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
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
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   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.
- Decent Housing
- Addressing Homelessness
- Neighborhood Revitalization
- Community Development
- Economic Development
Community Development Block Grant (CDBG)

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

All activities must meet one of three national objectives:

- Benefit low- and moderate-income persons (by area or for limited clientele or presumed benefit).
- Prevention or elimination of slums or blight.
- Urgent community development need (there must be an immediate threat to the health or welfare of community).
Home Investment Partnership (HOME)

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

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

2024 Total HUD Entitlement Allocation for Greenville County CDBG, HOME & ESG funds is $4,104,206
Brutontown Community- Strategy Neighborhood Allocation

$761,291

- **Acquisition**: 33%
- **Disposition**: 4%
- **New Construction**: 55%
- **Infrastructure**: 8%

Acquisition: [Pie Chart Color]
Disposition: [Pie Chart Color]
New Construction: [Pie Chart Color]
Infrastructure: [Pie Chart Color]
Housing & Non-Housing Allocation

- Housing Activities: 5,264,317 (66%)
- Non-Housing: 2,685,250 (34%)
Proposed 2024 Municipal AAP Budget Allocations
2024 Funding Allocation: $134,238
City of Fountain Inn

- Facility Improvement: 91,253 (68%)
- New construction/Housing Activities: 32,985 (25%)
- Subrecipients: 10,000 (7%)

City of Fountain Inn
Proposed FY 2024 Allocation
**2024 Funding Allocation: $767,370**

**City of Greer**

- **New Construction/Fairview Housing**: $350,145 (46%)
- **Economic Development**: $25,000 (3%)
- **Façade Improvement**: $30,000 (4%)
- **Subrecipients**: $60,000 (8%)
- **Infrastructure Improvement**: $206,577 (27%)
- **Dispose**: $20,000 (2%)
- **Demolition**: $75,648 (10%)
2024 Funding Allocation: $255,006
City of Mauldin

New Construction - Housing Partners
- 74,610
- 29%

Infrastructure Improvement
- 104,896
- 41%

Subrecipients
- 15,500
- 6%

Façade Improvement Program
- 10,000...

Economic Development - Revolving fund
- 50,000
- 20%
2024 Funding Allocation: $415,396
City of Simpsonville

- Acquistion of properties: $100,000 (24%)
- New construction/Housing Activities: $223,596 (54%)
- Demolition: $34,800 (8%)
- Subrecipients: $22,000 (5%)
- Economic Development: $15,000 (4%)
- Façade Improvement Program: $20,000 (5%)

City of Simpsonville
Proposed FY 2024 Allocation
2024 Funding Allocation: $116,561
City of Travelers Rest

Proposed FY 2024 Allocation

- Façade Improvement Program: $10,000 (9%)
- Rehabilitation: $28,915 (25%)
- Demolition: $23,066 (20%)
- Economic Development: $25,000 (21%)
- New construction: $29,580 (25%)
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

<table>
<thead>
<tr>
<th>Housing Activities</th>
<th>Total No. Proposed</th>
<th>GCRA Projects</th>
<th>Partner Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeownership Units (GCRA/Habitat)</td>
<td>17</td>
<td>13</td>
<td>4</td>
</tr>
<tr>
<td>Rental Units – (Dominion/ Hopes of Hope/GCRA)</td>
<td>160</td>
<td>0</td>
<td>160</td>
</tr>
<tr>
<td>Homebuyers – First Time Homebuyers (CWC)</td>
<td>15</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>Minor Home Repair Program (GCRA &amp; Rebuild)</td>
<td>55</td>
<td>40</td>
<td>15</td>
</tr>
<tr>
<td>Investor Program- Rental Rehab -</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Major – Home-owner Rehab - Program</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Rental Assistance - Homelessness Prevention</td>
<td>10</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Rental Assistance - Homelessness-Rapid Rehousing</td>
<td>15</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>276</strong></td>
<td><strong>82</strong></td>
<td><strong>194</strong></td>
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</tbody>
</table>
2024 Partner
Project Location and County Council District Maps
Partner
Project
Locations

- Dominium – Avery Landing
- Homes of Hope – MSJ G7
- Habitat for Humanity - Sturtevant
- The Salvation Army – Social Services Campus
- Safe Harbor – Shelter and HQ
County Council Districts

- Homes of Hope – MSJ G7
- Habitat for Humanity - Sturtevant
- Dominium – Avery Landing
- Safe Harbor – Shelter and HQ

The Salvation Army – Social Services Campus
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

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Avery Landing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer</td>
<td>Dominium</td>
</tr>
<tr>
<td>Project Location</td>
<td>6615 Augusta Rd. Greenville, SC 29605</td>
</tr>
<tr>
<td>Census Tract/County Council District</td>
<td>34.01/D25 – Fant,</td>
</tr>
<tr>
<td># of Units</td>
<td>153</td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>MSJ Greenville 7</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------</td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td>Homes of Hope, Inc.</td>
</tr>
<tr>
<td><strong>Project Location</strong></td>
<td>10 Zarline, 2117 Old Buncombe Road 21 3rd St.</td>
</tr>
<tr>
<td><strong>Census Tract/County Council District</strong></td>
<td>22.01/D23 Mitchell, 23.02/D23 Mitchell, 8.00, D23 Mitchell</td>
</tr>
<tr>
<td><strong># of Units</strong></td>
<td>4 SFR, 3 Townhomes, 7 Total</td>
</tr>
</tbody>
</table>

**Status:** Proposed project

**Greenville County Funding approval:** HOME – $100,000

**GC Affordable Housing Fund (AHF):** $0

**Total Development Budget:** Est. $1,463,110
### 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

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

**HOME –** $155,003  
**GC Affordable Housing Fund (AHF):** $0  
**Total Development Budget:** Est. $736,000
## Partner projects
### Addressing Homelessness

<table>
<thead>
<tr>
<th>Homelessness - New - Non - Congregate Shelters</th>
<th>Total Units</th>
<th>Fund Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe Harbor</td>
<td>21</td>
<td>HOME-ARP</td>
</tr>
<tr>
<td>Salvation Army</td>
<td>15</td>
<td>HOME-ARP</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>36</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>Safe Harbor Shelter and HQ</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>-----------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td>Safe Harbor, Inc.</td>
<td></td>
</tr>
<tr>
<td><strong>Project Location</strong></td>
<td>100 Gordon St. Greenville, SC 29611</td>
<td></td>
</tr>
<tr>
<td><strong>Census Tract/County Council District</strong></td>
<td>21.04/D23 Mitchell</td>
<td></td>
</tr>
<tr>
<td><strong># of Units</strong></td>
<td>21</td>
<td></td>
</tr>
<tr>
<td><strong>AMI Range</strong></td>
<td>0 - 20%</td>
<td></td>
</tr>
</tbody>
</table>

**Status:** Under construction

HOME-ARP - $250,000
Total Development Budget: Est. $19,947,831

Total Development Budget: Est. $19,947,831
<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Social Services Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Developer</strong></td>
<td>The Salvation Army of Greenville</td>
</tr>
<tr>
<td><strong>Project Location</strong></td>
<td>417 Rutherford Street Greenville, SC 29609</td>
</tr>
<tr>
<td><strong>Census Tract/County Council District</strong></td>
<td>9.00/D23 Mitchell</td>
</tr>
<tr>
<td><strong># of Units</strong></td>
<td>15 NCS Units (143 total beds)</td>
</tr>
<tr>
<td><strong>AMI Range</strong></td>
<td>0 - 20%</td>
</tr>
</tbody>
</table>

**Status:** Under construction
**HOME-ARP:** $180,000
**Total Development Budget:** Est. $23,697,340
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.
Greer - Sunnyside Community Homeownership Units

GCRA - Project Fairview Townhomes – 33 units

Proposed Timeline:
- Predevelopment Approvals: November 2020 - October 2021
- Infrastructure Improvement: August 2021 - June 2022
- Construct 33 townhomes: Phase 1: FY 2022, July 1, 2022 - July 2024

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.
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
Proposed Redevelopment

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

Proposed Land use

14 single family attached residential units consisting of 8 Duplex buildings

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 Redevelopment
TOTAL SF - 1516 SF

LEVEL 1 - 604 SF

LEVEL 2 - 912 SF

1st FLOOR

2nd FLOOR

Front Elevation
Phase 3 Mack – Infrastructure Improvement & Infill Housing - Completed

Completed Partnership – Old Paris (GLDTC)

Phase 3 – Homeownership units - completed

FY 2021 - New Homeownership units – Unrestricted funds

Greenville County, Leadership Greenville & Trees Greenville Landscape project

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

Phase 5 – FY & 2026/27 Homeownership units.

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

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

Phase 1 – Homeownership units

Greenville, Leadership Greenville & Trees Greenville Landscape project

completed

Phase 1 – Homeownership units
Stacked Duplexes and Townhome buildings
Brutontown Community – 7 Stacked Duplexes (14 Units)
Proposed Senior and Small Family Rental Development
Proposed Iola Wilson Street
## PY 2024 Community Development – Goal – Infrastructure/Facility Improvements

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition of substandard and blighted properties</td>
<td>Countywide</td>
</tr>
<tr>
<td>Sanitary Sewer Improvement (lateral lines’ connections) - Partnership with MetroConnects – (Low- and Moderate-Income Neighborhood)</td>
<td>Union Bleachery</td>
</tr>
<tr>
<td>Gridley Place Housing project – Site grading and Infrastructure Improvement for 14 housing units</td>
<td>San Souci</td>
</tr>
<tr>
<td>Infrastructure Improvement – Iola Wilson and Emory Street</td>
<td>Brutontown</td>
</tr>
<tr>
<td>Assessment of Brownfield Properties (Focus Areas: Whitehorse, Augusta Road, Fountain Inn, Simpsonville)</td>
<td>Countywide &amp; Municipalities</td>
</tr>
<tr>
<td><strong>Proposed Use</strong></td>
<td>8,900 ft. of Sanitary Sewer Lateral Lines</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------------------------------</td>
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<tr>
<td><strong>Developer</strong></td>
<td>MetroConnects</td>
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<tr>
<td><strong>Project Location</strong></td>
<td>Union Bleachery Mill Village</td>
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<tr>
<td><strong>Census Tract/County</strong></td>
<td>23.01/D19 Blount</td>
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<tr>
<td><strong>Council District</strong></td>
<td>23.01/D19 Blount</td>
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<tr>
<td><strong># of Units</strong></td>
<td>n/a</td>
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**Status:** Proposed project

**CDBG FY24 & 25:** $500,000

**Total Development Budget:** Est. $6,271,650
## Economic Development Goal

<table>
<thead>
<tr>
<th>Economic Development Programs</th>
<th>Proposed #</th>
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</thead>
<tbody>
<tr>
<td>ED – Business Loans</td>
<td>2</td>
</tr>
<tr>
<td>Façade Improvement Program</td>
<td>6</td>
</tr>
<tr>
<td>Proposed Total</td>
<td>8 Businesses and 8 Jobs created or retained</td>
</tr>
<tr>
<td>Job Training Opportunities</td>
<td>5 persons</td>
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Community Development
2024 CDBG Public Services Subrecipients – Total Allocation $409,400

<table>
<thead>
<tr>
<th>Public Service</th>
<th>Number</th>
<th>Municipalities</th>
<th>Unincorporated</th>
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<tbody>
<tr>
<td>Subrecipients</td>
<td>14</td>
<td>8</td>
<td>6</td>
</tr>
<tr>
<td>Proposed Persons Assisted</td>
<td>9,409</td>
<td>6,684</td>
<td>2,725</td>
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</table>
### ADDRESSING HOMELESSNESS

#### ESG SUBRECIPIENTS

**TOTAL: $143,987**

<table>
<thead>
<tr>
<th>ESG</th>
<th>Number</th>
<th>Outreach</th>
<th>Shelter</th>
<th>HMIS</th>
<th>Homeless Prevention</th>
<th>Rapid Rehousing</th>
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</thead>
<tbody>
<tr>
<td>Subrecipients</td>
<td>5</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Proposed Persons Assisted</td>
<td>2,176</td>
<td>238</td>
<td>462</td>
<td>1300</td>
<td>176</td>
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</table>
### GC - Affordable Housing Fund - Projects 2019 - 2024

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>30% AMI &amp; below</th>
<th>31% - 50% AMI</th>
<th>51% - 60% AMI</th>
<th>61% - 80% AMI</th>
<th>81% - 120% AMI</th>
<th>Total proposed # of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental</td>
<td>44</td>
<td>128</td>
<td>552</td>
<td>21</td>
<td>13</td>
<td>758</td>
</tr>
<tr>
<td>Homeownership/Homebuyer</td>
<td>0</td>
<td>13</td>
<td>14</td>
<td>21</td>
<td>26</td>
<td>74</td>
</tr>
<tr>
<td>Total</td>
<td>44</td>
<td>141</td>
<td>566</td>
<td>42</td>
<td>39</td>
<td>832</td>
</tr>
<tr>
<td>Percentage</td>
<td>5</td>
<td>17</td>
<td>68</td>
<td>5</td>
<td>5</td>
<td>100</td>
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</table>

#### Housing Types and Income Distribution

![Graph showing the distribution of housing types and income levels](image)
<table>
<thead>
<tr>
<th>GCAHF Allocation</th>
<th>Total Investments</th>
<th>Ratio</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,000,000</td>
<td>$143,628,632</td>
<td>$1:$29</td>
<td>832</td>
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</table>

<table>
<thead>
<tr>
<th>Status</th>
<th>Number of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>147</td>
</tr>
<tr>
<td>In-progress</td>
<td>685</td>
</tr>
</tbody>
</table>

Total Housing Units: 832

- Completed: 18%
- In-progress: 82%
Annual Action Plan Timeframe

- **5 January 2024**: NOFA published
- **Feb 8, 2024**: Application Training – Thursday January 17 and 18, 2024
- **Feb 8 - Mar. 21, 2024**: Electronic Submission of funding request applications.
- **March 12 & 26, 2024**: Application Review and Scoring GCRA – committee and Board proposal approvals.
- **April 18, 2024**: General Public Hearing.
- **May 28, 2024**: GCRA Board approval – 2024 AAP
- **June 2024**: Approvals from Greenville County Council - Finance Committee Approval and Committee of the Whole approval
- **May 28, 2024**: Submission to HUD – July 7, 2024
- **Funding Available from July 2024**: GCRA Board approval – 2024 AAP
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 June 24, 2024