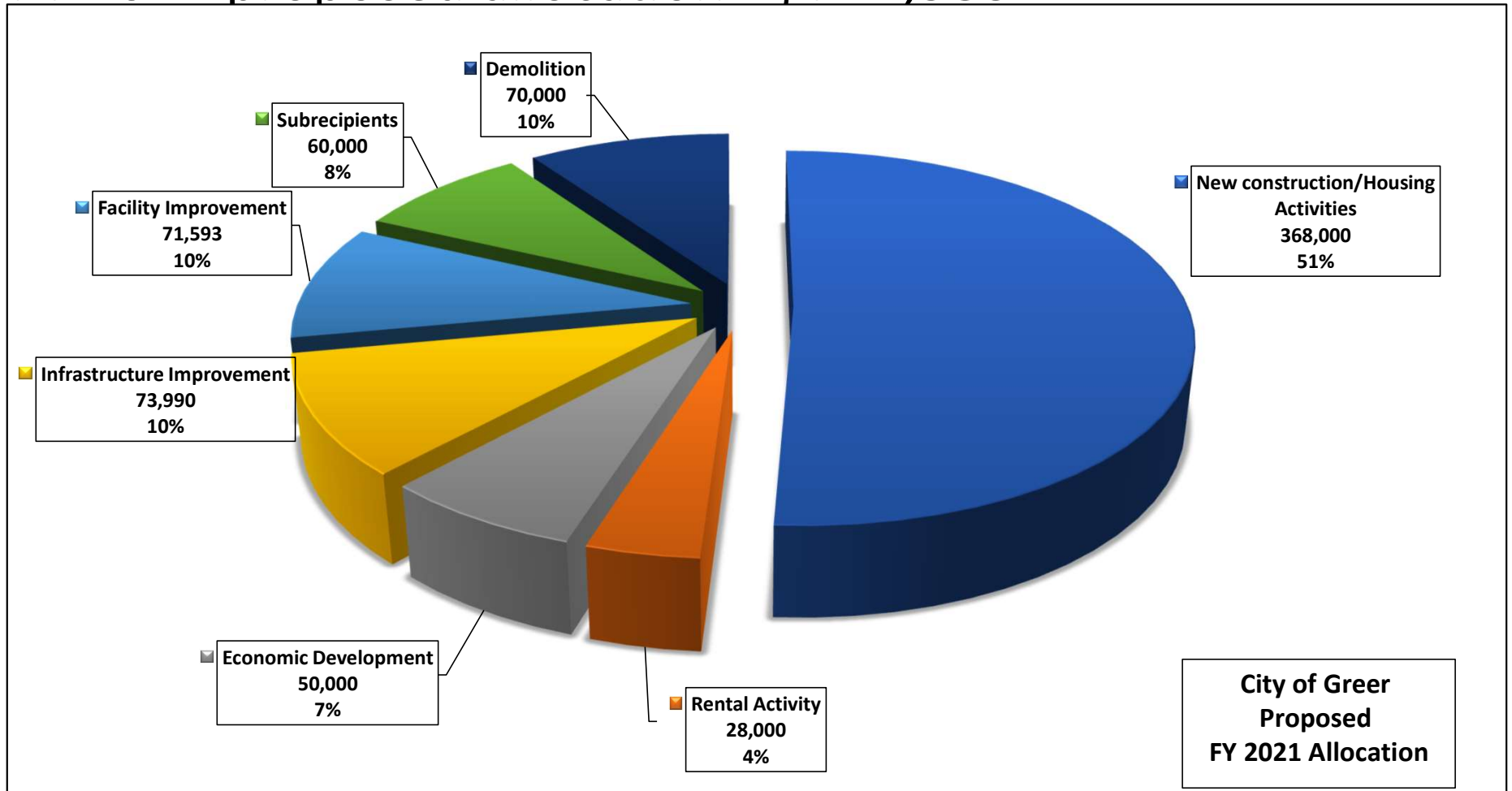
FY 2021 AAP Municipal Allocations

City of Fountain Inn FY 2021 proposed allocation - \$157,313



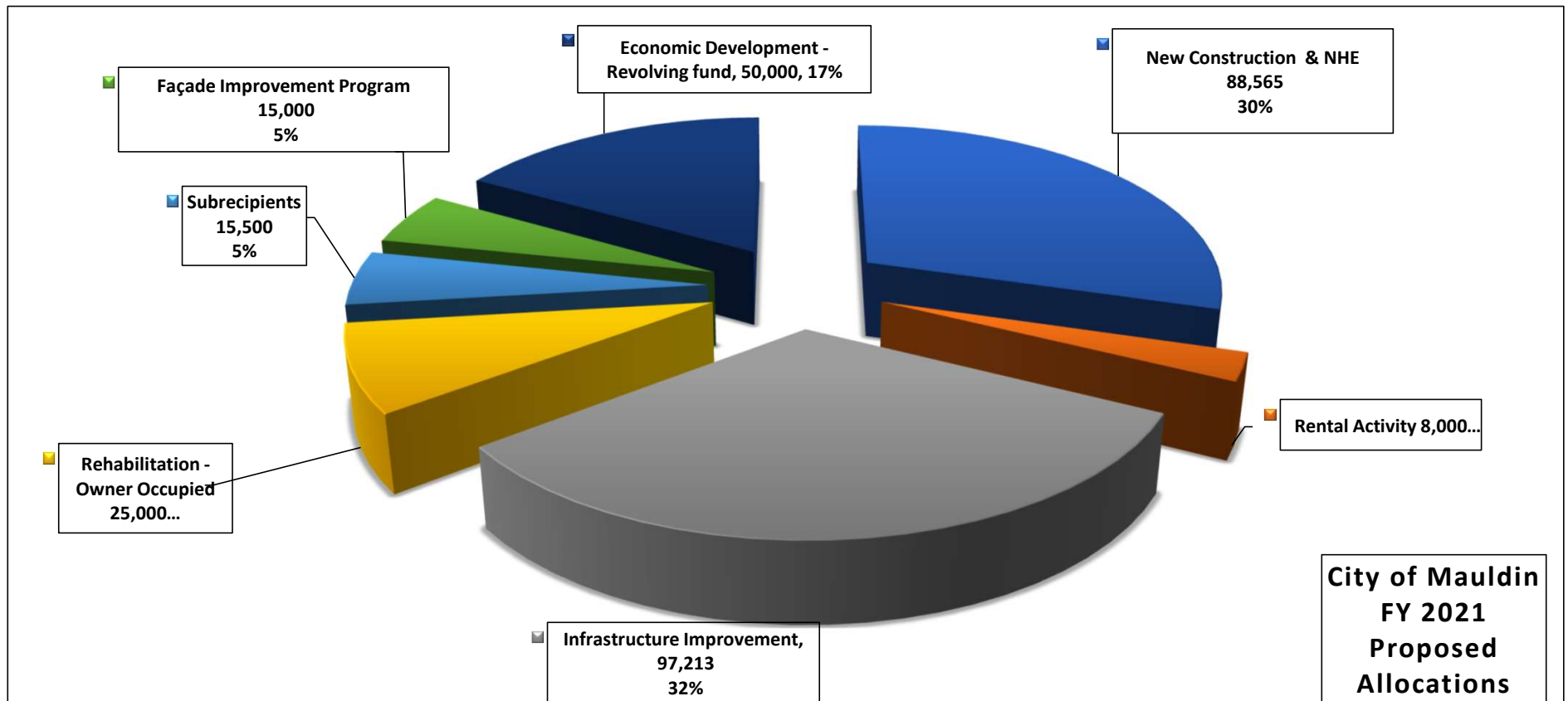
City of Greer

FY 2021 proposed allocation - \$721,583

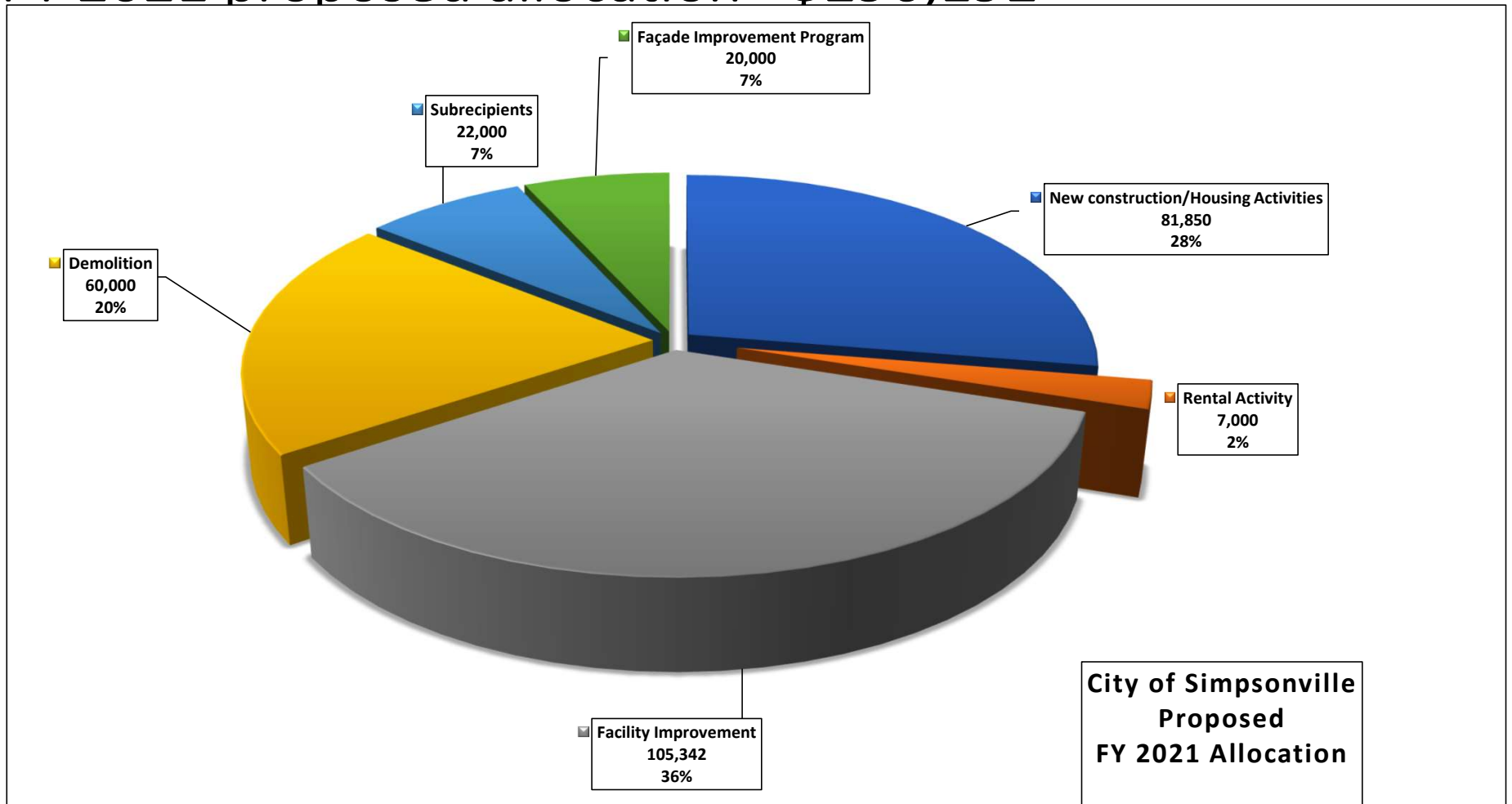


City of Mauldin

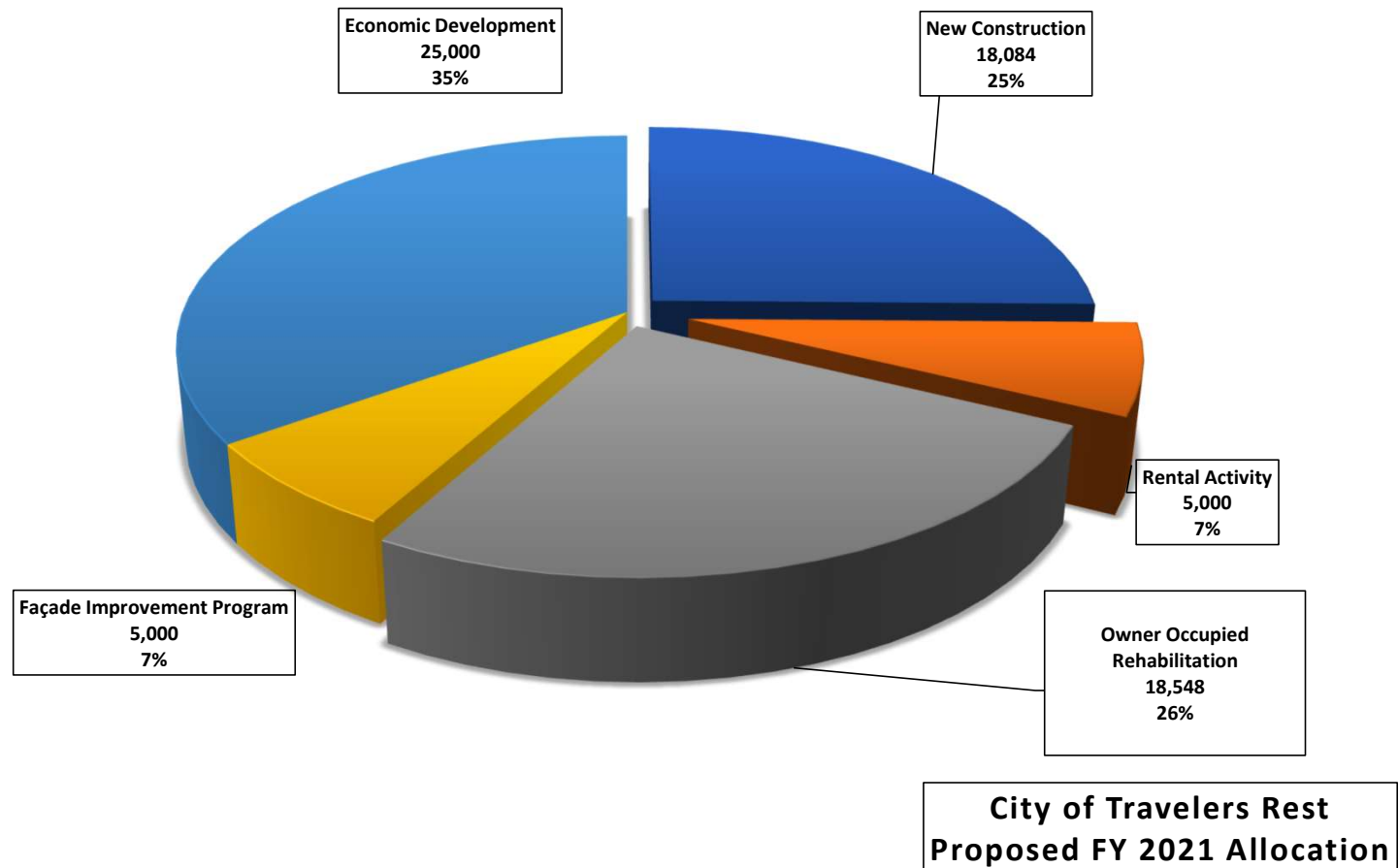
FY 2021 proposed allocation - \$299,278



City of Simpsonville FY 2021 proposed allocation - \$296,192



City of Travelers Rest FY 2021 proposed allocation - \$ 71,632





2021 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

**FY 2021
Annual Action
Goals:**
**- Consistent with
the 5YR
Consolidated Plan
(FY 2020 – FY 2024)
Goals.**

Housing – Affordable and Accessible

Community Development – Suitable Living Condition

Addressing Homelessness

Economic Development

Neighborhood Revitalization

GCRA - Housing Goal Strategies - using HOME, CDBG, ESG & AHF

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

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

First Time
Homebuyers Program
(DPT & Closing Cost
Assistance – CWC)

Rental Assistance -
Homelessness
Prevention – At risk
of homelessness

Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless

Investor Program-
Rental Rehab

Major – Homeowner
Rehab – Program -
GCRA

Minor Home Repair
Program (GCRA &
Rebuild)

MLF-Permanent
Financing – GCRA
funded homes

Housing Goal - FY 2021 AAP Snapshot of housing strategic goals

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat)	25	15	10
Rental Units – (NHE/UHC/TWG/Hallmark/Holland)	448	2	446
Homebuyers – CWC	25	0	25
Rental Assistance - Homelessness Prevention	20	20	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Rental Assistance – Via COVID-19 Impact	550	0	550
Mortgage Assistance – COVID – 19 Impact	200	0	200
Minor Home Repair Program (GCRA & Rebuild)	80	10	70
Investor Program- Rental Rehab -	4	4	0
Major – Home-owner Rehab - Program	2	2	0
Total	1,379	78	1301

Community Development – Goal - Infrastructure/Facility Improvements

Municipalities- Facility & Infrastructure Improvement Projects

<u>Municipalities</u>	<u>Location</u>
Simpsonville - Habitat – Woodside Housing Project – Infrastructure - completion	Simpsonville
Simpsonville – Senior Center Improvement	Simpsonville
Greer - Sunnyside Community- Infrastructure Improvement for Fairview Townhomes Development	Greer
Greer – Needmore Community – Pickleball Court and Street Improvement on Mountainview	Greer

Others - Unincorporated

Demolition of substandard and blighted properties	Countywide
1. Brutontown (Strategy Neighborhood) - Infrastructure Improvement – Phase 2D – Iola Wilson, Phase 4 (Emory) and 5 Phase (Greenbrier)	Brutontown
2. Brutontown – Walcott - New Affordable Housing Units	Brutontown ²³

Community Development 2021 CDBG Public Services Subrecipients

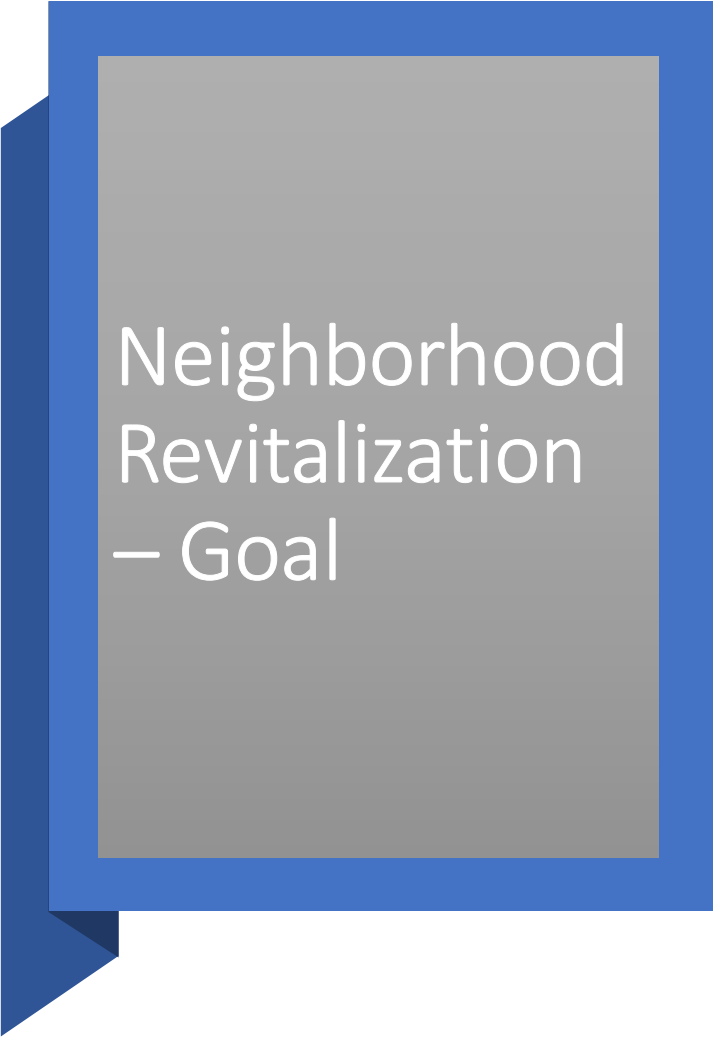
Public Service	Number	Municipalities	Unincorporated
Subrecipients	19	11	8
Proposed Persons Assisted	11,080	7,136	3,944

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	8	2	6	1	1
Proposed Persons Assisted	2,639	360	1,504	600	175

Economic Development Goal

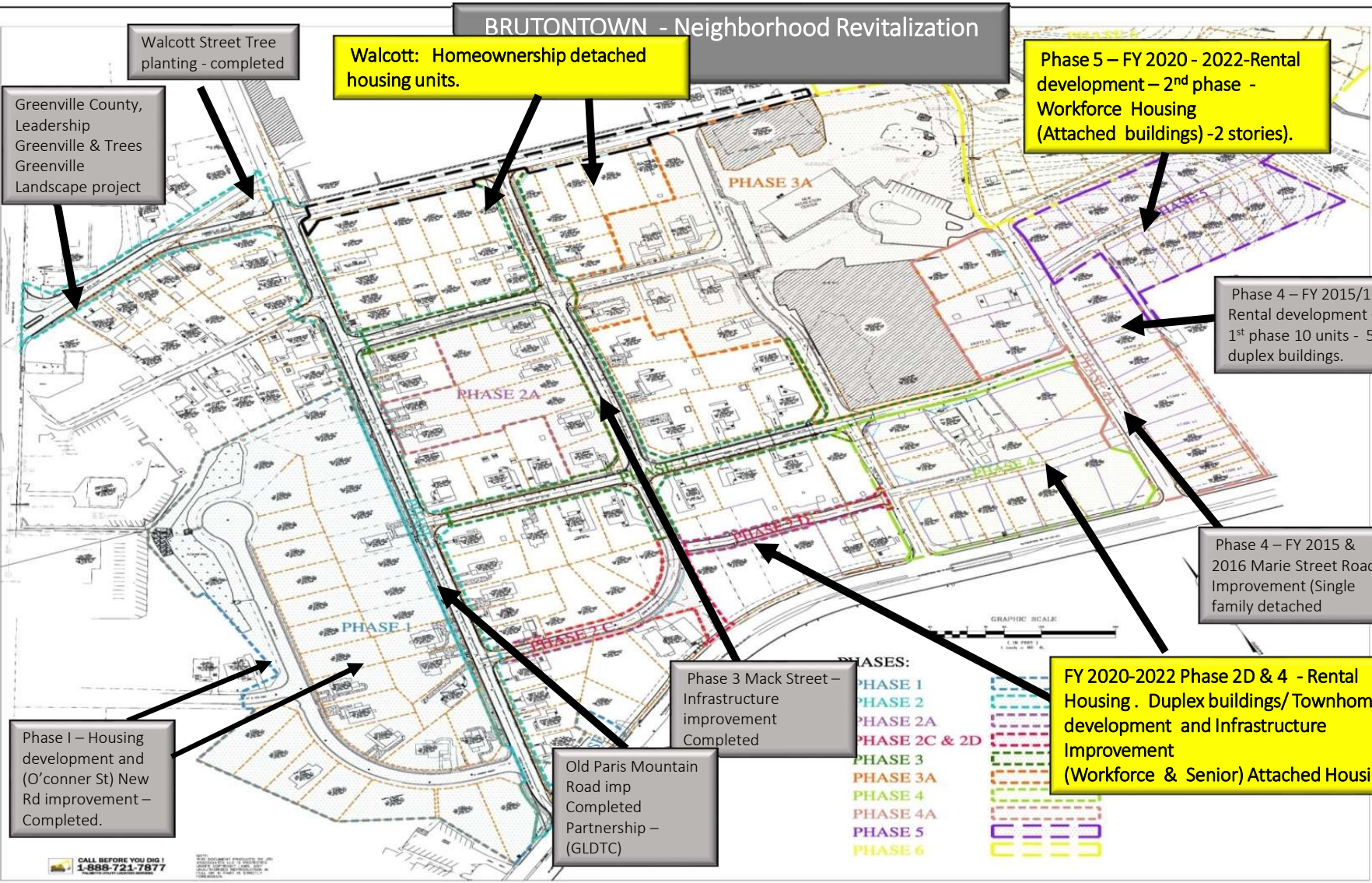
Economic Development Programs	Proposed #
ED – Business Loans	4
Façade Improvement Program	6
Proposed Total	10 Businesses and 10 jobs created or retained
Job Training Opportunities	25 persons



Neighborhood
Revitalization
– Goal

- **Brutontown – Master Plan Improvement Strategies**
 - **Phase 2D, 4 & 5: – Planning & zoning approval.**
 - **Engineering plans and road improvement**
 - **Homeownership units – Walcott area (4 units)**
- **Greer**
 - **Needmore: Pickle ball court construction and Mountain View Street Improvement**
 - **Sunnyside: Fairview Development: Infrastructure Improvement.**
- **Provide financial assistance to neighborhoods for capacity building opportunities.**

BRUTONTOWN - Neighborhood Revitalization



Walcott Street Tree planting - completed

Greenville County, Leadership Greenville & Trees Greenville Landscape project

Walcott: Homeownership detached housing units.

Phase 5 – FY 2020 - 2022-Rental development – 2nd phase - Workforce Housing (Attached buildings) -2 stories).

Phase 4 – FY 2015/16 Rental development – 1st phase 10 units - 5 duplex buildings.

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

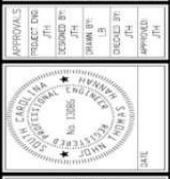
Phase 3 Mack Street – Infrastructure improvement Completed

Old Paris Mountain Road imp Completed Partnership – (GLDTC)

Phase 1 – Housing development and (O’conner St) New Rd improvement – Completed.

FY 2020-2022 Phase 2D & 4 - Rental Housing . Duplex buildings/ Townhomes development and Infrastructure Improvement (Workforce & Senior) Attached Housing)

REVISED	DATE



JTH
JTH ASSOCIATES, LLC
 ENGINEERS & PLANNERS
 340 PIEDMONT ROAD, SUITE 405
 GREENVILLE, SOUTH CAROLINA 29615
 864-652-8288

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

BRUTONTOWN PHASE DRAWING

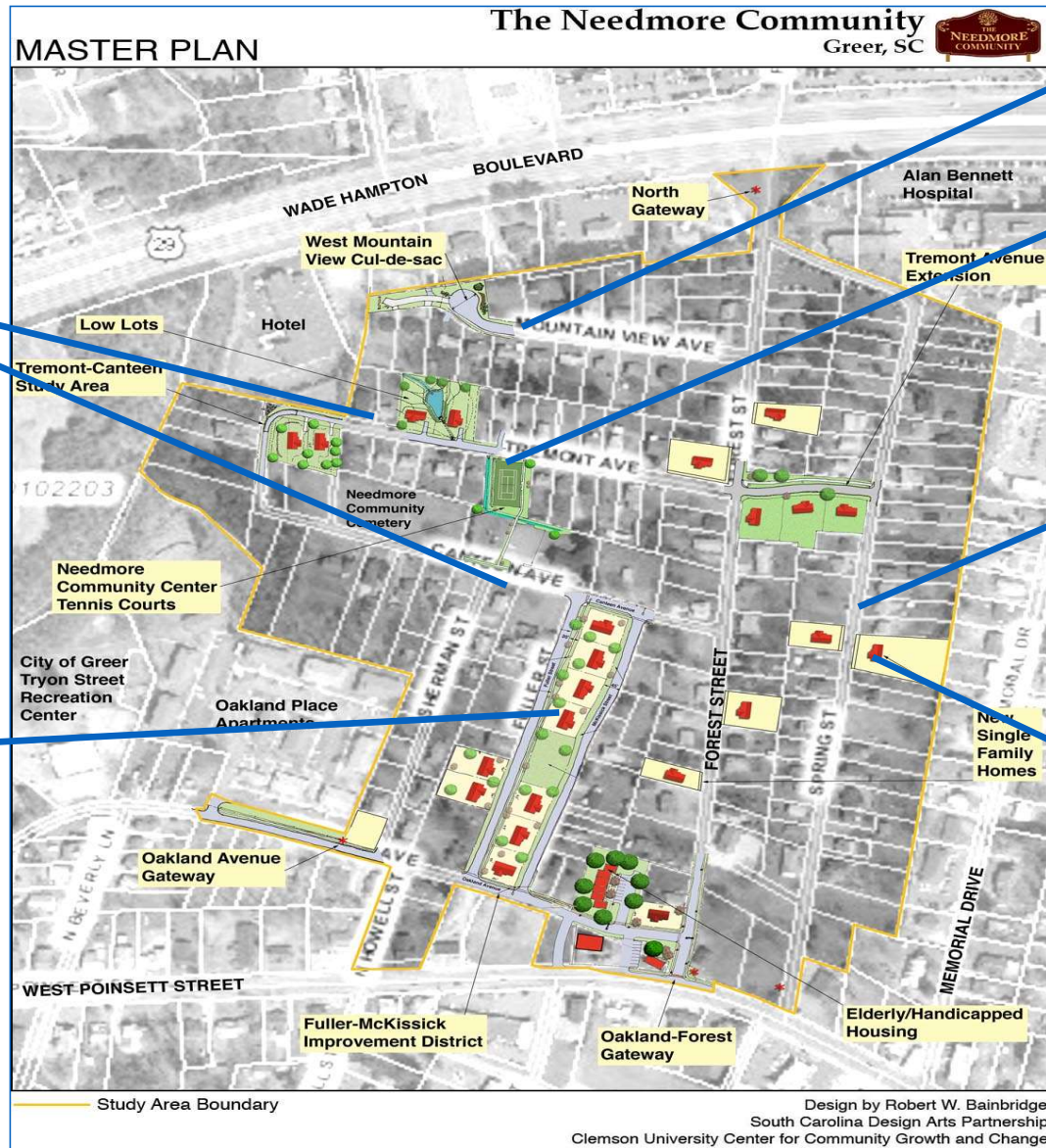
DATE: MAR 2010	SHEET 1
SCALE: 1" = 60'	OF 1
PROJECT NO. X300X	
DWG. NO.	



Single Family Homes

**Brutontown Activity:
FY 2020 completed and
sold**

**New Construction
Homeownership**



Tremont- Canteen Infrastructure project - completed
GLDTC & GCRA

Nehemiah Housing project – completed and sold one homeownership unit – Jan. 2021.
FY 2021 – 1 unit

Infrastructure Improvement (Income eligibility survey & Environmental Review)
Tennis Court – Reuse of site for Pickle - ball Court (senior activity) – 2020 – 2021 Project – Environmental review

FY 2017-2018 Spring Street Infrastructure project - completed
GLDTC & GCRA

Numerous infill affordable housing units completed in the neighborhood

Design by Robert W. Bainbridge
South Carolina Design Arts Partnership
Clemson University Center for Community Growth and Change

Sunnyside Community

- **Fairview Townhomes**

Proposal:

- Infrastructure Improvement – FY 2021
- Construct 34 townhomes – FY 2022/23

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

Proposed income range: 50% - 100% AMI



IT TO CHANGE



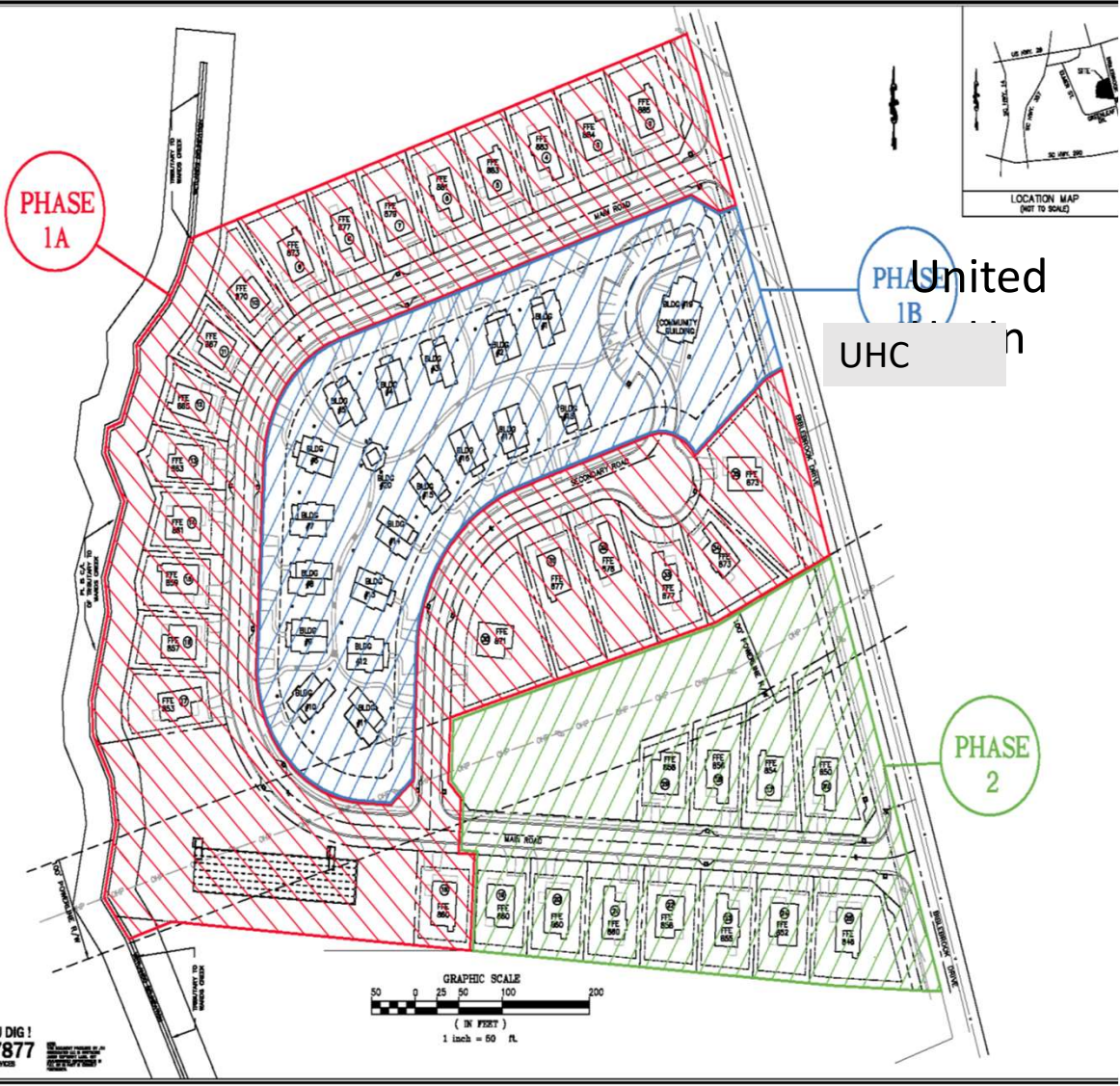
A blue ribbon graphic with a folded end on the left side, containing text.

Proposed 2021 Housing Projects
GCRA & Housing Partner
projects

GCRA & UHC joint project
36 senior housing completed (UHC)
36 Homeowner units – in progress -GCRA

FY 2019 – Accomplishments
10 units sold

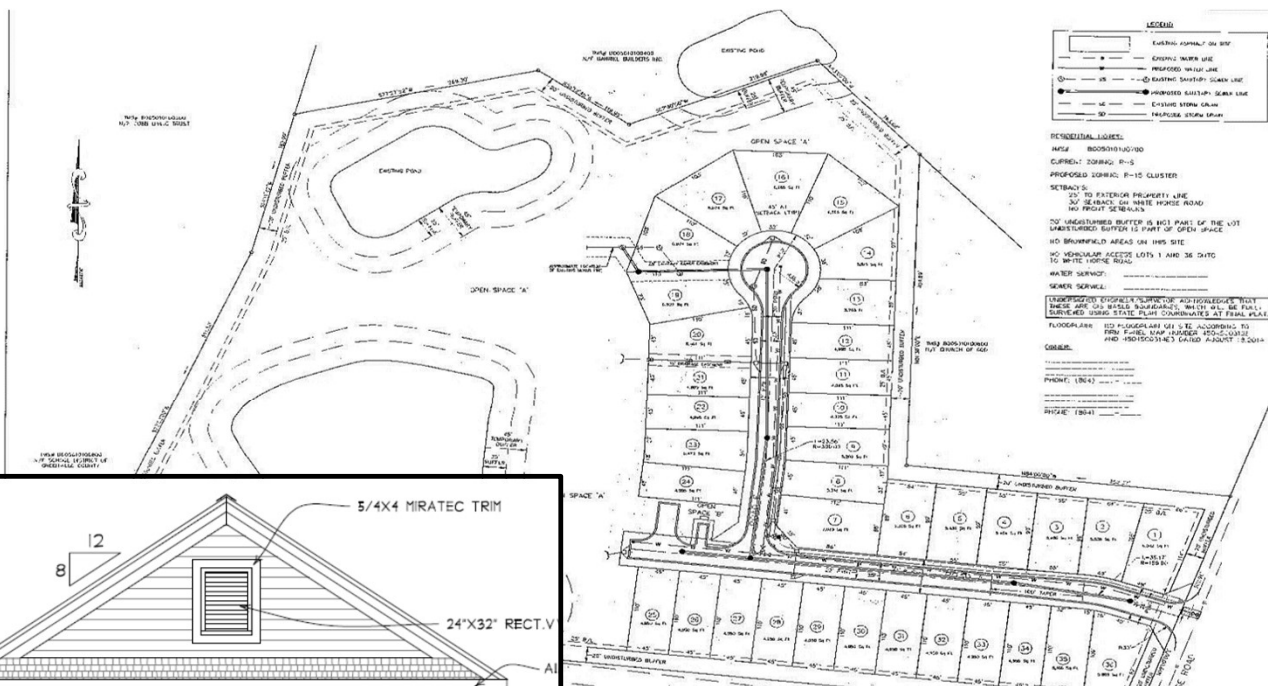
Proposed: FY 2021: 5 units



Municipal Activity: Greer – Homeownerships

FY 2020 - 689, 690, 693, 694, 698, 699 Ruddy Creek Circle – Complete & Sold





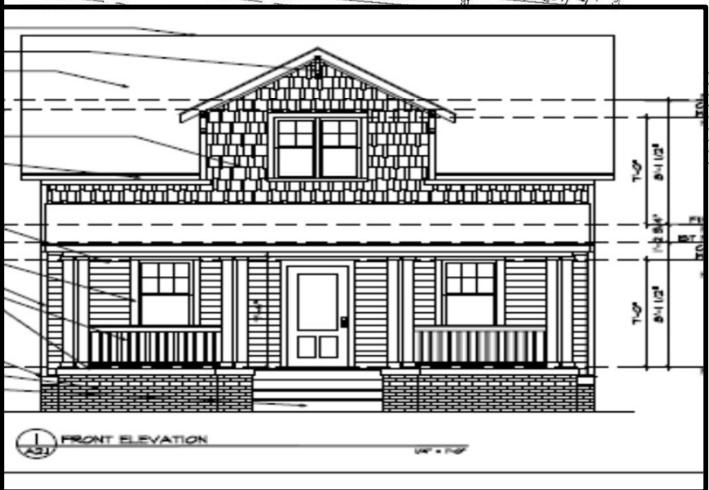
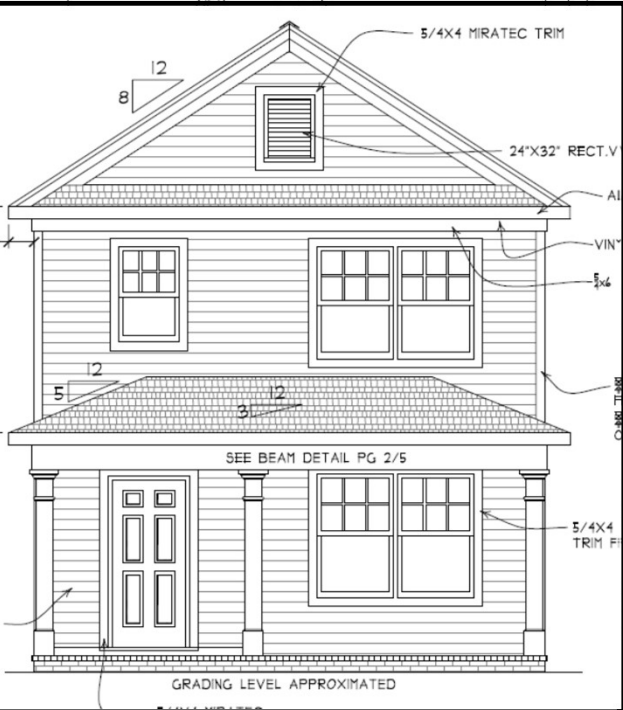
**Developer: Homes of Hope
 Greenville County Funding
 approval: **FY 2020 and FY 2021****

**40 Units – Mixed Income
 Community**

**22 Homeownerships – up to 120%
 AMI**

18 rental units – up to 80% AMI

**HOME: \$100,000
 Affordable Housing Fund (AHF):
 \$275,000
 Total Development Budget: \$7M**



Developer: Mercy Housing
Greenville County Funding approval: FY 2020

update – 60 units to 90 units

HOME: \$150,000

Affordable Housing Fund (AHF): \$450,000

Total Development Budget: \$20,281,775

Project Name	1215 E. Butler Rd, Senior Housing
Developer	Mercy Housing
Project Location	1215 E. Butler Road, Mauldin, SC
Census Tract	28.12
Tax Map #	0539010100206
Acreage	4.9
# of Units Target	90 Units; 1-2 bedrooms Seniors
AMI Range	60% AMI and Below





PARTNER PROJECT – MERCY HOUSING (SE)
90 SENIOR RENTAL UNITS – MAULDIN – BUTLER ROAD

Developer: Habitat for Humanity
Greenville County Funding approval:
HOME: \$171,812
Affordable Housing Fund (AHF): \$0
Total Development Budget: \$1,917,928

<i>Project Name</i>	Habitat – Woodside Development 2021
<i>Developer</i>	Habitat for Humanity of Greenville County
<i>Project Location</i>	274 Beattie Street, Simpsonville
<i>Census Tract</i>	30.05
<i>Tax Map #</i>	0324001201002
<i>Acreage</i>	5.02
<i># of Units Types</i>	10 3 bedroom houses
<i>AMI Range Target Population</i>	≤ 60% Families



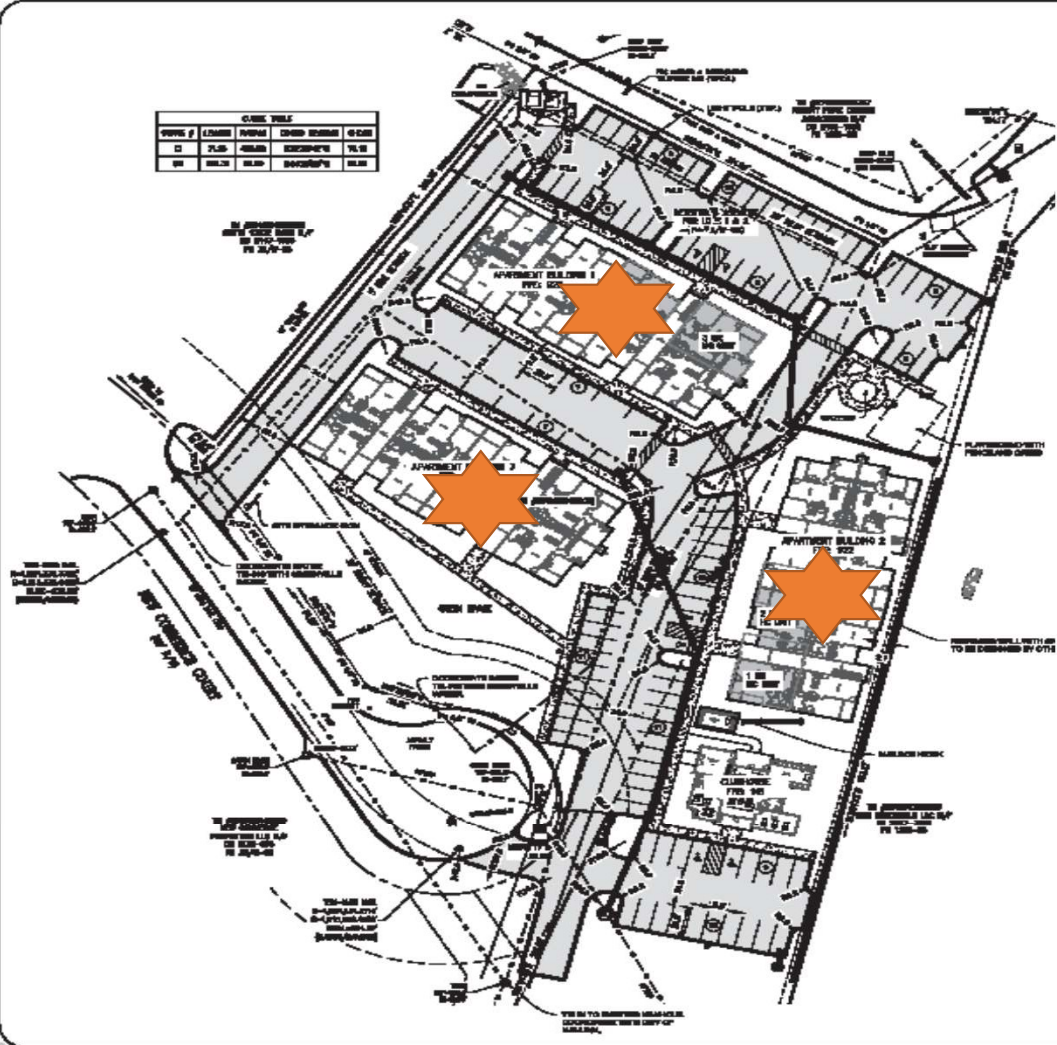


Joint Project with GCRA
Total Units: 13 units
GCRA: 3 Units
Habitat: 10 Units
HABITAT WOODSIDE PROJECT - SIMPSONVILLE 13 HOMEOWNERSHIP UNITS

Developer: NHE – Approved 9% Tax Credit project
Greenville County Funding approval:
HOME: \$70,000
Affordable Housing Fund (AHF): \$430,000
Total Development Budget: \$13,674,927

<i>Project Name</i>	Parkside at Butler
<i>Developer</i>	NHE Inc.
<i>Project Location</i>	600 New Commerce Court, Mauldin
<i>Census Tract</i>	28.12
<i>Tax Map #</i>	0546010100503 0546010100310
<i>Acreage</i>	4.50
<i># of Units Types</i>	72 1 -3 bedrooms
<i>AMI Range Target Population</i>	≤ 60% (10) units 30%AMI Individuals





Parkside at Butler
New Commerce Court, Mauldin, SC



FIELD COPY ARCHITECTS

The SC Housing Tax Credit (42)(c)(4) project

Parkside at Butler
New Commerce Court
Mauldin, SC

G-001

Item	Description	Quantity	Unit	Notes
1	Excavation	100	SF	
2	Foundation	50	LINEAL FT	
3	Structural Steel	100	TONS	

Item	Description	Quantity	Unit	Notes
4	Roofing	200	SF	
5	Interior Finishes	100	SF	
6	Exterior Finishes	50	SF	

SHEET INDEX

Sheet No.	Description
G-001	Site Plan
G-002	Foundation Plan
G-003	Structural Steel Plan
G-004	Roofing Plan
G-005	Interior Finishes Plan
G-006	Exterior Finishes Plan

NET DATA:

FOR STRUCTURAL DEVELOPMENT: 17,000 SQ FT
TOTAL AREA - 1,000,000 SQ FT
TOTAL DEVELOPMENT AREA - 1,000,000 SQ FT

DATE: 1/15/20

BY: [Signature]

GRAPHIC SCALE

1" = 100'

C200

1" = 100'

Developer: United Housing Connections
Greenville County Funding approval:
HOME: \$0
Affordable Housing Fund (AHF): \$280,000
Total Development Budget: \$5,276,927

Project Name	Church Street Place at Poe Mill
Developer	United Housing Connections
Project Location	50 Church Street, Greenville SC
Census Tract	23.02
Tax Map #	0154000200104
Acreage	2.93
# of Units Type	36 Studio
AMI Range Target population	≤ 50% Individuals



**Church Street Place at Poe Mill Site Rendering
by Seamon Whiteside Engineering**



36 units Permanent Supportive Housing



**Developer: The Hallmark Companies, Inc. (Pending
4% Tax Credit project)**

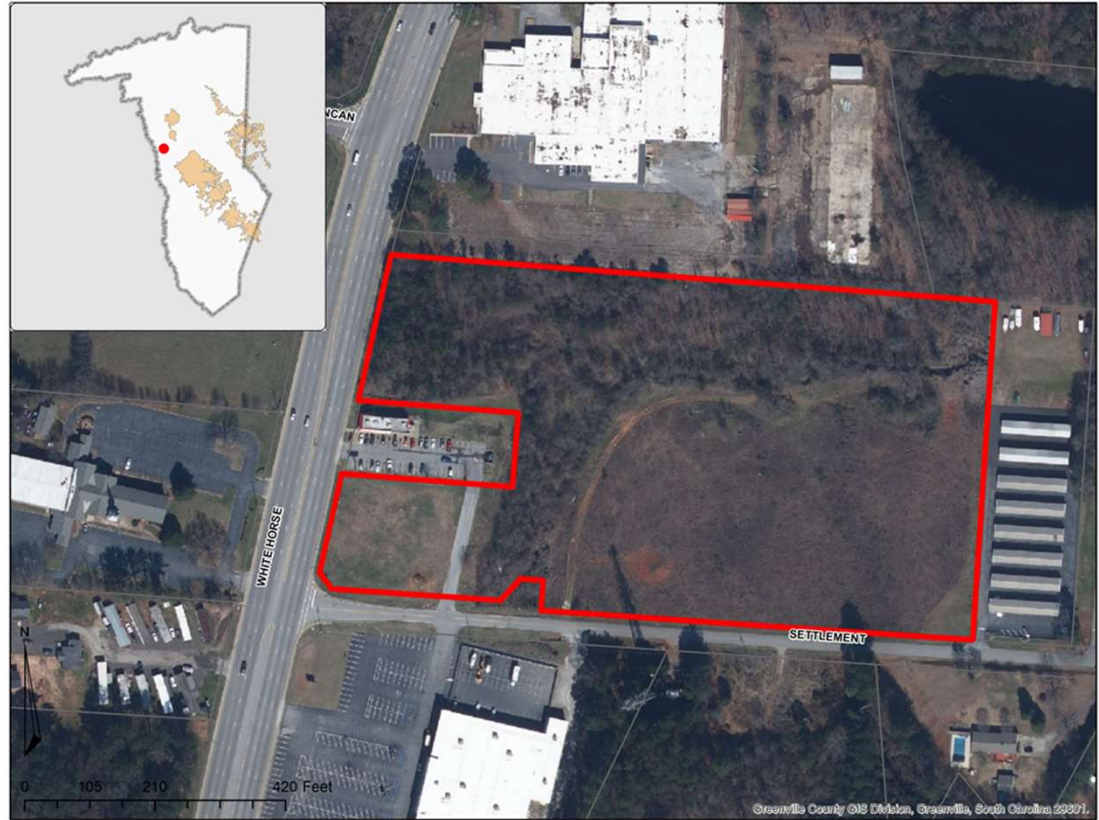
Greenville County Funding approval:

HOME: \$50,000

Affordable Housing Fund (AHF): \$100,000

Total Development Budget: \$25,703,058

<i>Project Name</i>	Settlement Manor Apartments
<i>Developer</i>	The Hallmark Companies, Inc.
<i>Project Location</i>	Settlement Road, Greenville SC
<i>Census Tract</i>	37.07
<i>Tax Map #</i>	B006000101001
<i>Acreage</i>	11.71
<i># of Units Type</i>	120 1 -3 bedrooms
<i>AMI Range Target Population</i>	≤ 60% Individuals and Families



PARKING DATA:

MULTI FAMILY - 1 SPACE PER 1 BLD, 1.5 SPACES PER 2 BLD, 2 SPACES PER 3 BLD

TOTAL REQ'D: 180 SPACES

TOTAL PROVIDED: 201 SPACES



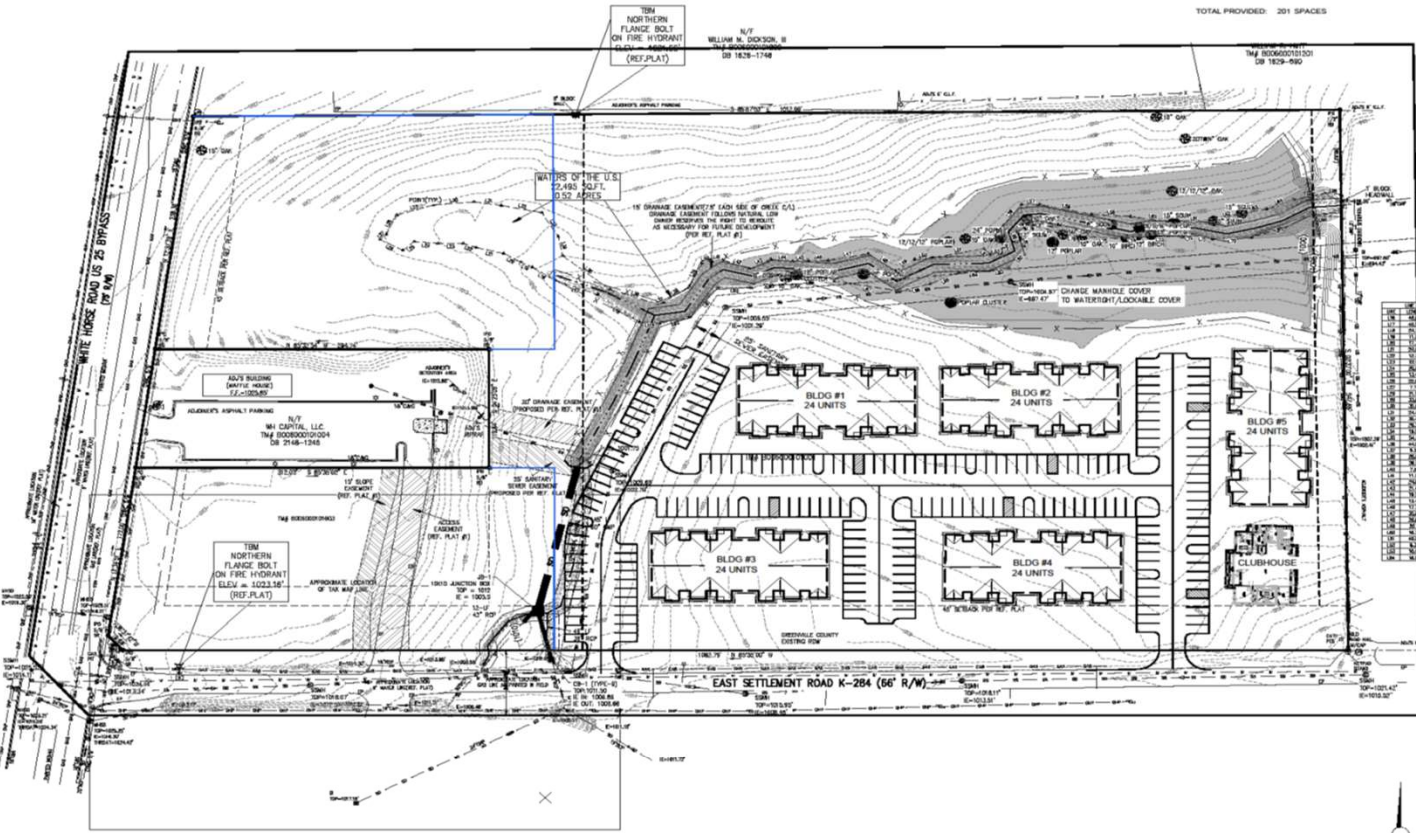
LOCATION MAP

NOT TO SCALE

SITE DATA:

PN 8006000101001
 TOTAL SITE = 8.90 AC (387,884 SF)
 TOTAL DISTURBED AREA = 20,000 AC (800,000 SF)
 ZONING - RM-20 (MULTIFAMILY RESIDENTIAL)
 SETBACKS:
 FRONT - 40'
 REAR - 25'
 SIDES - 25'

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	10/06/2020	AGB
2	ISSUED FOR PERMITS	10/06/2020	AGB
3	ISSUED FOR PERMITS	10/06/2020	AGB
4	ISSUED FOR PERMITS	10/06/2020	AGB
5	ISSUED FOR PERMITS	10/06/2020	AGB
6	ISSUED FOR PERMITS	10/06/2020	AGB
7	ISSUED FOR PERMITS	10/06/2020	AGB
8	ISSUED FOR PERMITS	10/06/2020	AGB
9	ISSUED FOR PERMITS	10/06/2020	AGB
10	ISSUED FOR PERMITS	10/06/2020	AGB
11	ISSUED FOR PERMITS	10/06/2020	AGB
12	ISSUED FOR PERMITS	10/06/2020	AGB
13	ISSUED FOR PERMITS	10/06/2020	AGB
14	ISSUED FOR PERMITS	10/06/2020	AGB
15	ISSUED FOR PERMITS	10/06/2020	AGB
16	ISSUED FOR PERMITS	10/06/2020	AGB
17	ISSUED FOR PERMITS	10/06/2020	AGB
18	ISSUED FOR PERMITS	10/06/2020	AGB
19	ISSUED FOR PERMITS	10/06/2020	AGB
20	ISSUED FOR PERMITS	10/06/2020	AGB
21	ISSUED FOR PERMITS	10/06/2020	AGB
22	ISSUED FOR PERMITS	10/06/2020	AGB
23	ISSUED FOR PERMITS	10/06/2020	AGB
24	ISSUED FOR PERMITS	10/06/2020	AGB
25	ISSUED FOR PERMITS	10/06/2020	AGB
26	ISSUED FOR PERMITS	10/06/2020	AGB
27	ISSUED FOR PERMITS	10/06/2020	AGB
28	ISSUED FOR PERMITS	10/06/2020	AGB
29	ISSUED FOR PERMITS	10/06/2020	AGB
30	ISSUED FOR PERMITS	10/06/2020	AGB
31	ISSUED FOR PERMITS	10/06/2020	AGB
32	ISSUED FOR PERMITS	10/06/2020	AGB
33	ISSUED FOR PERMITS	10/06/2020	AGB
34	ISSUED FOR PERMITS	10/06/2020	AGB
35	ISSUED FOR PERMITS	10/06/2020	AGB
36	ISSUED FOR PERMITS	10/06/2020	AGB
37	ISSUED FOR PERMITS	10/06/2020	AGB
38	ISSUED FOR PERMITS	10/06/2020	AGB
39	ISSUED FOR PERMITS	10/06/2020	AGB
40	ISSUED FOR PERMITS	10/06/2020	AGB
41	ISSUED FOR PERMITS	10/06/2020	AGB
42	ISSUED FOR PERMITS	10/06/2020	AGB
43	ISSUED FOR PERMITS	10/06/2020	AGB
44	ISSUED FOR PERMITS	10/06/2020	AGB
45	ISSUED FOR PERMITS	10/06/2020	AGB
46	ISSUED FOR PERMITS	10/06/2020	AGB
47	ISSUED FOR PERMITS	10/06/2020	AGB
48	ISSUED FOR PERMITS	10/06/2020	AGB
49	ISSUED FOR PERMITS	10/06/2020	AGB
50	ISSUED FOR PERMITS	10/06/2020	AGB
51	ISSUED FOR PERMITS	10/06/2020	AGB
52	ISSUED FOR PERMITS	10/06/2020	AGB
53	ISSUED FOR PERMITS	10/06/2020	AGB
54	ISSUED FOR PERMITS	10/06/2020	AGB
55	ISSUED FOR PERMITS	10/06/2020	AGB
56	ISSUED FOR PERMITS	10/06/2020	AGB
57	ISSUED FOR PERMITS	10/06/2020	AGB
58	ISSUED FOR PERMITS	10/06/2020	AGB
59	ISSUED FOR PERMITS	10/06/2020	AGB
60	ISSUED FOR PERMITS	10/06/2020	AGB
61	ISSUED FOR PERMITS	10/06/2020	AGB
62	ISSUED FOR PERMITS	10/06/2020	AGB
63	ISSUED FOR PERMITS	10/06/2020	AGB
64	ISSUED FOR PERMITS	10/06/2020	AGB
65	ISSUED FOR PERMITS	10/06/2020	AGB
66	ISSUED FOR PERMITS	10/06/2020	AGB
67	ISSUED FOR PERMITS	10/06/2020	AGB
68	ISSUED FOR PERMITS	10/06/2020	AGB
69	ISSUED FOR PERMITS	10/06/2020	AGB
70	ISSUED FOR PERMITS	10/06/2020	AGB
71	ISSUED FOR PERMITS	10/06/2020	AGB
72	ISSUED FOR PERMITS	10/06/2020	AGB
73	ISSUED FOR PERMITS	10/06/2020	AGB
74	ISSUED FOR PERMITS	10/06/2020	AGB
75	ISSUED FOR PERMITS	10/06/2020	AGB
76	ISSUED FOR PERMITS	10/06/2020	AGB
77	ISSUED FOR PERMITS	10/06/2020	AGB
78	ISSUED FOR PERMITS	10/06/2020	AGB
79	ISSUED FOR PERMITS	10/06/2020	AGB
80	ISSUED FOR PERMITS	10/06/2020	AGB
81	ISSUED FOR PERMITS	10/06/2020	AGB
82	ISSUED FOR PERMITS	10/06/2020	AGB
83	ISSUED FOR PERMITS	10/06/2020	AGB
84	ISSUED FOR PERMITS	10/06/2020	AGB
85	ISSUED FOR PERMITS	10/06/2020	AGB
86	ISSUED FOR PERMITS	10/06/2020	AGB
87	ISSUED FOR PERMITS	10/06/2020	AGB
88	ISSUED FOR PERMITS	10/06/2020	AGB
89	ISSUED FOR PERMITS	10/06/2020	AGB
90	ISSUED FOR PERMITS	10/06/2020	AGB
91	ISSUED FOR PERMITS	10/06/2020	AGB
92	ISSUED FOR PERMITS	10/06/2020	AGB
93	ISSUED FOR PERMITS	10/06/2020	AGB
94	ISSUED FOR PERMITS	10/06/2020	AGB
95	ISSUED FOR PERMITS	10/06/2020	AGB
96	ISSUED FOR PERMITS	10/06/2020	AGB
97	ISSUED FOR PERMITS	10/06/2020	AGB
98	ISSUED FOR PERMITS	10/06/2020	AGB
99	ISSUED FOR PERMITS	10/06/2020	AGB
100	ISSUED FOR PERMITS	10/06/2020	AGB



SITE DESIGN, INC.
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

WWW.SITEDSIGN.COM
 1000 EAST SETTLEMENT ROAD, SUITE 100
 GREENVILLE, SOUTH CAROLINA 29615
 PH: 864.636.1111 FAX: 864.636.1112

EAST SETTLEMENT ROAD MULTI FAMILY

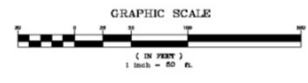
GREENVILLE COUNTY SOUTH CAROLINA

SC REG NO 12264

DATE: 10/06/2020
 SHEET: 3 OF 1
C200

811 Know what's below. Call before you dig.

THE UNITED STATES ARE BORROW FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE USER OF THIS INFORMATION MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF ANY ACTION TAKEN BY THE CONTRACTOR. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Developer: TWG Development, LLC (Pending 4% Tax Credit project)

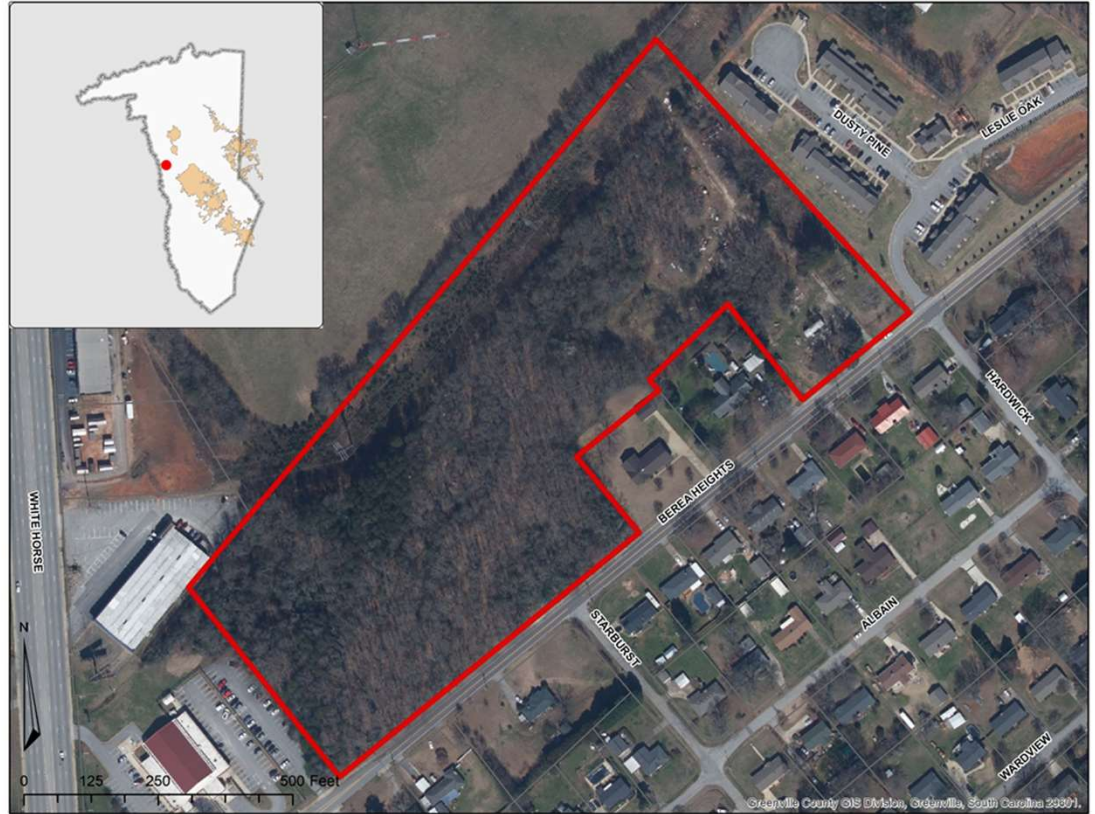
Greenville County Funding approval: a 2 year cycle

HOME: \$50,000

Affordable Housing Fund (AHF): \$200,000

Total Development Budget: \$25,644,324

Project Name	Berea Heights
Developer	TWG Development, LLC
Project Location	Berea Heights Road
Census Tract	37.06
Tax Map #	B015000100204
Acreage	15.82
# of Units Types	128 1-3 bedrooms
AMI Range Target Population	≤ 60% Individuals and families



Developer: Wendover Housing Partners (Pending 9% Tax Credit project)

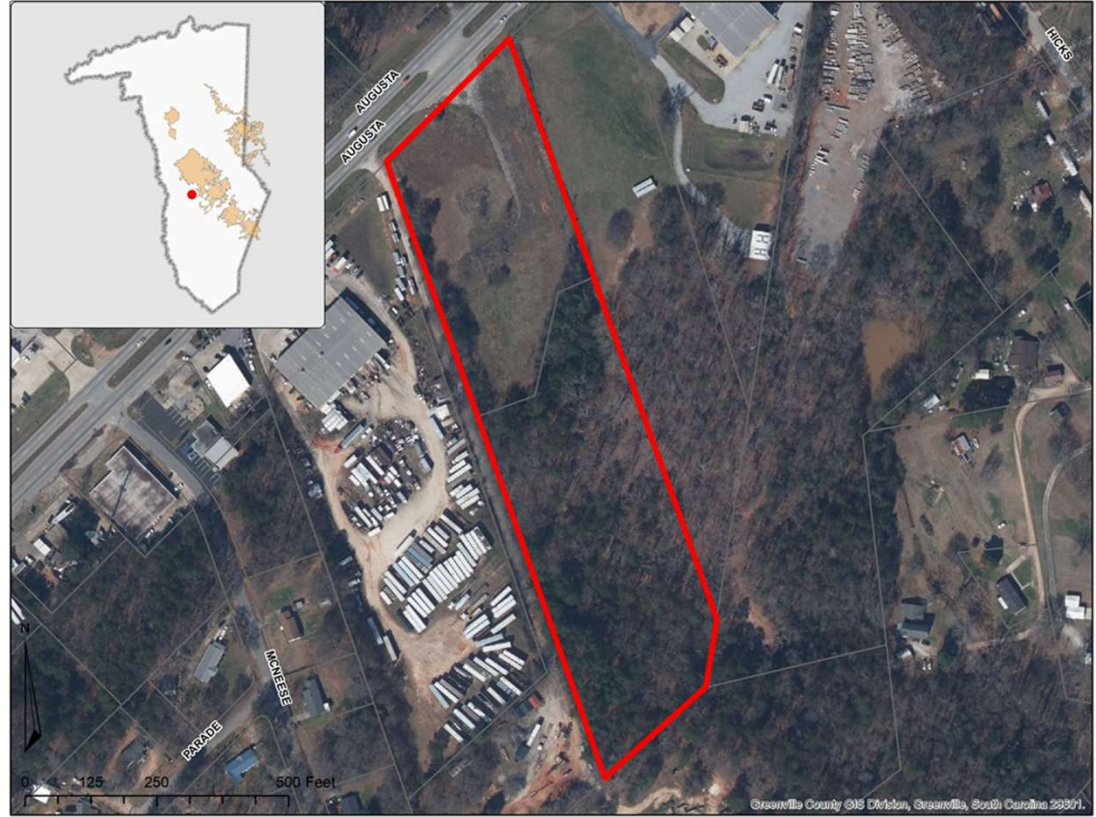
Greenville County Funding approval: a 2 yr. cycle

HOME: \$50,000

Affordable Housing Fund (AHF): \$200,000

Total Development Budget: \$18,720,625

Project Name	Holland Park
Developer	Wendover Housing Partners
Project Location	5807 Augusta Road, Greenville SC
Census Tract	20.05
Tax Map #	0394000102701 0394000102700
Acreage	8.5
# of Units Types	90 1 – 3 bedrooms Apartment style
AMI Range Target Population	≤ 60% Individuals and Families





Accomplishments



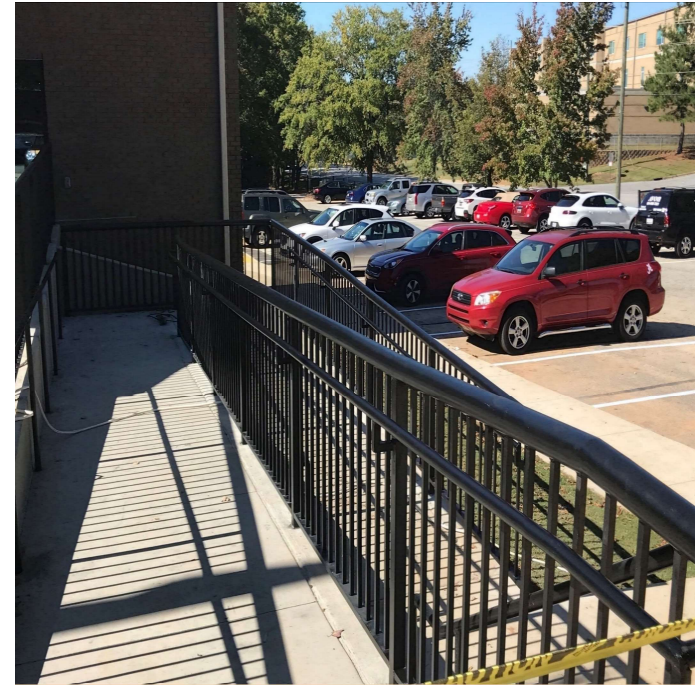
Fountain Inn Senior Center

ADA Improvements

Public Works Activity: Greer

Kids' Planet at Century Park ADA Improvements





Public Works Activity: Mauldin – ADA Improvement

- Mauldin Senior Center
- Completed



Public Works Activity: Sterling

Maloy, Middleton, Sterling Street
Improvements
(GLDTC/Parker Partnership)



Municipal Activity: Fountain Inn New Construction for Sale



103 Rosemary Lane – Complete & Sold

Unincorporated Activity: Slater New Construction - Homeownership



211 & 233 Whitney Street – Complete & Sold

Unincorporated Activity: Slater New Construction – Rental units



434 Lindberg Street & 235 Whitney Street – Complete & Occupied

Miller Place Development - Mauldin

Miller Place Court: 18 units

- Infrastructure
- Irrigation & Landscaping
- Signage
- Final Paving



Municipal Activity: Mauldin New Construction for Rental



Miller Place Court vertical/duplex construction – Complete & Occupied!

“Out of Reach”-Affordability Data

Greenville County – FMR 2020 & 2021 Greenville County

Year	0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
2020	\$628	\$740	\$842	\$1,127	\$1,362
2021	\$731	\$826	\$942	\$1,254	\$1,518

- In South Carolina, a SSI recipient (receiving \$783 monthly) can afford monthly rent of no more than **\$234**, while the Fair Market Rent for a one-bedroom unit is **\$826 (2021)**. Individual earning \$16,250 can afford monthly rent of \$406.25 (hourly rate is \$7.81)

Income	1HH	2HH	3HH	4HH	5HH	6HH	7HH	8HH
30%	16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660
50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
80%	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550

- In South Carolina, one worker earning the **Minimum Wage** (\$7.25 per hour) must work **88 hours per week, 52 weeks per year** to earn \$33,040 in order to afford a one bedroom for \$826 of the area's Fair Market rent.

Source: ssa.gov, 2021; doi.gov, 2020; and huduser.gov, 2021

Housing Cost Burden - definition

- HUD defines a housing cost burden as a household that pays over 30 percent or more of its monthly gross income on housing costs. (Greenville County for Household of 4)
- **30% AMI** is **\$27,050 for household of four**. A 2 bedroom apartment requirement.
 - Estimated hourly pay is **\$13** per hr. for 40 hrs. per week.
 - Maximum housing cost burden of **30%**.
 - **Monthly housing cost can not exceed \$676.25 per month (less than 0 bedroom FMR).**
- **50% AMI** is **\$38,600 for household of four persons**.
 - Approximate hourly pay **\$18.56** per hour for 40 hours per week.
 - Maximum housing cost burden of **30%**.
 - **Monthly payment housing cost can not exceed \$965 per month. Qualifies for a 2 bedroom apartment of \$942 FMR**

Employment and Income in Greenville-Anderson-Mauldin MSA

Education,
training, and
library:
\$24.27/hour



Protective
service:
\$17.23/hour

Construction
and extraction:
\$19.52/hour



Production:
\$17.91/hour

Special notes from various Greenville County Reports....

- According to Greenville County 2020 – 2024 Consolidated Plan and the Analysis of Impediments reports, identified that Greenville County has affordable housing need for **approximately 18,000 renter units and 14,500 homeowner units (source – HUD Comprehensive Housing Affordable Strategy (CHAS) data from Census Bureau)**. Additionally, the 2018 Greenville County Housing Study report, prepared by CZB, indicated **a total of 9,500 affordable** housing need for the County. All studies consistently recognized affordable housing need in the County.
- The CHAS data also recognized **that all household types (renters and homeowners) earning 80% and below are** cost burdened by 30% of their income, particularly, families of 50% AMI and below. Households of 30% AMI are severely cost burdened by 50%.
- **Approximately 41 percent** of households in Greenville County are low and moderate income (ACS – 2013 - 2017) and **32 percent of the population consist of persons over age of 62 and up.**

There is an overall identified need for affordable housing in the County; there has to be purposeful and intentional desire to make housing affordable and attainable through policies and actions to achieve this goal for residents of Greenville.

HUD Income Limits



GREENVILLE COUNTY - FY 2021								
Area Median Income: \$77,200								
	# of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low 30% Income Limits (\$)	\$16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660
Very Low 50% Income Limits (\$)	\$27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
Low 80% Income Limits (\$)	\$43,250	49,400	55,600	61,750	66,750	71,650	76,600	81,550

HUD Income Limits



LAURENS COUNTY - FY 2021								
Area Median Income is \$47,500								
	# of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low 30% Income Limits (\$)	\$12,880	17,420	21,960	26,500	28,950	31,100	33,250	35,400
Very Low 50% Income Limits (\$)	\$18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400
Low 80% Income Limits (\$)	\$30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650

HUD Income Limits



SPARTANBURG COUNTY - FY 2021 – Area Median Income \$68,800								
	# of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low 30% Income Limits (\$)	\$14,250	17,420	21,960	26,500	31,040	35,580	40,120	44,660
Very Low 50% Income Limits (\$)	\$23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850
Low 80% Income Limits (\$)	\$38,050	43,450	48,900	54,300	58,650	63,000	67,350	71,700

Questions?
