

# Consolidated Annual Performance Evaluation Report (CAPER) PY2022



CAPER SUMMARY FOR PUBLIC  
COMMENT & HEARING (1 HOUR)

9/21/2023

# Greenville County Redevelopment Authority (GCRA)

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- 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.

# Program Team

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- Imma Nwobodu – Program Director
- Mary Rivera – Program Coordinator
- Jose Reynoso – Community Development Planner
- Kristin Conley – Community Engagement Specialist
- Francisco Arnaiz – Senior Community Development Planner

# Today's Agenda & Goals

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## ■ Agenda

- What is a CAPER?
- Plan and Report Structure
- Consolidated Plan Priority Goals
- Accomplishments
- CDBG-CV and ESG-CV Updates

## ■ Goals

- Give the public a better understanding of our CAPER report
- Answer questions and receive comments
- Meet public comment period requirements (15 days)

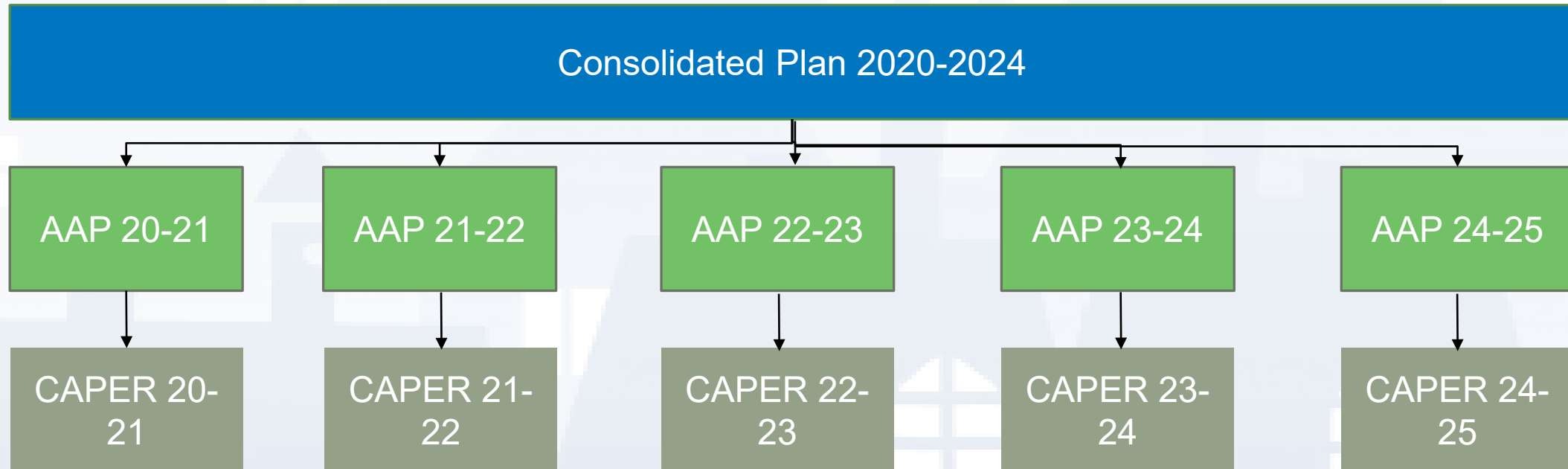
# What is a CAPER?

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## [24 CFR Part 91](#) § 91.520 Performance reports

- “...Each jurisdiction that has an approved consolidated plan shall annually review and report, in a form prescribed by HUD, on the progress it has made in carrying out its strategic plan and its action plan...”
- Progress on providing affordable housing, reducing and ending homelessness, and meeting our community development goals

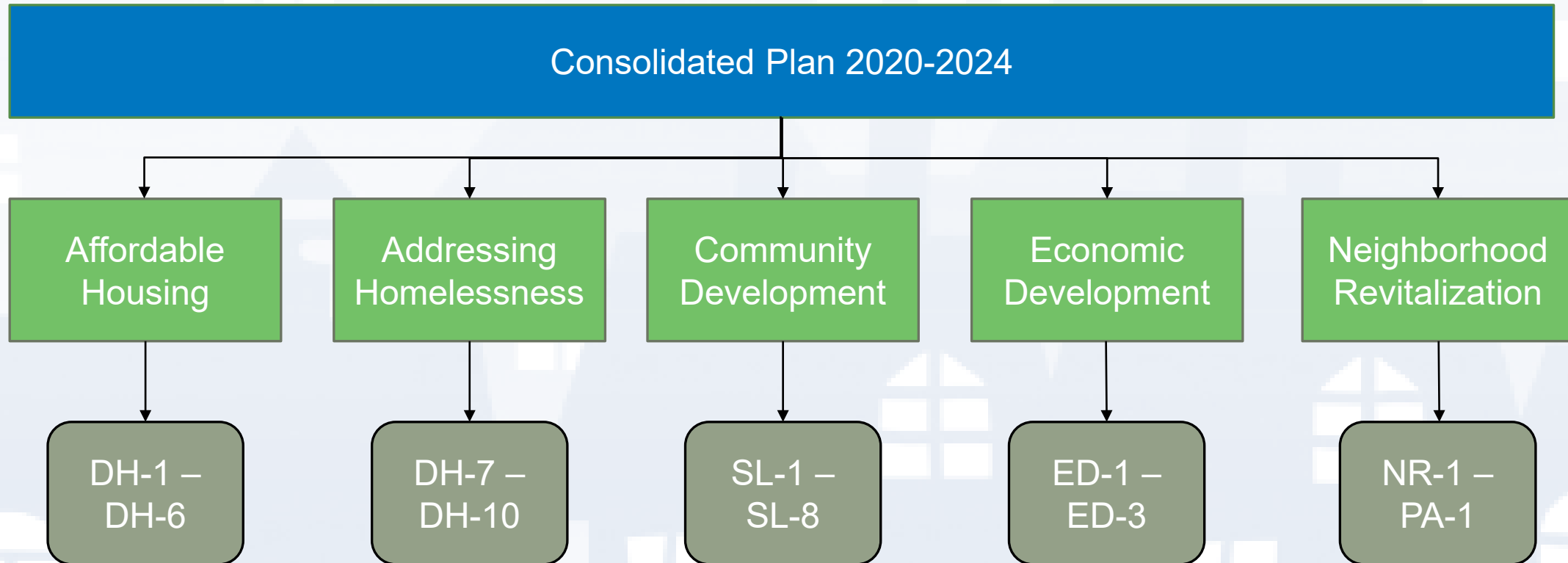
# Plans and Reports Structure



- 5-year goals
- 1-year goals
- 1-year accomplishments

 We are here

# Consolidated Plan Priority Goals



# ACCOMPLISHMENTS

Program Year (PY) July 1 , 2022 – June 30, 2023

# AFFORDABLE HOUSING

PY2022

Housing Activities	Total # proposed	GCRA Projects	Partner Projects	Actual
Homeownership Units	25	10	15	18
Rental Units – (Multiple partners)	286	2	284	83
Homebuyers	25	0	25	8
Rental Assistance - Homelessness Prevention	20	20	0	14
Rental Assistance - Homelessness-Rapid Rehousing	25	25	0	24
Minor Home Repair Program	55	25	30	41
Investor Program- Rental Rehab -	2	2	0	0
Major – Home-owner Rehab - Program	2	2	0	0
Total – PY 2022 Housing Goal	440	86	354	188



## Affordable Housing Goals Table

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	45	38
Number of Non-Homeless households to be provided affordable housing units	336	99
Number of Special-Needs households to be provided affordable housing units	95	51
<b>Total</b>	<b>476</b>	<b>188</b>

### HOME Match

- Match contribution of approximately \$830,000 for the FY vs. Match liability of \$220,000. HOME Match requirement met

	One-Year Goal	Actual
Number of households supported through Rental Assistance	45	38
Number of households supported through The Production of New Units	307	96
Number of households supported through Rehab of Existing Units	99	51
Number of households supported through Acquisition of Existing Units	25	3
<b>Total</b>	<b>476</b>	<b>188</b>

# Homeownership

12 Sidney Wilson



32 Sidney Wilson



# Rental Units- Parkside at Butler I (NHE)



# Parkside at Butler I (NHE)



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

# ADDRESSING HOMELESSNESS

PY2022



## Addressing Homelessness

Goal	Output	Expected PY	Actual PY	Percent Complete	Funding Source
DH-7 At-Risk	Homeless Prevention/ persons	100	28	28%	ESG
DH-8 RRH	Rapid Re-Housing/ households	25	40	160%	ESG
DH-10 Shelter	ES & SO/ persons	1500	508	34%	ESG

\*Emergency Shelter/Street Outreach  
Commitment Cap of 60% not exceeded

# COMMUNITY DEVELOPMENT

PY 2022

# Municipality- Greer



## PROJECT

Fairview Townhomes-  
Infrastructure and vertical

## PROGRESS

Infrastructure: Detention pond and storm water system installed, grading, utilities and sanitary sewer and electrical, water main, curb and gutter, paving completed. Vertical to begin soon.

# Progress at Fairview Townhomes



# Progress at Fairview Townhomes



# Fairview Conceptual



# Municipality- Simpsonville



GCRA

## PROJECT

Simpsonville Senior Center  
Improvements - Upgrade to  
the facility (indoor & outdoor)

## PROGRESS

Completed



GCRA

# Simpsonville Senior Center (before)



# Simpsonville Senior Center (after)



# Municipality- Fountain Inn



## PROJECT

Emmanuel Sullivan Park  
ADA Restrooms

## PROGRESS

95% Complete. Final Walk  
through upcoming

# Emmanuel Sullivan Park Restrooms (before)

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# Emmanuel Sullivan Park Restrooms (after)



# Municipality- Mauldin



## PROJECT

Miller and Old Mill Road-  
Sidewalk and Drainage

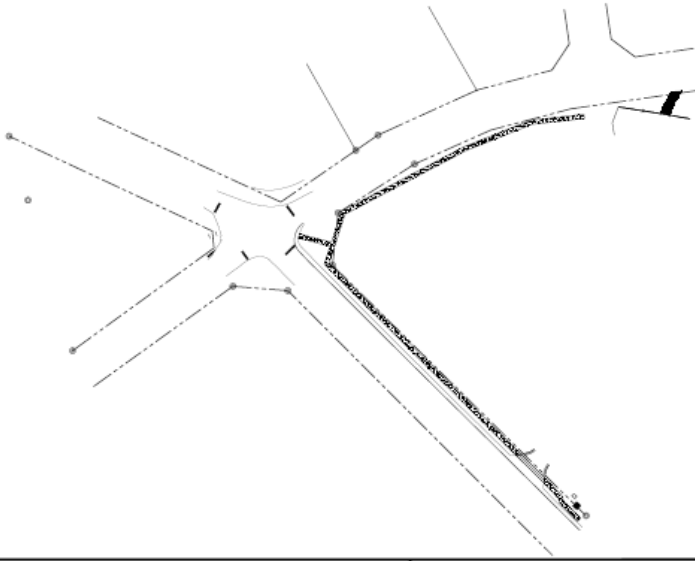
## PROGRESS

Site Designs completed and  
soon out for bid

# Miller Street Sidewalk

## MILLER STREET SIDEWALK IMPROVEMENT

CITY OF MAULDIN  
GREENVILLE COUNTY, SOUTH CAROLINA



# Municipality- Unincorporated



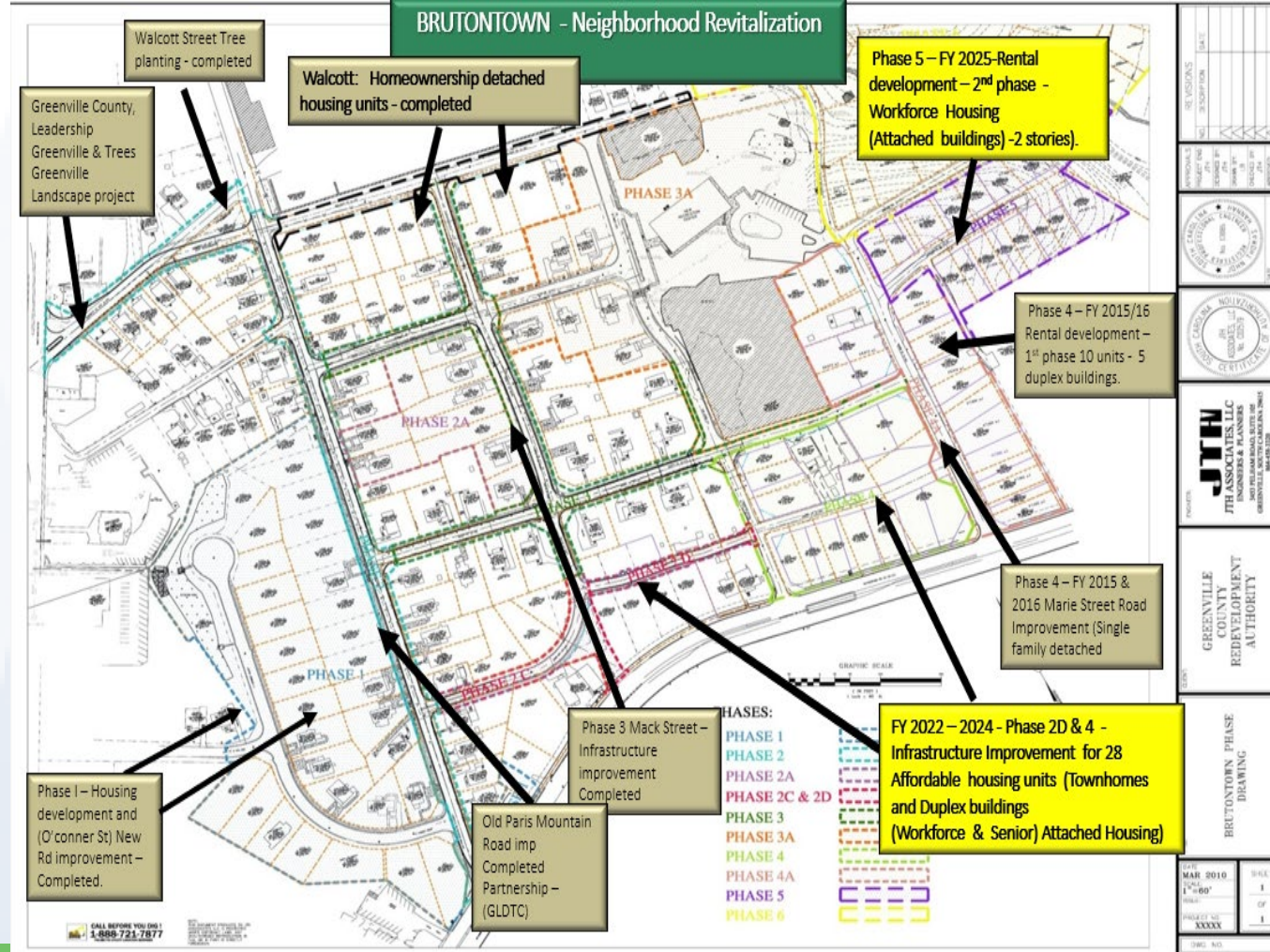
## PROJECT

Brutontown- Iola Wilson Street

## PROGRESS

Zoning/Subdivision/Site plan approvals obtained. Survey, Site grading and Infrastructure improvement bid documents in progress. GLDTC match funds awarded.

# Brutontown



# Public Services



## GREENVILLE FINANCIAL EMPOWERMENT CENTER 2022 ANNUAL SNAPSHOT



GCRA

JANUARY 2019-DECEMBER 2022

### CLIENTS SERVED

2022	OVERALL
709	2,102



### AVERAGE CREDIT SCORE INCREASE

48 POINTS

### CLIENT RACE

African American/Black:



White:



Multiple races:

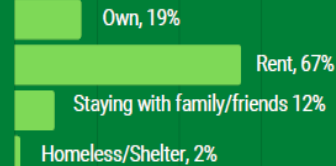


=100 people

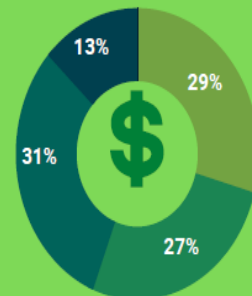
### TOTAL SESSIONS

2022	OVERALL
1,678	6,886

### HOUSING SITUATION OF CLIENTS



### ANNUAL INCOME OF CLIENTS (AMI)



>30% AMI

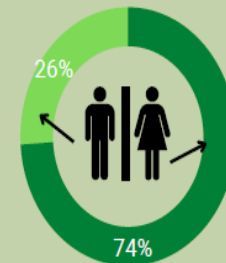
30-50% AMI

50-80% AMI

80+% AMI

Note: Average Median Income in Greenville County for a family of 4 is \$85,200

### CLIENT GENDER



### DEBT DECREASED

2022	OVERALL
\$1,204,648	\$3,101,715

### SAVINGS INCREASED

2022	OVERALL
\$209,608	\$972,144

### OUTCOMES

#### CREDIT & DEBT

2022	OVERALL
506	1,561

#### BANKING & SAVINGS

2022	OVERALL
107	685

### 2022 OUTREACH

EVENTS	PARTICIPANTS
21	660+



unity health  
on main



Creative  
Advancement



GREER  
RELIEF

EVERY NEIGHBOR MATTERS

First  
Impression



CENTER  
for community  
SERVICES



Communities  
In Schools®  
South Carolina

safe harbor

# ECONOMIC DEVELOPMENT

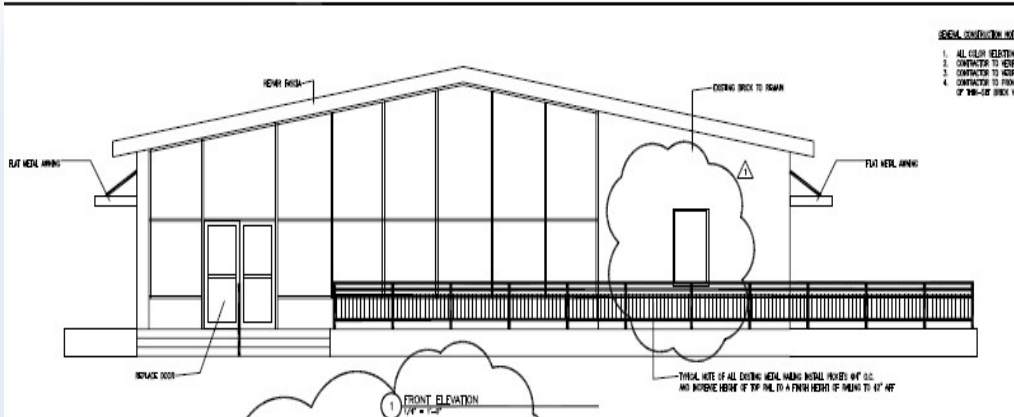
PY2022



## Economic Development

Goal	Output	Expected PY	Actual PY	Percent Complete	Funding Source
ED-2 Business Establishment and Expansion	Jobs	6	4	66%	CDBG
ED-3 Facade Improvements	Jobs	7	1	14%	CDBG

# Facade Improvement





## Program Year Expenditures

Source of Funds	Resources Made Available	Expended During PY
CDBG	\$3,018,376	\$4,405,514
HOME	\$1,622,183	\$1,226,886
ESG	\$ 233,016	\$ 260,561

Grand Total	Resources Made Available	Expended During PY
<b>All Federal Programs</b>	<b>\$4,873,575</b>	<b>\$5,892,960</b>

# CDBG-CV and ESG-CV Update

# COVID Funding Update

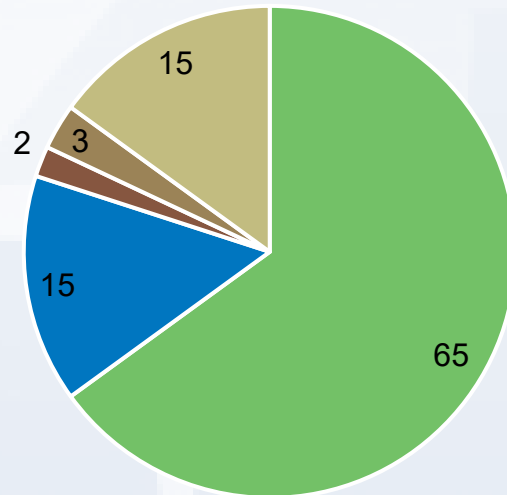


Source of Funds	Total Grant	Total Disbursed	Percent Disbursed
CDBG-CV	\$3,899,257	\$3,899,257	100%
ESG-CV	\$2,740,588	\$2,740,588	100%

# CDBG-CV Expense by Activity

% of Expense

- Rental/Mortgage and Utility
- Food and Nutrition
- Medical Supplies and Testing
- Small Business Assistance
- Admin

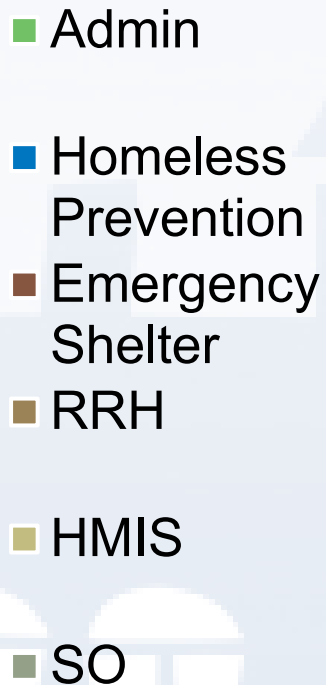


## Overall Accomplishments

- 2,108 individuals served with rental/mortgage assistance and utilities
- 4,562 individuals served with medical supplies
- 26,177 individuals assisted with food and nutrition assistance

# ESG-CV Expense by Component

% of Expense



## Overall Accomplishments

- 325 persons served by Emergency Shelter
- 21 households served by Rapid Re-Housing
- 33 persons served by Street Outreach
- 1,154 persons served with Homeless Prevention

# Questions?

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GCRA

# How to submit comments

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Email: [ph@gcra-sc.org](mailto:ph@gcra-sc.org)

Phone: 864-242-9801

Mail:

GCRA  
ATTN: CAPER  
Greenville County Square Suite S-4300  
301 University Ridge  
Greenville, SC 29601

**Public Comment Period: Sept 13, 2023 – Sept. 27, 2023**

A stylized, light blue city skyline is visible in the background, featuring various building shapes and window patterns. A large green rectangle is centered on the slide, containing the text.

# Thanks for joining!