

# Consolidated Annual Performance Evaluation Report (CAPER)

## Greenville County

Program Year July 1, 2023 – June 30, 2024



Greenville County Redevelopment Authority  
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## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance Evaluation Report (CAPER) covers Greenville County's (the County) Program Year (PY) of July 1, 2023 through June 30, 2024 and presents outcomes for the following U.S Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) program. The Greenville County Redevelopment Authority (GCRA) is the designated administrator for the County's Entitlement funds from HUD. The designation was a result of the Cooperative agreement between the County Administration, GCRA and the municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest. GCRA continues to make progress on its five-year strategic and annual action plan goals by consistently implementing its annual programs utilizing federal funds.

The PY 2023 Annual Action Plan (AAP) established goals and projections of outcomes from those goals, this PY 2023 CAPER reports on those accomplishments. 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**. Consistent with GCRA's priority needs and priority goals established in the Con Plan, our AAP set annual goals that are more specific than the overall priority goals. For example, supporting the Affordable Housing priority goal are annual goals related to a specific subset of affordable housing, those goals are:

- DH-1 Homeownership- Develop affordable safe and sustainable homeownership units in target communities.
- DH-2 Homeowners- Countywide rehab program for eligible homeowners
- DH-3 Homebuyers- Assist first-time home buyers with down payment assistance.
- DH-4 Special Needs-Housing- Support the development of units for the elderly, disabled, or veterans.
- DH-5 Rental – Develop or Rehab rental housing units.
- DH-6 Permanent Supportive Housing- Support the development of permanent supportive housing for people experiencing homelessness.

Each of the five priority goals above has a subset of more specific strategies related to the projects that GCRA implements. Table CR-05 shows progress made on these goals comparing accomplishments for the year to projections made in the AAP. GCRA actual outcomes for the program

year exceed our expected outcomes in all but a few categories, illustrating our success in carrying out our Con Plan and AAP goals.

In Fiscal Year 2023, GCRA disbursed a total of **\$5,181,888** in CDBG, HOME, and ESG annual entitlement funds (including Program Income (PI)). Additionally, a total of **\$7,137,202** of other funding sources from Greenville County Affordable Housing Fund (GCAHF), County's American Rescue Plan (ARP), GCRA's investment fund, bank funds and private donation in support of affordable Housing and Community Development initiatives. GCRA's expenditure in the program year was consistent with our priority goals mentioned above. Approximately, 51% of the expended HOME and CDBG funds were used towards the availability and accessibility of affordable housing (production and rehabilitation initiatives); and 29% of the funds were for the sustainability and accessibility of Community Development strategies (public services, facilities, and infrastructure improvements). Furthermore, sixty (60%) of the ESG fund were used to address outreach and shelter activities, while 30.37% was used to address homeless prevention and rapid housing activities. 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.

The FY 2023 CDBG Financial Summary Report (PR-26) report indicates that a total 98.27% of the County CDBG fund was used to directly benefit low- and moderate-income households in the reporting year, of which 10.74% of the fund was used for public service activities and 20% was used on planning and administrative activities. The County's percentage benefit to low/mod persons for our multi-year certification covering PY 2021, 2022, 2023 is 98.67%. The County's CDBG expenditures are in compliance with the statutory requirements for the fund.

Sixty percent of the 2023 ESG Allocation was committed to the Emergency Shelter and Street Outreach components and 60% was expended for those activities in FY2023, staying within the 60% shelter and outreach limits in the ESG regulations. The 2023 HUD allocations of ESG funding is fully expended as of September 2024. Seven and half percent of the 2023 allocation was committed and drawn for Admin costs, staying within the ESG regulation limits. ESG subrecipients provided a match of \$717,327 with sources from private funds (\$498,255), other federal funding (\$439,654) and state government (\$101,000) exceeding the 1:1 match requirement for the ESG fund.

GCRA provided 66 affordable housing units through rental assistance, production of new units, rehab of existing units and acquisition. Twenty (20) households were supported through rental assistance, 22 new homes were constructed and provided as affordable housing to income eligible households, 24 households were supported through rehab and repairs of units, allowing seniors to age in place.

The County's HOME Match liability for 2023 is \$108,084.26 and the HOME match contribution for this period was \$460,112.

Updates to Projects: The Fairview Townhomes project in (Sunnyside) Greer, is completed with all 34 units have obtained the certificate of occupancy. GCRA will be taking applications for homeownership in October. The overall total housing units will be 34 homeownership units targeted for households earning from 50% to 100% AMI. In Fountain Inn, GCRA has completed the Emmanuel Sullivan Park ADA bathroom installation. The Miller Road Old Mill Road Sidewalk project, which will provide safe and accessible walkability for the residents of the GCRA developed duplexes at Miller Place is completed. This project was intended to be a catalyst for future sidewalk improvement in the neighborhood and will be part of a larger sidewalk installation project along Miller Road to Corn Road, creating a safe sidewalk for residents of Mauldin. Zoning and Subdivision site plan approvals have been obtained for the Brutontown- Iola Wilson Street Project for phases 2D (Iola Wilson) and phase 4 (Emory & Marie Street) in the Brutontown neighborhood. Site grading and infrastructure improvement bid documents are in progress. The proposed improvement will provide access and utilities to a total of 28 attached housing units for rental and homeownership opportunities. Three façade improvement projects are near completion. One façade is in downtown Simpsonville and the other two are in downtown Greer. Subrecipients of ESG funding report over 500 persons assisted with emergency shelter or street outreach, and 20 households were assisted with homelessness prevention or Rapid Re-housing.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
DH-1 Homeownership	Affordable Housing	HOME: / Greenville County Affordable Housing Fund: \$ / Greenville County:	Homeowner Housing Added	Household Housing Unit	150	50	33%	18	3	16.67%

		\$1000000 / Mortgage Loan Fund: \$ / Unrestricted Fund: \$								
<b>DH-1 Homeownership</b>	Affordable Housing	HOME: \$ / Greenville County Affordable Housing Fund: \$ / Greenville County: \$1000000 / Mortgage Loan Fund: \$ / Unrestricted Fund: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	5	0%	0	0	0%
<b>DH-10 Homelessness - Shelter</b>	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	5000	2,396	48%	567	399	70.37%
<b>DH-2 Homeowners</b>	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	42	87%	20	1	5%
<b>DH-3 Homebuyers</b>	Affordable Housing	HOME: / Greenville County	Direct Financial Assistance to Homebuyers	Households Assisted	175	43	24%	25	1	4%

		Affordable Housing Fund: \$ / Unrestricted Fund: \$								
<b>DH-4 Special Needs - Housing</b>	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Greenville County Affordable Housing Fund: \$ / Greenville County: \$100000	Rental units constructed	Household Housing Unit	70	11	16%	0	0	0%
<b>DH-4 Special Needs - Housing</b>	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Greenville County Affordable Housing Fund: \$ / Greenville County: \$100000	Rental units rehabilitated	Household Housing Unit	0	142	0%	5	0	0%
<b>DH-4 Special Needs - Housing</b>	Affordable Housing Non-Homeless	CDBG: \$ / HOME: \$ / Greenville County Affordable	Homeowner Housing Rehabilitated	Household Housing Unit	175	239	137%	61	22	36%

	Special Needs	Housing Fund: \$ / Greenville County: \$100000								
<b>DH-5 Rentals</b>	Affordable Housing	CDBG: \$ / HOME: \$151,228 / Greenville County Affordable Housing Fund: \$ / Greenville County: \$1000000	Rental units constructed	Household Housing Unit	70	25	36%	202	7	3.47%
<b>DH-5 Rentals</b>	Affordable Housing	CDBG: \$ / HOME: \$ / Greenville County Affordable Housing Fund: \$ / Greenville County: \$1000000	Rental units rehabilitated	Household Housing Unit	35	1	3%	16	0	0%
<b>DH-7 Homelessness - At Risk</b>	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	600	115	19%	20	25	125%



<b>DH-8 Homelessness - Rapid Rehousing</b>	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	82	66%	5	11	220%
<b>DH-9 - ESG COVID-19</b>	Homeless Coronavirus Pandemic Needs	ESG - CV (COVID-19): \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	32	6.5%	0	0	0%
<b>DH-9 - ESG COVID-19</b>	Homeless Coronavirus Pandemic Needs	ESG - CV (COVID-19): \$	Homelessness Prevention	Persons Assisted	800	1,162	145%	0	0	0%
<b>ED-2 Business Establishment and Expansion</b>	Non-Housing Community Development Direct Financial Assistance to Businesses	CDBG: \$ / Economic Development - Loan Fund: \$15000	Jobs created/retained	Jobs	0	9	0%	2	0	0%
<b>ED-2 Business Establishment and Expansion</b>	Non-Housing Community Development Direct Financial Assistance to Businesses	CDBG: \$ / Economic Development - Loan Fund: \$15000	Businesses assisted	Businesses Assisted	20	8	40%	4	0	0%
<b>ED-3 Facade Improvement</b>	Non-Housing Community	CDBG: \$	Facade treatment/busi	Business	25	6	24%	5	0	0%

	Development Economic Development		ness building rehabilitation							
<b>ED-3 Facade Improvement</b>	Non-Housing Community Development Economic Development	CDBG: \$	Jobs created/retaine d	Jobs	0	7	0%	6	0	0%
<b>PA-1 Project Management</b>	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / Community Development Block Grant - CV: \$ / ESG - CV (COVID- 19): \$ / Greenville County Affordable Housing Fund: \$ / Greenville County: \$25000 / Mortgage Loan Fund: \$ / Unrestricted Fund: \$3412	Other	Other	5	0	0%	0	0	0%

<b>SL-1 Blight Elimination</b>	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	35	12	34%	4	3	75%
<b>SL-2 Public Facilities</b>	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3550	0%	30	1435	4783%
<b>SL-2 Public Facilities</b>	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	5	8	160%	0	2	0%
<b>SL-3 Public Services</b>	Non-Housing Community Development Assistance	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45000	48,099	107%	10000	8410	84%
<b>SL-4 Infrastructure Improvements</b>	Non-Housing Community Development	CDBG: \$ / Greenville County: \$1000000	Public Facility or Infrastructure Activities other than Low/Moderate	Persons Assisted	6000	0	0%	5000	0	0%

			Income Housing Benefit							
<b>SL-4 Infrastructure Improvements</b>	Non-Housing Community Development	CDBG: \$ / Greenville County: \$1000000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0%	500	0	0%
<b>SL-7 Brownfield Assessment and Cleanup</b>	Non-Housing Community Development	CDBG: \$	Brownfield acres remediated	Acre	5	0	0%	0	0	0
<b>SL-8 Fair Housing</b>	Affordable Housing	CDBG: <b>\$35,235</b>	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	5,641	94%	1050	2958	282%
<b>SL-9 CDBG COVID-19</b>	Affordable Housing Non-Housing Community Development COVID-19 Pandemic Needs	Community Development Block Grant - CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	56,539	1130%	0	0	0%
<b>SL-9 CDBG COVID-19</b>	Affordable Housing Non-Housing Community	Community Development Block Grant - CV: \$	Public service activities for Low/Moderate	Households Assisted	650	1,957	301%	0	0	0%

	Development COVID-19 Pandemic Needs		Income Housing Benefit							
<b>SL-9 CDBG COVID-19</b>	Affordable Housing Non-Housing Community Development COVID-19 Pandemic Needs	Community Development Block Grant - CV: \$	Businesses assisted	Businesses Assisted	10	10	100%	0	9	0%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

GCRA’s highest priority needs are Housing, and Infrastructure in support of housing development, Homelessness, and Neighborhood Revitalization. Our use of funds for CDBG has been primarily focused on housing as well as housing related infrastructure (infrastructure in support of future housing development). Housing or infrastructure in support of housing make up 48% of disbursements for the PY with the largest single activity costs for The Brutontown- Iola Wilson Street (to support 28 future homeownership and rental opportunities for low to moderate income households) and the Fairview Townhomes (34 homeownership opportunities to households from 50%% to 100% AMI). CDBG funding is also being used to support our addressing homelessness priority need and goal and our public services goal as we work with organizations who also received ESG funding and focus on serving people experiencing homelessness. Our other high priority need of Neighborhood Revitalization is addressed by current infrastructure and new construction of housing being done in the Brutontown special emphasis neighborhood. There is overlap in our needs and goals illustrated by the fact that our lower priority needs of Special Needs and Slum and Blight elimination also tends to support our housing goal, as the project that benefits special needs populations like seniors, people with disabilities, and veterans, is owner occupied rehab. Projects that are acquisition and disposition projects also support future housing development.

The housing units achieved with the use of CDBG funds were for rehabilitation of owner-occupied units and home repairs for seniors and households with disabilities. The construction of affordable housing units was accomplished via HOME funds and leveraged with the County’s Affordable Housing Fund and as well as Bank funds. Additionally, the First Time Home Buyers Program, providing down payment and closing cost assistance were achieved via HOME funds.

Infrastructure and Public facility improvements provided access to the affordable housing project, addressed ADA accessibility, and as well as infrastructure improvement to the neighborhoods with substandard streets and antiquated utilities were also constructed with CDBG funds.

We achieved 36% of our rehabilitation goal, completing 22 total repairs (22 homeownership). Home repairs from GCRA and partners provided 22 low-income and/or senior households with much needed repairs to their homes, making progress on our goal to preserve housing and allow seniors to live in safe and affordable homes. This is a major priority area for the County, particularly ensuring that seniors can age in place. For more information on housing goals and outcomes see section CR-20

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG (persons)
White	9	2	181
Black or African American	15	9	329
Asian	0	0	3
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
<b>Total</b>	25*	11	540*
Hispanic	0	0	0
Not Hispanic	25	11	20

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The table above reflects racial and ethnic comp of families assisted for CDBG and HOME housing activities, and ESG Homelessness Prevention and Rapid Re-Housing activities. The 25\* total for CDBG includes 1 “other multi-racial from PR23 which is not a category on this table.

Across the three programs a total of 66 households were provided affordable housing in the FY. Looking at the households assisted with CDBG and HOME, 66% reported Black or African American, and 30% reported White, with the other 4% being Other. For ESG persons assisted we had 540 persons assisted. The racial and ethnic breakdown are as follows 33% reported White and 60% reported Black or African American, >1% Asian and the remaining 6% is other or multiracial.

With CDBG, 25 households were assisted: 2 households through the new construction, 1 for downpayment assistance, 22 households benefitted from the home repair program for low-income families, seniors, and/or disabled homeowners. The racial and ethnic composition of the 25 households assisted with repairs were: 9 White, 15 Black or African American, 1 other multi-racial.

Through the HOME program 4 out of the 11 new homes constructed were occupied by first-time homebuyers, and 7 new construction rental units were completed. The racial breakdown of the households assisted is 2 White and 9 Black or African American. No households identified as

Hispanic.

For ESG non-housing related activities such as Emergency Shelter and Street Outreach, a total of 489 persons were served, 171 identifying as White (35%), 282 identifying as Black or African American (58%), 3 identifying as Asian (<1%), 2 as American Indian, 2 Native Hawaiian (<1%), 20 reporting multiple races (4%), and 9 reporting data not collected or client refused.

CDBG non-housing activities are not shown on this table, although 15,359 people were assisted from public services, public facilities, economic development activities. About 59% of these were White, 36% were Black or African American, with the other 5% were made up of Asian, American Indian/Alaskan Native, and combinations of all the racial backgrounds. About 5% of the total persons identified as Hispanic.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,386,351	\$3,843,951
HOME	public - federal	1,765,580	\$1,103,658
ESG	public - federal	234,279	\$234,279
Other	private	902,923	\$5,062,009
Other	public - local	6,000,000	

Table 3 - Resources Made Available

### Narrative

GCRA expended \$5,181,888 of its CDBG, HOME, and ESG funding within the five participating municipalities: Greer, Simpsonville, Mauldin, Travelers Rest, and Fountain Inn, during FY 2023. Additionally, the County expended an additional \$5,062,009 of other funding sources, such as GCAHF, County’s American Rescue Fund (ARP) and Bank financing to leverage the County’s HUD funds to implement its FY 2023 projects and programs.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
BRANDON			
BRANDON/FREETOWN COMMUNITY			
BRUTONTOWN COMMUNITY	13	6	
City View			
Conestee			
Countywide			Countywide
Dunean			
FOUNTAIN INN	3	8	MUNICIPALITY
FOUNTAIN INN SANCTIFIED HILL			

GREENVILLE COUNTY - UNINCORPORATED	57	55	COUNTYWIDE
GREER	14	14	
Greer - Sunnyside			
GREER NEEDMORE			
JUDSON COMMUNITY			
MAULDIN	6	1	MUNICIPALITY
MONAGHAN			
NEW WASHINGTON HEIGHTS			
POE			
Saluda			
San Souci			
Simpsonville	6	11	Municipality
Slater-Marrietta			
STERLING			
Tanglewood			
Travelers Rest	1	5	Municipality
VICTOR			
WEST BRANDON			

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

**Table 4 above** shows the percentage of funding allocations in their respective Jurisdictions in Greenville County in comparison to the actual expenditure of funds for FY 2023. The Unincorporated area, specifically the Brutontown Community, a Strategy Neighborhood, has the largest expenditure (55%) of the fund. The predominate funding for the community is the CDBG, which is used to focus on the infrastructure improvements in the Brutontown neighborhood for the Iola – Wilson and Emory Street in support of 28 attached housing units for seniors and families. The infrastructure improvement is being implemented in partnership with Greenville Legislative Delegation Transportation Committee (GLDTC), using the C-Fund as a March. In Greer, the Fairview Townhome project has been completed and homes will be on the market starting in November. A total of thirty-three homeownership units are proposed for the community, comprising of mixed income targeted for 50% - 100%

AMI. Five out of nine proposed units developed by Habitat for Humanity units have been sold and occupied. In the City of Mauldin, the Belvedere housing project, an 88-unit affordable housing complex, developed by Mercy Housing has begun construction. All units are set to be between 20 - 80% AMI. The ADA bathrooms at the Emanuel Sullivan Playground in the City of Fountain Inn have been completed. The restrooms are for severely handicapped children participating at the Miracle League Baseball field at the playground. In Greenville County, GCRA is in the environmental assessment process for the construction of 14 homeownership units in the San Souci neighborhood. Target AMI for the project is set to be up to 80% AMI.

### **Affirmatively Furthering Fair Housing**

The Greenville County Redevelopment Authority (GCRA) is the administrator of the Greenville County's Entitlement funds from the U.S. Department of Housing and Urban Development, and as mandated by the Fair Housing Act, GCRA is required to “Affirmatively Further Fair Housing” which is to take meaningful actions to overcome patterns of segregation, promote fair housing choice, eliminate disparities in housing related opportunities, and foster inclusive communities that are free from discrimination. GCRA is intentional in its project selection and funding, taking into consideration if projects and activities are taking meaningful action as described above, and address the fair housing impediments and recommendations in the FY2020-2024 Analysis of Impediments to Fair Housing Choice (AI). That document can be found here:

<https://www.greenvillecounty.org/humanrelations/pdf/ImpedimentStudyAnalysis.pdf>:

Greenville County has been investing in Special Emphasis Neighborhoods (SENs). These neighborhoods have low-income census tracts, with more than 51 percent of the households with annual income of 80 percent and below of the AMI. The neighborhoods lack adequate affordable housing, substandard housing stocks, antiquated, substandard or absence of adequate utility system (sanitary sewer lines, storm sewer, roads, curbs and gutter). The Brutontown neighborhood is one the SENs and is also GCRA’s target community and is a HUD designated Neighborhood Revitalization Strategy Area (NRSA). GCRA has been implementing the adopted Neighborhood Revitalization Plan which has helped to eliminate disparities in housing, by providing high quality, decent safe and affordable housing to residents of that neighborhood. GCRA also provides gap funding to affordable housing developments with diverse components of inclusions, such as support of special populations with support services, e.g. such as seniors, persons with living with disabilities, limited English proficiency; that encourage economic diversity and integration where units serve low and moderate households in an area with AMI above 80 percent and in Special Emphasis Neighborhoods with low-income census tracts, as in the case of Brutontown community and the Fairview Project in Greer – Sunnyside neighborhood. These projects encourage diverse housing typologies to meet the different needs of the population. Additional future projects in the pipeline are the Gordon St Mill Apartments in Greenville (116 units affordable rental housing for households with 30% - 60% AMI and Mercy Housing SE’s Belvedere in Mauldin (88 units of affordable rental housing for 20% up to 80% AMI). The County’s investment of these affordable housing projects is consistent with the strategies recommended in the Analysis of Impediments (AI) and GCRA’s deliberate actions to ensure affordable housing is attainable in the

community, while addressing the identified impediments in the AI: Lack of Affordable Housing, Barriers Limiting Housing Choice.

GCRA's rehabilitation program, allowing senior or disabled household including veterans to receive grants rehab their homes, including making facilities ADA accessible is in direct response to Impediment 2: Lack of Accessible Housing. Impediment 4 is addressed by Greenville County Human Relations Commission (HCR), charged with advising, enforcing, and reporting on violations of the Fair Housing Act. GCRA funds HRC annually with CDBG and other federal funding addressing Impediment 4: Lack of Fair Housing Awareness. The Economic Development Program providing grants and loans to business owners for capital improvement, operating costs or façade improvements supports the strategies recommended in the AI with Impediment 5: Lack of Economic Opportunities.

One CDBG project, the ADA accessible bathrooms at Emmanuel Sullivan Park is an example of supporting, handicap and limited mobility accessibility in public facilities. This project removes architectural barriers which allow residents of the area to enjoy public facilities which can accommodate them. These projects are in areas with low- to moderate income residents, but which now get to benefit from higher quality public facilities.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The federal funds GCRA receives in CDBG, HOME, and ESG, are used to in combination with other funding sources on GCRA owned and Partner projects and programs. GCRA administers the Greenville County Affordable Housing Fund (GCAHF) on behalf of Greenville County. This funding source will provide \$1,000,000 a year over 5 years. GCAHF was established in 2019 as a result of the recommendation of the 2018 Affordable Housing Study for Greenville County to support production and supply of affordable workforce housing in the County. Since in its inception in 2019 through FY 2022, the County has provided \$4,000,000 of GCAHF fund towards the pursuit and implementation of affordable housing in the County, which have been primarily used in new construction for rental and homeownership units for GCRA-owned and Partners housing development projects throughout Greenville County as well as preservation of existing housing stock. Additionally, in FY 2023, Greenville County also provided an additional \$5,000,000 in GCAHF over the next two years with \$2,000,000 for FY 2024 and \$3,000,000 in FY 2025.

The intent of the leveraged funds from Greenville County GCAHF and ARP in combination of the Entitlement funds of HOME and CDBG are to ensure accessibility and attainability of the supply of decent and affordable housing and workforce housing, particularly rental housing, for very low income-, low-, moderate-, and middle-income residents (GCAHF only), as the housing costs in Greenville County is the record high in the past years. The use of the leveraged funds strengthens partnerships among private (developers) and public agencies (local and state governments) in a joint effort to design and implement strategies for achieving adequate supplies of decent housing affordable to the residents. The programs are meant to extend and strengthen partnerships among all levels of government and the private sector, including for profit and nonprofit organizations, in the production and operation of affordable housing. The GCAHF, HOME, and HOME-ARP were used to as gap finance multi partner housing projects, such as the Belvedere in Mauldin. This project is an 88 units rental housing project that started late summer and is expected to be completed in spring 2025. The funding allocating for this project were \$1040,000 in HOME funds, \$300,000 in GCAHF funding, \$300,000 in HOME-ARP, LIHTC, Bank financing, and funding from SC Housing and all units are targeted for 20% - 80% AMI. households. The Sturtevant project in Greenville is a 9-unit single family detached homeownership units' partnership project with Habitat for Humanity. 4 out of 9 units of Habitat for Humanity were sold and occupied by families earning 30% - 80% AMI. The HOME and CHDO funds were provided to Habitat for the projects and leverage with \$91,000 of GCAHF and private donations and sweat equity from the public.

GCRA also receives annually from a private donor approximately \$24,750 to use for down payment assistance or closing costs for First-Time Homebuyers. In this PY, this funding resulted in down payment assistance enabling five households to purchase homes.

HOME Match requirements were satisfied this year by Habitat for Humanity providing private donations and sweat equity against the HOME Match Liability incurred. This has resulted in a carry-over of excess match to next year. See the HOME Match table (table 5) below.

ESG Match requirements were satisfied by our subrecipients reporting \$1,038,909 in Match identified as other and other federal funds, and private funds.

<b>Fiscal Year this Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	10,376,555
2. Match contributed during current Federal fiscal year	460,112
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,836,667
4. Match liability for current Federal fiscal year	108,084.26
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,728,582.74

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
237010400104	12/14/23	\$125,417						\$125,417
237010400105	2/9/24	\$101,510						\$101,510
237010400106	2/22/24	\$117,423						\$117,423
237010400107	3/7/24	\$115,762						\$115,762

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
<b>1,340,648</b>	<b>772,465.31</b>	<b>674,571</b>	<b>0</b>	<b>1,438,542.31</b>

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Number	<b>0</b>	<b>0</b>	<b>0</b>			
Dollar Amount	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Sub-Contracts</b>						
Number	<b>0</b>	<b>0</b>	<b>0</b>			
Dollar Amount	<b>0</b>	<b>0</b>	<b>0</b>			

**Table 8 - Minority Business and Women Business Enterprises**

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired					
Businesses Displaced					
Nonprofit Organizations Displaced					
Households Temporarily Relocated, not Displaced					

  

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	45	20
Number of Non-Homeless households to be provided affordable housing units	378	24
Number of Special-Needs households to be provided affordable housing units	40	22
<b>Total</b>	<b>463</b>	<b>66</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	45	20
Number of households supported through The Production of New Units	338	20
Number of households supported through Rehab of Existing Units	55	22
Number of households supported through Acquisition of Existing Units	25	4
<b>Total</b>	<b>463</b>	<b>66</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The tables above show affordable housing goals and actual accomplishments using CDBG, HOME, and ESG funding for FY2023. A total of 463 housing units' goal was proposed, GCRA and its partners completed 66 (14%) affordable housing goals. 40% percent of the owner-occupied

rehab goal of existing units for Special Needs households (defined in our DH-4 Special Needs Housing goal for elderly, persons living with disabilities) was achieved. A total of 44% percent of homeless households were assisted with rental assistance. The proposed production of new units fell short of the goal, (378 proposed and 24 accomplished). This goal consists of both rental and homeownership units. Constraints on development process and challenges in obtaining all required funds and planning approval process delayed some of the partners and GCRA's projects. Two Partners projects approved during FY 2022, namely – Mercy Housing SE (The Belvedere - 88 units) and M Peters (Gordon St Mill Apartments - 116 units) have completed the Environmental Assessment process. The Belvedere has closed contract, and construction has begun with expected completion of second quarter in 2025. Gordon St Mill Apartments is in the process of closing and construction is expected to be complete by second quarter of 2025. Additionally, GCRA's 34 homeownership units in Fairview Project have been completed and will start marketing them for sale in October.

GCRA also provided down-payment assistance to **four first-time homebuyer households** with income over 80% with local non-HUD funding. Additionally, Nehemiah CRC completed 2 homeownership units and sold **one homeownership units** to middle-income first-time homebuyers. GCRA provided 92,000 in Affordable Housing Fund (AHF) and 26,000 in HOME funds.

#### **Discuss how these outcomes will impact future annual action plans.**

GCRA and Housing Partner Projects that experienced delays in their projects will be reflected in future CAPER's once those projects are completed. GCRA will take into consideration methods to close the gap between our expected one-year goals and our actuals for each category in the tables above, paying more attention to timing of when projects are expected to close and risks, and likelihood of risk for project delays. It is noteworthy that the Housing Partner projects help the County to address the unmet required affordable housing needs. It is also important to note that usually, there are delays in development process and unforeseen funding issues that affect projects from proceeding as planned. Some Housing Partners were unable to secure additional funding from the State and will be required to re-apply for reconsideration of the next funding round and future annual action plan if they still plan to proceed with their projects.

NHE's project 'Parkside at Butler I in the City of Mauldin for 72 housing units, targeted for individuals and family, earning 60% and below AMI is occupancy and beneficiaries reporting stage and with a final funding draw down has been completed. The project by Mercy Housing Southeast, The Belvedere in Mauldin, SC will produce 88 units of affordable rental housing, for households under 30% up to 80% AMI. This project has begun construction. The Gordon St Mill Apartment project has begun construction and expected to be completed in summer 2025. This project is a 116-unit project targeting individuals and families between 30%-60% AMI. Included in the proposal for this project was the rehabilitation of textile mill that exists on the same parcel into Safe Harbors' new headquarters and emergency shelter. The shelter is expected to have between 50-56 beds for individuals fleeing domestic violence. CGRA staff is in the process of completing the environmental assessment for this project.

Additionally, GCRA staff is started the Environmental Assessment for the project for Dominion, which will consist of 153 rental units targeting individuals and families up to 60% AMI. The proposed project is expected to start construction in the first quarter of 2025. The inclusion of Habitat for Humanity and Rebuild for the preservation program for seniors and persons living with disabilities continues to increase the number of households assisted with the repair program. This enables more seniors to age in place and an increased number of the existing housing stock is maintained.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	11	2
Low-income	7	5
Moderate-income	7	4
<b>Total</b>	<b>25</b>	<b>11</b>

**Table 13 – Number of Households Served**

**Narrative Information**

A total of 36 housing units were completed with CDBG and HOME funds during FY 2023 and are occupied by extremely low-, low- and moderate-income households. A total of 13 units (36%) are occupied by extremely low-income households, 12 units (34%) are occupied by low-income households and 11 units or (30%) are occupied by moderate income households. The number of households served for CDBG reflect the homeowner repair program for special needs households (seniors, disabled, or veterans) administered by GCRA, Rebuild Upstate, and Habitat for Humanity. HOME households reflect homeownership, direct financial assistance to homebuyers, and rental new construction activities.

GCRA and Human Relations Commission of Greenville County assisted 9 households under 30% AMI with Homelessness Prevention. For Rapid Re-Housing 11 households total were assisted: 3 under 30% AMI, 7 under 50% AMI, and 1 under 80% AMI.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:**

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

GCRA is just one of many organizations working within the Upstate Continuum of Care working to reduce and end homelessness in the Upstate of South Carolina. The Upstate CoC is made up of twelve counties including Greenville, and over 80 organizations taking action to end homelessness in their communities. One of these organizations is the Greenville Homeless Alliance (GHA) which released its 2021 Report on Homelessness in Greenville County, an update for the 2019 report. The report identifies five key strategies to a safe and affordable home for all.

- 1) Increase Housing and Exits from Homelessness
- 2) Reduce Barriers
- 3) Strengthen Coordinated Response
- 4) Support Transit
- 5) Impact Policymaking

In the County, United Housing Connections (UHC), the Lead Agency for the Upstate CoC, engages in community outreach to designed to fill gaps in services for people experiencing chronic homelessness that are unsheltered. In an effort to redirect funds given to panhandlers, United Housing Connections has placed QR codes around the city and encouraged people to “Keep your Change to Be the Change” to help fund community outreach teams for people experiencing homelessness. QR codes are placed around the city to make donating easy.

One strategy to reduce barriers to people receiving homelessness services is to increase outreach. UHC in partnership with the Upstate CoC and the City of Greenville hired two full-time peer support specialists focused on outreach in downtown Greenville. This outreach team aims to form relationships and gain the trust of unsheltered people to connect them to housing and services.

UHC’s Street Outreach Program and the PATH Program are two of many Street Outreach Programs in Greenville County. From those two

programs alone, over 500 individuals were connected to services like emergency shelter, permanent housing, and mental health resources. ([2023 Greenville County State of Homelessness Report](https://www.gvlhomes4all.org/research) (GCSHR) <https://www.gvlhomes4all.org/research>).

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

According to the Greenville Homeless Alliance [One page summary of the 2023 Homelessness Data](https://www.gvlhomes4all.org/research) (<https://www.gvlhomes4all.org/research>) at least 4,100 men, women and children experienced homelessness in Greenville County in 2022-2023. 2,381 were served in emergency shelter, 126 were counted as unsheltered, and 1,629 school age children had indicated experiencing homelessness.

From those persons served in emergency shelter, 151 had an exit destination to permanent housing, 404 to temporary housing or institutional settings, 318 went to stay with family or friends, and 1,508 had an unknown exit destination (2023 Greenville County State of Homelessness Report). In 2023, GCRA awarded four organizations operating 6 shelters which served 399 persons in PY2023, for a total of approximately \$121,567 for emergency shelter activities. ESG funding for the emergency shelter component this year went to fund essential services and shelter operations. In FY 2023, GCRA using its HOME-ARP funds, has awarded two organizations funds for the construction of two non-congregate shelters. Those two projects are expected to begin in fall of 2025. Additionally, GCRA funded the rehabilitation of a former textile mill into Safe Harbor's new headquarters and emergency shelter. This shelter will include 50-56 beds for individuals/ families fleeing domestic violence.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In Greenville County Homeless Prevention programs funded by ESG served 9 Households, 12 adults, and 13 children in the 2023 calendar year. Under this program, households at 80% or below Annual Median Income (AMI) could apply for rental and utilities assistance. All households were limited to no more than 3 months' assistance. Post COVID-19 has seen an increase to rental fees which in turn has decreased to number of households assisted.

The Greenville County Human Relations Commission (HRC) administers the County's Fair Housing and Employment activities which involves

investigating housing discrimination complaints, housing solution referrals, and conducting educational programs on landlord-tenant relations, financial literacy, and substandard housing. HRC served over 1,776 households in the PY. Additionally, HRC provides case management for the Homeless Prevention and Rapid Rehousing program which helps individuals and families avoid homelessness and obtain permanent housing. HRC and GCRA served 11 households with rapid re-housing programs and 9 households with homelessness prevention services.

**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**

Our partners SHARE, Step-By-Step, and United Ministries assist those that have been incarcerated and other chronically homeless persons that have health care issues and mental health problems. United Ministries Place of Hope focuses primarily on individuals, many of which are veterans, and some are unaccompanied youth. United Ministries Interfaith Hospitality Network through its partnership with local congregations provides emergency shelter and essential services for families. Step-by-Step Hope Ministry works with previously incarcerated females. These organizations help with education and employment as a means of preventing future homelessness. Additionally, through the Homeless Prevention and Rapid Rehousing Program, we assist homeless individuals and families, from seniors and those with disabilities, to veterans, single parent families, and victims of domestic violence with case management and permanent housing. GCRA serves with the CoC on the coordinated entry process to address the timeliness of families experiencing homelessness.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken 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. Actions taken to address the needs of public housing**

GCRA does not own or operate public housing. The Greenville Housing Authority (TGHA) and the Greer Housing Authority administer public housing in the County of Greenville. TGHA's plans and progress reports which contain actions taken to address the needs of public housing can be viewed here <https://www.tgha.net/annual-plans>. TGHA has not released to the public a 2023 Annual Plan so the below information is the

most current at this time.

Below is summary of progress achieved in the goals established in TGHA's Five Year Agency Plan covering 2020 through 2024.

GOAL: Preservation and Expansion of Affordable Housing Units

1. Complete the exit from the traditional public housing program through voluntary conversion of the remaining 155 public housing units and provide 100% long-term Project Based Vouches on housing units. Streamlined Voluntary Conversion application in progress and will be submitted by 12/31/2020.
2. Place in service the 193 Low Income Housing Tax Credit units at The Preserve at Logan Park and complete Phase II as workforce housing. Preserve Park, rehab of the former Garden Apartments 80-unit building was completed and fully occupied by July 31, 2020. Preserve Court, the new construction of 113 unit is scheduled to complete construction by October 31, 2020, and occupied by March 31, 2021.
3. Complete the recapitalization of Valley Creek through refinancing and rehabilitation and provide long term affordability under RAD Transfer of Assistance and Non-RAD Project Based Vouchers.

Closed on FHA 223f financing in late September 2020 and rehab construction will commence by the end of October 2020 with a one-year construction schedule.

4. Complete recapitalization of Charleston Place through rehabilitation and preserve long term affordability through acquisition of the Limited Partner interest. Planning for this project will commence in 2021.

5. Preserve long term affordability of Heritage and Evergreen properties through acquisition of General Partner interest. This will occur as part of the conversion under the Streamlined Voluntary Conversion Program scheduled to be completed in first quarter of 2021.

6. Expand affordable housing through new development on TGHA owned vacant land. Final assessment of vacant land in progress. Final development or disposition plans will be completed in 2021.

7. Expand affordable housing through partnerships with private developers. Entered into a Memorandum of Agreement with Saint Capital, LLC to partner on development of 141 mixed income project located on Academy, Ware and Perry Streets.

8. Maintain the Housing Choice Voucher Program at maximum utilization of all funding provided annually through appropriations and apply for

any new voucher funding made available. Full utilization based on available funding will be maintained in 2020.

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

GCRA does not own or operate public housing. The Greenville Housing Authority (TGHA) and the Greer Housing Authority administer public housing in the County of Greenville. TGHA's plans and progress reports which contain actions taken to address the needs of public housing can be viewed here <https://www.tgha.net/annual-plans>

The Family Self-Sufficiency (FSS) Program provides opportunities to residents of the Public Housing and Housing Choice Voucher Programs to become financially independent. TGHA also has a Section Eight Housing Choice Voucher Program to be used towards the purchase of their homes. TGHA partners with Greenville County Human Relations Commission to provide Homebuyer Education Course to families interested in becoming a homeowner. TGHA provides Job fairs in partnership with SC Works Greenville and multiple employers to assist with resume writing, on the spot interviews and how to utilize the SC Works system to search for employments. This will help for self-sufficiency and empowerment, providing opportunities for homeownership in the future.

### **Actions taken to provide assistance to troubled PHAs**

GCRA does not own or operate public housing and did not take any action to provide assistance to troubled PHA's.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

### **Actions taken 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. 91.220 (j); 91.320 (i)**

The 2018 Greenville County Affordable Housing Study, prepared by CZB consulting, identified that approximately 45,000 households in the County have income of less than \$25,000 per year. This target population experiences an extremely high-cost burden on housing and is already facing difficulties in finding affordable, safe, and decent rental units. Amongst Greenville County's low-to-moderate income population, there are approximately 10,959 renters and 8,030 homeowners experiencing one or more of the four major housing problems defined by HUD which



are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%. As a result of the Study, the County Administration has been providing supplementary funding (Affordable Housing Fund – AHF) to GCRA for the past 3 years for \$1,000,000 per year to help with gap funding affordable housing development projects developed by GCRA and its partners. The AHF is an additional funding source to help with the development of affordable housing units in the County. Additionally, Greenville County's Zoning Ordinance also has a new 'Flexible Review District' (FRD), which allows developers to creatively propose smaller lot sizes, attached housing and with higher density development options. Therefore, creating opportunities for diverse housing types with affordable housing inclusion with mixed income. This has also helped to remove large lot zoning requirement in the County. Furthermore, Greenville County and the City of Greenville partnered with ReWa (a Regional Sewer agency) to create a voucher program, which allows non-profit and for-profit developers to receive reduced sewer fees in exchange for affordable housing development. This partnership has helped ameliorate the cost burden on affordable housing development relating to impact fees assessed on projects. Furthermore, GCRA partners with Greenville Legislative Delegation Transportation Committee (GLDTC) on infrastructure improvement projects in low- and moderate-income neighborhoods on numerous infrastructure improvements such, road, stormwater, and utility systems. This partnership helps to fund the projects in a 50:50 cost sharing ratio with the agency. The Parker Sewer District also assists with sanitary sewer improvements in their districts, while CDBG funds are used for material purchases. This is a substantial cost savings for upgrade or improvement to antiquated sanitary sewer lines in low- and moderate-income neighborhoods in Greenville County

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

GCRA administers an emergency 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.

GCRA partners with the Continuum of Care agencies to address homelessness in the County. ESG funding is used to help families at risk of being homeless or literally homeless with permanent housing by providing deposits to their rentals, paying off delinquent or outstanding utility bills that would prevent families from obtaining future housing, and paying their rents. The ESG program also helps families acquire the knowledge and skills needed to ensure that they remain self-sufficient and able to retain stable housing. ESG clients receive case management from HUD-certified housing counselors and are scheduled for a one-on-one financial counseling sessions with a highly trained, professional financial counselor at one of Greenville County Human Relations Commission's Greenville Financial Empowerment Centers sites. Counseling is provided in-person, by phone, or through virtual platforms and can be scheduled to fit each client's calendar.

The Continuum of Care agencies have helped to implement some measures identified in the original White Paper and will continue with the new edition. Individuals or families assisted are very low-income families (30% or below of AMI). Greenville Homeless Alliance is the lead organization working on the White Papers. GCRA is a steering committee member for the Greenville Homeless Alliance, and this committee sets future priorities, coordinates action, and works to ensure financial and human resources are in place to support the collective agenda.

Additionally, 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.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The GCRA reduces lead-based paint hazards through its home repair policy which consists of risk education for rehab program clients and varying levels of lead assessment and abatement based on the extent of repair work. GCRA staff have completed training and become certified Lead Inspectors and Lead Risk Assessors Policy guidelines to reduce lead-based paint hazards are as follows:

1. All home repair participants with homes constructed before 1978 receive a brochure about the hazards of lead-based paint and must sign acknowledging receipt of the brochure. Safe work practices are used on all repair jobs of less than \$5,000. For roof jobs regardless of cost, a lead paint clearance test is performed by a lead risk assessment firm after the roof is replaced. For all jobs exceeding \$5000, a lead risk assessment is performed, and the results of the test are incorporated into the scope of work for the job. A lead clearance test is performed by a risk assessment firm upon the job's completion. For jobs exceeding \$25,000, abatement of lead paint would occur.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Assets such as savings and homeownership are essential to a family's economic security. The County's down payment assistance program helps low-income families build assets that are otherwise difficult to attain due to limited resources and inability to save. As a result of changing markets and increased prices in homes, GCRA has increased their down payment assistance maximum from \$5,000 to \$10,000. GCRA also

provides end mortgages, using Mortgage Loan Fund to help households that are experiencing difficulty in obtaining an affordable mortgage from traditional banks, due to no credit history or higher interest rates offered by bankers but are however creditworthy to purchase their home. All participants are required to attend financial literacy, budgeting and pre-purchase and post homeownership classes with Greenville County Human Relations Commission. This comprehensive, eight-hour class covers all facets of the homebuying process through ten distinct modules, from assessing readiness for homeownership to financing and purchasing a home to addressing insurance, repairs, and other homeowner obligations. The class is also intentional in covering fair housing rights and laws to ensure that participants are aware of their fair housing rights and know where to access local resources if they suspect that their fair housing rights have been violated. Upon completing the class, all participants receive a personal follow-up call from one of GCHRC's HUD-certified housing counselors to assist them in their homebuying journey. Counselors are available to support homebuyers for as long as the client requests assistance.

Homebuyer and fair housing education are supplemented by GCHRC's Greenville Financial Empowerment Center (FEC), which offers free, one-on-one financial counseling that is tailored to help each client achieve financial stability and reach their financial goals. Greenville FEC reports the following accomplishments for the 2023 calendar year.

- 815 Clients Served
- Average credit score increases of 48 points
- Demographics: 62% Renters, 19% homeowners, 55% African American, 25% White, 18% Other or Multiple races
- Overall Debt decreased \$838K
- Savings increased \$318K
- AMI of clients 26% under 30% AMI, 21% between 30-50% AMI, 33% between 50-80% AMI, 20% above 80% AMI

In addition to one-on-one counseling sessions, the FEC held group classes at Greenville Tech, Fresh Start, St Clare's Home, SC Works, the library, and at multiple schools. FEC Counselors had the opportunity to attend a national training course in NYC and to participate in a national study documenting the positive effects of financial counseling on clients participating in workforce development programming.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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. GCRA partners with the CoC group to address homelessness in the County and is currently working with the Greenville Housing Authority with Section 8 housing opportunities and inspections of the units.

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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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 Greenville, Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest, including elements related to land use and housing. The County’s Planning Department also prepares neighborhood master plans for the County’s Redevelopment Areas. The Planning Department includes GCRA along with other staff to review and provide input for upcoming rezoning requests. Additionally, the GCRA coordinates with Code Enforcement to demolish substandard properties in County redevelopment areas. The combination of these coordinated efforts creates opportunities for the implementation of neighborhood master plans by GCRA and its housing partners. Greenville County Planning is in the process of completing a Comprehensive Master Plan, which will include a comprehensive approach to the housing element component. The recommendations identified in the Greenville Housing study report will be an excellent resource to the comprehensive master plan. Additionally, some of issues identified in the Analysis of Impediments to Fair Housing Choice will be included in the housing element of the Master Plan. The Planning Division has been in pursuit of a new zoning ordinance since the adoption of the 2020 Comprehensive Plan, particularly to address the inconsistency between the recommendation of the Comprehensive and zoning ordinance. Below are a few accomplishments that address the fair housing recommendations:

- Provide financial counseling and credit improvement programs so low-income households can obtain mortgages. The Human Relations Commission operates the “Greenville Financial Empowerment Centers” program which offers free, one-on-one financial counseling with highly trained financial counselors. Counselors help clients identify their financial goals and then create an action plan to achieve them. Counseling focuses on repaying debt, establishing savings, building credit, and using traditional, affordable banking products in lieu of payday loans and other predatory lending.
- Celebrated the 56<sup>th</sup> Fair Housing Marathon in April 2024. This full-day training event provided educational workshops on fair housing

topics to landlords, residents, social workers, realtors, counselors, magistrates, housing authority staff members, and community partners. Continuing education credits were offered, and 124 housing industry professionals participated.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Greenville County Human Relations Commission (GCHRC) provides Fair Housing counseling and education to low income and minority populations. However, 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. The program is targeted towards those who are most likely to be discriminated against, including African Americans, Hispanics, the elderly, and the disabled.

Through GCHRC's 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.

A summary of fair housing program activities follows:

**Workshops:** GCHRC offers a variety of free, community-based fair housing workshops in both in-person and virtual formats. Workshops are 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. Workshops provide participants with an overview of fair housing law, helping participants know and understand their fair housing rights and how to assess local resources if they suspect their rights have been violated. To increase access to persons with Limited English Proficiency, GCHRC also hosts targeted workshops in Spanish and Cantonese.

**ESG Program:** The ESG program provided case management to sixty-five people, (27 adults & 38 children). All ESG qualifying families received case management and a referral for a one-on-one financial counseling session with the evidence-based Greenville Financial Empowerment Centers program operated by Greenville County Human Relations Commission.

**Analysis of Impediments to Fair Housing:** The FY 2020-2024 Analysis of Impediments to Fair Housing Choice is complete identified the following: Lack of Affordable Housing (2) Lack of Accessible Housing (3) Limited Housing Choice (4) Lack of Fair Housing Awareness (5) Barriers to Economic Opportunities (6) Need to Manage Future Growth. GCRA's various housing programs - homeownership units, rental housing, rental assistance for homeless population, repairs and rehab for special needs, persons living with disabilities, providing affordable mortgages with MLF and direct financial assistance towards down payment and closing cost assistance are intentional to meet diverse population and income ranges of very low-, low-, moderate- and middle-income households. Furthermore, in partnership with GCHRC, the residents of Greenville have access to Fair housing and housing counseling services. The various housing typologies developed by GCRA and the Housing Partners, from single family attached and detached for rental and homeownership units, support for permanent support housing with SROs addressing single adult homeless populations, multi-family apartments buildings developed by GCRA housing partners all provide housing choices. Handicapped accessible units are included in all new construction units, while the repair and rehab programs are used to install any accessibility component in existing homes required by the homeowners.

The [2020-2024 Analysis of Impediments to Fair Housing](#) is available at the following websites: Greenville County Human Relations, Greenville County Redevelopment Authority, The City of Greenville Community Development Division, The Greenville Housing Authority and the Greer Housing Authority.

**Actions Taken in Response to Impediments:** Greenville County Administration's continual support of affordable housing with an annual contribution of \$1,000,000, used to leverage the entitlements and administered by GCRA is in its third-year allocation. This fund is used to support affordable housing developed by GCRA and Housing Partners. GCRA provides LIHTC Housing Developers and other non-profit agencies gap financing to their projects to ensure affordability of the units. Additionally, GCRA has partnered with Rebuild and Habitat to assist seniors and persons living with disability with grants and forgivable loans to repair their homes, addressing accessibility, and promote opportunities to age in place. A total of 40 households were assisted, 80% being of extremely low or low income. GCRA also partners with Community Works Carolina to provide down payment and closing assistance to First Time Homebuyers to promote homeownership opportunities to low- and moderate-income households.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

GCRA is responsible for monitoring the performance of each sub-recipient under the terms of its contract and Memorandum of Understanding. Each project is reviewed for its compliance with applicable CDBG, HOME and ESG program regulations. Monitoring procedures for applicable programs are described below.

**Business Loans** Creation and retention of low- and moderate-income jobs. Staff review employment income verification forms completed for all employees hired or retained. Proof of payment for all jobs created or maintained is collected and reviewed. Balance sheets, cash flow statement and 1-year projection are among document reviewed at application, as well as certificate of liability insurance for the business, and summary of loan expenditures and receipts. GCRA is in the process of creating a more robust monitoring program for our ED loan.

**CDBG-Public Service & ESG Partners** CDBG and ESG Subrecipients are monitored continuously throughout the year. All federal regulations and laws listed in their contracts are monitored including but not limited to Davis Bacon, Hatch Act, conflict of interest, and procurement guidelines. All reimbursement documentation is carefully reviewed. Throughout the year, staff attend various events or visit projects to monitor progress and evaluate contract compliance. Inspections by GCRA Construction officials are conducted for any rehabilitation or maintenance related projects. There is also desk monitoring and on-site monitoring that occurs annually toward the end of the fiscal year. This ensures that on-site procedures for security and organization are being met. Staff also capture intake forms and procedural processes for client assistance. A checklist is used to ensure all regulations and program information has been reviewed such as National Objective and eligibility; Conformance to sub recipient agreement; Record keeping system; Financial Management systems; Procurement; Equipment and real property; Non-discrimination and actions to fair housing; Conclusions and follow up. GCRA staff obtained a full list of clients served during the funding year. The lists contain addresses of all participants, (with the exception of Outreach Clients for ESG program) confirming eligibility, such as location within jurisdiction, income, demographics for each sub recipient program. At the end of each monitoring visit, recaps of findings or non-findings were discussed. Upon completion of the monitoring, each subrecipient was provided a letter of compliance & performance, items to be addressed were also noted.

**Housing Partners projects:** All proposals are reviewed and underwritten to ensure that prospective developers have capacity and past knowledge in development process, adequate funding to complete and eligible clients are in the completed units. Construction staff conduct inspection of the completed construction prior to processing of the payment request. Annual performance reports are obtained from partners on all HOME assisted projects. Staff conduct monitoring visits to review partners' files on projects/programs management and beneficiaries' data to ensure compliance with program regulations.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Below is the timeline of public noticing for the FY 2023 CAPER:

- Public Notice appeared in Greenville News 9/1/2024.
- CAPER Summary and public notice posted on GCRA website 9/2/2024.
- Public Hearing held 9/12/2023
- Public comment period 9/2/23-9/27/2023

GCRA published the public notice in English and Spanish as well as invited interested parties who need a reasonable accommodation to contact us in advance. Notice was published in the legal section of the Greenville news and posted outside of the GCRA office. The notice was also sent out via email to stakeholders, partners, the public, and other individuals who subscribe to the GCRA list-serv email list. The public hearing was provided for people to attend in person at the GCRA offices. We received no members of the public attending the meeting and no public comments.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There are no changes to our current programs. GCRA staff plans to market more of the Homeowner Rehabilitation Loan program in the future.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

**No**

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

GCRA owns and in-house manages sixty-eight rental properties. The addresses listed below reflect rental units that are complete and inspected annually. Any deficiencies are noted using the International Property Maintenance Code, repaired and reinspected. Inspectors are either licensed homebuilders or certified ICC housing inspectors. Deficiencies corrected included replacing front steps, repairing kitchen and bathroom flooring damaged by water, replacing missing and damaged handrails, a broken windowpane, smoke detector batteries, broken refrigerators, a broken garbage disposal, broken doorknobs, dripping faucets and shower heads, roof replacements, HVAC repairs, water heater replacement, building ramps, monthly replacement of HVAC filters, storm door repairs, and

Parker at Cone, a 64-unit apartment building, is inspected annually and was inspected in 2023. Issues found during the 2023 annual inspection were standard issues (broken blinds, dirty carpet, dripping faucets, dirty walls). The issues found during inspections were resolved and reinspected.

**Single Family Detached Rental Units:** 7 Saco Street, 6 Bryant Street, 130 Marie Street, 106 2nd Street, 107 Alice Avenue, 111 Arnold Street, 3 14th Street, 324 E. Arlington Avenue, 6 Hardin Street, 108 Harris Street, 106 Lanford, 511 Trade Street, 125 Will Street, 133 Will Street, 137 Will Street, 1 D Street, 6 D Street, 7 D Street, 8 D Street, 105 Goodrich Street, 102 Heatherly Drive, 106 Heatherly Drive, 102 Telfair Street, 279 Moore Street, 321 Tremont Avenue, 31 Norwood Street, 15 Speed Street, 132 Baker Street, 203 Mack Street, 11 24th Street, 19 Young Street, 21 Young Street, 21 McBeth Street, 304 Miller Road, 16 3rd Avenue, 29 Broadus Street, 114 Westwood Drive, and 1 D Street, 235 Whitney, 112 E. Church St, 202 Roosevelt Avenue.

**Single Family Attached Units:** (Brutontown, 5 Duplex Buildings): 10 Marie Street, 12 Marie Street, 18 Marie Street, 20 Marie Street, 110 Marie Street, 112 Marie Street, 114 Marie Street, 116 Marie Street, 120 Marie Street, 122 Marie Street.

Single Family Attached Units: (Miller Road, 9 Duplex Buildings): 1 Journey Lane, 3 Journey Lane, 5 Journey Lane 7 Journey Lane, 9 Journey Lane, 11 Journey Lane, 15 Journey Lane, 17 Journey Lane, 19 Journey Lane, 21 Journey Lane, 23 Journey Lane, 25 Journey Lane, 27 Journey Lane, 29 Journey Lane, 31 Journey Lane, 33 Journey Lane 35 Journey Lane, 37 Journey Lane.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

GCRA sells its homes built with HOME funds by listing them with local realtors who specialize in working with first time homebuyers that are within the low to moderate income range. In addition, the information is also listed on GCRA's website, we also sell homes because of receiving referrals from GCRA homeowners and from housing partners including Homes of Hope, United Housing Connection, The Greenville Housing Authority, and Greenville County Human Relations Commission. Marketing materials are available in English and Spanish, and now homes are shared with the neighborhood associations.

GCRA manages all its rental units. Tenants are referred to us from area shelters, United Way, and other local organizations. Our units are also placed on the GCRA website. We keep a list of individuals and families requesting rental units and as units become available, we place the tenants accordingly.

As there is a high demand for both our homeownership and rental units, they are filled as soon as they become available.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

During PY 2023, GCRA received \$772,465.31 in HOME program income and expended \$674,571 in HOME program income (PI) (PR-09 report). HOME program income in this PY funded 4 homeownership new construction units with the following owner demographics: 3 African American households and 1 White households. AMI ranges include 2 household under 30% AMI, 1 households between 31-50% AMI, 4 households between 51-60% AMI, and 4 households between 61-80% AMI.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

GCRA's efforts at fostering and maintaining affordable housing take place with either gap financing to affordable housing providers and developers for new housing construction and rehabilitation projects for low- and moderate-income households. These units are deed restricted with recorded subsidies and affordability period requirement recorded in accordance with HOME regulation and based on the amount of HOME funding invested.

Gordon St Mill Apartments, a LIHTC project with 116-units in the West Greenville which began in FY2023. This project targets individuals and families earning up to 60% of the AMI.

The Belvedere is the second LIHTC project that started in FY2023. This is an 88-unit project targeting individuals and families earning up to 50% of the AMI.

GCRA administers the Greenville County Affordable Housing Fund (GCAHF) on behalf of Greenville County. This funding source will provide \$1,000,000 a year over 5 years. GCAHF was established in 2019 as a result of the recommendation of the 2018 Affordable Housing Study for Greenville County to support production and supply of affordable workforce housing in the County. The general purposes of HOME and GCAHF are expanding the supply of decent and affordable housing and workforce housing, particularly rental housing, for very low income-, low-, moderate-, and middle-income residents (GCAHF only), strengthening the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent housing affordable to the residents. The Programs are meant to extend and strengthen partnerships among all levels of government and the private sector, including for profit and nonprofit organizations, in the production and operation of affordable housing. GCAHF can be used at our discretion to fund anything from multifamily housing projects to owner occupied new construction. It can serve as gap financing for projects when federal funding sources are too restrictive.

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	200				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					

Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

One activity in IDIS was closed with Section 3 accomplishment. In the future Section 3 reports will include only the completed accomplishments of the current CAPER PY. GCRA is currently implementing a Section 3 plan and should see an increase in accomplishments in future years for projects such as The Belvedere and Gordon St Mill Apartments.

**CR-60 - ESG 91.520(g) (ESG Recipients only)** 

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

**Recipient Name** GREENVILLE COUNTY  
**Organizational DUNS Number** 077991206  
**UEI**

**EIN/TIN Number** 576000356  
**Identify the Field Office** COLUMBIA  
**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance**

**ESG Contact Name**

**Prefix** Mr.  
**First Name** Joe  
**Middle Name**  
**Last Name** Smith  
**Suffix**  
**Title** Executive Director

**ESG Contact Address**

**Street Address 1** 301 University Ridge  
**Street Address 2** Suite 2500  
**City** Greenville  
**State** SC  
**ZIP Code** -  
**Phone Number** 8642429801  
**Extension** 114  
**Fax Number**  
**Email Address** jsmith@gcra-sc.org

**ESG Secondary Contact**

**Prefix** .  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number** 8642429801

**Extension**

**Email Address**

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date**

07/01/2022

**Program Year End Date**

06/30/2023

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** United Ministries

**City:** Greenville

**State:** SC

**Zip Code:** 29601, 3320

**DUNS Number:** 163028392

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 52757

**Subrecipient or Contractor Name:** SHARE

**City:** Greenville

**State:** SC

**Zip Code:** 29603, 0204

**DUNS Number:** 039283668

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 12000

**Subrecipient or Contractor Name:** United Housing Connections

**City:** Greenville

**State:** SC

**Zip Code:** 29607, 2536

**DUNS Number:** 035457790

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 32810



**Subrecipient or Contractor Name:** Bootprint

**City:** Greenville

**State:** SC

**Zip Code:** 29607

**DUNS Number:** 118630036

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 3000

**Subrecipient or Contractor Name:** Pendleton Place  
**City:** Greenville  
**State:** SC  
**Zip Code:** 29601, 2317  
**DUNS Number:** 98397235  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 45000

**Subrecipient or Contractor Name:** Greenville County Human Relations  
**City:** Greenville  
**State:** SC  
**Zip Code:** 29601  
**DUNS Number:** 179051596  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 35000

**Subrecipient or Contractor Name:** Greenville County  
**City:** Greenville  
**State:** SC  
**Zip Code:** 29601  
**DUNS Number:** 077991206  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 53712

## CR-65 - Persons Assisted

The following tables in CR-65, 70, and 75 are no longer reported in this format. Please see the accompanying reports in the appendices titled **CAPER Aggregator 2.0** and **HUD ESG CAPER** for information on clients served and expenditure for the year.

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	12
Children	13
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	25

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	13
Children	13
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	26

Table 17 – Household Information for Rapid Re-Housing Activities

**4c. Complete for Shelter**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	287
Children	107
Don't Know/Refused/Other	5
Missing Information	
<b>Total</b>	<b>399</b>

**Table 18 – Shelter Information**

#### 4d. Street Outreach

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	76
Children	12
Don't Know/Refused/Other	2
Missing Information	
<b>Total</b>	<b>90</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	388
Children	145
Don't Know/Refused/Other	7
Missing Information	
<b>Total</b>	<b>540</b>

Table 20 – Household Information for Persons Served with ESG

### 5. Gender—Complete for All Activities

	<b>Total</b>
Male	325
Female	204
Transgender	2
Don't Know/Refused/Other	9
Missing Information	
<b>Total</b>	540

**Table 21 – Gender Information**

### 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	145
18-24	39
25 and over	349
Don't Know/Refused/Other	7
Missing Information	
<b>Total</b>	<b>540</b>

Table 22 – Age Information

### 7. Special Populations Served—Complete for All Activities

#### Number of Persons in Households

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	0
Total Number of bed - nights provided	0
Capacity Utilization	0

Table 24 – Shelter Capacity



**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s) N/A**

**CR-75 – Expenditures**

**11. Expenditures**

**11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	37593	26854	33098
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>	37593	26854	33098

**Table 25 – ESG Expenditures for Homelessness Prevention**

**11b. ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	31278	41824	38042
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>	31278	41824	38042

**Table 26 – ESG Expenditures for Rapid Re-Housing**

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services	29672	109837	
Operations	65183		121567
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>	94855	109837	121567

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach	18707	26991	19000
HMIS	5000	5000	5000
Administration	17839	17476	22571

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2021	2022	2023
	205272	227982	239278

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2021	2022	2023
Other Non-ESG HUD Funds			
Other Federal Funds	584905		439654
State Government			101000
Local Government		17000	
Private Funds		655517	
Other	135086	44810	498255
Fees	19700		
Program Income			
<b>Total Match Amount</b>	<b>739691</b>	<b>717327</b>	<b>1038909</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
	944963	945309	1278187

**Table 31 - Total Amount of Funds Expended on ESG Activities**

## Appendices

### Appendix A: Public Comment

- English Public Notice
- Spanish Public Notice
- Proof of Publication
- Public Hearing Presentation

### Appendix B: FY2023 Housing Goals Table

### Appendix C: ESG

- FY2023 ESG CAPER (download)
- FY2023 CAPER Aggregator 2.0
- FY2023 ESG Match
- PR91 ESG 2023

### Appendix D: CDBG

- PR-26

### Appendix E: HOME

- HOME Match