One-year plan describing how Greenville County will use is federal housing and community development funds to address local priority needs, goals, and projects

Greenville County PY 2026 Annual Action Plan

By GCRA

4/9/2026

Contents

OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary

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

1. Introduction

The 2026 Annual Action Plan (AAP) sets for the expected resources, goals and objectives, and addresses efforts and progress made towards affordable housing, community development, and addressing homelessness in Greenville County (the County), using funding from the U.S. Department of Housing and Urban Development (HUD).

Greenville County receives grant funding from the HUD Office of Community Planning and Development Division (CPD). Through a formula calculation Greenville County is allocated funds for each of the following programs:

- **Community Development Block Grant (CDBG)**: To develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income (LMI) persons.
- **HOME Investment Partnerships Program (HOME)**: To create and preserve affordable housing for low-income households.
- **Emergency Solutions Grants (ESG)**: To provide federal funding to help individuals and families quickly regain stability in permanent housing after experiencing homelessness or a housing crisis.

Through agreement with the County, The Greenville County Redevelopment Authority (GCRA) is the lead department responsible for administering the grant programs and annual grant funds. Through an Urban County Cooperative Agreement with the five participating municipalities of Greer, Travelers Rest, Simpsonville, Mauldin, and Fountain Inn, GCRA allocates a share of the total allocations of CDBG and HOME for activities in those municipalities. GCRA strives to provide safe, decent, and affordable housing; a suitable living environment; and economic opportunities, especially for low- to moderate-income households and special needs communities. GCRA leverages these HUD funds in a variety of ways.

Investing HOME, CDBG and locally sourced Greenville County Affordable Housing Fund (GCAHF or AHF) to fill gaps in affordable housing rental or for-sale projects. Project sources typically include Low-Income Housing Tax Credits (LIHTC) in the case of multi-family rental development, and bank and equity financing in the case of for-sale homebuyer projects. GCRA funding typically is less than 10% of total development costs.

Providing CDBG funds in public infrastructure projects primarily benefiting LMI persons or households. Projects include Miller Road sidewalk improvements in Mauldin using County

Transportation Fund (C-Fund) and Union Bleachery Mill Village Sewer Improvements using Environmental Protection Agency (EPA) State Tribal Assistance Grants (STAG) as the primary source of funding. GCRA funding typically makes up less than 10% of total project costs.

Contributing CDBG funding to non-profits and local governments to provide services to LMI persons or households. GCRA funds non-profits providing medical services, youth and senior services, overnight stays at hotels for victims fleeing domestic violence, and summer programs for youth. CDBG funding makes up typically less than 10% of total program costs.

Administering ESG funding through homeless services providers for shelter and outreach services, as well as rental assistance through the Greenville County Human Relations Commission (HRC). ESG funding provides a fraction of total program costs and is matched with state ESG funding, CoC funding, philanthropic contributions as well as from other grant programs aimed at addressing homelessness.

The 2026 AAP includes summaries of GCRA efforts in consultation with local housing and community development partners, public participation including feedback from the five Cooperative Agreement participating municipalities, expected resources for the 2026 Program Year, Goals and Projects, as well as an assessment of programmatic and systematic issues, outcomes, and progress in Greenville County toward creating and preserving affordable housing, addressing homelessness, and programs and projects benefitting LMI residents.

2. Summarize the objectives and outcomes identified in the Plan

The 2026 AAP Goals are identical to the 2025 AAP goals, which were established in the 2025-2029 Consolidated Plan (CP). Those goals were derived from examining the needs and market conditions within Greenville County. For further background to the needs and market conditions analysis, please see the 2025-2029 CP. The goals established as a response to those needs are unchanged from the 2025 AAP goals. They are described further in section AP-20 Annual Goals and Objectives.

3. Evaluation of past performance

GCRA reports on its accomplishments annually in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER report is available for review every year on the GCRA website beginning in August/September, available for a 30-day public comment period, and submitted to HUD by September 30. The CAPER shows outcomes and expenditures, as well as provides narrative to accompany those outcomes.

The last CAPER completed at the time of drafting of the 2026 AAP is the PY2024 CAPER. Accomplishments include:

- Five (5) Homeowner Housing Units Added ($235,807) (HOME)
- Three-hundred and Thirty-Four (334) persons assisted with Overnight Shelter ($143,987) (ESG)
- Ten (10) Households assisted with Direct Financial Assistance (Down Payment) ($211,116) (HOME)
- Sixteen (16) Rental Units Rehabilitated ($76,320) (CDBG)
- Thirty-two (32) Homeowner Housing Rehabilitated ($195,056) (CDBG)
- Thirty-six (36) Households assisted with rental assistance to prevent homelessness ($42,819) (ESG)
- Six (6) Households assisted with Rapid Re-Housing to prevent homelessness ($30,174) (ESG)
- Three (3) Facades improved ($14,850) (CDBG)
- Nine-thousand two-hundred and twenty-seven (9,227) persons assisted with Public Services ($386,098) (CDBG)
- Eighteen (18) Low-to-Moderate Income Households assisted through infrastructure improvements ($74,080) (CDBG)
- Eighteen hundred and forty-four (1,844) persons assisted with Fair Housing Services ($37,000) (CDBG)

GCRA expended $3,917,889 of its CDBG, HOME, and ESG funding during PY 2024. Additionally, $2,309,781 of Greenville County Affordable Housing Fund was expended to support affordable housing projects. GCRA continues to make progress in its accomplishments as they relate to goals. Housing goals with the creation of affordable housing for sale or for rent can often span more than one action plan period, thereby resulting in a CAPER showing less housing goals accomplished in one year, and a surge of housing accomplishments in the next year. Some internal and partner projects underway include:

Phase I (14 units) of the Fairview Townhomes project in Greer has been completed. Sixty percent (60%) of the units will be sold to households earning up to 80% AMI, with the remainer sold to buyers earning under 120% AMI. Fairview was constructed with a combination of HOME, CDBG, bank financing and local affordable housing funding. Five units have been sold.

Homes of Hope, Inc. has completed the Lakeside at Berea project, 18 units for rent to households earning below 50%, 80%, and 120% AMI, and 22 units for sale to income eligible homebuyers earning 80-120% AMI. HOME funds from GCRA were invested into the rental side of the project, restricted for households earning under 50% of the AMI, and local affordable housing funding (GCAHF) were invested into the construction of the for-sale units. The project should be completed and reported in the next program year.

Avery Landing, a 153-unit project funded through 4% Bond financing, tax credits, bank financing, GCAHF and HOME funds, is under construction with an expected completion date of 2026.

Southpoint Senior Apartments, a 90-units affordable rental development Greenville County, is expected to be completed in the fourth quarter of 2026. GCRA provided GCAHF funding for the project, leveraging local dollars to cover the development funding gap.

4. Summary of Citizen Participation Process and consultation process

GCRA engages in 6 distinct Citizen Participation opportunities/hearings in accordance with its Citizen Participation Plan (Citizen Participation Plan for Consolidated Plan Programs Greenville County) updated in 2025.

GCRA released a notice with detail of the public of the hearings in the five participating municipalities. The public hearings included details on expected resources, activity budget, purpose, scope, location, and beneficiaries of those activities in each municipality. The notice was published in the Greenville News, sent out via GCRA listserv, and posted on the GCRA website and well as local City websites. These public hearings included presentations from staff as well as questions and comments from the public.

A final, County wide public hearing is held in April at the GCRA offices with a virtual attendance option. Further details are provided in AP-12.

Consultation with the parties identified in regulations are described further in AP-10.

5. Summary of public comments

Public comments received included a resident of Simpsonville, SC, a municipality part of the Urban County Cooperative Agreement, indicating the rise, visibility and lack or resources for people experiencing homelessness in Simpsonville.

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

All comments were accepted and addressed.

7. Summary

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The Greenville County Redevelopment Authority (GCRA) is the lead agency and is responsible for HUD entitlement grants which include CDBG, HOME, and ESG. This designation was established through a Cooperative Agreement between the County of Greenville and the five participating Municipalities: Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest. GCRA is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

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

1. Introduction

The Greenville County Redevelopment Authority (GCRA) is the lead agency responsible for the preparation and implementation of the Consolidated Plan and Annual Action Plan. The GCRA 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 serves as a vital funding source for multiple housing developers, nonprofits providing public services, and organizations serving people experiencing or at risk of homelessness. 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 Plan and Annual Action Plan goals. Representing the County's interests, while being mindful of the interests of non-governmental organizations, through open communication underpins consultation efforts.

Collaboration with the County, housing partners, non-profit organizations providing services, and the five municipalities is recurring and ongoing throughout the year.

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

Activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies include:

Membership in the Greenville Affordable Housing Coalition: The coalition aims to increase production and preservation of affordable housing in Greenville County. Coalition members including GCRA advocate for affordable housing on topics such as Land Use and Zoning Regulation Barriers, Funding and Finance Barriers, and Building Code and Enforcement Barriers.

Jointly funded projects with South Carolina Department of Mental Health (SCDMH): GCRA partners in projects which exemplify the intersection of affordable housing as both a prevention and recovery tool. Funding from GCRA HOME and Greenville County Affordable Housing Fund (AHF) has been layered into a number of projects which include funding from SCDMH.

GCRA through cross-sector collaboration with health service organizations such as Greenville Free Medical Clinic and Unity Health on Main stay current on the changing needs and gaps in private health service organizations. Collaboration is ongoing through the year.

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

Efforts to address the needs of homeless people and persons at-risk of homelessness within Greenville County are multifaceted. The allocation of HUD Continuum of Care awards weighs heavily towards supporting permanent supportive housing, followed by rapid rehousing, transitional housing, HMIS, Safe Haven, and Planning Grant. GCRA supports gaps in homelessness funding through ESG funding programmed to primarily emergency shelter operations, case management, rapid rehousing, and homelessness prevention. Other organizations such as Greenville Together are working to move families out of shelter into housing (freeing up shelter space) while also connecting households with vouchers to landlords accepting vouchers. GCRA, through its funding supports many of these efforts, such as the "Voucher Sprint" Continuous collaboration happens through informal meetings with the CoC, through application workshops, through the Affordable Housing Coalition and other opportunities for our organizations to intersect. GCRA provides funding to non-profits servicing homeless or at-risk of homelessness, as well as specifically veterans, seniors, victims of domestic violence, or youth.

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

The needs of people experiencing homelessness or at-risk of homelessness in Greenville County far outweigh the resources. Shelter space is at capacity, exits to housing are difficult due to the limited number of affordable units, the demand for homelessness prevention funding is great, and the costs of operating shelters are rising. GCRA allocates its ESG funding within the maximum regulatory limit of 60% to Shelter and Street Outreach, with the balance covering homelessness prevention and street outreach, admin and planning followed by HMIS. Performance standards and policy and procedures are issued by United Housing Connections, the Lead Agency of the CoC. GCRA policy and procedures including performance standards are under development but will align with CoC standards.

Annually, the County's Emergency Solutions Grant fund is made available via a proposal format to agencies and all CoC members in the County and as well as any nonprofit agencies that focus on addressing homeless needs. The Greenville County Redevelopment Authority publishes funding availability notices in the local newspapers, and the County and GCRA websites. Training sessions on the ESG program and eligibility activities are presented to the public. Applicants are given 2 months from the date of notice of funding availability to complete and submit their applications with appropriate backup required information. The funds are provided to successful homeless providers/applicants and are used for ESG eligibility items, addressing outreach, shelter, and transitional housing needs. All approved subrecipient funds are required to show matching funds for their programs.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	United Housing Connections
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings between GCRA and UHC staff.
2	**Agency/Group/Organization**	Sunbelt Human Advancement Resources, Inc. (SHARE)
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment

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	What section of the Plan was addressed by Consultation?	Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Unaccompanied youth Economic Development Workforce Training Programs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and communication with GCRA and SHARE
3	**Agency/Group/Organization**	Greenville County Human Relations Commission (HRC)
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and Collaboration between GCRA and HRC
4	**Agency/Group/Organization**	Homes of Hope, Inc.
	Agency/Group/Organization Type	Housing Services-Employment

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Collaboration through shared projects and programs
5	**Agency/Group/Organization**	CommunityWorks
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Shared Programs and Housing Forums
6	**Agency/Group/Organization**	Greenville Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Forums and Meetings

7	**Agency/Group/Organization**	Safe Harbor
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Collaboration on projects and programs
8	**Agency/Group/Organization**	Pendleton Place
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with Staff and Director
9	**Agency/Group/Organization**	Greenville Free Medical Clinic
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with Staff and Director

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10	**Agency/Group/Organization**	City of Travelers Rest
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with City Manager and Council
11	**Agency/Group/Organization**	City of Greer
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with City Manager and Council.
12	**Agency/Group/Organization**	City of Mauldin
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with City Manager and Council

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13	**Agency/Group/Organization**	City of Simpsonville
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with City Manager and Council
14	**Agency/Group/Organization**	City of Fountain Inn
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with City Manager and Council

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Housing Connections	Homelessness goals align with the CoC Homelessness Need Plans.
Greenville Together: A Home for All	Greenville Together	Homelessness goals align with the organizations efforts to address homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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

For each of the 5 municipalities, a summary of the PY2026 AAP (including the amount of assistance the jurisdiction expects to receive (including grant funds and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income) was presented at a public hearing during the city council meeting, allowing citizens to comment on the planned activities for the upcoming year. A combined notice of public comment period and public hearing was published in the Greenville News and released approximately 14 days prior to the city council public hearings. Notices were published in English and Spanish, sent out via GCRA e-blast, posted on the GCRA website, and posted on the local municipality websites homepages. The dates of those public hearings were:

- Fountain Inn 3/12/2026
- Greer 3/24/2026
- Mauldin 3/16/2026
- Simpsonville 3/10/2026
- Travelers Rest 3/19/2026
- Countywide 4/21/2026

Citizens were encouraged to provide comments, (public comments will be cataloged and addressed after the public comment period), however, the City Council members and Mayors of the Municipalities commended GCRA for their work and activities conducted. Each municipality adopted a resolution approving their respective allocation and projects in their jurisdiction. GCRA is holding a public comment period from 4/9/2026 – 5/10/2026 Comments can be submitted by email to ph@gcra-sc.org, submitted in writing to the address below, or made at the public hearing

ATTN: Public Comment on Draft 2026 AAP
301 University Ridge, Suite S-4300
Greenville, SC 29601

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	For each of the five municipalities, a summary of the 2026 AAP was presented at a public hearing during the city council meeting allowing citizens to comment on the planned activities for the upcoming year. The dates of those public hearings were: Fountain Inn 3/12/2026 Greer 3/24/2026 Mauldin 3/16/2026 Simpsonville 3/10/202 Travelers Rest 3/19/2026 CountyWide 4/21/2026	One comment was received from a resident of Simpsonville requesting the City address the growing homelessness problem	Comment was accepted. See Appendix XX for response provided (after pc period)	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Planning Meeting	Non-targeted/broad community	Non-profit service providers for public service and homeless providers attended the CDBG - Public Service and Emergency Solutions Grant meeting and training session for the FY 2026 funding application and participation process. This year non-profits providing housing attended the HOME application training. Approximately 20 people attended	n/a	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Planning Meeting	Non-targeted/broad community	Housing Providers training sessions for PY 2026 HOME and Affordable Housing Fund to develop affordable housing units in the County. Approximately 10 people attended	n/a	n/a	
4	Public Meeting	San Souci Neighborhood Meeting	Approximately 25 community members. GCRA overview, history, programs, future project in the neighborhood	n/a	n/a	
5	Public Meeting	Freetown Neighborhood Meeting	Approximately 15 community members. GCRA overview, history, programs, project in the community	n/a	n/a	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Greenville County anticipates receiving an annual allocation of funds from three federal formula grant programs, which are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Solutions Grants (ESG) programs. These grant funds support community development programs, affordable housing development and preservation, and address homelessness. PY 2026 is the second year of the 2025-2029 Consolidated Plan, and the County anticipates it will receive similar allocation amounts in each year of the Consolidated Plan period.

- CDBG: The primary objective of the CDBG program is to develop viable communities, by providing safe, sanitary, and decent housing, suitable living environments and economic opportunities for individuals with low and moderate incomes. Activities may address needs such as public facility and infrastructure improvements, housing rehabilitation, public services, clearance and demolition to address slum and blight, economic development opportunities, and more.
- HOME: HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds can be used for new housing construction or housing rehab, first-time homebuyer activities, development of rental housing and tenant-based rental assistance.
- ESG: The ESG Program is designed to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness. Eligible activities under ESG include funding emergency shelter operations, street outreach services, homeless prevention and rapid rehousing activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$2,931,475	$717,402	$0	$3,648,877	$10,946,631	PY 2026 is the second year of the ConPlan. The funds expected for the remainder of ConPlan is 3x more years of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	$1,090,409	$160,273	$0	$1,250,682	$3,752,046	PY 2026 is the second year of the ConPlan. The funds expected for the remainder of ConPlan is 3x more years of the annual allocation and program income.

ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$250,411	$0	$0	$250,411	$751,233	PY 2026 is the second year of the ConPlan. The funds expected for the remainder of ConPlan is 3x more years of the annual allocation.

Table 5 - Expected Resources – Priority Table

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

Recognizing the need for affordable and workforce housing, the County designated a line-item budget for workforce and affordable housing, this funding is called the Greenville County Affordable Housing Fund. GCRA administers this funding and uses it to leverage the federal funding received used for affordable housing. GCAHF funding supports LIHTC projects, infill single-family residential, duplex, and townhome projects for sale or for rent, subdivisions projects for sale or of rent from partners, as well as down-payment assistance for first time homebuyers. The GCAHF allocation is $1 - $3 million annually, providing a County Match for HOME funds. Developers and partners also match HOME funds through with private equity, bank financing and other state or local funding for their projects. GCAHF and HOME funds leverage other funding at approximately 20:1 overall (Twenty-five dollars for every one dollar of GCAHF), and at about 50:1 for multifamily housing projects. Housing Developers awarded with HOME funds also report on HOME Match during the CAPER period.

CDBG funding leverages Federal and State funding for infrastructure at a ratio of typically 10:1. (10 dollars of funding for every 1 dollar of CDBG funding).

ESG matching funds requirements are described and required as part of the annual ESG application process. They are verified through subrecipient monitoring. Matching funds typically consists of philanthropic contributions, other state and federal resources, and donations.

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

The County works with GCRA to identify excess sites within the jurisdiction that can be used for affordable housing. Projects such as the Worley Senior Apartments, Piney Bluff Subdivision, and more were previously County owned landed deeded to GCRA for affordable housing. Phase I Environmental Reviews were conducted and GCRA leverage EPA Brownfields Assessment Grant funding prior to transfer of ownership. GCRA works with Greenville County Long Range Planning to assist in identifying the use of sites concurrent with zoning, neighborhood characteristics and future land use maps.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve/Expand Public Facilities/Infrastructure	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: $1,278,775	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Public Services for LMI & Special Need	CDBG: $413,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
3	3A Housing Rehabilitation	2025	2029	Affordable Housing	Countywide Low/Mod Eligible	Affordable Housing	CDBG: $272,500	Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	3B New Housing Development	2025	2029	Affordable Housing		Affordable Housing	CDBG: $558,083 HOME:$860,275	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
5	4A Removal of Slum & Blight	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Removal of Slum & Blight	CDBG: $20,000	Buildings Demolished: 5 Buildings
6	5A Economic Development & Facade Improvements	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Economic Development	CDBG: 5,000	Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted
7	6A Homeless Housing & Services	2025	2029	Homeless	Countywide Low/Mod Eligible	Homeless Housing & Services	ESG: $250,411	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted Homelessness Prevention: 30 Persons Assisted Other: 50 Other

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	7A Effective Program Administration	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Effective Program Administration	CDBG: $661,798 HOME: $226,846	Other: 1 Other
9	8A Effective Project Management	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Effective Project Management	CDBG: $439,721 HOME: $163,561	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Improve/Expand Public Facilities/Infrastructure
	Goal Description	Provide public facility and infrastructure improvements or expand infrastructure in low/mod income areas. Infrastructure activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements. Facility improvements may include neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs. (**CDBG)**
2	**Goal Name**	2A Public Services for LMI & Special Need
	Goal Description	Provide supportive services programs and assistance for low- and moderate-income residents. Special needs programs will also target the elderly, persons with a disability and the homeless. Fair housing activities will also be supported, including educational training through workshops, seminars, and community outreach. (**CDBG)**
3	**Goal Name**	3A Housing Rehabilitation
	Goal Description	Provide funds for homeowner housing rehabilitation activities for low- and moderate-income households in Greenville County. (**CDBG-Home repair, GCAHF)**

4	**Goal Name**	3B New Housing Development
	Goal Description	Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; rental rehabilitation; and CHDO affordable housing development activities in the County. (**HOME, GCAHF)**
5	**Goal Name**	4A Removal of Slum & Blight
	Goal Description	Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; rental rehabilitation; and CHDO affordable housing development activities in the County. (**HOME, GCAHF)**
6	**Goal Name**	5A Economic Development & Facade Improvements
	Goal Description	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Greenville. (**CDBG)**
7	**Goal Name**	6A Homeless Housing & Services
	Goal Description	Promote and assist in developing housing opportunities for individuals and families experiencing homelessness, and those who are at-risk of becoming homeless such as homeless prevention and rapid rehousing rental activities. Promote and assist in program support services for the homeless such as emergency shelters and street outreach services. (**ESG, RUSH)**
8	**Goal Name**	7A Effective Program Administration
	Goal Description	Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements. (**CDBG, ESG, HOME)**
9	**Goal Name**	8A Effective Project Management
	Goal Description	Direct costs associated with implementation and oversight of CDBG and HOME eligible projects. **(CDBG, HOME)**

Projects

AP-35 Projects – 91.220(d)

Introduction

Greenville County's PY 2026 Annual Action Plan contains goals, objectives, and descriptions of projects that implement the strategies established in the Consolidated Plan and meet the needs of the community. This AAP is the second year of the 2025-2029 Consolidated Plan. To address the priority needs identified in the plan, the County proposes the following projects.

Projects

#	Project Name
1	General Planning and Administration (CDBG and HOME)
2	General Operational Delivery Cost
3	CDBG: Public Services
4	CDBG: Public Facilities & Infrastructure
5	CDBG: Housing Programs
6	CDBG: Removal of Slum & Blight (Demolition)
7	CDBG: Economic Development
8	HOME: CHDO Set-Aside (15%)
9	HOME: Non-CHDO Affordable Housing Development
10	ESG26: Greenville County

Table 7 - Project Information

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

Greenville County’s projects will address the housing and community development needs and are consistent with the priorities and goals identified in the five-year Strategic Plan. The following needs are categorized by priority.

Public facilities and infrastructure improvements have been identified as a need in the County, specifically in low- and moderate-income areas. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50.

There is also a need to remove slum and blight in low/mod and distressed areas of the County. The GCRA will select projects that will remove unsafe structures in low/mod areas and improve the health and safety of residents in these communities.

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Public services that provide basic needs for LMI and special needs are a high priority. These services focus on helping individuals and families improve their quality of life and avoid housing instability that may lead to homelessness. Special needs groups targeted include the elderly, which are often constrained by limited resources and need assistance to age in place. This need exceeds the amount of funds available as there is a 15% grant cap allocation for public services.

Economic development opportunities will address the needs of small businesses to create and retain jobs. Direct financial assistance and technical assistance will support this need.

The development of new affordable housing, as well as the preservation of existing affordable housing units, for both rental and homeowners, remains one of the highest priorities in Greenville County. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, and other homeownership opportunities through CHDO housing developments.

Homeless strategies that work to end homelessness in Greenville County are a priority and this need is addressed primarily through the ESG program. The GCRA will fund services that help with homeless prevention and rapid rehousing activities to help families avoid homelessness, emergency shelter services for persons experiencing homelessness, and street outreach services. Shelter services are limited as there is a 60% grant cap allocation for this type of activity.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	General Planning and Administration (CDBG and HOME)
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	7A Effective Program Administration
	Needs Addressed	Effective Program Administration
	Funding	$ 888,644
	Description	CDBG and HOME: The County will fund administration, planning, and management costs associated with coordinating, administering, and monitoring CDBG and HOME funded programs and activities during the program year.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A Other: 1
	Location Description	Countywide
	Planned Activities	Planned activities include general admin and planning (21A).
2	**Project Name**	General Operational Delivery Cost
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	8A Effective Project Management
	Needs Addressed	Public Facilities & Infrastructure Public Services for LMI & Special Need Affordable Housing Removal of Slum & Blight Economic Development Homeless Housing & Services Effective Project Management
	Funding	$ 603,282
	Description	Funds for direct costs associated with implementation oversight of affordable housing development, inspections of properties and infrastructure improvement conducted by GCRA.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	N/A. Other: 1
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities include costs associated with affordable housing development, inspections of properties and infrastructure costs incurred by GCRA.
3	**Project Name**	CDBG: Public Services
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	2A Public Services for LMI & Special Need
	Needs Addressed	Public Services for LMI & Special Need
	Funding	$ 413,000
	Description	The County will fund public service activities that include fair housing outreach activities, senior services, homeless prevention, and other public service activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
	Location Description	Countywide, eligible.
	Planned Activities	Planned may activities include Senior Services (05A), Services for Persons with a Disability (05B), Youth Services (05D), Fair Housing Activities (05J and Homeless Programs (03T).
4	**Project Name**	CDBG: Public Facilities & Infrastructure
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Improve/Expand Public Facilities/Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	$ 1,278,775
	Description	The County will fund neighborhood revitalizations efforts such as public improvements to streets, sidewalks and facilities in low/mod areas. All investment activities will either benefit low- and moderate-income people or provide a low- and moderate-income area benefit.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities may include improvements to Senior Centers (03A), Neighborhood Facilities (03E), Parks and Rec Facilities (03F), Streets (03K), Sidewalks (03L) and Water/Sewer Systems (03J).
5	**Project Name**	CDBG: Housing Programs
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	3A Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	$ 272,500
	Description	The County will fund emergency home repairs to meet emergency repair needs of eligible LMI homeowners.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 30 Household Housing Unit
	Location Description	Countywide, eligible.
	Planned Activities	Planned activities include single-family housing rehab activities (14A).
6	**Project Name**	CDBG: Removal of Slum & Blight (Demolition)
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	4A Removal of Slum & Blight
	Needs Addressed	Removal of Slum & Blight
	Funding	$ 20,000
	Description	The County will fund blight removal activities. All investment activities will either benefit low- and moderate-income people or provide a low- and moderate-income area benefit.
	Target Date	6/30/2027

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	Estimate the number and type of families that will benefit from the proposed activities	Buildings Demolished: 5 Buildings
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities include the demolition and clearance of unsafe and/or dilapidated buildings and structures (04).
7	**Project Name**	CDBG: Economic Development
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	5A Economic Development & Facade Improvements
	Needs Addressed	Economic Development
	Funding	$ 5,000
	Description	The County will fund economic development opportunities to for-profit small business, including, but not limited to, grants, loans, and technical assistance. This assistance will help small businesses create/retain jobs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities include small business assistance to help create/retain jobs (18A & 18B).
8	**Project Name**	HOME: CHDO Set-Aside (15%)
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	3B New Housing Development
	Needs Addressed	Affordable Housing
	Funding	$ 163,561
	Description	The County will set aside 15% of the HOME allocation for Habitat for Humanity, a certified CHDO for the construction of single-family affordable homes as required under the HOME program.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 4 Household Housing Unit
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities include CHDO affordable housing development activities such as the construction of single-family housing for homeownership.
9	**Project Name**	HOME: Non-CHDO Affordable Housing Development
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	3B New Housing Development
	Needs Addressed	Affordable Housing
	Funding	$ 1,254,797
	Description	The County will allocate HOME funds for projects that increase the number of affordable owner and rental housing units for LMI families within non-entitlement Greenville County.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 30 Household Housing Unit Rental Units Rehabilitated: 10 Household Housing Units Homeowner Housing Added: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted.
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities include the acquisition/construction of new affordable homeowner and rental housing units, and rental rehabilitation. Homebuyer assistance will also be provided for eligible first-time LMI homebuyer.
10	**Project Name**	ESG26: Greenville County
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	6A Homeless Housing & Services
	Needs Addressed	Homeless Housing & Services
	Funding	$ 250,411

	Description	The County will utilize ESG to fund street outreach services, emergency shelter, homelessness prevention, rapid re-housing assistance, as well as up to 7.5% of the grant allocation for administration costs of the program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted Homeless Prevention: 30 Persons Assisted Other (Street Outreach): 50 Other
	Location Description	Countywide Low/Mod Eligible
	Planned Activities	Planned activities may include emergency shelter, street outreach services, homelessness prevention, rapid re-housing assistance, as well as up to 7.5% of the grant allocation for administration costs of the program. Emergency shelter and street outreach services may not exceed 60% of the annual grant allocation.

AP-50 Geographic Distribution – 91.220(f)

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

Activities and projects will generally take place within Greenville County, with a few exceptions. Those exceptions are activities within the municipalities of Greer and Fountain Inn, which include two counties (Spartanburg and Laurens). Additionally, Greenville County Funding will not be used within the City of Greenville, with a few exceptions. CDBG funding for all activities other than public services will only be eligible outside of the City of Greenville, which has its own allocation. Public services funding for non-profits supporting programs assisting LMI households may assist organizations and households which reside in the City of Greenville. Eligible locations for HOME funded activities include within Greenville County, including Greer and Fountain Inn, yet outside of the City of Greenville. ESG funding can be used to assist people experiencing homelessness within Greenville County, including the City of Greenville.

GCRA does not target specific areas of Greenville County. Eligibility is determined by being able to accomplish the CDBG national objective of benefiting LMI persons or households.

GCRA will budget annually the portion of CDBG and HOME program allocation for activities within the municipalities, and within the unincorporated area of Greenville County. These allocations and activities will be described during the County wide public hearing and comment period and provided to each municipality.

Geographic Distribution

Target Area	Percentage of Funds
Countywide Low/Mod Eligible	**100**

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Greenville County does not allocate funding solely based on geographic areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The need for affordable housing remains high and continues to grow in the County and within the five municipalities. Density and volume in new rental affordable housing creation is achieved through SC Housing's 9% LIHTC program, for which a maximum of 2 projects will be approved in the County per year. Four percent LIHTC also contributes to high density new construction affordable rental housing in the County. Period to completion is approx. 24-36 months. Other new construction rental projects are typically SFR, Duplex, or Townhome infill projects at smaller scale through local affordable housing developers GCRA partners with such as Homes of Hope Inc. and Habitat for Humanity. GCRA continues to leverage our affordable housing eligible HUD allocations to create new housing. The goals below reflect anticipated housing created using HOME and CDBG funds.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	93
Special-Needs	0
Total	93

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	53
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	93

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

Discussion

GCRA's affordable housing goal numbers are informed by historical data of units completed per year based on funding. GCRA releases an annual Notice of Funding Availability through which housing developers apply for funds for their projects. Additionally, GCRA develops its own housing projects. The 93 units housing goal breaks down as follows:

- Senior Home Repair Program (CDBG): 30 Homeowner Housing Rehabilitated (repaired)
- Housing Development Program (HOME & GCAHF): 30 Rental Unit Constructed
- Housing Development Program (HOME & GCAHF): 10 Rental Units Rehabilitated (repaired)
- Housing Development Program (HOME & GCAHF): 8 Homeowner Housing Added (New Construction)

Housing Development Program (HOME & GCAHF): 15 Households assisted with Direct Financial Assistance for Homebuyers

AP-60 Public Housing – 91.220(h)

Introduction

The Greenville Housing Authority (TGHA) and the Greer Housing Authority (GHA) administer public housing in Greenville County. The TGHA serves the entire county with the Housing Choice Voucher (HCV) program, while the Greer Housing Authority serves the City of Greer through the Public Housing and HCV programs.

TGHA's mission is "to provide quality affordable housing that serves as a foundation to improve lives," while its vision is to create "vibrant mixed-income communities of opportunity that maximize individual potential." TGHA acts as a catalyst for affordable and workforce housing in Greenville County, South Carolina. Since 1938, TGHA has been providing housing assistance in Greenville, South Carolina, through traditional programs such as Public Housing and Housing Choice Vouchers (HCV), formerly known as Section 8 vouchers, funded by HUD. In recent years, TGHA has modernized its housing portfolio with new mixed-income developments and continues to seek ways to expand affordable housing throughout Greenville and Greenville County. Accessible units are provided upon request, and reasonable accommodation is made as needed.

TGHA is now a real estate development entity committed to preserving and creating communities of opportunity. As our community continues to grow and evolve, TGHA develops new strategies to proactively address the challenges of building these communities for the residents of Greenville County. Additionally, TGHA is a member of various local, state, regional, and national trade, civic, and community organizations. These affiliations provide TGHA with the opportunity to advocate for the preservation of existing affordable housing and the construction of new affordable units.

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

TGHA is designated as a Moving to Work (MTW) Housing Authority. MTW is a demonstration program by HUD that enables housing authorities to create and test innovative, locally designed strategies for providing low-income families with affordable housing and creating new pathways to economic independence. It is currently the only method through which public housing authorities can transform their housing delivery systems, programs, and operations.

According to the PHA's 2024 Action Plan and MTW Supplemental Report, TGHA was selected in 2021 for Cohort #4, which focuses on Landlord Incentives. Under this MTW Cohort, TGHA will implement various financial and administrative incentives to attract new landlords and retain existing ones in the HCV Program. Additionally, HUD will conduct an evaluation of alternative rent policies over a period of four years.

To effectively evaluate the alternative rent, TGHA must forgo the ability to utilize certain MTW waivers related to landlord incentives for four years after the implementation of the Landlord Incentive policies. MTW allows TGHA to customize its programs to better meet community needs and to quickly respond to changes in the economy and rental market. MTW has three primary goals: 1) Reduce costs and achieve greater cost-effectiveness in federal expenditures; 2) Provide incentives for families with children when the head of the household is employed, seeking work, or preparing for work through participation in job training, educational programs, or employment assistance programs that promote economic self-sufficiency; and 3) Increase housing choices for low-income families.

For more information about the 2024 Moving to Work Plan and details how TGHA intends to use this flexibility afforded by MTW in PY 2025 see link: https://tgha.net/about/annual-plans/

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

As outlined under TGHA's 2025 PHA 5-Year Plan, the housing authority will reinstate and accelerate the Family Self-Sufficiency (FSS) program. FSS is a HUD program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. FSS promotes local strategies to connect HUD-assisted families with public and private resources that help them progress toward economic independence.

Participation in the FSS program is voluntary. The FSS program helps assisted housing residents increase their earnings and build financial assets. The program has two key features: 1.) A financial incentive for residents to increase their earnings in the form of an escrow account that grows as residents' earnings increase. The escrow account helps residents build savings that they can use to improve their quality of life and advance their personal goals, and 2.) Case management or coaching to help residents access services they may need to overcome barriers to employment and strengthen their financial capabilities.

TGHA partners with Greenville County Human Relations Commission to provide Homebuyer Education Course to families interested in becoming a homeowner.

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

TGHA is an HCV only PHA and s not designated as troubled.

Discussion

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

Introduction

Homelessness in Greenville County continues to exist, although it is a problem that many organizations, both public and private, are working collaboratively to solve. Major governing bodies engaged in addressing and preventing homelessness include:

Upstate Continuum of Care (CoC) – The Collaborate Applicant representing the eighty agency CoC is United Housing Connections, who applies for and administers annual HUD CoC funding. The CoC is made up of thirteen counties, one being Greenville County. Local Homelessness funding comes through the CoC, and through GCRA's administration of the ESG program.

United Way – Greenville Together (GT) – Prioritizing unsheltered homelessness in the City of Greenville, GT was created with a vision to functionally end homelessness through a comprehensive community response to prevent or rapidly respond to homelessness ensuring it is rare, brief, and nonrecurring. Current efforts include the "Housing Surge" to rapidly rehouse fifty unsheltered individuals, the "Voucher Action Sprint" to match households in shelter with affordable housing supported with Housing Choice Vouchers, and additional long terms solutions for permanent supportive housing. This effort is supported by philanthropic, City and United Way funding.

Miracle Hill Ministries - Mircale Hill Ministries serves most people experiencing homelessness in the Greenville County, utilizing four shelters, operating recovery programs, foster homes, transitional housing, food pantry, thrift stores and workforce development programs.

Using ESG funding, GCRA provides homeless prevention and rapid rehousing funding through the Greenville County Human Relations Commission (HRC). Funding for Outreach and Shelter provides financial support for shelter operating costs, case management for service providers in Greenville County. CDBG funding from GCRA is also used to provide operating cost support for homeless shelters in the County.

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

Due to CoC NOFO being released in December of 2025 and then rescinded, Outreach funding in Greenville County from the CoC has been at risk. Service providers including UHC have relied on S.C. Office of Economic Opportunity ESG funding, GCRA ESG funding, as well funds local funding from the City of Greenville, and through philanthropic fund raising, to maintain street outreach teams within the City of Greenville and the County. The "Coffee Club" consisting of different agencies including The Greenville Fire Department, Department of Mental Health ACT team, Miracle Hill, Salvation Army, Pendleton Place, Triune, United Ministries, conduct outreach each Thursday, while collaborating on strategies and client updates to move individuals to shelter or housing.

Greenville Together has assembled an outreach team which conducts monthly street counts, has connected over 240 times with individuals, and moved 5 individuals into housing within the span of less than 60 days. In addition to paid outreach team staff, volunteer outreach teams are organized to perform monthly street counts, also offering opportunities for engagement with people experiencing unsheltered homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County will continue to fund emergency shelter operations and essential services through partner organizations such as United Ministries, SHARE, United Housing Connections, and Pendleton Place. These agencies expect to serve over 400 individuals experiencing homelessness with the funding provided by GCRA. While in shelter, providers will connect individuals to various services and housing opportunities.

GCRA will maintain its partnership with the Continuum of Care (CoC), and with its new partner Greenville Together (GT) in addressing homelessness. Through GT's Voucher Action Sprint effort of moving families out of shelter and into permanent housing through Housing Choice Vouchers from the Greenville Housing Authority, it is anticipated that shelter space will be freed up for other families and individuals. GCRA contributed HOME-ARP funding to GT to reduce barriers to move in for households with vouchers.

The Continuum of Care (CoC) recently completed its 2025 Housing Inventory Count, revealing that as of January 2025, there are a total of 1,109 beds in Greenville County (including non-HMIS participating shelters). Of these, 573 are emergency shelter beds, which are being utilized at a rate of 90%, while 80 are transitional housing beds with a 95% utilization rate. Youths have the highest bed utilization rate, at 97%.

To address the need for more non-congregate shelter beds for survivors of domestic violence, the CGRA is providing HOME-ARP funding for Safe Harbor's new shelter and headquarters. This facility will offer 50 non-congregate shelter beds. Additionally, GCRA is investing HOME-ARP funding in the new Salvation Army Social Services Campus, which will serve as both a shelter and headquarters. This updated facility is expected to provide over 140 new emergency shelter beds, including non-congregate units, family units, and congregate shelter rooms for single men and women.

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

Efforts are continuing in finding persons and families experiencing homelessness to be provided with affordable housing. Due to the affordable housing shortage, people exiting homelessness are also competing with other Low Income and Extremely Low-Income Households for units. According to the National Low Income Housing Coalition report "The GAP: A Shortage of Affordable Homes, March 2026" only 43 rental homes are affordable and available for every 100 extremely low-income households. Despite this, partners engaged in housing and homelessness have dedicated resources and staff to connecting with landlords and property management companies to accept persons and household exiting homelessness. GCRA is funding through the HOME-ARP Grant a position at Greenville Together providing housing navigation services, connecting people with landlords and facilitating getting people housed. GCRA also allocated approximately 35% of its ESG funding to support prevention and rapid rehousing activities through referrals from Human Relations Commission.

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

Members of the Upstate CoC have established programs to address the needs of homeless individuals and families. Through the Coordinated Entry system, clients of the Rapid Rehousing program are referred to the GCRA for rental assistance. The intake process is managed by the case manager from the ESG subrecipient, Greenville County Human Relations Commission (GCHRC). Additionally, the County's Rapid Rehousing program has provided assistance to individuals who have experienced domestic violence, as well as those transitioning from mental health facilities.

Homelessness prevention activities focus on individuals and families who have extremely low incomes and are at imminent risk of homelessness or facing eviction. Those at risk are managed through the GCHRC, and eligible clients receive financial assistance that is paid directly to their landlord or property manager.

The Upstate CoC members collaborate with Greenville Mental Hospital and other behavioral health agencies to provide assistance to clients in need of case management, substance abuse treatment, and mental health counseling. Homeless clients receive support with housing, healthcare, and other essential needs through these funded agencies. Additionally, they are helped with job searches, placement, and training opportunities.

Pendleton Place specifically supports homeless youth by offering case management services, housing, job training programs, and job search assistance. Funded by ESG, Pendleton Place is Greenville County’s first drop-in center and shelter for youth. The primary focus is on unaccompanied youth and those who are transitioning out of foster care.

Discussion

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

Introduction:

Public policies at the local, regional, and state levels significantly impact the development and accessibility of affordable housing in Greenville County. Various zoning laws, regulatory barriers, tax policies, and state-level restrictions contribute to housing shortages, rising costs, and challenges in residential investment. While efforts have been made to address some of these issues, existing policies continue to hinder the creation and preservation of affordable housing options.

Multiple associations convene stakeholders to identify barriers and recommendations to reduce barriers to affordable housing. The organization "Ten-at-the-Top" fosters trust and collaboration through partnerships and cooperation that impacts economic vitality and quality of life across Upstate South Carolina. Though 2025 and ongoing, the organization has convened a series of meetings and workshops aimed at identifying barriers to affordable housing, as well as developing recommendations to reduce those barriers.

Greenville Housing Fund (GHF) provides ongoing affordable housing advocacy support making efforts in both the City and the County of Greenville. GHF partners with GCRA in projects, and advocacy, specifically for the continuance and expansion of the local affordable housing fund (GCAHF).

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

Ten at the Top workshops identified top barriers related to Land Use/Zoning Restrictions, Funding and Finance, Building Code and Enforcement, through surveys to housing partners, and other local organizations in 2025.

Recommendations to reduce land use and zoning barriers included:

- Streamlining of permitting process / Fast track permitting for affordable housing projects
- Assessment of current zoning techniques relating to missing middle housing and affordable housing
- Reduction or elimination of minimum parking requirements near transit
- Zoning incentives for affordable housing density / Up-zoning impediments

- Promoting ADUs as a tool for affordable housing

Recommendations for reducing funding/finance barriers included:

- Regional Pool of Philanthropic Dollars Available to Support Affordable Housing Projects in the Upstate
- Leveraging Accommodations Tax Money for Affordable Housing
- Assessing how municipal and county governments in the Upstate utilize incentives to encourage affordable housing.
- How to Leverage Funding from SC Housing
- Understanding Insurance as a Barrier to Affordable Housing

Reducing barriers related to building code enforcement which would have the greatest impact on creating the ability for more affordable housing in the upstate included:

- Identify code related to housing barriers working group
- Analysis of development related fees which local jurisdictions could consider waiving or reducing
- Simplifying the entitlement process for smaller scale affordable housing
- Evaluate energy efficiency standards and seek to lower costs for affordable housing projects
- Evaluation of alternative building materials

Small working groups are currently exploring strategies to implement these recommendations. These groups are made up of professionals from the public and private sector.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section summarizes other actions the County will take to address underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, develop institutional structures, combat poverty, and enhance public and private partnerships. Organizations such as the Greenville County Human Relations Commission (HRC), United Housing Connections (UHC), Greenville Together (GT) and the Greenville Housing Fund (GHF) play key roles in advocating for fair housing, addressing homelessness, and promoting affordable housing.

Actions planned to address obstacles to meeting underserved needs

Need: More rental units that are affordable for ELI and VLI households

One underserved need around Housing is the lack of affordable and available housing for households in the Extremely Low-Income (ELI) and Very Low-Income (VLI) earning categories. 71% of severely cost burdened households in SC are ELI households, with another 19% being VLI households. (National Low Income Housing Coalition, 2026 SC Housing Profile). Additionally, most ELI households are either in the labor force, seniors, disabled, or single adult caregivers.

Obstacle:

Economic constraints make it difficult to build new housing affordable to this income cohort.

Actions planned:

GCRA provides developers with low-interest, long term, financing to assist in closing the development gap to create affordable units to lower income cohorts. Internally, through land donated from the County, GCRA is better able to develop housing when the line-item cost for land is minimal. GCRA will continue to support development projects targeting the lowest income cohorts.

Need: Funding for Down Payment and Closing Cost Assistance

An additional underserved needs concerns the limited inventory of for-sale homes priced under $250,000, the sales price needed for a household earning at 80% AMI to be able to afford the mortgage. New construction for-sale housing is approximately $250,000, although many first-time homebuyers lack the downpayment and closing costs needed to purchase a home.

Obstacle:

Although earning approximately 80% of AMI ($77,350 for a household of 4) could be enough to support and affordable mortgage payment, many households lack the downpayment and closing costs assistance to purchase their first home.

Actions planned:

GCRA funds a down payment and closing cost assistance program administered through a partnership with CommunityWorks, Inc. This program is in high demand and typically expends all funding before the year is completed. GCRA further supports this program by using GCAHF funds in addition to HOME funds, with HOME targeting households earning under 80% AMI, and GCAHF available to those earning slightly more.

Actions planned to foster and maintain affordable housing

GCRA administers a home repair program for seniors using CDBG funds. This allows seniors, typically on a fixed income, and within the VLI (<50% of AMI) income range to age in place through providing accessibility improvements, and health and safety centered repairs to their homes. GCRA manages an affordable rental housing portfolio of over 100 units.

Using GCAHF funding approved annually by the County at levels of between $1 to $2 million dollars, GCRA is able to leverage this funding into large, high density multifamily affordable rental units. Recently completed partner projects include:

- The Paragon, 88-units of affordable housing for households earning under 20% AMI, up to 80% AMI.
- Homes of Hope, Inc. Lakeview at Berea, and affordable neighborhood with 22 units for-sale and 18 units for rent. Developed by Homes of Hope, Inc. with gap financing provided by GCRA and SC Dept of Mental Health.

Actions planned to reduce lead-based paint hazards

GCRA will continue to assess all units built before 1978 that are proposed for rehabilitation or work under the Owner-Occupied Rehabilitation and Rehabilitation-Affordable Resale programs, provided the cost exceeds $5,000. For units that require repairs costing less than $5,000, safe work practices will be employed. In the case of Affordable Resale homes, all components identified as containing lead-based paint will either be repaired using interim control measures or have the hazards abated. Please note that lead-based paint testing is not conducted under the Emergency Rehabilitation program, except for roof repairs. The GCRA will ensure that residents or potential residents of affected homes are informed about the known and potential hazards of lead-based paint, which may impact the units they live in or use.

Policies and procedures are documented in GCRA's general construction specifications, operating guidelines, and contract documents between homeowners and contractors. These actions help identify and mitigate lead-based paint hazards in pre-1978 housing.

Actions planned to reduce the number of poverty-level families

The Greenville County Human Relations Commission operates the Financial Empowerment Center (FEC), where residents can access FREE one-on-one counseling with highly trained counselors. Clients receive assistance in budgeting, saving, paying down debts, and building their credit scores. Those receiving rental assistance are strongly encouraged to participate in the program along with other supportive service activities. The goal is to help individuals and families achieve their financial objectives and gain self-empowerment.

GCRA will continue to seek opportunities to fund workforce development programs to enable people to learn a skill and earn a higher wage.

Actions planned to develop institutional structure

Both public agencies and private organizations collaborate continuously in the upstate to further affordable housing. Ten at the top convenes stakeholders to discuss how to reduce barriers to affordable housing in the County. These workshops include individuals representing all corners of the affordable housing and community development sector including:

- Construction Contractors
- Mental Health Agencies
- Homeless Services Agencies and Lead Agency
- Private Investment Companies
- Housing Authority
- City Government Planning and Development
- County Government Planning and Development
- Developers
- University
- Banks and Credit Unions

Efforts are currently underway to streamline affordable housing development through higher collaboration between County Departments involved in the creation of housing. From consistency with the Comprehensive Plan, through approval of building permits, each department involved in the entitlement process is examining ways to streamline processes.

The Greenville Housing Authority collaborates and partners with Developers in providing vouchers to the most deeply affordable units in a project, while also providing Housing Choice Vouchers to organizations moving households out of homelessness. The County remains amendable to land donation to GCRA for the purposes of developing affordable housing.

City of Greenville Zoning Regulations include Affordable Housing and Open Space development bonus meant to:

- "To create opportunities at key locations throughout Greenville for developers to voluntarily obtain additional building height (in stories) and density (in units/parcel) in exchange for the resulting project conferring public goods back to the Greenville community consistent with the city's comprehensive land use plan…" (City of Greenville Development Code, August 25, 2025)
- "To incentivize the development of projects that implement the goals of the GVL2040 Comprehensive Plan."
- "To ensure that 10% to 15% of all new housing is income-restricted to provide access to high-quality affordable housing."

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

GCRA will continue to collaborate and coordinate with public and private housing and social service agencies. GCRA is exploring improving coordination between County departments involved in the development of housing such as Long-Range Planning, Zoning, Subdivisions Administration, and Permitting .

The County, through GCRA, is represented in the CoC and stays current on highest needs, strategies and resources in County concerning addressing and preventing homelessness. Social service agencies proving food services, after school programs, health services and other resources are a significant part of the organizations coordinating to address homelessness.

Developers, funders, and local governments coordinate on proposed projects targeting affordable units. GCRA provides gap funding to assist in the development of for sale or for rent units. An annual Notice of Funding Availability is released by GCRA for affordable housing developers to apply for funds. Projects are evaluated through a thresholds and scoring criteria, as well as underwritten in accordance with HOME requirements.

Discussion:

OMB Control No: 2506-0117 (exp. 09/30/2021)

Program Specific Requirements

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

Introduction:

This section provides details on program specific requirements for each of the three entitlement programs, Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG).

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities	0

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

100% of CDBG funding will be used to benefit low- and moderate-income persons. GCRA will use a one year minimum overall benefit period.

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

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

   GCRA provides loans and grants with its HOME funding and does not provide any form of investment outside of what is identified in Section 92.205.

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

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

   HOME Investment Period of Affordability
   Less than $25,000 5 years
   $15,000 to $50,000 10 years
   Greater than $50,000 15 years

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

3. **A description of the guidelines for resale or recapture that ensures the affordability of**

units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

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

HOME Investment Period of Affordability
Less than $25,000 5 years
$25,000 to $50,000 10 years
Greater than $50,000 15 years

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

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

   This is not applicable. Greenville County does not plan to refinance existing debt with HOME funds.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

   This is not applicable. Greenville County does not fund TBRA with HOME funds.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

   This is not applicable. Greenville County does not fund TBRA with HOME funds.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

   In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by Greenville County, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the County’s HOME program funds. HOME funds must, however, target low- to moderate-income households.

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

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

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

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

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

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

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

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

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

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

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

The selection of projects and programs for the fiscal year to be conducted by ESG sub-recipients are selected through a Request for Proposal (RFP) process. The RFPs were announced and advertised in the early part of January 2026. Training sessions are conducted by program staff. Submission of the proposals from the public service/ESG subrecipients was on February 8, 2025**.** All proposals are reviewed, ranked and recommendations made to the Administrative Committee and respective municipalities for approval. The GCRA Board makes the final approval for County Council for adoption. Public Hearings on the funds, Programs and projects were conducted throughout the County/Cities between the months of February and March of 2025. ESG funds for shelter and outreach activities account for 60 percent of the estimated total allocation. The remainder of the funds are allocated for Prevention/Rapid Rehousing (direct financial assistance and services) and HMIS.

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

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

5. **Describe performance standards for evaluating ESG.**

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

Appendix A – Public Comment

Appendix B- Activities Planned 2026

Housing Development Partners HOME & GCAHF

Project Name	Developer	GCRA Funding	GCRA Per Unit	Purpose	Location	Beneficiaries - Household AMI 0-30	30-50	50-80	81-120	Total
Worley Senior Apartments	Fitch Irick, Inc	$ 580,000	$ 10,000	Senior Rental	Cherrydale	6	6	46		58
G-ville Infill 2026	Homes of Hope, Inc.	$ 165,000	$ 33,000	Rental	Scattered	0	0	5	3	8
Harris Street	GCOC, Inc.	$ 125,000	$ 31,250	Rental	Greer	0	0	4	0	4
Saluda Bluffs	Habitat for Humanity	$ 163,561	$ 81,781	For Sale	Greenville	0	0	2	0	2
CWC Homeownership	CommunityWorks	$ 230,000	n/a	DPA	County	0	0	8	9	17

ESG

Activity Category/Purpose	Funding	Beneficiaries	Location
Outreach and Shelter	$ 150,246	550 persons	Countywide
Prevention and Rapid Re-Housing	$ 81,384.17	45 households	Countywide

CDBG

Activity/Purpose	Funding	Beneficiaries	Location
Home Repair - Rebuild Upstate	$ 57,500	5 housing units	Countywide
Home Repair - GCRA	$ 160,000	25 housing units	Countywide
Sub Pub Serv.	$ 302,000	2000 persons	Countywide
GCRA - Acquisition	$ 20,000	1 other	Countywide
GCRA - Demolition	$ 20,000	5 building demo	Countywide
GCRA - Infr.	$ 600,176.75	2000 persons	Countywide
Brutontown Disp.	$ 30,000	1 other	Countywide

Municipality Budgets	CDBG	HOME
Fountain Inn	$ 87,834	$ 30,157
Greer	$ 214,228	$ 73,555
Mauldin	$ 189,135	$ 64,939
Simpsonville	$ 154,177	$ 52,937
Travelers Rest	$ 70,399	$ 24,171