

Greenville County 2023 Annual Action Plan

GREENVILLE COUNTY
REDEVELOPMENT
AUTHORITY



301 University Ridge Ste. 2500
Greenville, SC 29601



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In accordance with the Greenville County's 2020 -2024 Consolidated Plan, the following five priority goals: Affordable Housing, Homelessness, Community Development, Economic Development, and Neighborhood Revitalization were recommended to be targeted for the next five years. Each Annual Action Plan follows the outlined comprehensive and coordinated strategies for addressing these needs in of the five priority goals. The FY 2023 Annual Action Plan serves as the fourth year of the Five-Year Strategic Plan. The Program Year (2023) plan and budget is comprised of the FY 2023 entitlement fund from HUD to the Greenville County, namely, Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME) and Emergency Solutions Grants (ESG); and as well as CDBG and HOME Program Income. Other local government support fund such as the Affordable Housing Fund (AHF) and Greenville County American Rescue Plan (ARP) obtained from the County Administration are also included, as they are extremely crucial resources in the furtherance of affordable housing and community development strategies in the County.

The Greenville County's allocation for FY 2023 Entitlement funds is a total of **\$4,219,926** consisting of **\$2,730,467 in CDBG, \$1,255,180 in HOME and \$234,279 in ESG**. Additionally, a total of **\$510,400 in HOME Program Income, \$416,154 in CDBG program Income, and \$876,923 in Mortgage loan** fund are **also included**. A total of \$1,000,000 of the Greenville County Affordable Housing Fund (AHF), being the 5th allocation round of the funding, since it's inception in 2019; \$5,000,000 from the Greenville County American Rescue Program Fund are part of the FY 2023 Annual Action funding resources. These local funds will support housing development and necessary infrastructure improvements to ensure housing affordability and availability are attainable. The funding resources for FY 2023 budget are proposed to support the increase and preservation of affordable housing in Greenville County, address homelessness, improve physical improvement to the community, provide economic development opportunities and at the same time revitalize specific master plan community. The GCRA will also provide an additional \$26,000 from unrestricted fund to support housing and community development needs in the County.

The strategies and initiatives identified in the FY 2023 Annual Action Plan, using the funding sources are consistent with recommendations cited FY 2020-2024 Consolidated Plan goals and as well as the 2018 and 2020 Greenville County Affordable Housing Study report.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The County's five (FY 2020 Con Plan) goals are (1) **Affordable Housing**, (2) **Addressing Homelessness**, (3) **Community Development** (4) **Economic Development**, and (5) **Neighborhood Revitalization**. The specific proposed number of units per strategy goal are as follows:

Affordable Housing: The following strategies are being implemented by County to make affordable housing accessible and attainable to the residents of Greenville County and to meet respective needs: (1) Provide homeownership units. (2) Preserve existing housing units through repair or rehabilitation programs. (3) Provide rental units. (4) Provide housing for special needs population. (5) Provide permanent housing with support services (6) Provide down payment assistance (7) Provide rental assistance for literally homeless and at risk of homeless persons (8) Provide affordable permanent end mortgage financing (9) Advocacy and promotion of affordable housing and Fair Housing opportunities. **A total of 463 housing units are proposed to meet the goal using the above-mentioned strategies.** 18 units of new construction townhomes and single-family residences to be sold to households ranging from 30-50% AMI, 51-60% AMI, and up to 100% AMI.

- 40 units proposed for repair programs targeted for or rehabbed to preserve existing housing through repair or rehabilitation for seniors, allowing them to age in place, and for households living with disabilities, providing accessible to households with disabilities.
- 320 new affordable housing rental units projected to be built with rent levels ranging from below 30% AMI up to 80% AMI, including a housing project that will provide permanent housing for victims of domestic violence in Greenville County
- 25 households anticipated to be assisted with down payment assistance to purchase their first home.
- 2 Rental units rehabbed by investors to provide decent housing to low-income households.
- 2 households assisted with homeowner rehabilitation program.
- 11 rental rehabs of GCRA aquired properties for affordable rental units

Homelessness. A total of 45 households/individuals will be assisted with Homeless Prevention and or Rapid Rehousing if literally homes. Additionally, some of the homeless households or families leaving from domestic violence will be provided permanent support housing within the partner rental housing

units. Additionally, funds will also be provided to various homeless providers for their shelter and outreach programs.

Community Development : The community development goal includes Infrastructure improvements, facility improvements, demolition to address slum and blight, and public service activities conducted by subrecipients. Some of the following projects had been initiated and continued from previous years:

- Emanuel Sullivan handicapped Accessible bathrooms in Fountain Inn
- Miller and old Mill Road Sidewalk project in Mauldin
- Demolition of substandard and blighted properties countywide
- Brutontown infrastructure improvements
- Gridley Place in San Souci planning and rezoning for upcoming proposed housing development project
- Pickleball Courts in the Needmore Community in Greer
- 17 subrecipients were selected to administer public service activities to low- and moderate-income households and individuals countywide, including funding for senior centers, after school programs, emergency assistance, prescription assistance, financial literacy, fair housing counseling, and other supportive services, meals and salary and benefits for staff

objectives and outcomes continued

Economic Development : GCRA is proposing and has budgeted for 4 businesses to receive ED loans of up to \$25,000, and 6 more to participate in our façade improvement program. This is projected to create 10 jobs and assist 10 businesses.

Neighborhood Revitalization Priority: Proposed housing and infrastructure improvements will continue to be carried out in the Brutontown Community, a strategy neighborhood in the County and as well as the Sunnyside Community in Greer. Partnering with the Greenville Legislative Delegation Transportation Committee resulted in a grant of \$1.05 million dollars matching our CDBG funding to develop the Brutontown Community.. Facility and infrastructure improvement projects are planned for the Needmore Community in FY 2022. These planned projects help to develop and address neighborhood revitalization plans and prioritize plan activities. Furthermore, Grant Assistance Funds are provided to low- and moderate-income neighborhoods to encourage capacity building opportunities/ability to form a Neighborhood Association and encourage grass root leadership opportunities.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The County is continuing to focus on the same goals as the previous year as these goals still address the needs of the community. Last year's Consolidated Annual Performance Evaluation Report (CAPER) illustrated our accomplishments by goal and funding source. Expenditure highlights are as follows.

Approximately 45% of last year's expenditures were in support of affordable housing, and our second largest spending category being community development at around 30% of total disbursements. Although addressing homelessness is a high priority goal our expenditures would not reflect that as the ESG allocation is only a fraction of the other programs. Despite that, the need for funding to address and prevent homelessness in Greenville County remains high, illustrated by GCRA, and our partners expending 100% of the ESG-CV allocation, and in the last program year alone expending 7.5 times the amount of the County's typical annual ESG allocation. In the last PY, GCRA disbursed \$6,139,317 of CDBG, HOME, and ESG annual entitlement funds (including Program Income (PI)) \$2,287,438 of CDBG-CV and \$1,802,202 in ESG-CV for a total of \$10,228,967 in total disbursements. This is a 38% increase over last year's total expenditure of \$7,434,182.

The FY 2021 Community Development Financial Summary (PR-26) report indicates that a total **98.66%** of the County's CDBG fund was used to directly benefit low- and moderate-income households for the reporting year, of which **9.33%** of the fund was used for public service activities and **14.18%** was used on planning and administrative activities. The County's percent benefit to low/mod persons for our multi-year certification covering PY 2019, 2020, 2021 is **93.23%**. The County's CDBG expenditures are in compliance with the statutory requirements for the fund. Similarly, CDBG-CV, PR-26 reported that **70.81%** of the CDBG-CV fund was used to address public service activities and **18%** was used on the Planning and Administration. Sixty percent of the 2021 ESG Allocation was committed to the Emergency Shelter and Street Outreach components. **Seven and half percent** of the allocation was committed and drawn for Admin costs, and **94%** of the FY 2021 ESG Grant had been expended by 10/5/2022. ESG subrecipients provided match for approximately **\$739,691** with sources from private, other Federal funds and Greenville County general fund dollars, exceeding the 1:1 match requirement for ESG fund. GCRA expended a total of **95%** of the cumulative ESG-CV funding with **10%** of this being for Administration.

GCRA and the developers and subrecipients we partner with have projects and programs which span multiple years. As such, the County's goals remain the same, while our projects (AP-35) reflect on-going projects from past years as well as new projects for the upcoming year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

GCRA conducts a robust citizen participation process which allows Greenville County citizens to participate in and comment on the development of the plan. Greenville County is an Urban County in which 5 municipalities within Greenville County elect to have GCRA administer their share of funding within their municipal boundaries.

For each of the 5 municipalities, a summary of the 2023 Annual Action Plan (including The amount of assistance the jurisdiction expects to receive (including grant funds and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income.) was presented at a public hearing during the City Council meeting, allowing citizens to comment on the planned activities for the upcoming year. A combined notice of public comment period and public hearing was published in the Greenville News in English and Spanish, and released approximately 14 days prior to the City Council/Public Hearings. The dates of those public hearings were:

- Fountain Inn 2/9/2023
- Greer 3/14/23
- Mauldin 3/20/2023
- Simpsonville 2/14/2023
- Travelers Rest 2/16/2023

Citizens were encouraged to provide comment, although no public comments were received. Each municipality adopted a resolution approving of the projects in their jurisdiction.

GCRA also released an English and Spanish combined notice of public hearing and public comment period through the Greenville News. The dates of this Countywide public hearing and comment period were as follows:

Date of Public Notice: April 2, 2023

Date of Public Comment Period: April 13, 2023 – May 15, 2023

Date of Public Hearing: April 13, 2023

Internal approval dates of 2023 AAP :

o GCRA Board Approval: April 26, 2023

o Greenville County Council Finance Committee: May 8, 2023

- Committee of the Whole: May 16, 2023

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No official public comments on the plan were received, although the feedback received from the public hearings in the participating municipalities and county members were favorable. GCRA was commended for their work. They further stated projects met their priority needs. GCRA's partners commended GCRA for their work and continued partnership with them in providing financial support to their affordable housing and public services and as well as the leadership guidance they provide to the community. GCRA staff extended their appreciation for their work in helping to meet the outcome of the goals and mutual partnership with the agencies in administering all funds.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments received.

7. Summary

The Greenville County Consolidated Plan FY2020-2024 (Con Plan) identified the following five priority goals: **Affordable Housing, Addressing Homelessness, Community Development, Economic Development and Neighborhood Revitalization**. Despite progress being made in this priority goals, there is still much to be achieved. Greenville County continues to leverage its federal funding by providing gap financing to build affordable housing in an environment of rising construction and financing cost, typically providing on average \$1 to every \$37 dollars of project cost. This is achieved by programming HOME and local Affordable Housing Fund (AHF) dollars into the most shovel ready projects.

As the Greenville County HOME-ARP Allocation Plan recently showed, the needs and gaps around homelessness continue to be present, with gaps in shelter, housing, and services. In partnership with The Greenville County Human Relations Commission, Homeless Prevention and Rapid Rehousing funding continues to be efficiently deployed to households in need in the County. The homeless service providers we partner with rely on funding their programs partly with Emergency Solutions Grant (ESG) funding in order to provide emergency shelter and outreach to citizens of Greenville County, providing over 1,300 households with shelters services last fiscal year as reported on our CAPER.

Greenville County continues to fund community development for local agencies providing a wide variety of CDBG eligible public service activities, which are anticipated to serve approximately 12,000 persons this year administered by 17 subrecipients.

Our economical development goal has budgeted almost \$200,000 towards economic development loans or façade improvements to small businesses in the municipalities, which are expected to assist 10 businesses and create just as many jobs.

Our continued investment in providing funding for special emphasis neighborhoods to promote capacity building rounds out the focus on our five priority goals.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GREENVILLE COUNTY	Greenville County Redevelopment Authority
HOME Administrator	GREENVILLE COUNTY	Greenville County Redevelopment Authority
ESG Administrator	GREENVILLE COUNTY	Greenville County Redevelopment Authority

Table 1 – Responsible Agencies

Narrative (optional)

The Greenville County Redevelopment Authority is the administrator of the Greenville County's Entitlement funds from the U.S. Department of Housing and Urban Development. This designation was established through a Cooperative Agreement between the County of the Greenville and the five participating Municipalities, namely Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest.

Consolidated Plan Public Contact Information

Imma Nwobodu

Program Director

Greenville County Redevelopment Authority

301 University Ridge,

Suite 2500

Greenville, SC 29601

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Greenville County Redevelopment Authority (GCRA) is the lead agency, responsible for the preparation and implementation of the Consolidated and Annual Action Plan. The Greenville County Redevelopment Authority is governed by a twelve-member board, representing each of the County Districts and appointed by the County Council. GCRA administers the County's CDBG, HOME and ESG programs. GCRA also works closely and provides technical assistance to the five cooperating municipalities participating in the Greenville County urban county program. GCRA partners with various development partners (non-profit and for-profit agencies) and as well as other public agencies, leveraging funds and resources to successfully accomplish the Consolidated and Annual Action Plan.

GCRA administers the Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant programs. GCRA seeks other funding sources for leveraging to implement housing, facility, and infrastructural projects. Since 2019, the County Administration has been providing additional funds (**Affordable Housing Fund**) to GCRA as additional subsidy to make affordable housing attainable in Greenville County. This has assisted in achieving affordable, decent, and sustainable housing projects. These added funds serve as added incentives to LIHTC developers and other affordable housing developers in Greenville County, to providing very low-income households with access to sustainable and affordable housing in their communities in Greenville County, despite the rising housing cost in the County.

GCRA staff coordinates resources and partners with other County agencies to ensure correlation and coordination of resources to the communities served. The Greenville County Planning Department administers the County's zoning and subdivision regulations, and is responsible for comprehensive and specialized planning efforts, including the County General Development Plan. They also assist in completing neighborhood master plans for each of our special emphasis neighborhoods. Furthermore, the identification of various housing typologies and affordable need in the housing elements of the County and its participating municipalities Comprehension plans, creates opportunities for funding opportunities for affordable housing.

Additionally, the County's Public works, Engineering department and the CoTransCo Engineering firm, working as the engineering group with Greenville Legislative Delegation Transportation Commission (GLDTC) also know as the C-Fund projects have assisted with infrastructure improvement, by including some of the streets in our special emphasis neighborhoods on their paving programs. This will continue to help leverage the CDBG funds for road improvement.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

GCRA as the administrator of Community Planning and Development programs from HUD for Greenville County is often active and coordinates efforts in Greenville County around advocacy and creation of affordable housing, funding for homelessness services, and community development programs including infrastructure development, public services and economic development.

GCRA coordinates with the two public housing authorities which operate in Greenville County, The Greenville Housing Authority, and the Greer Housing Authority, to ensure that our goals and efforts towards those goals, namely around affordable housing, are complimentary to one another. The PHAs are providing Housing Choice Vouchers, Project Based Vouchers, financial self-sufficiency programs and act as developers, all for the goal of affordable housing. GCRA has a different set of tools at its disposal, but also for the creation and preservation of affordable housing. Most recently GCRA engaged in consultation with the PHAs to gain insight about the barriers their client are facing when searching for affordable housing. This insight helped inform the creation of the HOME-ARP Allocation Plan for Greenville County.

GCRA is also one of a few sources of local, low interest (or grant) gap financing for affordable housing development in Greenville County. The majority of affordable housing development applications which GCRA received include a mixture of Low-Income Housing Federal Tax Credits, State Tax Credits, Permanent Bank Debt, and or low to no interest forgivable loans from SC Housing. Our housing partners include Homes of Hope, United Housing Connections (UHC), Nehemiah Community Development Revitalization Corporation, Habitat for Humanity, Mercy Housing Southeast, NHE, and MPeters Group. Typically developers will consult with us in their project planning to determine which funding source, including our local AHF, would work best within their project, with consideration to the unit restrictions. This ongoing dialogue and coordination with developers results in our housing development program (including HOME and AHF funding) being in high demand.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The GCRA is in partnership with the Upstate Continuum of Care (CoC). The focus is on addressing homelessness in the County, through coordinated support services and transitional and permanent housing. Some of policies being implemented are as follows:

a) Prevent recurrent homelessness through changing discharge policies, retention programs to assist the formerly homeless to remain housed, creation of a 2-1-1 information/referral system, transportation improvements, and identification of additional resources to implement these goals. Efforts are under way to establish homeless courts and prepare educational tools to broaden local support for new homeless relief strategies.

b) Improve services to homeless families/individuals through improved cooperation with law enforcement and justice system actors, broader evaluation of homeless service providers, added outreach programs, and investigation of possible special needs shelters.

c) Meet monthly with Greenville Homeless Alliance (GHA) to collaborate and discuss how to end homelessness and ensure that needed services are easily available. GHA serves as a resource and advocacy organization to the COC.

The CoC members meet weekly to discuss the progress of their individual programs and as well how to continually collaborate and address the homeless issues and concerns. Some of the CoC members address chronically homeless clients, families with children, veterans, and unaccompanied youth. Information or programs conducted by CoC members are shared and coordinated efforts amongst the members are shared. The members also reach out to outside partners to further assist to address specific homeless needs, e.g., public agencies, such as staff from GCRA, Greenville County offices, City of Greenville, Greenville Housing Authority etc. also attend the monthly CoC meetings. The CoC adopted assessment tool is the **VI-SPDAT** stands for Vulnerability Index Service Prioritization Decision Assistance Prescreen Tool. The VI-SPDAT is the prioritization assessment instrument used by all participating programs for people who enter the homelessness system. It helps identify who should be recommended for each housing and support intervention, moving the discussion from simply who is eligible for a service intervention to who is eligible and in greatest need of that intervention. All COC members use this system for Rehousing of homeless clients.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Annually, the County's Emergency Solutions Grant fund is made available via a proposal format to the agencies all CoC members in the County and as well as any nonprofit agencies that focuses on addressing homeless needs. The Greenville County Redevelopment Authority publishes funding availability notice on the local newspapers, the County and GCRA websites. Training session regarding the ESG program and eligibility activities are presented to the public. Applicants are given 2 months from the date of notice of funding availability to complete and submit their applications with appropriate backup required information. The funds are provided to successful homeless providers/applicants and are used for ESG eligibility items, addressing outreach, shelter, and transitional housing needs. All approved Subrecipient funds are required to show Matching funds for their programs. Funds are made also available for case management services and financial assistance to address homeless prevention and rapid rehousing for individuals or households, which are at risk of homelessness or literally homeless. All of Greenville County's CoC members are required to enter clients data in the County's HMIS. The HMIS is administered and coordinated by the United Housing Connections which serves as the COC. Funds for HMIS licenses are made available through the ESG fund

to agencies funded by the County. The County allocated 60 percent of its ESG funds for Shelter and outreach activities. A total of 7.5 percent of fund was allocated for administration of the program, the remainder of the fund is allocated for Prevention, Rapid Rehousing and HMIS activities. Allocation for direct financial assistance for Prevention and Rapid Rehousing is at a ratio of 2:1 respectively, since the CoC has supplementary Rapid Rehousing funding as an additional source because Rapid Rehousing funds are available via the COCs allocation.

GCRA partners with the CoC- Housing Determination Committee for Rapid Rehousing , through the Coordinated Entry System to assist chronically homeless individuals and families with financial assistance with deposits, rents, and utility payments to immediately provide housing to homeless persons without delay, thereby, shortening the period of homelessness. GCRA's priority listing are ranked as follows: (1) Families with Children (inclusive of veterans with children) (2) Veteran individuals (3) others. Through the Coordinated Entry system, all Rapid Rehousing clients are referred to GCRA for rental assistance. Intake process is conducted via ESG subrecipient Greenville County Human Relations Commissions (GCHRC) case manager. In collaboration with the CoC, GCRA anticipates recommendations that will be useful in prioritizing areas of funding to address community needs.

The COC also conducts the point in time count which counts all sheltered and unsheltered homeless persons; participates in the consolidated plan; consults with ESG subrecipients reporting evaluation performance, coordinated assessment, written standards, and all HMIS data

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	United Housing Connections
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey.
2	Agency/Group/Organization	SUNBELT HUMAN ADVANCEMENT RESOURCES, INC. (SHARE)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
3	Agency/Group/Organization	GReenville County Human Relations Commission
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting, survey and request for information.
4	Agency/Group/Organization	Homes of Hope, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
5	Agency/Group/Organization	Community Works Carolina
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
6	Agency/Group/Organization	GREENVILLE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
7	Agency/Group/Organization	Pendleton Place
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
8	Agency/Group/Organization	SAFE HARBOR
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey

9	Agency/Group/Organization	HABITAT FOR HUMANITY OF GREENVILLE COUNTY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
10	Agency/Group/Organization	Unity Health on Main
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey
11	Agency/Group/Organization	GREENVILLE FREE MEDICAL CLINIC
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partner meeting and survey

Identify any Agency Types not consulted and provide rationale for not consulting

This is not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Housing Connection	Homeless Strategies identified in the Upstate Continuum of Care

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

GCRA conducts a robust citizen participation process which allows Greenville County citizens to participate in and comment on the development of the plan. Greenville County is an Urban County in which 5 municipalities within Greenville County elect to have GCRA administer their share of funding within their municipal boundaries.

For each of the 5 municipalities, a summary of the 2023 Annual Action Plan (including The amount of assistance the jurisdiction expects to receive (including grant funds and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income.) was presented at a public hearing during the City Council meeting, allowing citizens to comment on the planned activities for the upcoming year. A combined notice of public comment period and public hearing was published in the Greenville News in English and Spanish, and released approximately 14 days prior to the City Council/Public Hearings. The dates of those public hearings were:

- Fountain Inn 2/9/2023
- Greer 3/14/23
- Mauldin 3/20/2023
- Simpsonville 2/14/2023
- Travelers Rest 2/16/2023

Citizens were encouraged to provide comment, although no public comments were received, however, the City Council members and Mayors of the Municipalities commended GCRA for their work and activities carried out. Each municipality adopted a resolution approving their respective allocation and projects in their jurisdiction.

GCRA released an English and Spanish combined notice of public hearing and public comment period through the Greenville News. The dates of this Countywide public hearing and comment period were as follows:

Date of Public Notice: April 2, 2023

Date of Public Comment Period: April 13, 2023 – May 15, 2023

Date of Public Hearing: April 13, 2023

Internal approval dates of 2023 AAP :

o GCRA Board Approval: April 26, 2023

o Greenville County Council Finance Committee: May 8, 2023

- Committee of the Whole: May 16, 2023

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	City of Fountain Inn - City Council Members, Mayor, City Officials, Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds.	Na	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	City of Simpsonville - City Council Members, Mayor, City Officials, Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds.	NA	
3	Public Hearing	Non-targeted/broad community	City of Travelers Rest - City Council Members, Mayor, City Officials, Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds.	NA	
4	Public Hearing	Non-targeted/broad community	City of Greer - City Council Members, Mayor, City Officials, Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Residents of Public and Assisted Housing	City of Mauldin - City Council Members, Mayor, City Officials, Residents of the City	Commended GCRA Staff for their successful implementation and administration of the County's entitlement funds.	NA	
6	Public Hearing	Non-targeted/broad community	County of Greenville - No attendance on day of meeting.	NA	NA	
7	Public Meeting	Non-targeted/broad community	Non-profit service providers for public service and homeless providers attended the CDBG - Public Service and Emergency Solutions Grant meeting and training session for the FY 2022 funding application and participation process. This year non-profits providing housing attended the HOME application training.	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Residents of Public and Assisted Housing	Housing Providers training sessions for HOME and Affordable Housing Fund to develop affordable housing units in the County.	NA	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Greenville County's allocation for FY 2023 Entitlement funds is a total of **\$4,219,926** consisting of **\$2,730,467** in CDBG, **\$1,255,180** in HOME and **\$234,279** in Emergency Solutions Grant. Additionally, the County is also projecting a total of **\$510,400** in HOME Program Income, **\$416,154** in CDBG program Income, and **\$876,923** in Mortgage loan fund. The Greenville County Redevelopment Authority shall also provide an additional **\$26,000** from unrestricted fund with the administration and management of the projects and programs. Furthermore, the County Administration will provide **\$1,000,000** for Affordable Housing Fund (AHF) for furtherance of affordable housing. This will be the 5th allocation since the inception of the AHF program in 2019. Furthermore, because of the American Rescue Fund, the County is allocating approximately, **\$5,000,000** to further support infrastructure and development opportunities to make affordable housing attainable. These funds are used as leverages to support the increase and preservation of affordable housing in Greenville County.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,730,467	416,154	0	3,146,621	2,730,467	To assist low- and moderate-income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,255,180	510,400	0	1,765,580	1,255,180	To increase the supply and provide access to decent and safe affordable housing for low- and moderate-income persons/households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	234,279	0	0	234,279	234,279	Used to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. To prevent homelessness and provide housing opportunities to households that are literally homeless.
Other	private	Admin and Planning Housing Other	26,000	0	0	26,000	0	Administration and operational costs and other supportive activities towards community development and affordable housing in the County.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning New construction for ownership Other	876,923	0	0	876,923	800,000	To provide affordable low interest end mortgages to first time homebuyers.To develop affordable housing in the Brutontown Community, a strategy community.To acquire properties for development of affordable housing in the Brutontown community.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,000,000	0	0	1,000,000	0	To provide funding as an additional leverage for affordable housing development and acquisition of properties to develop homeownership and rental units for low, moderate and middle income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	5,000,000	0	0	5,000,000	0	To provide funds for acquisition, demolition, infrastructure, rehabilitation and new construction of affordable housing development for homeownership and rental units for low and moderate and middle income households.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Greenville County’s Affordable Housing Fund (GCAHF) has tremendously assisted in providing additional subsidies to affordable housing projects in the County. The funding source has been used to gap finance and leverage the County’s Entitlement funds (HOME & CDBG), in addressing affordable housing needs in the County, ensuring affordability and sustainability of the projects. The combination of the use of HOME, CDBG, GCAHF and private donations for the last five years, since 2019 have enabled the County to approve 630 affordable housing units and necessary

infrastructure improvements for Partners and GCRA-owned projects, in various phases of development and or completed targeted for low-, moderate- and middle-income households. For FY 2023 AAP, the County approved a total of 338 affordable housing units of which 322 units are from various housing developers/providers and 16 units will be developed by GCRA. A total of 318 of the Housing partners' affordable housing will be rental units and will be developed with a combination of the County's HOME funds, GCAHF, SC Housing - Low-income Housing Tax Credits (LIHTC), HUD multifamily 221d fund, State and National Trust Funds, Bank funds and partners' Equity. Four Homeownership units will be developed by Habitat for Humanity, using the **County's HOME – CHDO set aside fund for \$189,807 and \$91,000 from GCAHF**. The HOME CHDO fund will be matched with a total of \$936,200 from private donations, equity from Habitat for Humanity and \$91,000 from GCAHF. **The overall total estimated cost for all projects approved for FY 2023 is approximately \$85 million. The combined approved funding total is (HOME and AHF) is \$2,266,807. The leveraging ratio of the fund is approximately 1:37 of other funding sources for the housing projects/programs.** The NHE's Parkside at Butler project, consisting of 72 rental units in the City of Mauldin, is complete and in leasing phase. This project is partly funded with LIHTC fund.

Additionally, the infrastructure improvement for the proposed 36 units Fairview Townhomes has been completed. Approximately \$320,000 of Greenville County American Rescue Program (ARP) fund was used to leverage the CDBG fund. GCRA is proposing to develop phase 1 of the housing units, comprising 14 units. The project is currently in the bid process. The County ARP fund and GCAHF will be used to leverage the HOME fund for construction of the proposed 14 homeownership units. Additionally, a total of **\$ 367,500** in matching funds are proposed from ESG Subrecipients. A total of \$216,708 were allocated. The sources of the matching ESG fund are from private donations/ grants and Greenville County General Fund.

Listing of ESG match Funds are as follows:

SHARE \$22,000; United Ministries \$100,000; Pendleton Place \$49,000; United Housing Connections \$82,000; Bootfoot \$4,500; Greenville County Human Relations \$50,000 and Greenville County Redevelopment Authority \$60,000.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Gridley properties in the San Soucci community (previously a burnt church and dilapidated vacant gym building) were acquired and demolished by GCRA. This site will be planned for 14 attached housing units in the future. The rezoning and subdivision plans and applications are being prepared and will be submitted for the July Public hearing. GCRA owns a 3-acre site on Fairview Street in the Greer – Sunnyside community. The proposed plan is to develop 33 attached single-family units, consisting of 6 buildings of townhome style for mixed income homeownership units. The proposed target income will be low-, moderate- and middle-income households. The infrastructure improvement to serve the housing units is complete. This project is funded by CDBG and Greenville County -ARP fund. The first phase of the housing units comprising of 14 housing is in bid process. Construction is projected to begin in Summer 2023. The rezoning and subdivision of Phases 2D (Iola Street Area), Phase 4 (Emory and Marie Street) in the Brutontown Community have been approved. Infrastructure improvement is in process and are being funded by CDBG and the Greenville County Legislative Delegation Committee. The project is planned to provide 28 homeownership and rental affordable housing units in the Brutontown community (14 townhomes for homeownership units and 14 stacked duplexes for senior and family rental units).

Discussion

The Greenville County HOME-ARP Plan was approved in April 2023. Although the HOME-ARP was allocated in FY 2021 allocation, all proposed activities will be implemented starting this current Fiscal year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	DH-1 Homeownership	2020	2024	Affordable Housing	Simpsonville Travelers Rest GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Greer - Sunnyside Countywide	Housing Need	CDBG: \$90,000 HOME: \$1,037,182 Greenville County - ARP: \$2,500,000	Homeowner Housing Added: 18 Household Housing Unit
2	DH-2 Homeowners	2020	2024	Affordable Housing	Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Countywide	Housing Need	CDBG: \$25,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	DH-3 Homebuyers	2020	2024	Affordable Housing	GREENVILLE COUNTY - UNINCORPORATED	Housing Need	Mortgage Loan Fund: \$210,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	DH-4 Special Needs - Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	Simpsonville GREENVILLE COUNTY - UNINCORPORATED	Housing Need	CDBG: \$176,278	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 61 Household Housing Unit
5	DH-5 Rentals	2020	2024	Affordable Housing	Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Countywide	Housing Need	CDBG: \$176,372 HOME: \$287,003 Greenville County Affordable Housing Fund: \$759,090	Rental units constructed: 202 Household Housing Unit Rental units rehabilitated: 16 Household Housing Unit
6	DH-6 Permanent Supportive Housing	2020	2024	Homeless	GREENVILLE COUNTY - UNINCORPORATED	Housing Need Homeless Need Special Needs	Greenville County Affordable Housing Fund: \$225,000	Rental units constructed: 116 Household Housing Unit
7	DH-7 Homelessness - At Risk	2020	2024	Homeless	Countywide	Homeless Need	ESG: \$18,071	Homelessness Prevention: 20 Persons Assisted Other: 5 Other
8	DH-8 Homelessness - Rapid Rehousing	2020	2024	Homeless	Countywide	Homeless Need	ESG: \$18,071	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	DH-10 Homelessness - Shelter	2020	2024	Homeless	Countywide	Homeless Need	ESG: \$140,567	Homeless Person Overnight Shelter: 567 Persons Assisted
10	ED-2 Business Establishment and Expansion	2020	2024	Non-Housing Community Development Direct Financial Assistance to Businesses	Simpsonville MAULDIN GREER GREENVILLE COUNTY - UNINCORPORATED Countywide	Economic Development Need	CDBG: \$125,000	Jobs created/retained: 2 Jobs Businesses assisted: 4 Businesses Assisted
11	ED-3 Facade Improvement	2020	2024	Non-Housing Community Development Economic Development	Simpsonville Travelers Rest MAULDIN GREER Countywide	Economic Development Need	CDBG: \$50,000	Jobs created/retained: 5 Jobs Businesses assisted: 6 Businesses Assisted
12	SL-1 Blight Elimination	2020	2024	Affordable Housing	Simpsonville Travelers Rest GREER GREENVILLE COUNTY - UNINCORPORATED Countywide	Housing Need Neighborhood Revitalization Slum and Blight Elimination	CDBG: \$120,000	Buildings Demolished: 4 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	SL-2 Public Facilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Simpsonville GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Countywide	Housing Need Infrastructure Improvement Needs	CDBG: \$331,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
14	SL-3 Public Services	2020	2024	Non-Housing Community Development Assistance for COVID-19 Pandemic	Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Countywide	Community Development Needs	CDBG: \$367,500	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
15	SL-4 Infrastructure Improvements	2020	2024	Non-Housing Community Development	BRUTONTOWN COMMUNITY MAULDIN GREENVILLE COUNTY - UNINCORPORATED Countywide	Infrastructure Improvement Needs	CDBG: \$545,404	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	SL -5 Homelessness Services	2020	2024	Homeless	Countywide	Homeless Need	ESG: \$40,000	Other: 20 Other
17	SL-8 Fair Housing	2020	2024	Affordable Housing	Countywide	Housing Need Community Development Needs	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted
18	NR-2 Neighborhood Capacity Building	2020	2024	Non-Housing Community Development	Countywide	Neighborhood Revitalization		Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Other: 8 Other
19	PA-1 Project Management	2020	2024	Affordable Housing	Countywide	Housing Need Homeless Need Infrastructure Improvement Needs Community Development Needs Economic Development Need Neighborhood Revitalization Special Needs Slum and Blight Elimination	CDBG: \$1,101,317 HOME: \$441,395	Other: 5 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	DH-1 Homeownership
	Goal Description	Develop affordable, safe, and sustainable homeownership units in target communities. Support the development of affordable homeownership units through housing partners and GCRA. This is providing via funding opportunities and technical assistance. Acquisition and development for redevelopment of housing units for resale. Acquire and rehabilitate existing housing units for resale. Develop new affordable housing units for homeownership opportunities in Greenville County. Undertaken by GCRA and Habitat for Humanity
2	Goal Name	DH-2 Homeowners
	Goal Description	Administer the County-wide rehabilitation program for eligible homeowners
3	Goal Name	DH-3 Homebuyers
	Goal Description	Assist First Time homebuyers with financial assistance with direct homebuyers’ assistance to ensure purchase of affordable housing through the provision of down payment or closing cost towards their mortgage. This program is administered through GCRA's Housing Partners - Community Works Carolina and Homes of Hope.
4	Goal Name	DH-4 Special Needs - Housing
	Goal Description	Support the acquisition of properties and development of units, both homeownership and rental, for the elderly, families living with disabilities and the veteran population. Support the development of housing units for families living with disabilities. Provide rehabs to owner-occupied housing units of the elderly and persons with disability.

5	Goal Name	DH-5 Rentals
	Goal Description	<p>Develop new rental housing units throughout the County with housing partners and GCRA owned projects. Develop new rental housing units in the County through GCRA initiatives. Acquire and rehabilitate existing housing units for rental. Administer County-wide Investors program for eligible property owners.</p> <p>To rehabilitate GCRA acquired residential properties, to provide opportunities for preservation and/or increase the number of affordable rental housing units for low and moderate income households in the municipalities and unincorporated areas of the county.</p>
6	Goal Name	DH-6 Permanent Supportive Housing
	Goal Description	Support the acquisition, development and rehabilitation of permanent housing units for the homeless population with permanent supportive services in place. Support the development of Housing First Options in the County with permanent support services in the County
7	Goal Name	DH-7 Homelessness - At Risk
	Goal Description	Financial assistance to persons who are at risk of homelessness. Direct Financial assistance for persons facing eviction
8	Goal Name	DH-8 Homelessness - Rapid Rehousing
	Goal Description	Financial assistance to persons who are literally homeless
9	Goal Name	DH-10 Homelessness - Shelter
	Goal Description	Provide financial assistance to homeless providers, who offer emergency shelter beds and grandfathered-in transitional shelters, outreach activities, case management and other support services to the homeless population.
10	Goal Name	ED-2 Business Establishment and Expansion
	Goal Description	Provide Economic Development and Revolving loans to small business owners.

11	Goal Name	ED-3 Façade Improvement
	Goal Description	Provide Façade Improvement funds to business or property owners of commercial buildings in the Central Business Districts of the five participating municipalities, and the along Poinsett Highway commercial corridor
12	Goal Name	SL-1 Blight Elimination
	Goal Description	Demolish substandard housing units to eliminate blights in the municipalities and unincorporated neighborhoods in Greenville County
13	Goal Name	SL-2 Public Facilities
	Goal Description	Rehabilitation or adaptive reuse of public facilities, including, but not limited to, community and senior centers and parks to improve accessibility and address required updates.
14	Goal Name	SL-3 Public Services
	Goal Description	Continue to meet the eligible public service needs of Greenville County Citizens. Provide financial assistance to municipalities and other non-profit recipients for services to the elderly and disabled populations including, but not limited to, recreational, medical, meals, accessibility to healthy food, transportation, and other essential services. Provide financial assistance to municipalities and other non-profit recipients for services to low- and moderate-income families including, but not limited to, afterschool programs, mental and physical health, accessibility to healthy food, childcare services, transportation, mentoring and case management services for at-risk students. Provide education and outreach opportunities about issues affecting the county, including the needs of homeless population, people being pushed out of their neighborhood, and providing low-moderate-income individuals with housing resources. Provides one-on-one counseling, family counseling, and group counseling.
15	Goal Name	SL-4 Infrastructure Improvements
	Goal Description	Infrastructure improvement, consisting of but not limited to, pedestrian infrastructure, curbs, handicap ramps, gutter, sewer, stormwater, street lighting, traffic calming measures, and road pavement in Greer, Mauldin, Travelers Rest, Fountain Inn and Brutonton (Strategy neighborhood) and other Special Emphasis Communities in the County. Including improving substandard and antiquated sewer system to eliminate potential health hazards and provide sufficient capacity for the houses in the Communities.

16	Goal Name	SL-5 Homelessness Services
	Goal Description	Provide case management and assessment services providers towards Homeless Prevention and Rapid Rehousing and coordination of services.
17	Goal Name	SL-8 Fair Housing
	Goal Description	Provide fair housing activities, educational training through workshops, seminars, and community outreach. Address fair housing complaints and provide financial counseling services.
18	Goal Name	NR-2 Neighborhood Capacity Building
	Goal Description	Encourage Capacity building opportunities/ability for Neighborhood Associations through participation in Greenville Dreams, the Grant Assistance Program, providing technical assistance, and encourage the establishment of viable neighborhood associations.
19	Goal Name	PA-1 Project Management
	Goal Description	Support needed to plan and manage projects to assure accuracy and completeness and to oversee and overall administration of the County's entitlement funds and other funding sources.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects and programs planned for the upcoming year address the priority needs identified in the 2020-2024 Consolidated Plan and will be undertaken to further the goals identified in AP-20. The projects group together acquisition, disposition, housing development (new construction, owner-occupied rehab, rental unit rehab, and down-payment assistance), home repair, public service, public facilities and infrastructure, economic development (ED), façade improvement, demolition, and Emergency Solutions Grant activities which will taking place either in the unincorporated parts of Greenville County or within the municipalities. The County has identified approximately 50 projects and programs for FY2023.

Highlights and proposed accomplishments are as follows:

Housing related projects– 463 proposed units created or rehabbed, or households assisted by GCRA or housing partners

- Habitat for Humanity – Creekside, 4 single family homes, 31-50% and 51-60%
- Mercy Housing Southeast – The Belvedere, 88 rental units, under 30% up to 80% AMI
- NHE- Parkside at Butler II and Parkway East, 80 and 34 rental units, 30% - 80% AMI
- M Peters Group- Gordon Street, 116 rental units, under 60% and below AMI
- GCRA- Fairview Housing Development Townhomes, Phase I, 14 homeownership units to be priced as affordable for 50-100% AMI earners.
- CWC – First Time Homebuyers Program, 25 households
- Minor Home Repair program for Seniors, 40 households
- Rental Assistance – 45 households assisted (homeless or at risk of homelessness)
- Investor Rental Rehab, Homeowner Rehab, 4 households
- Rehabilitate GCRA acquired residential properties 11 units

Public Services projects – proposed over 11,000 persons assisted

- Senior centers, after school programs, emergency assistance, prescription assistance, financial literacy, fair housing counseling, and other supportive services, meals and salary and benefits for staff

ED projects – proposed 10 businesses assisted and 10 jobs created

- Grants and Loans to small businesses

Public Facilities/Infrastructure projects – 6 projects

- Emanuel Sullivan handicapped Accessible bathrooms in Fountain Inn
- Facility and ADA improvements at Needmore Community
- Miller and old Mill Road Sidewalk project in Mauldin
- Simpsonville ADA sidewalk construction
- Brutontown infrastructure improvements
- Gridley Place in San Souci planning and rezoning for upcoming proposed housing development project

Projects

#	Project Name
1	HOME & AHF - CHDO/Habitat For Humanity
2	CDBG - Disposition
3	CDBG - Economic Development and Business Loan
4	HESG 2023-Emergency Solutions Grant
5	CDBG - Facade Improvement Program
6	CDBG - Fountain Inn/Public Facility Improvement
7	HOME - Fountain Inn/New Construction
8	Public Service-CDBG/Fountain Inn/Subrecipient/CCS
9	Public Service-CDBG/Fountain Inn/Subrecipient/Parks & Rec./Senior Services
10	General Operational Delivery Cost
11	General Planning Administration
12	CDBG - Greer/Public Facility Improvement/Infrastructure Improvement
13	HOME & County ARP - Greer/New Construction
14	Public Service-CDBG/Greer/Subrecipient/Creative Advancement
15	Public Service-CDBG/Greer/Subrecipient/Greer Community Ministries
16	Public Service-CDBG/Greer/Subrecipient/Cannon Center - Seniors
17	Public Service-CDBG/Greer/Subrecipient/Needmore Center - Youth
18	Public Service-CDBG/Greer/Subrecipient/Greer Relief and Resources Agency
19	CDBG - Mauldin/Infrastructure Improvements
20	Public Service-CDBG/Mauldin Foundation/Senior Program
21	Public Service-CDBG/Mauldin/Subrecipient/Center for Community Services
22	HOME & AHF/Mauldin/NHE 600 Commerce St.
23	HOME & AHF/Mauldin/Mercy Housing
24	CDBG - Housing Rehabilitation
25	HOME - Simpsonville/Homeownership Development
26	CDBG - Simpsonville/Public Facility/Infrastructure Improvement

#	Project Name
27	Public Service-CDBG/Simpsonville/Subrecipient/CCS
28	Public Service-CDBG/Simpsonville/Subrecipient/Parks & Recreation/Senior Services
29	CDBG - Travelers Rest/Reconstruction of Housing
30	HOME - Travelers Rest/New Construction
31	CDBG - Brutontown/Infrastructure Improvement
32	MLF - Brutontown/Acquisition
33	HOME & MLF - Brutontown/New Construction
34	HOME & AHF/Greer/NHE
35	HOME & AHF/Unincorporated/M Peters Group/Gordon Place
36	CDBG - Unincorporated/Infrastructure
37	HOME - Unincorporated/New Construction/Reconstruction
38	MLF - Unincorporated/Permanent Financing
39	CDBG - Unincorporated/Home Repair Program
40	CDBG - Unincorporated/Home Repair Subrecipient/Habitat
41	CDBG - Unincorporated/Home Repair Subrecipient/Rebuild Upstate
42	Public Service-CDBG/Unincorporated/Subrecipient/Greenville Free Medical Clinic
43	Public Service-CDBG/Unincorporated/Subrecipient/Human Relations Commission
44	Public Service-CDBG/Unincorporated/Subrecipient/Meals on Wheels
45	Public Service-CDBG/Unincorporated/Subrecipient/Safe Harbor
46	Public Service-CDBG/Unincorporated/Subrecipient/Unity Health on Main
47	Public Service-CDBG/Unincorporated/Subrecipient/Upstate Warrior
48	CDBG - Demolition
49	CDBG - Rental Rehabilitation of GCRA acquired properties for affordable rental units.
50	HOME - Rental Rehabilitation of GCRA acquired properties for affordable rental units.

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funds is based on the identified priorities on housing, community development, economic development, homelessness, and neighborhood revitalization needs in the various communities and cities in the County. Habitat for Humanity being the CHDO, has total allocation of \$280,000 for their 2022 Housing project, comprising of a combination of HOME CHDO (\$188,277) and Affordable Housing Fund (\$91,723). GCRA will provide funds to three other housing partners in addition to Habitat using their FY 2023 HOME Allocation, AHF and Greenville County ARP funds. These projects will provide up to 320 housing units. Two of the projects from Mercy Housing SE (Belvedere) and NHE (Parkside at Butler II) are partly funded by using LIHTC and will provide rental opportunities for up to 168 households with income ranging from 20% AMI to 80% AMI. The units will be from 1 -3 bedrooms. An additional multifamily development is M Peters Group (Gordon Street Mill) is partly funded by HUD 221d will provide housing for 116 households. They have partnered with Safe Harbor and will provide

housing for families fleeing from domestic violence. The units are available for households earning up to 60% of the Area median Income. Community Works Carolina will continue to provide down payment Assistance program to first time home buyers.

Admin, Threshold and Cap Requirements:

ESG: Federal regulations require 60% of the total ESG annual allocation to be budgeted for Shelter and Outreach activities, as such GCRA has budgeted \$140,567 to subrecipients performing these activities. The funding is allocated to five Subrecipients - United Ministries, SHARE, United Housing Connections, Bootprint, and Pendleton Place.

Administration and Planning:

CDBG- A total of 20 percent or \$629,324 of the CDBG grant/Program Income (PI) is allocated for FY 2023, consisting of breakdown of \$546,093 in CDBG FY2023 allocation, and \$83,231 in PI. An additional total of 175,385 in Mortgage Loan Fund (MLF) is proposed.

HOME- A total of 10 percent of HOME fund or \$176,588 (10%) of the HOME grant /PI funds is allocated with the breakdown as follows: \$125,518 in HOME grant and \$51,040 in HOME PI.

ESG- A total of 17,571 (7.5%) of ESG is allocated to admin and planning.

CDBG Public Services Cap- A total of \$405,500 or 14.85% of the CDBG grant fund is allocated to subrecipients for public service activities in the Municipalities and the Unincorporated area of the County.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME & AHF - CHDO/Habitat For Humanity
	Target Area	GREER
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	HOME: \$188,277 Greenville County Affordable Housing Fund: \$91,723
	Description	Habitat for Humanity (Greenville County CHDO) will develop 4 affordable homeownership units in the Creekside Community in Greer, SC. The housing units target families earning up to 60% AMI. A total of 188,277 is being set aside for FY 2023 CHDO fund.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 housing units for families earning 50-60 percent of the AMI will be assisted.
	Location Description	The 4 new homeownership units will be in the Creekside neighborhood in Greer, SC.
	Planned Activities	Develop 4 new homeownership units in the Creekside neighborhood using the CHDO HOME funds in the Municipality of Greer, SC.
2	Project Name	CDBG - Disposition
	Target Area	JUDSON COMMUNITY BRUTONTOWN COMMUNITY GREER NEEDMORE FOUNTAIN INN SANCTIFIED HILL NEW WASHINGTON HEIGHTS Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-1 Homeownership DH-5 Rentals
	Needs Addressed	Housing Need

	Funding	CDBG: \$90,000 HOME: \$5,000 Unrestricted Fund: \$16,900
	Description	Upkeep, property maintenance and marketing of properties acquired with CDBG, or HOME funds that are to be sold or transferred for affordable housing or another eligible use or beneficiary.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20 Housing units consisting of single-family homeownership housing units for households earning up to 80 percent of the Area Median Income in the Community.
	Location Description	Greenville County wide and in the five participating Municipalities (except city of Greenville).
	Planned Activities	Activities include the upkeep of properties, lawn maintenance, legal proceedings and marketing.
3	Project Name	CDBG - Economic Development and Business Loan
	Target Area	Simpsonville MAULDIN GREER
	Goals Supported	ED-2 Business Establishment and Expansion
	Needs Addressed	Economic Development Need
	Funding	CDBG: \$125,000
	Description	Provide low interest business loans to new startups or existing business in the unincorporated areas in the County and in the Cities of Greer, Mauldin and Simpsonville. The goal is to assist approximately 4 businesses with low interest loan with the intend to create or retain 4 low- and moderate-income jobs in the County, outside city limits of Greenville.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Provide business loans for at least 4 small business owners towards their business for operating or capital improvement/equipment purchase. Each business owner must create or retain at least 1 low-and-moderate-income job.

	Location Description	The business will be in the County of Greenville and the Cities of Greer, Mauldin, and Simpsonville, excluding City of Greenville, South Carolina.
	Planned Activities	The Economic/business loan provided up to \$25,000 for small business owner of start up or existing small business for operating, capital and or equipment purchase. This creates opportunity for creation or retention of low-and-moderate income jobs.
4	Project Name	HESG 2023-Emergency Solutions Grant
	Target Area	Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-7 Homelessness - At Risk DH-8 Homelessness - Rapid Rehousing DH-10 Homelessness - Shelter SL -5 Homelessness Services
	Needs Addressed	Homeless Need
	Funding	ESG: \$234,279
	Description	Emergency Solution Grant project consist of the following activities: Administration, HMIS, Outreach & Shelter, HPRP services and HPRP direct financial assistance to clients. The funding allocations are as follows: ESG Admin.-\$17,571 (7.5% of the ESG allocations); HMIS - \$5,000; Shelter and Street Outreach - \$140,567 consisting of sixty percent (60%) of the total ESG fund(involving Subrecipients - Bootprint, United Ministries, SHARE, United Housing Connections, and Pendleton Place) and GCRA being responsible for direct financial assistance. Direct Financial Assistance: Prevention (\$18,071) & Rapid Rehousing (\$18,071) Total HPRP- \$36,142. HPRP services (Greenville County Human Relations)- \$35,000. Total HESG funds FY 2021- \$234,279. A total of \$2,156,140 of Match fund from the agencies are proposed from other federal, local, private, and other (donation) funds. The listing of the match funds is attached in the AD-26 section of the report.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	<p>Approximately 1500 persons of low-and-moderate-income individuals and houses will be assisted. Approximately 25 individuals or households will be prevented from being homeless.</p> <p>Approximately 25 literally homeless individuals or households will be assisted with new housing opportunities.</p>
	Location Description	Greenville County - County wide and as well as the municipalities of Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest with eligible activities and persons will be assisted. The City of Greenville does not have their own ESG fund, therefore, the County's allocated ESG fund are available to Shelter providers serving residents of the City of Greenville.
	Planned Activities	The funding allocations are as follows: ESG Admin.-\$17,571 (7.5% of the ESG allocations); HMIS - \$5,000; Shelter and Street Outreach activities is a total \$140,567, represents sixty percent (60%) of the total ESG fund and comprising of the following subrecipients and respective allocations:- United Ministries (\$52,757); SHARE (\$12,000); United Housing Connections (\$27,810); Footprint (\$3,000); and Pendleton Place (\$45,000). The GCRA is responsible for direct financial assistance for Homeless prevention and Rapid Rehousing. The proposed breakdown for direct financial assistance is Prevention (\$18,071) & Rapid Rehousing (\$18,071) Total HPRP- \$36,142. The HPRP services (Greenville County Human Relations) is \$35,000. Total HESG funds FY 2023- \$234,279
5	Project Name	CDBG - Facade Improvement Program
	Target Area	Simpsonville Travelers Rest MAULDIN GREER
	Goals Supported	ED-3 Facade Improvement
	Needs Addressed	Economic Development Need
	Funding	CDBG: \$50,000
	Description	Provide Facade Improvement to business/properties in Central Business District of the four participating Municipalities - Greer, Mauldin, Simpsonville, and Travelers Rest. The goal is to provide funding for 6 small business owners for facade improvements and to create or retain 6 low and moderate income jobs.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Provide up to \$5,000 of forgivable loans to business or property owners of commercial properties in the Central Business Districts in Greer, Mauldin, Simpsonville, and Travelers Rest. This creates opportunity for creation and retention of low-and-moderate-income jobs.
	Location Description	The funding is for facade improvement on commercial properties located in the Central Business District of Greer, Mauldin, Simpsonville, Travelers Rest.
	Planned Activities	Provide Facade Improvement to business/properties in Central Business District of the four participating Municipalities - Greer, Mauldin, Simpsonville, and Travelers Rest. The goal is to provide funding for 6 small business owners for facade improvements and to create or retain 6 low and moderate income jobs.
6	Project Name	CDBG - Fountain Inn/Public Facility Improvement
	Target Area	FOUNTAIN INN
	Goals Supported	SL-2 Public Facilities
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$91,756
	Description	Facility improvements to construct ADA bathrooms at the Emmanuel Sullivan Park in Fountain Inn. This project addresses handicap accessibility.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	People using the public facilities at Emanuel Sullivan Park in Fountain Inn.
	Location Description	Emanuel Sullivan Park in Fountain Inn.
Planned Activities	Facility Improvements addressing handicap accessibility for the public restrooms at the Emanuel Sullivan Park in Fountain Inn.	
7	Project Name	HOME - Fountain Inn/New Construction
	Target Area	FOUNTAIN INN SANCTIFIED HILL FOUNTAIN INN

	Goals Supported	DH-1 Homeownership DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$39,975
	Description	Development of new affordable housing unit in the City of Fountain Inn - in the Sanctified Hill Community, Woodside Community, or scattered sites in Fountain Inn.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	To develop affordable housing unit for either homeownership or rental for low-and-moderate-income family (earning 80% or below of the area median income).
	Location Description	The project will be in the Sanctified Hill Community, Woodside Community, or scattered sites in Fountain Inn.
	Planned Activities	Development of new affordable housing unit in the City of Fountain Inn - in the Sanctified Hill Community, Woodside Community, or scattered sites in Fountain Inn.
8	Project Name	Public Service-CDBG/Fountain Inn/Subrecipient/CCS
	Target Area	FOUNTAIN INN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provides case management and referral on health care services, adult literacy, early childhood education programs, family violence prevention and intervention programs, emergency relief, Latino activities, veterans activities, parent-child activities, community classes and events.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 190 families or individuals with annual income up to 80 percent of the Area Median Income.

	Location Description	City of Fountain Inn.
	Planned Activities	Provides case management and referral on health care services, adult literacy, early childhood education programs, family violence prevention and intervention programs, emergency relief, Latino activities, veterans activities, parent-child activities, community classes and events.
9	Project Name	Public Service-CDBG/Fountain Inn/Subrecipient/Parks & Rec./Senior Services
	Target Area	FOUNTAIN INN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provides exercise classes, health and recreational activities for seniors.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 700 seniors - limited benefit clientele will be assisted.
	Location Description	City of Fountain Inn
	Planned Activities	Provides exercise classes, health and recreational activities for seniors in Fountain Inn, SC.
10	Project Name	General Operational Delivery Cost
	Target Area	POE JUDSON COMMUNITY BRUTONTOWN COMMUNITY GREER NEEDMORE STERLING Simpsonville Travelers Rest MAULDIN GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Greer - Sunnyside

	Goals Supported	PA-1 Project Management
	Needs Addressed	Housing Need Infrastructure Improvement Needs Economic Development Need Special Needs Slum and Blight Elimination
	Funding	CDBG: \$471,993 HOME: \$264,837 Greenville County - ARP: \$250,000 Greenville County Affordable Housing Fund: \$100,000 Mortgage Loan Fund: \$131,538 Unrestricted Fund: \$3,900
	Description	Funds for direct costs associated with implementation oversight of affordable housing development, inspections of properties and infrastructure improvement conducted by GCRA. These funds are broken down as follows: \$409,570 in CDBG; \$64,423 in CDBG PI; 188,277 in HOME; \$76,560 in HOME PI; \$131,538 in MLF, \$3,900 in unrestricted fund, \$100,000 in AHF and \$250,000 in ARP.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	All projects requiring operations costs - inspection of properties and projects, construction activities conducted by GCRA.
	Location Description	Greenville County and all five municipalities, including Spartanburg County of Greer City Limits and Laurens County of Fountain Inn City limits.
	Planned Activities	Funds for direct costs associated with implementation oversight of affordable housing development, inspections of properties and infrastructure improvement conducted by GCRA.
11	Project Name	General Planning Administration

Target Area	BRUTONTOWN COMMUNITY Simpsonville Travelers Rest MAULDIN FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Greer - Sunnyside Countywide
Goals Supported	PA-1 Project Management
Needs Addressed	Housing Need Homeless Need Infrastructure Improvement Needs Community Development Needs Economic Development Need Special Needs Slum and Blight Elimination
Funding	CDBG: \$629,324 HOME: \$176,558 Greenville County - ARP: \$250,000 Greenville County Affordable Housing Fund: \$100,000 Mortgage Loan Fund: \$175,385 Unrestricted Fund: \$5,200
Description	Funding breakdown for Program Administration of the County's Entitlement fund for CDBG, HOME, ESG and MLF programs is shown as follows: CDBG allocation for a total \$629,324 (CDBG grant - \$546,093 and CDBG - PI - \$83,231 represents 20% of the CDBG & PI allocation of \$3,146,621; HOME for a total of \$176,558 (HOME grant \$125,518 and Program Income \$51,040) represents 10% of the HOME allocation; and Mortgage Loan Fund (MLF) - \$175,385 account for 20% of the MLF allocation of \$876,923. ESG - \$17,571 which accounts for 7.5% amount of the ESG allocation of \$234,279, however, this allocation is only shown under ESG project section****
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	All programs and projects administered by GCRA staff and oversight of all programmatic activities conducted for all funding sources.

	Location Description	Program administered by GCRA in Greenville, SC.
	Planned Activities	Funding breakdown for Program Administration of the County's Entitlement fund for CDBG, HOME, ESG and MLF programs is shown as follows: CDBG allocation for a total \$629,324 (CDBG grant - \$546,093 and CDBG - PI - \$83,231) represents 20% of the CDBG & PI; HOME for a total of \$176,558 (HOME grant \$125,518 and Program Income \$51,040) represents 10% of the HOME allocation; and Mortgage Loan Fund (MLF) -175,385 account for 20% of the MLF allocation. ESG - \$17,571 which accounts for 7.5% amount of the ESG allocation is shown under ESG project section. Additional local sources are \$100,000 from AHF and \$26,000 from GCRA unrestricted fund.
12	Project Name	CDBG - Greer/Public Facility Improvement/Infrastructure Improvement
	Target Area	GREER NEEDMORE
	Goals Supported	SL-2 Public Facilities
	Needs Addressed	Infrastructure Improvement Needs
	Funding	CDBG: \$179,994
	Description	Facility improvements addressing any eligible handicap accessibility activities or road and storm water improvement in Mountain View - Needmore Community.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	People living in the Mountainview/Needmore Community.
	Location Description	Needmore neighborhood in Greer, SC.
	Planned Activities	Facility improvements addressing any eligible handicap accessibility activities or road and storm water improvement in Mountain View - Needmore Community in the Municipality of Greer, SC.
13	Project Name	HOME & County ARP - Greer/New Construction
	Target Area	Greer - Sunnyside
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need

	Funding	HOME: \$150,751
	Description	Develop affordable housing in the City of Greer for homeownership units in the Fairview Housing Project.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Provide opportunity to develop affordable housing units in the Fairview Housing.
	Location Description	Development will be the Fairview Housing Project in the Sunnyside Community in Greer, SC.
	Planned Activities	Develop affordable housing in the City of Greer (Sunnyside community) for the proposed homeownership units in the Fairview Townhome development.
14	Project Name	Public Service-CDBG/Greer/Subrecipient/Creative Advancement
	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$11,000
	Description	Provides afterschool program for disadvantaged children at risk. Serving children from low-and-moderate-income households from the City of Greer.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 individuals from low-and-moderate-income households from the City of Greer will be served with Creative Advancement program.
	Location Description	Activities will be undertaken at the Creative Advancement Center, Greer, SC.
	Planned Activities	Provide a free afterschool program with tutoring for grades 4-9, followed by activities such as dance, music and art. Provides daily meals, physical fitness activities and related arts and craft supplies. Benefits disadvantaged children from low-and-moderate-income households.
15	Project Name	Public Service-CDBG/Greer/Subrecipient/Greer Community Ministries

	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$20,000
	Description	Provide meals for homebound, elderly and persons living with disabilities.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 elderly and or persons living with disabilities (limited clientele) will be assisted.
	Location Description	Activities will be at Greer Community Ministries, Greer, SC.
	Planned Activities	Mobile Meals for homebound, elderly and persons living with disabilities in Greer, SC.
16	Project Name	Public Service-CDBG/Greer/Subrecipient/Cannon Center - Seniors
	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provide instructions to seniors on pickleball equipment, purchase equipment and provide clinics with certified instructor.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 40 seniors in the Greer Community.
	Location Description	Activities will be undertaken at the Cannon Senior Center in Greer, SC.
	Planned Activities	Provide instructions to seniors on pickleball equipment, purchase equipment and provide clinics with certified instructor.

17	Project Name	Public Service-CDBG/Greer/Subrecipient/Needmore Center - Youth
	Target Area	GREER NEEDMORE GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$7,000
	Description	Provides summer camp that includes field trips, cultural activities and lunch.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 50 children living in Greer, SC.
	Location Description	Activities will be undertaken at the Needmore Center in Greer, SC.
Planned Activities	Provide summer activities and supplies at summer camps for income eligible children/youths in the City of Greer.	
18	Project Name	Public Service-CDBG/Greer/Subrecipient/Greer Relief and Resources Agency
	Target Area	GREER
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$17,000
	Description	Provides emergency assistance to Greater Greer community in Greenville County for financial assistance with rent or utilities, and prescriptions as well as new RENEW program and Charity Tracker database.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 70 households or 140 persons in the Greer Community.

	Location Description	Activities will be undertaken at Greer Relief and Resources Agency in Greer, SC.
	Planned Activities	Activities provided include emergency assistance for utilities, rent and mortgages for income qualifying households.
19	Project Name	CDBG - Mauldin/Infrastructure Improvements
	Target Area	MAULDIN
	Goals Supported	SL-4 Infrastructure Improvements
	Needs Addressed	Infrastructure Improvement Needs
	Funding	CDBG: \$98,756
	Description	Infrastructure improvements including sidewalk, curb, storm water along Miller Road/Old Mill.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate income households living in the Miller Place Housing Development will benefit.
	Location Description	The proposed sidewalks, curbs and gutter along Miller and Old Mills Roads.
	Planned Activities	Infrastructure improvement including sidewalk, curbs, gutter, storm water along Miller and Old Mill Road and any other eligible identified location.
20	Project Name	Public Service-CDBG/Mauldin Foundation/Senior Program
	Target Area	MAULDIN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$10,500
	Description	Provide services and recreational activities for Senior Citizens.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 450 Seniors in Mauldin.
	Location Description	The activities will be undertaken at the Mauldin Senior Center.
	Planned Activities	Activities to support the senior center in Mauldin including pickleball equipment update exercise equipment and gameroom equipment.
21	Project Name	Public Service-CDBG/Mauldin/Subrecipient/Center for Community Services
	Target Area	MAULDIN
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$5,000
	Description	Provides case management, referrals and asset attainment counseling.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve about 35 families.
	Location Description	Case management and asset counseling occur at the Center for Community Services.
Planned Activities	Provides case management, referrals and asset attainment counseling at the Center for Community Services for residents of Mauldin.	
22	Project Name	HOME & AHF/Mauldin/NHE 600 Commerce St.
	Target Area	MAULDIN
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$34,203 Greenville County Affordable Housing Fund: \$338,040

	Description	Develop 80 affordable rental housing units at 600 Commerce St in the City of Mauldin.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible individuals and families will benefit from the rental housing units. New construction of 80 rental units for individuals and households earning from 20% - 80% AMI and additionally for households living with disabilities.
	Location Description	The development project will take place at 600 New Commerce Court in Mauldin, SC.
	Planned Activities	Develop 80 affordable rental housing units with permanent support services at 600 New Commerce Court in Mauldin, SC. Targeted for households, earning 20% - 80% AMI.
23	Project Name	HOME & AHF/Mauldin/Mercy Housing
	Target Area	MAULDIN
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$52,000 Greenville County Affordable Housing Fund: \$46,050
	Description	Develop 88 affordable rental units
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit from this activity. Proposed for 88 individuals and households earning annual income range of 20% - 80% AMI. This includes households living with disabilities.
	Location Description	The development project will take place at 1215 E. Butler St. in Mauldin, SC.
	Planned Activities	Develop 88 affordable rental units with permanent support services at 1215 E. Butler St. in Mauldin, SC.
24	Project Name	CDBG - Housing Rehabilitation
	Target Area	Simpsonville GREENVILLE COUNTY - UNINCORPORATED

	Goals Supported	DH-4 Special Needs - Housing
	Needs Addressed	Housing Need
	Funding	CDBG: \$21,675
	Description	Rehabilitate the houses of income qualified residents.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income qualified residents in unincorporated areas will benefit.
	Location Description	The houses of income qualified owner-occupants.
	Planned Activities	Rehabilitate the houses of income qualified residents.
25	Project Name	HOME - Simpsonville/Homeownership Development
	Target Area	Simpsonville
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	HOME: \$77,770
	Description	Affordable housing development for homeownership benefitting LMI applicants in the city of Simpsonville.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	LMI qualified homebuyers will benefit.
	Location Description	Homeownership units will be in Simpsonville.
	Planned Activities	A homeownership units for low- and moderate-income homebuyers will be developed by GCRA.
26	Project Name	CDBG - Simpsonville/Public Facility/Infrastructure Improvement
	Target Area	Travelers Rest

	Goals Supported	SL-2 Public Facilities
	Needs Addressed	Infrastructure Improvement Needs
	Funding	CDBG: \$60,000
	Description	Infrastructure Improvements addressing ADA sidewalks accessibility in Simpsonville park.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	People using the public facilities in Simpsonville.
	Location Description	City of Simpsonville, SC.
	Planned Activities	Facility Improvements addressing ADA sidewalks accessibility in Simpsonville park.
27	Project Name	Public Service-CDBG/Simpsonville/Subrecipient/CCS
	Target Area	Simpsonville
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$12,000
	Description	Provides case management, referrals and asset attainment counseling.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve 250 individuals.
	Location Description	Case management and asset counseling occur at the Center for Community Services.
	Planned Activities	Provides case management, referrals and asset attainment counseling at the Center for Community Services for residents of Simpsonville.

28	Project Name	Public Service-CDBG/Simpsonville/Subrecipient/Parks & Recreation/Senior Services
	Target Area	Simpsonville
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$10,000
	Description	Provide funding toward exercise equipment, tables, chairs, billards and media equipment for seniors to participate in activities and programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 650 seniors.
	Location Description	The activities will be undertaken at the Simpsonville Senior Center.
	Planned Activities	Provide funding toward exercise equipment, tables, chairs, billards and media equipment for seniors to participate in activities and programs.
29	Project Name	CDBG - Travelers Rest/Reconstruction of Housing
	Target Area	Travelers Rest
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	CDBG: \$54,372
	Description	Fund the reconstruction of rental units in Traveler's Rest.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit.
	Location Description	The units will be in Traveler's Rest.

	Planned Activities	Fund the reconstruction of rental units in Traveler's Rest.
30	Project Name	HOME - Travelers Rest/New Construction
	Target Area	Travelers Rest
	Goals Supported	DH-1 Homeownership
	Needs Addressed	Housing Need
	Funding	HOME: \$35,930
	Description	New construction of housing units for eligible low and moderate income applicants.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income qualified families will benefit from the proposed activities.
	Location Description	The proposed development will be in the city limits of Travelers Rest.
	Planned Activities	
31	Project Name	CDBG - Brutontown/Infrastructure Improvement
	Target Area	BRUTONTOWN COMMUNITY
	Goals Supported	SL-4 Infrastructure Improvements
	Needs Addressed	Infrastructure Improvement Needs Neighborhood Revitalization
	Funding	CDBG: \$346,648 Unrestricted Fund: \$1,066,000
	Description	Infrastructure improvement in Brutontown Community involves 3 streets in the Brutontown community. The proposed plan is to construct the new Lola Wilson Street, expansion/extension of Emory and Greenbrier Streets in the Brutontown neighborhood. The project will consist of installation of new utility lines (storm and sanitary lines) curbs and gutter, sidewalks and road pavements.
	Target Date	6/30/2024

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The proposed infrastructure improvement in the Brutontown Community is for the construction of two new roads (Iola Wilson and Xanethane Norris) and expansion of Emory Street in Phases 2D and 4 in the Brutontown community. This project is part of the revitalization strategy for the Brutontown Community. The infrastructure improvement will consist of storm water management, (detention ponds), sidewalks, curbs, utility connections and road pavements. These roads will provide access to twenty-eight new housing units (7 duplex buildings) and fourteen townhomes. The housing units are affordable/workforce housing and will be a combination of rental units (14) and homeownership units (14). Seven of the rental units will be target for senior housing. The proposed income range will be from 30% and below and up to 100% AMI. Up to 70% of all units will be for households with an annual income of 80% and below of the AMI. The infrastructure improvement will be partly funded by the Greenville County Legislative Delegation Commission (C-Fund).</p>
	<p>Location Description</p>	<p>The infrastructure improvements will occur in Brutontown, a strategy neighborhood in the County in the phases 2D and 4 of the community. This will serve the proposed affordable rental and homeownership units planned for these phases of the community.</p>
	<p>Planned Activities</p>	<p>The proposed infrastructure improvement will provide opportunity for new affordable housing development along the subject streets. The proposed housing development will consist of homeownership and rental units serving low and moderate income households and middle income households. The housing units will be for seniors and families. Approximately 60-80 housing units are proposed and approximately 70 percent or more of the beneficiaries shall have income at 80 percent and below of the Area Median Income. The engineering conceptual plans for the three phases/streets have been completed.</p>
<p>32</p>	<p>Project Name</p>	<p>MLF - Brutontown/Acquisition</p>
<p>Target Area</p>	<p>BRUTONTOWN COMMUNITY</p>	
<p>Goals Supported</p>	<p>DH-1 Homeownership</p>	
<p>Needs Addressed</p>	<p>Housing Need</p>	
<p>Funding</p>	<p>Mortgage Loan Fund: \$250,000</p>	
<p>Description</p>	<p>Acquire properties for affordable housing development.</p>	
<p>Target Date</p>	<p>6/30/2024</p>	

	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit.
	Location Description	Properties are located in the Brutontown neighborhood.
	Planned Activities	Acquire properties for affordable housing development in the Brutontown neighborhood, our strategy area.
33	Project Name	HOME & MLF - Brutontown/New Construction
	Target Area	BRUTONTOWN COMMUNITY
	Goals Supported	DH-1 Homeownership DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$359,479 Mortgage Loan Fund: \$110,000
	Description	Construction of affordable homeownership units for eligible families in Brutontown.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit approximately 3 households/families in the Brutontown neighborhood.
	Location Description	The construction will occur in the Brutontown neighborhood (on Clay and Scott streets).
	Planned Activities	Construction of affordable homeownership units for eligible families in Brutontown.
34	Project Name	HOME & AHF/Greer/NHE
	Target Area	GREER NEEDMORE
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need

	Funding	HOME: \$50,000 Greenville County Affordable Housing Fund: \$375,000
	Description	Development of 34 affordable rental units - Needmore- Parkway East Apartments.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible individuals and families will benefit from the rental housing units.
	Location Description	Needmore Community in the city of Greer, SC.
	Planned Activities	Development of 34 affordable rental units -Parkway East Apartments in the Needmore Community in the city of Greer, SC.
35	Project Name	HOME & AHF/Unincorporated/M Peters Group/Gordon Place
	Target Area	BRANDON
	Goals Supported	DH-6 Permanent Supportive Housing
	Needs Addressed	Housing Need
	Funding	Greenville County Affordable Housing Fund: \$225,000
	Description	Develop 116 affordable rental units in the Brandon community.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project is targeted for 116 individuals and families earning upto 60% of AMI.
	Location Description	This subject site is located in the Brandon neighborhood in Greenville County.
	Planned Activities	Develop 116 affordable rental units in the Brandon community.
36	Project Name	CDBG - Unincorporated/Infrastructure
	Target Area	San Souci
	Goals Supported	SL-4 Infrastructure Improvements

	Needs Addressed	Infrastructure Improvement Needs
	Funding	CDBG: \$100,000
	Description	Upgrade and improve substandard utility or street improvement in the San Souci - Gridley Place neighborhood.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Families and individuals living in the San Souci neighborhood.
	Location Description	San Souci- Gridley Place neighborhood in unincorporated Greenville county.
	Planned Activities	Upgrade and improve substandard utility or street improvement in the San Souci - Gridley Place neighborhood.
37	Project Name	HOME - Unincorporated/New Construction/Reconstruction
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-1 Homeownership DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$180,000
	Description	Fund the construction of new rental and homeownership units in unincorporated areas.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible families will benefit.
	Location Description	The units will be constructed in unincorporated Greenville County.
	Planned Activities	Fund the construction of new rental units in unincorporated Greenville county to benefit income eligible families

38	Project Name	MLF - Unincorporated/Permanent Financing
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-3 Homebuyers
	Needs Addressed	Housing Need
	Funding	Mortgage Loan Fund: \$210,000
	Description	Homeownership assistance to LMI household by financing mortgage principle on housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Income eligible first time homebuyers will benefit.
	Location Description	Homebuyers in unincorporated Greenville County.
	Planned Activities	Homeownership assistance to LMI household by financing mortgage principle on housing.
39	Project Name	CDBG - Unincorporated/Home Repair Program
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-4 Special Needs - Housing
	Needs Addressed	Housing Need
	Funding	CDBG: \$119,603 Greenville County - ARP: \$180,397
	Description	Make limited repairs to low income, owner-occupied elderly or persons living with disability in Greenville County.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Up to 25 households could benefit from this activity.

	Location Description	The houses of income qualified owner-occupants will be in unincorporated Greenville county.
	Planned Activities	Make limited repairs to low income, owner-occupied elderly or disabled persons in unincorporated Greenville county.
40	Project Name	CDBG - Unincorporated/Home Repair Subrecipient/Habitat
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-2 Homeowners
	Needs Addressed	Housing Need
	Funding	CDBG: \$25,000
	Description	Provides home repairs, ramp building and grab bar installation for low income, elderly and disabled people in Greenville county.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 20 elderly or disabled families.
	Location Description	Homeowners in Greenville County are eligible.
	Planned Activities	Provides home repairs, ramp building and grab bar installation for low income, elderly and disabled people in Greenville county.
41	Project Name	CDBG - Unincorporated/Home Repair Subrecipient/Rebuild Upstate
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	DH-4 Special Needs - Housing
	Needs Addressed	Housing Need
	Funding	CDBG: \$35,000
	Description	Provides home repairs, ramp building and grab bar installation for low income, elderly and disabled people in Greenville county.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 30 elderly or disabled families.
	Location Description	Homeowners in Greenville County are eligible.
	Planned Activities	Provides home repairs, ramp building and grab bar installation for low income, elderly and disabled people in Greenville county.
42	Project Name	Public Service-CDBG/Unincorporated/Subrecipient/Greenville Free Medical Clinic
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$90,000
	Description	Provide drug assistance for elderly and low income persons at the Greenville Free Medical Clinic.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 700 elderly and low-income persons.
	Location Description	The activity will be undertaken at the Greenville Free Medical Clinic.
	Planned Activities	Provide drug assistance for elderly and low income persons at the Greenville Free Medical Clinic.
43	Project Name	Public Service-CDBG/Unincorporated/Subrecipient/Human Relations Commission
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	SL-8 Fair Housing
	Needs Addressed	Community Development Needs

	Funding	CDBG: \$38,000
	Description	Provides fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling, and group counseling.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 1000 persons.
	Location Description	The activity will be undertaken at the Human Relations office in Greenville County
	Planned Activities	Provides fair housing activities, educational training through workshops, seminars, one-on-one counseling, family counseling, and group counseling.
44	Project Name	Public Service-CDBG/Unincorporated/Subrecipient/Meals on Wheels
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$55,000
	Description	Provides meals for homebound physically or mentally challenged individuals and the elderly.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 300 physically or mentally challenged individuals.
	Location Description	This activity will be undertaken by Meals on Wheels in Greenville County.
	Planned Activities	Provides meals for homebound physically or mentally challenged individuals and the elderly in Greenville County.
45	Project Name	Public Service-CDBG/Unincorporated/Subrecipient/Safe Harbor
	Target Area	GREENVILLE COUNTY - UNINCORPORATED

	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$35,000
	Description	Provide emergency shelter and supportive services for low income individuals experiencing homelessness because they are fleeing domestic violence. Assist families with securing stable housing post shelter.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up to 200 people.
	Location Description	The activity will be undertaken at the Safe Harbor in Greenville County.
	Planned Activities	Provide emergency shelter and supportive services for low income individuals experiencing homelessness because they are fleeing domestic violence. Assist families with securing stable housing post shelter.
46	Project Name	Public Service-CDBG/Unincorporated/Subrecipient/Unity Health on Main
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$55,000
	Description	Funding towards Social Services Program, Bilingual Case Manager to provide services to address the gap of medical, mental health and social services.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve up. to 240 people
	Location Description	Underserved population in unincorporated Greenville county.

	Planned Activities	Funding towards Social Services Program, Bilingual Case Manager to provide services to address the gap of medical, mental health and social services.
47	Project Name	Public Service-CDBG/Unincorporated/Subrecipient/Upstate Warrior
	Target Area	GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	SL-3 Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$25,000
	Description	Social work case coordination and resource development for at risk veterans in need of essential life services.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Expected to serve over 250 veterans.
	Location Description	The activity will be undertaken at Upstate Warrior Solution in Greenville County.
	Planned Activities	Social work case coordination and resource development for at risk veterans in need of essential life services.
48	Project Name	CDBG - Demolition
	Target Area	Simpsonville Travelers Rest GREER GREENVILLE COUNTY - UNINCORPORATED
	Goals Supported	SL-1 Blight Elimination
	Needs Addressed	Slum and Blight Elimination
	Funding	CDBG: \$120,000
	Description	Demolish unsafe structures to eliminate slum and blight in unincorporated Greenville county, with a focus in Travelers Rest, Greer and Simpsonville.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Slum and blight properties could be demolished.
	Location Description	The demolitions will occur in Travelers Rest, Greer and Simpsonville municipalities and unincorporated Greenville county.
	Planned Activities	Demolish unsafe structures to eliminate slum and blight in unincorporated Greenville county, with a focus in Travelers Rest, Greer and Simpsonville.
49	Project Name	CDBG - Rental Rehabilitation of GCRA acquired properties for affordable rental units.
	Target Area	BRUTONTOWN COMMUNITY GREER NEEDMORE BRANDON STERLING GREER GREENVILLE COUNTY - UNINCORPORATED Greer - Sunnyside Slater-Marrietta
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	CDBG: \$122,000
	Description	To rehabilitate GCRA acquired residential properties, to provide opportunities for preservation and/or increase the number of affordable rental housing units for low and moderate income households in the municipalities and unincorporated areas of the county.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of GCRA acquired residential properties for preservation and or increase of affordable housing rental units in Greenville County available for low- and moderate-income families. Some of the related costs may involve acquisition, demolition, and rehabilitation for rental affordable housing units in the County. The rental units are targeted for households earning less than 30% and up to 80% Area Median Income.

	Location Description	The existing properties are located in the Municipalities, Bruntontown and other Unincorporated areas of the County.
	Planned Activities	Some of the related costs may involve acquisition, demolition, and or rehabilitation of the properties for preservation and or increase of the needed affordable rental affordable housing units in the County. The rental units are targeted for households earning less than 30% and up to 80% Area Median Income.
50	Project Name	HOME - Rental Rehabilitation of GCRA acquired properties for affordable rental units.
	Target Area	POE JUDSON COMMUNITY BRANDON/FREETOWN COMMUNITY BRUTONTOWN COMMUNITY GREER NEEDMORE FOUNTAIN INN SANCTIFIED HILL STERLING NEW WASHINGTON HEIGHTS Simpsonville Travelers Rest GREER FOUNTAIN INN GREENVILLE COUNTY - UNINCORPORATED Greer - Sunnyside San Souci Countywide Slater-Marrietta City View
	Goals Supported	DH-5 Rentals
	Needs Addressed	Housing Need
	Funding	HOME: \$150,800
	Description	To rehabilitate GCRA acquired residential properties, to provide opportunities for preservation and/or increase the number of affordable rental housing units for low and moderate income households in the municipalities and unincorporated areas of the county.
	Target Date	6/30/2024

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Rehabilitation of GCRA acquired residential properties for preservation and or increase of affordable housing rental units in Greenville County available for low- and moderate-income families. Some of the related costs may involve acquisition, demolition, and rehabilitation for rental affordable housing units in the County. The rental units are targeted for households earning less than 30% and up to 80% Area Median Income.</p>
<p>Location Description</p>	<p>The existing properties are located in the Municipalities, Bruntontown and other Unincorporated areas of the County.</p>
<p>Planned Activities</p>	<p>Some of the related costs may involve acquisition, demolition, and or rehabilitation of the properties for preservation and or increase of the needed affordable rental affordable housing units in the County. The rental units are targeted for households earning less than 30% and up to 80% Area Median Income.</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The GCRA, through a Cooperative Agreement between the County of Greenville and Cities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers rest are responsible for the administration of the County's Entitlement funds. As a result of the cooperation, the geographic jurisdictional area involves all unincorporated county areas of the County and the five cooperative municipalities (Fountain Inn, Greer, Mauldin, Travelers Rest, and Simpsonville). The funding distribution, historically, has been one-third each provided to the five participating municipalities (distributed to the municipalities based on census data - population, poverty rate, housing condition, per capita income, etc. criteria); Brutontown-a Revitalization Target Area; and the unincorporated communities, namely, the County’s special emphasis areas/redevelopment areas. The Special emphasis/redevelopment areas have a concentration of low- and moderate-income households and minorities. This process allows the County to balance the needs of the competing areas, leverage resources on projects and programs, as well as direct assistance in areas with significantly high concentrations of minority and low-moderate income populations. The majority of the special emphasis neighborhoods in the County have completed neighborhood masterplans/strategic plans. This further helps to guide allocation of resources to address the implementation of the master/strategic plans. The development of affordable housing by Low Income Housing Tax Credit (LIHTC) developers seeking gap financing have also contributed to allocation of funds, particularly local funds from the County.

Geographic Distribution

Target Area	Percentage of Funds
POE	
JUDSON COMMUNITY	
MONAGHAN	
BRANDON/FREETOWN COMMUNITY	
VICTOR	
BRUTONTOWN COMMUNITY	12
GREER NEEDMORE	
BRANDON	
WEST BRANDON	
FOUNTAIN INN SANCTIFIED HILL	
STERLING	
NEW WASHINGTON HEIGHTS	
Simpsonville	3
Travelers Rest	1
MAULDIN	3

Target Area	Percentage of Funds
GREER	6
FOUNTAIN INN	2
GREENVILLE COUNTY - UNINCORPORATED	73
Conestee	
Dunear	
Greer - Sunnyside	
San Souci	
Countywide	
Slater-Marrietta	
Saluda	
Tanglewood	
City View	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Greenville County will allocate its **CDBG** funds to those geographic areas whose population is over 51% low- and moderate-income. All the County’s identified Redevelopment areas meet this criterion. The County will continue to ensure that at least 70% of all the CDBG funds are budgeted for activities that principally benefit low- and moderate-income persons. A total of \$405,500 is proposed for CDBG – Public Service subrecipients. This amount consists of 15% of the CDBG grant allocation. The remainder of the CDBG funds are proposed for:

- Emanuel Sullivan Handicapped Accessible Restrooms in Fountain Inn
- Miller and Old Mill Road Sidewalk Project: The Miller Road sidewalk will serve the newly completed 18 units (9 duplexes buildings) in Mauldin.
- infrastructure in Greer – Fairview Project in Sunnyside community: Phase I including the vertical build of 14 units
- Brutontown Phase 2D and 4 (Iola Wilson new road and Phase 4 (Emory /Marie Road).
- San Souci – Gridley Place – Proposed Housing Development Planning and Rezoning process.

Additionally, County wide repair programs are available for seniors and persons living with disabilities are provided and continue to be a major need in the County. The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis. The housing activities have income eligibility criteria; therefore, the income requirement directs funds to low- and moderate-income households throughout the County.

Economic development – revolving loan fund shall be made available to business owners that will create or retain low- and moderate-income jobs. Additionally, the façade improvement programs shall be

made available to businesses in the Central Business Districts of the five participating municipalities, and the commercial areas along Woodside Avenue and Poinsett Highway and be used for exterior improvement to existing or new business property and must create or retain a low- and moderate-income job. Funding is provided to assist approximately 10 businesses, providing opportunity for creation and or retention of low-and-moderate-income jobs.

A total of \$392,277 **HOME** fund is approved for Housing partners projects, which will provide a total of 320 housing units, and \$50,000 of CDBG fund is to provided to Greenville Housing Fund to rehabilitate a 40 unit aged-out LIHTC apartment for seniors, of which they acquired using County's ARP fund. These units will expand the supply and maintain decent and affordable rental and homeownership housing for low- and very low-income families and households.

Discussion

Threshold Allocation Requirement

The County is following the required threshold allocations on CDBG, ESG and HOME various funds.

1. CDBG Grant – Public Service allocation for FY 2023 is **\$405,500** comprising of 15% of its total Grant fund.
2. ESG – Shelter and Outreach Allocation for FY 2023 **is \$140,567** comprising of 60% of the total Grant fund.
3. FY 2023 funding to CHDO Organization is (Habitat) for a total of **\$280,000** comprising of 15% of the HOME grant which is **\$188,277** HOME grant and (\$91,723) from Affordable Housing Fund.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Greenville County proposed annual housing goal for FY 2023 is 463 households supported/units created. This will be achieved through a combined and partnership efforts with other housing partners and using various strategies. Some of the partners are Habitat for Humanity, NHE, LLC M Peters Group, Mercy Housing SE, Greenville Housing Fund, Community Works Carolina, Rebuild Upstate and working with the CoC members to address homelessness, via Homeless Prevention and Rapid Rehousing. Two of the projects (NHE and Merch Housing SE) will be using the SC Housing LIHTC funding to develop a total of 168 units comprising of 1-3 bedrooms. These rental development projects are targeted to assist households with income ranging from 20% AMI to 80% AMI, of which 10% of the units of the units are planned for homeless or the most vulnerable residents with support services. M peters Group will develop a total of 116 housing units of 1 – 3 bedrooms. They have partnered with Safe Harbor to provide permanent housing for individuals or families fleeing from domestic violence situation. The strategies consist of new construction of homeownership and rental units; repair programs for seniors and households living disabilities; rehabilitation of existing units; providing financial assistance towards down payment and closing costs for First Time Home Buyers, rental assistance for homeless households and individuals and rehabilitation of units for rental of homeownership opportunities. GCRA will also be directly involved with construction of the some of the rental and homeownership units, namely at the Fairview project in Greer.

One Year Goals for the Number of Households to be Supported	
Homeless	45
Non-Homeless	378
Special-Needs	40
Total	463

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	338
Rehab of Existing Units	55
Acquisition of Existing Units	25
Total	463

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The breakdown of the proposed 463 units is as follows:

Homeownership Units (GCRA/Habitat): 18

Rental Units Constructed (NHE/M. Peters Group/Mercy Housing SE): 320

Direct Financial Assistance to FT Homebuyers (CWC): 25

Rental Assistance – Homeless Prevention: 20

Rental Assistance – Rapid Re-Housing: 25

Minor Home Repair Program (GCRA & Rebuild Upstate): 40

Investor Program- Rental Rehab: 2

Major – Homeowner Rehab: 2

Rental Rehabilitation of GCRA acquired properties for affordable rental units - 11

AP-60 Public Housing – 91.220(h)

Introduction

The Greenville Housing Authority has an essential mission to provide affordable housing and workforce housing assistance for veterans as well as low to moderate income families. TGHA is the catalyst for affordable housing and workforce housing in Greenville, South Carolina.

Since 1938, TGHA has provided housing assistance in the City of Greenville, South Carolina, utilizing traditional programs: Public Housing and HCV (Housing Choice Vouchers), previously Section 8 Housing Choice Vouchers, funded by the federal Department of Housing and Urban Development (HUD). In recent years, TGHA has updated its housing portfolio with modern mixed-income developments and continues to search for ways to expand affordable housing throughout the City of Greenville and Greenville County.

TGHA is now a real estate development entity with a social mission of preserving and creating communities of opportunity. As our community continues to grow and change, TGHA continues to develop new strategies to proactively meet the challenges of Building Communities of Opportunity for the residents of Greenville, South Carolina.

MISSION: "To provide quality affordable housing that serves as a foundation to improve lives."

VISION: "Vibrant mixed income communities of opportunity that maximize individual potential."

TGHA's currently serves as a member of several Local, State, Regional, and National Community trade, civic and community organizations. These organizations afford TGHA the opportunity to advocate for preservation and new construction affordable units.

Actions planned during the next year to address the needs to public housing

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM: The FSS Program is a component of the Public Housing and Housing Choice Voucher Programs which provides supportive services and financial incentives for participants to become economically and socially self-sufficient. This is a voluntary program. TGHA has no mandatory FSS Program slots. The purpose of the TGHA Family Self-sufficiency Program is to promote the development of local strategies to coordinate the use of PH and HCV Housing Assistance with public and private resources and to enable families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency. The objective of the FSS Program is to reduce the dependency of low-income families on welfare assistance and on Housing Assistance. Under the FSS Program, families are provided opportunities for education, job training, counseling and other forms of social service assistance while receiving PH and HCV Housing Assistance so that they may obtain the education, employment, business, and social skills necessary to achieve self-sufficiency.

PLANS IN PROCESS:

§ **Conversion** The Rental Assistance Demonstration program was designed by HUD to assist in addressing the capital needs of public housing thereby providing Housing Authorities with access to private sources of capital to repair and preserve its affordable housing assets. TGHA has completed all required HUD milestones to move forward with RAD conversion.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

RESIDENT STRATEGIES: Assist residents in gaining access to the following opportunities: **Education, Employment and Homeownership.**

1. Maintain Arcadia and other identified communities as stabilized homeownership communities.
2. Expand homeownership opportunities.
3. Expand homeownership opportunities through the Section 8 Homeownership Program.
4. Partner in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants.
5. Ensure compliance with Section 3 in ensuring to the greatest extent possible, job training, employment, and contract opportunities are made available to low- or very low-income residents in connection with projects and activities in the neighborhoods where HUD funds are expended.
6. Enhance safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program.

RESULTS OF SECTION 8 HOMEOWNERSHIP PROGRAM:

§ The HCV Program Administrative Plan has been revised to continue expanding homeownership opportunities for families with vouchers.

STABILIZE HOMEOWNERSHIP COMMUNITIES:

TGHA continues to ensure wherever possible that homeownership communities remain stabilized through the following efforts:

§ Monitor the Arcadia Homeownership units to immediately identify those units that may be facing foreclosure. TGHA may purchase when financially able to do so.

§ Ensure that rental units in the Arcadia community remain esthetically appealing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

n/a

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

GCRA will continue to support homeless service providers by providing funding for ESG activities. Six agencies awarded funding for shelter and outreach are: Sunbelt Human Advancement Resources Inc. (SHARE), United Housing Connections (UHC), Pendleton Place, United Ministries and Bootprint. Greenville County Human Relations (HRC) provides Homeless Prevention and Rapid Rehousing Service. United Housing Connection also lead HMIS administrator for Greenville County. A total of approximately 7,710 people are proposed to be assisted with the 6 organizations' programs. All the subrecipients are also members of the Continuum of Care (CoC) A brief description of the services provided by each partner pertaining to the reduction and elimination of homelessness in Greenville County are as follows:

- HRC – Provides case management of homelessness prevention/ rapid re-housing through the ESG program, intake, and diversion as an access point for the coordinated entry system and fair housing education and outreach activities.
- SHARE – Provides transitional housing/shelter for homeless individuals and homeless families.
- UHC- Lead Agency of the CoC providing maintenance of HMIS for all Homeless providers and Intake and Diversion for Coordinated Entry System. UHC provides transitional, permanent, and permanent support housing for homeless persons and other special needs populations.
- United Ministries – collaborates with local congregations to assist homeless families that include children by providing emergency shelter, meals, and short-term housing; provides emergency assistance, Places of Hope (day shelter), adult education, and employment readiness for homeless persons.
- Bootprint- provides shelter and outreach services to veterans.
- Pendleton Place- will provide Greenville's first Homeless youth drop-in Center and offer shelter beds to unaccompanied youth.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Greenville County has many homeless service providers doing outreach services to unsheltered individuals, trying to get them connected to shelter, housing, mental health services, reconnected with family, or other resources. Specifically United Housing Connections (UHC) Street Outreach Program and the PATH (Projects for Assistance in Transition from Homelessness) Program are two programs which data is collected for. UHC's Street Outreach program connected over 350 individual's last year to housing and support services. The PATH program (administered by the SC Dept. of Mental Health) connected 176 participants to housing and services last year. Those service numbers are expected to be consistent in the upcoming year.

As reported in the 2021 CAPER ESG funding from GCRA has helped assist over 1,300 homeless persons to receive shelter and or outreach services. Subrecipients selected for awards for the FY2023 year have proposed to serve over 7,000 individuals with funding from GCRA.

Addressing the emergency shelter and transitional housing needs of homeless persons

Greenville County has 575 shelter beds as counted in the 2022 Housing Inventory Count (HIC). On the night of that same count, 493 beds were occupied, providing a utilization rate of 86%. Homeless providers report a lack of available beds, beds to accommodate families with adult children, and non-congregate shelter bed for individuals and families. With ESG funding, Greenville County will provide assistance to emergency shelter programs in partnership with United Ministries, SHARE, United Housing Connections, Pendleton Place, and Bootprint. These agencies will provide shelter for approximately 7,000 homeless people. GCRA will continue to provide ESG funding to pay for shelter operations and essential services for our subrecipients. While in shelter, providers can connect individuals to services and housing opportunities. Safe Harbor, the organization serving people fleeing domestic violence, will be opening a new shelter facility with the Gordon Street project for which GCRA is providing funding. This will provide additional beds for persons fleeing domestic violence.

GCRA shall continue to partner with COC members and Greenville Homeless Alliance (GHA) and serve as a member of GHA's Steering committee member in seeking opportunities and strategies for system wide solutions to homelessness in Greenville County. GHA provides advocacy and resource opportunities to CoC members.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In response to legislation and regulations put forth by the United States Department of Housing and Urban Development (HUD), GCRA will continue to partner with the CoC- Housing Determination Committee for Rapid Rehousing , through the Coordinated Entry System to assist chronically homeless individuals and families with financial assistance with deposits, rents, and utility payments to immediately provide housing to homeless persons without delay, thereby, shortening the period of homelessness. GCRA's priority listing are ranked as follows: (1) Families with Children (inclusive of veterans with children) (2) Veteran individuals (3) others. As well as coordination of services between all agencies to assist chronically homeless individuals

GCRA works with The Greenville Housing Authority (TGHA) clients that are homeless or at risk of risk of homelessness through the homeless prevention and rapid rehousing program with approved housing

vouchers to assist with only deposits of their units, while TGHA can assist with the monthly rent. Clients not able to be immediately housed or assisted via the COC VI-SPDAT process (due to low scoring etc.) but in need of immediate housing are able to be rehoused via Homelessness prevention program through GCRA ESG funds. The homeless prevention program serves clients who are at risk and/or imminent risk of homelessness for housing relocation and stabilization services and/or short and/or medium-term rental assistance necessary to prevent the individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” HUD definition in § 576.2.

As reported in the 2023 State of Homelessness Report, Greenville, SC “ UHC implements and/or supports the greatest number of Permanent Supportive Housing Programs in the Upstate of SC, serving an average of 110 individuals annually in Greenville alone who have experienced chronic homelessness and have been diagnosed with a disabling mental or physical condition. These programs provide housing and support to participants as long as they need it or until their level of care reaches skilled nursing or other services beyond the scope of the program. Other permanent supportive housing programs are designed to meet the needs of specific populations, such as those living with HIV/AIDS (Project Care) or persons fleeing domestic violence (Safe Harbor).

UHC will be adding 36 permanent supportive housing beds in its Church Street Place Project which received gap funding from GCRA, along with funding from SC housing and owners equity. This will add the PSH stock in Greenville County.

GCRA will be releasing approximately \$1.6 million dollars in TBRA and supportive services funding which will provide households with permanent housing and supportive services, which we anticipate will assist families in becoming self-sufficient and prepared for independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

- The Continuum of Care, of which all sub recipients are members, have programs addressing these needs for homeless individuals and households. Through the Coordinated Entry system, Rapid Rehousing clients are referred to GCRA for rental assistance. Intake process is conducted via ESG subrecipient Greenville County Human Relations Commission’s (GCHRC) case manager. Additionally, through Rapid Rehousing we have assisted those who have experience domestic violence, as well as those who have come from mental health facilities.
- Homelessness Prevention Families and individuals facing eviction are also case managed through the GCHRC, eligible clients are provided financial assistance directly to the third-party

vendor (landlord or property manager). Through Homelessness Prevention we address the extremely low income (30 AMI).

- The COC members partners with Greenville mental hospital and other Behavioral agencies to assist clients in need of case management, substance abuse and mental health counseling.
- The homeless clients are assisted with housing, health, and other essential needs by the funded agencies. They are also assisted with job search, placement, and training opportunities.
- Pendleton Place specially assist homeless youths with case management services, housing, job training opportunities, and job search.

Through street outreach ESG funding Pendleton Place will fund Greenville's First youth drop in and shelter. The target population is unaccompanied youth, and youth being discharged from foster care

Discussion

Service providers reported in the course of the HOME-ARP Allocation plan unmet needs in all elements of the homelessness response system, from shelter to housing, to supportive services. Greenville County hopes to close some of the gap by programming the \$4.1 million dollars allocated to Greenville County into all of the HOME-ARP Eligible Activity categories. In the summer of 2023 GCRA anticipates awarding homeless and housing providers with funding to provide supportive services and tenant based rental assistance, develop affordable rental housing and acquire and develop non-congregate shelter. GCRA will work with the CoC to determine which projects could fill the most critical gaps in the community

With the sunseting of ESG-CV and CDBG-CV funding, many subrecipients will either need to reduce their service levels or fill in funding gaps in order to provide services at the level they did with the CV funding they had available We anticipate HOME-ARP funds could fill some of those gaps.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2019 Greenville County completed an Analysis of Impediments to Fair and Affordable Housing (AI). GC Human Relations Commission had the responsibility of leading the efforts in conducting the AI (Analysis of Impediments) on behalf of the Greenville County Redevelopment Authority, the City of Greenville Community Development Division, Greer Housing, and Greenville Housing Authority. . **A total of 463 housing goal is proposed for FY 2023, of which 320 are new rental opportunities to serve families earning from under 30% AMI to 80% AMI addressing the most housing cost burdened populations.**

Addressing barriers to affordable housing must continue to be a comprehensive approach and commitment from public officials, private donors, and the public and as well coordinated efforts of various county and city agencies. Education on affordable housing needs and gentrification should continue to be discussed and addressed. Providing opportunities such as donated properties/developable lands with improved infrastructure are extremely helpful to the attainment of affordable housing. Private foundations/donors providing grant funds towards affordable housing development also helps to reduce the burden/dependency on federal funds. The Greenville County Administration has provided and is providing opportunities for properties to be donated for affordable housing opportunities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2018 Greenville County Affordable Housing Study recommended the following goals: (1) Preservation and Improvement of existing housing stocks. (2) Helping qualified low- and moderate-income working households employed in Greenville County become homeowners in the County. (3) Add to supply of affordable rental housing through new rental housing development

The Greenville County Human Relations Commission administers the County's Fair Housing and Employment activities, investigate complaints of discrimination, make referrals, and conducts educational programs on these and other issues relating to housing, including substandard housing and landlord-tenant relations. In 2019 a new Analysis of Impediments was prepared and approved for the County and City of Greenville. The following were established as goals address fair housing:

1. Increase the supply of affordable housing by new construction and rehabilitation of various types of housing which is affordable to lower income households.

2. Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons who are disabled.
3. Eliminate physical, economic, and social barriers in Greenville County and increase housing choices and opportunities for low-income households and members of the protected classes throughout Greenville County.
4. Improve knowledge and awareness of the Fair Housing Act (FHA), related housing and discriminatory laws, and regulations, so that the residents in Greenville County can Affirmatively Further Fair Housing (AFFH) and eliminate the negative attitude of “Not in My Back Yard” (NIMBYism).
5. Increase job opportunities and access to jobs in Greenville County, which will increase household income and make it financially feasible to live outside concentrated areas of poverty.
6. Increase new development opportunities in Greenville County for housing, businesses, and recreational use

Additional Strategies to address barriers to affordable housing:

- Help qualified low- and moderate-income working households employed in Greenville County become homeowners in the County.
- Increase public transportation funding and operations, to allow for people to travel from their affordable housing unit to their job.
- Administer the Affordable Housing Fund to support the development of affordable housing or acquisition of properties to address barriers to affordable housing.
- Continue to work with public and wastewater treatment utilities to reduce costs of development for affordable housing.
- Continue to find alternative funding sources to help gap fund affordable housing projects and substantial supplement the entitlement funds in the County.
- Continue to work with County Council and the Planning Department to relax non-essential zoning and subdivision requirements that impede affordable housing development.
- Support proposed changes to the Development Bonus section of the Greenville Development Code creating opportunities at key locations throughout Greenville for developers to voluntarily obtain additional building height (in stories) and density (in units/parcel) in exchange for the resulting project conferring public goods back to the Greenville community consistent with the city’s comprehensive land use plan, GVL2040

Discussion:

The GCRA administers a rehab program that provides grant funds to seniors and persons living with disabilities. This program provides up to \$10,000 to address code issues and/or improve handicap accessibility allowing residents to age in place. This program particularly assists our clients that are below 30 percent of AMI and on fixed and limited income to address these code issues and help them to remain in their homes. **A total of 40 seniors and or households living with disabilities is proposed.**

GCRA has implemented an investor rehabilitation program to provide funding for landlords to repair rental units and keep them affordable.

GCRA partners with the Continuum of Care agencies to address homelessness in the County. The ESG fund is used to help families at risk of homeless or literally homeless with permanent housing by providing deposits to their rentals, pay off delinquent or outstanding utility bills that would prevent families from obtaining future housing and pay their rents. **A total of 20 households are proposed to be assisted with homeless prevention and 25 households are proposed to be assisted with rapid rehousing opportunities.**

Greenville County committed to providing five million dollars over a period of five years to address the deficit of affordable housing units. GCRA manages the Greenville County Affordable Housing Fund. For the coming year GCRA has budgeted over \$2 million dollars from prior year and current year AHF funding to develop over 300 units of affordable housing in Greenville County. These projects will take place throughout the County and will be a mixture of rental and homeownership units.

- **Habitat for Humanity – Creekside, 4 single family homes, 31-50% and 51-60%**
- **Mercy Housing Southeast – The Belvedere, 88 rental units, under 30% up to 80% AMI**
- **NHE- Parkside at Butler II and Parkway East, 80 and 34 rental units, under 30% - 80% AMI**
- **M Peters Group- Gordon Street, 116 rental units, under 60% and below AMI**
- **GCRA- Fairview Housing Development Townhomes, Phase I, 14 homeownership units to be priced as affordable for 50-100% AMI earners.**

Greenville County has updated its comprehensive plan. The new comprehensive plan calls for a coordination of land use plans and transportation systems, a promotion of housing choice, promoting diverse and mixed income communities, and improving infrastructure in an equitable and sustainable way. The county's zoning ordinance is about to be updated. Part of the zoning update is for more housing types near to services, jobs, and transit. Having more housing options and increasing density in certain locations will provide more rental and ownership opportunities. The zoning update will also provide a pathway to rehabilitate and build on lots that were previously incorrectly zoned parcels, particularly in mill villages, thus making them non-conforming. The county is also strategizing how to incorporate more infill housing developments.

AP-85 Other Actions – 91.220(k)

Introduction:

The following are summaries of actions taken to meeting underserved needs, fostering, and maintaining affordable housing, reducing lead-based paint hazards, developing institutional structure, addressing poverty, and improving public and private partnerships. Organizations such as the Greenville County Human Relations Commission (HRC), Greenville Homeless Alliance (GHA), and the Greenville Housing Fund (GHF) are central in fair housing, homelessness, and affordable housing advocacy.

Actions planned to address obstacles to meeting underserved needs

Through ongoing collaboration with affordable housing developers, homeless service organizations, and affordable housing and homelessness advocacy groups, GCRA stays current on what partners are reporting as unmet needs in Greenville County.

The largest unmet need reported around both housing and homelessness is the lack of safe, decent, and affordable housing units for extremely low, and low-income families, and people and families trying to exit out of homelessness. As reported in the 2023 State of Homelessness Report, Greenville, SC, in the Coordinated Entry System over 500 individuals are waiting on a housing opportunity. As reported in Greenville County's HOME-ARP Allocation Plan Needs Assessment and Gap Analysis, almost 20,000 households earn less than or equal to 30% Households Annual Median Family Income (HAMFI). And among these households, more than half of them (10,000) are extremely cost-burdened, paying over 50% of their income on housing costs, putting them at risk of homelessness.

A few obstacles to addressing the lack of affordable housing need are:

- Gaps in funding for affordable housing development
- Not-In-My-Backyard (NIMBY)
- Lack of decent, safe, and affordable existing rental units on the market, with property owners willing to rent to extremely low to low-income families, including families exiting from homelessness.
- Local development code barriers

Actions taken to address these obstacles include:

- Greenville County's Affordable Housing Fund provides local funding support for affordable housing projects.
- GOAL Justice making progress on proposing to city and county leaders to dedicate \$10 million annually toward building new affordable housing with a set-asides for housing for households earning below 30% AMI.
- Greenville Homeless Alliance works to bring awareness of the homelessness issue, dispel myths

about homelessness, and receive buy-in to solutions to homelessness from Greenville County residents. This is done by working groups focused on different areas, Advocacy, Education, Collaboration, Innovation, and Operational Excellence.

- GCRA, along with the Greenville County Human Relations Council (HRC), and the Greer and City of Greenville Housing Authority, have engaged in events aimed at improving the perception and willingness of property owners to rent to voucher holders, whether Housing Choice Voucher, or TBRA programs. At the recent 55th Anniversary of Fair Housing Event property owners accepting vouchers were able to share best practices to program and tenant success
- Updating the development code to make it easier and appealing to developers of affordable housing: Increased density and up zoning in the nodes and corridors Density and base bonus affordable housing incentive Secondary dwelling units which provide more housing supply as well as lower price points

Actions planned to foster and maintain affordable housing

The Greenville County completed two housing studies in 2018 and 2020 of which both plans identified immense need for affordable housing in Greenville, particularly with the rising cost of housing and construction in the County. As a result of the studies, the Greenville County Administration provided \$5,000,000 in 5 years as **'Affordable Housing Fund (AHF)'** in support of supplies and access of affordable housing to residents. The AHF provides additional subsidies and leverages the HOME fund. The FY 2023 housing goal including partners projects is a total of 463 housing units, this is made possible with the County's AHF. Also, equally important and identified is the need to preserve affordable housing. From the total housing units proposed, 44 units are proposed as home-repair for seniors and 4 as homeowner and investor rehab. The home-repair program supports the preservation of affordable housing by allowing seniors who are typically on a fixed income, under 30% AMI, to remain in their home as they age, and have that home be accessible to their needs. The Investor program is planned to assist property owners rehab their rental units and keep the units affordable to low- and moderate-income families.

Greenville County stays vigilant in ensuring the promotion and maintenance of affordable units will be converting to market rate losing their affordability restrictions. GCRA, Greenville County, and the Greenville Housing Fund stepped in to preserve the Harmony Ridge senior housing apartments in Travelers Rest from converting to market rate due to the expiring tax credit compliance period. This project will be rehabbed and kept affordable, which also addresses the needs of the underserved households.

Additionally, Habitat will develop 4 homeownership units that will provide opportunities for households earning 60% and below of the Area Median income and provide opportunity for the homebuyers achieve the American dream of homeownership.

Actions planned to reduce lead-based paint hazards

The Greenville County Redevelopment Authority will continue to assess (for presence of lead-based paint) all units older than 1978 which proposed for rehabilitation or work under the Owner-Occupied Rehab and Rehabilitation-Affordable Resale programs that exceed \$5,000. All units less than \$5,000 will be repaired using safe work practices. In the case of Affordable Resale houses, all such units will have all elements with lead-based paint content repaired using interim control practices or the hazard abated. LBP testing is not done under the Emergency Rehab program except for roof repairs. The GCRA will continue to inform residents or potential residents of any affected homes of the known and potential hazards of lead-based paint generally and that it may affect units they use or occupy.

Policy and procedures are documented in GCRA's General construction specifications, operating guidelines and contract documents between homeowners and contractors. The actions above help identify and mitigate the effects of lead-based paint hazards in pre 1978 housing stock.

Actions planned to reduce the number of poverty-level families

All the planned rental units for FY 2023 are proposed to be occupied by households earning 20% - 80% AMI. They will also be available to families with housing vouchers. GCRA in partnership with the City of Greer has been developing affordable housing units in the Needmore and Creekside communities. These communities are in their final phases of completion. New 33 homeownership units are being planned for the Sunnyside community in Greer (Fairview townhomes). Infrastructure improvements have been completed and 14 units are planned to be developed during FY 2023. Additionally, GCRA partnered with Habitat for Humanity Greenville and recently completed 13 homeownership units in the woodside community. The housing units are available to families earning from 50% AMI – 80% AMI. The communities will focus its use of resources to alleviate inequities in public facilities and housing which may contribute to family impoverishment. There is also expected to be a mitigation of poverty through the various homeownership assistance programs in place for lower income buyers, through activation of partnerships for construction and management of affordable rental housing, through support of efforts to end chronic homelessness, to prevent evictions, to modify unwise or ineffective discharge policies for those at risk of homelessness, and to support homeless shelters and services. The homeownership units will potentially increase family wealth.

Greenville County Human Relations Commission operates the Financial Empowerment Center (FEC) where residents are provided with FREE one – one counseling with highly trained counselors. Clients are assisted with budgeting skills, savings, paying down debts and building up credits scores. Clients assisted with rental assistance are highly encouraged to participate in the program along with other supportive services activities. The goal is to ensure that the individuals and families can achieve their financial goals and self-empowerment.

Actions planned to develop institutional structure

The Greenville County Redevelopment Authority (GCRA) is the lead agency responsible for the

preparation and implementation of the Consolidated and Annual Action Plans. The Greenville County Redevelopment Authority is governed by a twelve-member board, representing each of the County Districts and appointed by the County Council. GCRA administers the County's CDBG, HOME and ESG programs. GCRA also works closely and provides technical assistance to the five cooperating municipalities participating in the Greenville County urban county program. GCRA partners with various development partners (non-profit and for-profit agencies) and as well as other public agencies, leveraging funds and resources to successfully accomplish the Consolidated and Annual Action Plans' goals and strategies. GCRA partners with the Upstate Continuum of Care group to address homelessness in the County and is currently working with the Greenville Human Relations Commission to provide case management to those seeking rental assistance.

GCRA continues to recommend housing and infrastructure improvement projects and activities, seek funding from other public agencies to leverage resources and accomplish the goals and objectives for the County Council.

Actions planned to enhance coordination between public and private housing and social service agencies

GCRA ensures and fosters 'Public – Private Partnerships' in achieving the various goals and strategies of the Annual Action Plan. GCRA continues to provide funding to agencies administering CDBG – Public Services in the County. These agencies provide access to nutritional meals to families and seniors, after school programs, senior programs, access to free health services and more. A total of 11,000 individuals are proposed to be assisted during FY 2023. GCRA coordinates resources with other County agencies to ensure correlation of resources to meet the communities' needs. A total The Greenville County Planning Department administers the County's zoning and subdivision regulations, and is responsible for comprehensive and specialized planning efforts, including the County General Development Plan. The Planning Department Commission staff also administers zoning ordinances and prepares plans for the Cities of Fountain Inn, Mauldin, Simpsonville, and Travelers Rest, including elements related to land use and housing. The County's Planning Department has completed several master/community plans for the County's Redevelopment Area, e.g., San Souci, Cherrydale, City View, and the City of Travelers Rest. The County engineering department assists with the road paving on roads within GCRA's special emphasis neighborhoods, which helps to leverage cost. Additionally, the Greenville Legislative Delegation Commission provides funds as "match fund" and engineering services for infrastructure improvement in the County's Special Emphasis neighborhoods. Coordination of these activities is beneficial in scheduling the required actions. Affordable housing projects developed by private developers usually require local gap financing to ensure affordability. The developers submit their proposals for funding during GCRA open application process for funding availability. The projects are reviewed and underwritten by GCRA staff to ensure they meet required funding guidelines, criteria, and affordability, prior to approval. All approved FY 2023 projects were required to undergo similar processes prior to approval.

Discussion:

The Affordable Housing Coalition group in Greenville County continues to advocate for additional resources and subsidies to support affordable housing in Greenville County. The Production and Preservation goals are as follows:

1. Increase local public investment dollars.
2. Reduce the number of Cost-Burdened Households.
3. Increase Private/Public Public Partnerships.
4. Produce units for 30% AMI and below.
5. Increase homeownership, especially among minority populations.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

A total of \$416,154 of CDBG Program Income is allocated for FY 2023, to be used in addition to the County's \$2,730,467 FY 2023 CDBG Entitlement allocation. The County allocates approximately twenty (20%) percent of its CDBG total funds for Planning and Administration and the remainder eighty (80%) percent of the funds are used for direct benefit of low- and moderate-income individuals and households. HOME and ESG funds are used to address housing, shelter and outreach needs for low- and moderate-income populations. These funds serve individuals and households earning up to eighty (80%) percent of the Area median Income in Greenville County. The Greenville County Affordable Housing Fund, which has been an additional resource for the past 4 years is used for preservation/ new production and accessibility of rental and homeownership units and are able to serve up to 120 percent of the Area Median Income. This provides opportunity to assist very low income to middle income or workforce population, therefore, making affordable housing more attainable to this target population in Greenville County. Furthermore, preservation of existing units with the home repair program, serving specifically the elderly and persons living with disabilities (on fixed or extremely low income (30%AMI and below) are assisted with CDBG funds. Opportunities for accessibility and availability of affordable housing are also made available to extremely low-income households earning 30 percent or below of the Area median Income, with the use of Emergency Solutions Grant and other resources of funds, though the use of prevention and rapid rehousing of individuals/households at risk of homelessness or literally homeless.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	416,154
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	416,154

Annual Action Plan
2023

100

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County's housing development partners will obtain funding from private banks, organization equity, and Low-Income Housing Tax Credit (LIHTC) and equity for their housing development projects. Furthermore, Habitat for Humanity obtains private donations and sweat equity to develop affordable housing to match both their CHDO funded affordable housing projects, such as in the Creekside community in Greer. Four units are planned in the Creekside community using HOME, Affordable Housing Fund, and Habitat for Humanity funding. Housing partners such as NHE, Mercy Housing SE, and M. Peters Group are leveraging their HOME, using LIHTC, HUD 221d program, Bank loans, owners' equity, and other public and private funds. Additionally, the infrastructure improvement for the proposed 36 units Fairview Townhomes has been completed. Approximately \$320,000 of Greenville County American Rescue Program (ARP) fund was used to leverage the CDBG fund. GCRA is proposing to develop phase 1 of the housing units, comprising 14 units. The project is currently in the bid process. The Greenville County Affordable Housing Fund (GCAHF) annual allocation of \$1,000,000 from the County Administration to GCRA continues to be a great source of leveraging used to gap fund partners' projects and as well GCRA's sponsored project. Approximately 463 affordable and workforce housing units are proposed for the FY 2023 funds, leveraging the HOME and AHF.

Additionally, the First-Time-Home buyers program administrated by Community Works Carolina is HOME funded and provides assistance to First Time Homebuyers for the purchase of their homes. This program makes homeownership attainable to homebuyers by helping to bridge the financing gap needed to obtain mortgages to purchase their first homes.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

GCRA uses only RECAPTURE provisions and not RESALE for homebuyer activities. For GCRA's HOME assisted homebuyer program, the period of affordability is based on the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included to determine the period of affordability. The direct subsidy includes down payment, closing costs, interest subsidies or other HOME assistance provided directly to the homebuyer. Additionally, the direct subsidies also include any assistance that reduces the purchase price from fair market value to an affordable price. The

following is the required minimum affordability periods.

HOME Investment	Period of Affordability
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
Greater than \$40,000	15 years

The property purchased must be occupied as a principal residence for the required affordability period. The HOME assisted homebuyer is permitted to sell their unit at any time during the period of affordability to any willing buyer and at any price the market will bear. The recaptured amount of the direct HOME subsidy is reduced on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. A clear detailed written subsidy agreement and or mortgage note with deed restriction between GCRA, and the homebuyer is recorded. This ensures that all parties are aware of the specific HOME requirements applicable to the unit (affordability period, principal residency requirement, terms, and conditions of the recapture provision) and serve as enforcement mechanism to recapture the direct subsidy to the HOME-assisted homebuyer if the HOME assisted property is transferred.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

GCRA uses RECAPTURE provision and not RESALE to ensure affordability of units acquired with HOME funds. The period of affordability is based on the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included to determine the period of affordability. The direct subsidy includes down payment, closing costs, interest subsidies or other HOME assistance provided directly to the homebuyer. Additionally, the direct subsidies also include any assistance that reduces the purchase price from fair market value to an affordable price. The following is the required minimum affordability periods.

HOME Investment	Period of Affordability
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
Greater than \$40,000	15 years

If the other party is GCRA's partner or entity, such as a Housing partner, CHDO/Subrecipient, and

has been provided with HOME funds to acquire, develop, and sell affordable housing, a clear detailed HOME written agreement and mortgage note with deed restriction between GCRA and its Housing Partner, containing the requirements stated at 92.504 (c)(5) of the HOME rule must be recorded. Subsequently, if a HOME assisted unit is sold to an eligible homebuyer by GCRA's partner, GCRA must be identified as a party to the executed and recorded subsidy agreement/mortgage note with deed restriction between the GCRA's partner and the Homebuyer. The period of affordability is based on the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. This ensures that all parties are aware of the specific HOME requirements applicable to the unit (affordability period, principal residency requirement, terms, and conditions of the recapture provision) and serve as enforcement mechanism to recapture the direct subsidy from the HOME-assisted homebuyer if the HOME assisted property is transferred. In the event of a voluntary or involuntary sale during the time of affordability, GCRA will recapture the amount of the direct HOME subsidy in a reduced pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

This is not applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

GCRA uses the ESG and HEARTH definition of homelessness to assist clients and allocate funds to Subrecipients. GCRA's priority for selecting clients for the Housing Prevention and Rapid Rehousing are based on the following selection priorities (1) families with Children, (2) Veterans (3) Individuals. Rapid Rehousing clients are only served through the Coordinated Entry System which includes

referrals from the CoC Housing Determination meetings.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Greenville County CoC members have a coordinated approach. The COC meets monthly to share and discuss issues and programs, addressing homelessness. GCRA staff attends the monthly meetings and serves on the HMIS committee. GCRA is also a part of the COC weekly Housing determination meeting hosted by the local COC Chapter that consists of various local housing partners and shelter providers to determine placement for most vulnerable clients to ensure that people with the most severe services needs and levels of vulnerability are prioritized for housing and assistance using the coordinated entry system.

The CoC adopted assessment tool is the **VI-SPDAT** stands for Vulnerability Index – Service Prioritization Decision Assistance Prescreen Tool. The Vulnerability Index and Service Prioritization Decision Assessment Tool (VI-SPDAT) is the prioritization assessment instrument used by all participating programs for people who enter the homelessness system. It helps identify who should be recommended for each housing and support intervention, moving the discussion from simply who is eligible for a service intervention to who is eligible and in greatest need of that intervention. All COC members use this system for Rehousing of homeless clients.

This system streamlines review process and entries through one entry point which allows for efficient and effective placement of individuals and families as they are entered into the CES. Rather contacting each agency separately, clients are managed through CES for services based on the VI-SPDAT score and level of need.

GCRA staff and/or the Rapid Rehousing/Homeless prevention subrecipient case manager from Greenville County Human Relation Commission attend the Housing Determination meetings to gain clients for GCRA Rapid Rehousing Program. GCRA coordinates with the Greenville Housing Authority to assist clients with approved housing vouchers in need of rental deposits and or utility deposits, to achieve permanent housing through GHA's section 8 program. GCRA assists these clients with the required deposits for homeless prevention, while The Greenville Housing Authority (TGHA) provides rental subsidies to the families or individuals.

GCRA staff and or its Rapid Rehousing/ Homelessness Prevention subrecipient case manager from Greenville County Human Relation Commission (GCHRC) acts as an access point for the coordinated entry system by engaging in outreach through site visits at various local agencies, community centers, and churches to directly inform potential clients and community stakeholders of GCRA'S ESG programs and other COC member programs to assist the homeless population. GCRA staff also contributes to ongoing planning and stakeholder consultations by participating in community meetings such as the Upstate Continuum of Care Greenville Laurens chapter and Greenville Homeless Alliance and focus groups and forums that leverage local attributes and capacity.

GCRA staff and or its Rapid Rehousing/ Homelessness Prevention subrecipient case manager from GCHRC Integrate youth into the coordinated entry process by working with the local public school district homeless education liaison. GCRA also works to identify veterans in need by working directly with Upstate Warriors Solution. GCRA has implemented several strategies to work alongside other community stakeholders to address the needs of the homeless population.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The selection of projects and programs for the fiscal year to be conducted by ESG sub-recipients are selected through a Request for Proposal (RFP) process. The RFPs were announced and advertised in the early part of January 2023. Training sessions are conducted by program staff. Submission of the proposals from the public service/ESG subrecipients was on **February 9, 2023**. All proposals are reviewed, ranked and recommendations made to the Administrative Committee and respective municipalities for approval. The GCRA Board makes the final approval for County Council for adoption. Public Hearings on the funds, Programs and projects were conducted throughout the County/Cities between the months of February and March of 2023. ESG funds for shelter and outreach activities account for 60 percent of the estimated total allocation. The remainder of the funds are allocated for Prevention/Rapid Rehousing (direct financial assistance and services) and HMIS.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Greenville Homeless Alliance (GHA) working in tandem with the COC members have jointly adopted the Homeless Whitepaper which indicates plans to address homeless activities and issues in Greenville County. Additionally, the newly created Greenville Homeless Alliance (GHA) is established to further facilitate the implementation of the specific strategies identified in the Homeless whitepaper. The Homeless White Paper is a strategic plan, focusing efforts toward creating more affordable housing opportunities for Greenville residents with very low-income households/individuals (approximately \$15,000 and below). Partner agencies or homeless providers, e.g., United Housing Connections are actively planning projects that will address permanent supportive housing options in the County. Affordable housing strategies are intentionally planned to assist extremely low-income families and homeless individuals and households. The GHA will continue to work in tandem with the other housing partners in Greenville to promote affordable housing initiatives in the county and help identify gaps in services to the homeless population.

5. Describe performance standards for evaluating ESG.

All ESG Subrecipients report their activities in the HMIS system. Administered via the United Housing

Connections (UHC) acting as the CoC. Annual data showing demographics of clients served and types of services provided by each subrecipient are obtained from UHC via the HMIS. Additionally, all subrecipients are required to submit to GCRA Bi-annual and Annual reports. All the Subrecipients are monitored annually. The Subrecipient performance is evaluated against enumerated goals and objectives stated in their Grant Agreements. Subrecipients also attend mandatory training to ensure data and performance compliance. The enumerated goals of each subrecipients are used to determine their performance for each year. GCRA and the CoC ensure that the proposals submitted for ESG funds are consistent with goals, objectives and strategies identified in the Consolidated plan and Annual Action Plan. The findings during the needs assessment set the foundations of the goals and objectives of the plans.

A total of \$367,500 is provided as ESG Match Source from the subrecipients. A listing of agencies and matching fund amount and sources are below:

SHARE, \$22,000, Private fund

United Ministries, \$100,000 Private fund

Pendleton Place, \$49,000, Private fund

United Housing Connections, \$82,000, Private fund

Footprint, \$4,500, Private fund

Greenville County Human Relations Commission, \$50,000, Private fund

Greenville County Redevelopment Authority, \$60,000, Private fund

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
PROGRAM YEAR 2023
MUNICIPAL/UNINCORPORATED PUBLIC HEARING SCHEDULE

<u>MUNICIPALITY</u> (Board Member Districts)	<u>Public</u> <u>Hearing</u>	<u>Time</u>	<u>Council</u> <u>Resolution</u>	<u>Time</u>
Fountain Inn – In person	2-09-23	5:45 PM	3-31-23	6:00 PM
Greer – In person	3-14-23	6:30 PM	3-31-23	6:30 PM
Mauldin – In person	3-20-23	7:00 PM	3-31-23	7:00 PM
Simpsonville – In person	2-14-23	6:30 PM	3-31-23	6:30 PM
Travelers Rest – In person	2-16-23	6:00 PM	3-31-23	6:00 PM

Note: Board members are encouraged to attend Public Hearings in their representative districts. Council resolution approval dates are projected.

City Clerks

Fountain Inn- Elizabeth Adams

Greer- Tammy Duncan

Mauldin- Cindy Miller

Simpsonville- Ashley Clark

Travelers Rest- Amanda Connolly

Public Meeting – Unincorporated Area – April 13, 2023 at 4:00 PM.

County Council Finance Committee Meeting – Monday, May 8, 2023.

Committee of the Whole Meeting – Tuesday, May 16, 2023.

The Greenville News

PART OF THE USA TODAY NETWORK

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: GVILLE CNTY REDEVELOPMENT AUTH

Ad No.: 0005562330

Address: COUNTY SQUARE
GREENVILLE SC 29601
USA

Pymt Method Invoice
Net Amount \$131.60

Run Times: 1

No. of Affidavits:

Run Dates: 01/22/23

Text of Ad:

5562330

NOTICE OF PUBLIC HEARING FOR GREENVILLE COUNTY PROGRAM YEAR 2023 ANNUAL ACTION PLAN / CITY OF FOUNTAIN INN

The City of Fountain Inn participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24).

A public hearing will be held on Thursday, February 9, 2023 at 6:00 PM at 300 Wall Street, Fountain Inn. To watch Fountain Inn City Council meetings, subscribe to the City of Fountain Inn YouTube channel. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be welcomed on the County's strategy for the City of Fountain Inn, including objectives and projected uses of funds. An estimated \$90,553 in CDBG fund and \$40,300 in HOME fund will become available in July. An estimated \$9,000 in CDBG program income and \$4,000 in HOME program income are also expected to become available during the program year. Comments are also welcomed on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for low- and moderate-income persons.

Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, and Greenville, SC 29601 until Friday, May 5, 2023.

The Greenville News

PART OF THE USA TODAY NETWORK

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: GVILLE CNTY REDEVELOPMENT AUTH

Ad No.: 0005571399

Address: COUNTY SQUARE
GREENVILLE SC 29601
USA

Pymt Method Invoice
Net Amount \$116.40

Run Times: 1

No. of Affidavits:

Run Dates: 01/29/23

Text of Ad:

5571399

**NOTICE OF PUBLIC HEARING FOR
GREENVILLE COUNTY PROGRAM YEAR 2023
ANNUAL ACTION PLAN / CITY OF SIMPSONVILLE**

The City of Simpsonville participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24).

A public hearing will be held on Tuesday, February 14, 2023, at 6:30 PM at 118 NE Main Street, Simpsonville. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Simpsonville, including objectives and projected uses of funds. An estimated \$167,109 in CDBG fund and \$74,370 in HOME fund will become available in July. An estimated \$7,500 in CDBG program income and \$11,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for low- and moderate-income persons.

Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, May 5, 2023.

The Greenville News

PART OF THE USA TODAY NETWORK

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: GVILLE CNTY REDEVELOPMENT AUTH

Ad No.: 0005581254

Address: COUNTY SQUARE
GREENVILLE SC 29601
USA

Pymt Method Invoice
Net Amount \$124.00

Run Times: 1

No. of Affidavits:

Run Dates: 02/05/23

Text of Ad:

5581254

**NOTICE OF PUBLIC HEARING FOR
GREENVILLE COUNTY PROGRAM YEAR 2023
ANNUAL ACTION PLAN / CITY OF TRAVELERS REST**

The City of Travelers Rest participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24).

An in-person public hearing will be held on Thursday, February 16, 2023, at 6:00 PM at the council chambers at 125 Trailblazer Drive, Travelers Rest. Details to the City of Travelers Rest Council meeting via Facebook live will be available through their website. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comments and proposals will be welcomed on the County's strategy for the City of Travelers Rest, including objectives and projected uses of funds. An estimated \$81,392 in CDBG fund and \$36,222 in HOME fund will become available in July. An estimated \$1,000 in CDBG program income and \$5,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for low and moderate-income persons and households.

Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, May 5, 2023.

The Greenville News

PART OF THE USA TODAY NETWORK

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: GVILLE CNTY REDEVELOPMENT AUTH

Ad No.: 0005606664

Address: COUNTY SQUARE
GREENVILLE SC 29601
USA

Pymt Method Invoice
Net Amount \$116.40

Run Times: 1

No. of Affidavits:

Run Dates: 02/26/23

Text of Ad:

5606664

**NOTICE OF PUBLIC HEARING FOR
GREENVILLE COUNTY PROGRAM YEAR 2023
ANNUAL ACTION PLAN / CITY OF GREER**

The City of Greer participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24).

An in-person public hearing will be held at the Greer City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 14, 2023, at 6:30 PM. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Greer, including objectives and projected uses of funds. An estimated \$307,512 in CDBG fund and \$136,854 in HOME fund will become available in July. An estimated \$45,000 in CDBG program income and \$70,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for lower income persons.

Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, May 5, 2023.

The Greenville News

PART OF THE USA TODAY NETWORK

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: GVILLE CNTY REDEVELOPMENT AUTH

Ad No.: 0005615595

Address: COUNTY SQUARE
GREENVILLE SC 29601
USA

Pymt Method Invoice
Net Amount \$120.20

Run Times: 1

No. of Affidavits:

Run Dates: 03/05/23

Text of Ad:

5615595

**NOTICE OF PUBLIC HEARING FOR
GREENVILLE COUNTY PROGRAM YEAR 2023
ANNUAL ACTION PLAN / CITY OF MAULDIN**

The City of Mauldin participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24).

An in-person public hearing will be held on Monday, March 20, 2023, at 7:00 PM at 5 E. Butler Road, Mauldin. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Mauldin, including objectives and projected uses of funds. An estimated \$154,497 in CDBG fund and \$68,757 in HOME fund will become available in July. An estimated \$16,000 in CDBG program income and \$18,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for low and moderate-income persons and households.

Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, May 5, 2023.

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: GVILLE CNTY REDEVELOPMENT AUTH

Ad No.: 0005647598

Address: COUNTY SQUARE
GREENVILLE SC 29601
USA

Pymt Method Invoice
Net Amount \$409.00

Run Times: 1

No. of Affidavits:

Run Dates: 04/02/23

Text of Ad:

5647598

Combined Notice of Public Hearing and Public Comment Draft 2023 Annual Action Plan Greenville County Redevelopment Authority (GCRA)

GCRA is making available to the public the proposed draft of the 2023 Annual Action Plan (AAP) for Greenville County housing and community development programs. The AAP covers proposed activities and funding for the period of July 1, 2023 to June 30, 2024, to benefit residents of Greenville County unincorporated areas and the cities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest.

Public Hearing
Thursday, April 13, 2023, at 6 P.M.
301 University Ridge, Suite 2500
Greenville, SC 29601

Public Comment Period (30 days)
April 13, 2023 – May 15, 2023
Draft available for review at <https://gcra-sc.org/>

Comments in writing can be mailed to:

ATTN: Public Comment on Draft 2023 AAP or CPP
301 University Ridge, Suite 2500
Greenville, SC 29601

Comments can also be emailed to PH@gcra-sc.org or made at the public hearing.

The AAP is Greenville County's application to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) funds for the upcoming year. CDBG funds assist low- and moderate-income persons, prevent, or eliminate slums and blight, or meet a particularly urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for lower-income persons. ESG funds are used for street outreach to homeless persons, emergency shelter maintenance and repair, homelessness prevention, rapid rehousing, and data collection. Program Income comes from CDBG and HOME funded projects, mortgages and property sales, and rental income. For Fiscal Year 2023, the County tentatively expects to receive \$2,730,467 in CDBG, \$616,154 in CDBG program income, \$1,255,180 in HOME, \$510,400 in HOME program income, \$234,279 ESG funds and \$876,923 in Mortgage Loan Fund.

CDBG and HOME funds will be shared with urban county partners Greer, Mauldin, Simpsonville, Travelers Rest and Fountain Inn. Public hearings have been held in these municipalities regarding their housing and community development needs. This public hearing will concern the overall County application to HUD.

To request a reasonable accommodation or language translation services for the public hearing, please email jreyoso@gcra-sc.org or call 864-242-9801 ext. 127 by April 7, 2023.

Aviso combinado de Audiencia Pública y Comentarios Públicos Proyecto de Plan de Acción Anual 2023 Autoridad de Reurbanización del Condado de Greenville (GCRA)

GCRA está poniendo a disposición del público, el borrador propuesto del Plan de Acción Anual (AAP) 2023 para los programas de vivienda y desarrollo comunitario del Condado de Greenville. La AAP cubre las actividades propuestas y los fondos para el periodo del 1 de julio de 2023 al 30 de junio de 2024, para beneficiar a los residentes de las áreas no incorporadas del condado de Greenville y las ciudades de Fountain Inn, Greer, Mauldin, Simpsonville y Travelers Rest.

Audiencia Pública
Jueves 13 de abril de 2023, a las 6 P.M.
301 University Ridge, Suite 2500
Greenville, SC 29601

Período de Comentarios Públicos (30 días)
13 de abril de 2023 – 15 de mayo de 2023
Borrador disponible para revisión en <https://gcra-sc.org/>

Los comentarios por escrito pueden enviarse por correo a:

ATTN: Comentario público sobre el borrador 2023 AAP o CPP
301 University Ridge, Suite 2500
Greenville, SC 29601

Los comentarios también pueden enviarse por correo electrónico a PH@gcra-sc.org o hacerse en la audiencia pública.

La AAP es la solicitud del Condado de Greenville al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para fondos de Subvención en Bloque para Desarrollo Comunitario (CDBG), HOME y Subvención de Soluciones de Emergencia (ESG) para el próximo año. Los fondos de CDBG ayudan a las personas de ingresos bajos y moderados, prevenir o eliminar los barrios marginales y la plaga, o satisfacer una necesidad particularmente urgente de la comunidad donde no hay otros fondos disponibles. Los fondos de HOME se utilizan para aumentar la oferta de viviendas decentes, seguras, sanitarias y asequibles para personas de bajos ingresos. Los fondos ESG se utilizan para llevar a las personas sin hogar, mantenimiento y

reparación de refugios de emergencia, prevención de personas sin hogar, realojamiento rápido y recopilación de datos. Los ingresos del programa provienen de proyectos financiados por CDBG y HOME, hipotecas y ventas de propiedades, e ingresos por alquiler. Para el año fiscal 2023, el Condado espera tentativamente recibir \$2,730,467 en CDBG, \$616,154 en ingresos del programa CDBG, \$1,255,180 en HOME, \$510,400 en ingresos del programa HOME, \$234,279 en fondos ESG y \$876,923 en Fondos de Préstamos Hipotecario.

Los fondos de CDBG y HOME se compartirán con los socios urbanos del condado Greer, Mauldin, Simpsonville, Travelers Rest y Fountain Inn. Se han hecho audiencias públicas en estos municipios sobre sus necesidades de vivienda y desarrollo comunitario. Esta audiencia pública se referirá a la solicitud general del Condado a HUD.

Para solicitar una adaptación razonable o servicios de traducción de idiomas para la audiencia pública, envíe un correo electrónico a jreynoso@gcra-sc.org o llame al 864-242-9801 ext. 127 antes del 7 de abril de 2023.

**GREENVILLE COUNTY
COMMITTEE ON FINANCE**

**May 8, 2023
5:00 P.M.**

The meeting will be live streamed via Zoom and open for on-site participation in
Conference Room D, 301 University Ridge, Greenville
Citizens may access the meeting at the following web address:
<https://www.greenvillecounty.org/livestream.aspx>

1. **Call to Order – Chairman Kirven**
2. **Invocation**
3. **[Approval of Minutes – Regular Meeting of April 24, 2023](#)**
4. **Grant Applications: (Ms. Parris)**
 - A. **[Petco Love Grant Application](#)**
 - B. **[BlueCross BlueShield of South Carolina Foundation Grant Application](#)**
 - C. **[Upstate Health Coalition Grant Application](#)**
 - D. **[FY2023 DNA Capacity Enhancement and Backlog Reduction Program Application](#)**
5. **[Greenville County Redevelopment Authority – FY2023 Annual Action Plan](#)
(Mr. Castile and Ms. Nwobodu)
[Letter](#)
[FY2023 Annual Action Plan](#)**
6. **Executive Session - Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body as it relates to Project Blue and United Community Bank. (Ms. Gaddy)**
7. **Project Blue**
8. **United Community Bank**
9. **Adjournment**

GCRA public hearing at 7:00 p.m., immediately before the Council meeting
CITY OF MAULDIN
COUNCIL MEETING AGENDA
MARCH 20, 2023 7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD

- | | |
|---|--------------------|
| 1. Call to Order | Mayor Merritt |
| a. Welcome | |
| b. Invocation | |
| c. Pledge of Allegiance | |
| 2. Proclamations and Presentations | Mayor Merritt |
| a. KCI Presentation [Pages 25-56] | |
| b. Conestee Nature Preserve Presentation | |
| 3. Reading and Approval of Minutes | Mayor Merritt |
| a. City Council Meeting- February 20, 2023 [Pages 57-67] | |
| 4. Public Comment | Mayor Merritt |
| 5. Report from City Administrator | City Administrator |
| 6. Report from Standing Committees | |
| a. Finance and Policy (Chairperson Reynolds) | |
| b. Public Safety (Chairperson King) Police Awards and Recognition | |
| c. Public Works (Chairperson Kraeling) | |
| d. Economic Planning & Development (Chairperson Matney) | |
| e. Building Codes (Chairperson Kuzniar) | |
| f. Recreation (Chairperson Allgood) | |
| 7. Unfinished Business- None | Mayor Merritt |
| 8. New Business | Mayor Merritt |
| Ordinances – 1st Reading- None | |
| Standing Committee Items | |
| a. Judicial Online Court Payment Merchant Agreement [Pages 68-82] | Chairwoman King |
| b. GLDTC Participation Agreement 600.01 [Pages 83-86] | Chairman Kraeling |
| c. Cultural Center Copier Contract [Pages 87-89] | Chairman Reynolds |
| Committee of the Whole | |
| d. GCRA resolution [Pages 90-92] | |
| 9. Public Comment | Mayor Merritt |
| 10. Council Concerns | Mayor Merritt |
| 11. Adjournment | Mayor Merritt |



AGENDA
GREER CITY COUNCIL

March 14, 2023

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

Public Hearing

1. NOTICE OF PUBLIC HEARING FOR GREENVILLE COUNTY PROGRAM YEAR
The City of Greer participates in the Greenville County Community Development Partnerships Program funded by the U.S. Department of Housing and Urban Development. The City is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24). The City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 14, 2023, activities eligible for funding under the CDBG and HOME programs will be reviewed. The City's strategy for the City of Greer, including objectives and projects in HOME fund will become available in July. An estimated \$45,000 in CDBG funds are expected to become available through the program year. Comments are invited on development performance and needs. CDBG funds can be used to assist with housing blight, or to meet an urgent community need where no other funding is available for safe, sanitary, and affordable housing for lower income persons. Written comments should be submitted to the Greenville County Redevelopment Authority, 301 University Ridge, Suite 200, Greenville, SC 29615.

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

[Mayor Rick Danner](#)

Public Forum

Minutes of Council Meeting

1. [February 28, 2023](#)
(Action Required)

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. [Greer Trust Board of Commissioners](#)
The late Mark Thornton's term will expire 6/30/2024. (Action Required)
2. [Recreation Association, Inc. Board of Trustees](#)
District 2 Chris Stroble has resigned effective immediately her term will e

New Business

1. [First Reading of Ordinance Number 3-2023](#)
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PRO
Andy Merriman, City Administrator
2. [First Reading of Ordinance Number 4-2023](#)
AN ORDINANCE AUTHORIZING THE CITY OF GREER TO ENTER INTO AN A
FIRE SERVICE AND FINANCIAL ARRANGEMENTS FOR PROPERTIES LOCATE
Andy Merriman, City Administrator

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Catrina Woodruff, ADA Coordinator at (864) 479-0965 as soon as possible, but no later than 48 hours prior to the scheduled event.

City of Travelers Rest
City Council Meeting Agenda
Thursday, February 16, 2023 6:00 p.m.
City Hall Council Chambers

Please join us at City Hall in Council Chambers or on our YouTube Channel at <https://www.youtube.com/channel/UCyau-beS3wyxOv1drMCpGMw>

Civility Pledge: I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.

1. Call to Order and Pledge of Allegiance

Mayor Amidon will lead the Pledge of Allegiance

2. Invocation

Councilmember Byers

3. Approval of the Minutes of Previous Meeting

Regular Council Meeting on January 19, 2023

4. Public Hearing

a. Greenville County Redevelopment Authority (GCRA) Annual Action Plan

5. Citizen Participation (speakers limited to 5 minutes)

a. OKAI Ebike Presentation

b. Douglas Fleming

600 Hunts Bridge Road

Greenville, SC 29617

Topic: FAVOR (Faces and Voices of Recovery) Mental Health event

6. Ordinances for Second Reading

None

7. Committee Reports

a. Public Works Committee monthly report from February 6, 2023 – Chair Criss

b. Public Safety Committee monthly report from February 6, 2023 – Chair Byers

c. Planning & Development Committee monthly report from February 6, 2023 – Chair Vest

d. Ways & Means Committee approval of financial report from January 2023 – Chair Bumgarner

e. Personnel Committee monthly report from February 6, 2023 – Chair Floyd

8. Ordinances & Resolutions for First Reading

a. Resolution R-01-23 to adopt City Wide Holidays

b. Resolution R-02-23 to adopt Greenville County Redevelopment Authority Annual Action Plan

9. Old Business None

10. New Business

a. Accommodations Tax Committee Appointment – Steven Bryant b. Police Department New Records Management System

11. Miscellaneous Matters

12. Adjournment

**AGENDA
OF THE SIMPSONVILLE CITY
BUSINESS MEETING
February 14, 2023
6:30pm
Council Chambers – City Hall**

1. **CALL TO ORDER**.....Mayor Shewmaker
2. **ROLL CALL**.....City Clerk, Ashley Clark
3. **PLEDGE OF ALLEGIANCE**
4. **AUDIT PRESENTATION**.....David Phillips
Greene Finney Cauley
5. **FY23 ANNUAL ACTION PLAN**.....Imma Nwobodu
Greenville County Redevelopment
6. **CITIZEN COMMENTS**
7. **APPROVAL OF MINUTES**- January 10, 2023
8. **BUSINESS**
 - A. 1st Reading of TX-2023-01 Misc. Refinements to the Zoning Ordinance.....Planner, Jon Derby
9. **ADJOURN**

PLEASE NOTE: This Agenda is accurate as of the Friday immediately preceding the Council meeting but is subject to change until twenty-four (24) hours prior to the meeting. Please contact the City Clerk the day of the meeting for the latest agenda information.



Agenda

Fountain Inn, South Carolina FORMAL MEETING OF CITY COUNCIL

Thursday, February 9, 2023

**5:45 p.m. for a Presentation from Greenville County Redevelopment Authority
6:00 p.m. for the Regularly Scheduled Meeting**

**Judicial Building, Council Chambers,
300 Wall Street Fountain Inn, SC 29644**

**Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiyIrM1NUcM8Ea8BLXCfA>**

Thursday, February 9, 2023 - 6:00 PM

1. Presentation at 5:45 p.m.
 - a. 2023 Annual Action Plan, Imma Nwobodu, GCRA
2. Call to Order - Mayor McLeer
3. Invocation and Pledge of Allegiance
4. Public Hearing
 - a. 2023 Annual Action Plan- GCRA
5. Introduce New Employees
6. Proclamation
 - a. Black History Month
7. Presentations
 - a. FY22 Audit Presentation by Manley Garvin
8. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.

9. Consent Agenda - There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.
 - a. Approval of January 12, 2023 Regularly Scheduled Council Meeting Minutes
 - b. Approval of January 24, 2023 Special Called Meeting Minutes
 - c. Approval of January 28, 2023 Annual Council Retreat Minutes

10. City Administrator's Report - Shawn M. Bell
 - a. January 2023 Reports

11. Unfinished Business
 - a. Second and Final reading of Z 2022-10 An ordinance to amend the official zoning map of Fountain Inn, said amendment being for the purpose of changing the zoning classification of the property located at Milacron Drive and Greenpond Road containing approximately 14.02 acres, Greenville County Tax Map 0562010102800, 0562010102820, 0562010102815.
 - b. Second and Final Reading AX 2022-2 An Ordinance To Provide For The Annexation Of The Property Described Herein To The City Limits Of The City Of Fountain Inn; To Establish A Zoning Classification Therefore; To Assign The Annexed Property To A Council Ward; And Various Matters Related Thereto For Greenville County Tms #0562010102801
 - c. Second and Final Reading of 2023-1 An ordinance to amend Article III, Building Codes, to achieve uniformity with mandatory building codes adopted for use in South Carolina; and to amend code references as found in section 6-46.

12. New Business
 - a. First and Final Reading for the Approval of Fox Hill Business Park Sewer Lift Station

13. Adjourn

FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.



**AGENDA
GREER CITY COUNCIL**

March 14, 2023

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

Public Hearing

1. NOTICE OF PUBLIC HEARING FOR GREENVILLE COUNTY PROGRAM YEAR 2023 ANNUAL ACTION PLAN / CITY OF GREER

The City of Greer participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2023 program year (7/1/23-6/30/24). An in-person public hearing will be held at the Greer City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 14, 2023, at 6:30 PM. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Greer, including objectives and projected uses of funds. An estimated \$307,512 in CDBG fund and \$136,854 in HOME fund will become available in July. An estimated \$45,000 in CDBG program income and \$70,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for lower income persons. Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, May 5, 2023.

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

Minutes of Council Meeting

1. February 28, 2023
(Action Required)

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Greer Trust Board of Commissioners
The late Mark Thornton's term will expire 6/30/2024. (Action Required)
2. Recreation Association, Inc. Board of Trustees
District 2 Chris Stroble has resigned effective immediately her term will expire 12/31/2025. (Action Required)

New Business

1. First Reading of Ordinance Number 3-2023
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)
Andy Merriman, City Administrator
2. First Reading of Ordinance Number 4-2023
AN ORDINANCE AUTHORIZING THE CITY OF GREER TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF SPARTANBURG PROVIDING FOR FIRE SERVICE AND FINANCIAL ARRANGEMENTS FOR PROPERTIES LOCATED IN THE DUNCAN FIRE SERVICE AREA (Action Required)
Andy Merriman, City Administrator

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a

modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Catrina Woodruff, ADA Coordinator at (864) 479-0965 as soon as possible, but no later than 48 hours prior to the scheduled event.

Greenville County Human Relations Commission Fair Housing Education & Outreach Plan FY2023

Greenville County Human Relations Commission (GCHRC) provides Fair Housing counseling and education to low-income and minority populations. Minorities in Greenville County and the City of Greenville continue to be targeted by discriminatory and predatory practices. GCHRC promotes fair housing choice for all persons, regardless of race, color, national origin, religion, sex, familial status or handicap. Fair housing education and outreach, however, is targeted towards those who are most likely to be discriminated against, including African Americans, Hispanic/Latino residents, seniors, and persons with disabilities.

Through our fair housing programming, individuals in the protected classes are provided outreach and educational services with a targeted, strategic approach. Programming aims to meaningfully impact the lives of citizens who were previously unaware of federal programs and laws that protect individuals from civil rights abuses. GCHRC is committed to helping people; by partnering with jurisdictions, developers, and nonprofit agencies to provide fair housing education, outreach, and counseling services directly to underserved populations in Greenville County. GCHRC is also committed to affirmatively furthering fair housing and building the capacity of agencies to eliminate future needs.

Goals for our fair housing counseling, education, and outreach during FY2023 include:

1. Provide (10) homebuyer education classes and counseling to 50 persons with emphasis on fair housing, predatory lending, financial literacy, mortgage rescue scams, and credit repair.
 - a. Classes will be held either virtually through the Zoom platform or in-person. Clients are referred to the course by partners including banks and housing authorities.
 - b. A self-paced, online course, eHome, is also available in English and Spanish for clients who want to complete the course on their own schedule.
2. Hold 6 free fair housing-related community meetings/workshops – 1 for Spanish speakers (limited English proficiency) and 5 for English-speaking targeted populations (African Americans, seniors, low-income and/or persons with disabilities).
 - a. Classes will be held in partnership with community partners that serve the protected classes, including senior housing complexes, neighborhood associations in low-income, minority neighborhoods, and nonprofit relief agencies.
3. Plan and Hold a Fair Housing Symposium in conjunction with Fair Housing Month in April 2024.

- a. This event will serve a minimum of 50 housing industry professionals and offer continuing education professional development credits. The event will be widely promoted throughout the Upstate region of South Carolina.
 - b. Topics to be covered will include an overview of fair housing law, best practices for landlords & tenants, an overview of the eviction process, and an introduction to the housing choice voucher program. The full-day event also includes opportunities for housing professionals from a variety of organizations (housing authorities, lenders, judges, landlords, developers, etc.) to interact, engage in meaningful discussion around challenges, and work towards common solutions.
4. Intake Fair Housing allegation inquiries/contacts and refer potential complaints to either the SC Human Affairs Commission (FHAP) or HUD.
5. Provide counseling in fair housing to non-English speaking residents.
6. Convene at least 3 disability support organizations for an informational meeting about fair housing.
 - a. Fair housing technical assistance for each organization's staff will be offered. Fair housing information and materials for each organization's clients will also be provided.
7. Provide at least 6 housing developers with information on universal design and disability standards to encourage the development of affordable housing for senior citizens and persons with disabilities. Serve as a fair housing resource and offer technical assistance as requested.