



GCRA

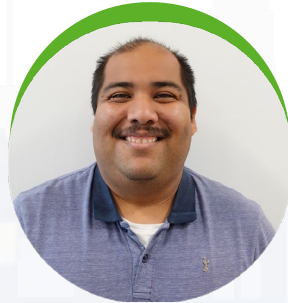
Greenville County Redevelopment Authority

CDBG Application Workshop

GCRA Program Staff



Francisco Arnaiz, Program Manager



Jose Reynoso, Senior CDP



Haley Howell, Associate CDP



Mary Rivera, Assoc. Community Engagement Specialist

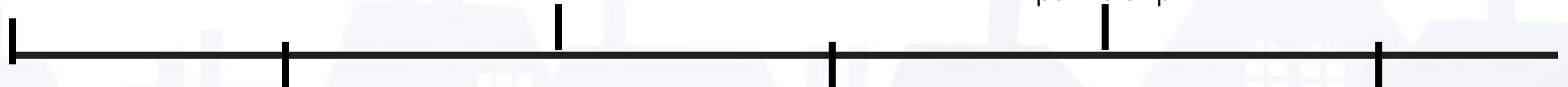
About GCRA



1974:
GCRA focused on CDBG activities

1990's
Freetown Neighborhood

2010's
Creekside
Habitat for Humanity GCRA partnership



1980's
Judson Mill

2000's
Brutontown Neighborhood

2020's
Fairview Townhomes



Training Objectives

- Overview of the Community Development Block Grant (CDBG)
- Understand CDBG eligible activities
- Understand the application, award, and contract process

Greenville County CDBG

- Total Allocation IS approximately \$2.85 million (2025)
- 15% cap on public service activities (\$427,500)
- Annual Public Service is performed within the program year
- Approximately 70% (of \$427,500) is budgeted for unincorporated Greenville County (\$300,000)
- Housing Rehab does not fall under Public Services
- If applying for Activities such as public facilities, infrastructure, or economic development, Contact GCRA to discuss your project.

CDBG Program Purpose

CDBG is designed to give cities and counties **flexible federal funding** to:

- Improve housing
- Support community infrastructure and public facilities
- Promote economic opportunity
- Address conditions of poverty and blight
- Provide funds for public service activities

Primarily benefitting low- and moderate-income (LMI) residents

The background of the slide features a stylized, light blue silhouette of a town with various house shapes and windows. At the bottom, there is a solid green horizontal bar.

CDBG Program Requirements

Public Services Eligible Activities



- Employment/Job training
- Education
- Crime prevention/public safety
- Childcare
- Health/Substance Abuse Services
- Welfare Services
- Senior Services
- Recreational Services
- Housing
 - Housing counseling
 - Fair housing counseling
 - Energy conservation
 - Down payment assistance
 - Services for homeless persons

Public Services Eligible Activities

- All CDBG-funded activities must meet the following National Objective: – Benefit low- and moderate-income (LMI) persons
- Public services targeted toward special benefit groups (seniors age 62+, severely disabled adults, persons with HIV/AIDS, illiterate adults, abused children, battered spouses, and migrant farm workers) do not require income verification.

Public Services Eligible Activities

- Federal Law require CDBG costs to be:
 - Eligible
 - Necessary
 - Reasonable
 - Not be used to supplant local or state resources
 - Be guarded against fraud

Location of Activities

- Greenville County
 - Excluding anything within Greenville City Limits
- Travelers Rest
- Mauldin
- Simpsonville
- Fountain Inn
 - Including parts of Laurens County within Fountain Inn City Limits
- Greer
 - Including parts Spartanburg County within Greer City Limits

CDBG Income Limits



FY2025 Income Limit Area	Median Family Income	FY25 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Greenville- Mauldin- Easley, SC HUD Metro FMR Area	\$97,300	Extremely Low (30%) Income Limit	20,300	23,200	26,650	32,150	37,650	43,150	48,650	54,150
		Very Low (50%) Income Limit	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
		Low (80%) Income Limit	54,150	61,900	69,650	77,350	83,550	89,750	95,950	102,150

FY2025 Income Limit Area	Median Family Income	FY25 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Laurens County, SC HUD Metro FMR Area	\$74,400	Extremely Low (30%) Income Limit	15,650	21,150	26,650	32,150	37,650	43,150	46,150	49,150
		Very Low (50%) Income Limit	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
		Low (80%) Income Limit	41,650	47,600	53,550	59,500	64,300	69,050	73,800	78,550

FY2025 Income Limit Area	Median Family Income	FY25 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Spartanburg, SC HUD Metro FMR Area	\$82,400	Extremely Low (30%) Income Limit	17,300	21,150	26,650	32,150	37,650	43,150	48,650	54,150
		Very Low (50%) Income Limit	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200
		Low (80%) Income Limit	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750

HUD will release new income limits in April 2026

What can CDBG Pay for

- Labor, supplies, and materials
- Operations and maintenance of facility where service occurs
- Payments must be **DIRECTLY** related to the provision of eligible services
 - Cannot provide operational support (administrative)
 - Must document costs
- This service must be:
 - A new service
 - A quantifiable increase in the level of an existing service with local government funding in the 12 months preceding Action Plan Submission

Reimbursement Requirements

- Documentation of eligible expenses, salaries, purchases, etc.
 - Consult with GCRA for large purchases as procurement may be triggered
- Submit invoices for each expenditure
- Submit reimbursement request form on a monthly basis
- When in doubt, contact GCRA
- Use secure OneDrive link to submit documentation
- Send email to mriviera@gcra-sc.org to notify GCRA that a draw is being requested

Monitoring and Reporting

- Annual monitoring and site visit
 - In person or virtual
- Household eligibility review
- Financial records review
- Bi-annual and Annual Program Reporting, which includes narrative, demographics, and clients served

Other Federal Requirements

- Environmental Review
- Acquisition/relocation
- Federal labor standards
- Fair housing and non-discrimination
- Financial management
- Procurement
- Section 3
- Lead-based paint
- Build America Buy America
- Legal immigration status

Procurement Requirements

- Up to \$2,500: Three verbal quotes (documented)
- Between \$2,501 – \$10,000: Three written quotes (documented)
- Between \$10,001 - \$50,000: Advertised written quotes (documented)
- \$50,001 and Up: Formal bids
- Written documentation of process
- Equipment purchases
- State contracts

Environmental Reviews

- National Environmental Policy Act (NEPA)
 - Requires all federal agencies to consider and address any environmental impacts that result from activities and projects they fund or sponsor
- Conducted in accordance with HUD regulations at 24 CFR part 58 and 24 CFR Part 50
- An environmental review **MUST** be completed **BEFORE** any projects are initiated in order to be eligible for funding reimbursements
- The nature and size of your project will determine the level of environmental review required

Application Scoring Summary



Eligibility

Application

Experience

Administration

Project

Performance

(Subject to change)

Selection of Subrecipients

- Inter-department recommendations to GCRA Leadership and Board
- Unincorporated area funding recommendations approved by Board in March
- Municipality funding recommendations discussed with City Administrator.
- Requires City Council Approval

GCRA CDBG Timeline

- Application Deadline
- Funding Approval
- Award Letter
- Award Budget / Goals Submission
- Annual Action Plan Submission
- Environmental Review(s)
- Contract Start Date
- Bi-Annual Report
- Monitoring
- Annual Report
- CAPER Report
- February 6, 2026
- March 2026
- May / June 2026
- May 2026
- May 2026
- June 2026
- July 2026
- January 2027
- End of Contract Period
- July 2027
- August 2027

Freedom of Information Act

- If your agency is supported by public funds, even in part, or expends public funds, it is subject to the Freedom of Information Act (FOIA).
- FOIA provides every citizen a right to attend meetings and to inspect and copy ANY public record of the public body.
- <http://www.scpres.org>
- Consult your attorney for more information.

Application

- Deadline: **February 6, 2026**, at 1:00 PM
- Project period: 7/1/2026 – 6/30/2027
- Must be submitted via OneDrive link provided
- Applications available at:
 - www.gcra-sc.org
 - Via email mriviera@gcra-sc.org

ADDITIONAL RESOURCES ON HUD.GOV

[Playing by the Rules: A Handbook for CDBG Subrecipients on Administrative Systems](#)

Application Process

- You must use our application form and supply **all** the requested information:
 - Audits, goals, and budget
 - Handwritten applications will NOT be accepted
 - Late submissions will NOT be accepted
- Applications are reviewed, scored, and approved by a committee consisting of GCRA staff and Board Members.



GCRA

Greenville County Redevelopment Authority

Questions?

