



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?

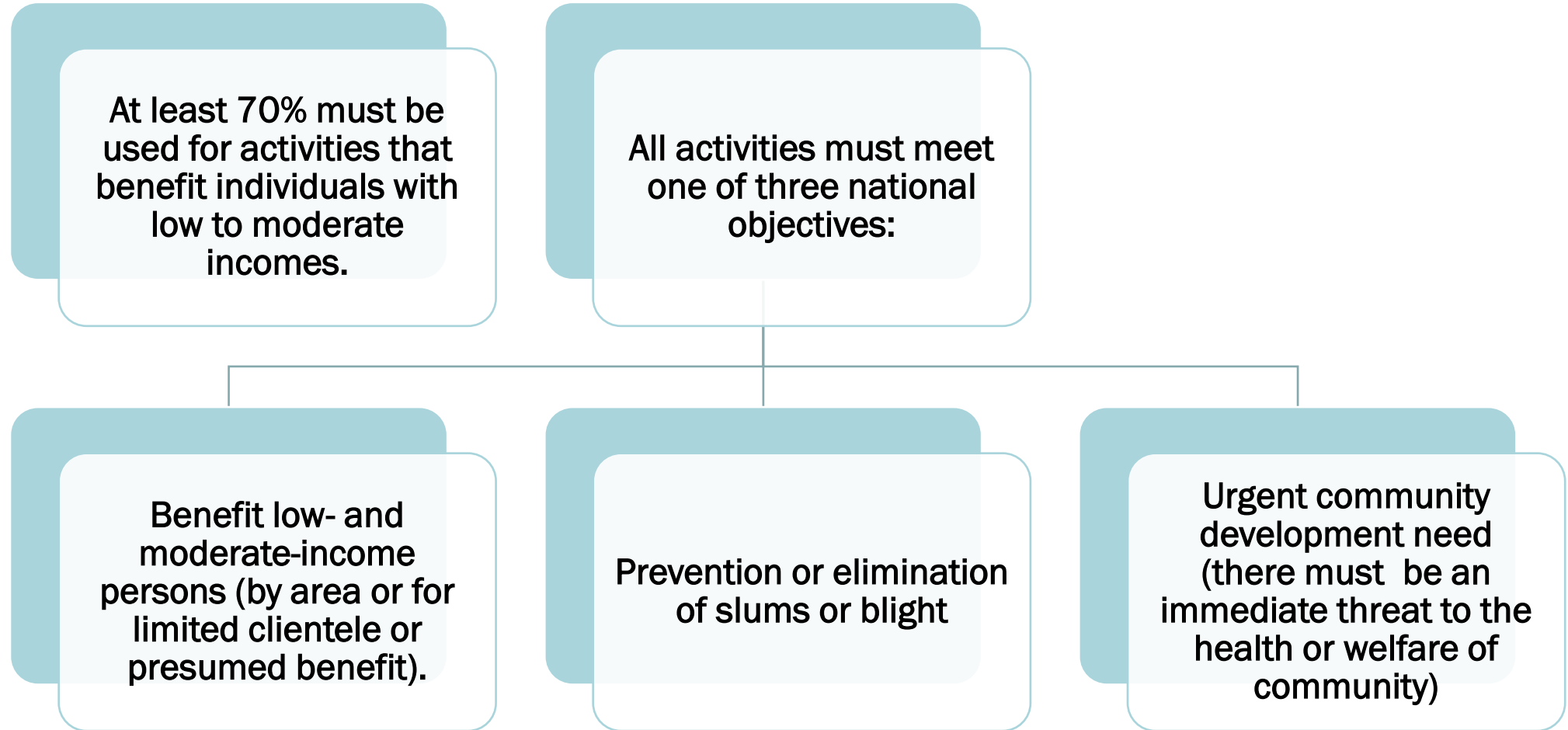
Program 2024 Annual Action Plan

- 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.



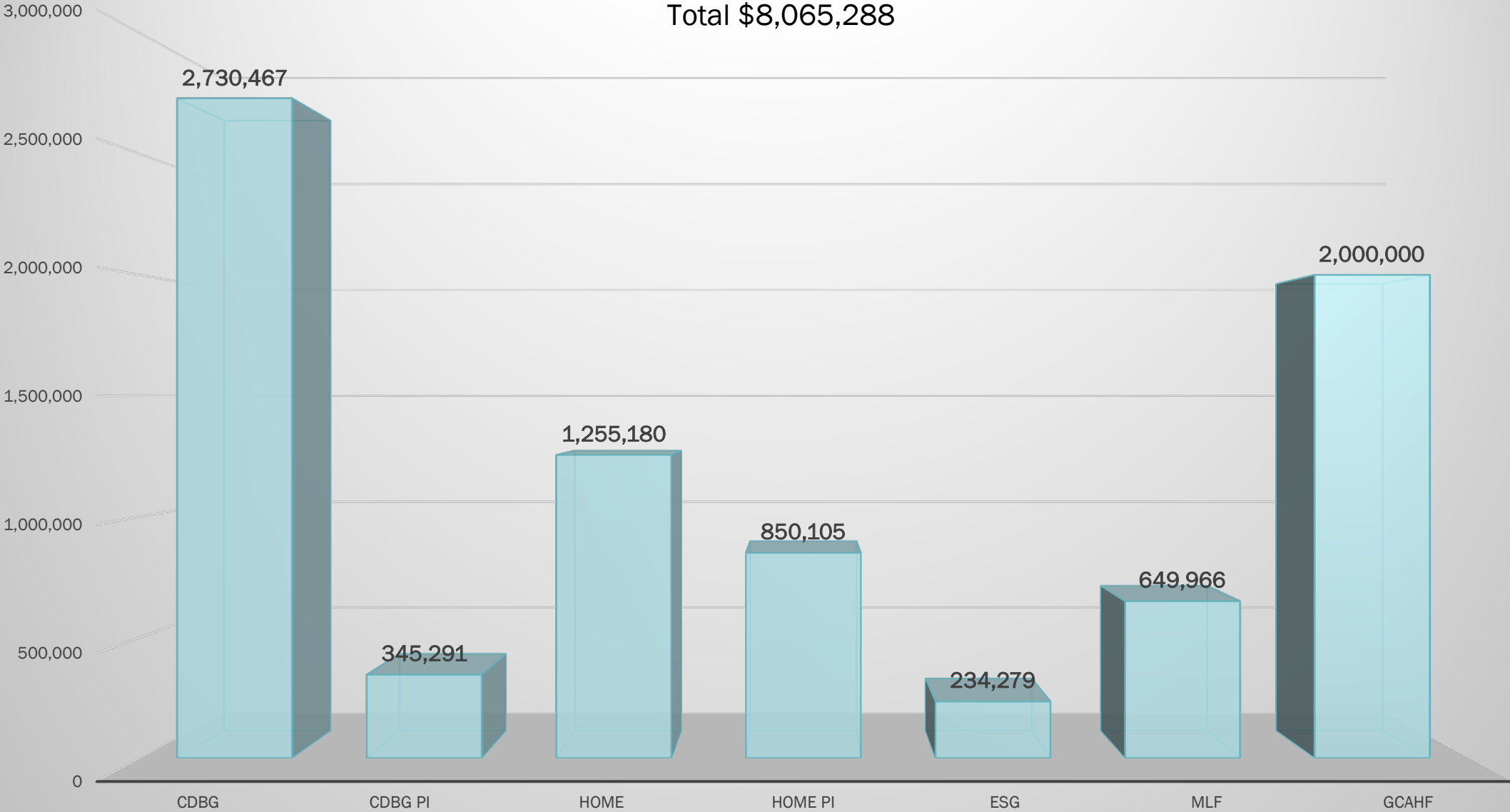
Emergency Solutions Grant (ESG)

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



2024 Funding Sources

Total \$8,065,288

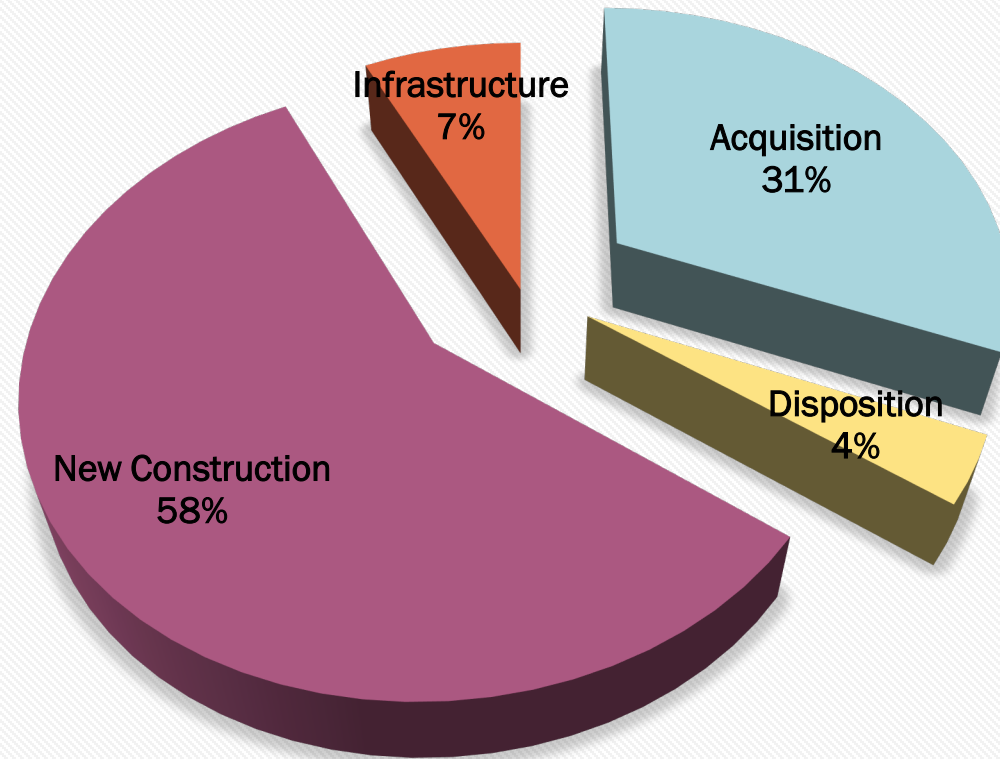


Proposed Annual Action Plan 2024 Budget

<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%

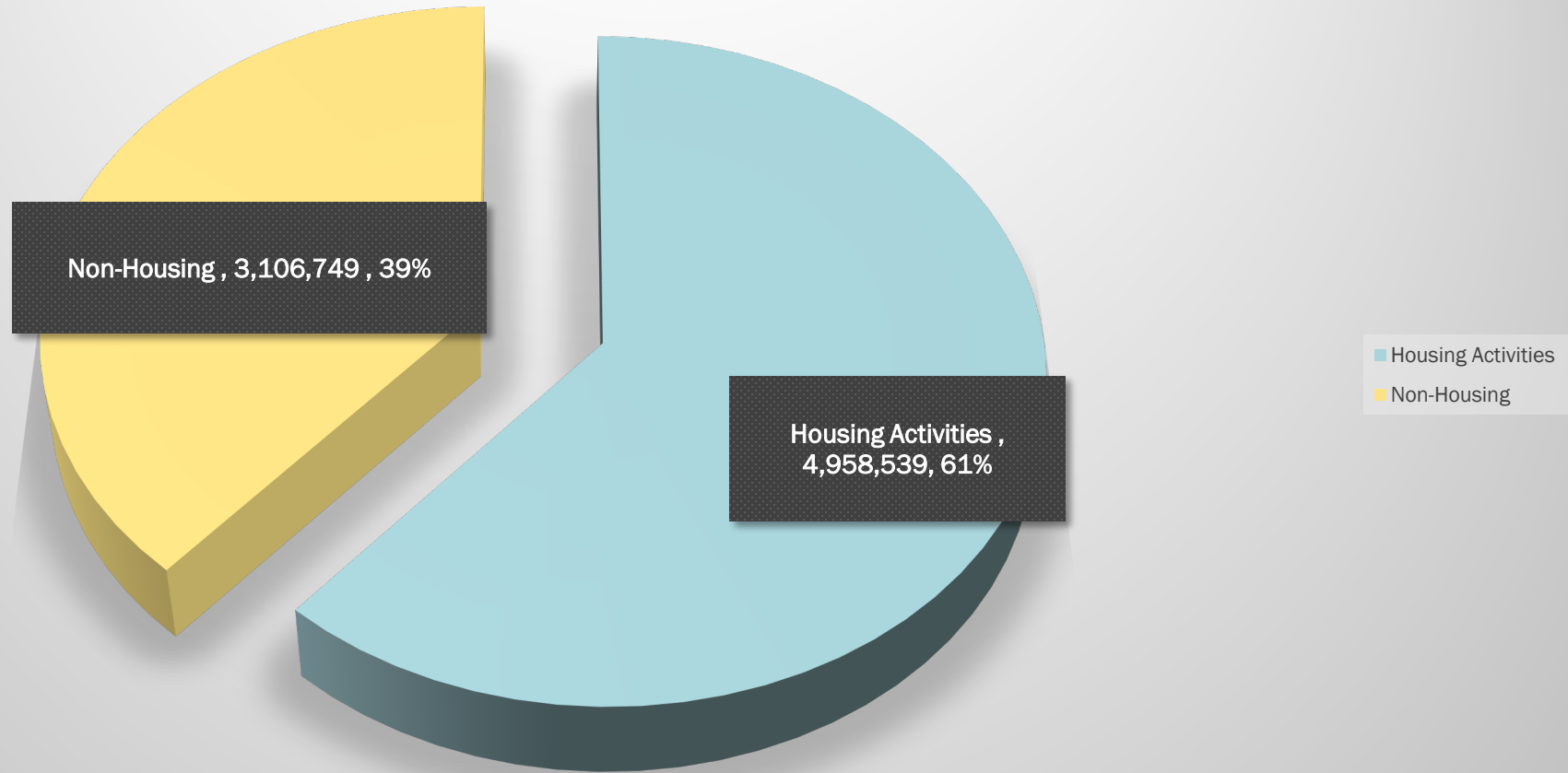
Proposed 2024 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,219,926

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

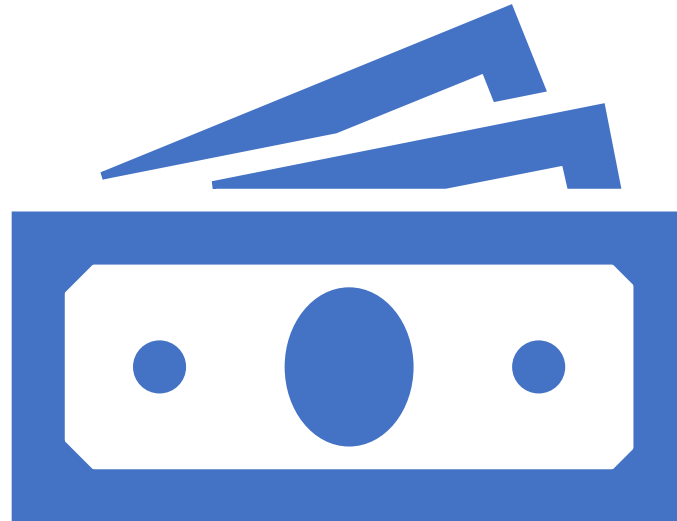


Acquisition Disposition New Construction Infrastructure

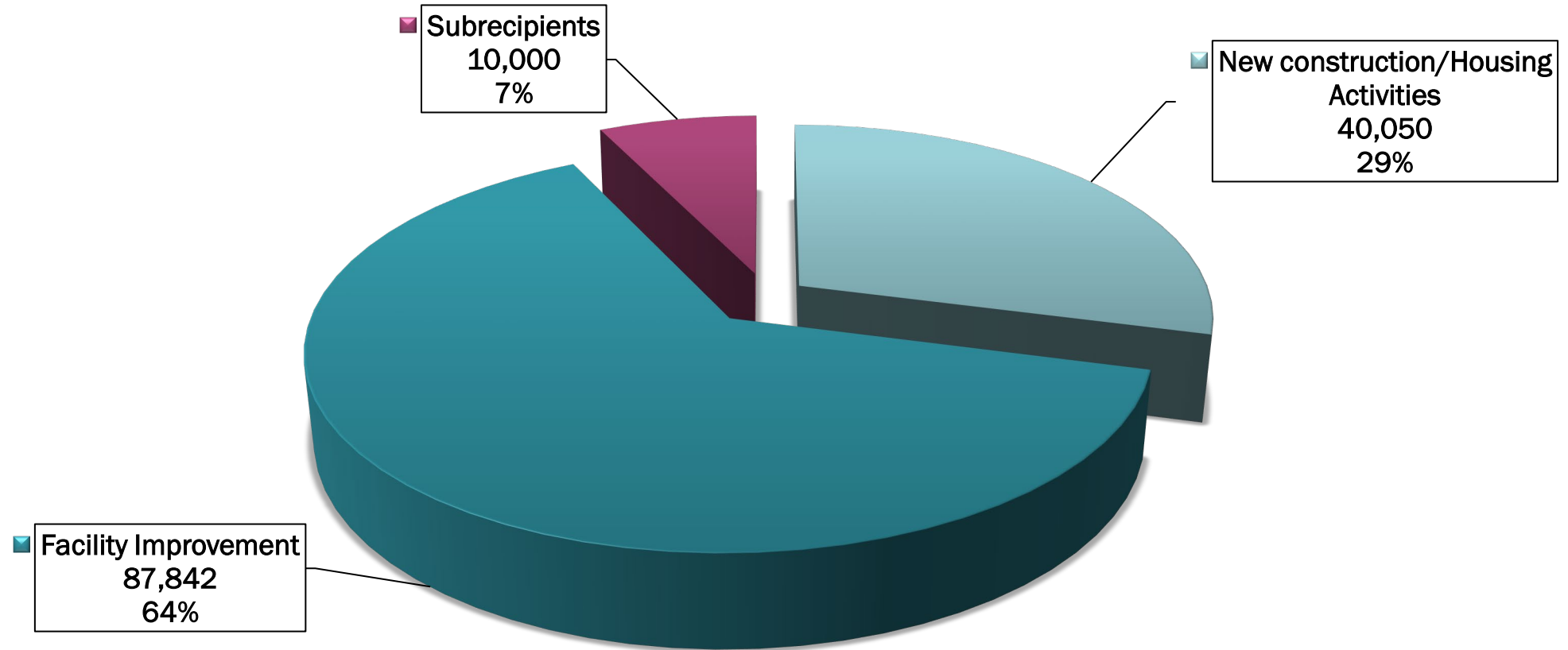
Housing and Non-Housing Distribution



Proposed 2024 Municipal AAP Budget Allocations

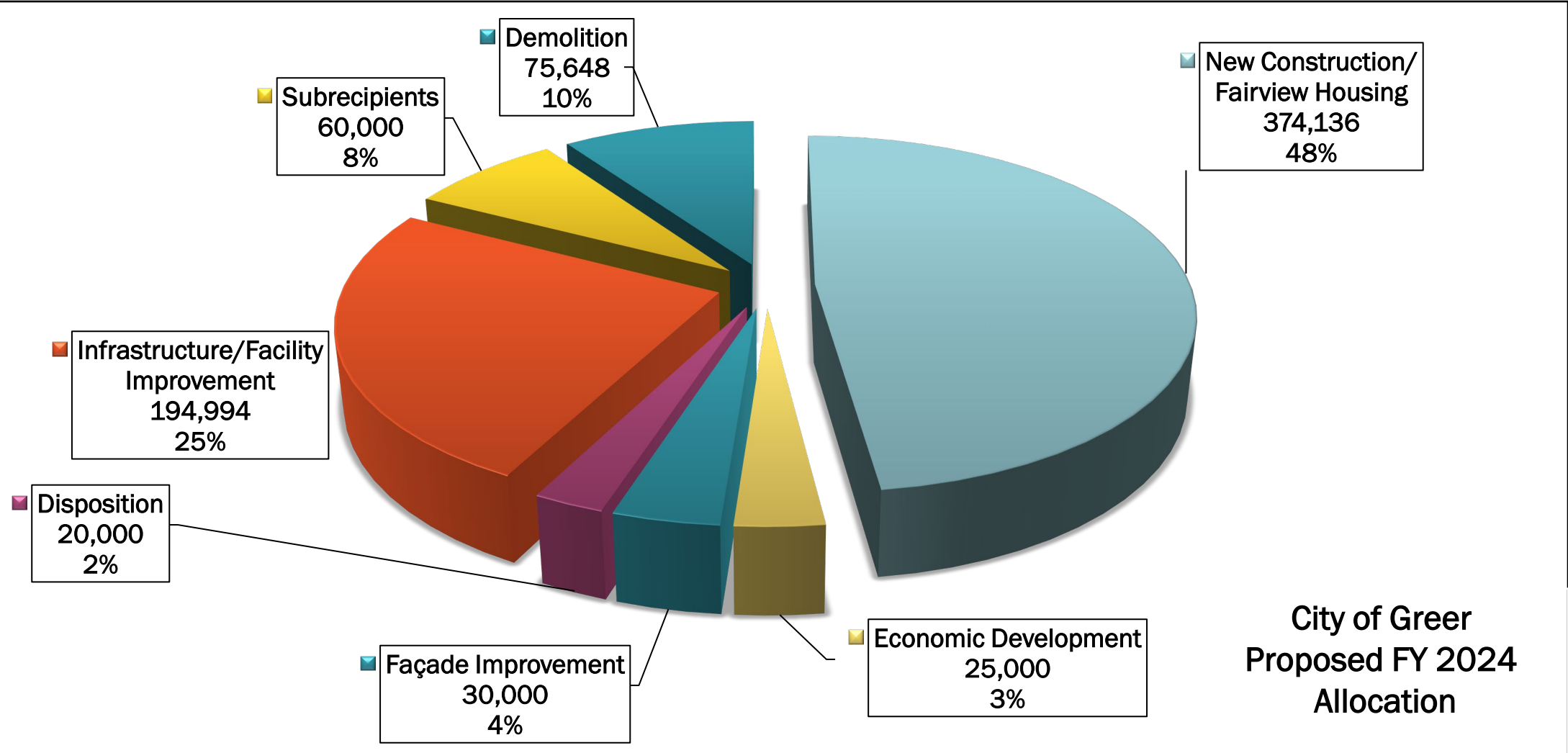


2024 Funding Allocation: \$1,378,892

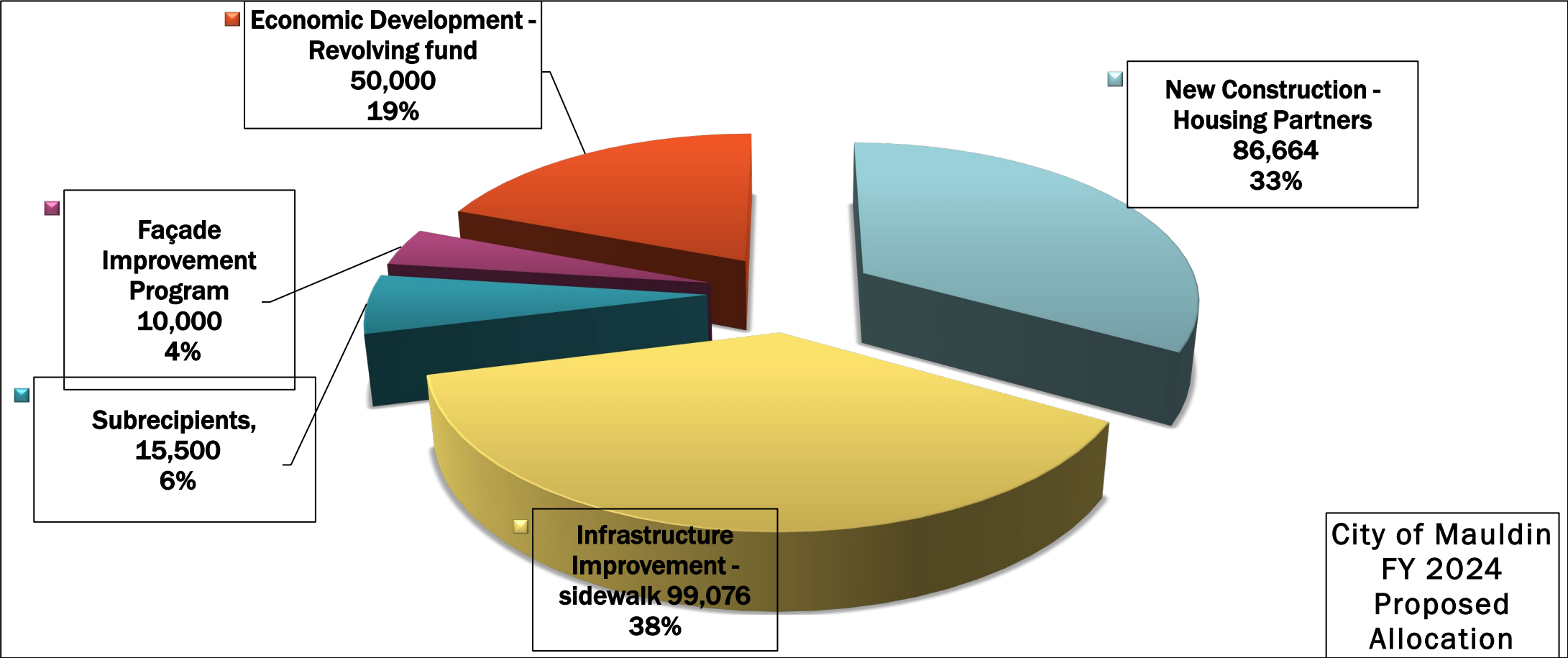


City of Fountain Inn
Proposed
FY 2024 Allocation

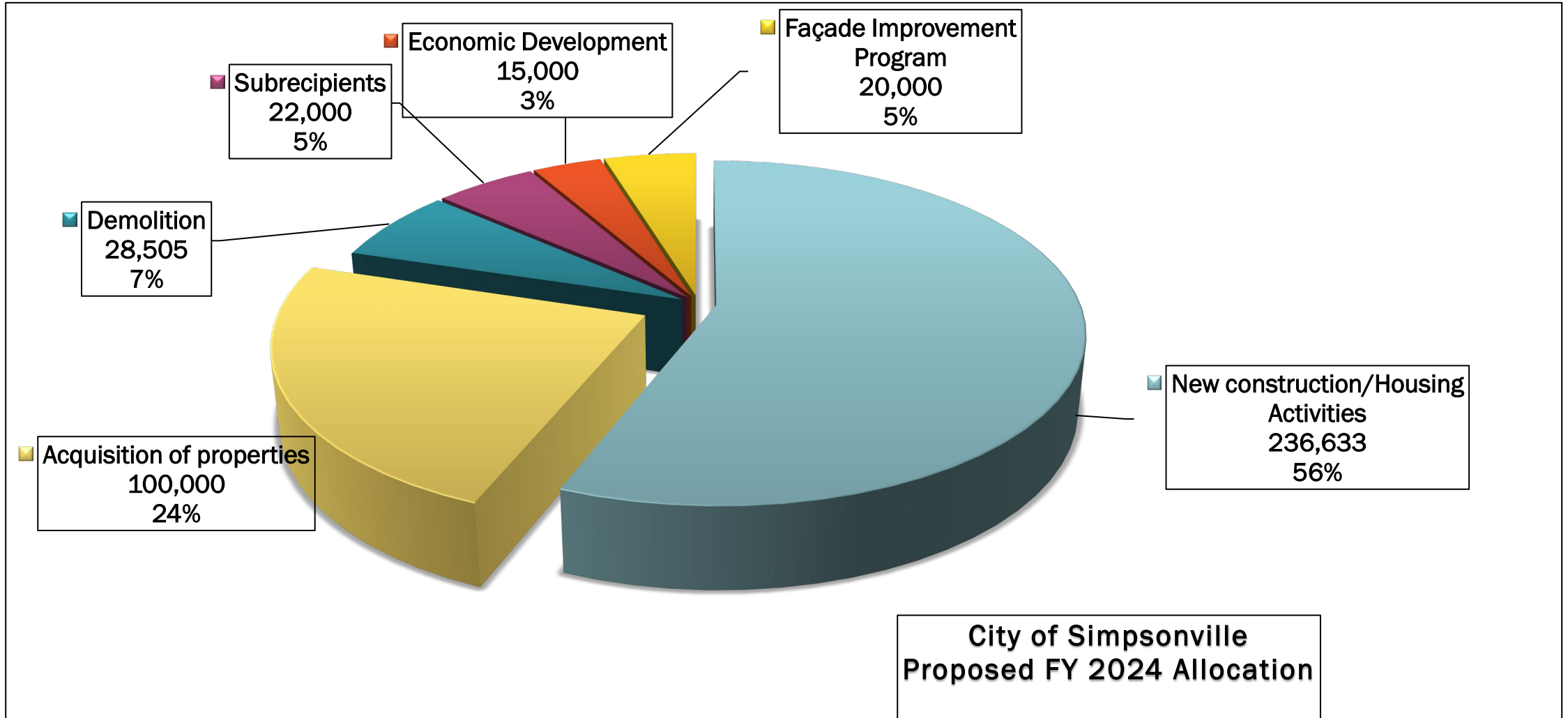
2024 Funding Allocation: \$779,778



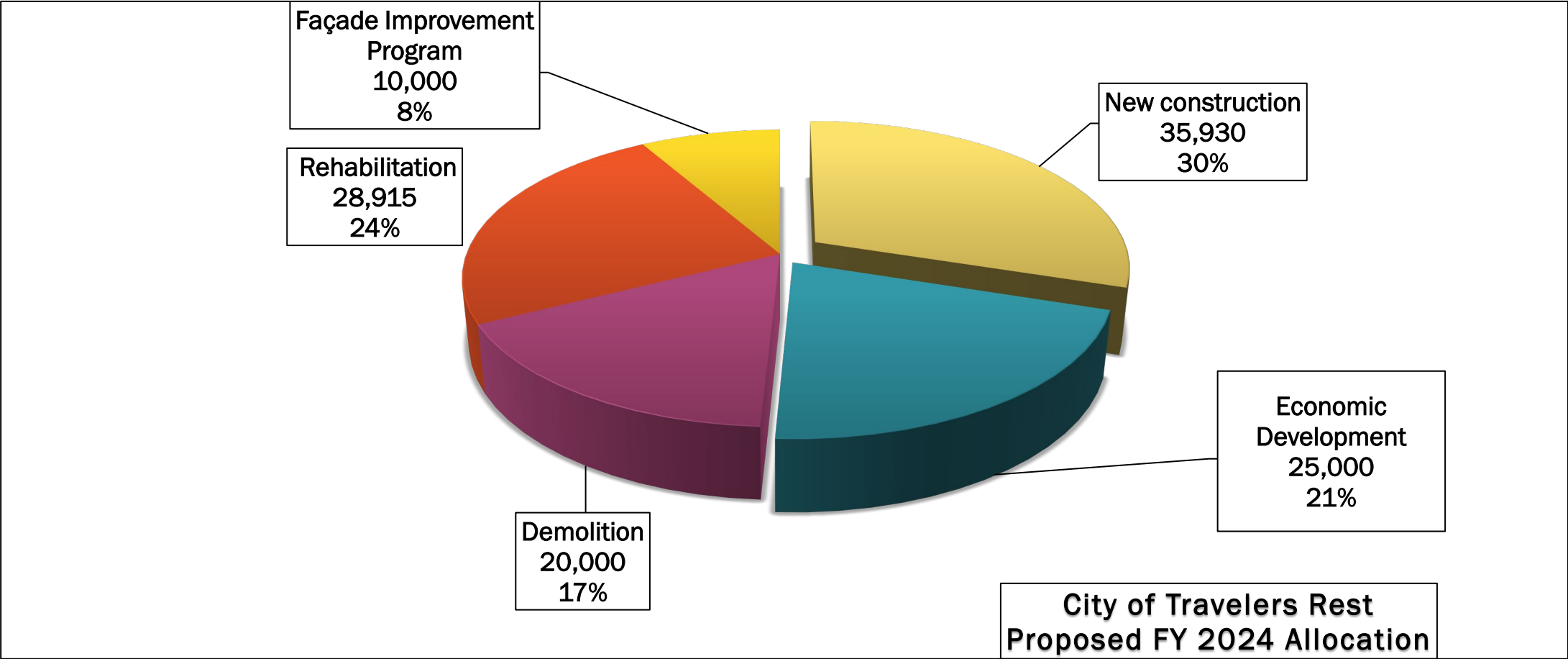
2024 Funding Allocation: \$261,240



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

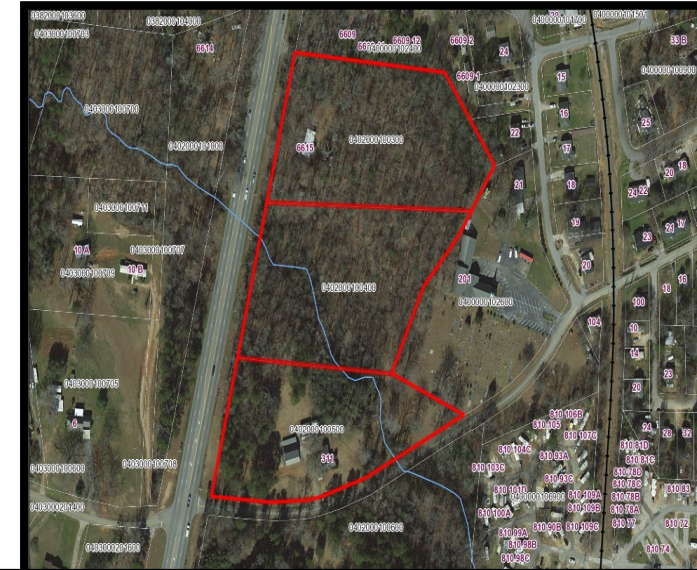
GC Affordable Housing Fund (AHF):

\$500,000

Total Development Budget: Est.

\$53,166,887

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



Homes of Hope, Inc. – MSJ Greenville 7

Status: Proposed project

Greenville County Funding approval:

HOME – \$100,000

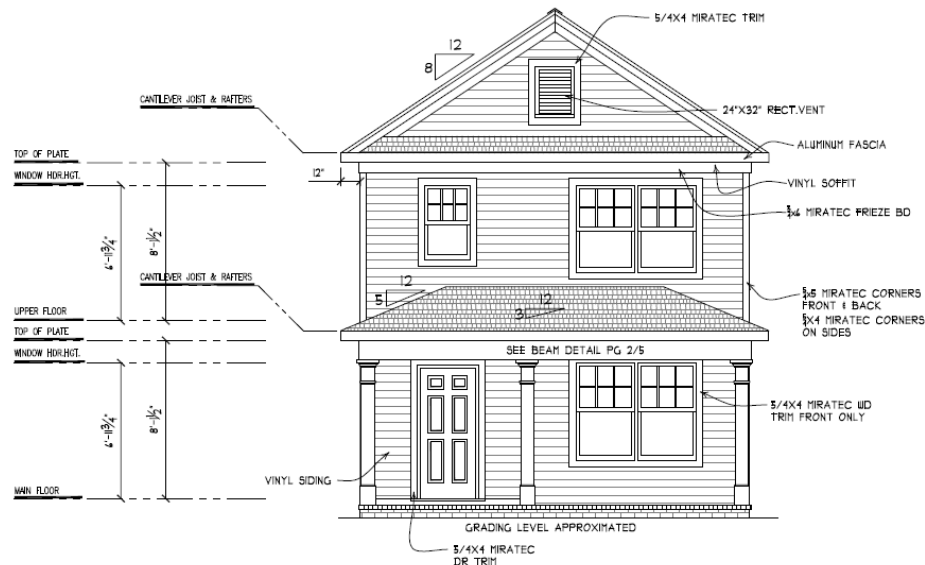
GC Affordable Housing Fund (AHF): \$0

Total Development Budget: Est.

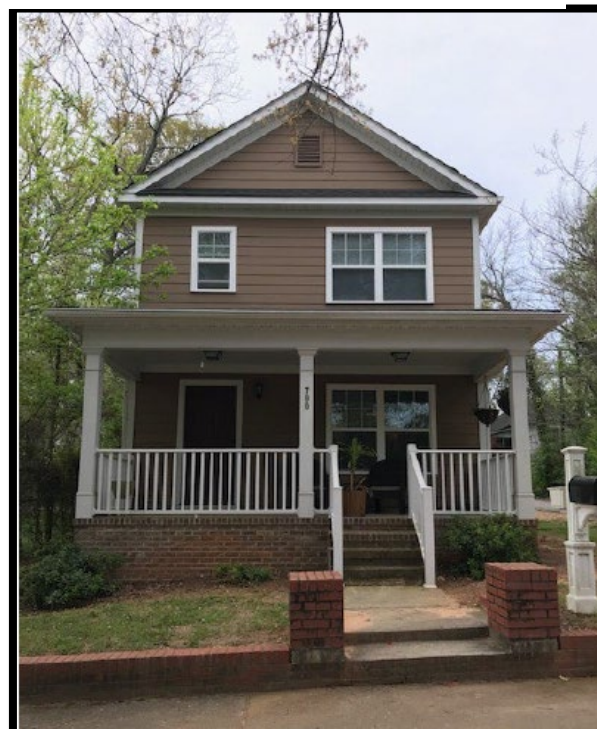
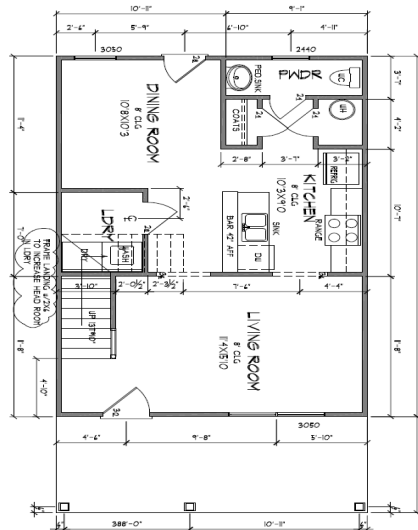
\$1,463,110

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

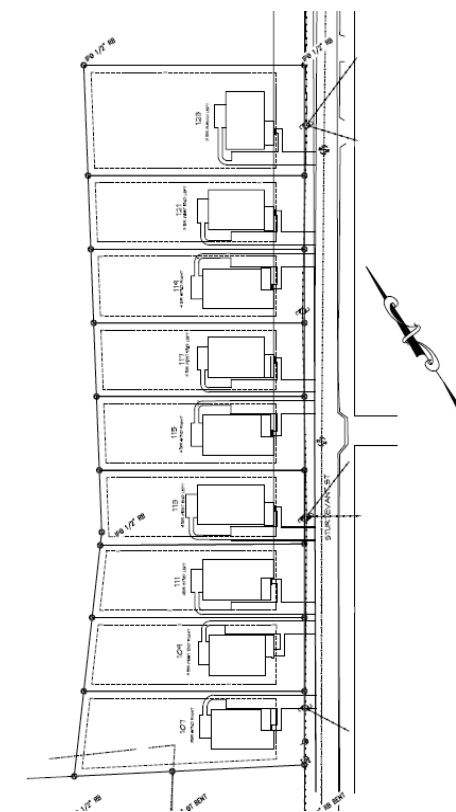
Total Development Budget: Est.
\$736,000

<i>Project Name</i>	Keeping Homes Affordable
<i>Developer</i>	Habitat for Humanity
<i>Project Location</i>	117, 119, 121, 123 Sturtevant St. Greenville SC 29611
<i>Census Tract/County Council District</i>	22.02/D23 Mitchell
<i># of Units</i>	4
<i>AMI Range</i>	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

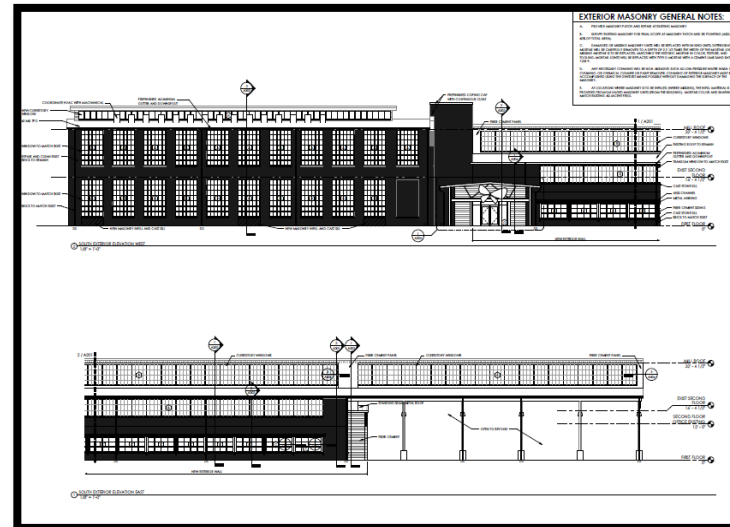
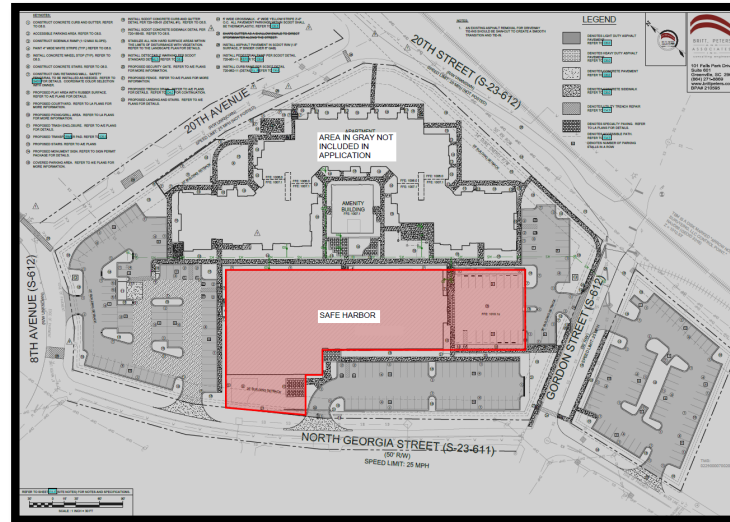
Safe Harbor, Inc. – Safe Harbor Shelter and HQ

Status: Under construction

HOME-ARP - \$250,000

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

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



safe harbor 

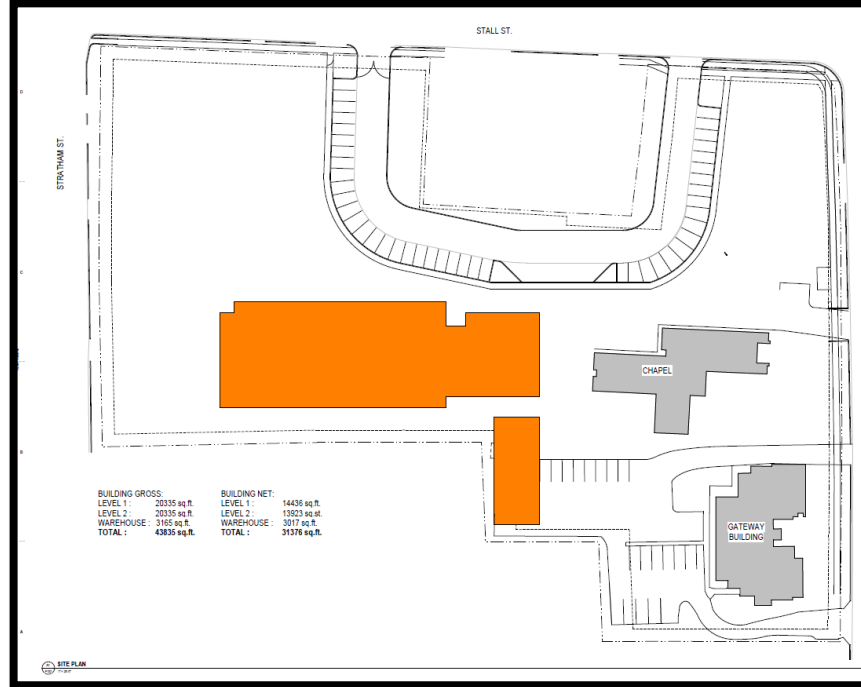
The Salvation Army – Social Services Campus

Status: Under construction

HOME-ARP – \$180,000

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

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



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

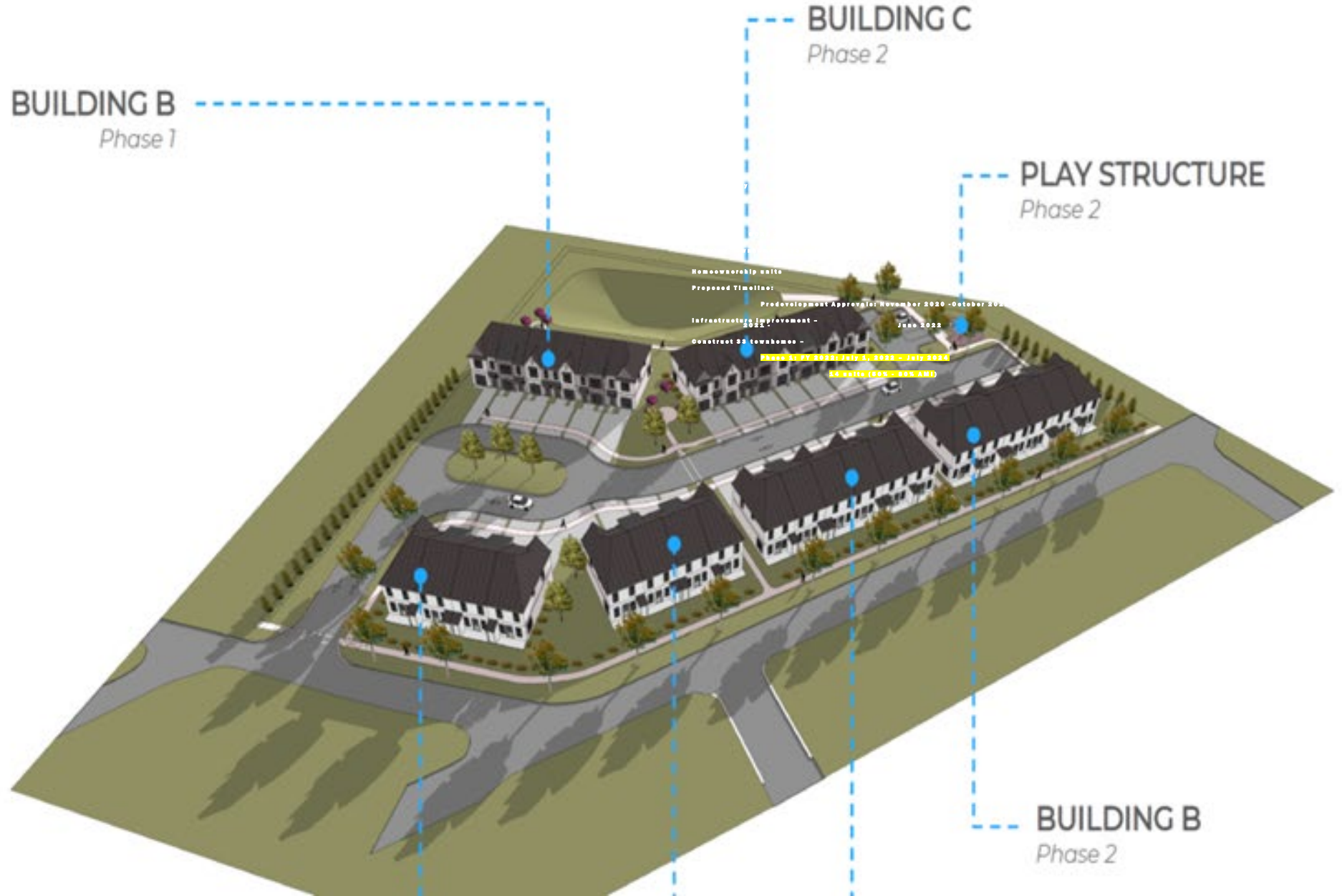
Site: 3.1 acre site in the Sunnyside neighborhood
Mixed-income housing

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.



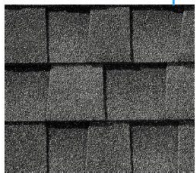
Homeownership units
 Proposed Timeline:
 Predevelopment Approval: November 2020 - October 2021
 Infrastructure Improvement - June 2022
 Construct 50 townhomes -
 Phase 1 (50 units) July 2022 - July 2024
 Phase 2 (50 units) (50% - 100% AMI)

EAST FAIRVIEW TOWNHOMES

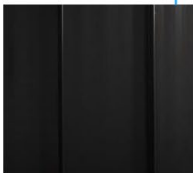
GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

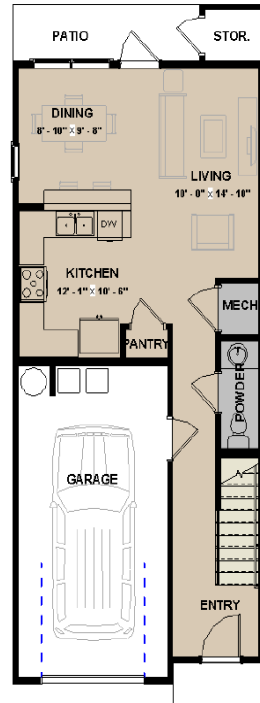


Hardie Plank Lap
Siding

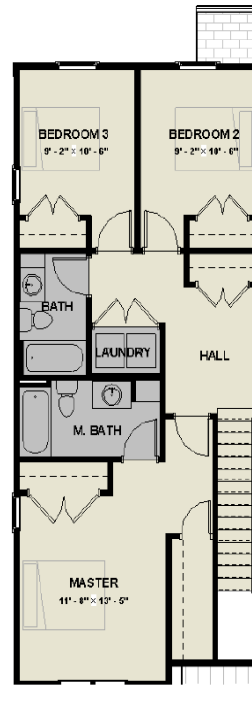
Building A

UNIT 1 - 1,345 SQ. FT.

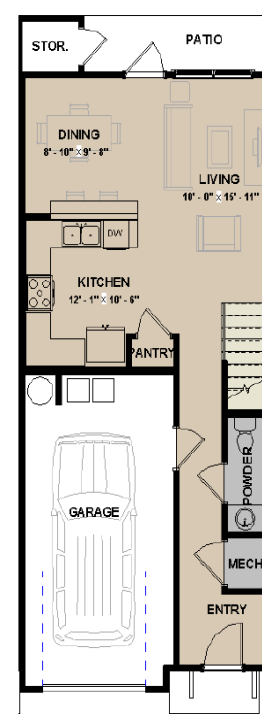
UNIT 2 - 1,345 SQ. FT.



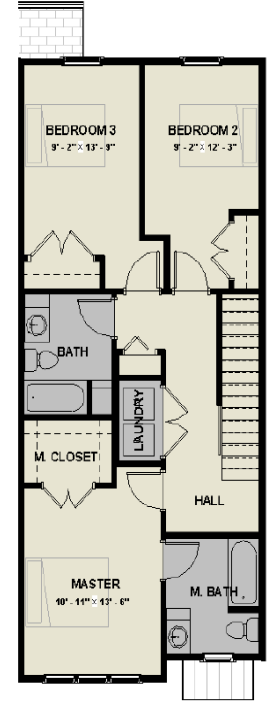
Level 1



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

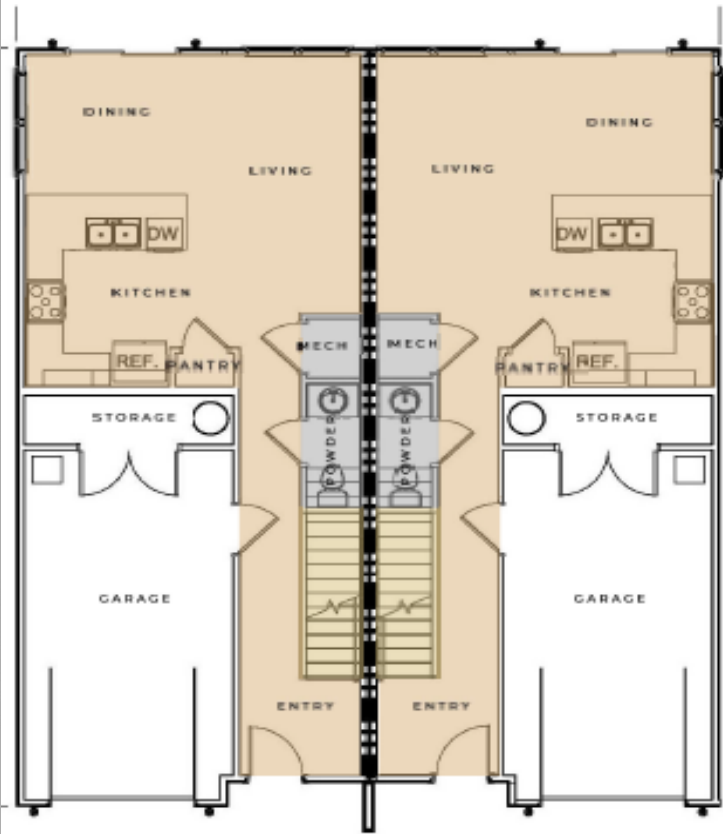
14 single family attached residential units consisting of 8 Duplex buildings

Proposed Redevelopment

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

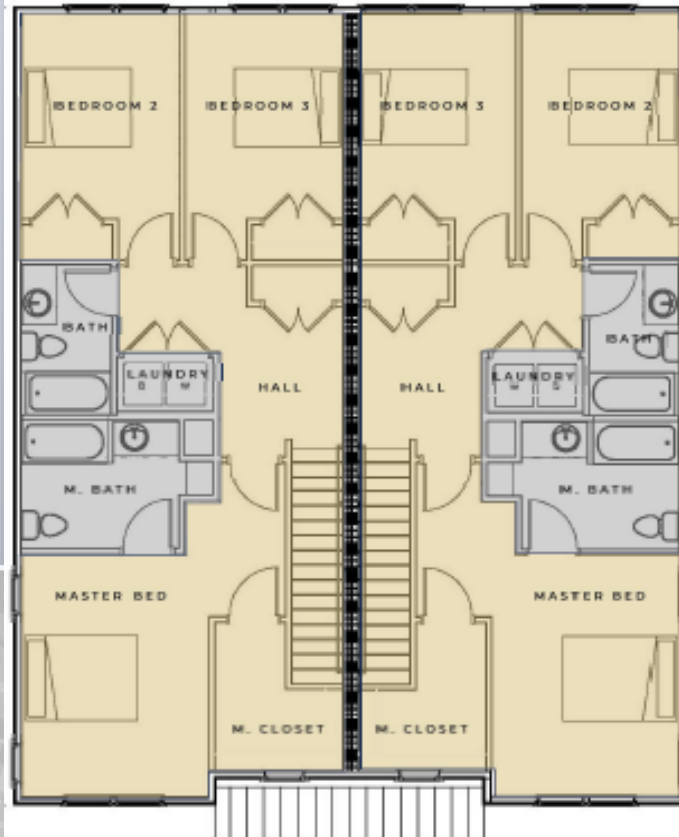
TOTAL SF - 1516 SF

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

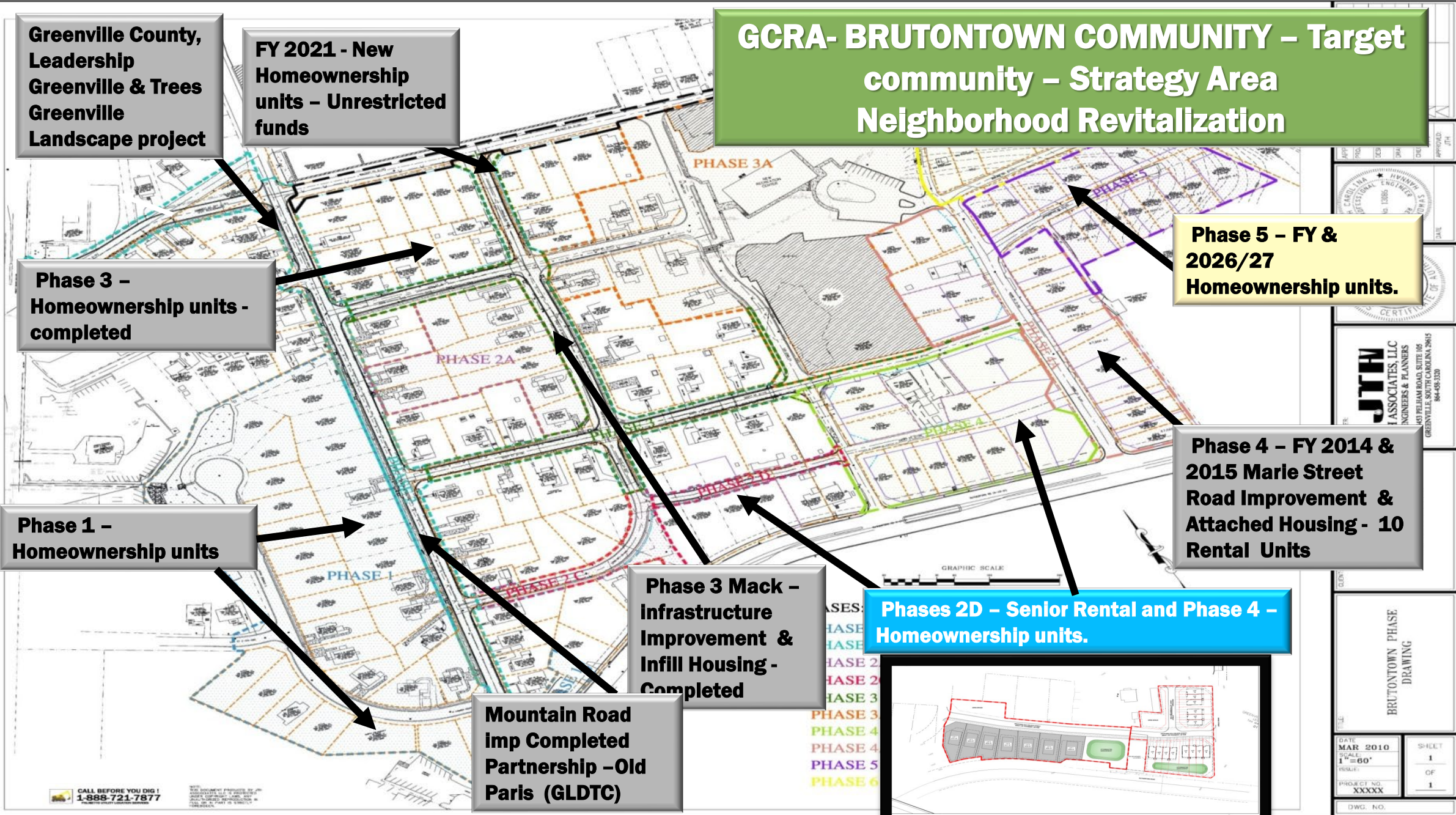
Phase 3 Mack – Infrastructure Improvement & Infill Housing - Completed

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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APPROVED: JTH
DATE: 03/10/2010
PROJECT NO: XXXXX
SHEET 1 OF 1
DWC NO: _____

JTH
ASSOCIATES, LLC
ENGINEERS & PLANNERS
485 PELHAM ROAD, SUITE 106
GREENVILLE, SOUTH CAROLINA 29615
864-658-3330

BRUTONTOWN PHASE
DRAWING

DATE: MAR 2010
SCALE: 1" = 60'
ISSUE: _____
PROJECT NO: XXXXX
SHEET 1 OF 1
DWC 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



Announced Billion-Dollar Redevelopment at Union Bleachery



- 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

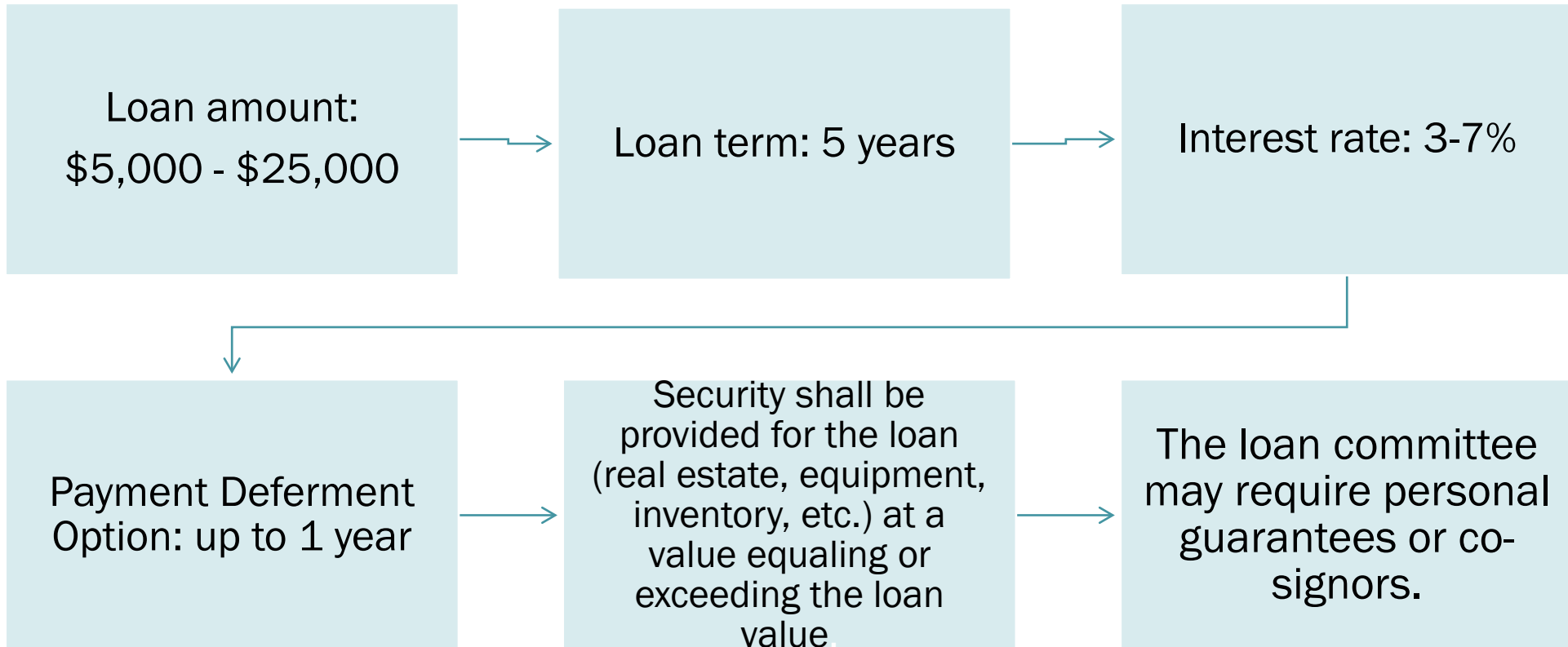
Community Development 2024 CDBG Public Services Subrecipients – Total Allocation \$409,400

Public Service Subrecipients	Number	Municipalities	Unincorporated
Proposed Persons Assisted	14	8	6
	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

We look forward to hearing from you.

Contact GCRA office for comments at [864-242-9801](tel:864-242-9801)

Or PH@gcra-sc.org

Comments are received until May 6, 2024



GCRA