

2022 Annual Action Plan

Greenville County



Greenville County Redevelopment Authority

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Executive Summary

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

1. Introduction

In accordance with the Greenville County's 2020 -2024 Consolidated Plan, the following five priority goals: **Affordable Housing, Homelessness, Community Development, Economic Development, and Neighborhood Revitalization** were recommended to be targeted for the next five years. Each Annual Action Plan is prepared in pursuant of the outlined comprehensive and coordinated strategies to address the five priority goals. The FY 2022 Annual Action Plan is the third year of the Five-Year Strategic Plan. The Program Year 2022 Plan funds comprise of the FY 2022 Entitlement fund from the U.S Department of Housing and Urban Development (HUD) to the Greenville County, namely - Community Development Block (CDBG), HOME Investment Partnership Fund (HOME), Emergency Solution Grant (ESG), and as well as the CDBG and HOME Program Income allocations. Other local government support funds such as the Affordable Housing Fund (AHF) and Greenville County American Rescue fund are included as additional local subsidies in furtherance of the achievement of affordable housing and community development strategies for the fiscal year.

The Greenville County FY 2022 Entitlement grant allocations comprise of a total of **\$4,164,005**. The funds are \$2,665,606 in CDBG, \$1,265,383 in HOME and \$233,016 in Emergency Solutions Grant. Additionally, a total of \$342,134 in HOME Program Income, \$352,770 in CDBG program Income, \$360,000 in Mortgage loan fund and \$7,000 in local Economic Development loan fund as also included. The Greenville County provided an additional \$25,000 from the County's General fund to assist with the administration and management of the projects and programs. A total of \$1,000,000 of the Affordable Housing Fund (AHF) for furtherance of affordable housing is also included. This will be the 4th allocation since its inception of the AHF program in 2019. Furthermore, Greenville County is providing \$5,000,000 of the American Rescue Fund to further support infrastructure and development opportunities to make affordable housing attainable. These funds are used as leverages to support the increase and preservation of affordable housing in Greenville County, address homelessness, improve physical improvement to the community, provide economic development opportunities and at the same time revitalize specific master planned communities. A private donation of \$24,750 is provided as direct financial assistance to First Time Home buyers towards the purchase of their homes.

The strategies and initiatives identified in the FY 2022 Annual Action Plan, using the funding sources are consistent with recommendations cited FY 2020-2024 Consolidated Plan goals and as well as the 2018 Greenville County Affordable Housing Study report.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The County's five (FY 2020 Con Plan) goals are (1) **Affordable Housing**, (2) **Addressing Homelessness**, (3) **Community Development** (4) **Economic Development**, and (5) **Neighborhood Revitalization**.

Affordable Housing: The following strategies are being implemented by County to make affordable housing accessible and attainable to the residents of Greenville County: (1) Provide homeownership units. (2) Preserve existing housing units through repair or rehabilitation programs. (3) Provide rental units. (4) Provide housing for special needs population. (5) Provide permanent housing with support services (6) Provide down payment assistance (7) Provide rental assistance for literally homeless and at risk of homeless persons (8) Provide affordable permanent end mortgage financing (9) Advocacy and promotion of affordable housing and Fair Housing opportunities. **A total of 476 housing units are proposed to meet the goal using the abovementioned strategies. The specific proposed number of units per strategy goal are as follows: 25 new homeownerships, 21 homebuyers units, 286 new rental units through Housing partners, 40 senior housing units (acquired and rehabbed by a housing partner), 55 home repairs for seniors and persons living with disabilities, 4 full rehabilitated units (2) owner occupied and (2) rental units and 45 individuals and families will be assisted with homeless prevention or rapidly rehoused if literally homeless.** **Homelessness.** A total of 45 households/individuals will be assisted with Homeless Prevention and or Rapid Rehousing if literally homes. Additionally, some of the homeless households or family leaving from domestic violence will be provided permanent support housing within the partner rental housing units. Additionally, funds will also be provided to various homeless providers for their shelter and outreach programs. **Community Development :** The Simpsonville Senior Center Improvement is still in progress. A new ADA restroom building for children participating in Miracle League baseball activity at the Emmanuel Sullivan Park in Fountain Inn is proposed. The pickleball court in Greer (Needmore) will be rebid for construction during FY 2022. Mountainview street improvement in the Needmore community in Greer and Fairview infrastructure improvement in Sunnyside (Greer) to support future homeownership units will be constructed. Approximately 16 nonprofit organizations and municipal agencies will be supported to provide public service activities to low- and moderate-income individuals County wide. Substandard properties are proposed to be demolished to address slum and blight and provide opportunities for future redevelopment of affordable housing. Fair housing and counseling opportunities are provided via Greenville County Human Relations Commission. **Economic Development :** Ten low- and moderate-income jobs will be created or retained because of the business loan and FIP. **Neighborhood Revitalization Priority:** Proposed housing and infrastructure improvements are being planned in Brutontown Community, a strategy neighborhood in the County and as well as the Sunnyside

Community in Greer. A facility and infrastructure improvement projects are planned for the Needmore Community in FY 2022. These planned projects help to develop and address neighborhood revitalization plans and prioritize plan activities. Furthermore, Grant Assistance Funds are provided to low- and moderate-income neighborhoods to encourage capacity building opportunities/ability to form a Neighborhood Associations and encourage grass root leadership opportunities.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the evaluation of last Program Year's performance for CAPER (FY 2020), it was reported that the County accomplished **218 housing units using its entitlement and other funding sources, and 1,012 households were assisted with the COVID-19 funds.** The affordable housing units were achieved through homeownership units, homebuyers down payment assistance, rental, homeowner repairs, housing prevention and rapid rehousing tenant assistance. GCRA far exceeded its housing preservation goal, a total 133 seniors and or persons living with disabilities were assisted with home repairs working with Rebuild and Habitat, whereas 99 units were proposed. The COVID-19 funds on ESG-CV and CDBG-CV were used to assist a total of 1012 households impacted by COVID-19 with rental, utility, and mortgage assistance. The County also exceeded its HOME Match liability for FY 2020, a total of \$185,823.47 HOME match was required, and \$332,910 was contributed, exceeding by \$147,086.53. The source of the HOME match funding is from Habitat for Humanity's contributions from donors and sweat equity. The Sidewalk and drainage improvements to woodside housing development project in Simpsonville was completed. The public facilities were improved at the Fountain Inn Senior Center and the Kids planet playground in Greer addressing ADA inclusion for severely handicapped children were also completed. The Simpsonville senior center improvement is in progress, it is projected to be completed during Fall of 2022. Additionally, the infrastructure improvement for the Fairview Townhomes in Sunnyside community in Greer is in progress, the 2nd phase of the project will start in Fall 2022. The completion of the infrastructure improvement is projected at the end of FY 2022. The housing units for the first phase will begin in February 2023. Eleven businesses were assisted with business loans and Façade Improvements program and plan to assist at least 10 more businesses are planned for FY 2022.

Additionally, FY 2020 Community Development Financial Summary (PR-26) report indicates that a total **91.62%** of the County's CDBG fund was used to directly benefit low- and moderate-income households for the reporting year, of which **11.01%** of the fund was used for public service activities and **18%** was used on planning and administrative activities. In FY 2021, 18% of the CDBG und was allocated for Planning and Administration, however for 2022, a total of located 20 percent of its CDBG fund is appropriated for Planning and Administration. The allocation was approved by all Municipal City and County Council members. This will help with the increased cost of living and other administrative expenses. Eighty percent of all other CDBG expenses will serve low- and moderate-income households

and communities. All HOME and ESG funded projects and programs will also serve low- and moderate-income households or individuals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The public/citizen participation period for comments and recommendations for the Greenville County FY 2022 AAP was from February - May 2022. Application workshop trainings on the use of CDBG, ESG, HOME and AHF were conducted virtually. Notices of the funding available were advertised in GCRA website and Greenville Newspaper. On January 19, 2022, two training sessions were held for CDBG and ESG Applications and on January 20, 2021, a virtual HOME, AHF & CHDO training session was held with affordable housing developers, and CHDO partners. Staff discussed the grant programs, application requirements and criteria, and answered questions on how to develop a competitive application. On January 27th, there was a public hearing held regarding the HOME - American Rescue Plan. Public Hearings were conducted via in-person and virtual sessions: Municipal public hearings were held on February 8th in Simpsonville, February 10th in Fountain Inn, February 17th in Travelers Rest, March 8th in Greer (In person with virtual option), and April 18th in Mauldin (In person with virtual option) to take comments and recommendations on the programs and activities for the 2022 AAP in the participating municipalities. The target of the outreach was general citizen input and the mode of outreach a public hearing conducted both virtual and in-person. The various Council members and Mayors of the municipalities commended GCRA for the work performed in various communities. Specific questions were asked about the projects presented. There were support of the programs and projects presented. Each municipality adopted their respective resolution for their FY 2022 funding and activities by the end April 2022.

GCRA Committee and Board members held in-person/virtual meetings on March 8th and 22nd 2022 respectively to evaluate and approve funding allocations on proposals for CDBG – Public Services, ESG Activities, HOME & AHF - Housing and Community Development projects in the participating municipalities and unincorporated areas leading to recommendation to Greenville County Council for approval. The GCRA Board members represent each of the 12 single-member Council districts of Greenville County and are appointed by County Council. One public meeting was held on April 21st at 4:00 pm to obtain comments and recommendations from the public on the proposed programs and projects for the 2022 Greenville County AAP. The target outreach was general citizen input, and the mode of outreach public meeting was a hybrid of virtual meeting option and in person. It is noteworthy that during the months of January and February 2022, The GCRA Executive Director, Program Director, Operations Director, and Finance Director met with City Managers and/or Mayors of the five participating municipalities in the Urban County to discuss potential allocation for the year and prospective projects and activities. As a result of these consultations, proposed budget allocations were developed, and public hearings were held in each municipality in February, March, and April 2022 as well as a public hearing held virtually on April 21st, 2022. The proposed plan was presented to the

Greenville County Finance Committee on May 9th, 2022 and approved by the County Council - Committee of Whole on May 16th, 2022.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The feedbacks received from the public hearings in the participating municipalities and county members were favorable. GCRA was commended for their work. They County and Municipal Council members commended GCRA's work in the Cities and County. They further stated projects met their priority needs. GCRA's partners commended GCRA for their work and continued partnership with them in providing financial support to their affordable housing and public services and as well as the leadership guidance they provide to the community. GCRA staff extended their appreciation for their work in helping to meet the outcome of the goals and mutual partnership with the agencies in administering all funds.

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

Not applicable

7. Summary

It is important to note that despite some progress made to affordable housing in Greenville County, housing cost burden of more than 30% are common among renters, particularly families earning 50% and below of the AMI. Greenville County continues to face high cost in housing. The County's 2019 Analysis of Impediments report recognized that nearly a third of homeowners (31.9%) 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 1087 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. Programs and Projects specially recommended, addresses these needs identified. A total of 55 seniors will be assisted with the home repair program and therefore will be able to age in place. The Greenville Housing Fund proposed acquisition and rehabilitation of a 40-unit senior housing to maintain the existing housing stock and provide opportunity for continued affordability to seniors. The approved multifamily rental properties will provide up to 286 affordable rental units, providing housing to the 30% AMI population facing the extreme housing cost burden.

Since the coronavirus pandemic in 2020, there has been an increase in housing instability and insecurity. The loss of jobs and closures have somehow made the statistical data used for the studies obsolete and a shift to immediately address the present need and situation in the County. The CARES

Act provided increased opportunity to Greenville County residents, due to the supplemental funding in ESG-CV and CDBG-CV funds to address the impact of COVID-19. The funds were and will continue to be used during FY 2022 to address the essential urgent need for the community impacted by COVID-19 to prevent, prepare and response to Coronavirus pandemic. The funds were used to address rental and utility assistance, mortgage assistance, food and nutrition, health and safety and business assistance. The funds are still available and will also be implemented during FY2022 addressing the same needs

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

The Greenville County Redevelopment Authority is the administrator of the Greenville County's Entitlement funds from the U.S. Department of Housing and Urban Development. This designation was established through a Cooperative Agreement between the County of the Greenville and the five participating Municipalities, namely Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(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 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 Plan.

GCRA administers the Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant programs. GCRA seeks other funding sources for leveraging to implement housing, facility, and infrastructural projects. Since 2019, the County Administration has been providing additional funds (**Affordable Housing Fund**) to GCRA as additional subsidy to make affordable housing attainable in the Greenville County. This has assisted in achieving affordable, decent, and sustainable housing projects. These added funds serve as added incentives to LIHTC developers and other affordable housing developers in Greenville County, to providing very low-income households with access to sustainable and affordable housing in their communities in Greenville County, despite the rising housing cost in the County.

GCRA staff coordinates resources and partners with other County agencies to ensure correlation and coordination 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. They also assist in completing neighborhood master plans for each of our special emphasis neighborhoods. Furthermore, the identification of various housing typologies and affordable need in the housing elements of the County's and its participating municipalities Comprehension plans, creates opportunities for funding opportunities for affordable housing.

Additionally, the public works and Engineering department have assisted with infrastructure improvement, by including some of the streets in our special emphasis neighborhoods on their paving programs. This will continue to help leverage the CDBG funds for road improvement.

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 services agencies and Subrecipients. GCRA gap funds housing partners' homeownership and rental housing projects. 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, United Housing Connections (UHC), Nehemiah Community Revitalization Corporation, Habitat for Humanity, Mercy Housing Southeast, NHE, Parker Sewer District, Greenville County Roads and Bridges, Greenville County Planning Department, County Transportation Commission, SHARE, Greenville County Human Relations Commission, SC Department of health and Environmental Commission, City of Greenville Saint Francis Hospital, Greenville County Recreation Department, etc. GCRA shall continue to foster partnership relations with these and other agencies. Additionally, with the COVID-19 pandemic, GCRA has furthered expanded its relationships with some of its existing Public service subrecipients, such as Greer Relief, Center for Communities, Greenville Human Relations, SHARE, UHC and forged new partners, such as Salvation Army, United Way, Harvest Hope, Unity Health on Main, Greenville Free Medical etc. to assist with the activities provided to the public using the ESG-CV and CDBG-CV funds on rental and utility assistance, mortgage assistance, food and nutrition, health and safety, etc. to prevent, prepare and respond to Coronavirus Pandemic. This partnership will be continued throughout the FY 2022 period. Two of our housing providers, NHE and Mercy Housing SE, currently developing affordable housing units using LIHTC are partnering with homeless providers, of which up to 10 each of their housing units for extremely low-income housing units are specifically targeted for homeless families with permanent support services. These housing units are available for households with 30% and below of the Area Median Income.

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 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) Meet monthly with Greenville Homeless Alliance (GHA) to collaborate and discuss how to end homelessness and ensure that needed services are easily available. GHA serves as a resource and advocacy organization to the COC.

The CoC members meet weekly to discuss the progress of their individual programs and as well how to continually collaborate and address the homeless issues and concerns. 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 assist to 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. The CoC adopted assessment tool is the **VI-SPDAT** stands for Vulnerability Index – Service Prioritization Decision Assistance Prescreen Tool. The 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 and as well as any nonprofit agencies that focuses on addressing homeless needs. The Greenville County Redevelopment Authority publishes funding availability notice on the local newspapers, the County and GCRA websites. Training session regarding the ESG program and eligibility activities are presented to the public. Applicants are given 2 months 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 also available for case management services and financial assistance to address homeless prevention and rapid rehousing for individuals or households, which 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 HMIS. The HMIS is administered and coordinated by the United Housing Connections which serves as the COC. Funds for HMIS licenses are made available through the ESG fund

to agencies funded by the County. The County allocated 60 percent of its ESG funds for Shelter and outreach activities. A total 7.5 percent of fund was allocated for administration of the program, the remainder of the fund is allocated for Prevention, Rapid Rehousing and HMIS activities. Allocation for direct financial assistance for Prevention and Rapid Rehousing is at a ratio of 2:1 respectively, since the CoC has supplementary Rapid Rehousing funding as an additional source because Rapid Rehousing funds are available via the COC's allocation.

GCRA partners 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 are ranked as follows: (1) Families with Children (inclusive of veterans with children) (2) Veteran individuals (3) others. Through the Coordinated Entry system, all 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. In collaboration with the CoC, GCRA anticipates recommendations that will be useful in prioritizing areas of funding to address community needs.

The COC also conducts the point in time count which counts all sheltered and unsheltered homeless persons; participates in the consolidated plan; consults with ESG subrecipients reporting evaluation performance, coordinated assessment, written standards, and all HMIS data.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HABITAT FOR HUMANITY OF GREENVILLE COUNTY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
2	Agency/Group/Organization	Homes of Hope, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
3	Agency/Group/Organization	Community Works Carolina
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
4	Agency/Group/Organization	GREENVILLE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and request for information

5	Agency/Group/Organization	SHARE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
6	Agency/Group/Organization	United Housing Connections
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
7	Agency/Group/Organization	Step by Step Ministry Hope Project
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
8	Agency/Group/Organization	GREENVILLE HOUSING FUTURES, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
9	Agency/Group/Organization	GREENVILLE COUNTY HUMAN RELATIONS COMMISSION
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting, survey and request for information and Analysis of Impediments plan coordination.
10	Agency/Group/Organization	United Ministries
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
11	Agency/Group/Organization	Pendleton Place
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
12	Agency/Group/Organization	SAFE HARBOR
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Domestic Violence Victims
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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 Connection	Homeless Strategies identified in the Upstate Continuum of Care

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Application workshop trainings on the use of CDBG, ESG, HOME and AHF were conducted virtually. Notices of the funding available were advertised in GCRA website and Greenville Newspaper. On January 19, 2022, two training sessions were held for CDBG and ESG Applications and on January 20, 2021, a virtual HOME training session was held with affordable housing developers, and CHDO partners. Staff discussed the grant programs, application requirements and criteria, and answered questions on how to develop a competitive application. On January 27th, there was a public hearing held regarding the HOME - American Rescue Plan. Public Hearings were conducted via in-person and virtual sessions: Municipal public hearings were held on February 8th in Simpsonville, February 10th in Fountain Inn, February 17th in Travelers Rest, March 8th in Greer (In person with virtual option), and April 18th in Mauldin (In person with virtual option) to take comments and recommendations on the programs and activities for the 2022 AAP in the participating municipalities. The target of the outreach was general citizen input and the mode of outreach a public hearing conducted both virtual and in-person. The various Council members and Mayors of the municipalities commended GCRA for the work performed in various communities. Specific questions were asked about the projects presented. There were support of the programs and projects presented. Each municipality adopted their respective resolution for their FY 2022 funding and activities by the end April 2022.

GCRA Board members held in-person/virtual meetings on March 8th and 22nd 2022 to evaluate and approve funding allocations on proposals for CDBG – Public Services, ESG Activities, HOME & AHF - Housing and Community Development activities in the participating municipalities and unincorporated areas leading to recommendation to Greenville County Council for approval. The GCRA Board members represent each of the 12 single-member Council districts of Greenville County and are appointed by County Council. One public meeting was held on April 21st at 4:00 pm, to present the draft plan was obtain comments and recommendations from the public on the proposed programs and projects for the 2022 Greenville County AAP. The target outreach was general citizen input and the mode of outreach public meeting via virtual meeting option.

The notices of the public hearings and comment period were printed in the legal section of the local newspaper at least 15 days prior to each public hearing in the Municipalities and County-wide meetings. Residents could request accommodations for special needs or interpreters in advance of the public hearings. Notices of the public hearing were advertised in the local newspaper and GCRA website at least 15 days prior to the meeting dates. Additionally, non-profit, and for-profit partners and neighborhood associations were also informed of all meetings.

In the months of January and February 2022, The GCRA Executive Director, Program Director, Operations Director, and Finance Director met with City Managers and/or Mayors of the five participating municipalities in the Urban County to discuss potential allocation for the year and prospective projects and activities. As a result of these consultations, proposed budget allocations were developed, and public hearings were held in each municipality in February, March, and April 2022 as well as a public hearing held virtually on April 21st, 2022. The Greenville County Finance Committee and the Committee of Whole were held on May 9th and May 16th. The 2022 Annual Action Plan was approved by the Greenville County Council.

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	Non-targeted/broad community	Non-profit service providers for public service and homeless providers attended the CDBG - Public Service and Emergency Solutions Grant meeting and training session for the FY 2022 funding application and participation process. This year non-profits providing housing attended the HOME application training	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds	NA	

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)
2	Public Meeting	Non-targeted/broad community	Housing Providers training sessions for HOME and Affordable Housing Fund to develop affordable housing units in the County	Successful and information training session.	NA	
3	Public Meeting	Non-targeted/broad community	City of Simpsonville - City Council members, Mayor, City of Officials and municipal staff and residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds	NA	
4	Public Hearing	Non-targeted/broad community	City of Fountain Inn - City Council Members, Mayor, City Officials, Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds	NA	

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)
5	Public Hearing	Non-targeted/broad community	City of Travelers Rest - City Council members, Mayor, City Officials and Staff and Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds	NA	
6	Public Hearing	Non-targeted/broad community	City of Greer -City Council members, Mayor, City Officials and Staff and Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds	NA	
7	Public Hearing	Non-targeted/broad community	City of Mauldin - City Council members, Mayor, City of Officials and municipal staff and residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds	NA	
8	Public Hearing	Non-targeted/broad community	No attendance on day of meeting	No comments received	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Greenville County's allocation for FY 2022 Entitlement funds is a total of **\$4,164,005** consisting of \$2,665,606 in CDBG, \$1,265,383 in HOME and \$233,016 in Emergency Solutions Grant. Additionally, County is also projecting a total of \$342,134 in HOME Program Income, \$352,770 in CDBG program Income, \$360,000 in Mortgage loan fund and \$7,000 in local Economic Development loan fund. The 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. Furthermore, the County Administration will provide \$1,000,000 for Affordable Housing Fund (AHF) for furtherance of affordable housing. This will be the 4th allocation since its inception of the AHF program in 2019. Furthermore, because of the American Rescue Fund, the County is allocating approximately, \$5,000,000 to further support infrastructure and development opportunities to make affordable housing attainable. These funds are used as leverages to support the increase and preservation of affordable housing in Greenville County. A private donation of \$24,750 will provide direct financial assistance to First Time Home buyers towards the purchase of their homes. **GCRA is also providing unrestricted fund in the amount of \$30,769 to support operating activities of the agency.**

Furthermore, Cares Act funds in Emergency Solution Grant CV and Community Development Block Grant CV and the HOME-ARP will continue to

be implemented during the FY 2022.

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 Admin and Planning Economic Development Housing Public Improvements Public Services	2,665,606	352,770	0	3,018,376	2,665,606	To assist 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 - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,265,383	356,800	0	1,622,183	1,265,383	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 Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	233,016	0	0	233,016	233,000	Used to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. To prevent homelessness and provide housing opportunities to households that are literally homeless.

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 Homebuyer assistance Housing New construction for ownership Other	46,750	0	0	46,750	46,750	Provide down payment assistance to First Time Homebuyers towards down payment and closing cost assistance and other operating activities. A total of \$24,750 is a private donation to support down payment to homebuyers towards the purchase of their first home. A total of 30,769 from GCRA's private unrestricted fund to support GCRA's operating
Other	public - federal	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	5,000,000	0	0	5,000,000	5,000,000	To provide funding for acquisition, demolition, infrastructure, new construction and rehabilitation activities towards to development of affordable housing opportunities.

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 Admin and Planning New construction for ownership Other	360,000	0	0	360,000	700,000	Provide affordable low interest end mortgage to First Time Homebuyers and develop affordable new homeownership units in the Strategy Area - Brutontown.
Other	public - federal	Acquisition Admin and Planning Rapid re-housing (rental assistance) Rental Assistance Services Other	0	0	0	0	0	

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 Financial Assistance Public Services Rental Assistance Other	0	0	0	0	0	
Other	public - federal	Economic Development	7,000	0	0	7,000	7,000	Provide economic development loans to small businesses in the unincorporated areas to create and retain low- and moderate-income jobs.

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 Admin and Planning Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,000,000	0	0	1,000,000	1,000,000	Provide funding for affordable homeownership and rental housing units.
Other	public - local	Admin and Planning	25,000	0	0	25,000	25,000	Administration and operating cost

Table 5 - 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

The Greenville County's Affordable Housing Fund (AHF) will help to gap finance and leverage the County's Entitlement fund in addressing affordable housing needs in the County. GCRA approved 8 proposals from various housing developers/providers to provide approximately 360 affordable housing units in the County. The developers will be using a combination of Low-Income Housing Tax Credit (LIHTC), HUD 221D fund, Bank loan and other public and private funds. The Greenville County approved approximately \$416,814 new HOME fund, \$1,073,000 of Affordable Housing Fund (AHF) and \$1,000,000 of Greenville County American Rescue program (ARP) fund for partners' housing projects/programs. Additionally, a total of \$24,750 from private donation will specifically be available for down payment assistance to First Time Homebuyers earning above 81% - 120% of the Area Median Income. The overall total estimated cost for all projects is approximately \$96 million. The combined approved funding total is (HOME, AHF, GC-ARP and Donation) is \$2,514,564. The leveraging ratio of the funds is approximately 1:38 of other funding sources for the housing projects/programs. The Mercy Housing 46 units Ollie Place LIHTC project (formerly Mauldin Center) in Mauldin is completed. NHE corporation's LIHTC 72 rental units are under construction. Two additional LIHTC projects are proposed by the same developers for FY 2022 funds. M Peters Group will develop 116 housing units, which will include permanent housing with support services for households fleeing from domestic violence, this is in partnership with Greenville Safe Harbor. Greenville Housing Fund will purchase an aged-out LIHTC senior apartment building using the County's ARP and CDBG fund will be available for rehabilitation and upgrade of the building.

The Simpsonville Senior Center improvement is under construction and is anticipated to be completed by December 2022. The funding for this project was leveraged using the SC Department of Aging – Permanent Improvement Program (PIP) fund. The infrastructure improvement project for the Fairview Townhomes is also under construction, the phase one is expected to be completed by Fall 2022 and the 2nd phase will begin immediately. The County ARP fund will be used to leverage the cost of infrastructure improvement for the project. The vertical units first phase construction of up to 14 units will begin February/March 2023. This project is being developed by GCRA for families earning 50% - 100% AMI. Additionally, a total of **\$ 773,117** in matching fund is proposed from ESG Subrecipients.

ESG Subrecipient Proposed Match fund breakdown

United Ministries \$461,017

First Impression \$47,000

United Housing Connections \$91,000

Pendleton Place \$54,500

SHARE \$19,600

GC Human Relations Commission \$40,000

Greenville County Redevelopment Authority \$60,000

Total Matching funds \$773,117

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

The Gridley properties in the San Soucci community (previously a burnt church and dilapidated vacant gym building) were acquired and demolished by GCRA. This site will be planned for 12-16 attached housing units in the future. GCRA has purchased the 3-acre site on Fairview Street in the Greer – Sunnyside community. The proposal is to develop approximately 33 attached single-family units (townhome style) for mixed income homeownership development in the Sunnyside community in Greer (Fairview Street). The rezoning for the site has been completed. Infrastructure improvement to serve the housing units is in progress. First phase of the infrastructure improvement is projected to be completed by the end of Fall 2022. The 2nd phase of the improvement will begin immediately. The first phase of the housing units is projected to begin March 2023. The rezoning approval process for Phases 2D (Iola Street Area), Phase 4 (Emory and Marie Street) in the Brutontown Community will be completed by the end of July 2022. The Subdivision process is anticipated to be completed in the Fall 2022. These two areas in the Brutontown community will provide opportunity for 32 housing units, consisting of 18 unit townhome buildings for homeownerships and 7 stacked duplex buildings (14 units) for senior and family rentals.

Discussion

The Greenville County continues to provide assistance to the public using the COVID-19 funds. Although the activities are not included in the current year funding resources, the funds are still available and will continue to be implemented during the FY 2022. Accomplishment will also be reported as part of FY 2022.

Annual Goals and Objectives

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	DH-1 Homeownership
	Goal Description	* 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. Acquisition and development for redevelopment of housing units for resale. Acquire and rehabilitate existing housing units for resale. Develop new affordable housing units for homeownership opportunities in Greenville County. The proposed homeownership units are proposed to be developed Habitat for Humanities, Nehemiah CEDC and GCRA
2	Goal Name	DH-2 Homeowners
	Goal Description	Administer the County-wide rehabilitation program for eligible homeowners.

3	Goal Name	DH-3 Homebuyers
	Goal Description	Assist First Time homebuyers with financial assistance with direct homebuyers' assistance to ensure purchase of affordable housing through the provision of down payment or closing cost towards their mortgage. This program is administered through GCRA's Housing Partners - Community Works Carolina and Homes of Hope.
4	Goal Name	DH-4 Special Needs - Housing
	Goal Description	Support the acquisition of properties and 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. The Greenville Housing Fund will be acquiring and rehabilitate a 40 unit aged out LIHTC aged housing units targeted for seniors.
5	Goal Name	DH-5 Rentals
	Goal Description	Develop new rental housing units throughout the County with housing partners and GCRA owned projects. 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	Goal Name	DH-6 Permanent Supportive Housing
	Goal Description	Support the acquisition, 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	Goal Name	DH-7 Homelessness - At Risk
	Goal Description	Financial assistance to persons who are at risk of homelessness. Direct Financial assistance for persons facing eviction
8	Goal Name	DH-8 Homelessness - Rapid Rehousing
	Goal Description	Financial assistance to persons who are literally homeless

9	Goal Name	DH-10 Homelessness - Shelter
	Goal Description	Provide financial assistance to homeless providers, who offer emergency shelter beds and grandfathered-in transitional shelters, outreach activities, case management and other support services to the homeless population.
10	Goal Name	ED-2 Business Establishment and Expansion
	Goal Description	Provide Economic Development and Revolving loans to small business owners.
11	Goal Name	ED-3 Facade Improvement
	Goal Description	Provide Façade Improvement funds to business or property owners of commercial buildings in the Central Business Districts of the five participating municipalities, and the along Poinsett Highway commercial corridor
12	Goal Name	SL-1 Blight Elimination
	Goal Description	Demolish substandard housing units to eliminate blights in the municipalities and unincorporated neighborhoods in Greenville County
13	Goal Name	SL-2 Public Facilities
	Goal Description	Rehabilitation or adaptive reuse of public facilities, including, but not limited to, community and senior centers and parks to improve accessibility and address required updates.
14	Goal Name	SL-3 Public Services
	Goal Description	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.

15	Goal Name	SL-4 Infrastructure Improvements
	Goal Description	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, Mauldin, Travelers Rest, Fountain Inn and Brutonton (Strategy neighborhood) and other 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.
16	Goal Name	SL -5 Homelessness Services
	Goal Description	Provide case management and assessment services providers towards Homeless Prevention and Rapid Rehousing and coordination of services.
17	Goal Name	SL-8 Fair Housing
	Goal Description	Provide fair housing activities, educational training through workshops, seminars, and community outreach. Address fair housing complaints and provide financial counseling services.
18	Goal Name	NR-1 - Neighborhood Revitalization
	Goal Description	Support the planning and implementation of neighborhood master plans in Special Emphasis Areas throughout the county. Provide lighting and tree planting opportunities with partners. Address crime prevention and public safety in neighborhoods
19	Goal Name	NR-2 Neighborhood Capacity Building
	Goal Description	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.

20	Goal Name	PA-1 Project Management
	Goal Description	Support needed to plan and manage projects to assure accuracy and completeness and to oversee and overall administration of the County's entitlement funds and other funding sources.

Projects

AP-35 Projects – 91.220(d)

Introduction

The County has identified approximately 49 projects and programs for FY 2022. 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 in progress for Phase 2D and 4 in Brutontown Community (County's Target Community- NRSA). Facility improvement for Simpsonville Senior Center, and new ADA restroom building in Fountain Inn are being proposed. 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 55 seniors/persons living with disability will be assisted with home repair program and 45 homeless households will be assisted with prevention and rapid rehousing opportunities.

A total of 476 housing units is proposed for FY 2022, these units will be achieved in partnership with housing partners and GCRA's owned projects. The housing programs available are new construction and rehabilitation rental units, homeownership units, homebuyer opportunities for first time home buyers, home repairs, owner-occupied rehabilitation and investor program. The goals are to increase the supply of affordable housing during construction, or preservation of exiting stock or providing direct assistance to homebuyers to purchase their homes. Three of GCRA's Housing partners will develop 285 multifamily rental units, using LIHTC and HUD 221d fundings sources, providing housing opportunities for households earning 20% AMI to 80% AMI. Some of the units will availability for families fleeing and homeless families with permanent support services or homeless households

Projects

#	Project Name
1	CHDO/Habitat for Humanity
2	Disposition
3	Economic Development and Business Loan
4	Emergency Solutions Grant - HESG 2022
5	Facade Improvement Program
6	Fountain Inn/Public Facility Improvement
7	Fountain Inn/New Construction
8	Fountain Inn/Subrecipient/Center for Community
9	Fountain Inn/Subrecipient/Parks and Recreation

#	Project Name
10	General Operational Delivery Cost
11	General Planning Administration
12	Greer/Infrastructure Improvement
13	Greer/New Construction
14	Greer/Subrecipient/Creative Advancement
15	Greer/Subrecipient/Greer Community Ministries
16	Greer/Subrecipient/Greer Parks & Rec./Cannon Center - Seniors
17	Greer/Subrecipient/Greer Parks & Rec./Needmore Center - Youth
18	Greer/Subrecipient/Greer Relief and Resources Agency
19	Home Repair Program
20	Mauldin/Infrastructure Improvements
21	Mauldin Foundation/Senior Program
22	Mauldin/Subrecipient/Center for Community Services
23	Mauldin/HOME & HOME ARP & AHF/NHE
24	Mauldin/HOME & HOME ARP & AHF/Mercy Housing
25	Simpsonville/Homeownership Development
26	Simpsonville/Public Facility Improvement
27	Simpsonville/Subrecipient/Center for Community Services
28	Simpsonville/Subrecipient/Parks & Recreation/Senior Services
29	Travelers Rest/New Construction
30	Brutontown/Infrastructure Improvement
31	Brutontown/New Construction
32	Travelers Rest/Greenville Housing Fund/Rehabilitation
33	Nehemiah Corp/Needmore Community/New Construction
34	Unincorporated/HOME & AHF/Homes of Hope
35	Unincorporated/HOME & AHF/M Peters Group/Gordon Place
36	Unincorporated/Community Works Carolina
37	Unincorporated/Housing Rehabilitation
38	Unincorporated/New Construction/Reconstruction
39	Unincorporated/Home Repair Subrecipient/Habitat
40	Unincorporated/Home Repair Subrecipient/Rebuild Upstate
41	Unincorporated/Subrecipient/Communities in School
42	Unincorporated/Subrecipient/Greenville Free Medical Clinic
43	Unincorporated/Subrecipient/Human Relations Commission
44	Unincorporated/Subrecipient/Human Relations/FEC
45	Unincorporated/Subrecipient/Meals on Wheels
46	Unincorporated/Subrecipient/Safe Harbor
47	Unincorporated/Subrecipient/Unity Health on Main
48	Unincorporated/Subrecipient/Upstate Warrior

#	Project Name
49	Demolition

Table 7 - Project Information

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

The allocation of funds is based on identified priorities on housing, community development, economic development, homelessness, and neighborhood revitalization needs in the various communities and cities in the County. Habitat for Humanity being the CHDO, is allocation a total of \$280,807 for their 2022 HOME CHDO - Housing project, comprising of a combination of HOME and Affordable Housing Fund. GCRA will provided funds to seven other Housing partners in addition to Habitat using their FY 2022 HOME, AHF and Greenville County ARP funds. These projects will provide up to 360 housing units. Two of the projects are from Mercy Housing SE (Belvedere) and NHE (Parkside at Butler II). These projects are partly funded using SC Housing LIHTC and HOME funds and will provide a total of 168 rental opportunities of which at least 10% are proposed for family earning 20% of the AMI with permanent support services. The proposed income range from 20% AMI to 80% AMI. The units will be from 1 -3 bedrooms. An additional multifamily development is from M Peters Group (Gordon Place Development) is partly funded by HUD 221d will provide housing for 116 households. They have partnered with Safe Harbor and will provide permanent rental housing for families fleeing from domestic violence. The units are available for households earning 60% and below of the Area median Income. Community Works Carolina's and Homes of Hope will provide down payment Assistance program to first time home buyers.

Threshold Requirement: ESG: A total of \$139,810, representing 60% of the 2022 ESG allocation is allocated for Shelter and Street Outreach activities. The Shelter and Outreach providers are five Subrecipients - United Ministries, SHARE, United Housing Connections, First Impressions, and Pendleton Place. **Administration and Planning:** A total of 20 percent or \$603,675 of the CDBG grant/PI is allocated for FY 2022, consisting of breakdown of \$533,121 CDBG, and \$ 70,554 in PI. A total of 72,000 in MLF. A total of \$160,751 (10%) of the HOME/PI funds is allocated, with the breakdown of \$126,538 in HOME grant and \$34,213 in HOME PI. A total of 17,476 (7.5%) of ESG is allocated. **Public Service Activity: Public Service – CDBG:** A total of \$395,500 or 14.84% of the CDBG grant fund is allocated to subrecipients for public service activities in the Municipalities and the Unincorporated area of the County. CDBG funds are allocated for housing preservation programs including ‘home repairs’ for seniors and households living with disability, implemented through REBUILD, a non-profit organization, Habitat and GCRA are planned to assist approximately 55 seniors or persons living with disabilities, **owner occupied rehabilitation** program implemented by GCRA is proposed to assist up to 2 low- and moderate-income households, and the **investor program** will provide assistance to landlords or property owners of rental units to rehabilitate up to 2 rental units. These programs will ensure seniors are able to age in place and improve the existing stock of affordable housing units. Furthermore,

CDBG funds are also made available to promote economic development activities in the County, by providing funding to 10 business owners with facade improvement program and small business loans for startups or existing business owners. This provides opportunity create or retain 10 low- and moderate-income jobs. Three facility improvement projects are planned for Greer, Simpsonville, and Fountain Inn. These facilities will provide recreational and healthy (mental and physical) opportunities to seniors and children living with disabilities.

AP-38 Project Summary
Project Summary Information

1	Project Name	CHDO/Habitat for Humanity
	Target Area	Simpsonville
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	HOME: \$189,907 Greenville County Affordable Housing Fund: \$91,000
	Description	Habitat for Humanity(Greenville County CHDO) will develop 10 affordable homeownership units in the Woodside Community, in Simpsonville. The housing units will be 3 - 4 bedroom units targeted for families earning up to 60% AMI. A total of 189,807 is being set aside for FY 2022 CHDO fund.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 housing units for families earning 50-60 percent of the AMI will be assisted.
	Location Description	The housing units will be located in the Woodside community in the City of Simpsonville. The infrastructure improvement to serve the housing units is currently in the finishing phase.
Planned Activities	Develop 10 new homeownership units in the Woodside Housing project in the City of Simpsonville using the CHDO HOME funds. It is important to note that prior HOME funds from previous years in the amount of \$300,000, and as well as CDBG \$100,000 (for infrastructure) and AHF (\$100,000) have been previously allocated for the project.	
2	Project Name	Disposition
	Target Area	JUDSON COMMUNITY BRUTONTOWN COMMUNITY GREER NEEDMORE FOUNTAIN INN SANCTIFIED HILL NEW WASHINGTON HEIGHTS Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY – UNINCORPORATED

	Goals Supported	DH-1 Homeownership DH-2 Homeowners DH-3 Homebuyers
	Needs Addressed	Housing Need
	Funding	CDBG: \$80,000
	Description	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.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Greenville County wide and in the five participating Municipalities (except city of Greenville).
	Planned Activities	Activities include the upkeep of properties, lawn maintenance, legal proceedings and marketing.
3	Project Name	Economic Development and Business Loan
	Target Area	FOUNTAIN INN SANCTIFIED HILL Simpsonville Travelers Rest MAULDIN GREER
	Goals Supported	ED-2 Business Establishment and Expansion
	Needs Addressed	Economic Development Need
	Funding	CDBG: \$125,000
	Description	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 4 businesses with low interest loan with the intend to create or retain 4 low- and moderate-income jobs in the County, outside city limits of Greenville.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Provide business loans for at least 4 small business owners towards their business for operating or capital improvement/equipment purchase. Each business owner must create or retain at least 1 low-and-moderate-income jobs.
	Location Description	The business will be in the County of Greenville and the Cities of Fountain, Greer, Mauldin, Simpsonville, and Travelers Rest, excluding City of Greenville, South Carolina.
	Planned Activities	The Economic/business loan provided up to \$25,000 for small business owner of start up or existing small business for operating, capital and or equipment purchase. This creates opportunity for creation or retention of low-and-moderate income job.
4	Project Name	Emergency Solutions Grant - HESG 2022
	Target Area	Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-7 Homelessness - At Risk DH-8 Homelessness - Rapid Rehousing DH-10 Homelessness - Shelter SL -5 Homelessness Services
	Needs Addressed	Homeless Need
	Funding	ESG: \$233,016

Description	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.-\$17,476 (7.5% of the ESG allocations); HMIS - \$5,000; Shelter and Street Outreach - \$139,810 consisting of sixty percent (60%) of the total ESG fund(involving Subrecipients - Greenville County Human Relations, United Ministries, SHARE, United Housing Connections, and Pendleton Place) and GCRA being responsible for direct financial assistance. Direct Financial Assistance: Prevention (\$13,428) & Rapid Rehousing (\$22,302) Total HPRP- \$35,730. HPRP services (Greenville County Human Relations)- \$35,000. Total HESG funds FY 2021- \$233,016. A total of \$2,156,140 of Match fund from the agencies are proposed from other federal, local, private, and other (donation) funds. The listing of the match funds is attached in the AD-26 section of the report.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1500 persons of low-and-moderate-income individuals and houses will be assisted. Approximately 25 individuals or households will be prevented from being homeless. Approximately 25 literally homeless individuals or households will be assisted with new housing opportunities.
Location Description	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 does 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.
Planned Activities	The funding allocations are as follows: ESG Admin.-\$17,476 (7.5% of the ESG allocations); HMIS - \$5,000; Shelter and Street Outreach activities is a total \$139,810, represents sixty percent (60%) of the total ESG fund and comprising of the following subrecipients and respective allocations:- United Ministries (\$50,000); SHARE (\$11,000); United Housing Connections (\$28,810); First Impression (\$10,000); and Pendleton Place (\$40,000). The GCRA is responsible for direct financial assistance for Homeless prevention and Rapid Rehousing. The proposed breakdown for direct financial assistance is Prevention (\$13,428) & Rapid Rehousing (\$22,302) Total HPRP- \$35,730. The HPRP services (Greenville County Human Relations) is \$35,000. Total HESG funds FY 2021- \$233,016.
Project Name	Facade Improvement Program

5	Target Area	Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	ED-3 Facade Improvement
	Needs Addressed	Economic Development Need
	Funding	CDBG: \$70,000
	Description	Provide Facade Improvement to business/properties in Central Business District of the five participating Municipalities - Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest and in the Poinsett Corridor and Woodside Community 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). The goal small business owners with 6 facade improvement and create or retain 6 low- and moderate-income jobs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	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 in Greenville. This creates opportunity for creation and retention of low-and-moderate-income job.
	Location Description	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) in Greenville.
	Planned Activities	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 businesses located in the Poinsett Corridor to incentivize redevelopment along the corridor.
6	Project Name	Fountain Inn/Public Facility Improvement
	Target Area	FOUNTAIN INN
	Goals Supported	SL-2 Public Facilities
	Needs Addressed	Community Development Needs

	Funding	CDBG: \$63,553
	Description	Facility Improvements addressing any handicap accessibility activities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Senior Citizens of the municipality of Fountain Inn.
	Location Description	Fountain Inn Senior Center.
	Planned Activities	Facility improvements addressing any handicap accessibility activities.
7	Project Name	Fountain Inn/New Construction
	Target Area	FOUNTAIN INN SANCTIFIED HILL FOUNTAIN INN
	Goals Supported	DH-1 Homeownership DH-4 Special Needs - Housing DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$41,300
	Description	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.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	To develop affordable housing unit for either homeownership or rental for low-and-moderate-income family (earning 80% or below of the area median income).
	Location Description	The project will be in the Sanctified Hill Community, Woodside Community, or scattered sites in Fountain Inn.
	Planned Activities	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.

8	Project Name	Fountain Inn/Subrecipient/Center for Community
	Target Area	FOUNTAIN INN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provides case management and referral on 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.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 190 families or individuals with annual income up to 80 percent of the Area Median Income.
	Location Description	City of Fountain Inn
	Planned Activities	Provides case management and referral on 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.
9	Project Name	Fountain Inn/Subrecipient/Parks and Recreation
	Target Area	FOUNTAIN INN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provides exercise classes; fitness health and exercise programs, recreational activities for seniors.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 700 seniors - limited benefit clientele will be assistance.
	Location Description	City of Fountain Inn
	Planned Activities	Provides exercise classes; fitness health and exercise programs, recreational activities for seniors.
10	Project Name	General Operational Delivery Cost
	Target Area	POE JUDSON COMMUNITY BRUTONTOWN COMMUNITY GREER NEEDMORE STERLING Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Greer – Sunnyside
	Goals Supported	PA-1 Project Management
	Needs Addressed	Housing Need Infrastructure Improvement Needs Economic Development Need Special Needs Slum and Blight Elimination
	Funding	CDBG: \$452,757 HOME: \$241,127 Greenville County Affordable Housing Fund: \$200,000 Mortgage Loan Fund: \$72,000 Unrestricted Fund: \$2,843

	Description	Funds for direct costs associated with implementation oversight of affordable housing development, inspections of properties and infrastructure improvement conducted by GCRA. These funds are broken down as follows: \$399,841 in CDBG; \$52,916 in CDBG PI; 189,807 in HOME; \$51,320 in HOME PI; \$72,000 in MLF, \$2,843 in unrestricted fund and \$200,000 in AHF.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	All projects requiring operations costs - inspection of properties and projects, construction activities conducted by GCRA.
	Location Description	Greenville County and all five municipalities, including Spartanburg County of Greer City Limits and Laurens County of Fountain Inn City limits.
	Planned Activities	Funds for direct costs associated with implementation oversight of affordable housing development, inspections of properties and infrastructure improvement conducted by GCRA.
11	Project Name	General Planning Administration
	Target Area	POE BRUTONTOWN COMMUNITY GREER NEEDMORE STERLING Simpsonville Travelers Rest MAULDIN FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Greer – Sunnyside
	Goals Supported	PA-1 Project Management
	Needs Addressed	Housing Need Homeless Need Infrastructure Improvement Needs Community Development Needs Economic Development Need Neighborhood Revitalization Special Needs Slum and Blight Elimination

Funding	CDBG: \$603,675 HOME: \$160,752 Greenville County - ARP: \$622,705 Greenville County Affordable Housing Fund: \$150,000 Greenville County: \$25,000 Mortgage Loan Fund: \$54,000 Unrestricted Fund: \$3,412
Description	Funding breakdown for Program Administration of the County's Entitlement fund for CDBG, HOME, ESG and MLF programs is shown as follows: CDBG allocation for a total \$603,675 (CDBG grant - \$533,121 and CDBG - PI - \$70,554) represents 18% of the CDBG allocation; HOME for a total of \$160,752 (HOME grant \$126,538 and Program Income \$34,214) represents 10% of the HOME allocation; and Mortgage Loan Fund (MLF) - \$54,000 account for 20% of the MLF allocation. ESG - \$17,476 which accounts for 7.5% amount of the ESG allocation, however, this allocation is only shown under ESG project section****
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	All programs and projects administered by GCRA staff and oversight of all programmatic activities conducted for all funding sources.
Location Description	Program administered by GCRA in Greenville, SC
Planned Activities	Funding breakdown for Program Administration of the County's Entitlement fund for CDBG, HOME, ESG and MLF programs is shown as follows: CDBG allocation for a total \$603,675 (CDBG grant - \$533,121 and CDBG - PI - \$70,554) represents 20% of the CDBG allocation; HOME for a total of \$160,752 (HOME grant \$126,538 and Program Income \$34,214) represents 10% of the HOME allocation; and Mortgage Loan Fund (MLF) - \$54,000 account for 20% of the MLF allocation. ESG - \$17,476 which accounts for 7.5% amount of the ESG allocation is shown under ESG project section. Additional local sources are \$150,000 from AHF and \$28,412 local general fund and GCRA unrestricted fund.
Project Name	Greer/Infrastructure Improvement

12	Target Area	GREER NEEDMORE GREER Greer – Sunnyside
	Goals Supported	SL-4 Infrastructure Improvements
	Needs Addressed	Infrastructure Improvement Needs
	Funding	CDBG: \$147,512 Greenville County - ARP: \$1,000,000
	Description	Infrastructure improvement consisting of streets improvement, utility installations, storm water management, curbs and sidewalks in the Sunnyside and Needmore communities. Infrastructure improvement that helps to support future housing development for households of low- and moderate-income families. Specifically, households along the proposed streets being improved
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Families and individuals living in the Sunnyside and Needmore communities. Infrastructure improvement that helps to support future housing development for households of low-and-moderate-income families. Specifically, households along the proposed streets being improved.
	Location Description	Sunnyside and Needmore Communities in the city of Greer.
Planned Activities	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.	
13	Project Name	Greer/New Construction
	Target Area	GREER NEEDMORE GREER Greer – Sunnyside
	Goals Supported	DH-1 Homeownership DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$149,854 Greenville County - ARP: \$1,000,000

	Description	Develop affordable housing in the City of Greer for homeownership and or rental units.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Provide opportunity to develop affordable housing units in the Fairview Housing project.
	Location Description	To be developed in Creekside, Needmore, Sunnyside Communities or scattered sites in Greer.
	Planned Activities	Develop affordable homeownership and or rental units in the City of Greer for low-and-moderate-income families.
14	Project Name	Greer/Subrecipient/Creative Advancement
	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$19,000
	Description	Provides afterschool program for disadvantaged children at risk. Serving children from low-and-moderate-income households from the City of Greer.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 individuals from low-and-moderate-income households from the City of Greer will be served with Creative Advancement program.
	Location Description	Activities will be undertaken at the Creative Advancement Center, Greer, SC.
Planned Activities	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.	
	Project Name	Greer/Subrecipient/Greer Community Ministries

15	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$20,000
	Description	Provide meals for homebound, elderly and persons living with disabilities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 elderly and or persons living with disabilities (limited clientele) will be assisted.
	Location Description	Activities will be at Greer Community Ministries, Greer, SC.
	Planned Activities	Mobile Meals for homebound, elderly and persons living with disabilities.
16	Project Name	Greer/Subrecipient/Greer Parks & Rec./Cannon Center – Seniors
	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$4,000
	Description	Provide instructions to seniors on pickleball equipment, purchase equipment and provide clinics with certified instructor.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 200 seniors in the Greer Community.
	Location Description	Activities will be undertaken at the Cannon Senior Center in Greer, SC.
Planned Activities	Provide instructions to seniors on pickleball equipment, purchase equipment and provide clinics with certified instructor.	
	Project Name	Greer/Subrecipient/Greer Parks & Rec./Needmore Center – Youth

17	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$7,000
	Description	Provides summer camp that includes field trips, cultural activities, and lunch.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 50 children living in Greer, SC.
	Location Description	Activities will be undertaken at the Needmore Center in Greer, SC.
	Planned Activities	Provide summer activities and supplies at summer camps for the children/youths in the City of Greer.
18	Project Name	Greer/Subrecipient/Greer Relief and Resources Agency
	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	HOME: \$10,000
	Description	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.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 70 households or 140 persons in the Greer Community.
	Location Description	Activities will be undertaken at Greer Relief and Resources Agency in Greer, SC.

	Planned Activities	Activities provided include emergency assistance for utilities, rent and mortgages for income qualifying households.
19	Project Name	Home Repair Program
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-1 Homeownership DH-4 Special Needs – Housing
	Needs Addressed	Housing Need
	Funding	CDBG: \$100,000
	Description	Make limited repairs to low income, owner-occupied elderly or persons living with disability in Greenville County.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Up to 50 households could benefit from this activity.
	Location Description	The houses of income qualified owner-occupants will be in unincorporated Greenville County.
Planned Activities	Make limited repairs to low income, owner-occupied elderly or disabled persons in unincorporated Greenville County and the municipalities.	
20	Project Name	Mauldin/Infrastructure Improvements
	Target Area	MAULDIN
	Goals Supported	SL-4 Infrastructure Improvements
	Needs Addressed	Infrastructure Improvement Needs
	Funding	CDBG: \$94,997
	Description	Infrastructure improvement including sidewalk, curbs, gutter, storm water along Miller and Old Mill Road and on any other eligible identified location.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income households living in the Miller Place Housing Development will benefit.
	Location Description	The proposed sidewalks, curbs and gutter along Miller and Old Mills Roads.
	Planned Activities	Infrastructure improvement including sidewalk, curbs, gutter, storm water along Miller and Old Mill Road and any other eligible identified location.
21	Project Name	Mauldin Foundation/Senior Program
	Target Area	MAULDIN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$10,500
	Description	Provide services and recreational activities for Senior Citizens.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 450 Seniors in Mauldin.
	Location Description	The activities will be undertaken at the Mauldin Senior Center.
Planned Activities	Activities to support the senior center in Mauldin including pickleball equipment, security cameras and miscellaneous equipment.	
22	Project Name	Mauldin/Subrecipient/Center for Community Services
	Target Area	MAULDIN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provides case management, referrals and asset attainment counseling.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve about 35 families.
	Location Description	Case management and asset counseling occur at the Center for Community Services.
	Planned Activities	Provides case management, referrals and asset attainment counseling at the Center for Community Services for residents of Mauldin.
23	Project Name	Mauldin/HOME & HOME ARP & AHF/NHE
	Target Area	MAULDIN
	Goals Supported	DH-1 Homeownership DH-3 Homebuyers
	Needs Addressed	Housing Need
	Funding	HOME: \$34,757 Greenville County Affordable Housing Fund: \$300,000
	Description	Develop 80 affordable housing units at 600 Commerce St.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit from this activity.
	Location Description	The development project will take place at 600 New Commerce Court in Mauldin, SC.
Planned Activities	Develop 80 affordable housing units at 600 New Commerce Court in Mauldin, SC	
24	Project Name	Mauldin/HOME & HOME ARP & AHF/Mercy Housing
	Target Area	MAULDIN
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need

	Funding	HOME: \$52,000 Greenville County Affordable Housing Fund: \$300,000
	Description	Develop 88 affordable rental units.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit from this activity.
	Location Description	The development project will take place at 1215 E. Butler St. in Mauldin, SC.
	Planned Activities	Develop 88 affordable rental units at 1215 E. Butler St. in Mauldin, SC.
25	Project Name	Simpsonville/Homeownership Development
	Target Area	Simpsonville
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	HOME: \$77,870
	Description	Affordable housing development for homeownership benefitting LMI applicants in the City. GCRA will partner with Habitat and develop 3 homeownership units in the Woodside housing project in Simpsonville.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	LMI qualified homebuyers will benefit.
	Location Description	Homeownership units in Woodside housing project in Simpsonville.

	Planned Activities	Three affordable homeownership units for low- and moderate-income homebuyers will be developed by GCRA. Habitat for Humanity will develop 10 of the remaining units in Woodside development project in Simpsonville. Prior years HOME funds have been set aside to be used for the development of homeownership units for the Woodside housing projects.
26	Project Name	Simpsonville/Public Facility Improvement
	Target Area	Simpsonville
	Goals Supported	SL-2 Public Facilities
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$84,609
	Description	Facility improvements to the Simpsonville Senior Center to include upgrade of the kitchen area, meeting rooms and outdoor spaces. Upgrade will address any ADA requirement, health and safety measures and expansion to include outdoor event space. This project is also partly funded by the SC Department of Aging, Permanent Improvement Program grant.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Seniors in the City of Simpsonville.
	Location Description	Simpsonville Senior Center in the Woodside area in the City of Simpsonville.
Planned Activities	Facility improvements to upgrade the kitchen, meeting area and outdoor improvement to the facility. This will be partly funded with SC Department of Aging Permanent Improvement Program (PIP) grant for approximately \$350,000. CDBG funds will be used as match fund for the project. Currently, architectural conceptual plan has been completed. The project is now under construction.	
27	Project Name	Simpsonville/Subrecipient/Center for Community Services
	Target Area	Simpsonville
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs

	Funding	CDBG: \$12,000
	Description	Provides case management, referrals and asset attainment counseling.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 250 individuals.
	Location Description	Case management and asset counseling occur at the Center for Community Services.
	Planned Activities	Provides case management, referrals, and asset attainment counseling at the Center for Community Services for residents of Simpsonville
28	Project Name	Simpsonville/Subrecipient/Parks & Recreation/Senior Services
	Target Area	Simpsonville
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$10,000
	Description	Provide funding toward transportation, activities, and equipment for seniors to participate in activities and programs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 650 seniors.
	Location Description	The activities will be undertaken at the Simpsonville Senior Center.
	Planned Activities	Provide funding toward transportation, activities, and equipment for seniors to participate in activities and programs.
29	Project Name	Travelers Rest/New Construction
	Target Area	Travelers Rest
	Goals Supported	DH-1 Homeownership

	Needs Addressed	Housing Need
	Funding	HOME: \$36,222
	Description	New construction of housing units for eligible low- and moderate-income applicants.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income qualified families will benefit from the proposed activities.
	Location Description	The proposed development will be in the city limits of Travelers Rest.
	Planned Activities	New construction of housing units for eligible low- and moderate-income applicants in Travelers Rest.
30	Project Name	Brutontown/Infrastructure Improvement
	Target Area	BRUTONTOWN COMMUNITY
	Goals Supported	SL-4 Infrastructure Improvements NR-1 - Neighborhood Revitalization
	Needs Addressed	Infrastructure Improvement Needs Neighborhood Revitalization
	Funding	CDBG: \$342,000
	Description	Infrastructure improvement in Brutontown Community involves 3 streets in the Brutontown community. The proposed plan is to construct the new Iola Wilson Street, expansion/extension of Emory and Greenbrier Streets in the Brutontown neighborhood. The project will consist of installation of new utility lines (storm and sanitary lines) curbs and gutter, sidewalks and road pavements.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	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 and middle income households. The housing units will be for seniors and families. Approximately 60 housing units are proposed and approximately 70 percent or more of the beneficiaries shall have income at 80 percent and below of the Area Median Income
	Location Description	The infrastructure improvements will occur in Brutontown, a strategy neighborhood in the County.
	Planned Activities	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 and middle income households. The housing units will be for seniors and families. Approximately 60-80 housing units are proposed and approximately 70 percent or more of the beneficiaries shall have income at 80 percent and below of the Area Median Income. The engineering conceptual plans for the three phases/streets have been completed.
31	Project Name	Brutontown/New Construction
	Target Area	BRUTONTOWN COMMUNITY
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	CDBG: \$172,478 Mortgage Loan Fund: \$234,000
	Description	Construction of affordable homeownership units for eligible families in Brutontown.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit approximately 4 households/families in the Brutontown neighborhood.
	Location Description	The construction will occur in the Brutontown neighborhood (on Clay and Scott streets).

	Planned Activities	Construction of affordable homeownership units for eligible families in Brutontown.
32	Project Name	Travelers Rest/Greenville Housing Fund/Rehabilitation
	Target Area	Travelers Rest
	Goals Supported	DH-4 Special Needs – Housing
	Needs Addressed	Housing Need
	Funding	HOME: \$25,800 Greenville County - ARP: \$1,000,000
	Description	Provided financial assistance to Greenville Housing Fund to acquire and rehabilitate housing for seniors.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income qualified families will benefit from the proposed activities.
	Location Description	The proposed development will be in the city limits of Travelers Rest.
	Planned Activities	Provided financial assistance to Greenville Housing Fund to acquire and rehabilitate housing for seniors.
33	Project Name	Nehemiah Corp/Needmore Community/New Construction
	Target Area	GREER NEEDMORE
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	Greenville County Affordable Housing Fund: \$66,000
	Description	Partner with Nehemiah Corp. for the new construction of 2 affordable housing units in the Needmore Community, Greer, SC.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit.
	Location Description	Needmore neighborhood in the City of Greer.
	Planned Activities	Partner with Nehemiah Corp. for the new construction of 2 affordable housing units in the Needmore Community, Greer, SC.
34	Project Name	Unincorporated/HOME & AHF/Homes of Hope
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	Greenville County Affordable Housing Fund: \$25,000
	Description	Provide homeownership to 5 eligible home buyers in the Walker Springs Project.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit from this activity.
	Location Description	This subject site is located at Walker Springs.
	Planned Activities	Provide homeownership to 5 eligible home buyers in the Walker Springs Project.
35	Project Name	Unincorporated/HOME & AHF/M Peters Group/Gordon Place
	Target Area	BRANDON
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$50,000 Greenville County Affordable Housing Fund: \$225,000

	Description	Develop 116 affordable rental units in the Brandon community.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project is targeted for 116 individuals and families earning up to 60% of AMI
	Location Description	This subject site is located in the Brandon neighborhood in Greenville County.
	Planned Activities	Develop 116 affordable rental units in the Brandon community.
36	Project Name	Unincorporated/Community Works Carolina
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-3 Homebuyers
	Needs Addressed	Housing Need
	Funding	HOME: \$90,250
	Description	Direct financial assistance to first time homebuyers towards the purchase of their first homes. The eligible homebuyers must be low, moderate and middle households. The proposed funding allocations are HOME fund of \$90,250 (for 80% and below AMI) and Private Donation of \$24,750 for households earning above 80% - 120% AMI. The funding will be used as down payment or closing cost. Households earning up to 80% AMI can receive up to \$10,000 using the HOME funds. Households earning from 81% - 120% AMI can receive \$5,000.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 20 first time homebuyers with eligible income.
	Location Description	Homebuyers in Greenville County are eligible and also Greer City limits of Spartanburg and Fountain Inn City limits in Laurens County.
	Planned Activities	Provide down payment assistance for up to 20 homebuyers.
	Project Name	Unincorporated/Housing Rehabilitation

37	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	CDBG: \$75,000
	Description	Rehabilitate the houses of income qualified residents in unincorporated areas.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income qualified residents in unincorporated areas will benefit.
	Location Description	The houses of income qualified owner-occupants in unincorporated areas.
	Planned Activities	Rehabilitate the houses of income qualified residents in unincorporated areas.
38	Project Name	Unincorporated/New Construction/Reconstruction
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$160,000
	Description	Fund the construction of new rental and homeownership units in unincorporated areas.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit.
	Location Description	The units will be constructed in unincorporated Greenville County.

	Planned Activities	Fund the construction of new rental units in unincorporated Greenville County to benefit income eligible families.
39	Project Name	Unincorporated/Home Repair Subrecipient/Habitat
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	CDBG: \$25,000
	Description	Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville County.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 20 elderly or disabled families.
	Location Description	Homeowners in Greenville County are eligible.
	Planned Activities	Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville County.
40	Project Name	Unincorporated/Home Repair Subrecipient/Rebuild Upstate
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	CDBG: \$25,000
	Description	Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville County.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 30 elderly or disabled families.

	Location Description	Homeowners in Greenville County are eligible.
	Planned Activities	Provides home repairs, ramp building and grab bar installation for low income, elderly, and disabled people in Greenville County.
41	Project Name	Unincorporated/Subrecipient/Communities in School
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$10,000
	Description	Provides funding toward programming ranging from physical and mental well-being to those addressing scholastic achievement and the salaries of the student support specialists.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 50 children.
	Location Description	The activity will be undertaken at Communities in School in the Berea Middle School.
	Planned Activities	Provides funding toward programming ranging from physical and mental well-being to those addressing scholastic achievement and the salaries of the student support specialists.
42	Project Name	Unincorporated/Subrecipient/Greenville Free Medical Clinic
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$90,000
	Description	Provide drug assistance for elderly and low-income persons at the Greenville Free Medical Clinic.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 700 elderly and low-income persons.
	Location Description	The activity will be undertaken at the Greenville Free Medical Clinic.
	Planned Activities	Provide drug assistance for elderly and low-income persons at the Greenville Free Medical Clinic.
43	Project Name	Unincorporated/Subrecipient/Human Relations Commission
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$30,000
	Description	Provides fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling, and group counseling.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 1000 persons.
	Location Description	The activity will be undertaken at the Human Relations office in Greenville County.
	Planned Activities	Provides fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling, and group counseling.
44	Project Name	Unincorporated/Subrecipient/Human Relations/FEC
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$8,000

	Description	Financial Empowerment Center - provide one on one financial counseling. Assisting the public to reduce their debt, and increase or establish a credit score
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 500 individuals.
	Location Description	The activity will be undertaken at the Human Relations office in Greenville County.
	Planned Activities	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.
45	Project Name	Unincorporated/Subrecipient/Meals on Wheels
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$55,000
	Description	Provides meals for homebound physically or mentally challenged individuals and the elderly.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 300 physically or mentally challenged individuals.
	Location Description	Meals on Wheels in Greenville County will undertake this activity.
	Planned Activities	Provides meals for homebound physically or mentally challenged individuals and the elderly in Greenville County.
46	Project Name	Unincorporated/Subrecipient/Safe Harbor
	Target Area	GREENVILLE COUNTY – UNINCORPORATED

	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$35,000
	Description	Provide emergency shelter and supportive services for low-income individuals experiencing homelessness because they are fleeing domestic violence. Assist families with securing stable housing post shelter.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 200 people.
	Location Description	The activity will be undertaken at the Safe Harbor in Greenville County.
	Planned Activities	Provide emergency shelter and supportive services for low-income individuals experiencing homelessness because they are fleeing domestic violence. Assist families with securing stable housing post shelter.
47	Project Name	Unincorporated/Subrecipient/Unity Health on Main
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$45,000
	Description	Funding towards Social Services Program, Bilingual Case Manager to provide services to address the gap of medical, mental health and social services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 240 people.
	Location Description	Underserved population in unincorporated Greenville County.

	Planned Activities	Funding towards Social Services Program, Bilingual Case Manager to provide services to address the gap of medical, mental health and social services
48	Project Name	Unincorporated/Subrecipient/Upstate Warrior
	Target Area	GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$15,000
	Description	Social work case coordination and resource development for at risk veterans in need of essential life services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 250 veterans.
	Location Description	The activity will be undertaken at Upstate Warrior Solution in Greenville County.
Planned Activities	Social work case coordination and resource development for at risk veterans in need of essential life services.	
49	Project Name	Demolition
	Target Area	Simpsonville Travelers Rest GREER GREENVILLE COUNTY – UNINCORPORATED
	Goals Supported	SL-1 Blight Elimination
	Needs Addressed	Slum and Blight Elimination
	Funding	CDBG: \$182,973
	Description	Demolish unsafe structures to eliminate slum and blight in unincorporated Greenville County, with a focus in Travelers Rest, Greer and Simpsonville.
	Target Date	6/30/2023

Estimate the number and type of families that will benefit from the proposed activities	Slum and blight properties could be demolished.
Location Description	The demolitions will occur in Travelers Rest, Greer, and Simpsonville municipalities.
Planned Activities	Demolish unsafe structures to eliminate slum and blight in unincorporated Greenville County, with a focus in Travelers Rest, Greer and Simpsonville.

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 city limits of 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, as well as 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. The development of affordable housing by Low Income Housing Tax Credit (LIHTC) developers seeking gap financing have also contributed to allocation of funds, particularly local funds from the County.

Geographic Distribution

Target Area	Percentage of Funds
POE	
JUDSON COMMUNITY	
MONAGHAN	
BRANDON/FREETOWN COMMUNITY	
VICTOR	
BRUTONTOWN COMMUNITY	9
GREER NEEDMORE	
BRANDON	
WEST BRANDON	
FOUNTAIN INN SANCTIFIED HILL	
STERLING	
NEW WASHINGTON HEIGHTS	
Simpsonville	6
Travelers Rest	1
MAULDIN	12

Target Area	Percentage of Funds
GREER	4
FOUNTAIN INN	2
GREENVILLE COUNTY - UNINCORPORATED	60
Conestee	
Dunean	
Greer - Sunnyside	6
San Souci	
Countywide	
Slater-Marrietta	
Saluda	
Tanglewood	
City View	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The 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. A total of \$395,500 is proposed for CDBG – Public Service subrecipients. This amount consists of 14.845% of the CDBG grant allocation. The remainder of the CDBG funds are proposed for infrastructure in Greer – Fairview Project in Sunnyside community, Miller Road sidewalk project, Brutontown Phase 2D (Iola Wilson new road and Phase 4 (Emory /Marie Road). The proposed infrastructure improvement will serve new affordable housing units in the Greer and Brutontown. The Miller Road sidewalk will serve the newly completed 18 units (9 duplexes buildings) in Mauldin. Additionally, facility improvements are being undertaken in Simpsonville (senior center) and new restrooms serving handicapped children, using the Miracle Hill baseball court in the Emmanuel Sullivan Park in Fountain Inn.

Additionally, County wide repair programs are available for seniors and persons living with disabilities are provided and continue to be a major need in the County. The acquisitions and 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; therefore, the income requirement directs funds to low- and moderate-income households throughout the County.

Economic development – revolving loan fund shall be made available to business owners that will create or retain low- and moderate-income jobs. Additionally, the façade improvement programs shall be made available to businesses in the Central Business Districts of the five participating municipalities, and the commercial areas along Woodside Avenue and Poinsett Highway and be used for exterior

improvement to existing or new business property and must create or retain a low- and moderate-income job. Funding is provided to assist approximately 10 businesses, providing opportunity for creation and or retention of low-and-moderate-income jobs.

A total of \$416,814 **HOME** fund is approved for Housing partners projects, which will provide a total of 320 housing units, and \$25,800 of CDBG fund will be provided to Greenville Housing Fund to rehabilitate a 40 unit aged-out LIHTC apartment for seniors, of which they will acquire using County's ARP fund. These units will expand the supply and maintain decent and affordable rental and homeownership housing for low- and very low-income families and households.

Discussion

Threshold Allocation Requirement

The County is following the required threshold allocations on CDBG, ESG and HOME various funds.

1. CDBG Grant – Public Service allocation for FY 2022 is **\$395,500** comprising of 14.84.% of its total Grant fund.
2. ESG – Shelter and Outreach Allocation for FY 2022 is **\$139,810** comprising of 60% of the total Grant fund.
3. FY 2022 funding to CHDO Organization is (Habitat) is **\$280,000** comprising of 15% of which (\$189,807) HOME grant and (\$91,000) from Affordable Housing Fund.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Greenville County proposed annual housing goal for FY 2022 is 476 units. This will be achieved through a combined and partnership efforts with other housing partners, via several strategies. Some of the partners are Habitat for Humanity, NHE LLC, M Peters Group, Mercy Housing SE, Greenville Housing Fund, Homes of Hope, Nehemiah CEDC, Community Works Carolina, Rebuild Upstate and working with the CoC members to address homelessness, via Homeless Prevention and Rapid Rehousing. Two of the projects (NHE and Mercy Housing SE) will be using the SC Housing LIHTC and HOME funds to develop a total of 168 units comprising of 1-3 bedrooms. These rental development projects are targeted to assist households with income ranging from 20% AMI to 80% AMI, of which 10% of the units are planned for extremely low-income households, homeless or the most vulnerable residents with supportive services. M peters Group will develop a total of 116 housing units of 1 – 3 bedrooms. They have partnered with safe Harbor to provide permanent housing for individuals or families fleeing from domestic violence situation. The strategies consist of new construction of homeownership and rental units; repair programs for seniors and households living disabilities; rehabilitation of existing units; providing financial assistance towards down payment and closing costs for First Time Home Buyers, rental assistance for homeless households and individuals and rehabilitation of units for rental or homeownership opportunities. GCRA will also be directly involved with construction of the some of the rental and homeownership units. **It is important to note that with the continual impact of COVID, GCRA continues to provide assistance to the public using the COVID funds for this fiscal year.**

One Year Goals for the Number of Households to be Supported	
Homeless	45
Non-Homeless	336
Special-Needs	95
Total	476

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	307
Rehab of Existing Units	99
Acquisition of Existing Units	25
Total	476

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The total housing units goal proposed for FY 2022 is as follows:

1. Homeownership units – new construction: 21units – **GCRA/Habitat/Nehemiah CEDC**
2. Rental units – new construction: 286 units – **Mercy Housing/NHE/M Peters Group**
3. Homebuyers – First Time Home Buyers Programs: 25 units – **Community Works Carolina (CWC)/Homes of Hope**
4. Rental assistance – Homeless Prevention: 20 units – **GCRA/GC Human Relations**
5. Rental assistance – Rapid Rehousing: 25 units – **GCRA/GC Human Relations**
6. Minor Home repair - seniors/disabled persons: 55 units – **GCRA/Rebuild/Habitat**
7. Rehabilitation & Acquisition of existing senior apartment: 20 units – **Greenville Housing Fund**
8. Major Home rehabilitation: 2 units - **GCRA**
9. Investor Program – Rental Rahab: 2 units - **GCRA**

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 other race. Sixty-six (66%) percent of households on waiting list are families with children, 5 percent are elderly, and 29 percent are of other 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

BOND Financing - Multifamily housing development financing opportunity in Greenville County: The Greenville Housing Authority has created additional resource to housing developers, a local bond financing opportunity for their multifamily housing development projects. This is as an alternative financial resource as a local Tax Credit financing opportunity. Eligible properties and projects must be in Greenville County.

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 six nonprofit organizations and agencies with various programs. The agencies are Sunbelt Human Advancement Resources Inc. (SHARE), United Housing Connections (UHC), First Impression of SC, Pendleton Place, and United Ministries will be program assistance on Shelter and outreach activities, while Greenville County Human Relations provides Homeless Prevention and Rapid Rehousing Service. United Housing Connection also lead HMIS administrator for Greenville. A total of approximately 8,188 persons will be assisted with the 6 organizations' programs. All the subrecipients are also members of the Continuum of Care (CoC) 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/shelter for homeless individuals and homeless families.
- 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.
- United Ministries – collaborates 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.
- 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 or twenty households 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 approximately 4,589 individuals.
- Continue to fund the homeless providers' programs on outreach and shelter activities that will

assist approximately 6,124 persons.

- 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.
- Gap finance housing partners development projects that partner with homeless providers to provide permanent housing opportunities with supportive services. Approximately sixteen units are proposed to be set aside for the approved FY 2022 housing projects and 8 units are in progress for the ongoing 2021 projects.
- United Housing Connection's project for the forty-eight permanent supportive housing unit, approved during FY 2021 AAP, shall be implemented during FY 2022. This will provide opportunity for forty-eight chronically homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

- Through ESG funding, Greenville County will provide assistance to emergency shelter programs in partnership with United Ministries, SHARE, United Housing Connections, Pendleton Place, and First Impression of SC. These agencies will provide shelter for approximately 4,586 homeless persons.
- GCRA shall continue to partner with COC members and Greenville Homeless Alliance (GHA) and serve as a member of GHA's Steering committee member in seeking for opportunities and strategies for system wide solutions to homelessness in Greenville County. GHA provides advocacy and resources opportunities to COC members.
- GCRA will continue ESG funds to homeless providers with programs to provide shelter and transitional housing opportunities. Four of the funded agencies for FY 2022 ESG fund (SHARE, United Ministries, Pendleton Place and First Impressions) will provide direct shelter opportunities for approximately 4,589 persons.

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 are 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 that are literally homeless or at risk of risk of homelessness through the homeless prevention and rapid rehousing 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 in need of 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.

Additionally, with the inclusion of supportive housing units developed LIHTC developers will provided opportunity for extremely low-income families with affordable rent.

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).
- The COC members partners with Greenville mental hospital and other Behavioral agencies to assist clients in need of case management, substance abuse and mental health counseling.
- The homeless clients are assisted with housing, health, and other essential needs by the funded agencies. They are also assisted with job search, placement, and training opportunities.
- Pendleton Place specially assist homeless youths with case management services, housing, job training opportunities, and job search.

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

Additionally, with the continued COVID-19, ESG-CV, and CDBG-CV funds area available to the public to prevent homelessness through rental, mortgage, and utility assistance. Additionally, families have access to free or substantially reduced health care services with Greenville Free Medical and Unity Health on Main with the available of COVID-19 funds to these agencies. Most partners are planning opportunity for non-congregate housing options for homeless clients. Also, creation of Single room occupancy option for homeless persons with added funding for case management to provide for continued supportive services.

It is important to note that a total \$773,117 of Match fund is proposed for the ESG program from the various providers.

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

Introduction:

Greenville County completed an Analysis of Impediments to Fair and Affordable Housing (AI) in late 2019. GC Human Relations Commission had the responsibility of leading the efforts in conducting the AI (Analysis of Impediments) on behalf of the Greenville County Redevelopment Authority, the City of Greenville Community Development Division, Greer Housing, and Greenville Housing Authority. . **A total of 476 housing goal is proposed for FY 2022, of which 286 are new rental opportunities to serve families earning from 20% AMI to 80% AMI. Addressing the most housing cost burdened population. A 40-unit senior housing, ageing out of affordability period will be acquired and rehabilitated by Greenville Housing Fund, therefore maintaining its affordability period in perpetuity specifically for seniors. This provides opportunity for the seniors to age in place. The repair program will provide grant funds for up to 55 seniors or persons living with disabilities to maintain their existing housing and also be able to age in place without displacement.**

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 and approved 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 substantially 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. **A total of 55 seniors and or households living with disabilities is proposed.** 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. **A total of 125 persons or 20 households are proposed to be assisted with homeless prevention and 25 households are proposed to be assisted with rapid rehousing opportunities.**

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. The Greenville County Administration has provided and are providing opportunities for properties to be donated for affordable housing opportunities.

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 Fund. For the coming year GCRA has appropriated almost nine hundred thousand dollars to help fund **320** 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 and NHE will develop 80 and 88 affordable units respective in Mauldin targeting 20% - 80% area median income, M Peters Group will develop 116 housing units on the old Brandon mill site for households earning 60% and below of the 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 diversity 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.
- c) GCRA shall continue to provide Emergency rehab program for the elderly and persons living with disability. This program provides up to \$10,000 in grant fund to improve the housing units, address code issues, and ensure that homeowners are given the opportunity to age in place.
- d) Continue to support affordable housing development with support services with focus on households earning 30% and below of Area Median Income.

Actions planned to foster and maintain affordable housing

The Greenville County completed two housing studies in 2018 and 2020 of which both plans identified immense need for affordable housing in Greenville, particularly with the rising cost of housing in the County. The FY 2022 housing goal including partners' projects is a total of 476 housing units. Two are proposed LIHTC projects and will provide housing for individuals and families earning 20% AMI – 80% AMI. One of the projects will be funded via HUD 221D and will target 60% AMI and below of the AMI. These projects will help to address affordable housing needs, and also address the needs of the underserved households. Additionally, Habitat will develop 9 homeownership units that will provide opportunities for households earning 60% and below of the Area Median income and provide opportunity for the homebuyers achieve the American dream of homeownership. Furthermore, the repair/rehab programs will maintain the affordable housing existing stock in the County. Greenville Housing Fund will acquire and rehab an existing 40-unit senior housing and ensure that the residents are not displaced and age in place. All the units will maintain the affordability period stipulations as required by HUD. The Investor program is planned to assist landlord rehab their rental units and keep

the units affordable to low- and moderate-income families. The First-Time Buyers program provides opportunity to households to achieve homeownership and eliminate the barrier of access to buying their first home. The program provides up to \$10,000 to first time home buyers towards the purchase of their first home. This fund can be used for down payment and or closing cost, thereby making it possible to achieve the “American Dream” of homeownership and building family wealth.

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 has completed and rented 18 units in the Miller Place project in Mauldin, thirteen (13) of the units are occupied by families earning from 50% - 80% AMI and the remainder are occupied by families earning up to 120 % of the AMI. All the planned rental units for FY 2022 are proposed to be occupied by households earning 20% - 80% AMI. They will also be available to families with housing vouchers. GCRA in partnership with the City of Greer has been developing affordable housing units in the Needmore and Creekside communities. These communities are in their final phases of completion. New 33 homeownership units are being planned for the Sunnyside community in Greer (Fairview townhomes). Infrastructure improvement to serve the residential units is under construction. Additionally, GCRA is also in partner with the habitat for Humanity and the City of Simpsonville to develop 13 homeownership units in the woodside community. The housing units will be available to families earning from 50% AMI – 80% AMI. The housing units are in progress. 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. The homeownership units

will potentially increase family wealth.

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 continues to provide funding to agencies administering CDBG – Public Services in the County. These agencies provide access to nutritional meals to families and seniors, after school programs, senior program, access to free health services, etc. Approximately a total of 11,700 individuals are proposed to be assisted during FY 2022. GCRA coordinates resources with other County agencies to ensure correlation of resources to meet the communities' needs. A total 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. The County engineering department assist with the road paving on roads within GCRA's special emphasis neighborhoods, which helps to leverage cost. Coordination of these activities are beneficial in scheduling of the required actions. The affordable housing development carried out by private developers, usually require local gap financing to ensure affordability. The developers submit their proposals for funding during GCRA open application process for funding availability. The projects are reviewed and underwritten by GCRA staff to ensure they meet required funding guidelines, criteria, and affordability, prior to approval. All approved FY 2022 projects were

required to undergo similar process prior to approval.

Discussion:

Program Specific Requirements

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

Introduction:

A total of \$352,770 of CDBG Program Income is allocated for FY 2022, to be used in addition to the County's \$2,665,600 FY 2022 CDBG Entitlement allocation. The County allocated approximately twenty (20%) percent of its CDBG total funds for Planning and Administration and the remainder of eighty (80%) 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 4 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 very low income to middle income or workforce population, therefore, making affordable housing more attainable to this target population in Greenville County. Furthermore, preservation of existing units with the home repair program, serving specifically the elderly and persons living with disabilities (on fixed or extremely low income (30%AMI and below) are assisted with CDBG funds. A forty-unit senior apartment building will be rehabilitated with CDBG funds, to ensure that the units continue to remain affordable and available for senior housing. 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	352,700
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
Total Program Income:	352,700

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.	80.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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, NHC, Mercy Housing SE, M Peters Group are leveraging their HOME, using LIHTC, HUD 221d program, Bank loans other public and private funds. GCRA has been developing housing units in the Brutontown Community on Walcott Road with Bank funds and additional units on Scott with HOME funds. Additional units are built in the Creekside community, while Fairview project is in its Planning Phase. The County' ARP will use to leverage the CDBG funds to complete the infrastructure improvement for the Fairview Project. Habitat for Humanity and GCRA has begun developing homeownership units in the Woodside Community housing project. 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 360 affordable and workforce housing units are proposed for the FY 2022 funds, leveraging the HOME and AHF.

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 of up to \$10,000 needed to obtain mortgages or pay for down payment and or closing cost towards the 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. 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 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, 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 RFPs were announced and advertised in the early part of January 2022. Training sessions are conducted by program staff. Submission of the proposals from the public service /Subrecipients was on **February 14, 2022**. 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 2022, except for Mauldin that was heard on April 18th, 2022. 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 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 \$15,00 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 need's assessment set the foundations of the goals and objectives of the plans.

ESG Match Source Report

Agency	Match fund	Source
SHARE	\$19,600	Other Federal
	Annual Action Plan 2022	

United Ministries	\$461,017	Other
Pendleton Place	\$54,500	Private
First Impression	\$47,000	Other Federal
United Housing Connections	\$91,000	Other Federal/Local Govt
Human Relations Commissions	\$40,000	Local/Private
GCRA	\$60,000	Local
Total :	\$773,117	

PROJECT NAME/DESCRIPTION	2022 CDBG	2022 CDBG Program Income	2022 HOME	2022 HOME Program Income	2021 - HOME -ARP	2022 ESG	ESG Carryover	2022 County General Fund	2022 - AHE	MLF Fund	Previous CD-R - PI Fund	GCRA Unrestricted fund	Previous CDBG fund	Previous HOME fund	Previous AHF	Greenville County ARP fund	Private Funds	TOTAL	Proposed completion date	Proposed #s	Strategic Plan Goal #
CHDO/Habitat for Humanity: Develop 10 new homeownership units in the Woodside Park Neighborhood in Simpsonville			189,807						91,000				-					280,807	Jun-24	10	DH-1 Homeownership
Disposition/Greer: 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.																		0	Jun-23	0	DH-1 Homeownership DH-2 Rentals
Disposition/Simpsonville: 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.																		0	Jun-23	0	DH-1 Homeownership DH-2 Rentals
Disposition/Travelers Rest: 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.																		0	Jun-23	0	DH-1 Homeownership DH-2 Rentals
Disposition/Unincorporated: 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.	0	30,000																30,000	Jun-23	0	DH-1 Homeownership DH-2 Rentals
Brutontown/Disposition - 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.	50,000																	50,000	Jun-23	2	DH-1 Homeownership DH-2 Rentals
Economic Development Loan/Greer: Revolving loan program	50,000												0					50,000	Jun-23	2	ED-2 Business Establishment
Economic Development Loan/Mauldin: A Revolving Loan program, to be tied to job creation or retention.	25,000																	25,000	Jun-23	1	ED-2 Business Establishment
Economic Development Loan/Simpsonville: Provide revolving loan fund to small businesses in the City of Simpsonville.	25,000												0					25,000	Jun-23	1	ED-2 Business Establishment
Economic Development Loan/Travelers Rest - Provide Business loans to small businesses in the City of Travelers Rest	25,000																	25,000	Jun-23	1	ED-2 Business Establishment
Economic Development Loan/Unincorporated: Provide revolving loan fund to small businesses in the Greenville County.		0									7,000							7,000	Jun-23	1	ED-2 Business Establishment
Emergency Solutions -Homelessness Prevention - Prevention of homelessness. Households and individuals at risk of home lessness providing direct financial assistance to prevent homelessness.						13,428												13,428	Jun-23	20HH	DH-7 Homelessness-At Risk
Emergency Solutions - Rapid Rehousing - Rapid rehousing providing direct financial assistance to Households or individual literally homeless.						22,302												22,302	Jun-23	25HH	DH-8 Homelessness- Rehousing
Emergency Solutions - Prevention and Rapid Rehousing Case Management Services / Greenville County Human Relations: Provide funding for case management for access point for rapid rehousing/homelessness prevention.						35,000												35,000	Jun-23	70	SL-6 Homelessness Services
Emergency Solutions- Shelter/ First Impression: Funding for case management and operational cost and essential services.						10,000												10,000	Jun-23	15	DH-11 - Homelessness Shelters
Emergency Solutions - Shelter/SHARE Homeless Services: Funding for emergency shelter essential services and operations.						11,000												11,000	Jun-23	15	DH-11 - Homelessness Shelters
Emergency Solution - Shelter/ United Ministries Place of Hope & IHN : Pay salary for a case manager, Rehab/Maintenance of transitional houses, essential services for families operational costs.						50,000												50,000	Jun-23	440	DH-11 - Homelessness Shelters
Emergency Solutions- Shelter Pendleton Place funding for operation of youth homelessness drop in center, essential services, and case management.						40,000												40,000	Jun-23	72	DH-11 - Homelessness Shelters
Emergency Solutions- Outreach/Shelter - United Housing Connection/ Funding for street outreach/intake/referral, rehab/repair of perm supportive housing						28,810												28,810	Jun-23	25	DH-11 - Homelessness Shelters
Emergency Solutions - HMIS/Rapid Rehousing Access Point/ United Housing Connections: Maintain and provide licenses for CoC members to utilize the HMIS system and emergency shelter; RRH Central Intake and Diversion specialist						5,000												5,000	Jun-23	1	SL-6 Homelessness Services
Facade Improvements/Fountain Inn: Renovate facades of commercial properties through a forgivable loan program. Tied to job creation or retention	20,000																	20,000	Jun-23	1	ED-3 Façade Improvement
Facade Improvements/Greer: Renovate facades of commercial properties through a forgivable loan program. Tied to job creation or retention	10,000																	10,000	Jun-23	3	ED-3 Façade Improvement
Facade Improvements/Mauldin: Renovate facades of commercial properties through a forgivable loan program. Tied to job creation or retention	10,000																	10,000	Jun-23	1	ED-3 Façade Improvement
Facade Improvements/Simpsonville: Renovate facades of commercial properties through a forgivable loan program. Tied to job creation or retention	20,000																	20,000	Jun-23	2	ED-3 Façade Improvement

PROJECT NAME/DESCRIPTION	2022 CDBG	2022 CDBG Program Income	2022 HOME	2022 HOME Program Income	2021 - HOME -ARP	2022 ESG	ESG Carryover	2022 County General Fund	2022 - AHE	MLF Fund	Previous CD-R - PI Fund	GCRA Unrestricted fund	Previous CDBG fund	Previous HOME fund	Previous AHF	Greenville County ARP fund	Private Funds	TOTAL	Proposed completion date	Proposed #s	Strategic Plan Goal #
Façade Improvements/Travelers Rest: Renovate facades of commercial properties through a forgivable loan program. Tied to job creation or retention.	10,000												17,000					27,000	Jun-23	3	ED-3 Façade Improvements
Fountain Inn/Facility Improvement: Facility improvements addressing any eligible handicap accessibility activities.	60,553	3,000																63,553	Jun-23	1	SL-3 Public Facility
Fountain Inn/New Construction affordable rental and ownership housing development for eligible LMI households in the Woodside and Sanctified Hills communities and scattered sites.			40,300	1,000														41,300	Jun-23	2	DH-1 Homeownership DH-2 Rentals
Fountain Inn/Subrecipient/Center for Community Services: Provides case management, referrals, and asset attainment counseling.	5,000																	5,000	Jun-23	193	SL-4 Public Services
Fountain Inn/Subrecipient/Parks and Recreation: Gardening project for Seniors. Utilizing Clemson Cooperative Extension gardening courses and supplies. Intergenerational program with seniors and school aged kids.	5,000																	5,000	Jun-23	723	SL-4 Public Services
General Operations Delivery Cost: Funds for direct costs associated with affordable housing development, inspection of properties and infrastructure costs incurred by GCRA.	399,841	52,916	189,807	51,320	0				200,000	72,000	-	2,843						968,727	Jun-23	1	PA-1 Project Management
General Program Administration: Funds for the administration of the CDBG, HOME, and ESG programs at the county level.	533,121	70,554	126,538	34,214	622,705	17,476		25,000	150,000	54,000	-	3,412						1,637,020	Jun-23	1	PA-1 Project Management
Greer/Infrastructure Improvements: Improve streets, public utilities and sidewalks in the City (e.g. Fairview Infrastructure, Needmore, Sunnyside).	137,512	10,000											0			1,000,000		1,147,512	Jun-23	1	SL-5 Infrastructure Improvements
Greer/Public Facility Improvement: Facility improvements addressing any eligible handicap accessibility activities.	0	0											150,000					150,000	Jun-23	1	SL-3 Public Facility
Nehemiah Corporation - New construction of 2 affordable housing units in Needmore Community			0						66,000					40,000	26,000			132,000	Jun-24	2	DH-1 Homeownership units
Greer/New Construction: Develop affordable homeownership units for eligible LMI applicants in the City - for Fairview Housing project.			136,854	13,000												1,000,000		1,149,854	Jun-23	14	DH-1 Homeownership
Greer/Subrecipient/Creative Advancement Centers: Provide salaries, operations and supplies.	19,000																	19,000	Jun-23	100	SL-4 Public Services
Greer/Subrecipient/Greer Community Ministries: Mobile Meals for homebound, elderly and disadvantaged individuals.	20,000																	20,000	Jun-23	340	SL-4 Public Services
Greer/Subrecipient/Greer Parks and Recreation (Cannon Center- Seniors) - Pickleball equipment, machine, and clinics with certified instructor.	4,000																	4,000	Jun-23	40	SL-4 Public Services
Greer/Subrecipient/Greer Parks and Recreation (Needmore Center): Provide Summer activities and supplies/uniforms.	7,000																	7,000	Jun-23	50	SL-4 Public Services
Greer/Subrecipient/Greer Relief and Resources Agency: Emergency assistance for utilities, rent, and mortgages as well as prescriptions for elderly/low income/disabled.	10,000																	10,000	Jun-23	28	SL-4 Public Services
Home Repair Program/Unincorporated: Make limited repairs to low income owner-occupied elderly/pps living with disability - housing in county unincorporated areas.	100,000	0											40,000					140,000	Jun-23	25	DH-3 Homebuyers
Mauldin/ Infrastructure Improvement: Sidewalk along Miller Road/Old Mill.	78,997	16,000																94,997	Jun-23	1	SL-5 Infrastructure Improvements
Mauldin/City of Mauldin/Senior Program: Equipment for pickleball, update exercise class equipment, security cameras, misc. equipment.	10,500																	10,500	Jun-23	450	SL-4 Public Services
Mauldin/Subrecipient/Center for Community Services: Provide funding for case management, referrals, and asset attainment counseling.	5,000																	5,000	Jun-23	35	SL-4 Public Services
Mauldin/HOME & HOME ARP & AHF/ NHE 600 Commerce Street Homeownership Development Affordable housing development for 80 units LMH			16,757	18,000					300,000									334,757	Jun-24	80	DH-2 Rentals
Mauldin/HOME/HOME ARP/ & AHF/ Mercy Housing S.E - 1215 E. Butler Street, Mauldin: Develop 88 affordable rental units.			52,000	0					300,000									352,000	Jun-24	88	DH-2 Rentals
Simpsonville/Homeownership Development Affordable housing development for homeownership benefiting LMI applicants in the City.			74,370	3,500														77,870	Jun-23	1	DH-1 Homeownership
Simpsonville/Public Facility Improvement: Facility improvements addressing any eligible handicap accessibility activities.	80,109	4,500																84,609	Jun-23	1	SL-3 Public Facility
Simpsonville/Subrecipient/Center for Community Services: Provide funding for case management, referrals and asset attainment counseling.																		12,000	Jun-23	250	SL-4 Public Services

PROJECT NAME/DESCRIPTION	2022 CDBG	2022 CDBG Program Income	2022 HOME	2022 HOME Program Income	2021 - HOME -ARP	2022 ESG	ESG Carryover	2022 County General Fund	2022 - AHE	MLF Fund	Previous CD-R - PI Fund	GCRA Unrestricted fund	Previous CDBG fund	Previous HOME fund	Previous AHF	Greenville County ARP fund	Private Funds	TOTAL	Proposed completion date	Proposed #s	Strategic Plan Goal #
Simpsonville/Subrecipient/Parks and Recreation/Senior Services: Provide funding towards exercise equipment, tables, chairs, billards, media equipment.	10,000																	10,000	Jun-23	650	SL-4 Public Services
Travelers Rest / New Construction: Develop affordable homeownerships units for eligible LMI applicants in the City.			36,222															36,222	Jun-23		DH-1 Homeownership DH-2 Rentals
Brutontown Infrastructure Improvement - Iola Wilson, Greenbrier and Walcott	342,000												250,000					592,000	Jun-23		SL-5 Infrastructure Improvements
Brutontown/ New Construction of low and moderate income housing household - Homeownership			162,478	10,000						234,000			0					406,478	Jun-23	3	DH-1 Homeownership DH-2 Rentals
Travelers Rest/Greenville Housing Fund Rehabilitation: Provide financial assistance GHF to acquire and rehabilitate housing for seniors.	25,000	800														1,000,000		1,025,800	Jun-23		DH-2 Rentals
Unincorporated/HOME & AHF-Homes of Hope-Housing Development : Provide 5 eligible HOME buyers with FTBHP - Walker Springs project									25,000									25,000	Jun-24	5	DH-1 Homeownership
Unincorporated, HOME & AHF - M Peters Group - Gordon Place project: Develop 116 affordable rental units - Brandon - 2 yr funding circle on AHF			50,000						225,000									275,000	Jun-24	116	DH-2 Rentals
Unincorporated/Community Works Carolina: Provide down payment assistance to 25 homebuyers in the County.			90,250														24,750	115,000	Jun-23	25	DH-3 Homebuyers
Unincorporation - Grant Assistance Program for special emphasis neighborhoods to promote capacity building.													10,000					10,000	Jun-23	8	NR-2 Neighborhood GAP
Mauldin/ Owner-occupied Rehabilitation: Provide financial assistance to owner occupied low and moderate income household to rehab their home.	25,000																	25,000	Jun-23	1	DH-2 Homeowner
Unincorporated/Housing Rehabilitation: Rehabilitate homes of income-qualified residents in unincorporated areas.	50,000																	50,000	Jun-23	5	DH-1 Homeownership
Unincorporated/New Construction/ Reconstruction: Fund the construction of new rental and homeownership units in unincorp areas.			100,000	60,000													500,000	660,000	Jun-23	1	DH-2 Rentals
Unincorporated/Investor Rehabilitation Program - Funds for rehabilitation of rental properties to improve the affordable housing stock for low and moderate income renters.	0												100,000					100,000	Jun-23	4	DH-2 Rentals
Unincorporated/Home Repair Subrecipient: Habitat for Humanity: Covers supply costs from home repairs including ramp building and grab bar installation for low income, elderly and disabled people in Greenville.	25,000																	25,000	Jun-23	20HH	DH-2 Homeowner
Unincorporated/Home Repair Subrecipient: Rebuild Upstate: Covers supply costs from home repairs including ramp building and grab bar installation for low income, elderly and disabled people in Greenville.	25,000												65,000					90,000	Jun-23	35 HH	DH-2 Homeowner
Unincorporated/Subrecipient - Communities in School: Provides funding towards case management at Berea Middle School for student support specialists at programming ranging from physical and mental well-being, to those addressing scholastic achievement, to family and community support networks.	10,000	0																10,000	Jun-23	786 pp	SL-4 Public Services
Unincorporated/Subrecipient - Greenville Free Medical Clinic: Provide prescription drug assistance for elderly and low income persons.	90,000																	90,000	Jun-23	700pp	SL-4 Public Services
Unincorporated/Subrecipient - Human Relations Commission: Fund fair housing case management for fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling and group counseling.	30,000																	30,000	Jun-23	1050pp	SL-10 Fair Housing
Unincorporated/Subrecipient - Financial Empowerment Center Human Relations Commission: Financial Empowerment Center Financial Counseling case management, training through workshops, one-on-one counseling.	8,000																	8,000	Jun-23	550pp	SL-Public Service
Unincorporated/Subrecipient - Meals on Wheels: Provides extra frozen meals for weekends to homebound physically or mentally challenged individuals and elderly.	55,000																	55,000	Jun-23	380pp	SL-4 Public Services
Unincorp/Subrecipient/Safe Harbor - Provide emergency shelter and supportive services for low income individuals experiencing homelessness because they are fleeing domestic violence. Assist families with securing stable housing.	35,000																	35,000	Jun-23	5000pp	SL-4 Public Services

PROJECT NAME/DESCRIPTION	2022 CDBG	2022 CDBG Program Income	2022 HOME	2022 HOME Program Income	2021 - HOME -ARP	2022 ESG	ESG Carryover	2022 County General Fund	2022 - AHE	MLF Fund	Previous CD-R - PI Fund	GCRA Unrestricted fund	Previous CDBG fund	Previous HOME fund	Previous AHF	Greenville County ARP fund	Private Funds	TOTAL	Proposed completion date	Proposed #s	Strategic Plan Goal #
Unincorporated/Subrecipient - Unity Health on Main: Funding towards Social Services Program Bilingual Case Manager to provide wrap around services to address the gap of medical, mental health and social services; Bilingual mental health counselor.	45,000																	45,000	Jun-23	240pp	SL-4 Public Services
Unincorporated/Subrecipient - Upstate Warrior Solution: for social work case coordination and resource development for Greenville low income / homeless / at-risk for homelessness veterans in need of essential life services.	15,000																	15,000	Jun-23	258	SL-4 Public Services
Greer/Demolition: demolition of substandard properties One 2022 Demo Project in IDIS	50,000																	50,000	Jun-23	4	SL-1 Blight Elimination
Simpsonville/Demolition: demolition of substandard properties One 2022 Demo Project in IDIS	20,000																	20,000	Jun-23	3	SL-1 Blight Elimination
Travelers Rest/Demolition: demolition of substandard properties One 2022 Demo Project	21,392																	21,392	Jun-23	3	SL-1 Blight Elimination
Unincorporated/Demolition: demolition of substandard properties. One 2022 Demo Project	51,581	40,000											70,000					161,581	Jun-23	10	SL-1 Blight Elimination
Fountain Inn/Infrastructure: Improve public infrastructure or any other eligible activity in the City.	0	0											135,000					135,000	Jun-23	1	SL-5 Infrastructure Improvements
Greer/Acquisition: Acquire properties for future construction of housing for income-eligible persons - Fairview Project													50,000					50,000	Jun-23	1	DH-1 Homeownership DH-2 Rentals
Greer/Housing Rehabilitation: Rehabilitate the houses of income-qualified owner-occupants throughout the city.	0												25,000					25,000	Jun-23	1	DH-2 Homeowner
Travelers Rest/Infrastructure Improvements - make infrastructure improvements including but not limited to sidewalk, curbs, gutter, sanitary and storm water in eligible area of the city.	0	0											100,000					100,000	Jun-23	1	SL-5 Infrastructure Improvements
Unincorporated/Infrastructure: Upgrade and improve substandard utility or street improvement in the Sterling, Sansoucci, Judson & other Communities	0	0											100,000					100,000	Jun-23	1	SL-5 Infrastructure
Unincorporated/Special Projects - Future Housing projects																		0	Jun-23		DH-1 or DH-2
Fountain Inn - Rental Activity				5,000														5,000	Jun-23		DH-5 rentals
Greer - Rental Activity/Reserve		30,000		30,000														60,000	Jun-23		DH-5 rentals
Mauldin Rental Activity/Reserve				0														0	Jun-23		DH-5 rentals
Simpsonville Rental Activity/Reserve				6,100														6,100	Jun-23		DH-5 rentals
Travelers Rest - Rental - Activity/Reserve				5,000														5,000	Jun-23		DH-5 rentals
Brutontown - Rental Activity		5,000		5,000														10,000	Jun-23		DH-5 rentals
Unincorporated - Rental Activity		90,000		100,000														190,000	Jun-23		DH-5 rentals
HOME-ARP - Support Services (25%)					1,037,839													1,037,839	Jun-25	10 subs	SL-4 Public Services
HOME-ARP Acquisition and Development of Non-Congregate Shelters (10%)					415,144													415,144	Jun-25	2-4 Projects	DH-5 rentals
HOME-ARP Development of Affordable Rental Housing (40%)					1,660,543													1,660,543	Jun-25	5-6 projects	DH-5 rentals
HOME-ARP - Non-Profit Operating (5%)					207,568													207,568	Jun-25	2 subs	PA-1 Project Management
HOME-ARP Non-Profit Capacity Building (5%)					207,568													207,568	Jun-25	2 subs	PA-1 Project Management
TOTALS	x	x	x	x	x	x		x	x	x	x	x	x	x		x	x	0			
	2,665,606	352,770	1,265,383	342,134	4,151,367	233,016		25,000	1,357,000	360,000	7,000	6,255	1,112,000	40,000	26,000	3,000,000	524,750	15,468,281			
2022 Allocations	2,665,606	352,770	1,265,383	342,134	4,151,367	233,016		25,000	1,357,000	360,000	7,000	6,255	1,112,000	40,000	26,000	2,000,000	524,750	14,468,281			
Balance	0	0.00	0.00	(0)	0	0		0	0	0	0	0	0	0	0	0	0	0			
Total Administration & Planning Cap	533,121	70,554	126,538	34,214	0	17,476		25,000	150,000	54,000											
Percentage of CAP to total Fund allocation	20	20	10	10	0	7		100	11	15											
Thresholds: CDBG Public Service & ESG shelter/outreach	395,500					139,810															
Percentage of PS to the total CDBG PY 2022grant	15					60															