



GCRA



Greenville County 2026 Annual Action Plan Public Hearing

•• **301 University Ridge** ••
•• **Greenville, SC 29601** ••

•• **April 21, 2026** ••
•• **3:00 pm** ••

Agenda

1. Introduction

4. Funding Types

2. Objectives

5. 2026 Funding
Allocations

3. Annual Action
Plan Overview

6. Proposed Uses,
Projects, and Programs

GCRA PROGRAM STAFF



Francisco Arnaiz, Program Manager



Jose Reynoso, Senior Community Development Planner



Haley Howell, Associate Community Development Planner



Mary Rivera, Associate Community Engagement Specialist

Objectives

- Understand the purpose and function of an Annual Action Plan (AAP)
- Understand the funding types outlined in an AAP
- Understand the Goals of Greenville County for Program Year 2026

Annual Action Plan Overview

An AAP is a one-year projection of how Greenville County will allocate the various funding types provided by the U.S. Department of Housing and Urban Development (HUD).

Funding Types

Community Development Block Grant (CDBG)

At least 70% of funds must be used to benefit LMI households

All activities must meet one of three national objectives:

Benefit LMI persons (by area or for limited clientele or presumed benefit).

Prevention or elimination of slums or blight.

Urgent community development need (there must be an immediate threat to the health or welfare of community).

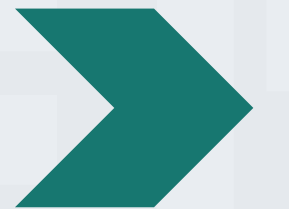




Funding Types ::

Home Investment Partnerships Program (HOME)

A federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for LMI families and households.



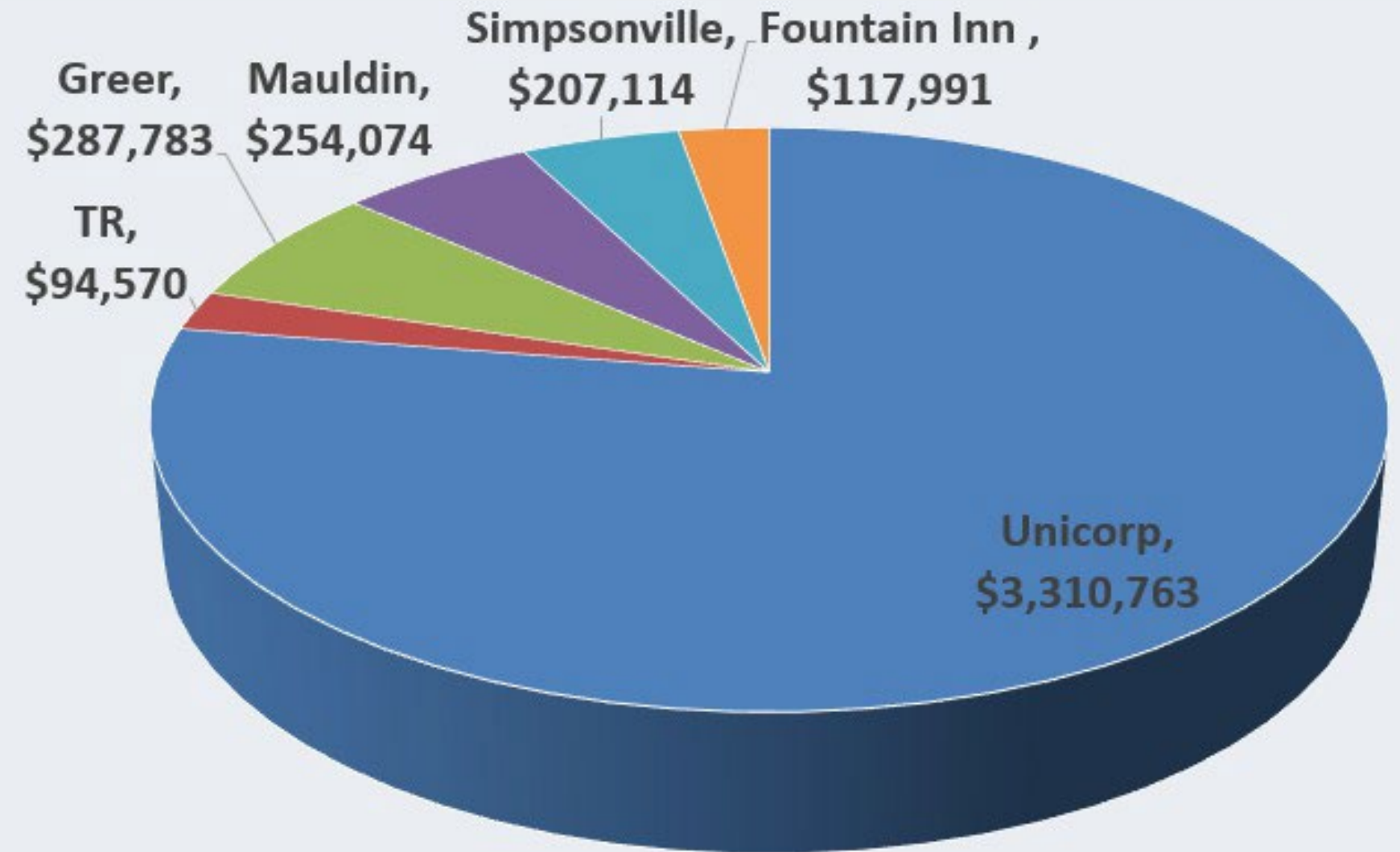
Funding Types

Emergency Solutions Grant (ESG)

A federal grant program to assist individuals and families regain (temporary and permanent) housing after experiencing a housing crisis or homelessness.



2026 Funding Allocations

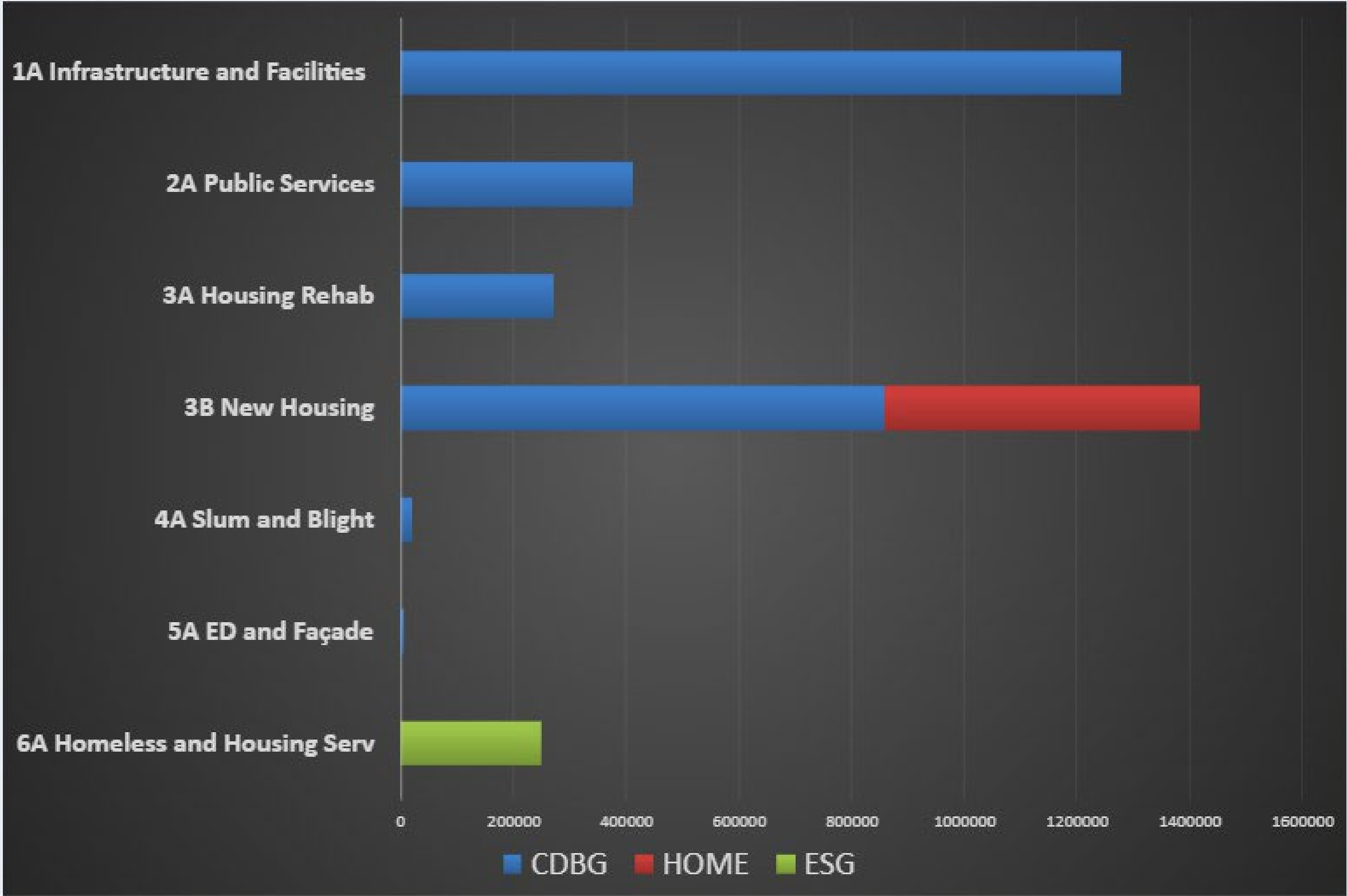


2026 Total HUD= \$4,272,295





Budget to Goals

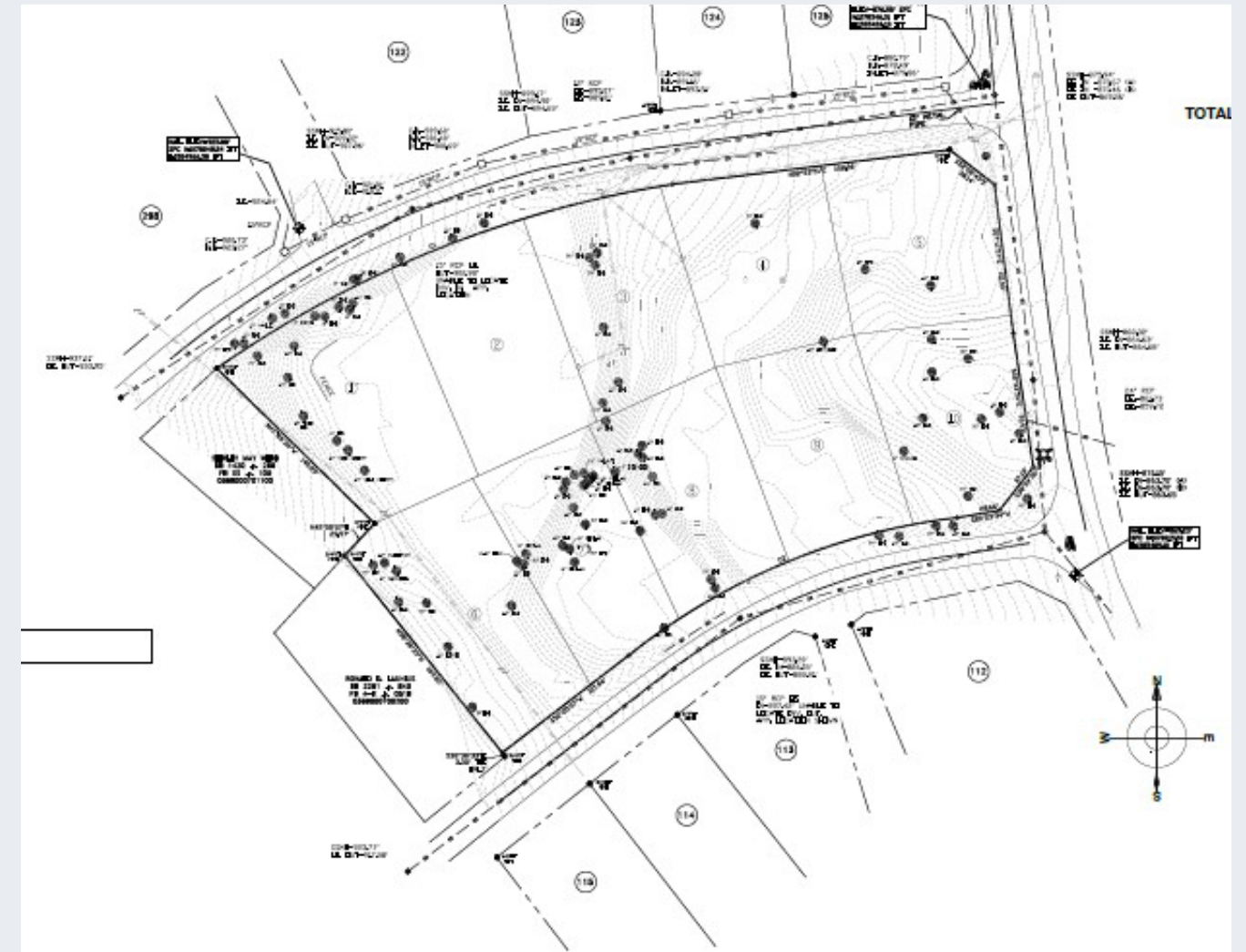


Proposed Projects

GCRA Projects



Gridley Place: Sans Souci
Phase I: 3 duplex rental units
Funding Mix TBD



Piney Bluff: Belle Meade
9 homeownership units
Funding Mix TBD

Proposed Projects

Partner Housing Projects



Habitat for Humanity: Saluda Bluff

2 homeownership units

\$157,518

Worley Rd

58 rental Senior Housing units

\$580,000

Homes of Hope

8 total rental units; 5 funded through GCRA

\$165,000



Proposed Projects

Municipalities

Greer

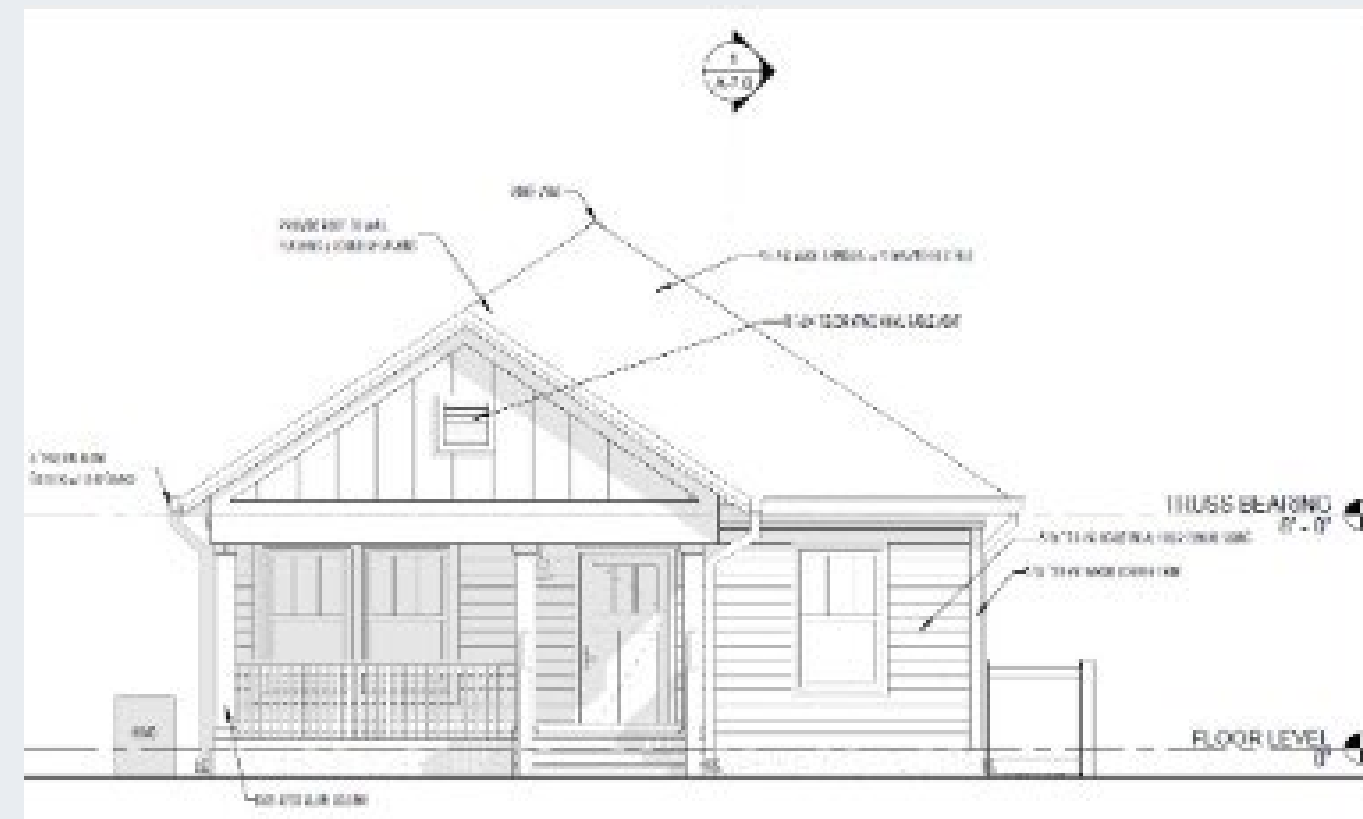
New Construction 4 Rental Units
Greenville County AFH: \$125,000

Mauldin

Miller Rd Sidewalk Expansion
CDBG: \$140,000

**Travelers Rest
Swamp Rabbit Trail
Connection**
CDBG: \$50,000

**Travelers Rest
Harmony Ridge
Rehab**
CDBG: \$25,000



Programs

GCRA Programs

- Home Repair
- Rental/ Utility Assistance
- Down Payment Assistance
- Neighborhood Revitalization
- Community Grants
- Homeownership and Rental Portfolio
- Economic Development Loans
- Facade Improvement Program
- Brownfield Cleanup Assessment Grant
- Investor Program

Programs

GCRA Programs

Community Partners

Community Development Block Grant (CDBG)

Emergency Solutions Grant (ESG)



PATH



Purchase Assistance Toward Homeownership

Eligible Property

The property must be:

- Located in Greenville County (not in the City)
- Primary residence
- In good condition/ Inspected by GCRA
- Eligible property type
- Property type
 - New construction
 - Existing construction
 - Mobile home/ brick underpinned and detitled

Appliant/ Employee

The Greenville County employee must be:

- In good standing
- Employed for at least 1 year with Greenville County
- First-time homebuyer (not owned a home in the last 3 years)

PATH Program at a glance

Area Median Income (AMI)	Forgivable Loan of

If interested in funding, contact Julie Hallman (jhallman@gcra-sc.org) or visit GCRA website

Brownfield Cleanup Assessment Grant

Total Budget Cost: \$1,000,000

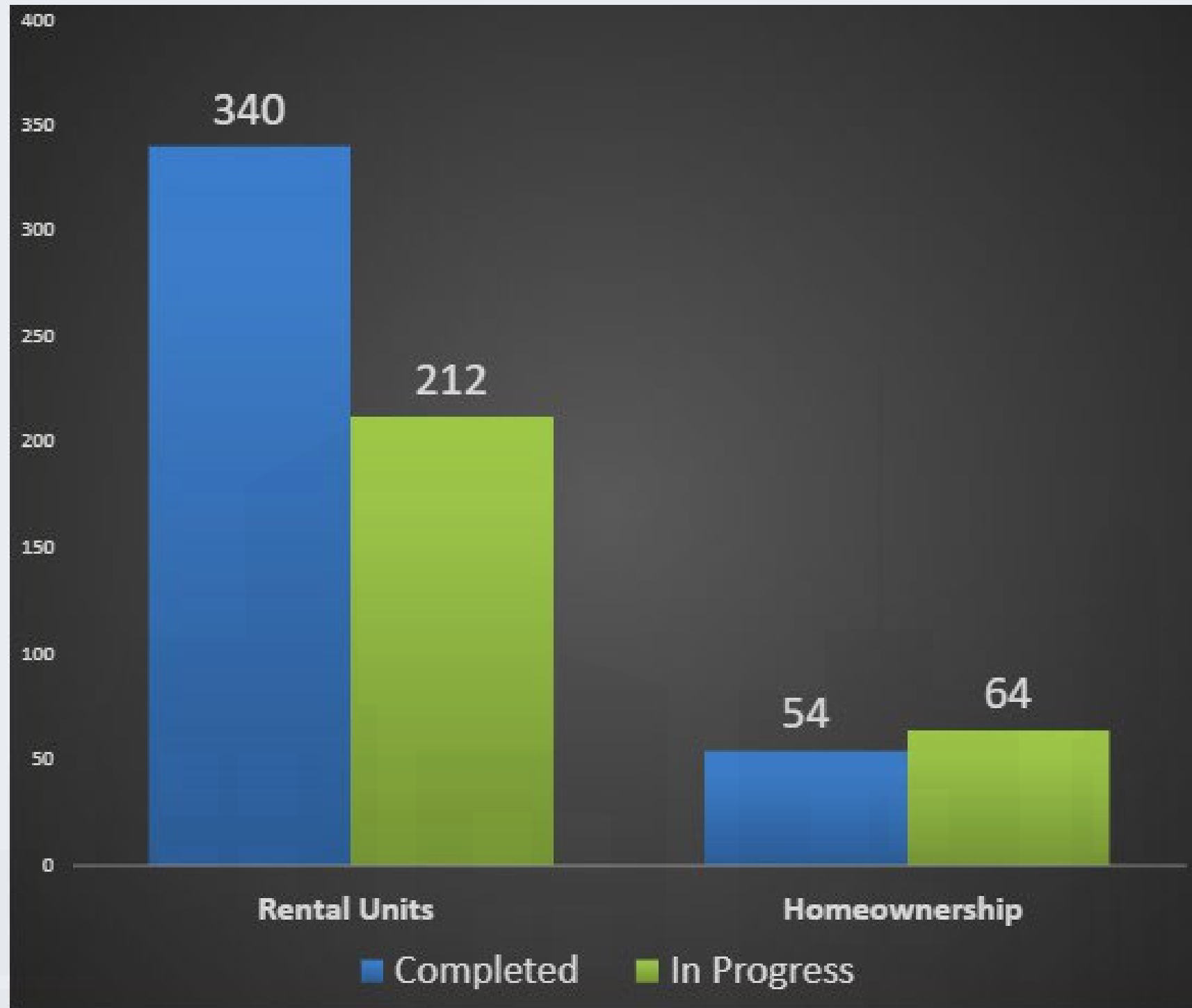
Eligible use of funds:

- Phase I Environmental Site Assessment (ESA)
- Phase II ESA
- Cleanup and Reuse Planning
- Community Engagement

Ineligible use of funds:

- Single Family Residence sites
- Cleanup Activities
- General community visioning, area-wide zoning updates, design guideline development, master planning, green infrastructure, infrastructure service delivery, and comprehensive planning updates
- Cannot be listed on the National priorities List (NPL)

AHF Update



Obligated: **\$3.7 Million**

Expended: **\$4.7 Million**

Total: **\$8.5 Million**

Total Development Cost: **\$173 Million**

Leveraged (Private to AHF Funding): **20:1**

Coming Up: **Leverage more for homeownership projects**

PUBLIC COMMENT



Public Comment Period: April 9- May 10, 2026

Email: ph@gcra-sc.org

Phone: (864) 242-9801 ext. 127

Written Comments to:

**GCRA
ATTN: Annual Action Plan
301 University Ridge
Suite S-4300
Greenville, SC 29601**



Questions?

For complete draft, visit
**Program Year 2026 Annual
Action Plan Draft**

