



Greenville County 2024 Annual Action Plan

Presented by: Greenville County Redevelopment Authority

Public Hearing: April and May 2024

Location: 301 University Ridge, Greenville, SC

Public Hearing – General

GCRA Board

Greenville County – Finance Committee

Greenville County Council – Committee of the Whole

Agenda



01. Introduction

About GCRA

* GCRA Board & Staff

02. What is Annual Action Plan and Program Year 2024

* Goals of AAP

03. Funding Types National Objectives and Eligible uses

1. **CDBG**
2. **HOME**
3. **ESG**
4. GC-AHF

04. Estimated 2024 Funding Allocations

*Total allocation

*Municipal Allocations

Grants and Program Income

05. Proposed Uses Projects & Programs

Housing

Community and Economic Development

Neighborhood Revitalization

Demolition

Public Service

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.

What is Annual Action Plan?

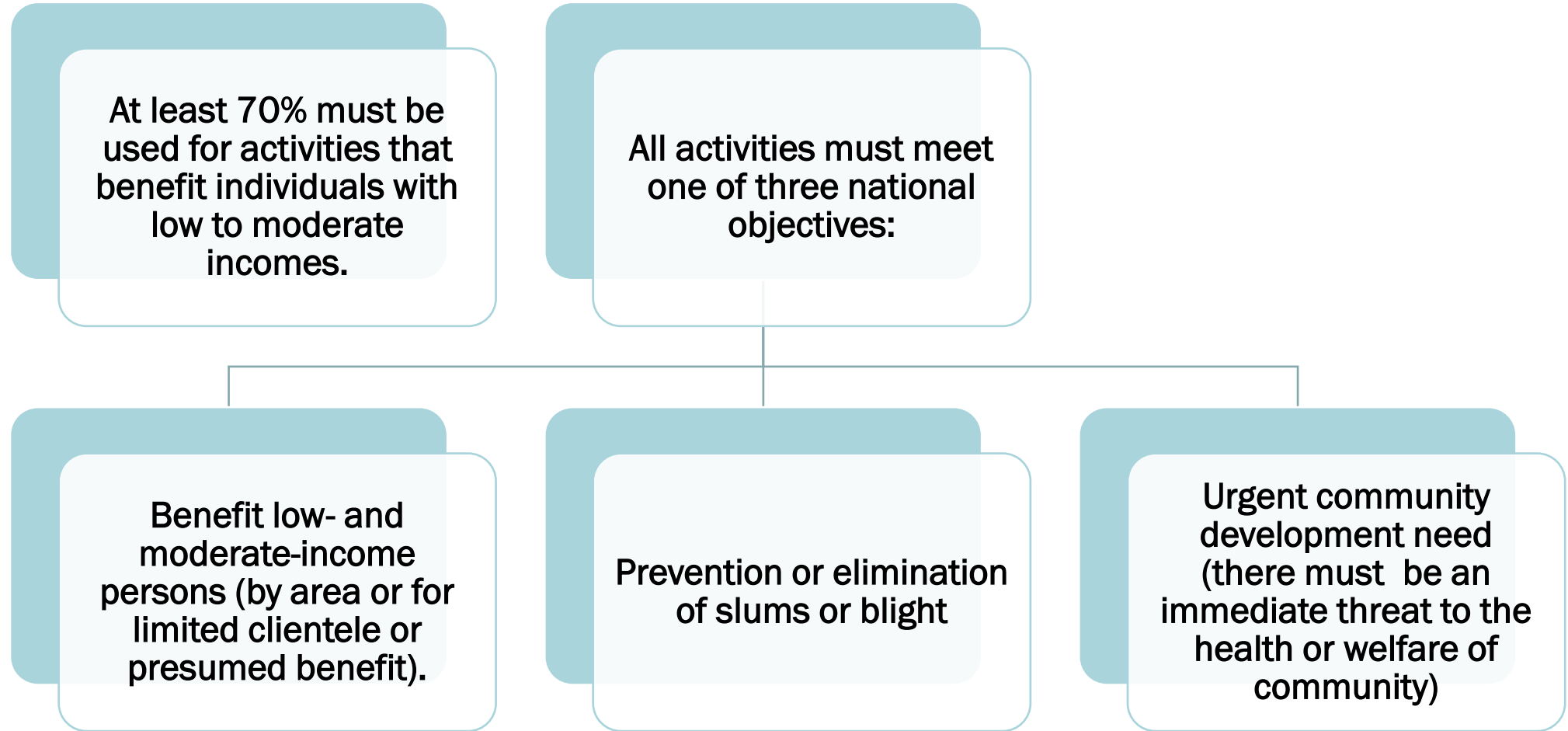
Program 2024 Annual Action Plan

- 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 2024 funds is for the period beginning July 1, 2024 to June 30, 2025.
- This funding period also marks the 5th year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.

Annual Action Plan - Goals

- Decent Housing
- Addressing Homelessness
- Neighborhood Revitalization
- Community Development
- Economic Development

Community Development Block Grant (CDBG)





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.



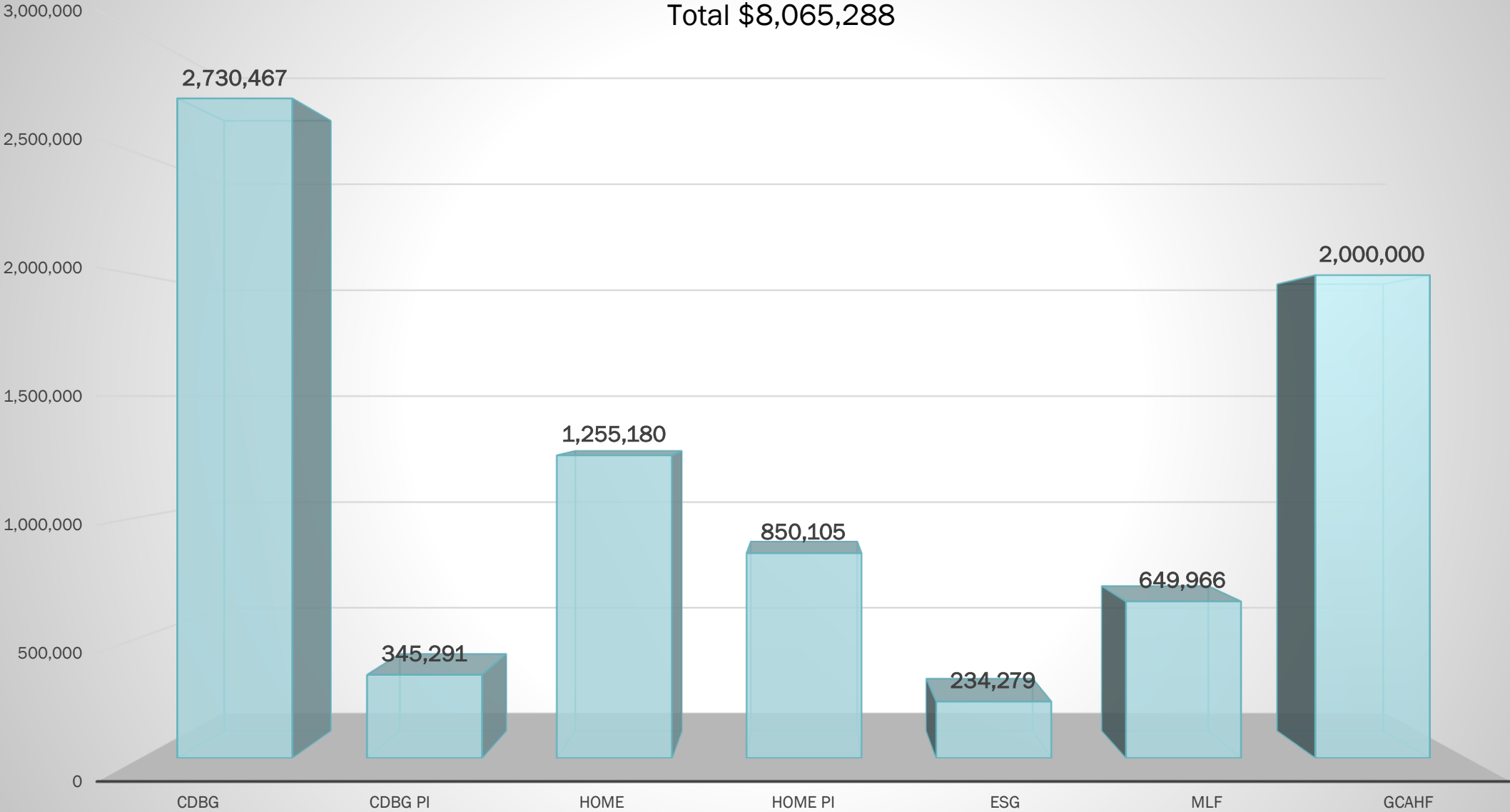
Emergency Solutions Grant (ESG)

- ❑ **ESG: Assist individual and families regain (temporary & permanent) housing after experiencing housing crisis or homelessness**



Proposed 2024 Funding Sources

Total \$8,065,288

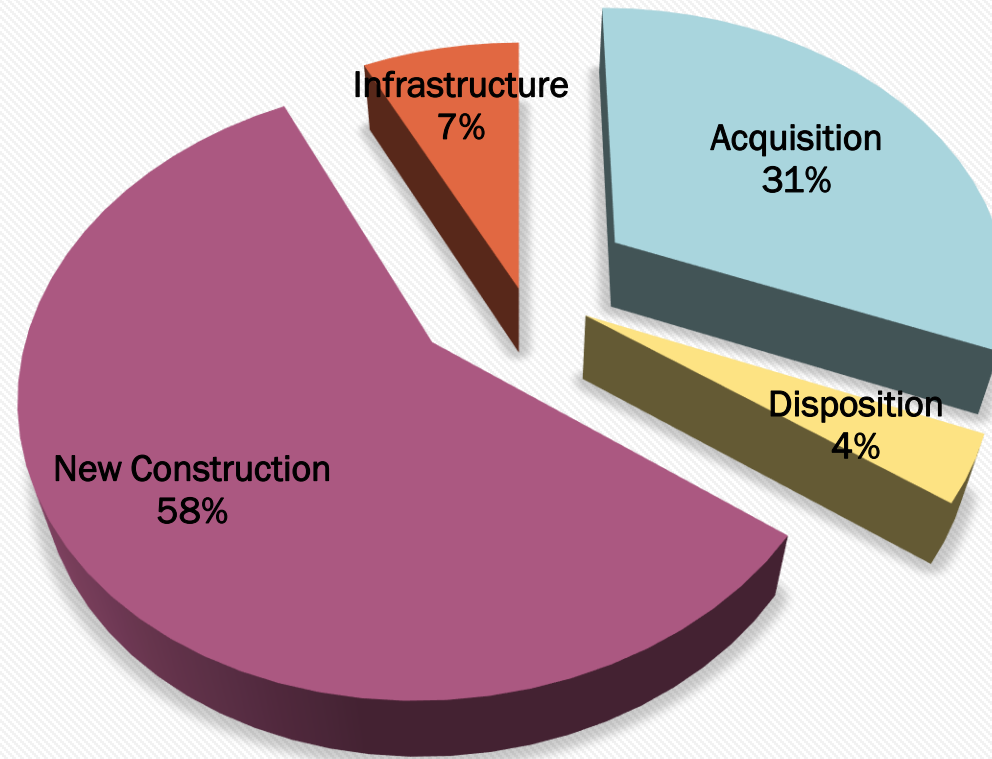


Proposed Annual Action Plan 2024 Budget

<u>Locations</u>	<u>Funding allocations</u>	<u>Percentage</u>
Fountain Inn	137,892	1.7%
Greer	779,778	9.7%
Mauldin	261,240	3.2%
Simpsonville	422,138	5.2%
Travelers Rest	119,845	1.5%
Total Municipals		
CHDO	188,277	2.3%
Planning & Admin	1,173,244	14.5%
Ops Delivery	1,074,651	13.3%
Unincorporated Area	3,096,931	38.4%
Brutontown	811,291	10.1%
Total	8,065,288	100.0%

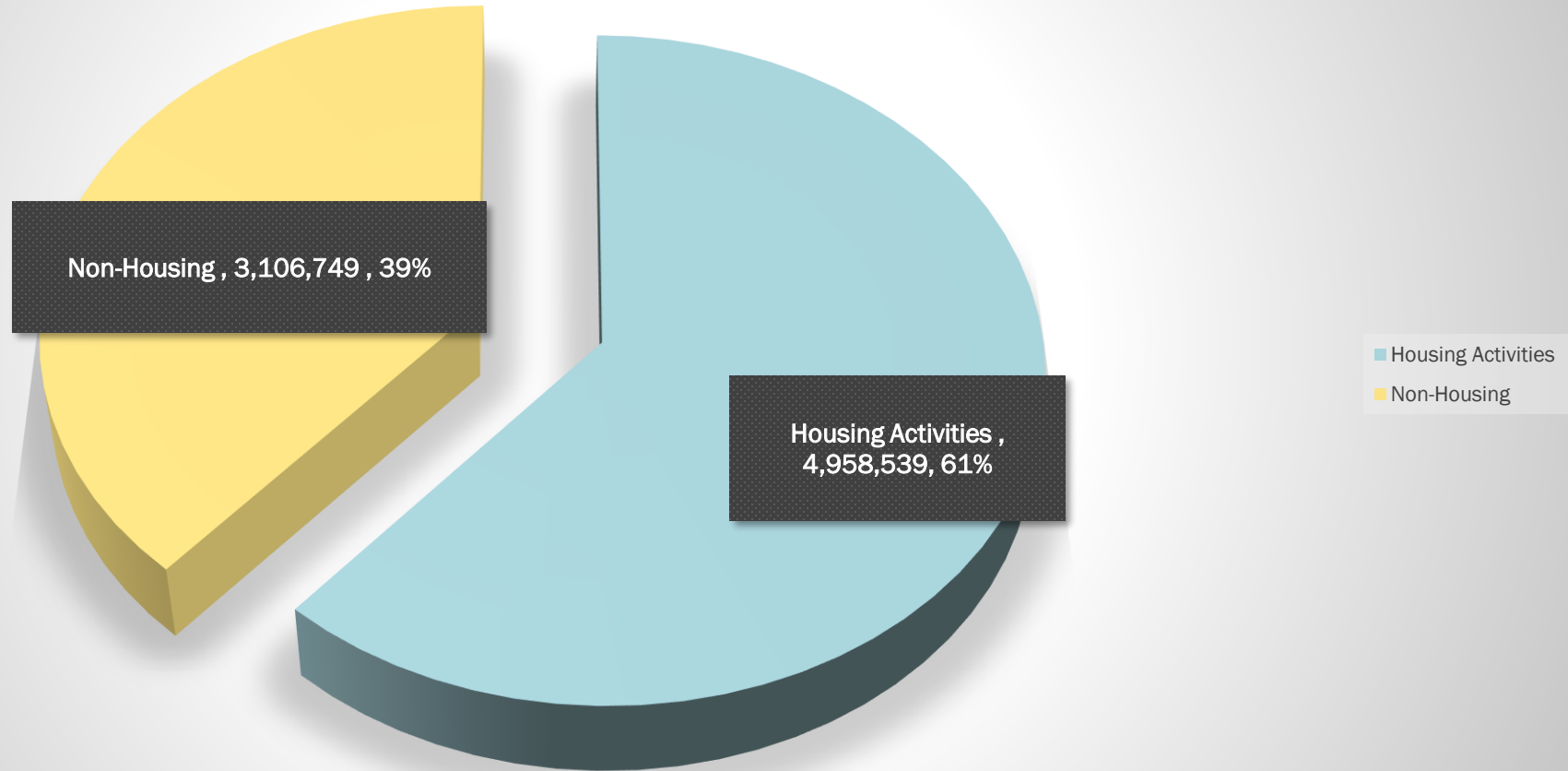
Proposed 2024 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,219,926

Brutontown Community – Strategy Area - Allocation
\$811,291

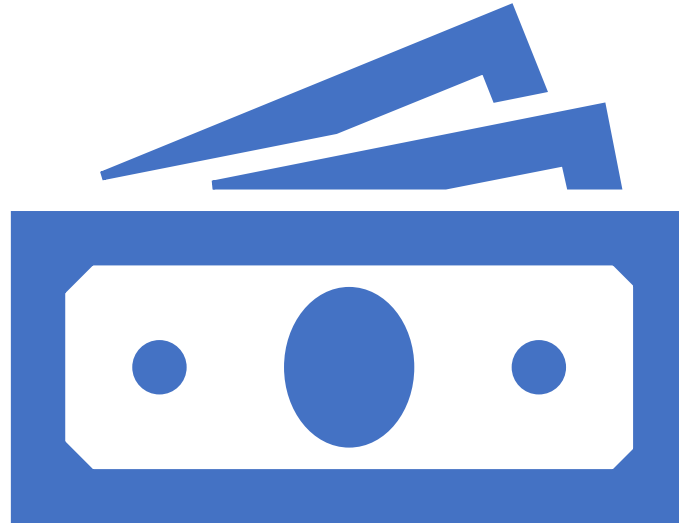


Acquisition Disposition New Construction Infrastructure

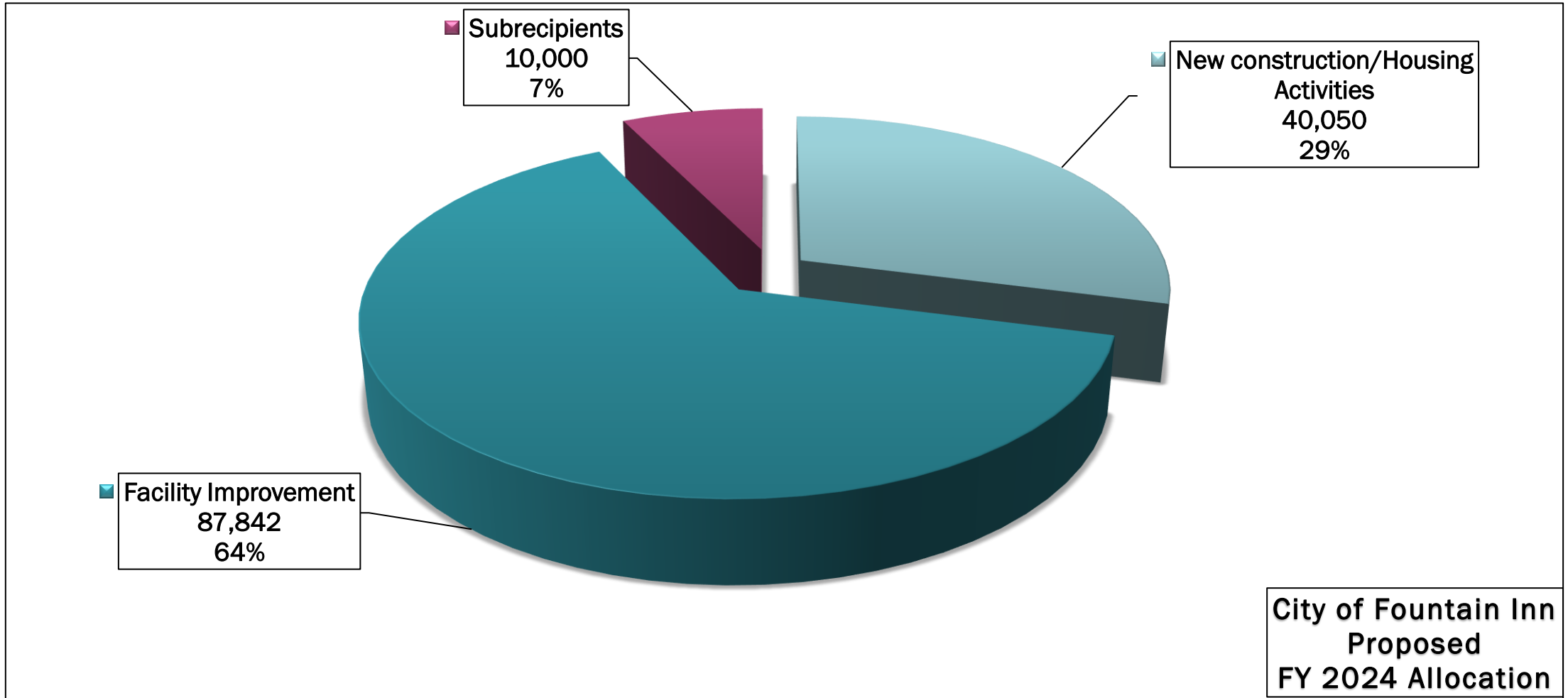
Housing and Non-Housing Distribution



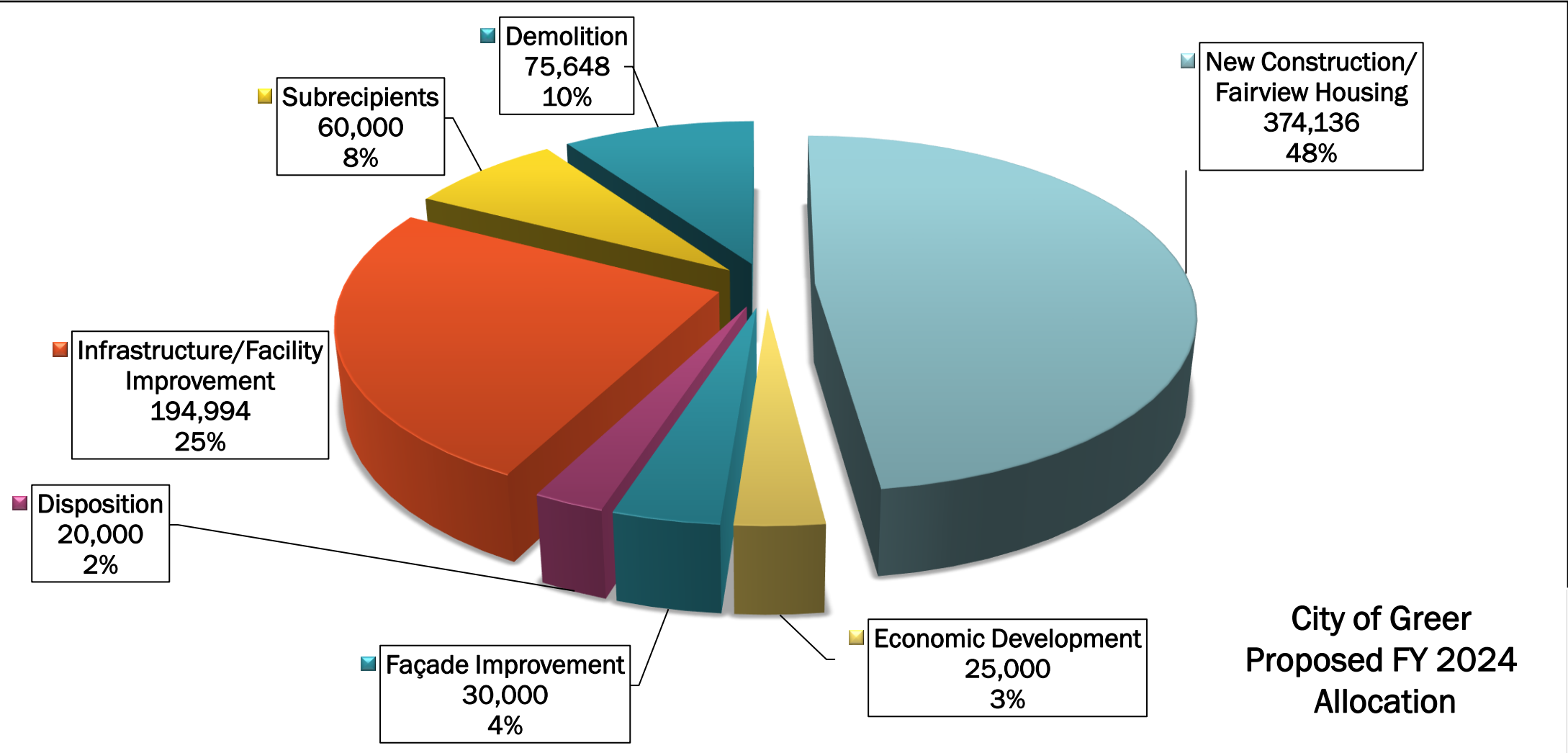
Proposed 2024 Municipal AAP Budget Allocations



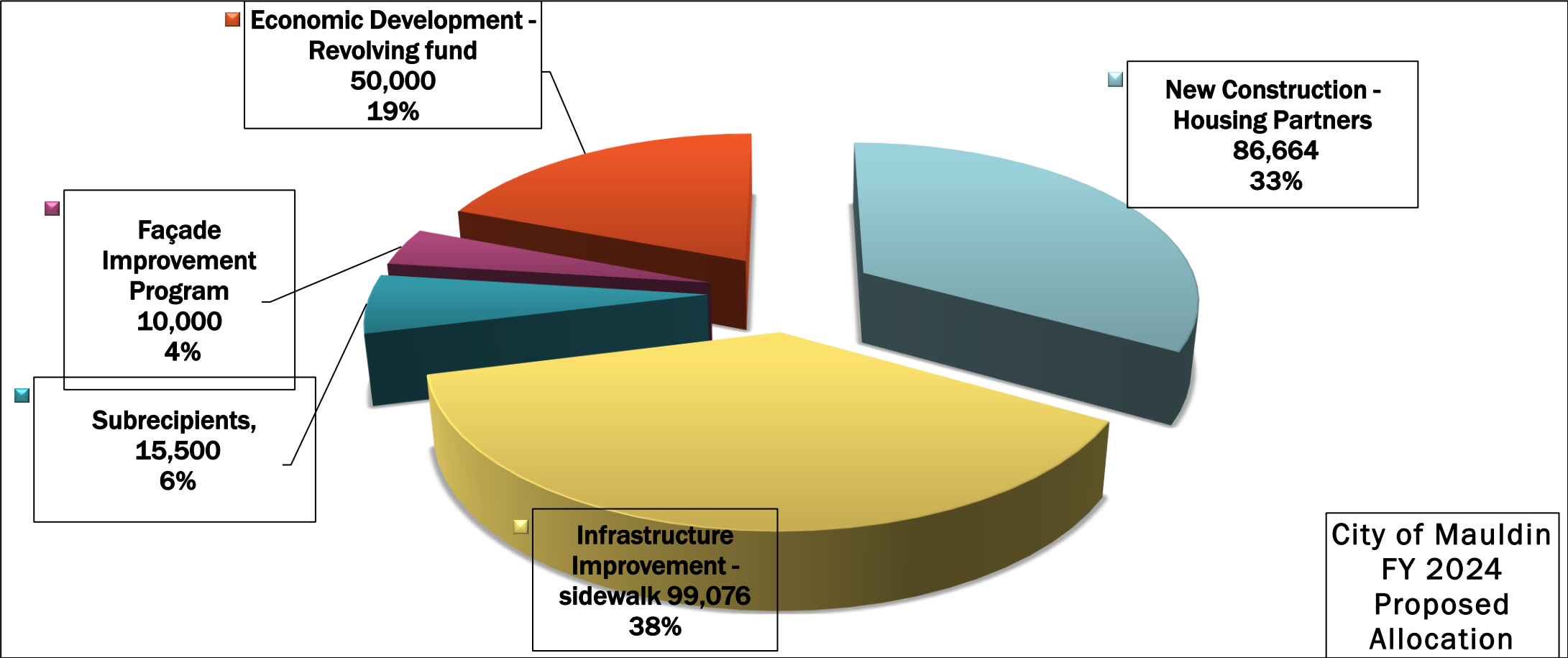
2024 Funding Allocation: \$137,892



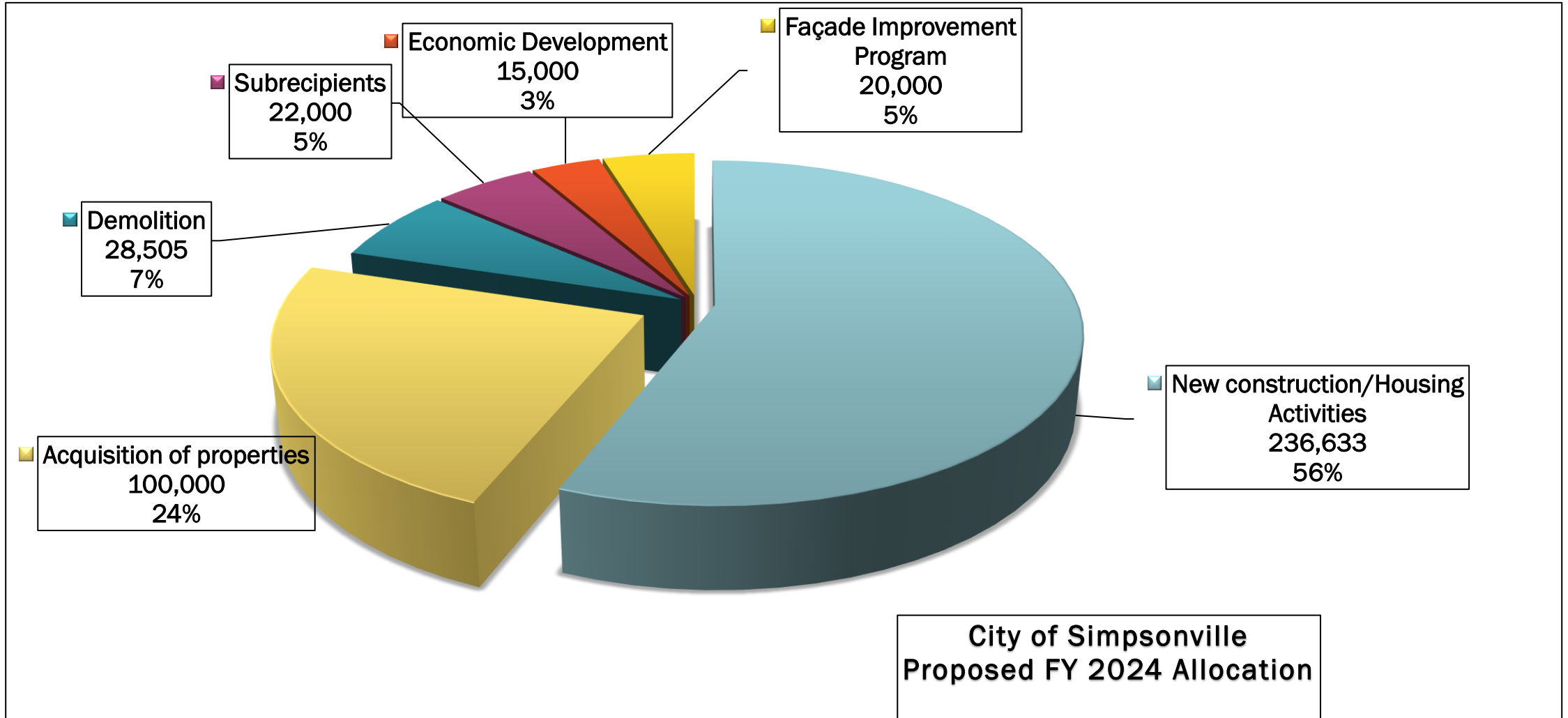
2024 Funding Allocation: \$779,778



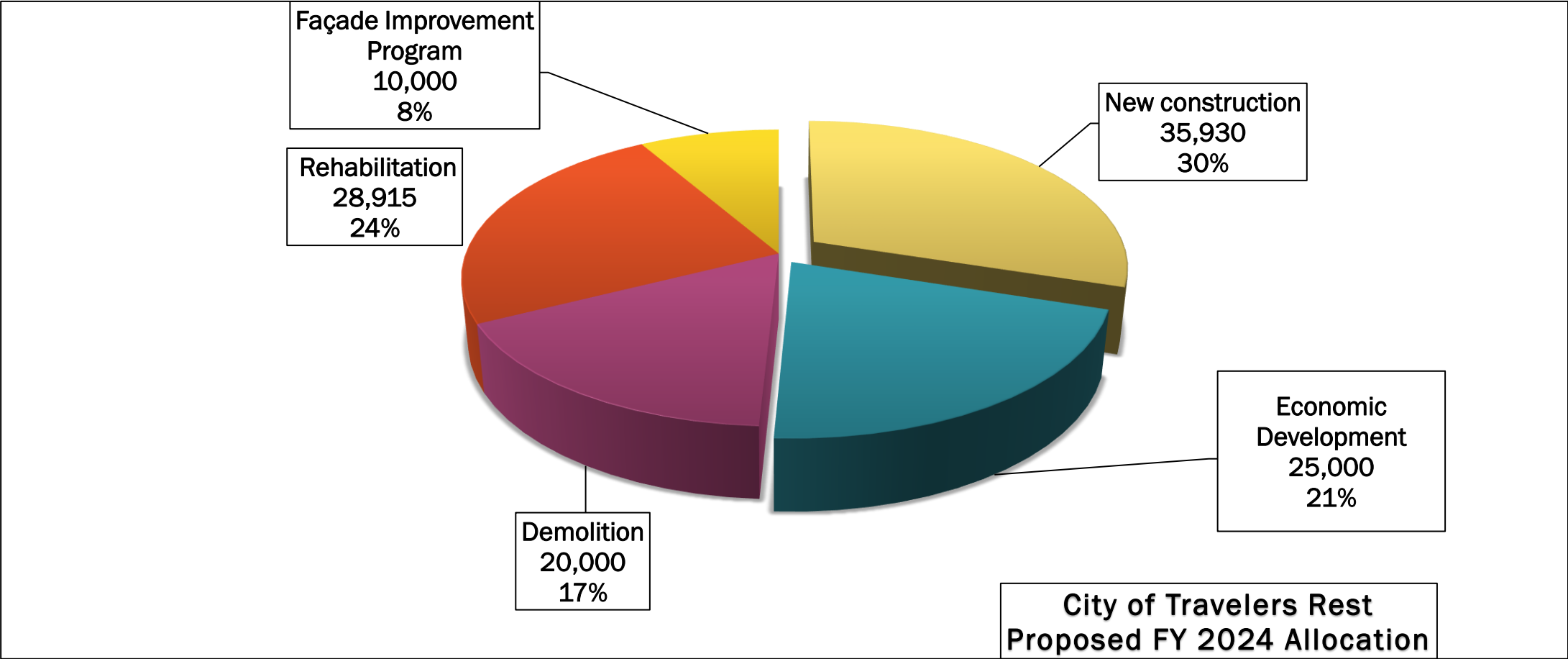
2024 Funding Allocation: \$261,240



2024 Funding Allocation: \$422,138



2024 Funding Allocation: \$119,845



GCRA – Housing 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 2024 AAP Snapshot of housing strategies and outcome

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
Homeownership Units (GCRA/Habitat)	17	13	4
Rental Units – (Dominion/ Hopes of Hope/GCRA)	160	0	160
Homebuyers – First Time Homebuyers (CWC)	15	0	15
Minor Home Repair Program (GCRA & Rebuild)	55	40	15
Investor Program- Rental Rehab -	2	2	0
Major – Home-owner Rehab - Program	2	2	0
Rental Assistance - Homelessness Prevention	10	10	0
Rental Assistance - Homelessness-Rapid Rehousing	15	15	0
Non- Congregate Shelters (Safe Harbor & Salvation Army (SRO) – Homelessness/Domestic Violence	36	0	36
Total	312	82	230

**Proposed 2024 Partner
Housing Development
Projects
(Rentals and Homeownership Units)**

Dominium - Avery Landing

Status: Proposed project

Greenville County Funding approval:

HOME - \$100,000

GC Affordable Housing Fund (AHF):

\$500,000

Total Development Budget: Est.

\$53,166,887

Project Name	Avery Landing
Developer	Dominium
Project Location	6615 Augusta Rd. Greenville, SC 29605
Census Tract/County Council District	34.01/D25 - Fant,
# of Units	153
AMI Range	51% AMI - 60% AMI



Homes of Hope, Inc. – MSJ Greenville 7

Status: Proposed project

Greenville County Funding approval:

HOME – \$100,000

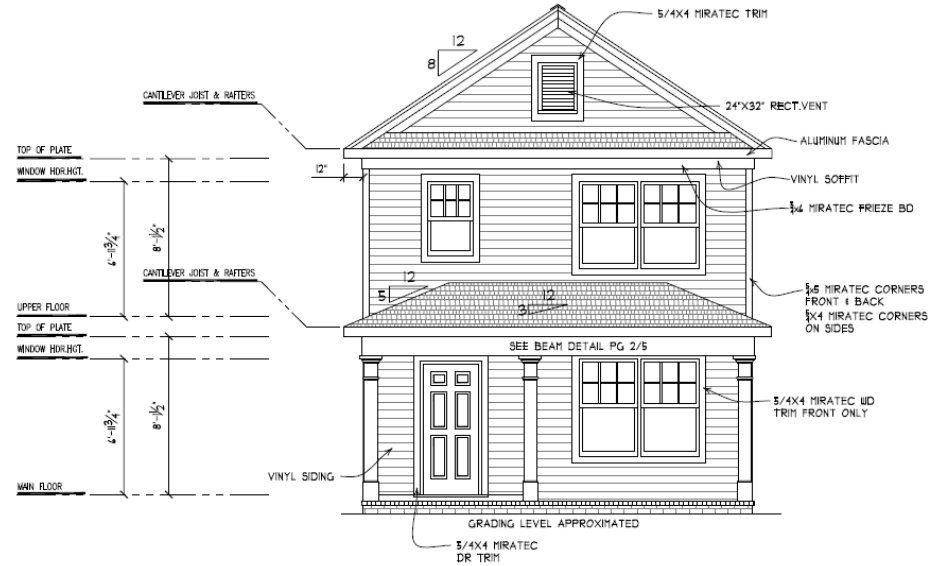
GC Affordable Housing Fund (AHF): \$0

Total Development Budget: Est.

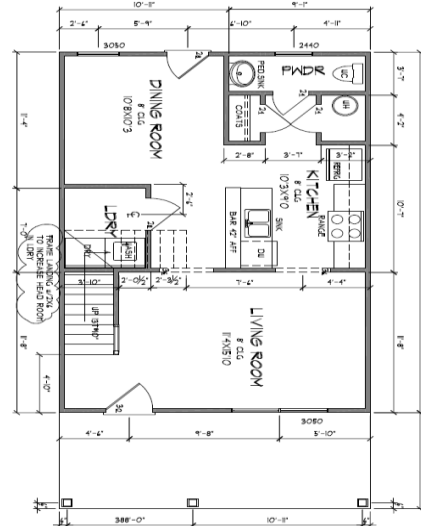
\$1,463,110

Project Name	MSJ Greenville 7
Developer	Homes of Hope, Inc.
Project Location	10 Zarline, 2117 Old Buncombe Road 21 3 rd St.
Census Tract/County Council District	22.01/D23 Mitchell, 23.02/D23 Mitchell, 8.00, D23 Mitchell
# of Units	4 SFR, 3 Townhomes, 7 Total Units
AMI Range	31% AMI – 50% AMI

GENERAL NOTES:
EXTERIOR TRIM:
1. ROOF OVERHANG 12" TYPICAL UNLESS NOTED.
2. RAISE ALL EXTERIOR DOORS 3" WITH FT MATERIAL.
3. INSTALL FLASHING PAN UNDER ALL EXTERIOR DOORS.



ELEVATIONS



Habitat for Humanity – Sturtevant Street

Status: Under construction

Greenville County Funding approval:

HOME – \$188,277*

GC Affordable Housing Fund (AHF): \$0

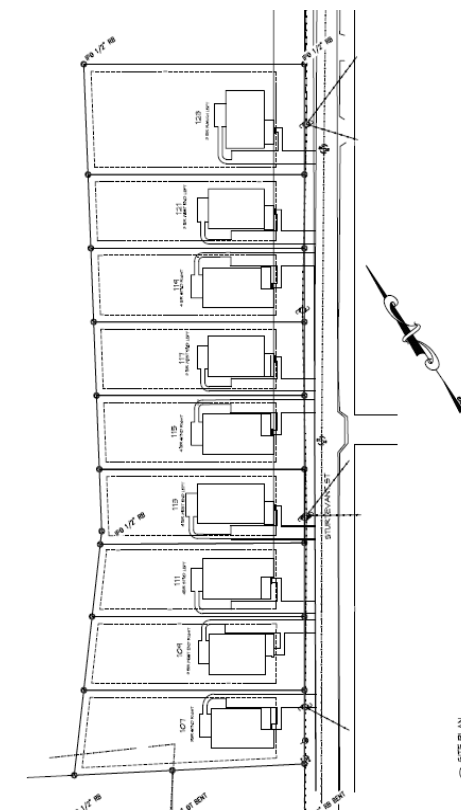
Total Development Budget: Est.
\$736,000

Project Name	Keeping Homes Affordable
Developer	Habitat for Humanity
Project Location	117, 119, 121, 123 Sturtevant St. Greenville SC 29611
Census Tract/County Council District	22.02/D23 Mitchell
# of Units	4
AMI Range	31-50% (2), 51-60% (2)



HABITAT FOR HUMANITY OF GREENVILLE COUNTY SINGLE-FAMILY RESIDENCE

LOT 6 - 117 STURTEVANT ST.



Proposed 2024 HOME-ARP Non-Congregate Shelter (NCS) Projects

Addressing Homelessness

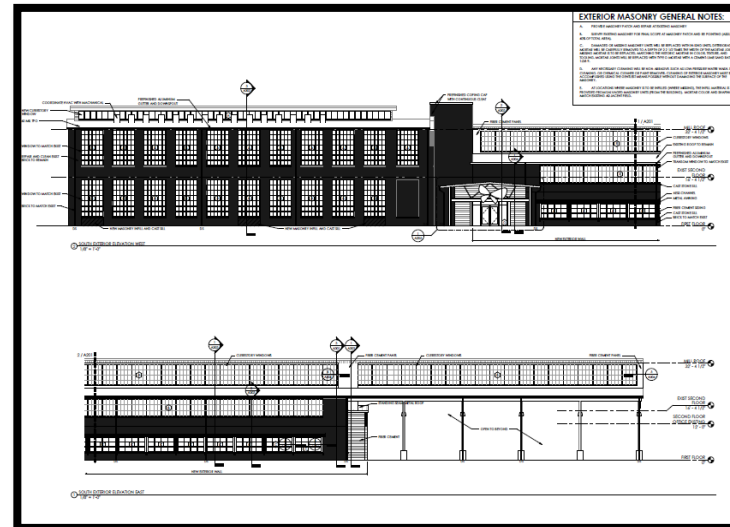
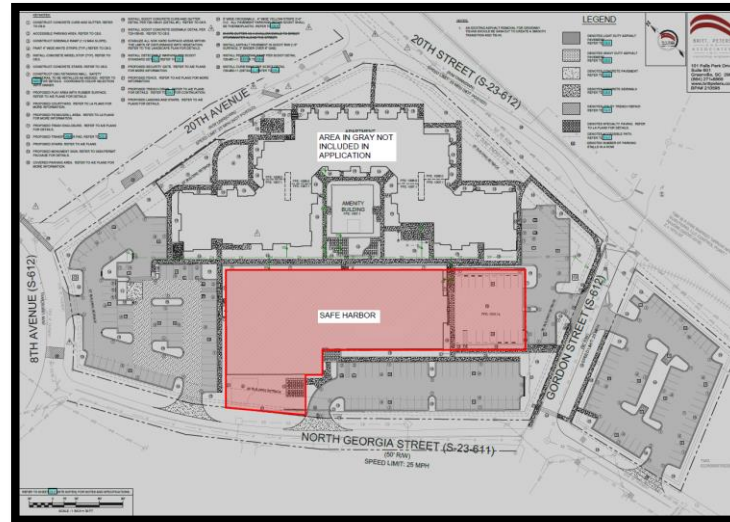
Safe Harbor, Inc. – Safe Harbor Shelter and HQ

Status: Under construction

HOME-ARP - \$250,000

Total Development Budget: Est.
\$19,947,831

Project Name	Safe Harbor Shelter and HQ
Developer	Safe Harbor, Inc.
Project Location	100 Gordon St. Greenville, SC 29611
Census Tract/County Council District	21.04/D23 Mitchell
# of Units	21
AMI Range	0 - 20%



safe harbor 

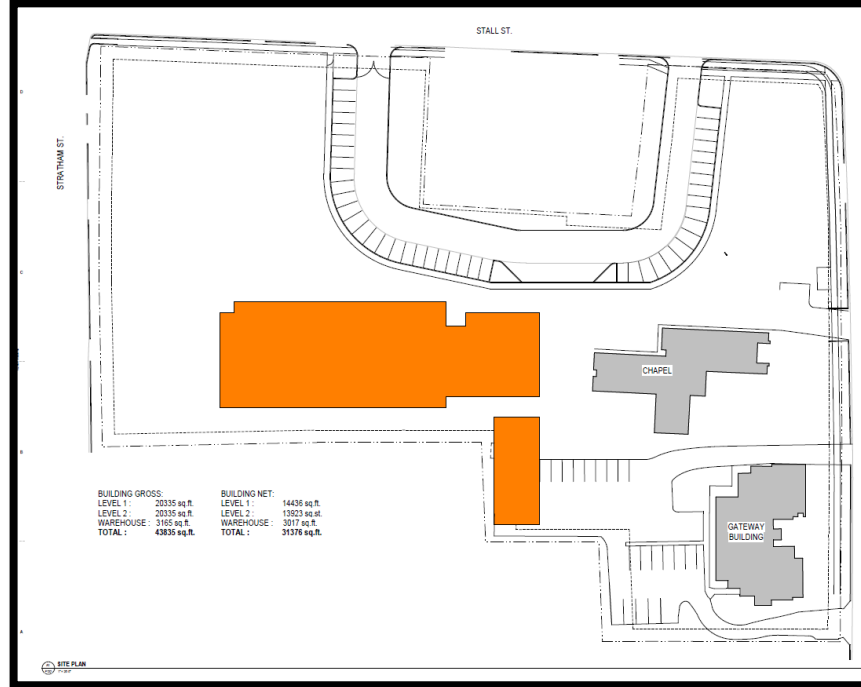
The Salvation Army – Social Services Campus

Status: Under construction

HOME-ARP – \$180,000

Total Development Budget: Est.
\$23,697,340

Project Name	Social Services Campus
Developer	The Salvation Army of Greenville
Project Location	417 Rutherford Street Greenville, SC 29609
Census Tract	9.00
# of Units	15 NCS Units (143 total beds)
AMI Range	0 -20%



**GCRA Housing Development
Projects (Multi – Year
Implementation)
(Homeownership Units)**



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.

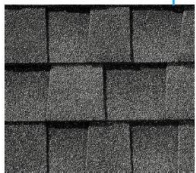


EAST FAIRVIEW TOWNHOMES

GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

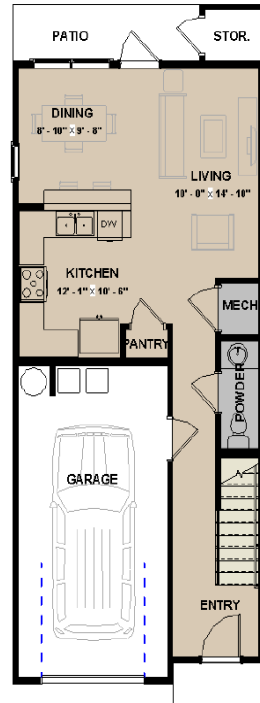


Hardie Plank Lap
Siding

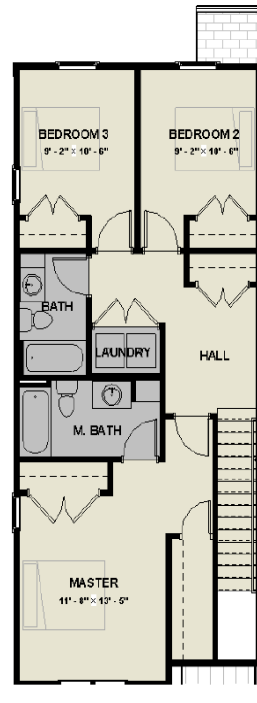
Building A

UNIT 1 - 1,345 SQ. FT.

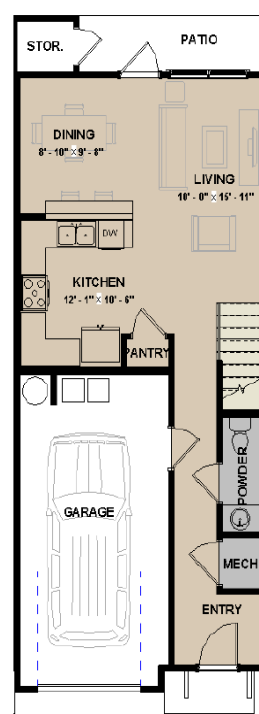
UNIT 2 - 1,345 SQ. FT.



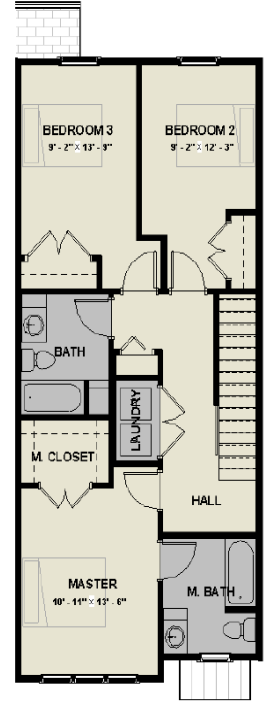
Level 1



Level 2



Level 1



Level 2

CRAIG
GAULDEN
DAVIS

BUILDING A

Phase 1 – Construction in progress



**Greer - Fairview Townhomes Phase 1: Construction in progress
14 units (up to 80% AMI)**



San Souci Neighborhood Gridley Place Homes 14 Homeownership units





Location (bounded by Gridley and Bailey Streets. Morrison St. frontage)

212 Gridley Street (0.46 acres) – formerly burnt church.

214 Gridley Street (1.03 acres) abandoned gymnasium.

Rezoning - Approved **2023**

Total acres – 1.49 acres rezoned from R-75 to Flexible Review District (FRD)

Final Development Plan - Approved

Proposed Land use

14 single family attached residential units consisting of 8 Duplex buildings

Proposed Redevelopment

- Homeownership units
 - Fee Simple lots
- 3 bedrooms and 2.5 baths with attached 1 car garage
 - 1516 square feet

Area Name/Acres	Use	Max Density	Max Height SF/Unit	Max Gross SF/Unit	Max Height
Onley Street & Morris Street Townhomes 71 - 7 Acres	Townhomes	6.5 Units / Acre	1,656 SF / Unit	1,969 SF / Unit	45'

UTILITY INFORMATION:

WATER - GREENVILLE WATER
 WASTEWATER COLLECTION - METROCONNECTS
 WASTEWATER TREATMENT - REWA
 POWER - DUKE ENERGY
 TRASH - ROLL OUT BINS

PARKING DATA:

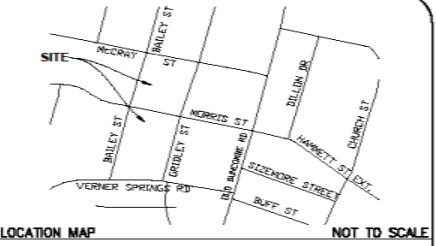
MULTIFAMILY STRUCTURE OR GROUP DEVELOPMENT OVER FOUR UNITS
 - 2 SPACES PER THREE OR MORE BEDROOM UNIT
 REGULAR SPACES REQD: 28 SPACES
 REGULAR SPACES PROVIDED: 41 SPACES
 (14 IN GARAGES, 14 BEHIND GARAGES AND 13 FULL-OFF PARKING SPACES)

SITE DATA:

PN: 0155.00-09-007.00 & 0155.00-08-001.00
 TOTAL SITE = 1.49 ACRES EXISTING
 1.47 ACRES PROPOSED WITH SITE TRIANGLES
 UNIT COUNT: 12 - THREE BEDROOM STANDARD UNITS
 2 - THREE BEDROOM ADA UNITS
 ZONING: FRD
 SETBACKS -
 FRONT - 5' (FROM EXTERIOR OF FRD BOUNDARY)
 REAR - 5' (FROM EXTERIOR OF FRD BOUNDARY)
 SIDES - 5' (FROM EXTERIOR OF FRD BOUNDARY)

TOWNHOME SQUARE FOOTAGE:

STANDARD UNIT
 2 STORY
 3-BEDROOM, 2-BATH
 GROSS SQUARE FOOTAGE = 1,824 SF
 HEATED SQUARE FOOTAGE = 1,516 SF
 ADA UNIT
 2 STORY
 3-BEDROOM, 2-BATH
 GROSS SQUARE FOOTAGE - 1,912 SF
 HEATED SQUARE FOOTAGE - 1,604 SF



LOCATION MAP NOT TO SCALE

SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION SYSTEMS UNLESS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

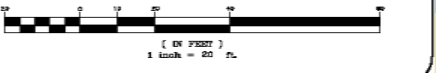
LEGEND

B. BUILDING LINE	TEL (T) TELEPHONE PEDESTAL	DT (D) DRAINAGE TRAP MARSHOLE
CL CENTERLINE	DRIV (D) DRIVE TYP. PEDESTAL	TO/BG TOP/BOTTOM CURB
CM CORRUGATED METAL PIPE	COLLECTING REEF	TO/WB TOP/W BOTTOM WALL
CT DRAIN TOP	CB (C) CATCH BASIN	WCW WATER METEOR
DE DRAINAGE EASEMENT	CS (C) DITCH BASIN	VCP VENTRATED CLAY PIPE
EP EDGE OF PAVEMENT	ET (E) ELEC TRANS	WQW WATER VALVE
FE FINISHED FLOOR ELEVATION	FD (F) FIRE HYDRANT	FD POST INDICATOR VALVE
FG FINISHED GRADE	HA (H) GAS METER	STW STORMWATER FLOW
FE FINISHED ELEVATION	DV (D) GAS VALVE	
FG FINISHED GRADE	LP (L) LIGHT POLE	
IP (I) IRON PIPE SET-D	PP (P) CULVERT POLE	
HS (H) HUB & DUCT	OP (O) OPEN TOP	
OT OPEN TOP	RS (R) REBAR	
PCP REINFORCED CONCRETE PIPE	RM (R) RIGHT OF WAY	
SE SANITARY SENDER	SD (S) STORM DRAIN	
SE SE EASEMENT	SS (S) SANITARY SENDER	
	SS (S) SANITARY SENDER	

LINE TYPES

--- TELEPHONE	--- SANITARY SEWER - EXIST.
- - - CHAIN LINK FENCE (PROPOSED)	--- SANITARY SEWER - NEW
- - - CHAIN LINK FENCE (EXISTING)	--- SILT FENCE
- - - CONTOUR - EXIST. GRADE	--- STORM SEWER - EXIST.
- - - (E78) CONTOUR - FINISHED GRADE	--- STORM SEWER - NEW
- - - FIBER OPTIC	--- UNDERGROUND EXIST.
- - - FORCE MAIN	--- UNDERGROUND TEL
- - - GAS LINE	--- WATER LINE - EXIST.
- - - OVERHEAD POWER	--- WATER LINE - NEW
- - - OVERHEAD TELEPHONE	--- WOOD FENCE
- - - ROOF DRAIN - NEW	--- LIMITS OF DISTURBANCE

GRAPHIC SCALE

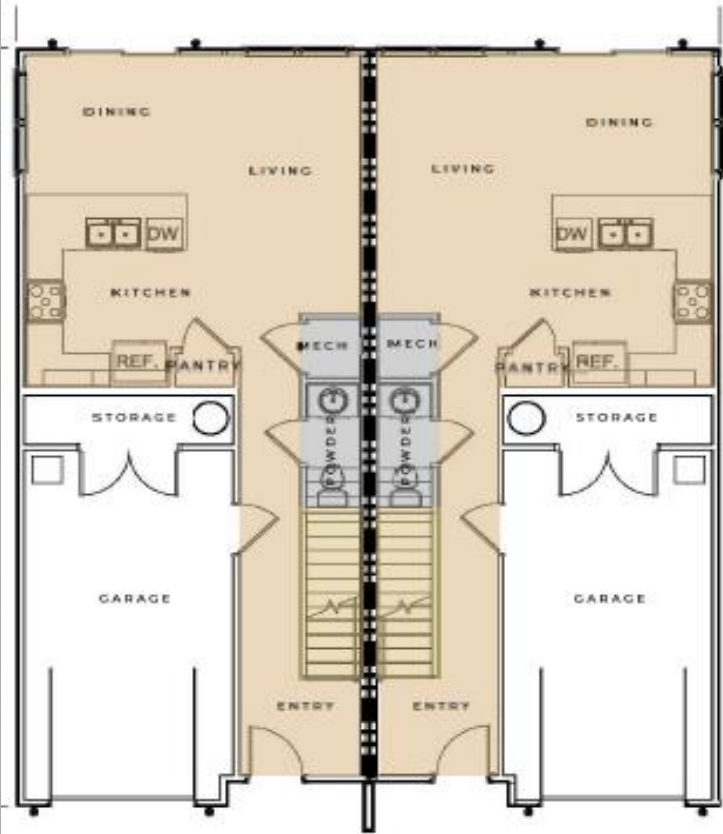


Approved
 Planning & Zoning Division
 Todd Bailey 03/20/2024 11:10:59 AM

NOTE: GRADES SHOWN ARE SCHEMATIC AND MAY CHANGE WITH WITH FINAL DESIGN.

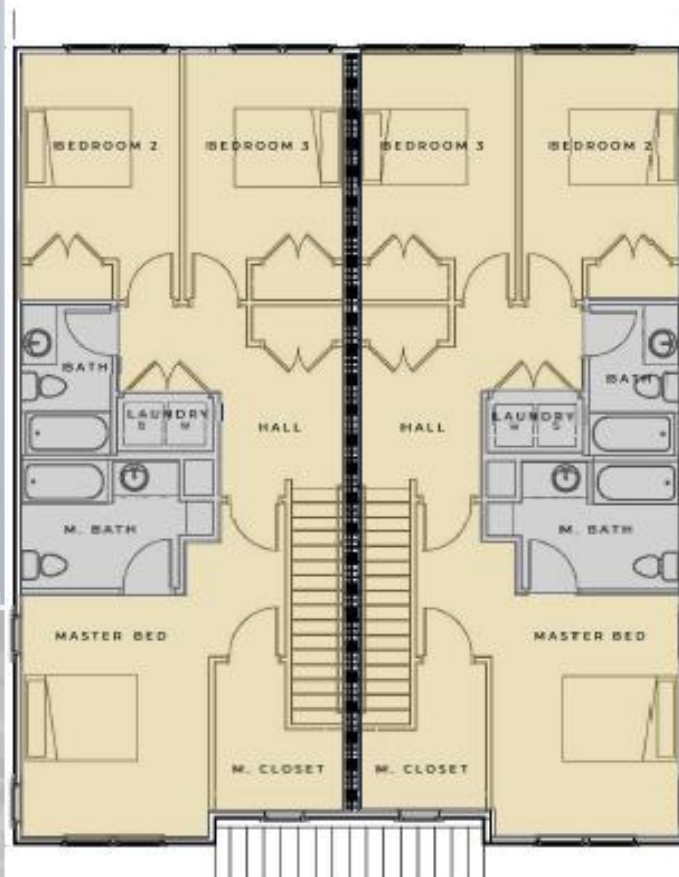
TOTAL SF - 1516 SF

LEVEL 1 - 604 SF



1st FLOOR

LEVEL 2 - 912 SF



2ND FLOOR



Front Elevation

GCRA- BRUTONTOWN COMMUNITY – Target community – Strategy Area Neighborhood Revitalization

Greenville County, Leadership Greenville & Trees Greenville Landscape project

FY 2021 - New Homeownership units – Unrestricted funds

Phase 3 – Homeownership units - completed

Phase 1 – Homeownership units

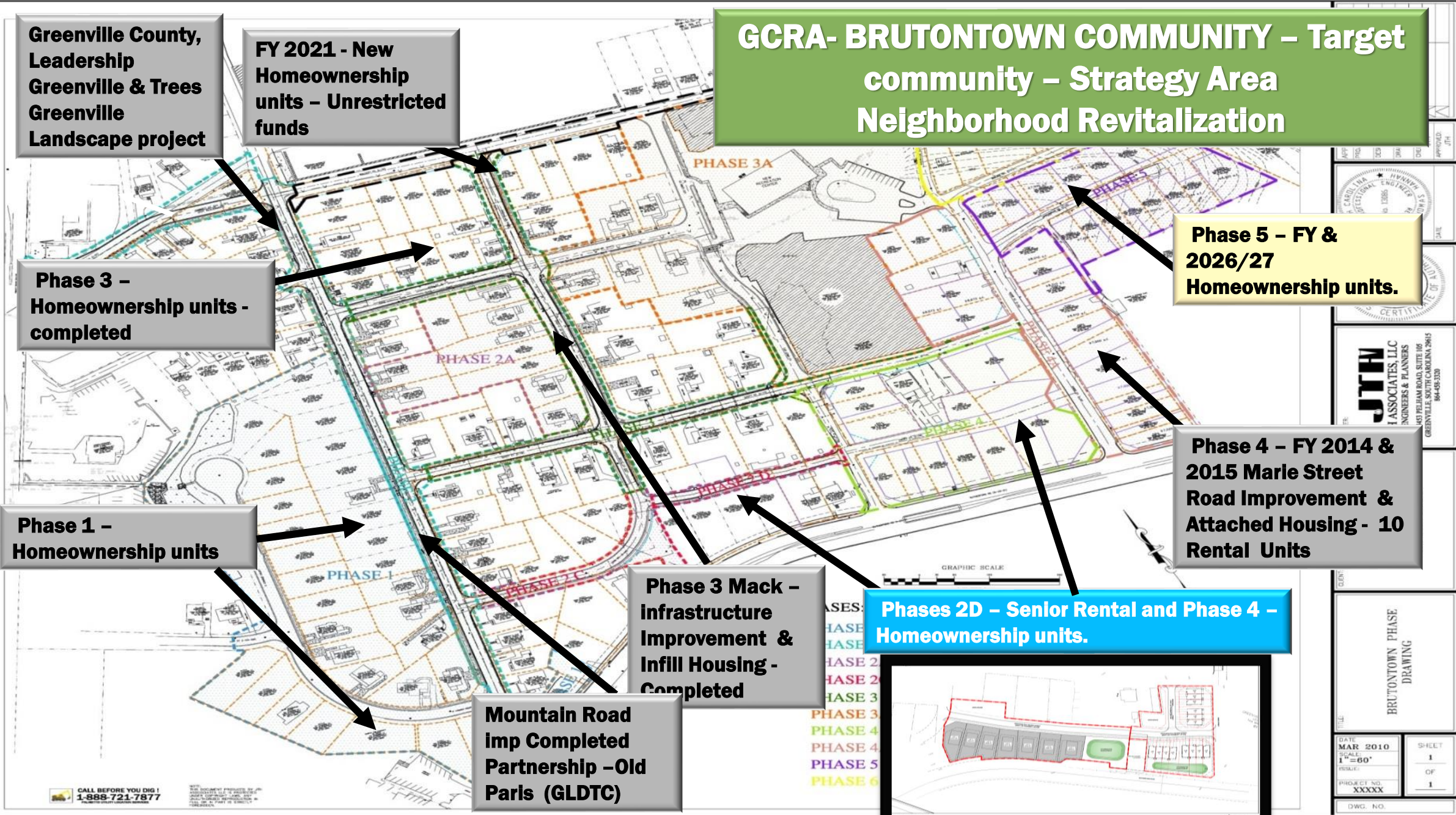
Phase 3 Mack – infrastructure Improvement & Infill Housing - Completed

Mountain Road imp Completed Partnership – Old Paris (GLDTC)

Phase 5 – FY & 2026/27 Homeownership units.

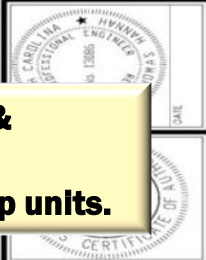
Phase 4 – FY 2014 & 2015 Marie Street Road Improvement & Attached Housing - 10 Rental Units

Phases 2D – Senior Rental and Phase 4 – Homeownership units.



CALL BEFORE YOU DIG! 1-888-721-7877

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864-658-3330

BRUTONTOWN PHASE DRAWING	
DATE MAR 2010	SHEET 1
SCALE 1" = 60'	OF 1
PROJECT NO. XXXXX	
DWG. NO.	



BRUTONTOWN | GCRA - PHASE 2
GREENVILLE COUNTY, SC

CONCEPTUAL PLAN - SAC PRESUBMITTAL MEETING

R-6 CONCEPT - DUPLEX - 7 LOTS
JULY 15, 2022

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION.

Brutontown Community – 7 Stacked Duplexes (14 Units)
Proposed Senior and Small Family Rental Development
Proposed Iola Wilson Street



Approximately 600 square heated space

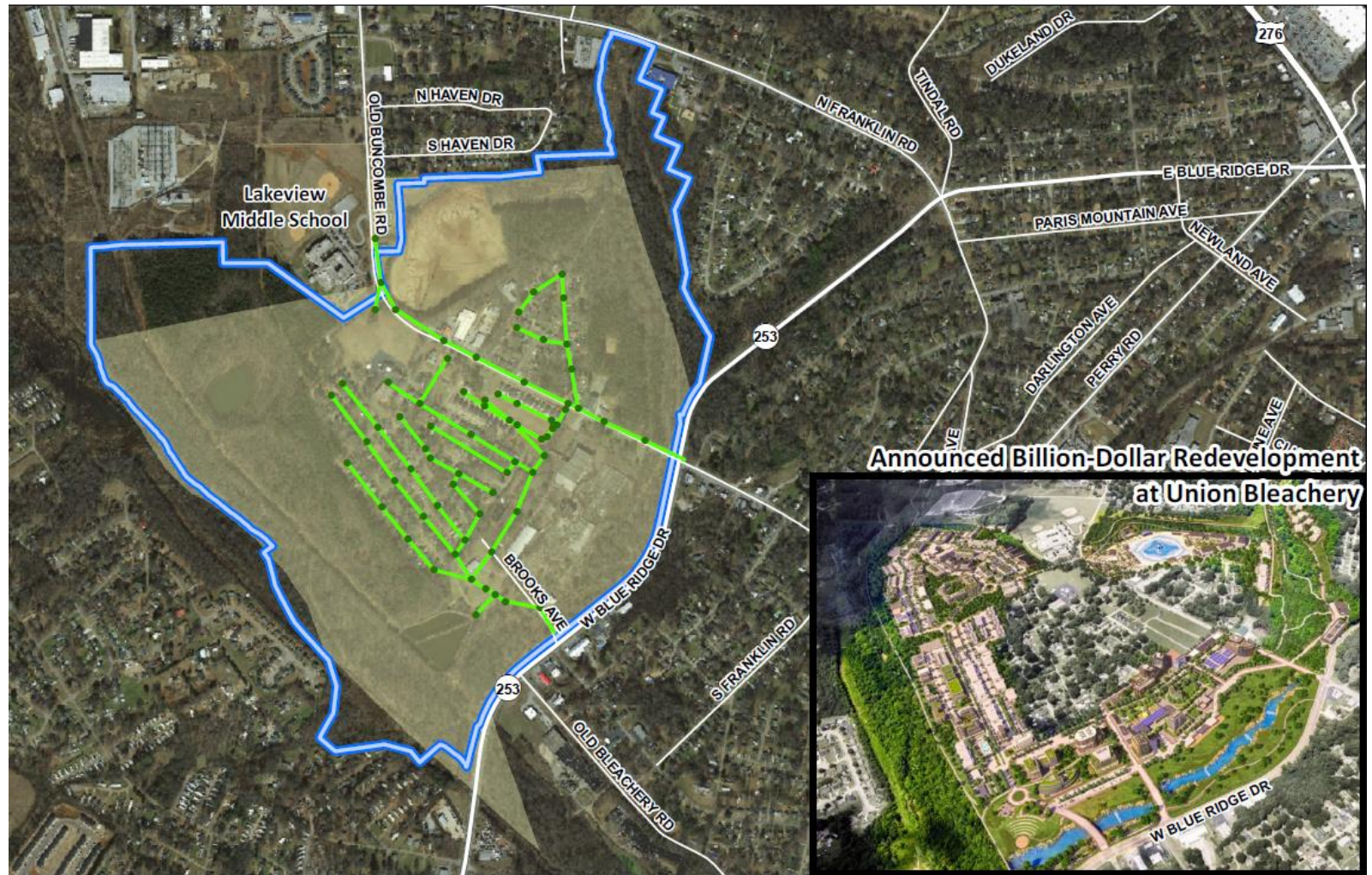
PY 2024 Community Development – Goal – Infrastructure/Facility Improvements

Demolition of substandard and blighted properties	Countywide
Sanitary Sewer Improvement (lateral lines' connections) - Partnership with MetroConnects – (Low- and Moderate-Income Neighborhood)	Union Bleachery
Gridley Place Housing project– Site grading and Infrastructure Improvement for 14 housing units	San Souci
Infrastructure Improvement – Iola Wilson and Emory Street	Brutontown
Assessment of Brownfield Properties (Focus Areas: Whitehorse, Augusta Road, Fountain Inn, Simpsonville)	Countywide & Municipalities

MetroConnects – Infrastructure Imp.

Status: Proposed project
 CDBG FY24 & 25 – \$500,000
 Total Development Budget: Est.
 \$6,271,650

<i>Proposed Use</i>	8,900 ft. of Sanitary Sewer Lateral Lines
<i>Developer</i>	MetroConnects
<i>Project Location</i>	Union Bleachery Mill Village
<i>Census Tract</i>	23.01
<i># of Units</i>	n/a
<i>AMI Range</i>	Low to Mod Income Area



- Sewer Manhole
- Sewer Gravity Main
- Development Area
- Union Bleachery Mill Village



1 inch = 1,000 feet



Union Bleachery Mill Village
 Sewer Replacement Project



Economic Development Goal

Economic Development Programs	Proposed #
ED – Business Loans	2
Façade Improvement Program	6
Proposed Total	8 Businesses and 8 jobs created or retained
Job Training Opportunities	5 persons

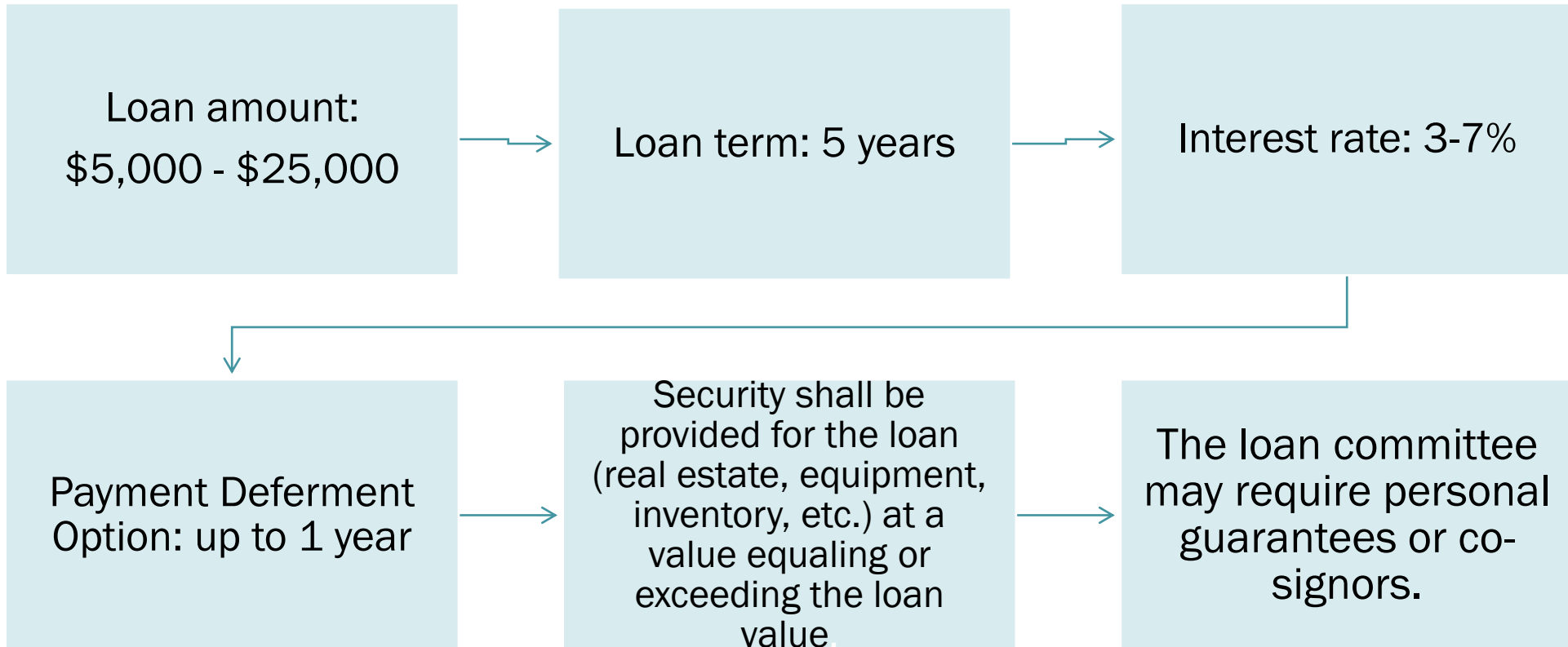
Community Development 2024 CDBG Public Services Subrecipients – Total Allocation \$409,400

Public Service Subrecipients	Number	Municipalities	Unincorporated
Proposed Persons Assisted	9,409	6,684	2,725

ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS TOTAL: \$140,567

ESG	Number	Outreach	Shelter	HMIS	Homeless Prevention Rapid Rehousing
Subrecipients	5	1	4	1	1
Proposed Persons Assisted	2,176	238	462	1300	176

Small Business Loan Criteria



Annual Action Plan Timeframe





Thank you

NOTE: The fund allocations for the entitlement grants from HUD on this draft plan are estimates for now. Any change in CDBG, HOME and ESG actual funding allocations, increase or decrease will be distributed appropriately to all activities.

We look forward to hearing from you.

Contact GCRA office for comments at **864-242-9801**

Or PH@gcra-sc.org

Comments are received until May 19, 2024

