

Greenville County Redevelopment Authority

Greenville County FY 2023 Annual Action Plan



GCRA

Public Meetings/Hearings
April and May 2023
General Public
GCRA Board Meeting
Greenville County – Finance Committee
Greenville County Council Members

FY 2023 Annual Action Plan

The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).

FY 2023 funds begins on July 1, 2023, ends on June 30, 2024.

This funding period also marks the 4th year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.



Community Development Block Grant (CDBG)

At least 70% must be used for activities that benefit individuals with low to moderate incomes.



All activities must meet one of three national objectives:

Benefit low- and moderate-income persons (by area or for limited clientele or presumed benefit).

Prevention or elimination of slums or blight

Urgent community development need (there must be an immediate threat to the health or welfare of community)



Home Investment Partnership (HOME)

A federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for low- and very low-income families and households.



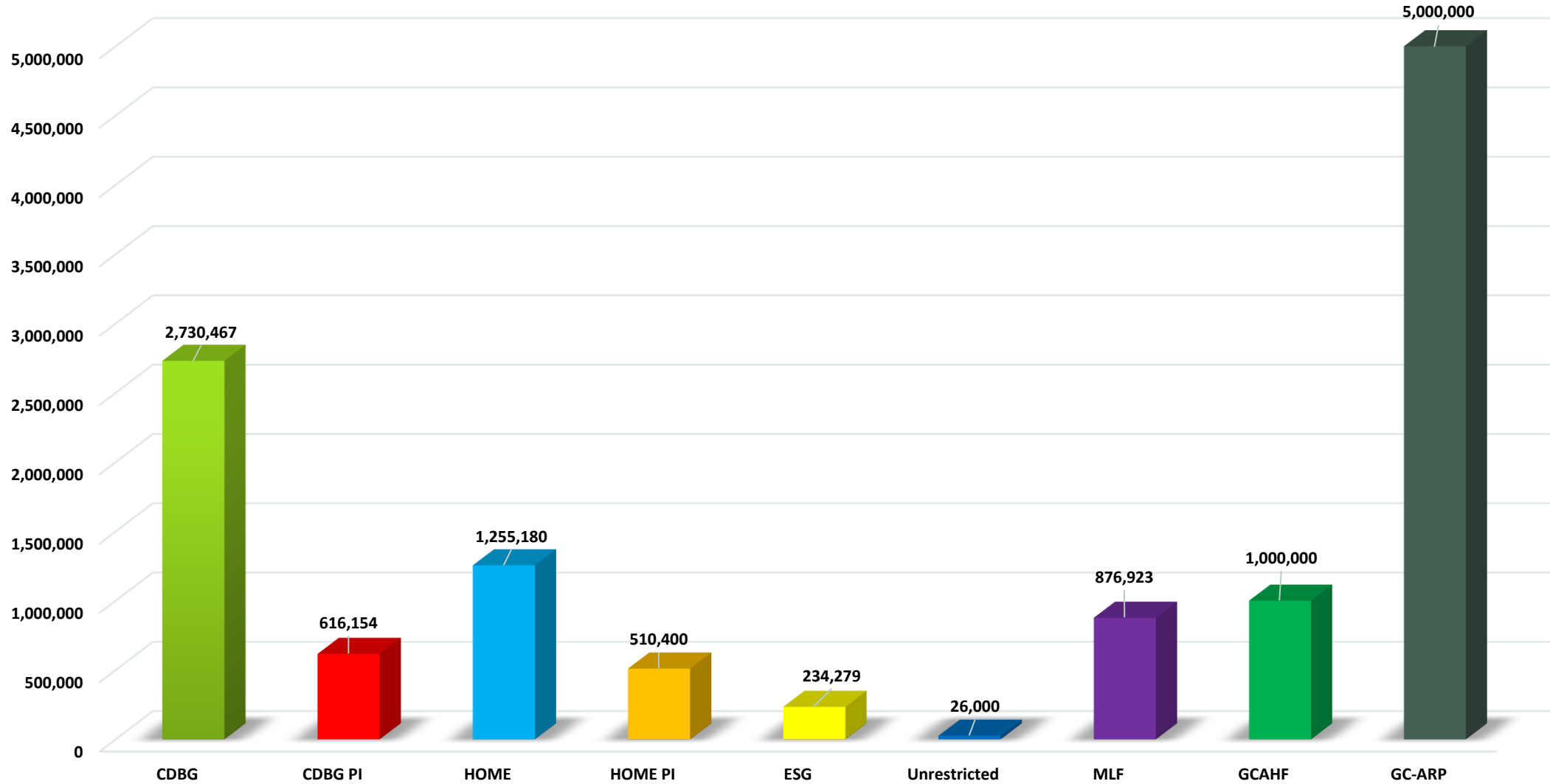
About GCRA

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

Municipal FY 2023 AAP Budgets



FY2023 Allocation

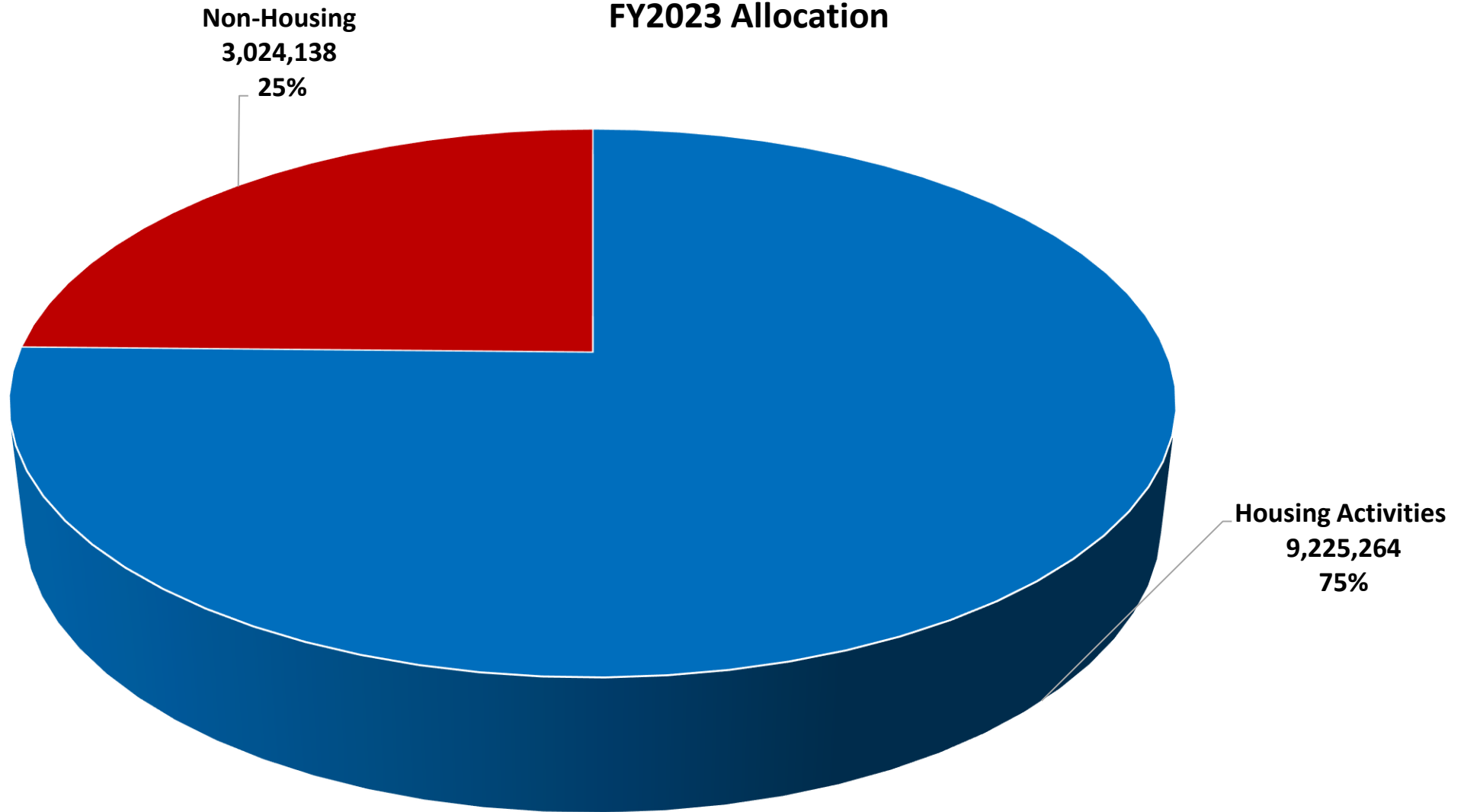


Total: \$12,249,402

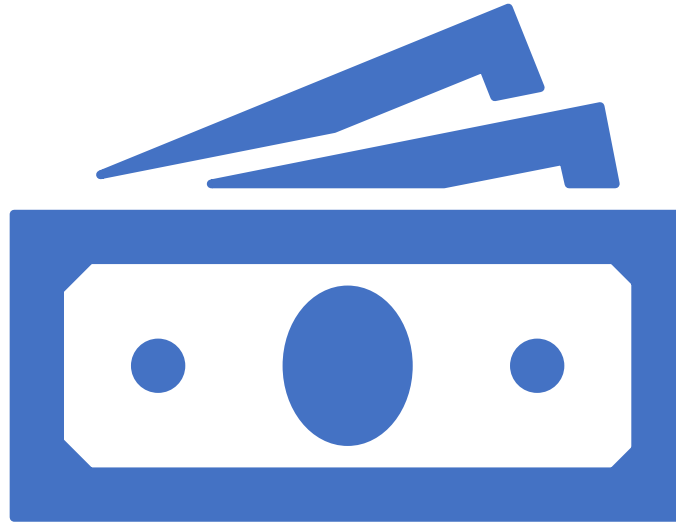
Proposed Annual Action Plan 2023 Budget

<u>Locations</u>	<u>Funding allocations</u>	<u>Percentage</u>
Fountain Inn	145,731	1.2%
Greer	565,745	4.6%
Mauldin	260,459	2.1%
Simpsonville	263,445	2.2%
Travelers Rest	125,302	1.0%
Community Housing Development Organization (CHDO)	280,000	2.3%
Planning & Administration	1,394,038	11.4%
Operations Delivery	1,252,269	10.2%
Unincorporated Area	7,003,966	57.2%
Brutontown Strategy Neighborhood	958,448	7.8%
Total	12,249,402	100.0%

FY2023 Allocation

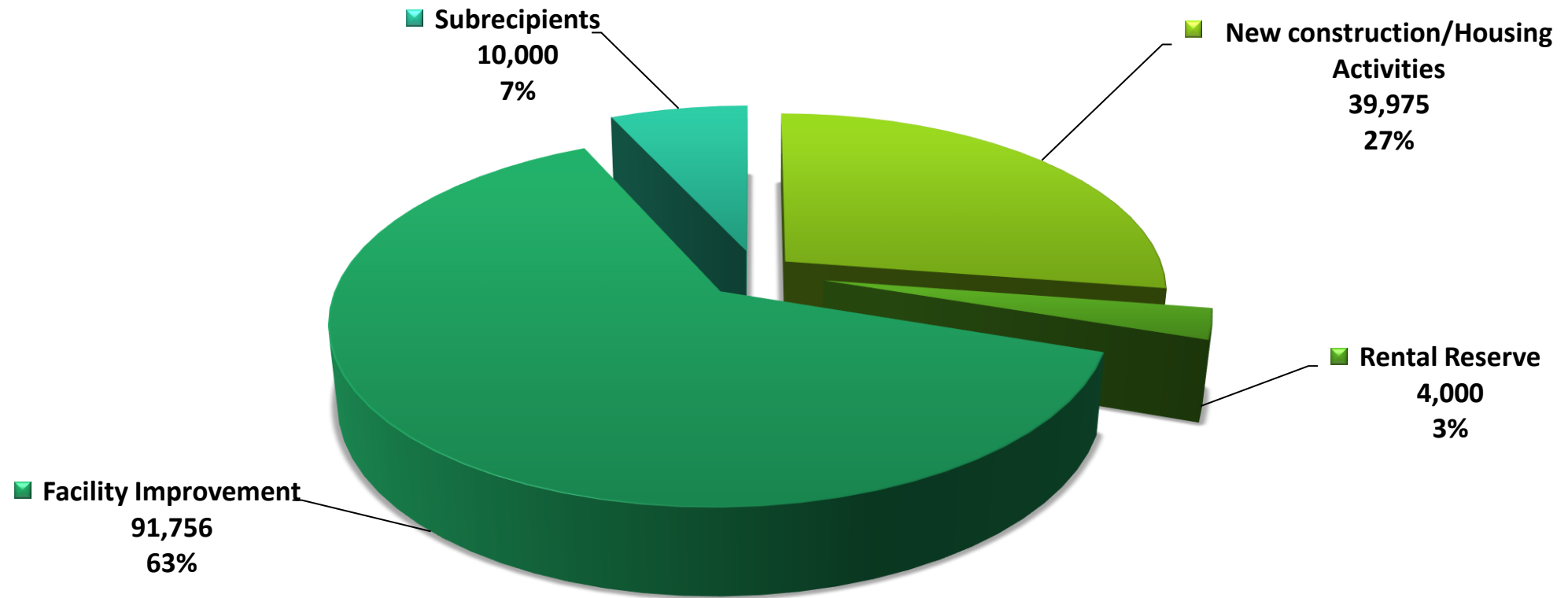


FY 2023 AAP Municipal Allocations



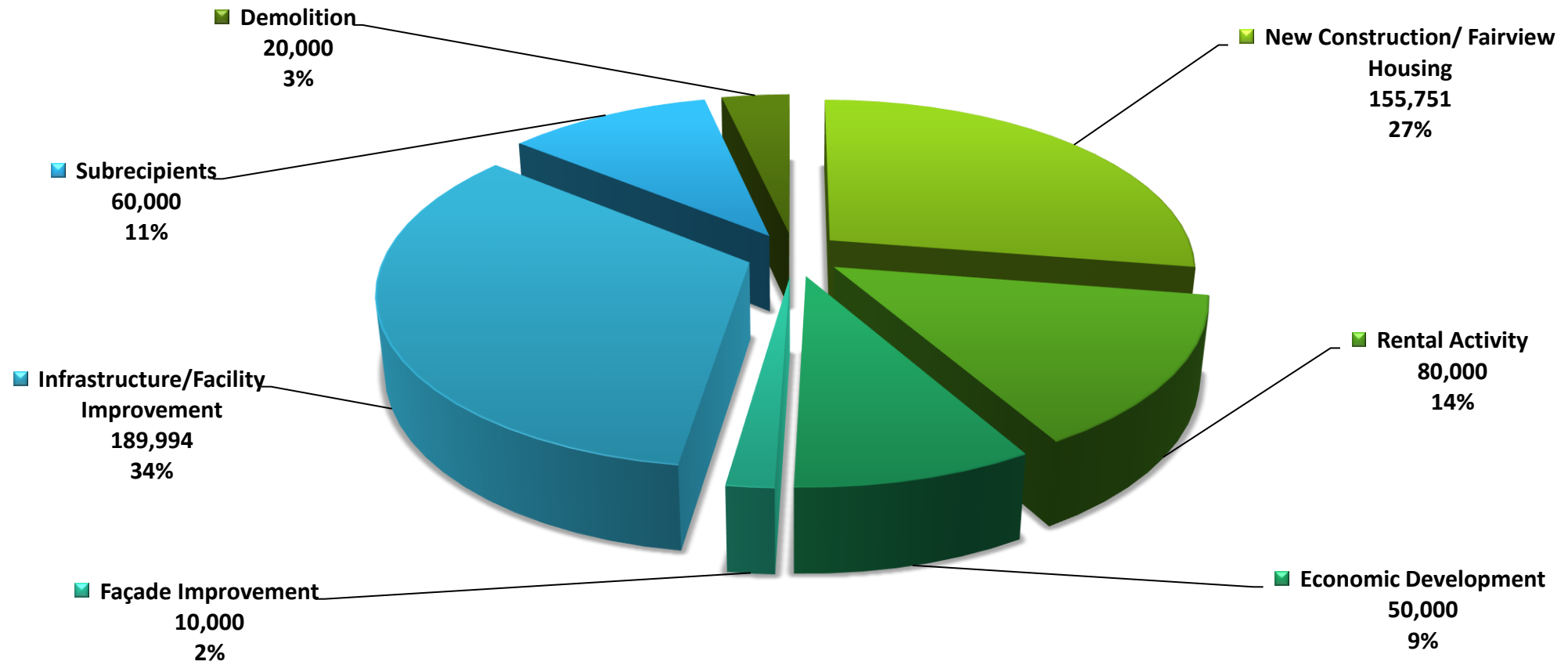
City of Fountain Inn

FY 2023 proposed allocation - \$145,731



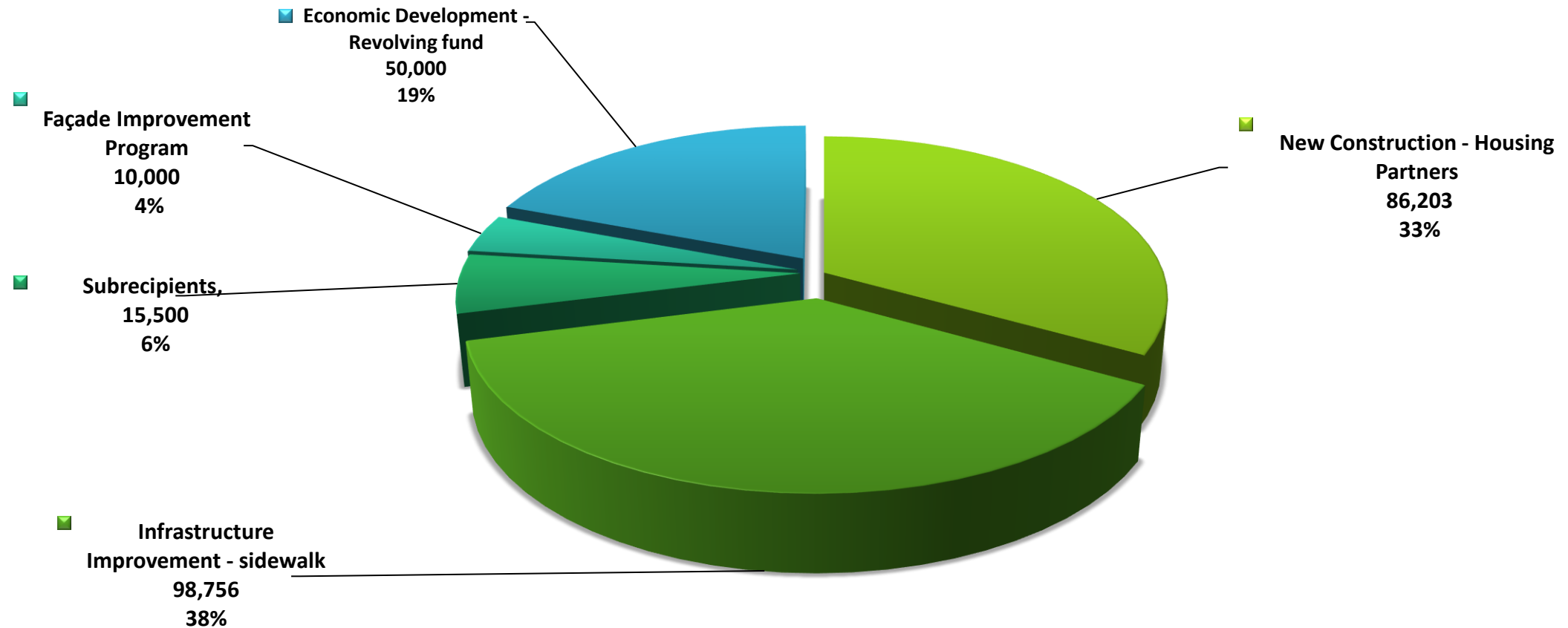
City of Greer

FY 2023 proposed allocation - \$565,745



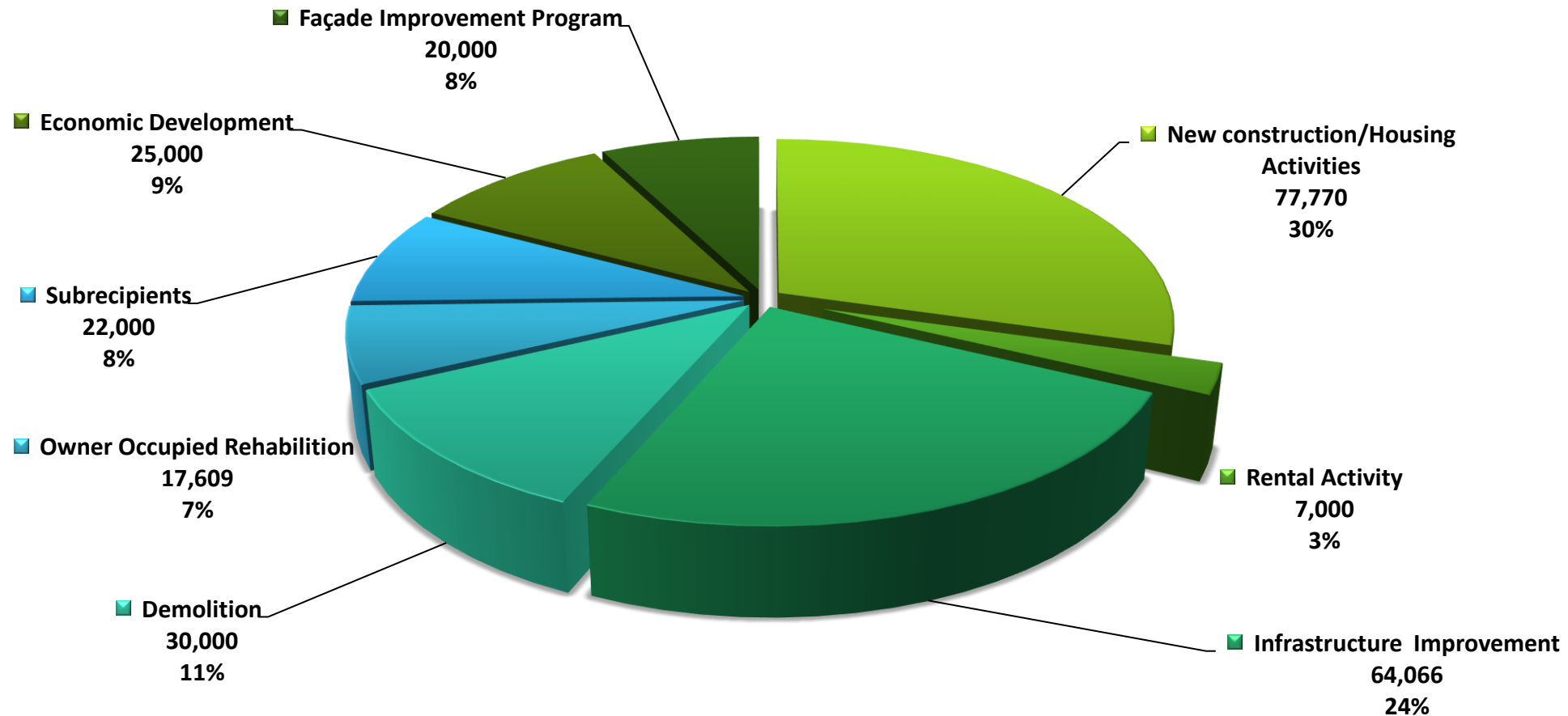
City of Mauldin

FY 2023 proposed allocation - \$260,459



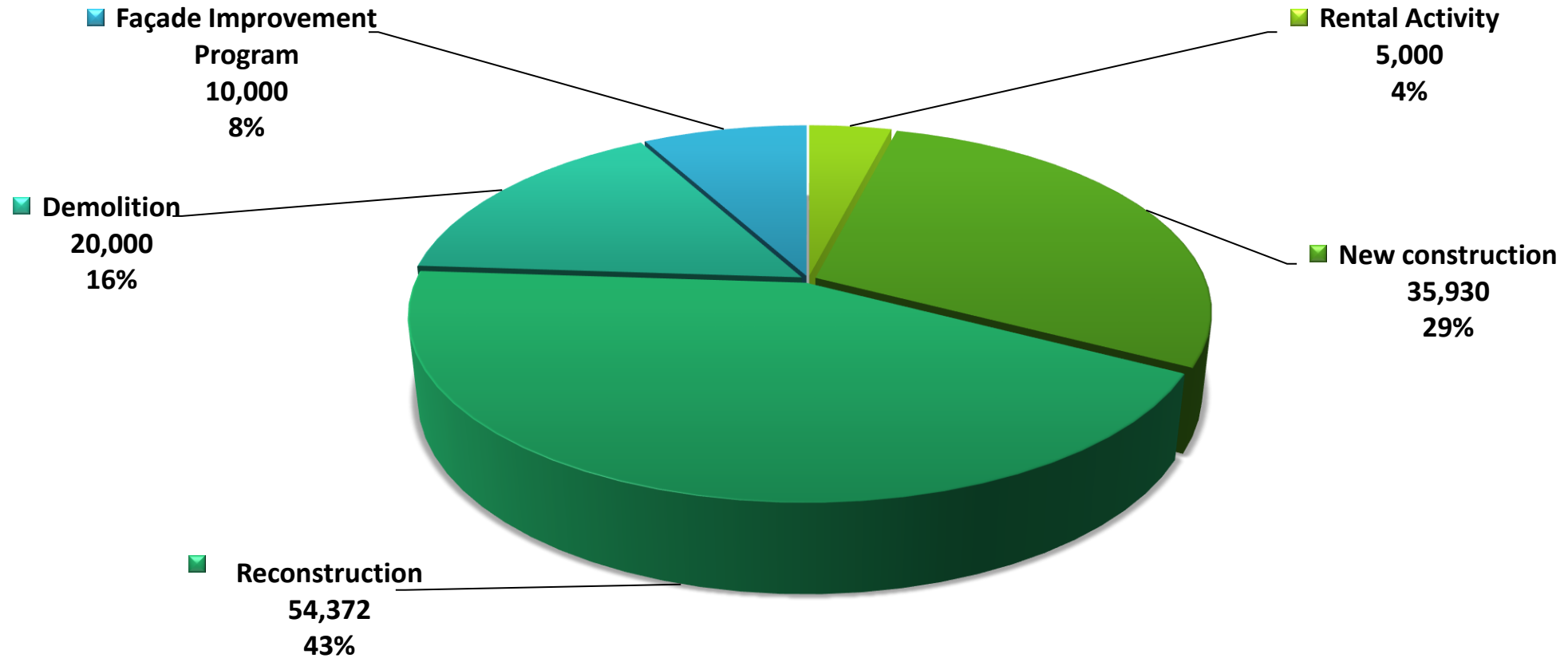
City of Simpsonville

FY 2023 proposed allocation - \$296,192



City of Travelers Rest

FY 2023 proposed allocation - \$ 71,632





2023 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

Greenville County – 2023 Annual Action Plan Goals

Housing Goal –
Affordable and
Accessible

Community
Development –
Suitable Living
Condition

Economic
Development

Addressing
Homelessness

Neighborhood
Revitalization

GCRA – Housing Goal – Programs

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

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

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

**Investor Program-
Rental Rehab**

**Owner-Occupied
Rehabilitation
Programs**

1. Major – Homeowner Rehab - GCRA
2. Emergency Repair – Program – GCRA & Partner

**MLF-Permanent
Financing – GCRA
funded homes**

**Rental Assistance -
Homelessness
Prevention – At risk of
homelessness**

**Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless**

Housing Goal - FY 2023 AAP Snapshot of housing strategies and outcome

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat)	18	14	4
Rental Units – (NHE/M. Peters/Mercy Housing)	320	2	318
Homebuyers – First Time Homebuyers (CWC)	25	0	25
Rental Assistance - Homelessness Prevention	20	20	0
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0
Minor Home Repair Program (GCRA & Rebuild)	40	25	15
Investor Program- Rental Rehab -	2	2	0
Major – Home-owner Rehab - Program	2	2	0
Total	452	90	362

GCRA- Community & Economic Development Activities

Community Development

- ☐ Infrastructure improvement
 - ☐ ADA
- ☐ Facility Improvement
- ☐ Demolition – address slum & blight
- ☐ Public Service activities – CDBG Subrecipients

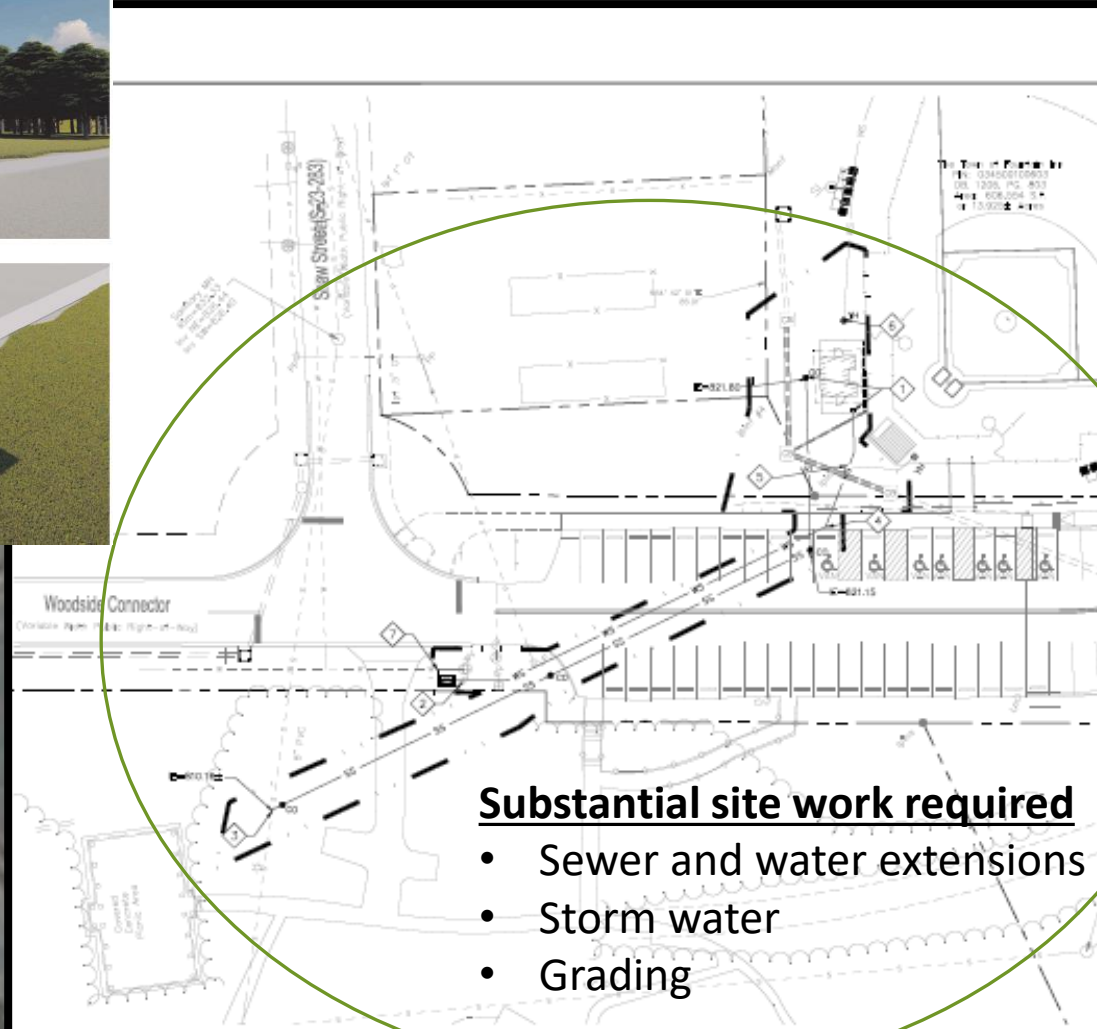
Economic Development

- ☐ Small Business Loans
- ☐ Façade Improvement Program

FY 2023 Community Development – Goal – Infrastructure/Facility Improvements

Municipalities- Facility & Infrastructure Improvement Projects

<u>Municipalities</u>	<u>Location</u>
Emanuel Sullivan Handicapped Accessible Restrooms	Fountain Inn
Miller and Old Mill Rd Sidewalk Project	Mauldin
Others - Unincorporated	
Demolition of substandard and blighted properties	Countywide
Brutontown (Strategy Neighborhood) - Infrastructure Improvement – Phase 2D – Iola Wilson, Phase 4 (Emory)	Brutontown
San-Soccui – Gridley Place – Proposed Housing Development – Planning and Rezoning process	Countywide



Substantial site work required

- Sewer and water extensions
- Storm water
- Grading

Note:

- Lowest bid \$434,718 (11/8/2022)
- Will require future allocations of CDBG funds

**CRAIG
GAULDEN
DAVIS**

• Architecture
Planning
Interiors

19 Washington Park
Greenville, SC 29601

Phone: 864.242.0701
Fax: 864.521.8642
E-mail: cgd@gga-davis.com



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**ADC
ENGINEERING**

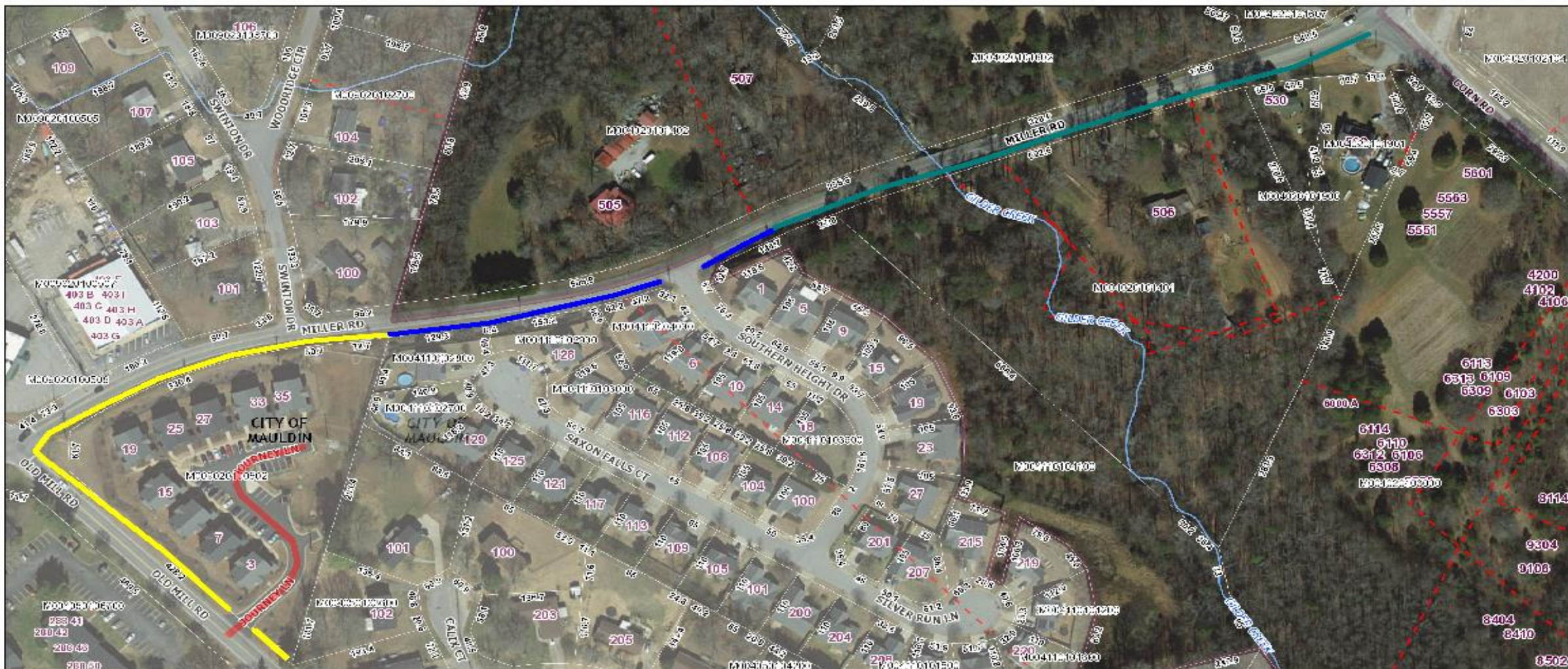
57 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864-754-0121
ADCENGINEERING@GMAIL.COM

OWNER
GCRA

PROJECT
**EMANUEL
SULLIVAN
SPORTS
COMPLEX
TOILET
BUILDING**

764 WOODSIDE AVE, PLOUNTAIN INN, SC 29644

Greenville County, SC



March 17, 2022

  - Proposed Miller and Old Mill Rd Sidewalk Project

Greenville County GIS Division, Greenville, South Carolina,
Greenville County GIS Division, Greenville, South Carolina,
Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned



Brutontown (Strategy Neighborhood) - Infrastructure Improvement – Phase 2D – Lola Wilson, Phase 4 (Emory)

****To provide access for future 28 affordable housing units.**

Brutontown

BRUTONTOWN | GCRA

FRD CONCEPT - TOWNHOUSES (14 LOTS)
R-6 CONCEPT - DUPLEX



Economic Development Goal

Economic Development Programs	Proposed #
ED – Business Loans	4
Façade Improvement Program	6
Proposed Total	10 Businesses and 10 jobs created or retained
Job Training Opportunities	20 persons

Community Development 2023 CDBG Public Services Subrecipients

Public Service	Number	Municipalities	Unincorporated
Subrecipients	17	11	6
Proposed Persons Assisted	11,264	6,657	4,607

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	6	1	4	1	1
Proposed Persons Assisted	2,385	400	1,560	250	175

Proposed 2023 Housing Projects



Developer : Habitat for Humanity

HOME: \$188,277

Affordable Housing Fund (AHF): \$91,723

Total Development Budget: \$794,200

Project Name

Habitat at Creekside
Homeownership units

Developer

Habitat for Humanity of
Greenville County (HFHGC)

Project Location

636, 640, 644, 648 Ruddy
Creek Ct, Greer, SC 29651

Census Tract

450830233.02

Tax Map #

613393883977,613393883
439, 613393873805,
613393872350

Acreage

0.57

of Units

4 (3bedrooms and 2 baths)

AMI Range

31-50% (2), 51-60% (2)



M Peters Group

Greenville County Funding Approval:

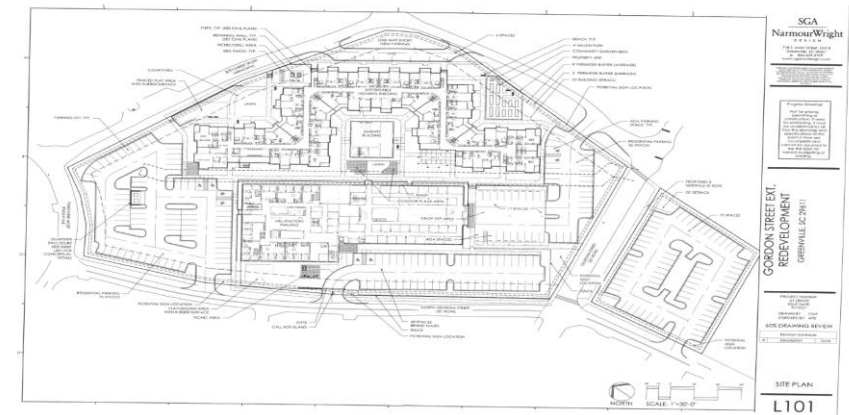
HOME: **\$50,000**

Affordable Housing Fund (AHF): **\$450,000**
(FY 22 & 23)

Total Request: **\$500,000**

Project Total Cost: **\$41,919,546**

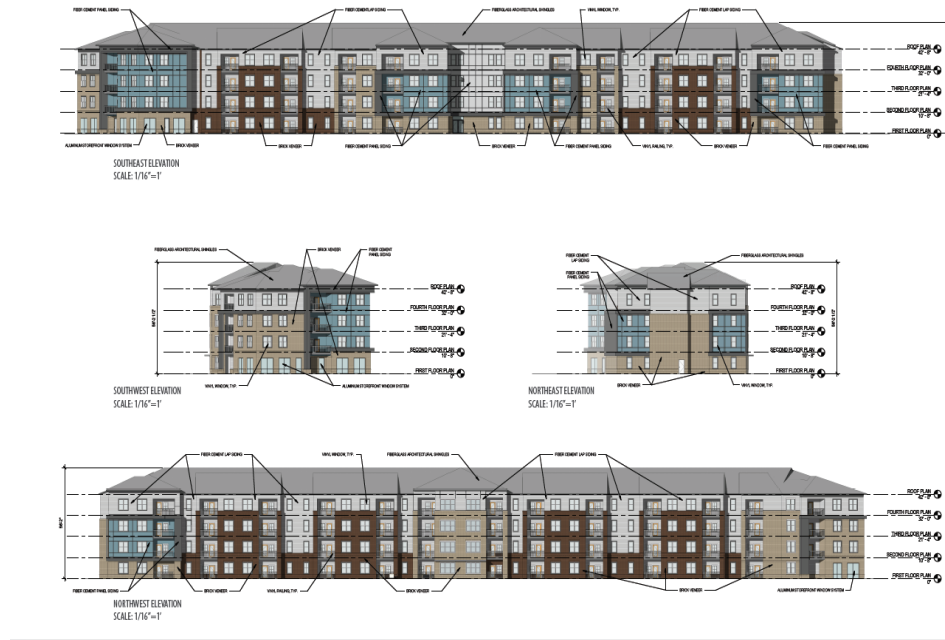
Project Name	Gordon St Mill
Project Location	100 and 101 Gordon St Greenville, SC 29611
Census Tract	21.04
Tax Map #	0116000600400, 0116000600401, 0229000700100
Acreage	5.94
# of Units	116
AMI Range	51-60%



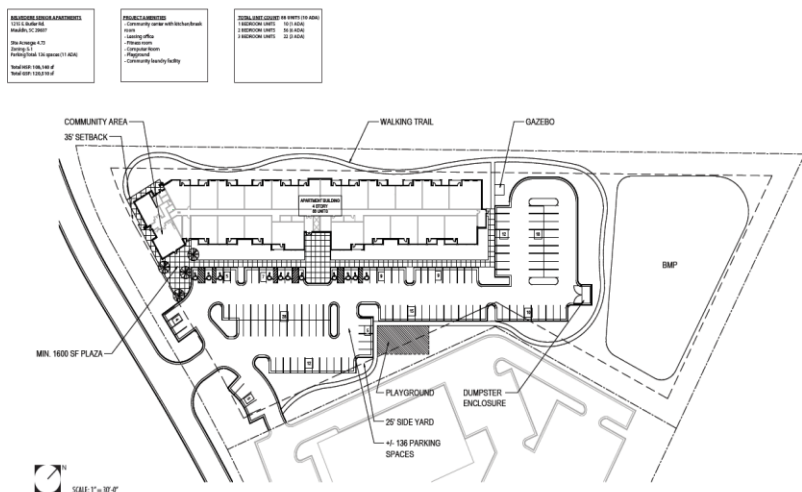
Mercy Housing FY 2022 & 2023 Projects

Greenville County Funding Approval:

- HOME: **\$104,000 (FY 22 & 23)**
- AHF: **\$600,000**
- Total Request: **\$704,000**
- Project Total Cost: **\$23,073,675**



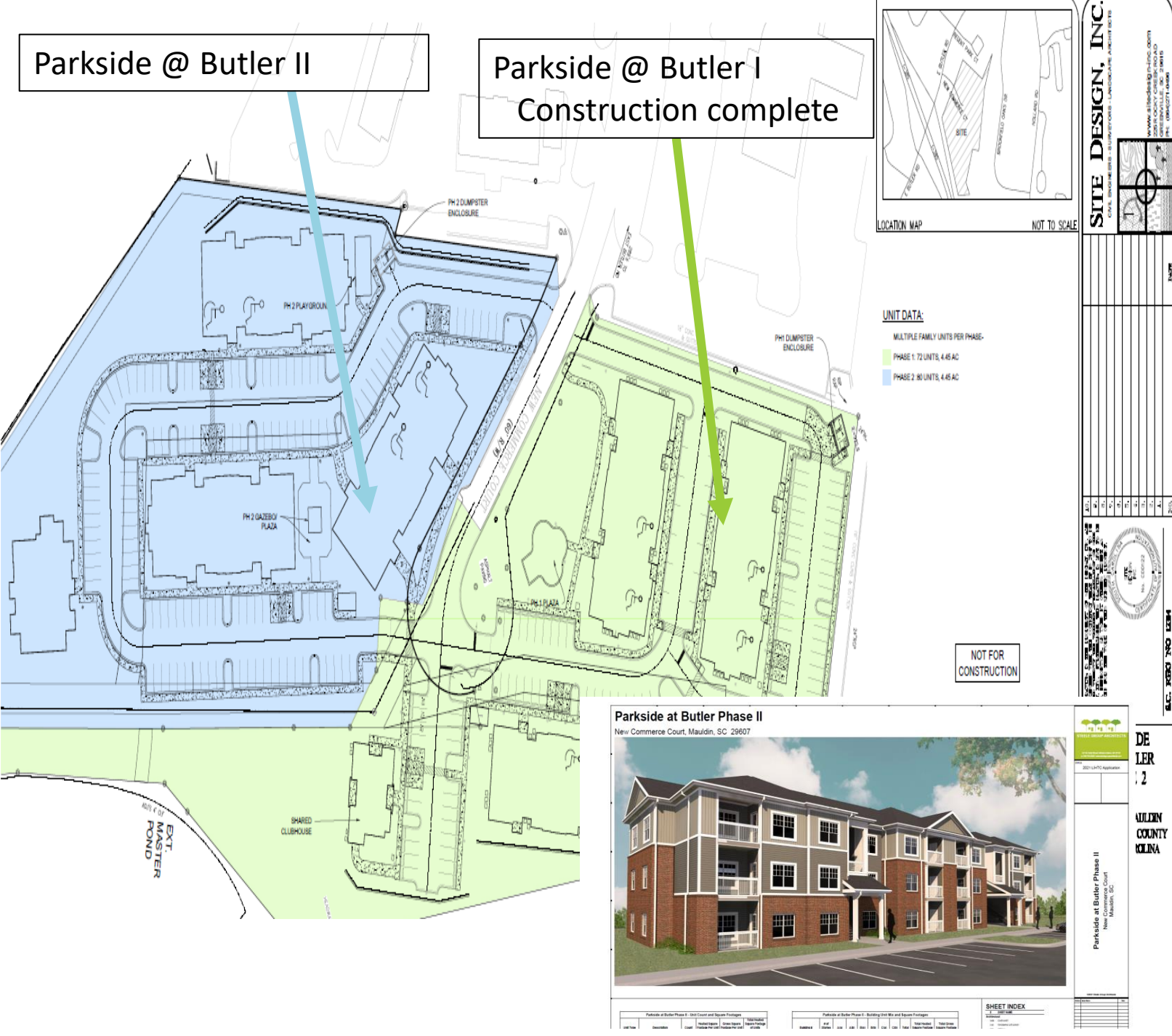
Project Name	The Belvedere
Project Location	1215 E. Butler Rd Mauldin, SC
Census Tract	28.12
Tax Map #	0539010100206
Acreage	4.889
# of Units	88
AMI Range	<30-80%

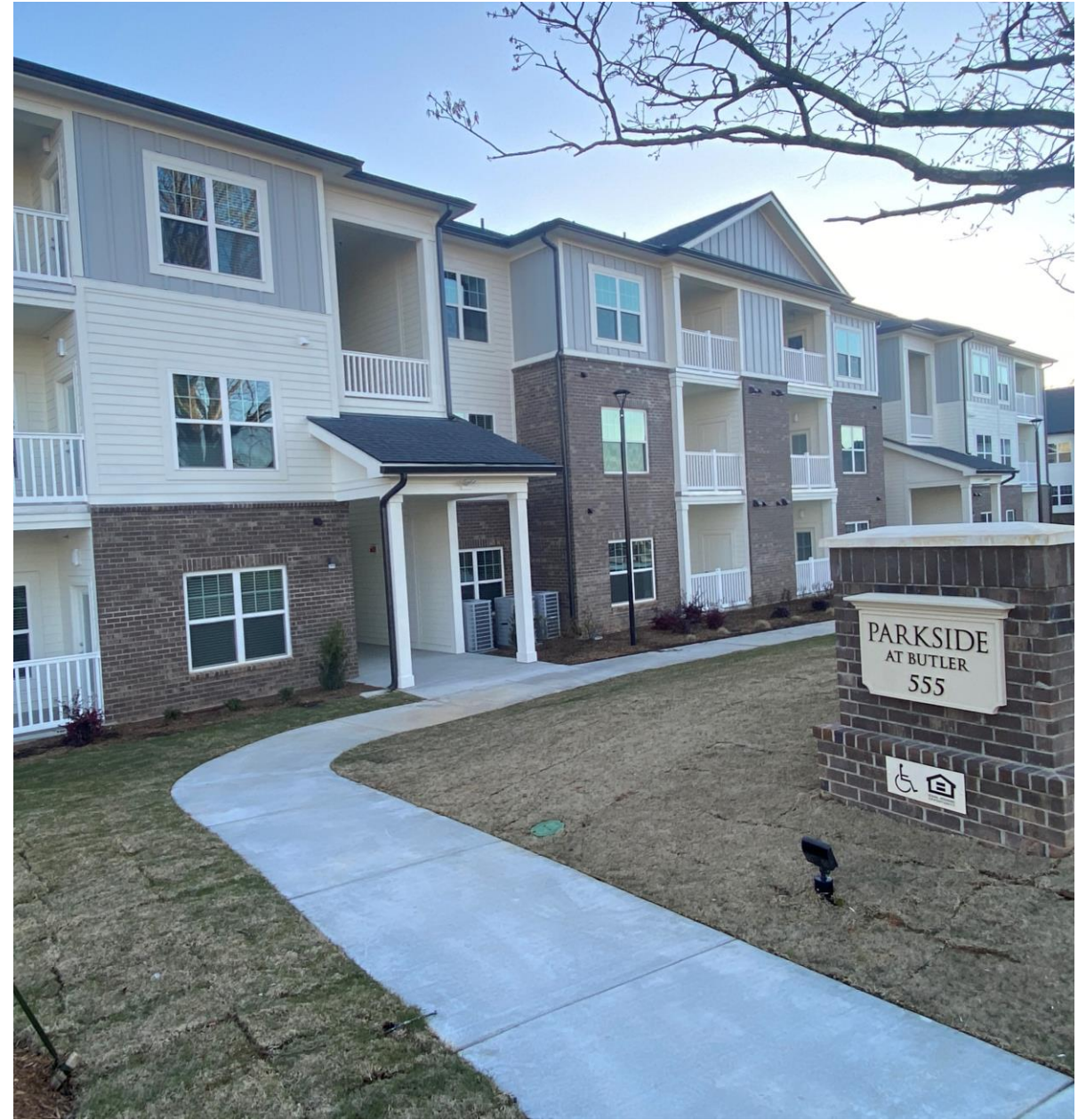


NHE – Parkside @ Butler II

Greenville County Funding approval:
HOME – FY 2022 & 2023: \$50,000
Affordable Housing Fund (AHF):
\$600,000
Total Development Budget:
\$18,097,880

Project Name	Parkside at Butler II
Developer	NHE Inc.
Project Location	600 New Commerce Court, Mauldin
Census Tract	28.12
# of Units	80
AMI Range	≤30% AMI – 80% AMI



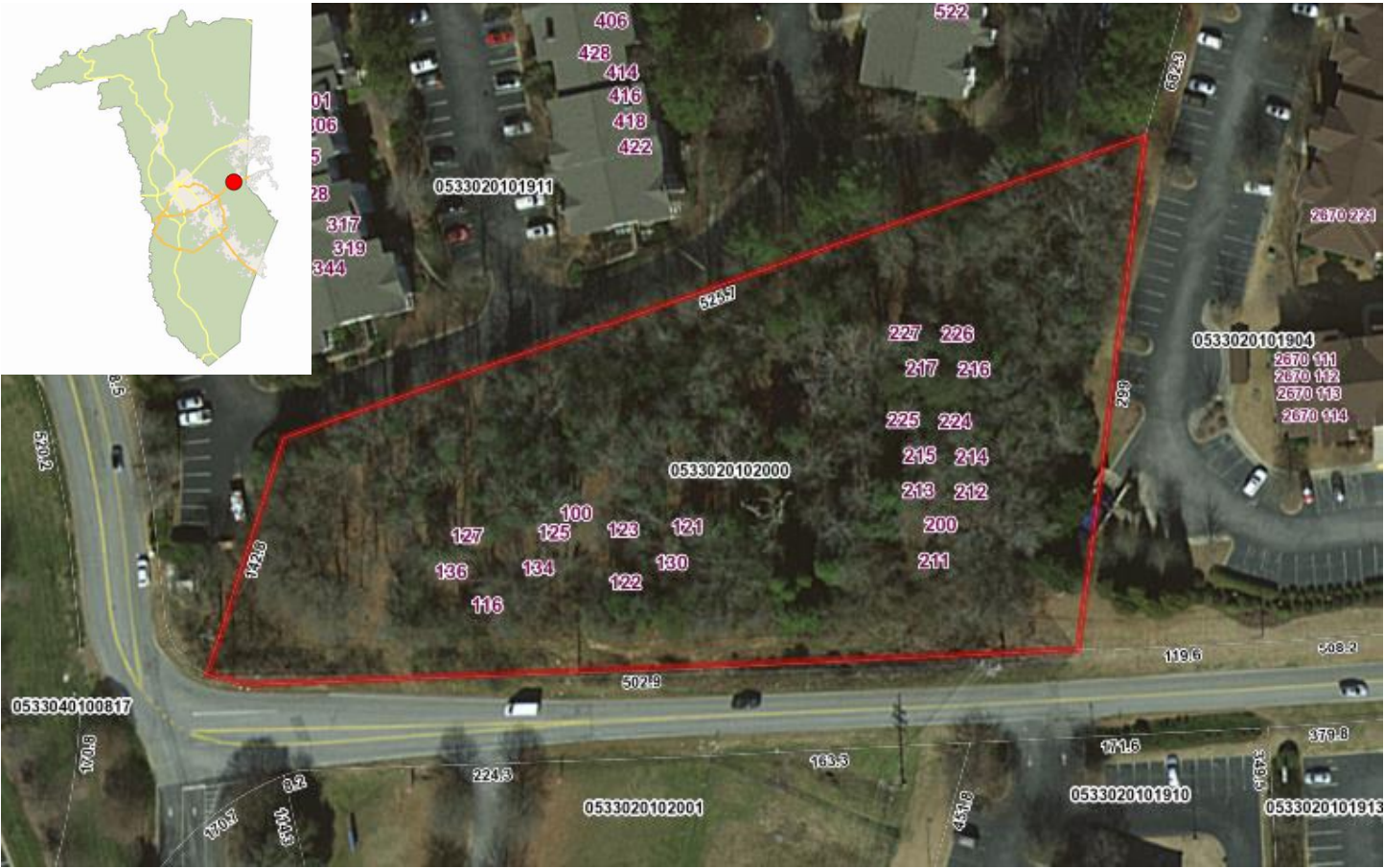


Parkside at Butler I (NHE) - 72 Rental Units - up to 60% AMI – Construction completed

Developer : NHE

HOME: \$50,000
Affordable Housing Fund (AHF): \$375,000
Total Development Budget: \$8,630,057

Project Name	Parkway East Apartments LLC
Developer	NHE
Project Location	2686 Dry Pocket Road, Greer, SC 29650
Census Tract	28.03
Tax Map #	0533020102000
Acreage	2.17
# of Units	34
AMI Range	30% (10), 50% (3), 60% (3), 80% (18)



Fairview Housing Development

Sunnyside Community
Greer, SC



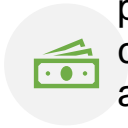


Site: 3.1 acre site
in the Sunnyside
neighborhood
Mixed-income
housing

Proposed income
range: 50% -
100% AMI



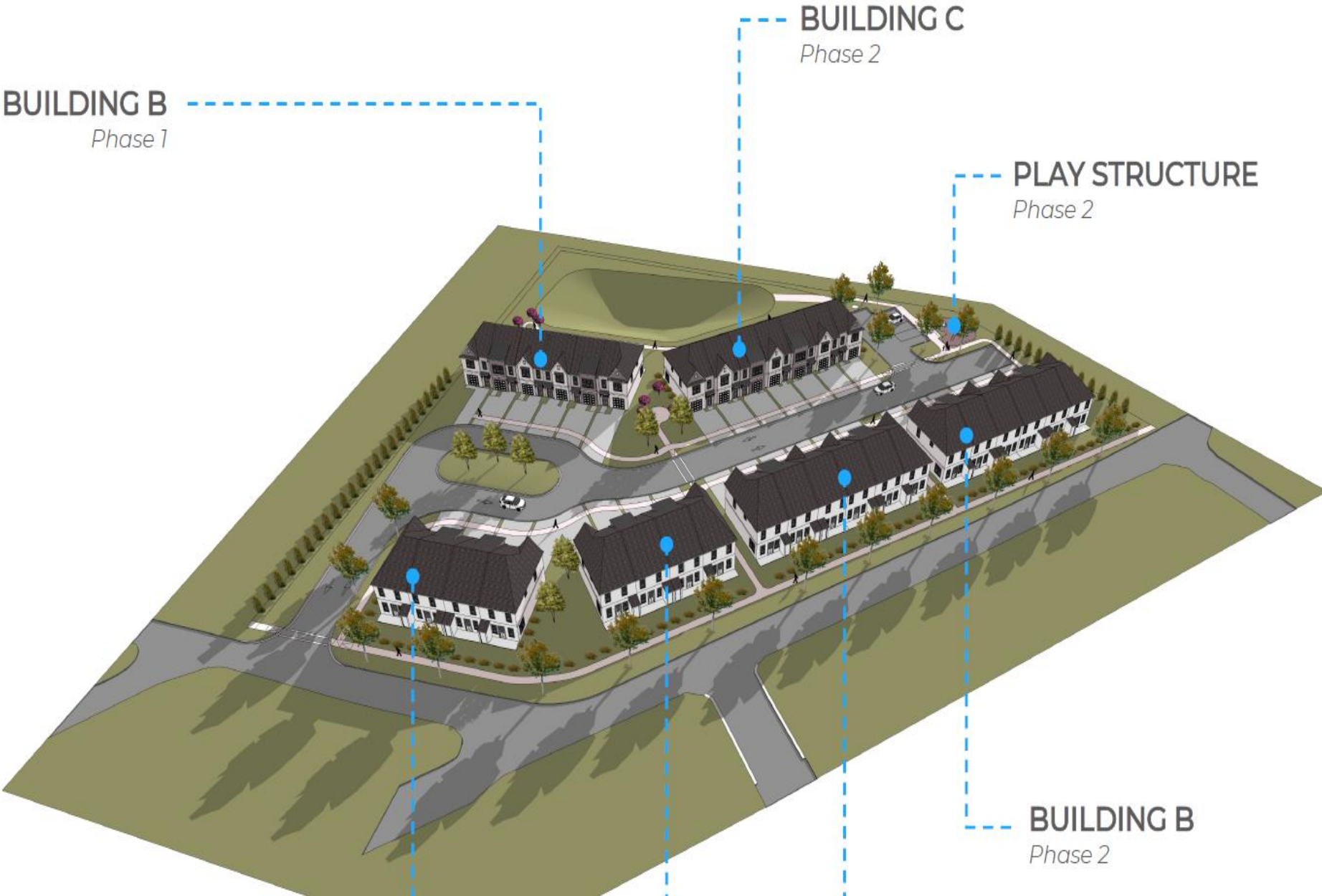
Must be First
Time Home
buyers.



Down
payment/closing
cost financial
assistance will be
available.



Homebuyer
pre-purchase
counseling is
required.



Fairview Housing Project – Sunnyside community - Greer

3 Elevation Types: 33 units' total

1. Building A – Four-unit building : 8 units
 2. Building B: - Six-unit building : 18 units
 3. Building C: - Seven-unit building - 7 units
-
4. Parking spaces: 104 spaces
 1. 3 Off-street parking spaces per unit: 1 space in garage and 2 spaces on driveway.
 2. Guest Parking Spaces (5 spaces total including one handicapped space.
 5. Amenity: Children Playground



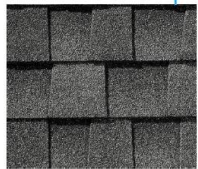
EAST FAIRVIEW TOWNHOMES



GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

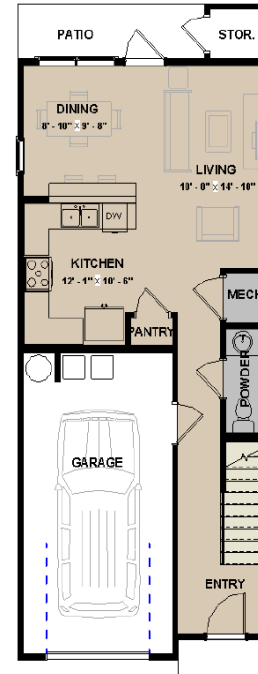


Hardie Plank Lap
Siding

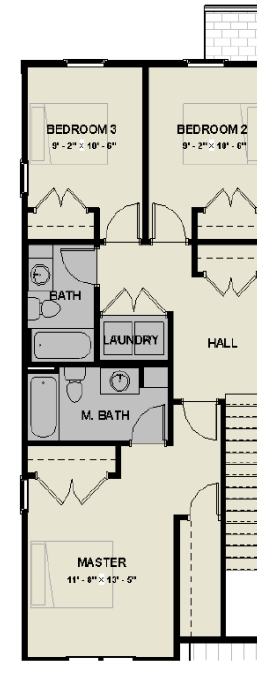
Building A

UNIT 1 – 1,345 SQ. FT.

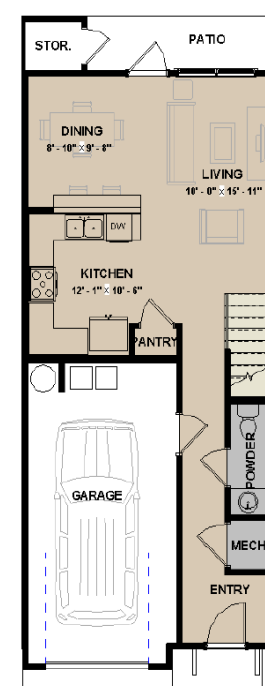
UNIT 2 – 1,345 SQ. FT.



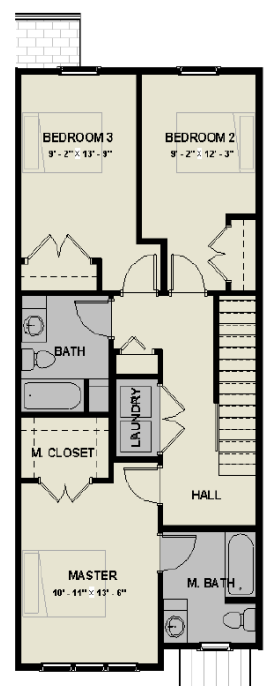
Level 1



Level 2



Level 1



Level 2

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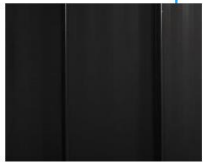
BUILDING A

EAST FAIRVIEW TOWNHOMES

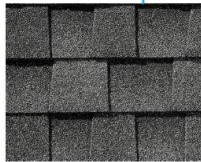
GREER, SOUTH CAROLINA



Exterior Elevation



Standing Seam
Metal Roof



Architectural
Asphalt Shingle Roof



Vertical Board &
Batten Siding



Hardie Shingle Siding
(Straight Edge)



Hardie Plank Lap
Siding

Building B

UNIT 1 – 1,345 SQ. FT.



UNIT 2 – 1,345 SQ. FT.



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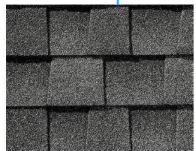
BUILDING B

EAST FAIRVIEW TOWNHOMES

GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

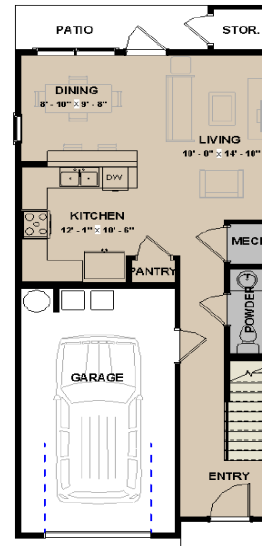


Hardie Plank Lap
Siding

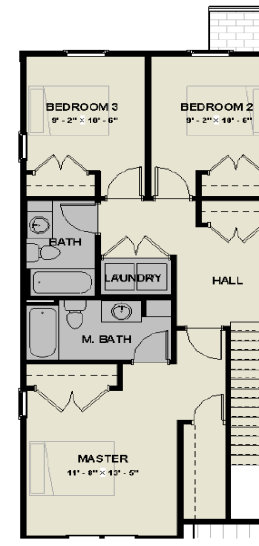
Building C

UNIT 1 – 1,345 SQ. FT.

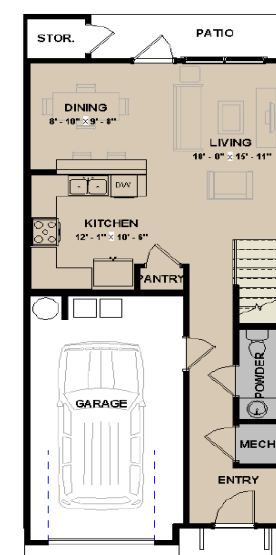
UNIT 2 – 1,345 SQ. FT.



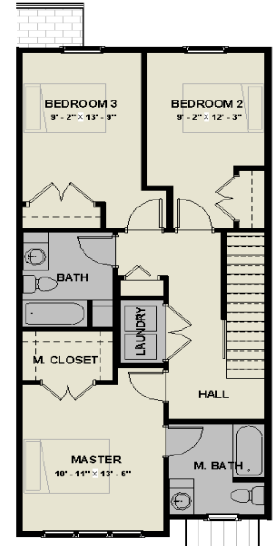
Level 1



Level 2



Level 1



Level 2

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BUILDING C

Accessible Plan options available (not shown)

“Out of Reach”-Affordability Data

Greenville County – FMR 2022 & 2023 Greenville County

Year	0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
2022	\$783	\$871	\$992	\$1,294	\$1,628
2023	\$865	\$931	\$1051	\$1,344	\$1,518

In South Carolina, a SSI recipient (receiving \$783 monthly) can afford monthly rent of no more than **\$234**, while the Fair Market Rent for a studio is **\$780** and one-bedroom unit is **\$871 (2022)**.

Greenville County Annual Median Income (AMI) is \$85,200 for 2022

Income	1HH	2HH	3HH	4HH	5HH	6HH	7HH	8HH
30%	17,900	20,450	23,030	27,750	32,470	37,190	41,910	46,630
50%	29,850	34,100	38,350	42,600	46,050	49,450	52,850	56,250
80%	47,750	54,550	61,350	68,150	73,650	79,100	84,550	90,000

An individual with annual income of \$17,900, can afford monthly rent of **\$447.50** (30% of gross income) The hourly rate is **\$9.32**

An individual with annual income of \$29,850, can afford monthly rent of **\$746.25** (30% of gross income). The hourly rate is **\$15.55** and still unable to afford a studio apartment. One bedroom apartment is ‘Out of Reach’ for the individual.

Employment and Income in Greenville-Anderson-Mauldin MSA

Education,
training, and
library



Protective
service:



Construction
and extraction



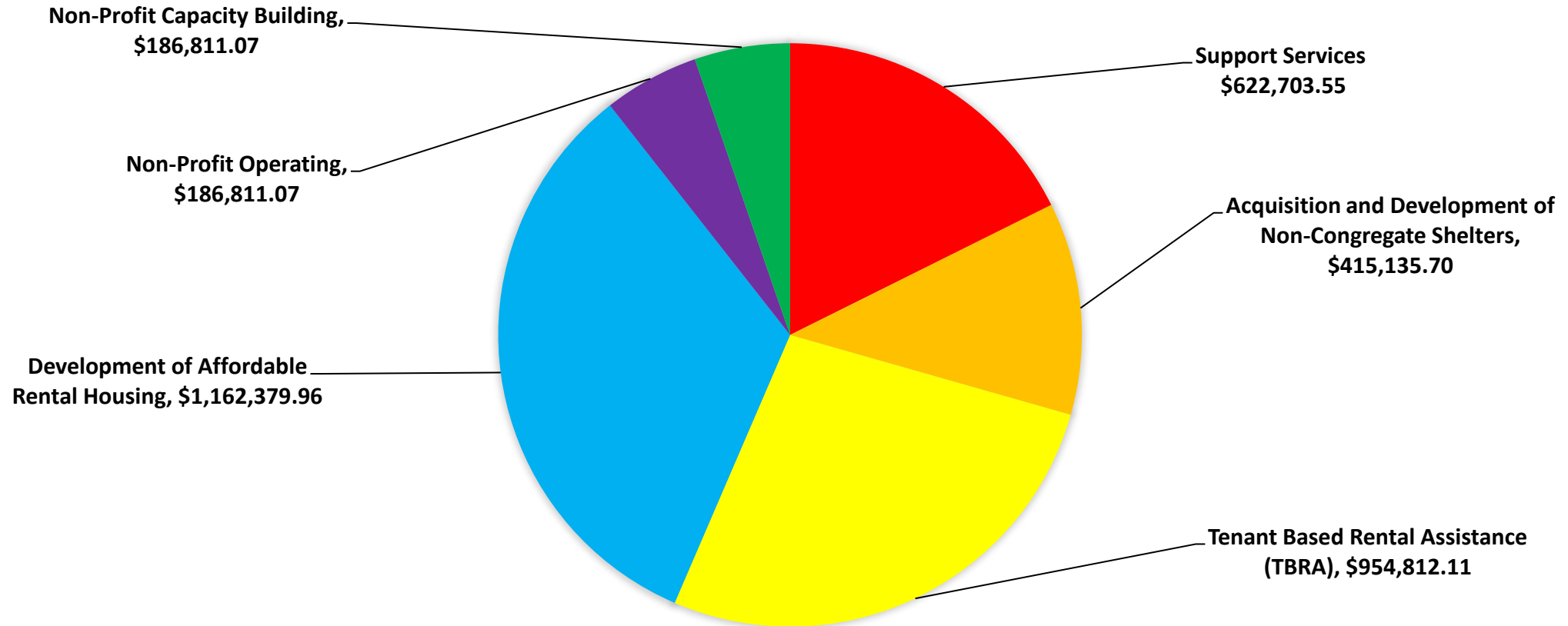
Production



2023 Annual Action Planning (AAP) Process - Timeframe



Additional Activity - Implementation of HOME-ARP Activities



Questions?