



**It is amazing what you can  
accomplish if you do not care who  
gets the credit.**

Harry S Truman

***GCRA Board Meeting***

***May 28, 2024***

# June 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 Greenville County Finance Meeting @ 5:00pm	11 Administration Committee meeting, 12:30	12	13 Operations Committee meeting, 12:30	14	15
16 Fathers' Day	17	18 Greenville County Meeting of the Whole @ 5:00pm	19	20	21	22
23	24	25 Board meeting, 12:30	26	27	28	29
30						

# July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 Independence Day (Office Closed)	5	6
7	8	9 Administration Committee meeting, 12:30	10	11 Operations Committee meeting, 12:30	12	13
14	15	16	17	18	19	20
21	22	23 Board meeting, 12:30	24	25	26	27
28	29	30	31			

**GCRA BOARD MEETING AGENDA**  
**Tuesday, May 28, 2024 – 12:30 P.M.**  
**GCRA Board Room**

- 1) Call to Order Chair Charlotte Osmer
- 2) Invocation
- 3) \*Approval of the April 23, 2024 Board Minutes (Pages 5 – 7)
- 4) \*Approval of Execution of Resolution Authorizing Participation in Community Investment Services Programs of Federal Home Loan Bank of Atlanta (Page 8)
- 5) \*Approval of the Fiscal Year 2024 Annual Action Plan (Pages 9 – 58)
- 6) Administration Committee (Pages 59 – 61)
  - a) \*Approval of Submission of Application for Funding from SC Housing for 2024 Small Rental Development Program (SRDP) for Brutontown-Iola Wilson Rental Affordable Housing Project
  - b) \*Approval of Revision of the First Time Home Buyers Program (FTHBP) and a Name Change to Greenville County Homeownership Assistance Program (GCHAP)
  - c) Financial Highlights – KPI (Page 62)
- 7) Operations Committee (Pages 63 – 64)
  - a) \*Approval of Legal Services Contract
- 8) Other Business
- 9) Executive Session. When necessary, the Board convenes in Executive Session for the discussion of negotiations incidental to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the Redevelopment Authority of a claim, or other matters authorized by the South Carolina Freedom of Information Act.
- 10) Adjournment

**MINUTES  
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY  
REGULAR SESSION  
TUESDAY, APRIL 23, 2024**

**BOARD MEMBERS PRESENT:** Charlotte Osmer, Chair  
Lawson Wetli, Vice-Chair  
Allen White, Treasurer  
Barry Coleman  
David Doser  
Denise Ernul  
James Hammond  
Jane Kizer (Virtual)  
Walter Moragne  
Diana Weir

**BOARD MEMBERS ABSENT:** Amy Coleman  
Robert Julian

**STAFF MEMBERS PRESENT:** John Castile, Executive Director  
Imma Nwobodu, Program Director  
Joe Smith, Operations Director  
Pamela Proner, Finance Director  
Beverly Robertson, Executive Assistant/HR Manager

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m.
2. **Invocation.**
3. **Approval of the March 26, 2024, Board Minutes.** On a motion by Ms. Osmer, the Board unanimously approved the minutes of the March 26, 2024, Board meeting as presented.
4. **Administration Committee**

**\*Approval of City of Fountain Inn’s Request to Proceed with a Change of Use Process of a CDBG Funded Property.** Ms. Nwobodu stated that back in 1984, the Greenville County Redevelopment Authority and the City of Fountain Inn agreed to restrict certain parcels of land in an effort to construct public greenspace and recreational facilities. The parcels are currently mandated for recreational use only. The City of Fountain revisited this issue in recent years and has since found a more suitable site that better fits their recreational needs and decided to construct recreational facilities at this new location. This is a different location that is adjacent to the parcels in question. The parcels in question are adjacent to a substantial park spanning approximately 13 acres, which includes baseball fields, a football field, and a playground. This existing facility will continue to provide ample space and amenities for recreational activities within the vicinity.

The City of Fountain Inn has identified a pressing need within their community for affordable housing that aligns with the national objective set forth by the U.S. Department of Housing and Urban Development (HUD). To address this need, the city intends to utilize the aforementioned parcels for the development of affordable housing that will serve the broader community. GCRA staff have been working with the City of Fountain Inn to identify future locations for affordable housing. Staff believe this to be an ideal location.

In order to move this process forward, the City of Fountain Inn is requesting the removal of a deed restriction pertaining to certain parcels of land owned by the City of Fountain Inn, identified by tax map numbers 0345000100606, 0345000100605, 0345000100600, and the attached deed and plot. Once removed, a new deed restriction will be placed on the property which restricts it to at least 51 percent of the total proposed housing units be used for affordable housing to serve low to moderate income households (households earning up to 80 percent of the Area Median Income - AMI).

If approved by the GCRA Board, the City of Fountain Inn will proceed with a public participation process as required by HUD, notifying the public of the proposed use change, consistent with 24 CFR 570.505 requirement. Upon approval by HUD, the property can then be used for affordable housing.

On a motion by Ms. Wetli, seconded by Ms. Weir, the Board unanimously approved the City of Fountain Inn's Request to Proceed with a Change of Use Process of a CBDG Funded Property as presented.

**5. Key Financial Performance Indicators Reports.** Ms. Proner shared the financials for the month of February. February had cash of \$10,996,345 which was a decrease of 5 percent from the previous month. Total assets are \$38,053,806 with a zero percent decrease. In Governmental Funds, GCRA brought in \$414,806 and spent \$1,201,842. The biggest part of the \$1,201,842 was the acquisition of the Annex for \$400,000 from Unrestricted and \$420,000 on the Fairview Project. The Rental Portfolio brought in \$19,653 and the YTD is negative \$7,997. Ms. Proner gave an update on the LGIP. As of April 23, 2024, the balance in the account is \$7.6 million; year-to-date, GCRA has earned approximately \$47,000. Ms. Proner shared that because GCRA was pulling a lot of AHF funds from County Bank, the bank increased the rate from 2.25 percent to 4.3 percent. This led staff to consider that GCRA has an account at TD Bank that requires a large operating balance; therefore, GCRA moved funds from TD Bank to Community Bank.

**6. Operations Reports.** Mr. Coleman stated there are no approvals or updates for Operations.

**7. Other Business.**

**2024 Greenville County Annual Action Plan.** Ms. Nwobodu stated the process for the Annual Action Plan begins with municipal public hearings to determine the amount of funding, what the subrecipient funding amounts will be, and approval of the housing projects. GCRA doesn't have the current 2024 funding amounts for the grant, so staff bases subrecipient funding off of the prior year's awarded amount. Ms. Nwobodu went on to share a Power Point presentation about the Annual Action Plan.

Ms. Wetli shared an update about the Greenville Revitalization Corporation (GRC). GRC was winding down its operations last year. GRC's final asset transfer closed in December. Once everything was settled, the GRC Board believed there would be approximately \$12,000 left in the account. The GRC Board made the decision to give that money to Doug Dent. Under the terms of the deal with Mr. Dent, there was \$11,000 left; \$5,000 went to Mr. Dent in January and Mr. Dent accepted \$5,000 of the remaining \$6,000 in March. The remaining bills that will be GCRA's responsibility include accrued fees from the accounting firm and the preparation of tax returns, at approximately \$800. Ms. Wetli stated that it is the belief that GRC will remain dormant until the new Executive Director comes to GCRA. All GRC bank accounts have been closed and insurance policies have been cancelled.

8. **Executive Session.** On a motion by Mr. Hammond, seconded by Ms. Weir, the Board voted unanimously to enter Executive Session at 1:06 to discuss a personnel matter.

On a motion by Ms. Weir, seconded by Mr. Hammond, the Board voted unanimously to exit the Executive Session. Executive Session adjourned at 1:19. No action was taken.

9. **Adjournment.** There being no further business on a motion by Ms. Lawson, seconded by Ms. Weir, the meeting was adjourned at 1:24 pm.

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Secretary



# GCRA

Greenville County Redevelopment Authority

## Memorandum

**To:** GCRA Board Members

**From:** Joe Smith, Operations Director

**Date:** May 28, 2024

**Subject:** Approval of Execution of Resolution Authorizing Participation in Community Investment Services Programs of Federal Home Loan Bank of Atlanta

As part of the acquisition of rental properties from Greenville Housing Futures (GHF), GCRA will be assuming a subsidy with the Federal Home Loan Bank (FHLB) of Atlanta. The terms of the original construction loan with GHF required a subsidy to be placed against the 12 units in the Greenline/Spartanburg community in the City of Greenville. The subsidy guaranteed the affordability of these units for 15 years. GCRA must execute a Sponsor Access Agreement with the FHLB in order to assume this subsidy agreement from GHF, which requires an action of the GCRA Board. There will be no cost to GCRA; no repayment is owed, and the affordability period expires in August of 2024. After the expiration, GCRA will continue to keep these units in our rental portfolio as affordable for seniors.

**Staff Recommendation:** Approve execution of resolution authorizing participation in Community Investment Services Programs of Federal Home Loan Bank of Atlanta.

**Board Approval:** \_\_\_\_\_





# **Greenville County 2024 Annual Action Plan**

**Presented by: Greenville County Redevelopment Authority**

**Public Hearing: April, May & June 2024**

**Location: 301 University Ridge, Greenville, SC**

**Public Hearing – General**

**GCRA Board**

**Greenville County – Finance Committee**

**Greenville County Council – Committee of the Whole**

# Agenda

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## 01. Introduction

About GCRA

\* GCRA Board & Staff

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## 02. What is Annual Action Plan and Program Year 2024

\* Goals of AAP

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## 03. Funding Types National Objectives and Eligible uses

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

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## 04. Estimated 2024 Funding Allocations

\*Total allocation

\*Municipal Allocations

Grants and Program Income

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## 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?

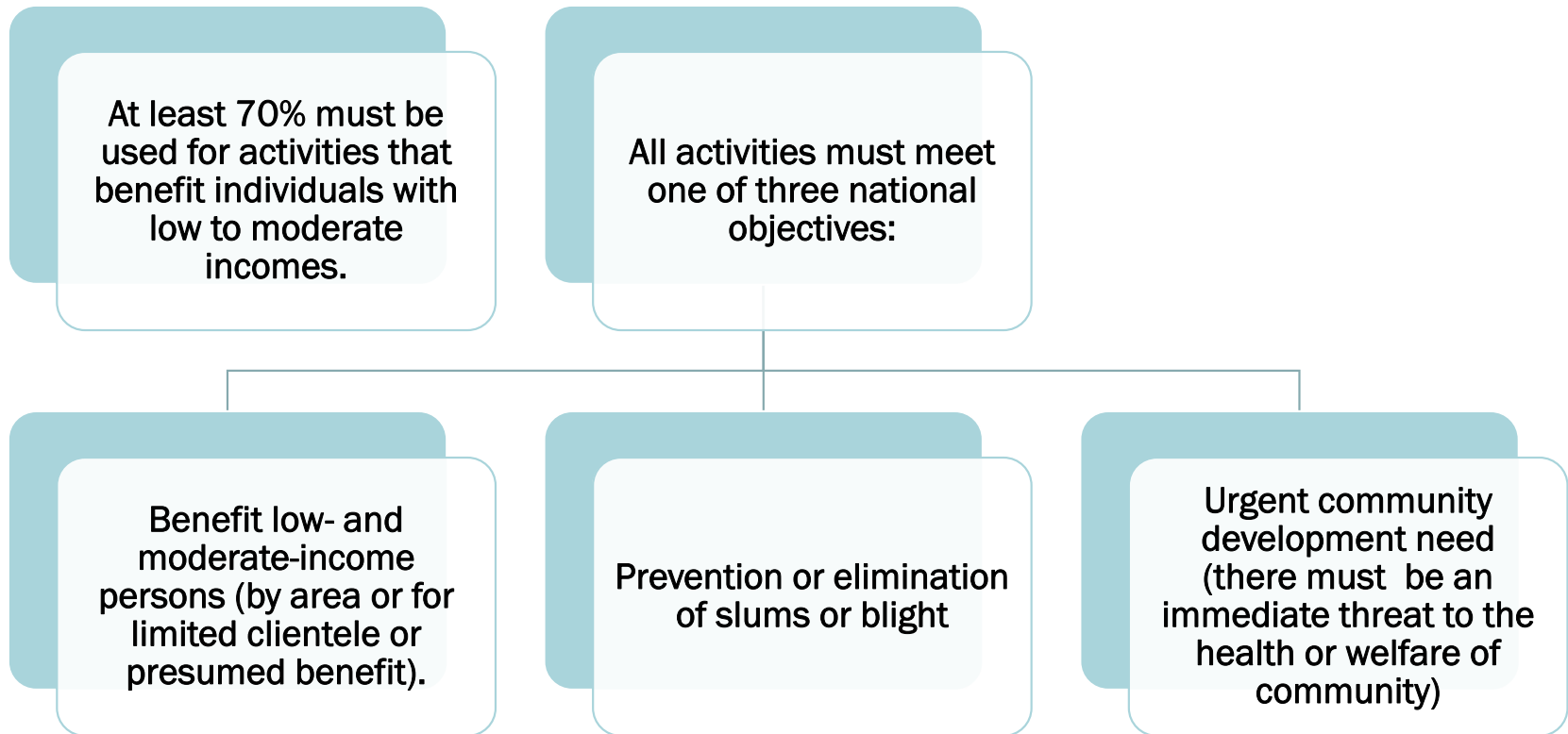
## Program 2024 Annual Action Plan

- 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.



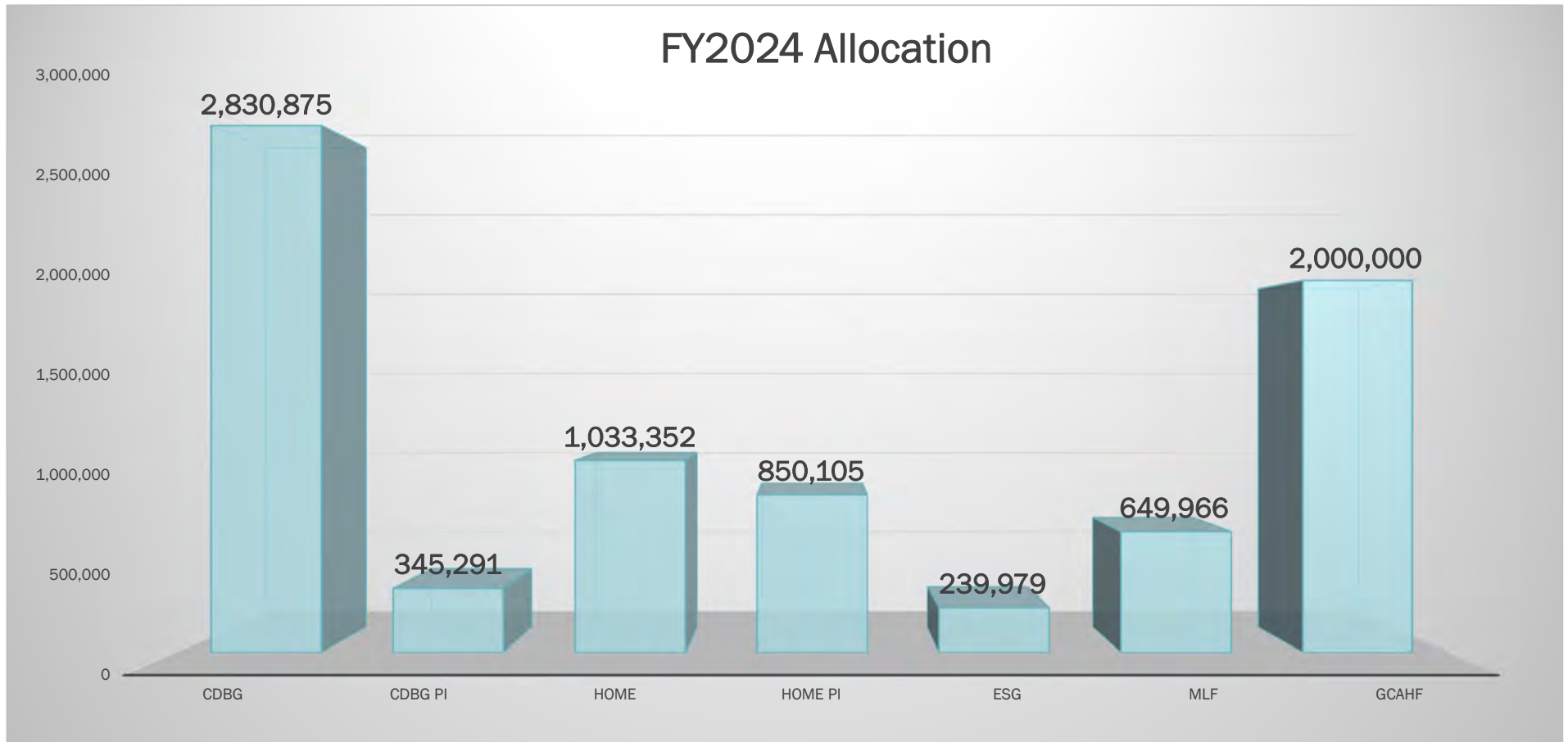
## Emergency Solutions Grant (ESG)

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





# FY 2024 Allocation: Total \$7,949,568

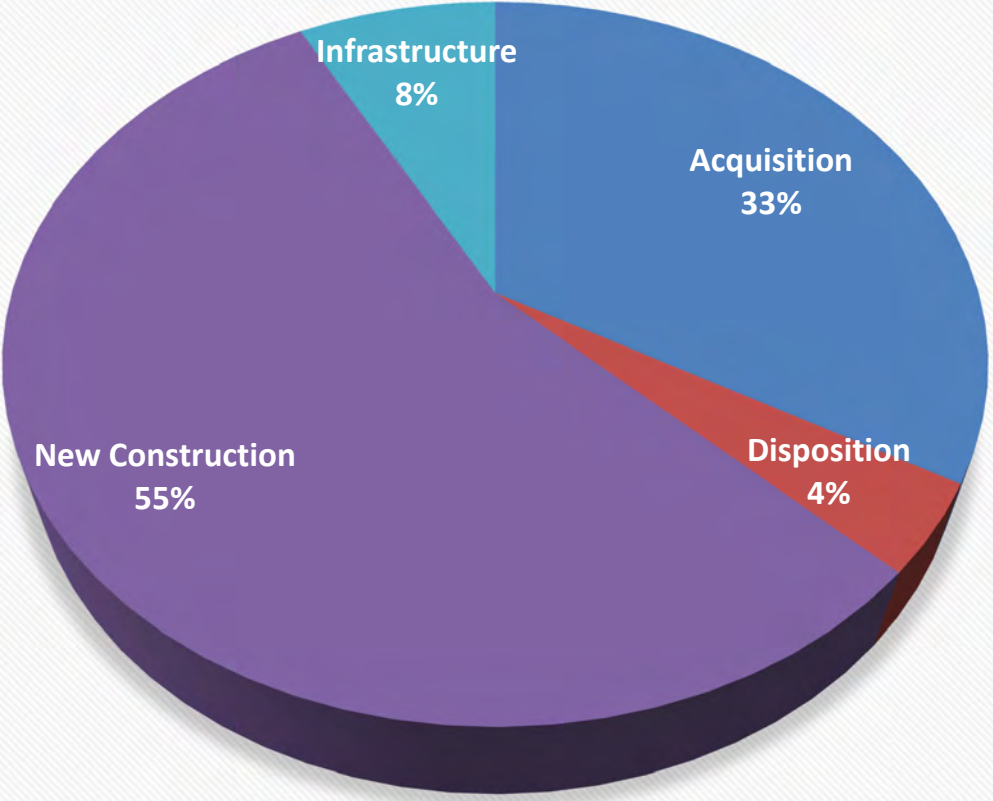


## Annual Action Plan 2024 Budget

<u>Locations</u>	<u>Funding allocations</u>	<u>Percentage</u>
Fountain Inn	134,238	1.7%
Greer	767,370	9.7%
Mauldin	255,006	3.2%
Simpsonville	415,396	5.2%
Travelers Rest	116,561	1.5%
Total Municipals (\$1,688,571)		
CHDO	155,003	1.9%
Planning & Admin	1,171,571	14.7%
Ops Delivery	1,056,438	13.3%
Unincorporated Area	3,116,694	39.2%
Brutontown	761,291	9.6%
Total	7,949,568	100.0%

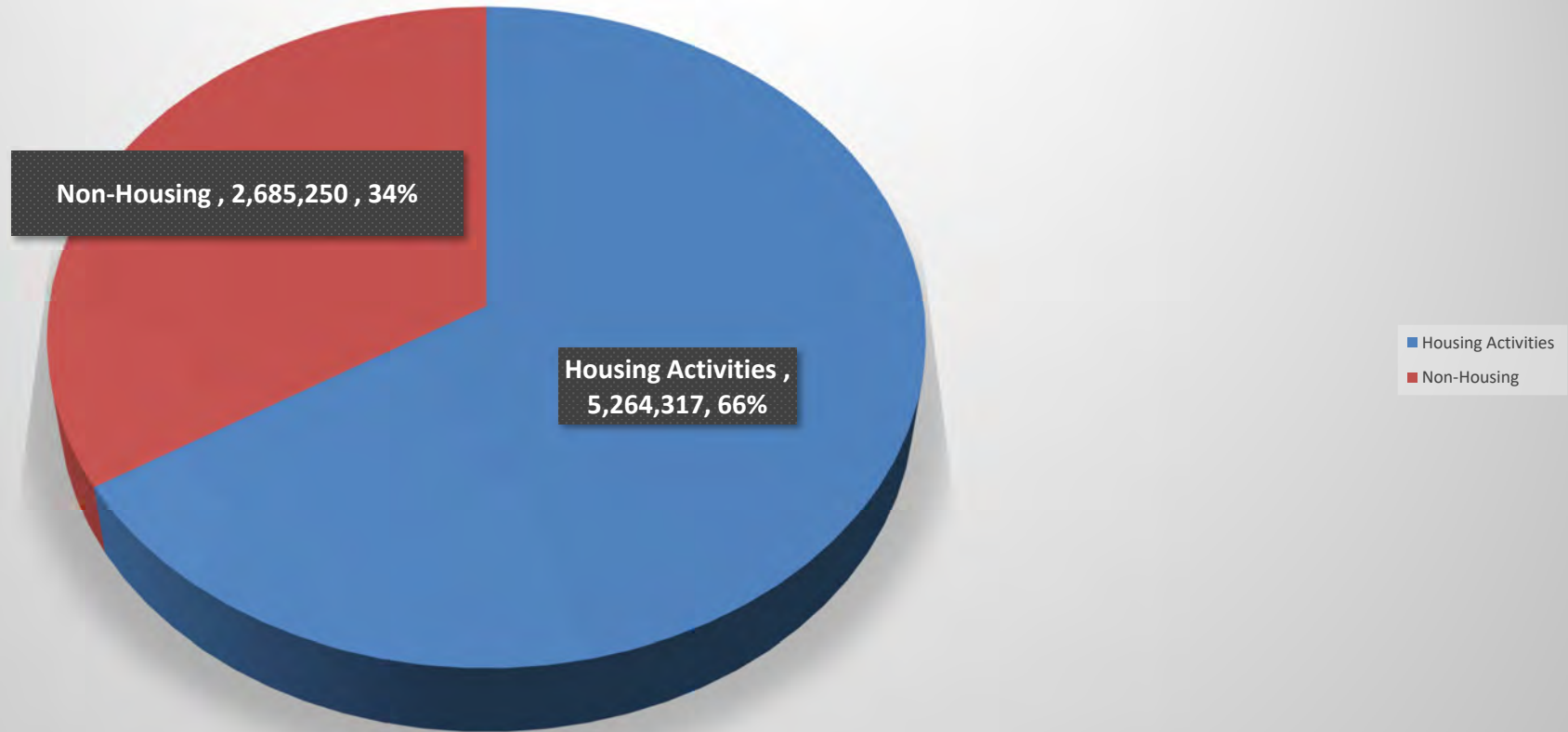
2024 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is \$4,104,206<sup>10</sup>

**Brutontown Community- Strategy Neighborhood Allocation  
\$ 761,291**

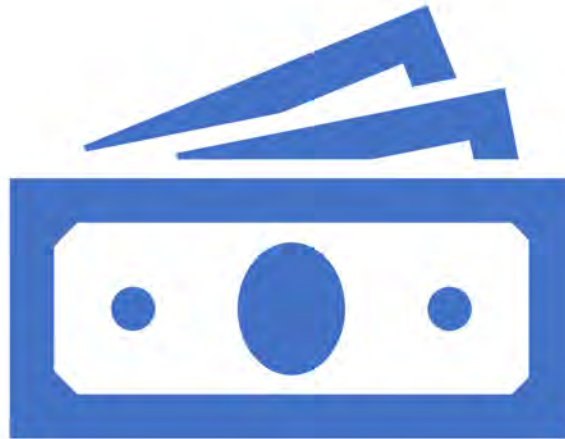


■ Acquisition ■ Disposition ■ New Construction ■ Infrastructure

## Housing & Non - Housing Allocation

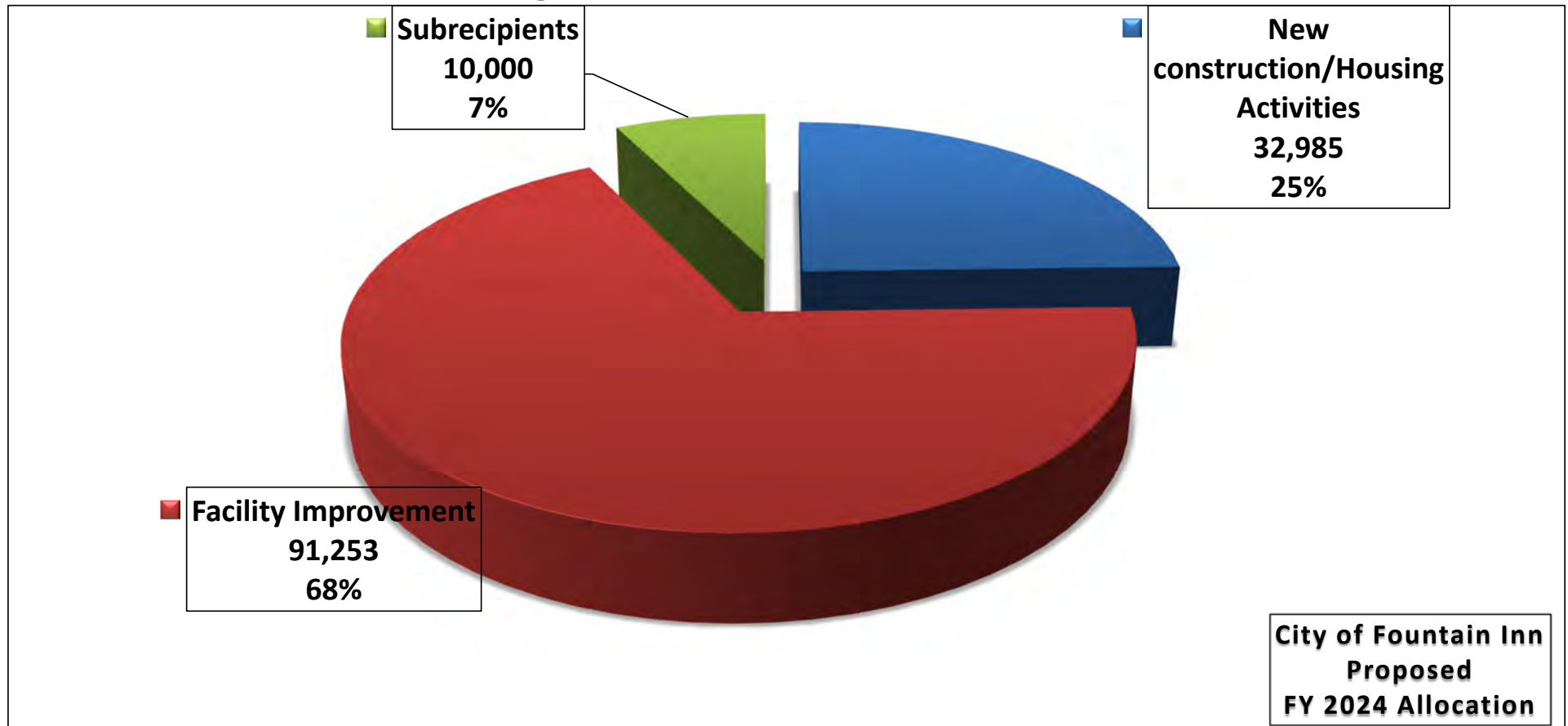


# **Proposed 2024 Municipal AAP Budget Allocations**



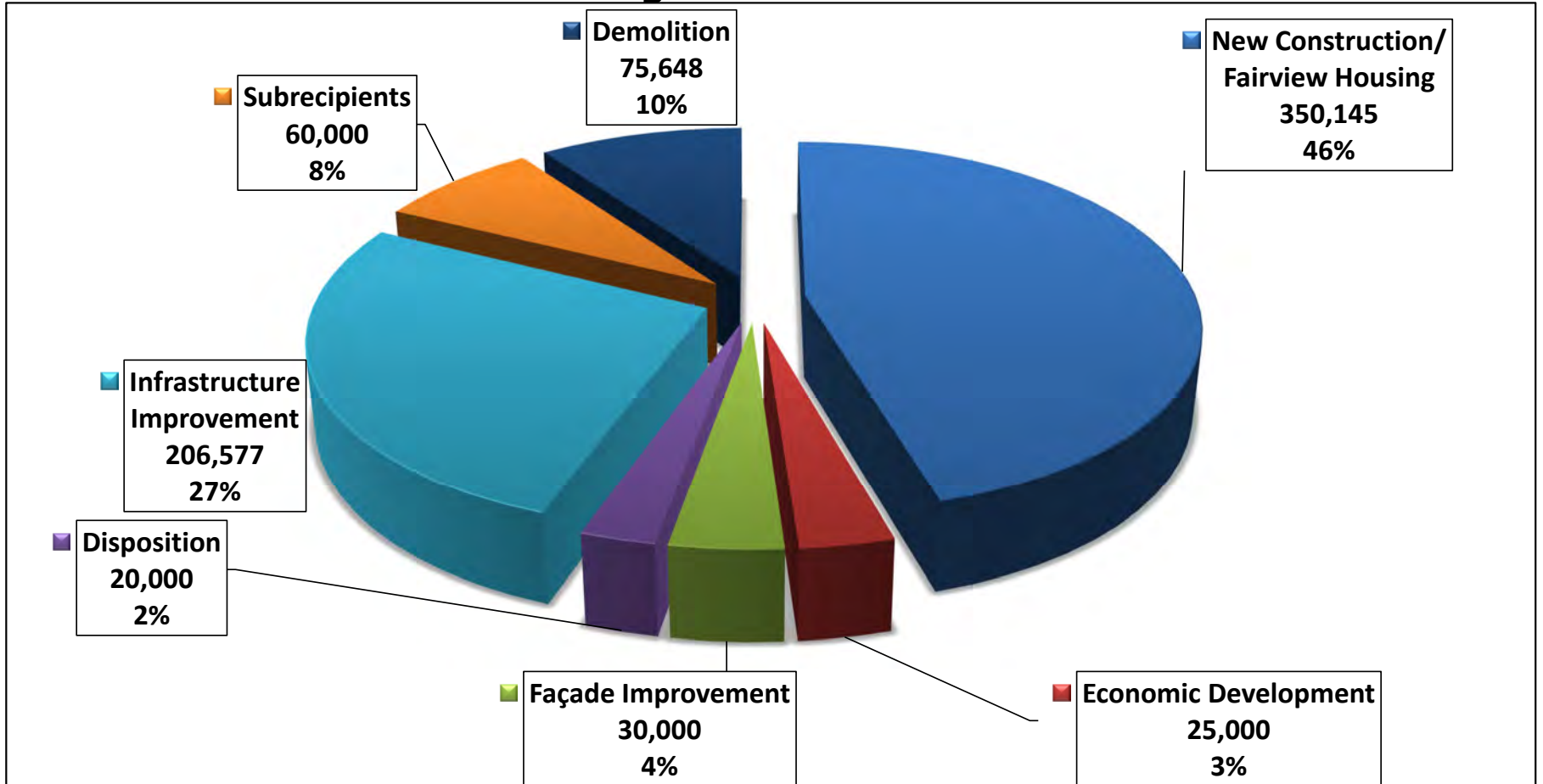
# 2024 Funding Allocation: \$134,238

## City of Fountain Inn



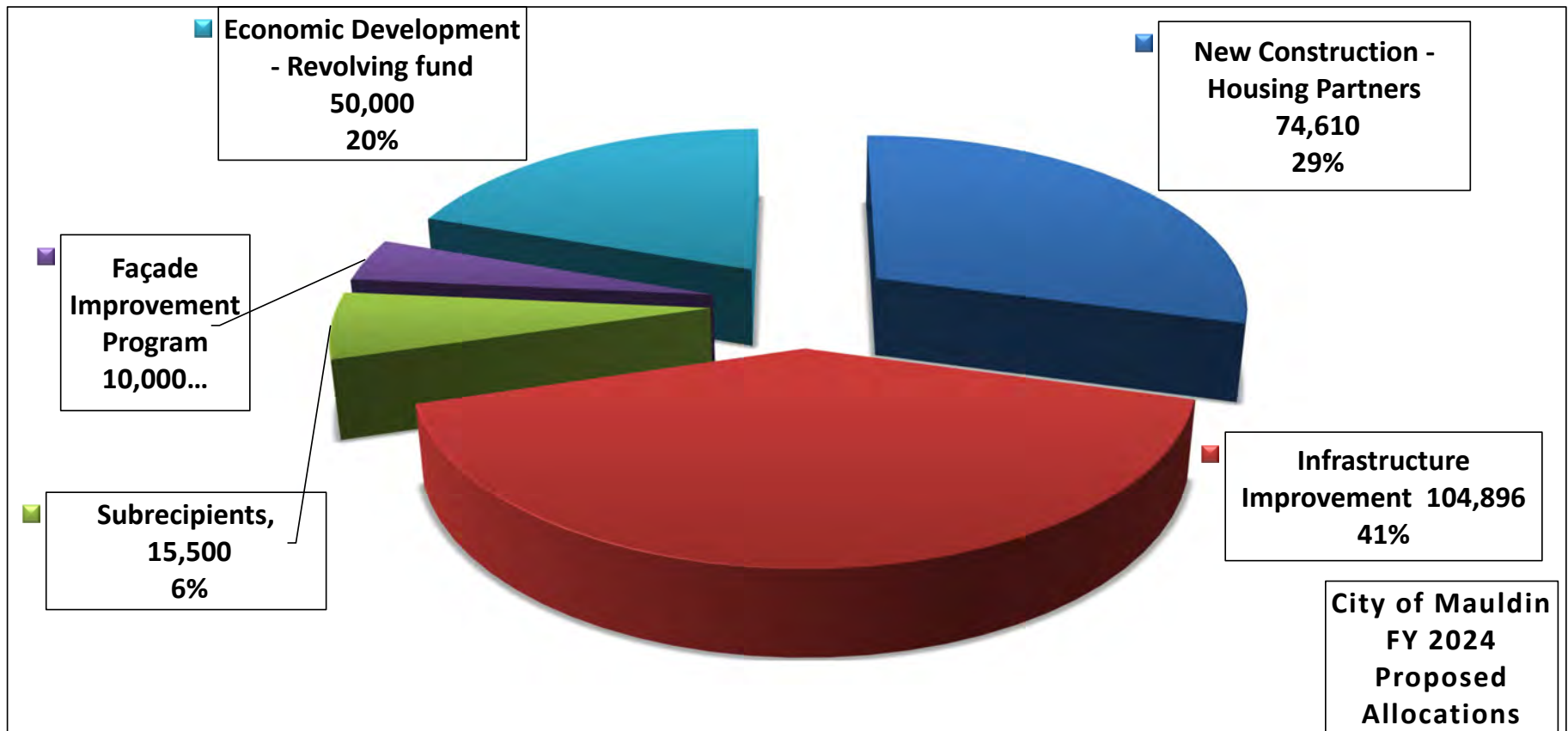
# 2024 Funding Allocation: \$767,370

## City of Greer



# 2024 Funding Allocation: \$255,006

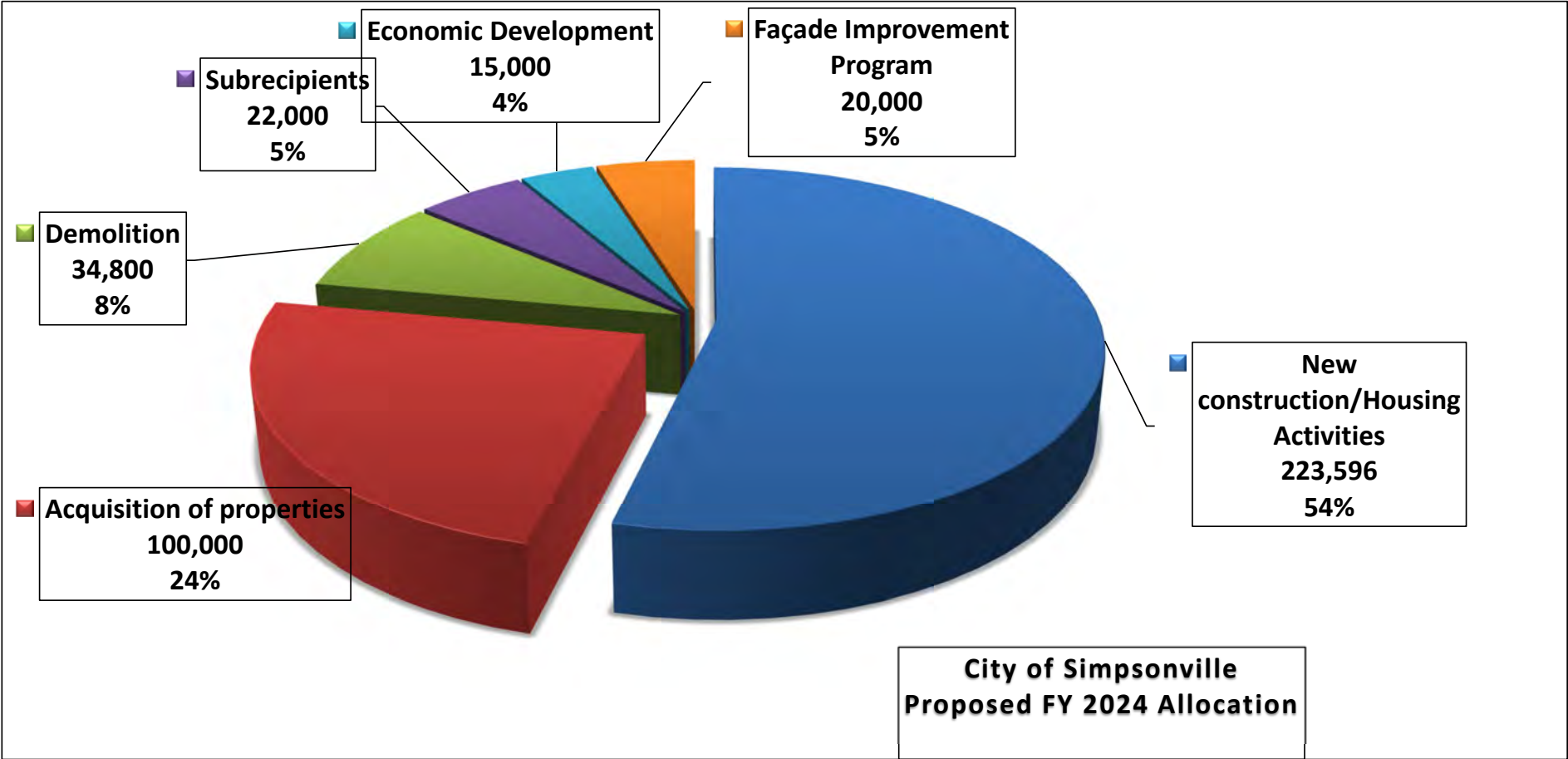
## City of Mauldin



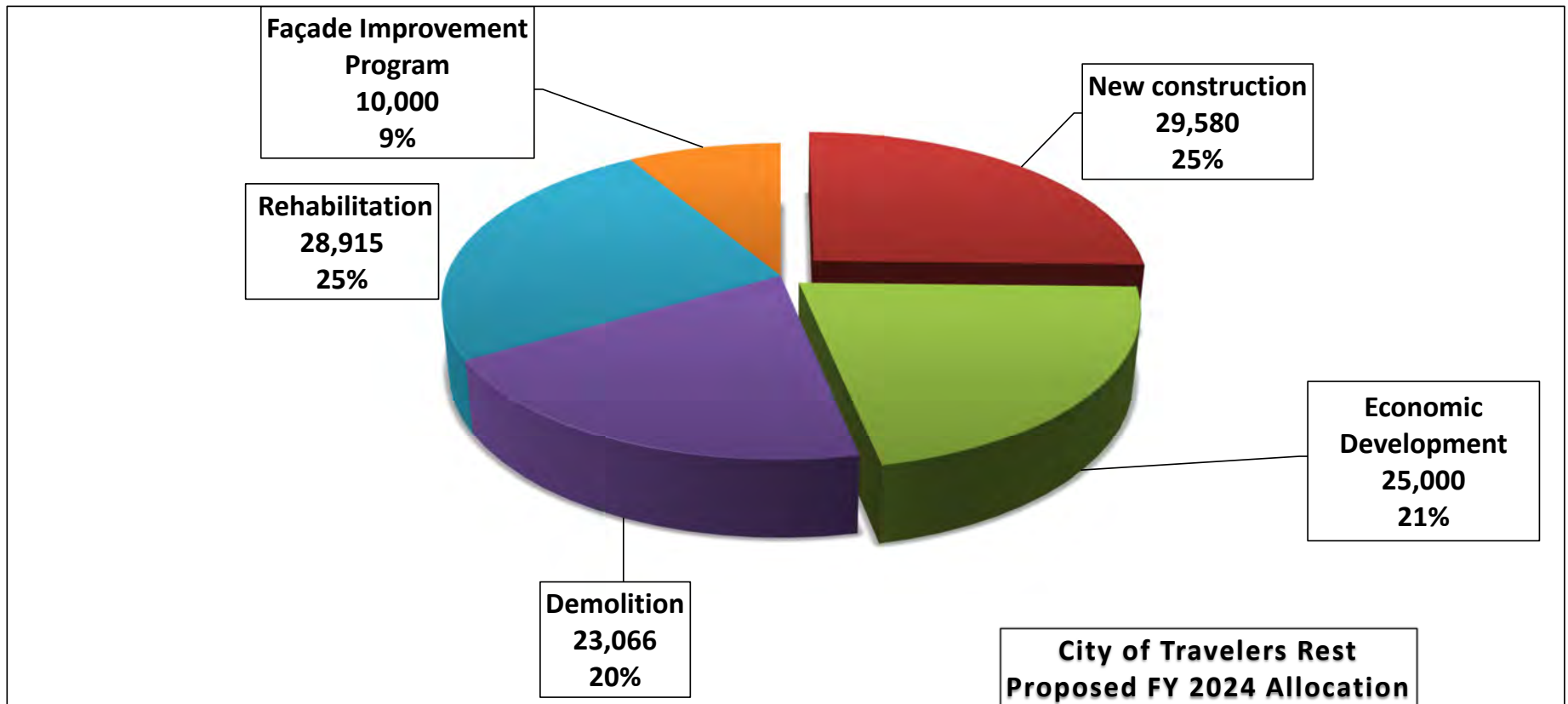


# 2024 Funding Allocation: \$415,396

## City of Simpsonville



# 2024 Funding Allocation: \$116,561 City of Travelers Rest



# GCRA – Housing Programs

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

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

Greenville County  
Homeownership  
Assistance  
(DPT & Closing Cost  
Assistance)

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

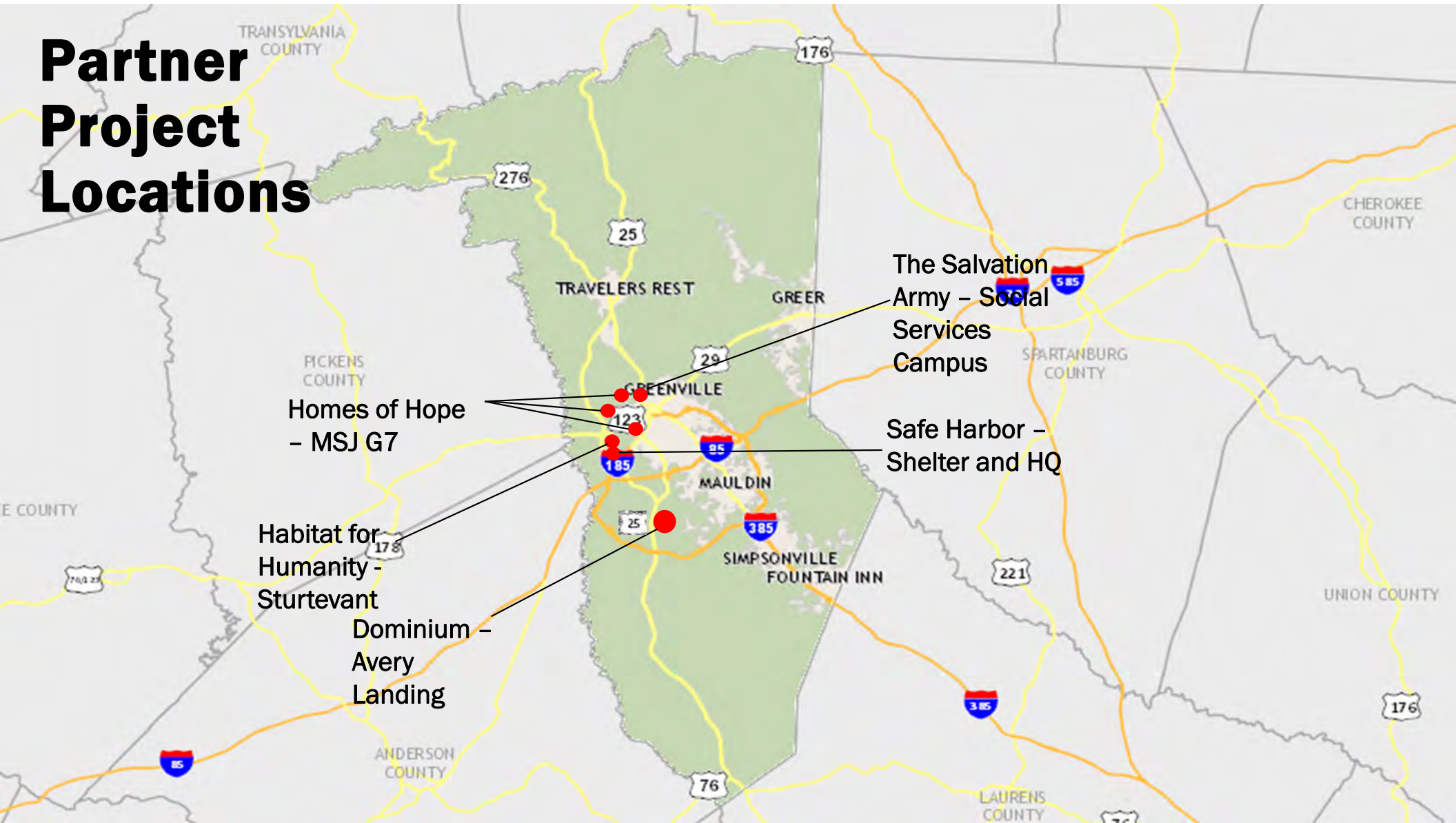
## Housing Goal - FY 2024 AAP Snapshot of housing strategies and outcome

Housing Activities	Total No. Proposed	GCRA Projects	Partner Projects
<b>Homeownership Units (GCRA/Habitat)</b>	<b>17</b>	<b>13</b>	<b>4</b>
<b>Rental Units – (Dominion/ Hopes of Hope/GCRA</b>	<b>160</b>	<b>0</b>	<b>160</b>
<b>Homebuyers – First Time Homebuyers (CWC)</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Minor Home Repair Program (GCRA &amp; Rebuild)</b>	<b>55</b>	<b>40</b>	<b>15</b>
<b>Investor Program- Rental Rehab -</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Major – Home-owner Rehab - Program</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Rental Assistance - Homelessness Prevention</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Rental Assistance - Homelessness-Rapid Rehousing</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Total</b>	<b>276</b>	<b>82</b>	<b>194</b>

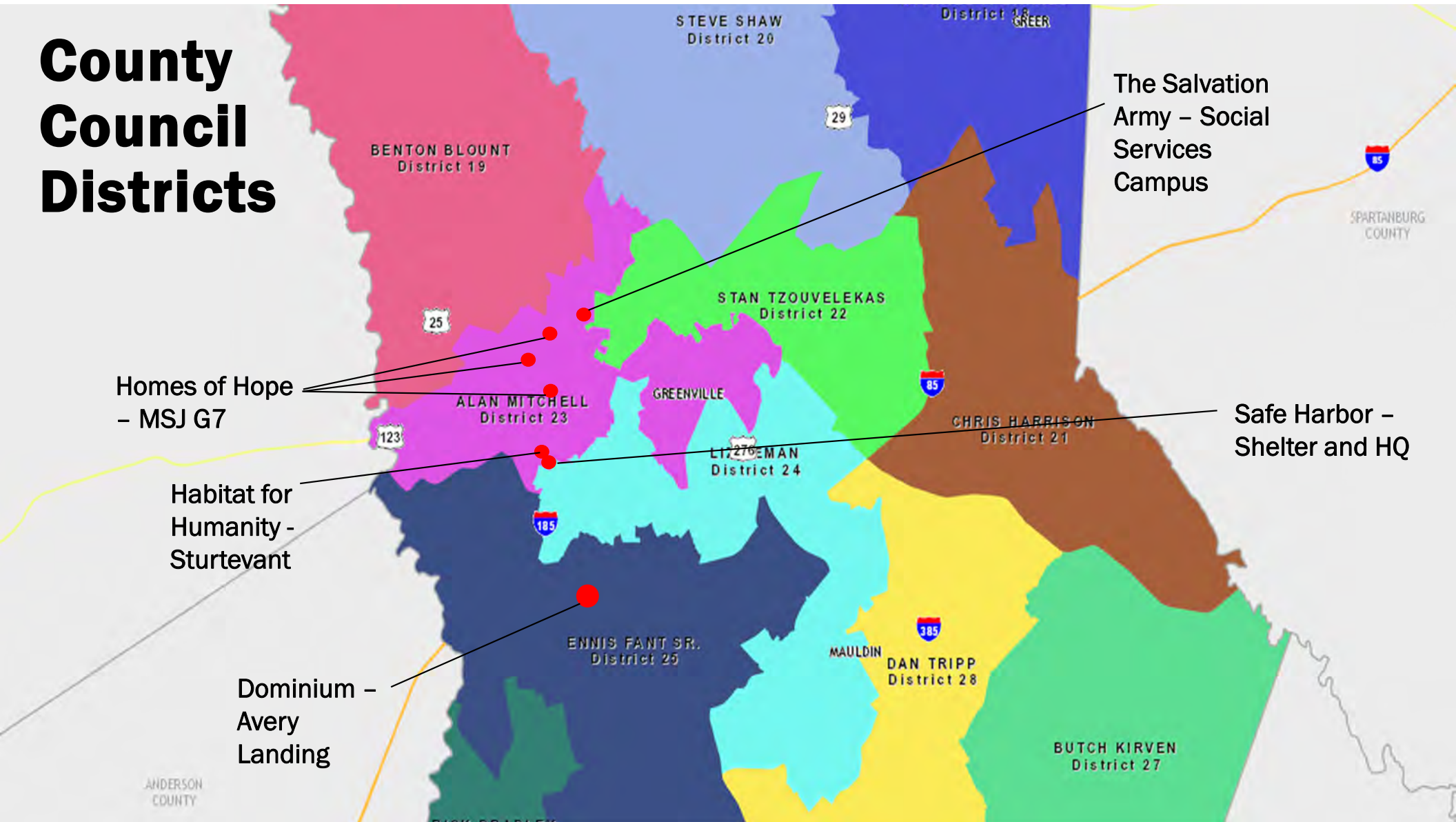
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**2024 Partner  
Project Location and County  
Council District Maps**

# Partner Project Locations



# County Council Districts



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



## Dominium – Avery Landing

Status: Proposed project

Greenville County Funding approval:

HOME – \$100,000

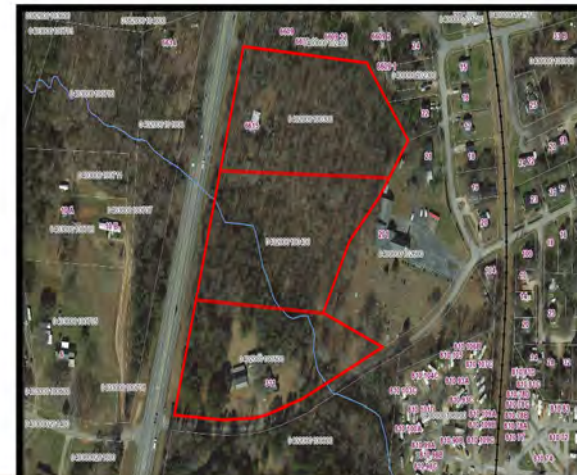
GC Affordable Housing Fund (AHF):

\$500,000

Total Development Budget: Est.

\$53,166,887

<b>Project Name</b>	Avery Landing
<b>Developer</b>	Dominium
<b>Project Location</b>	6615 Augusta Rd. Greenville, SC 29605
<b>Census Tract/County Council District</b>	34.01/D25 – Fant,
<b># of Units</b>	153



# Homes of Hope, Inc. – MSJ Greenville 7

Status: Proposed project

Greenville County Funding approval:

HOME – \$100,000

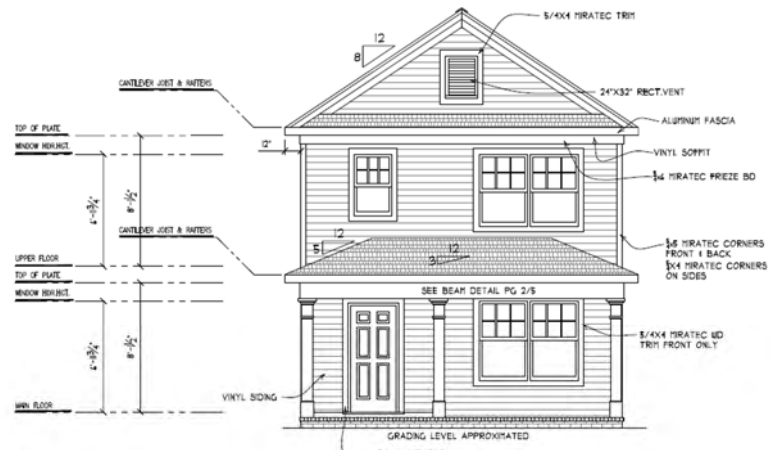
GC Affordable Housing Fund (AHF): \$0

Total Development Budget: Est.

\$1,463,110

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

GENERAL NOTES:  
EXTERIOR TRIM:  
1. ROOF OVERHANG 12" TYPICAL UNLESS NOTED.  
2. RAISE ALL EXTERIOR DOORS 3" WITH 1/4" MATERIAL.  
3. INSTALL FLASHING PAN UNDER ALL EXTERIOR DOORS.



ELEVATIONS



# Habitat for Humanity – Sturtevant Street

Status: Under construction

Greenville County Funding approval:

HOME – \$155,003

GC Affordable Housing Fund (AHF): \$0

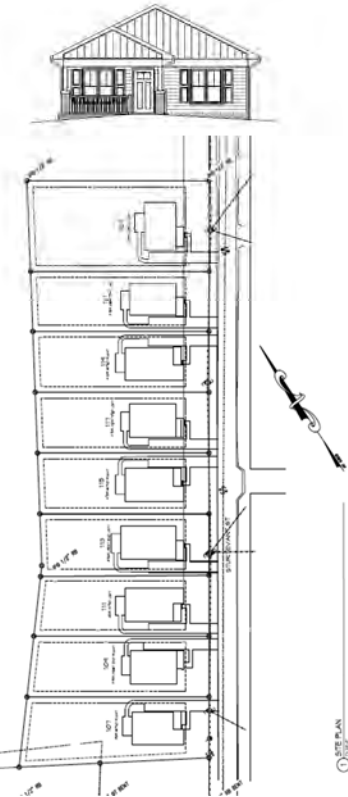
Total Development Budget: Est.  
\$736,000

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



## HABITAT FOR HUMANITY OF GREENVILLE COUNTY SINGLE-FAMILY RESIDENCE

LOT 6 - 117 STURTEVANT ST.



# Partner projects Addressing Homelessness

Homelessness - New - Non - Congregate Shelters	Total Units	Fund Type
Safe Harbor	21	HOME-ARP
Salvation Army	15	HOME-ARP
Total	36	

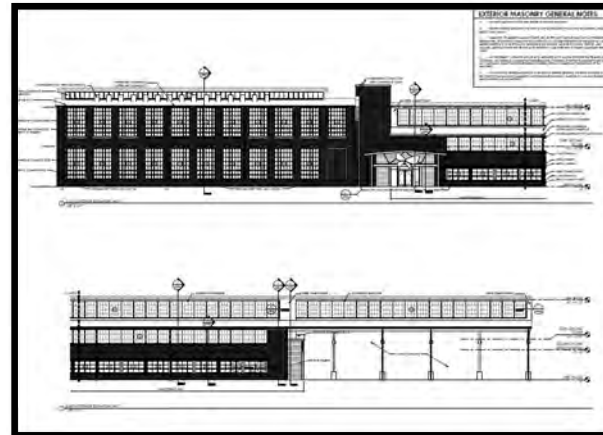
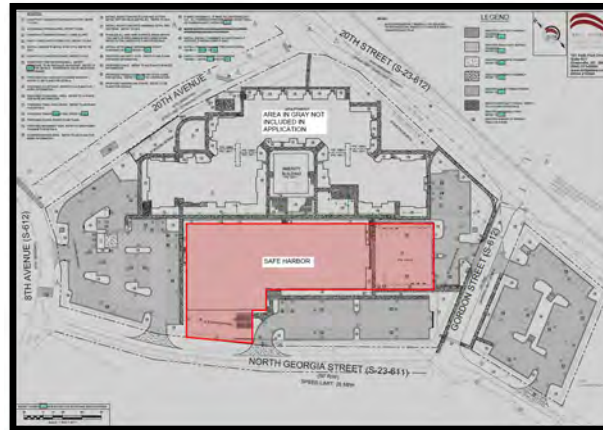
# Safe Harbor, Inc. – Safe Harbor Shelter and HQ

Status: Under construction

HOME-ARP - \$250,000

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

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



safe harbor 



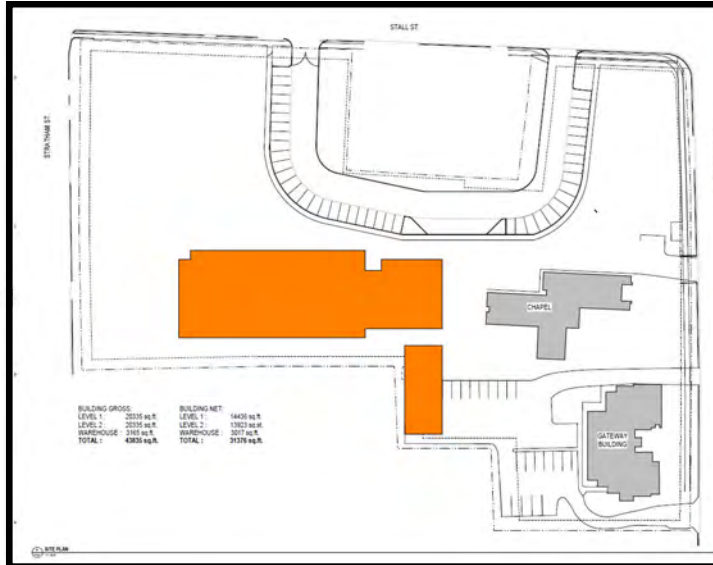
# The Salvation Army – Social Services Campus

Status: Under construction

HOME-ARP – \$180,000

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

<b>Project Name</b>	Social Services Campus
<b>Developer</b>	The Salvation Army of Greenville
<b>Project Location</b>	417 Rutherford Street Greenville, SC 29609
<b>Census Tract/County Council District</b>	9.00/D23 Mitchell
<b># of Units</b>	15 NCS Units (143 total beds)
<b>AMI Range</b>	0 -20%



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

# Projects Purpose:

- Provide a total of 75 affordable, safe and decent homeownership and rental opportunities in the City of Greer, Brutontown Community and San Souci, South Carolina.
- Provide infill and missing middle housing that is affordable to mixed income households.
- The housing units' types:
  - Sixty-one (61) Homeownership units.
  - Fourteen (14) rental units (Brutontown community – senior and small size households)
- The housing units will be approximately 800 - 1,526 square feet, consisting of 2 and 3 bedrooms and 2 - 2.5 baths (duplex and townhome style). Two - three off-street parking spaces are provided per unit.
- The housing units will be developed in phases.
- The units are targeted for households with annual income from 30% - 100% Area Median Income.



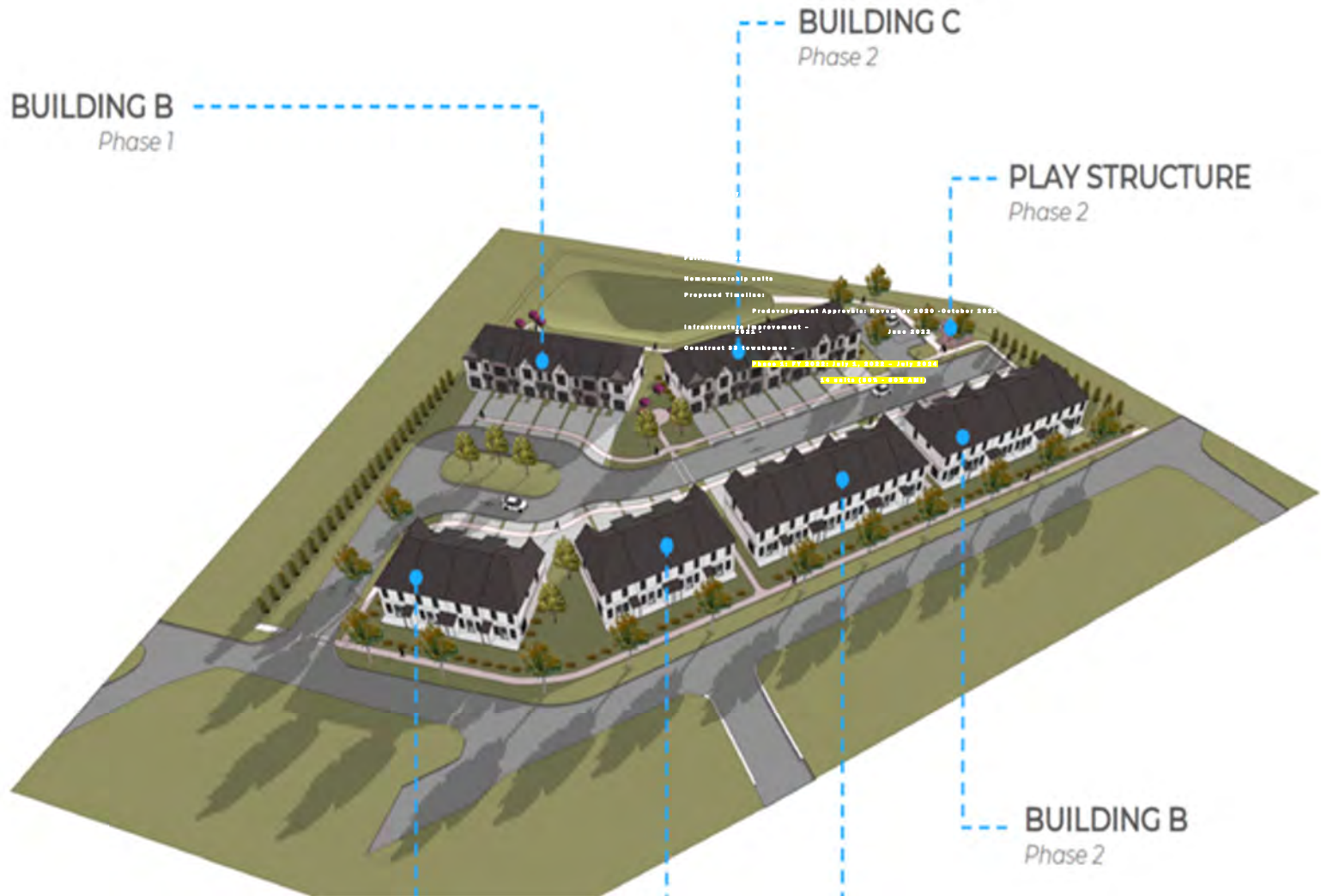
Site: 3.1 acre site  
in the Sunnyside  
neighborhood  
Mixed-income  
housing

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



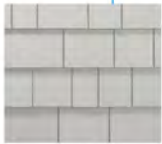
Exterior Elevation



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.



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

4.14 PERCENTAGE	1%	Min 3.00	Max 6.00	Min 1.00	Max 4.00
TABLE 10.1.1.1.1 - TOWNHOMES	TOWNHOMES	1,750 SF	2,500 SF	1,200 SF	1,500 SF

**TOWNHOME SQUARE FOOTAGE:**

<b>STANDARD UNIT</b>	3 STORY 3 BEDROOM, 2 BATH GROSS SQUARE FOOTAGE = 1,824 SF HEATED SQUARE FOOTAGE = 1,594 SF
<b>ADA UNIT</b>	3 STORY 3 BEDROOM, 2 BATH GROSS SQUARE FOOTAGE = 1,912 SF HEATED SQUARE FOOTAGE = 1,694 SF

**UTILITY INFORMATION:**

WATER - GREENWILE WATER  
WASTEWATER COLLECTION - METROCONNECTS  
WASTEWATER TREATMENT - METRO  
POWER - DUKE ENERGY  
TRASH - IROLL OUT SINK

**PARKING DATA:**

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

**SITE DATA:**

PM 0155.00-09-097.00 & 0155.00-08-001.00  
TOTAL SITE = 1.49 ACRES EXCLUDING 1.47 ACRES ENCROACHED WITH SITE TRIANGLES  
UNIT COUNT: 12 - THREE BEDROOM STANDARD UNITS & 3 - THREE BEDROOM ADA UNITS  
ZONING: FPD  
SETBACKS:  
FRONT: 5' (FROM EXTERIOR OF FPD BOUNDARY)  
REAR: 5' (FROM EXTERIOR OF FPD BOUNDARY)  
SIDES: 5' (FROM EXTERIOR OF FPD BOUNDARY)  
STORAGE: NONE



LOCATION MAP NOT TO SCALE

**SITE NOTES:**

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



THE UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.

**LEGEND**

- |                             |                              |                             |
|-----------------------------|------------------------------|-----------------------------|
| B. BUILDING LINE            | TEL. (T) TELEPHONE PERSONAL  | SB. DRAINAGE TRAP ANCHORAGE |
| BL. BUILDING LINE (W/ SHED) | TEL. (T) TELEPHONE TOLL FREE | SW. 18" TOP-NOTCH WALL      |
| COMP. COMPACTED METAL PIPE  | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE           | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE (W/ SHED) | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE (W/ SHED) | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE (W/ SHED) | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE (W/ SHED) | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE (W/ SHED) | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |
| CP. CONCRETE PIPE (W/ SHED) | TEL. (T) TELEPHONE           | SW. 18" TOP-NOTCH WALL      |

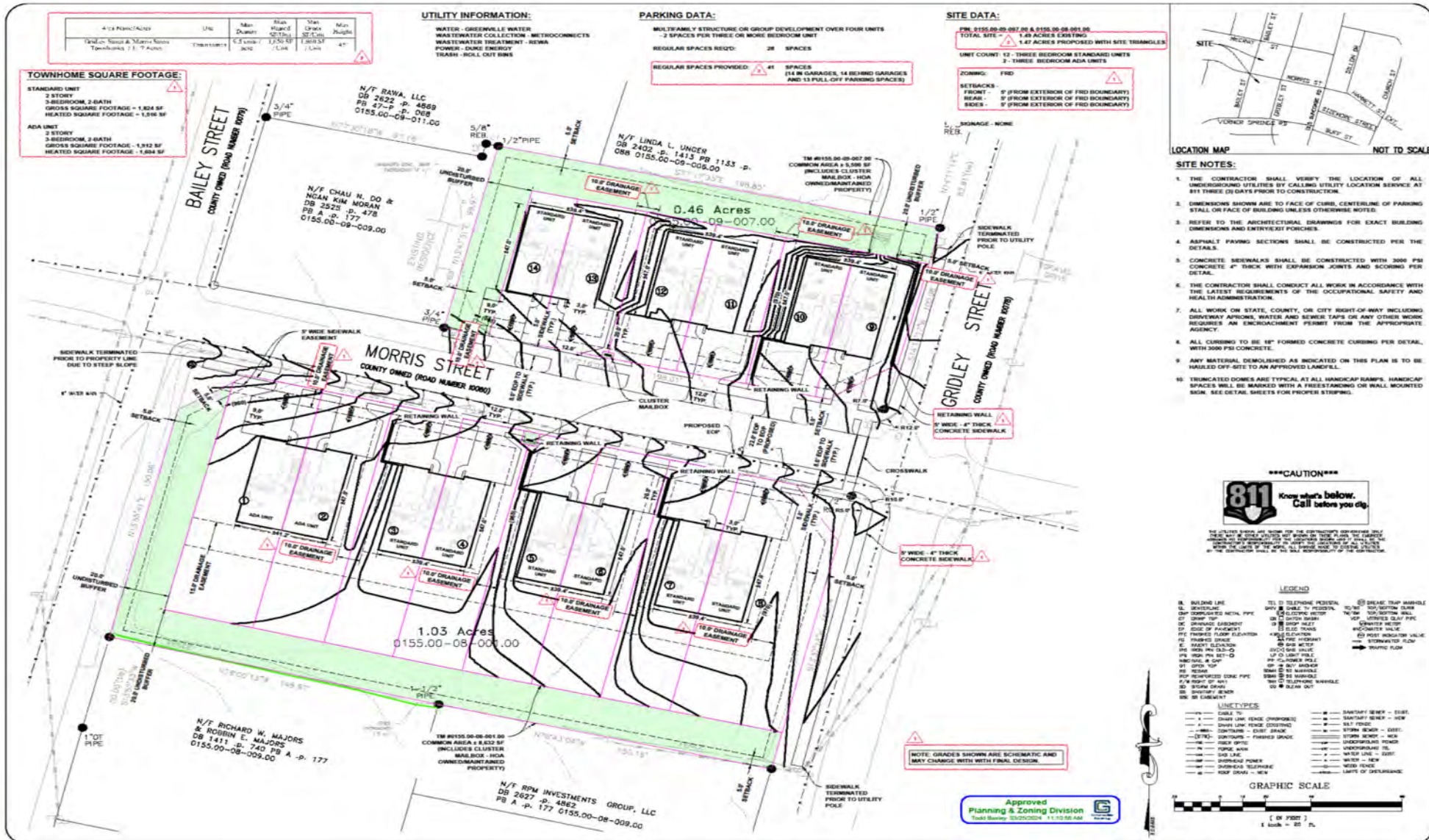
**LINE TYPES**

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| — 4" CURB TO                      | --- SANITARY SEWER - EXIST.      |
| — 4" SHARPS CORNER (PROPOSED)     | --- SANITARY SEWER - NEW         |
| — 4" SHARPS CORNER (EXIST)        | --- S&T FENCE                    |
| — 4" CONTAINMENT - EXIST TRACK    | --- STAIN BENCH - EXIST.         |
| — 4" CONTAINMENT - FINISHED SPACE | --- STAIN BENCH - NEW            |
| — 4" HIGH OPTIC                   | --- UNDERGROUND POWER            |
| — 4" LOW OPTIC                    | --- UNDERGROUND TEL.             |
| — 4" SHD L&L                      | --- WATER LINE - EXIST.          |
| --- 4" SHDW L&L POWER             | --- WATER LINE - NEW             |
| --- 4" SHDW L&L TELEPHONE         | --- WEED FENCE                   |
| --- 4" SHDW L&L NEW               | --- WEED FENCE - L&L OF DRAINAGE |

**GRAPHIC SCALE**

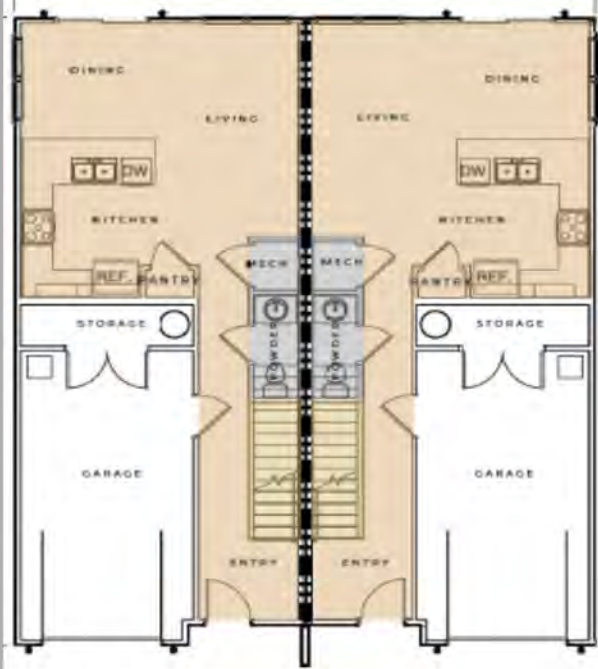


Approved Planning & Zoning Division  
Town Meeting 12/22/2023 - 11:20 AM



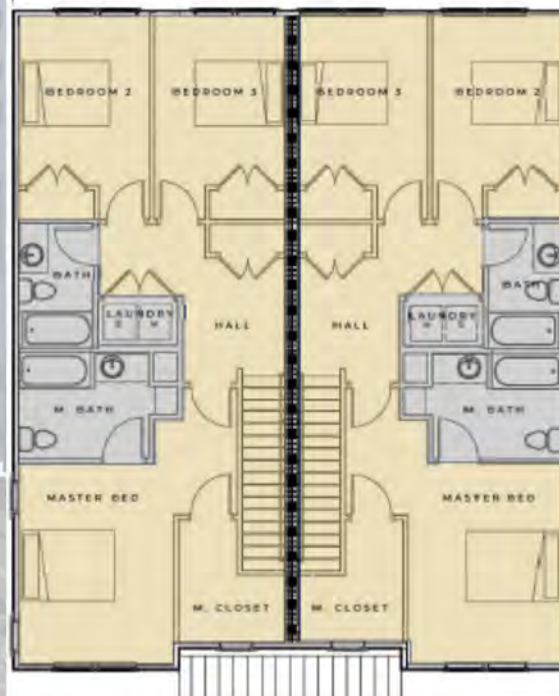
TOTAL SF - 1516 SF

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**

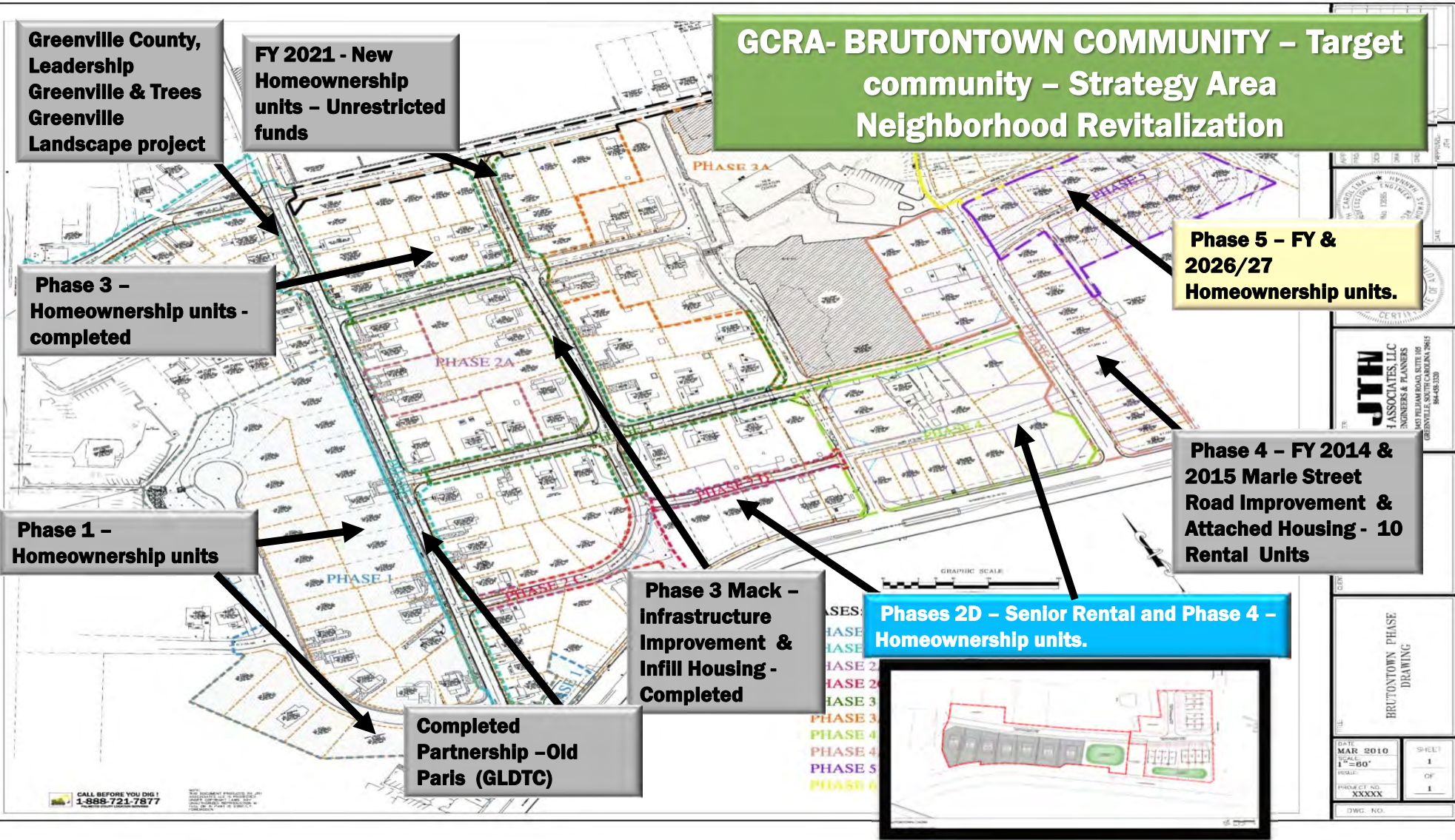
**Completed Partnership – Old Paris (GLDTC)**

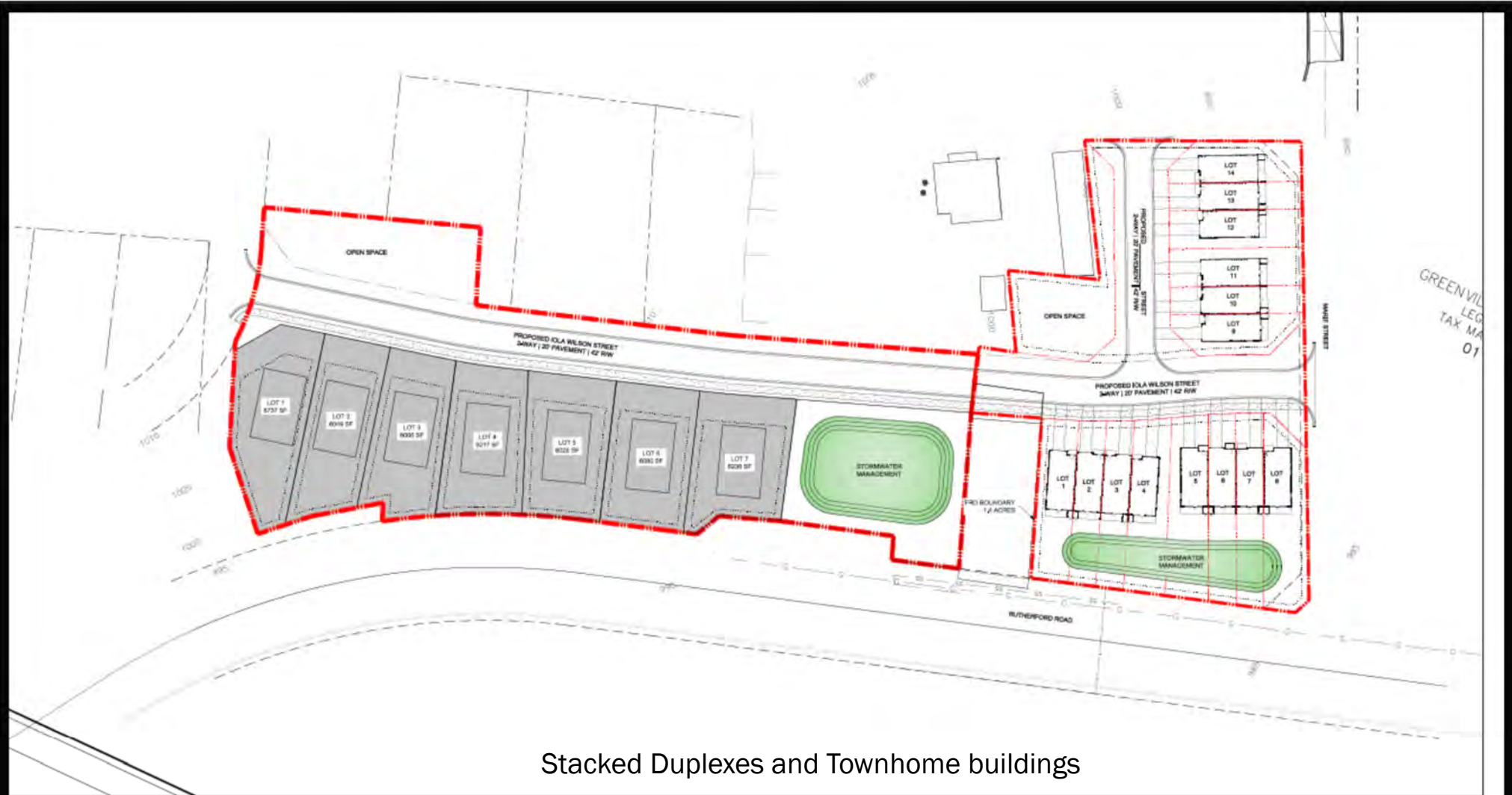
**Phase 3 Mack – Infrastructure Improvement & Infill Housing - Completed**

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

**Phase 5 – FY & 2026/27 Homeownership units.**

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





GREENVILLE  
LEG  
TAX MAP  
01

Stacked Duplexes and Townhome buildings

BRUTONTOWN | GCRA

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



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



Approximately 600 square heated space

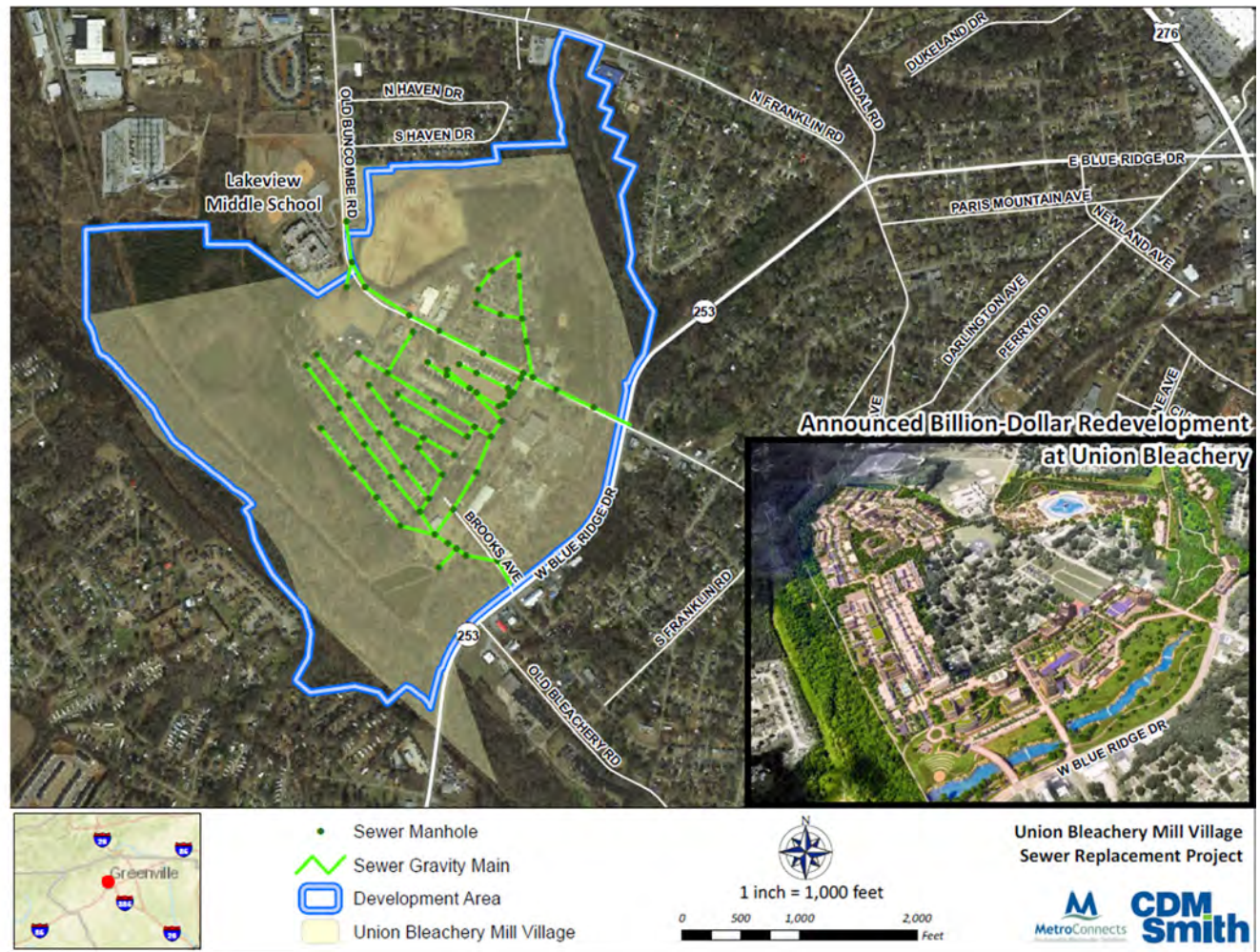
## PY 2024 Community Development – Goal – Infrastructure/Facility Improvements

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

# 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/County Council District</i>	23.01/D19 Blount
<i># of Units</i>	n/a



# Economic Development Goal

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

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

Public Service	Number	Municipalities	Unincorporated
Subrecipients	14	8	6
Proposed Persons Assisted	9,409	6,684	2,725

**ADDRESSING HOMELESSNESS  
ESG SUBRECIPIENTS  
TOTAL: \$143,987**

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



# 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](tel:864-242-9801)

Or [PH@gcra-sc.org](mailto:PH@gcra-sc.org)

**Comments are received until June 24, 2024**



## MEMORANDUM

**TO:** GCRA Board Members

**FROM:** Amy Coleman, Administration Committee Chair

**RE:** Administration Committee Meeting, May 14, 2024

**DATE:** May 14, 2024

1. **Opening and Roll Call.** The Administration Committee met on Tuesday May 14, 2024, at 12:30 p.m. Committee members present were Amy Coleman, Robert Julian, Jane Kizer, Charlotte Osmer, Diana Weir, and Allen White. Staff present were John Castile, Executive Director, Imma Nwobodu, Program Director, Pamela Proner, Finance Director, and Meg Macauley, Project Coordinator.

2. **Invocation**

**Action Items: The following items which were considered by the Administration Committee must be approved or ratified by the Board.**

3. **\*Approval of Submission of Application for Funding from SC Housing for 2024 Small Rental Development Program.** Ms. Nwobodu stated that GCRA would like to apply for funding from the South Carolina State Housing and Finance Development Authority (SC Housing). The funding would be applied toward the 2024 SRDP rental application cycle to leverage funding for our Brutontown - Iola Wilson Affordable Rental Housing Project. This project will continue GCRA's efforts at revitalization of the Brutontown community by providing safe, sanitary, sustainable, and affordable housing. SC Housing approved GCRA's 'Intent to Apply' request. The deadline for the full application is July 15, 2024. Conditional commitment letters will be issued on October 15, 2024. Award Agreements of approved applications will be issued Summer 2025.

On a motion by Ms. Osmer, seconded by Ms. Weir, the Committee unanimously approved submission of an application for funding from SC Housing for the 2024 Small Rental Development Program.

4. **\*Approval of Revision to the First Time Homebuyers Program (FTHBP) and a name change to Greenville County Homeownership Assistance Program (GCHAAP).** Ms. Nwobodu shared that the FTHBP provides direct financial assistance to first-time homebuyers with downpayment and closing costs towards the purchase of their first home. There is currently a hold on the program due to the market prices of homes available. The HOME fund provides assistance to homebuyers at annual income of up to 80 percent of the Area Median Income (AMI) and was forgivable over eight years. In the past five years, we received private donations of approximately \$25,000 each year for the program. Currently the financial assistance provided by GCRA is \$10,000. Staff would like to

increase that amount to \$30,000. Staff also recommend using combined funding sources of HOME and GC Affordable Housing Fund to provide financial assistance for homebuyers at up to 120 percent AMI. These funds are used to assist middle-income first-time homebuyers for downpayment/closing costs with annual income of 81 to 120 percent AMI.

On a motion by Ms. Weir, seconded by Ms. Osmer, the Committee unanimously approved revision of the First Time Homebuyers Program (FTHBP) and a name change to Greenville County Homeownership Assistance Program (GCHAAP).

## 5. Administration Reports

- a) **Subrecipient Report.** Ms. Nwobodu shared ESG expended is \$180,665. Remaining funds are expected to be used by July. There are summer programs that will start using their funds in June and will submit documentation through September. CBDG Unincorporated subrecipients have expended 67 percent of their award funding.
- b) **Home-ARP Subrecipient Performance Report.** Human Relations Commission, Greer Relief, and Safe Harbor have not started submitting documentation. GCRA staff are working with the subrecipients to get documents submitted. Before funds are reimbursed, agencies must submit documentation of support provided.
- c) **CDBG Timeliness Test.** Ms. Nwobodu stated that the adjusted ratio is 1.19, well below the required 1.5 figure; there will therefore be no corrective measures necessary. The next time GCRA will have a timeliness report will be after the 2024 funding is received.

## 6. Financial Reports

- a) **Financial Highlights.** Ms. Proner shared the finance reports for the month of March. The cash on hand is \$10,662,521. That is a 3 percent decrease from the prior month. Year-to-date, GCRA has expended 21 percent of the cash received. The county gave GCRA \$1.8 million of the \$2 million budget for the fiscal year. By the end of May, reports will show the cash increase. Total Assets are unchanged. Notes Payable shows a normal monthly decrease of 11 percent for the year. Debt to income this month is extremely low at 2 percent. Governmental Funds Revenue is \$976,343. GCRA received almost \$500,00 in grant reimbursement. There was also a home sale which is shown in the rental portfolio. Net Income/(Loss) for the month was (\$13,370). Rental Portfolio income is in the green with the sale of 434 Lindberg in Slater. The YTD Rental Portfolio Net Income/(Loss) is \$212,359 for the month and \$204,364 YTD. The Local Government Investment Pool (LGIP) balance is \$8,001,797. The account will always have a total cash rate of 75 percent. Interest earned is substantial, especially considering that the account was opened partway through March. Ms. Proner shared that as of May 14, the account has earned \$72,000 in interest.

**7. Other Business.**

a) **HUD Allocations.** Ms. Nwobodu shared a spreadsheet showing a three year comparison of HUD funding for GCRA. There was an increase of \$100,000 in CDBG funds and a \$5,700 increase in ESG funds from 2023 to 2024. However, the HOME fund allocation was reduced by just under \$200,000. There is therefore an \$85,720 net decrease in the HUD Grant allocations. Ms. Proner pointed out that the Mortgage Loan Fund (MLF) is down by \$226,957 due to GCRA providing three in house loans.

b) **HUD Monitoring.** Ms. Nwobodu also shared that HUD monitoring of the agency's environmental review files will begin May 20, 2024. It has been over ten years since GCRA's last environmental review. Records being reviewed go as far back as 2019.

**8. Adjournment.** There being no further business, the Committee adjourned at 1:24pm.

**GCRA Financial Highlights**  
**Month at a Glance March 24**

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior</u>		<u>Change from</u>	
		<u>Month</u>	<u>%</u>	<u>FY23 (FYTD)</u>	<u>%</u>
Cash	10,662,521	Decrease	-3%	Decrease	-21%
Total Assets	38,106,988	Increase	0%	Decrease	0%
Notes Payable	2,111,510	Decrease	0%	Decrease	-11%
Debt-to-income			2%		3%
Net Position	32,724,008	Increase	0%	Decrease	0%
Net invest. in capital assets	9,143,307	Decrease	-2%	Increase	0%
Unrestricted net assets	23,580,701	Increase	1%	Decrease	-1%

<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>	<u>Change from Prior</u>	
			<u>Month</u>	<u>%</u>
Revenue	976,343	6,019,574	Increase	80%
Expenditures	989,713	8,242,065	Decrease	-30%
Net Income (loss)	(13,370)	(2,222,491)	Increase	98%

<u>Rental Portfolio</u>	<u>Month</u>	<u>YTD</u>	<u>Change from</u>	
			<u>FY23 (FYTD)</u>	<u>%</u>
Net Income (loss)	212,359	204,364	Increase	2460%

<u>Local Government Invest. Pool</u>	<u>Month</u>		
LGIP Balance	8,001,797	% of total cash:	75%
Interest Earned	20,885	Avg Interest rate:	5.54%

**Notes:**

Property Sale (Rental) 434 Lindberg, Slater	\$	226,500
E. Fairview Project exp	\$	214,568
CHDO-Habitat for Humanity exp	\$	170,826



## MEMORANDUM

**TO:** GCRA Board Members

**FROM:** Barry Coleman, Operations Committee Chair

**RE:** Operations Committee Meeting, May 16, 2024

**Date:** May 16, 2024

1. **Opening and Roll Call.** The Operations Committee met on Thursday May 16, 2024, at 12:30 p.m. Committee members present were Barry Coleman, David Doser, Denise Ernul, James Hammond, Walter Moragne, and Lawson Wetli. Staff present were John Castile, Executive Director; Joe Smith, Operations Director; and Meg Macauley, Project Coordinator.

2. **Invocation**

**Action Items:** The following items which were considered by the Operations Committee must be approved or ratified by the Board.

3. **\*Approval of Legal Services Contract.** Mr. Smith stated that GCRA is in a year of procurement for vendor services. GCRA received two proposals for legal services, one from Bell Carrington Price & Gregg, GCRA's existing vendor, and another proposal from a firm based out of Columbia. The Columbia firm's contract pricing was higher. Staff are recommending that GCRA execute a contract with Bell Carrington Price & Gregg for one year with two one-year renewal terms.

On a motion by Mr. Moragne, seconded by Ms. Ernul, the Committee unanimously approved executing a Legal Services Contract with Bell Carrington Price & Gregg.

4. **Operations Reports**

a) **Home Sales and Rental Property Reports.** Mr. Smith presented the April 2024 Home Sales Report. The contractor is moving towards completion of the Fairview Townhomes project; the original completion estimate was June, but Mr. Smith believes actual completion may carry into July due to weather related delays. Progress photos were shared of the retaining wall and stormwater mitigation efforts. Canteen Avenue is on hold until Fairview completion. A partnership with Habitat for Humanity is still planned for 1306 W. Bramlett Road; Mr. Smith believes construction will begin sometime in 2025. All but two current rental properties are occupied. 511 Trade Street is still under repair after a water pipe break this past winter; staff expects it to be back in occupiable status in the next three to four weeks. After two unsuccessful applications

for 16 3<sup>rd</sup> Street, another has been submitted for review. 6 Estelle Street and 105 Hodgens Drive are still under construction and will hopefully be in the rental portfolio by July. There has already been substantial interest in the house at Estelle; it is expected that both rental units will be occupied quickly upon completion.

Mr. Smith shared the April 2024 Rental Delinquency Report. The original past due amount was \$17,718 and is now down under \$13,000. That amount is lower than the month of March due to staff working with residents to collect past due rent.

**b) Operations Activity Report.** Mr. Smith reviewed the current operations' activities. New Construction for Sale reflects the Fairview Townhomes project in Greer. The New Construction for Rentals includes draws towards 6 Estelle Street and 105 Hodgens Drive. GCRA has been successful with Owner Occupied Repairs. The FY 2023 goal was 25 repairs; GCRA has already completed 40 and hopes to complete 50 by the end of June. Five Repairs for Rental have been completed, with 511 Trade Street still underway. Three demolitions have been completed; there is an upcoming demolition of the second building 411 Pendleton Road (the Operations annex site). In Partner Activity, Habitat for Humanity still does not have any projects complete. They have hired a new person to run the program, and GCRA hopes that will help improve the program. Rebuild Upstate continues to work on projects, and still has some funding to spend.

**c) Public Works Report.** Mr. Smith presented the April 2024 Public Works Report. The contractor for the Miller & Old Mill Road Sidewalks project is waiting for an opening in their schedule. Gridley Place should have final Planning Commission approval as of May 22<sup>nd</sup>. GCRA is still waiting for CoTransCo to bid and complete the Iola Willson Street project.

**5. Other Business.** Mr. Smith shared that Project 43 acquisition is progressing; GCRA should receive the deed by Memorial Day. Staff are working on setting up inspections and introductions with the clients. Mr. Smith met with the city a few weeks ago to discuss the transfer. Mr. Smith estimates the value of this addition to the portfolio to be \$9 million.

Mr. Smith provided an update about the Annex; Operations staff have completed substantial demolition in the main building and have repaired a hole in the fencing around the property. Mr. Smith has been in contact with the architect and should have drawings available to show the committee in the next month or two.

**6. Adjournment.** There being no further business, the Committee adjourned at 1:00 pm.