



GCRA

Greenville County Redevelopment Authority

April 14, 2014

Councilman Willis Meadows
Finance Committee Chairman
Greenville County Council
301 University Ridge, Suite 100
Greenville, SC 29601

Re: Approval of 2014 Greenville County Annual Action Plan

Dear Councilman Meadows:

The Greenville County Redevelopment Authority (GCRA) Board and staff is requesting approval of the 2014 Annual Action Plan Budget that will be presented at County Council's Finance Committee. Greenville County is required to submit to the U.S. Department of Housing and Urban Development (HUD) the planned uses of Community Development Block Grant (CDBG), HOME Partnership, and Emergency Solutions Grant (ESG) funds that will be allocated to the County beginning July 1, 2014. HUD requires all communities receiving federal block grants to submit an Annual Action Plan of the uses of the funding by May 15, 2014. The Annual Action Plan also includes Greenville County's goals for providing affordable housing and to improve communities.

I am requesting that this item be placed on the agenda for approval by the Finance Committee. Approval of this item is required by Council for submission to the U.S. Department of Housing and Urban Development by May 15th 2014. If you have any questions, please give me a call at 242-9801, extension 114.

Sincerely,

Martin L. Livingston, Jr.
Executive Director

Enclosure

CC: David Doser, GCRA Board Chairman

Greenville County

FY 2014

Annual Action Plan

Program Year 2014
Prepared by
Greenville County Redevelopment Authority

March/April 2014



2014 Annual Action Plan

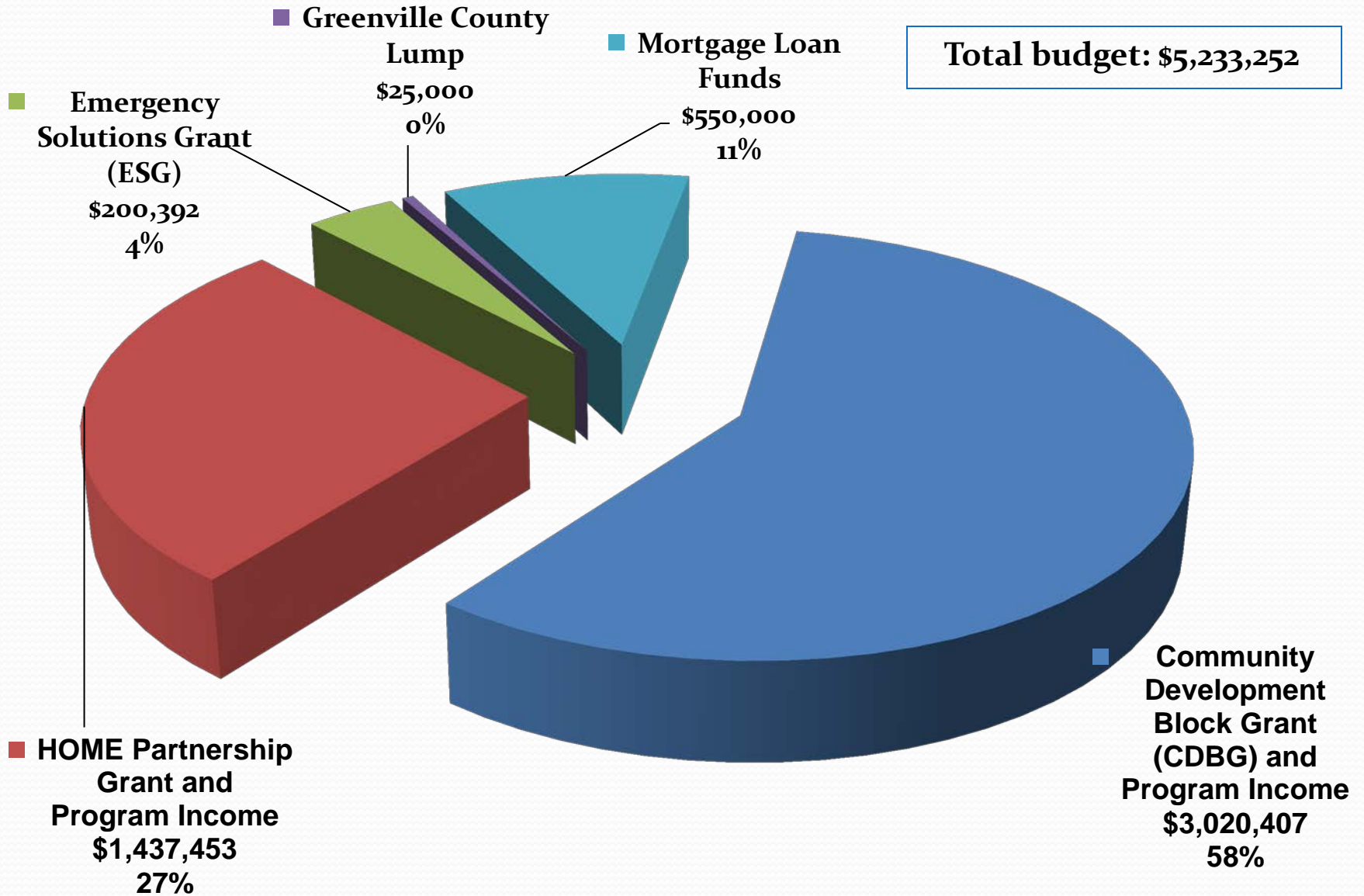
The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) funds for the year beginning July 1, 2014. This funding period also marks the fifth year allocation and activities of Greenville County's 2010-2014 Consolidated Plan.

FY 2014 ESTIMATED BUDGET



Greenville County Redevelopment Authority Program Year 2014 Annual Action Plan Budget

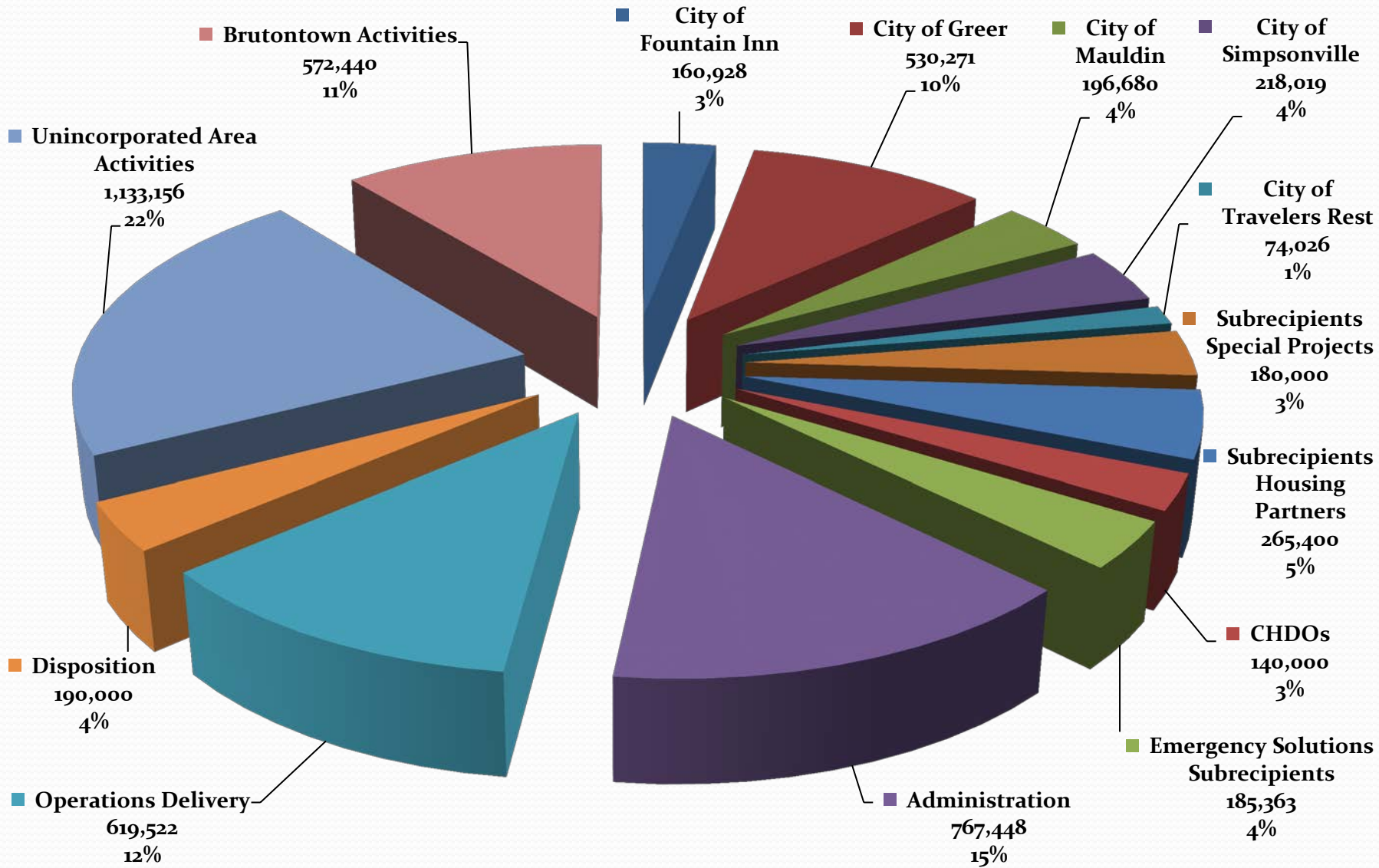
Total budget: \$5,233,252



Greenville County Redevelopment Authority Proposed Annual Action Plan 2014 Budget

Expenditure Category	Amount	Percent
City of Fountain Inn	160,928	3.1%
City of Greer	530,271	10.1%
City of Mauldin	196,680	3.8%
City of Simpsonville	218,019	4.2%
City of Travelers Rest	74,026	1.4%
Subrecipients--Special Projects	180,000	3.4%
Subrecipients--Housing Partners	265,400	5.1%
CHDOs	140,000	2.7%
Emergency Solutions-- Subrecipients	185,363	3.5%
Administration	767,448	14.7%
Operations Delivery	619,522	11.8%
Disposition	190,000	3.6%
Unincorporated Area Activities	1,133,156	21.7%
Brutontown Activities	572,440	10.9%
TOTAL	5,233,252	100.0%

Greenville County Redevelopment Authority FY 2014 Annual Action Plan Budget



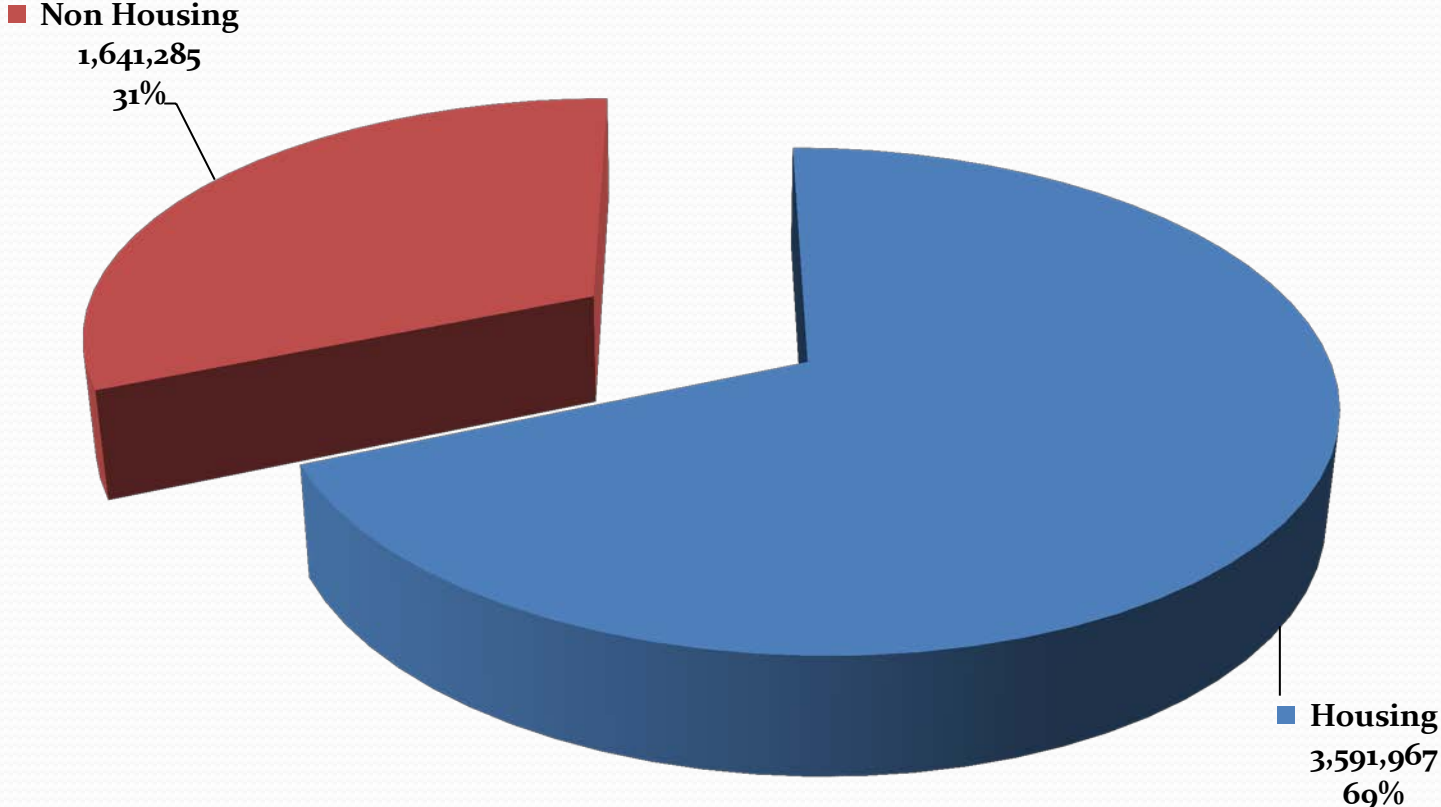
Greenville County Redevelopment Authority Proposed Annual Action Plan 2014 Budget

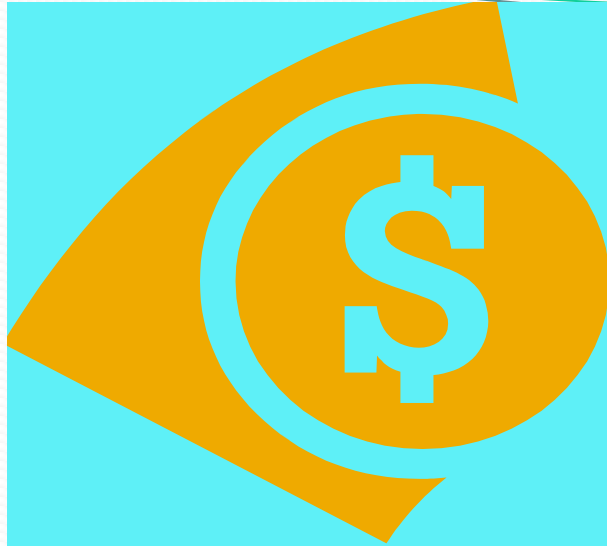
Expenditure Category	Amount	Percent
Operations Delivery	619,522	11.8%
Acquisition	276,844	5.3%
Disposition	190,000	3.6%
Demolitions and Clearance	235,000	4.5%
Relocation	5,000	0.1%
Rehabilitation	270,223	5.2%
Emergency Repair Program	280,000	5.4%
New Construction	897,966	17.2%
Infrastructure/Public Works	808,987	15.5%
Subrecipients - Special Projects	266,500	5.1%
Subrecipients - Housing Partners	265,400	5.1%
CHDOs	140,000	2.7%
Emergency Solutions-- Subrecipients	185,363	3.5%
Economic Development and Façade Improvement – Municipalities	25,000	0.5%
Administration	767,448	14.7%
TOTAL	5,233,252	100%

Greenville County Redevelopment Authority 2014 Mortgage Loan Fund Budget

Projected Revenues	
Proceeds from sale of homes	295,000
Principal and Interest payments from loans	255,000
Total Projected Revenues	550,000
Projected Expenditures	
Homeownership Mortgages	250,000
Construction Costs	220,000
Administration	80,000
Total Projected Expenditures	550,000

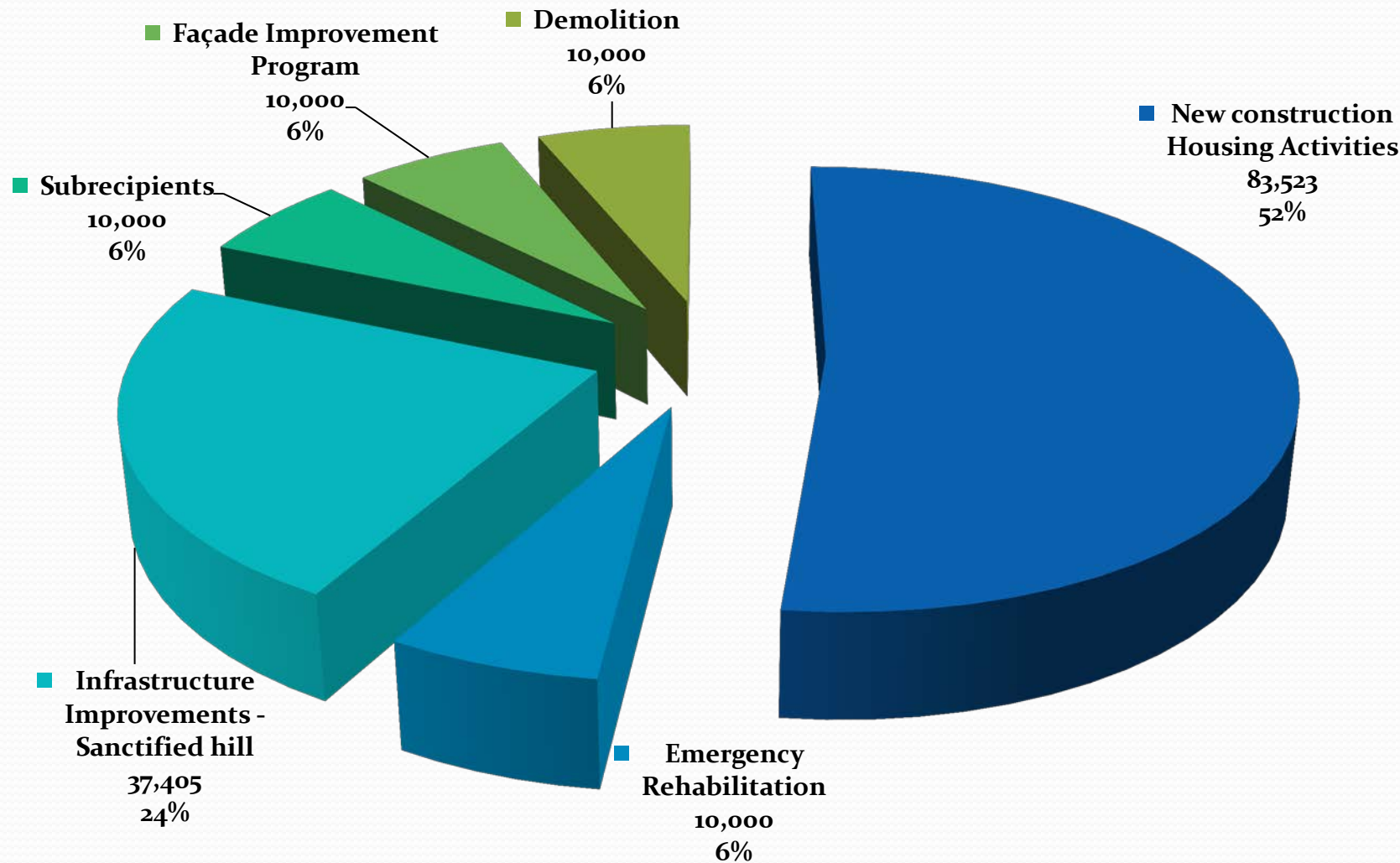
**Greenville County Redevelopment Authority
FY 2014 Housing vs Non-Housing Comparison**



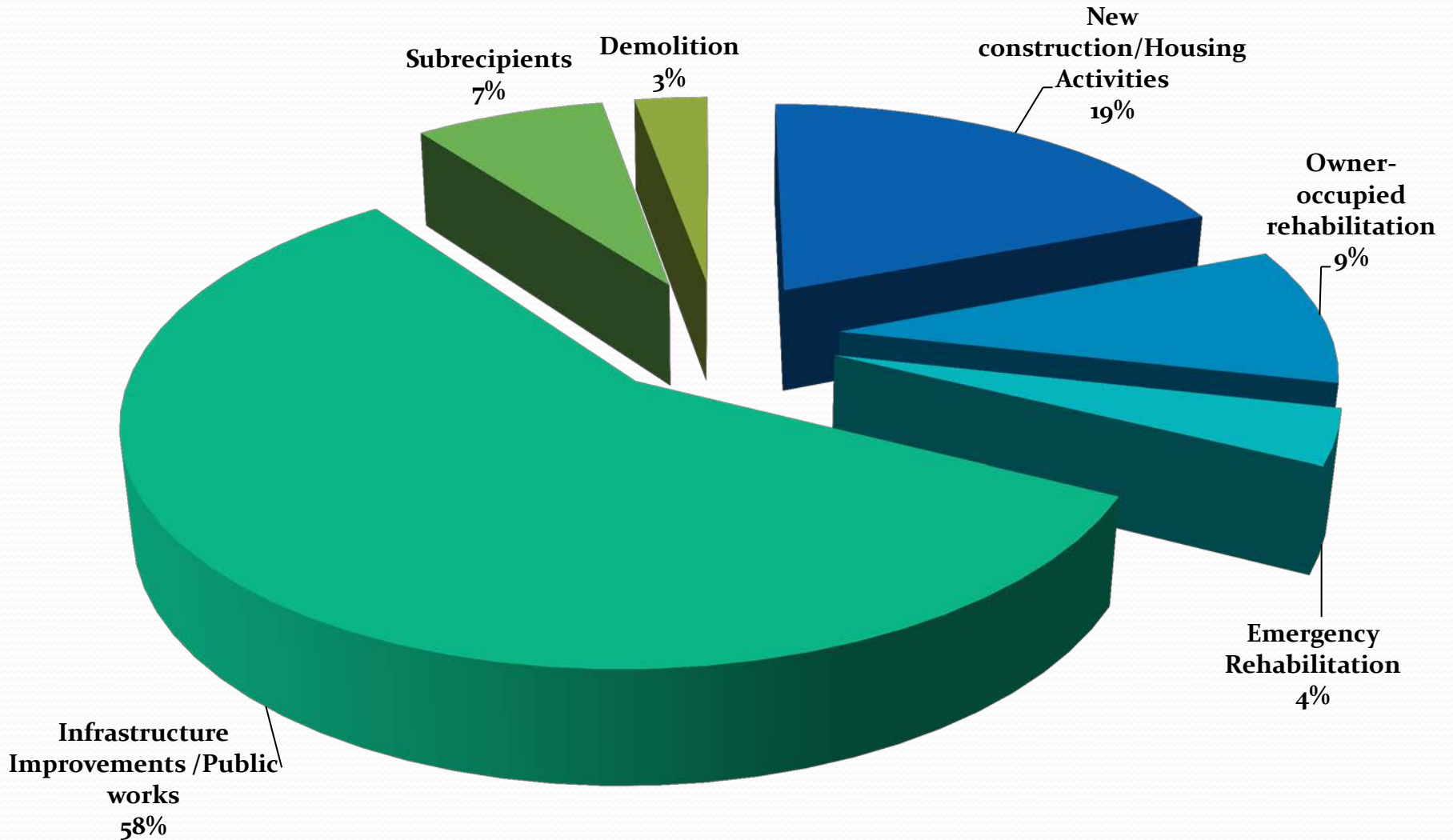


Municipal Budgets

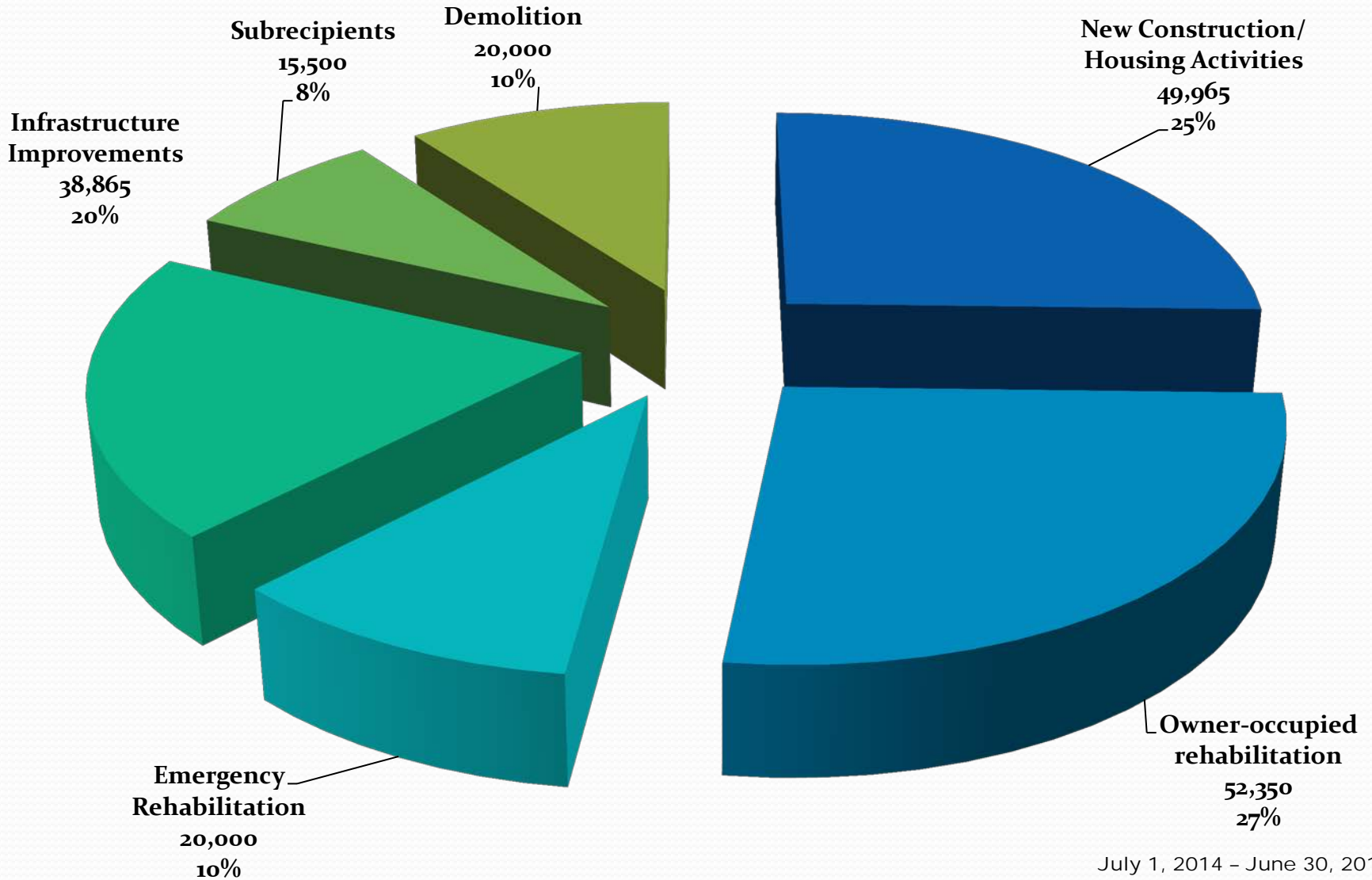
**City of Fountain Inn: Council District 27
 Program Year 2014
 Annual Action plan Budget of \$160,928**



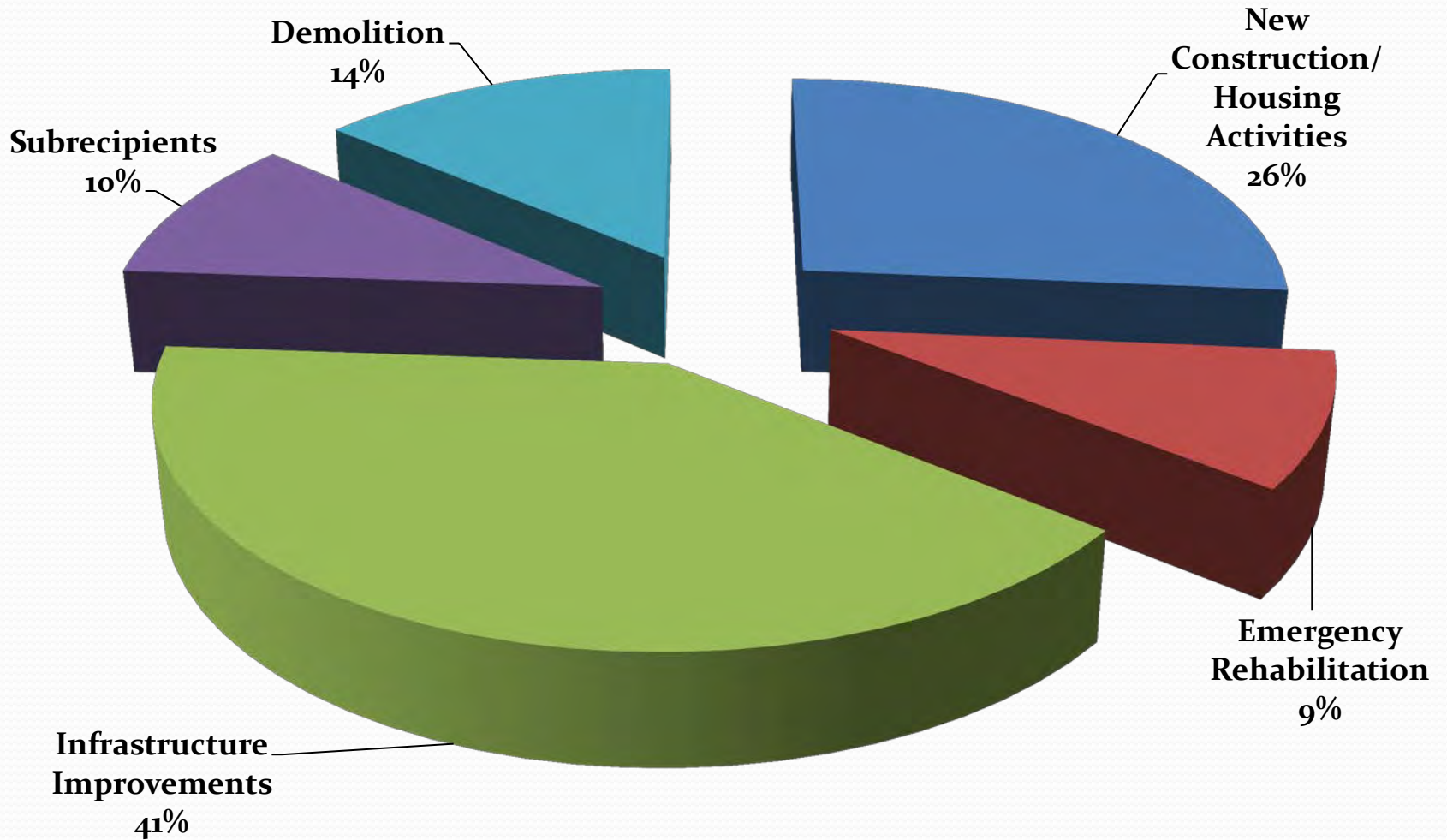
**City of Greer: Council District 18
Program Year 2014
Annual Action plan Budget of \$530,271**



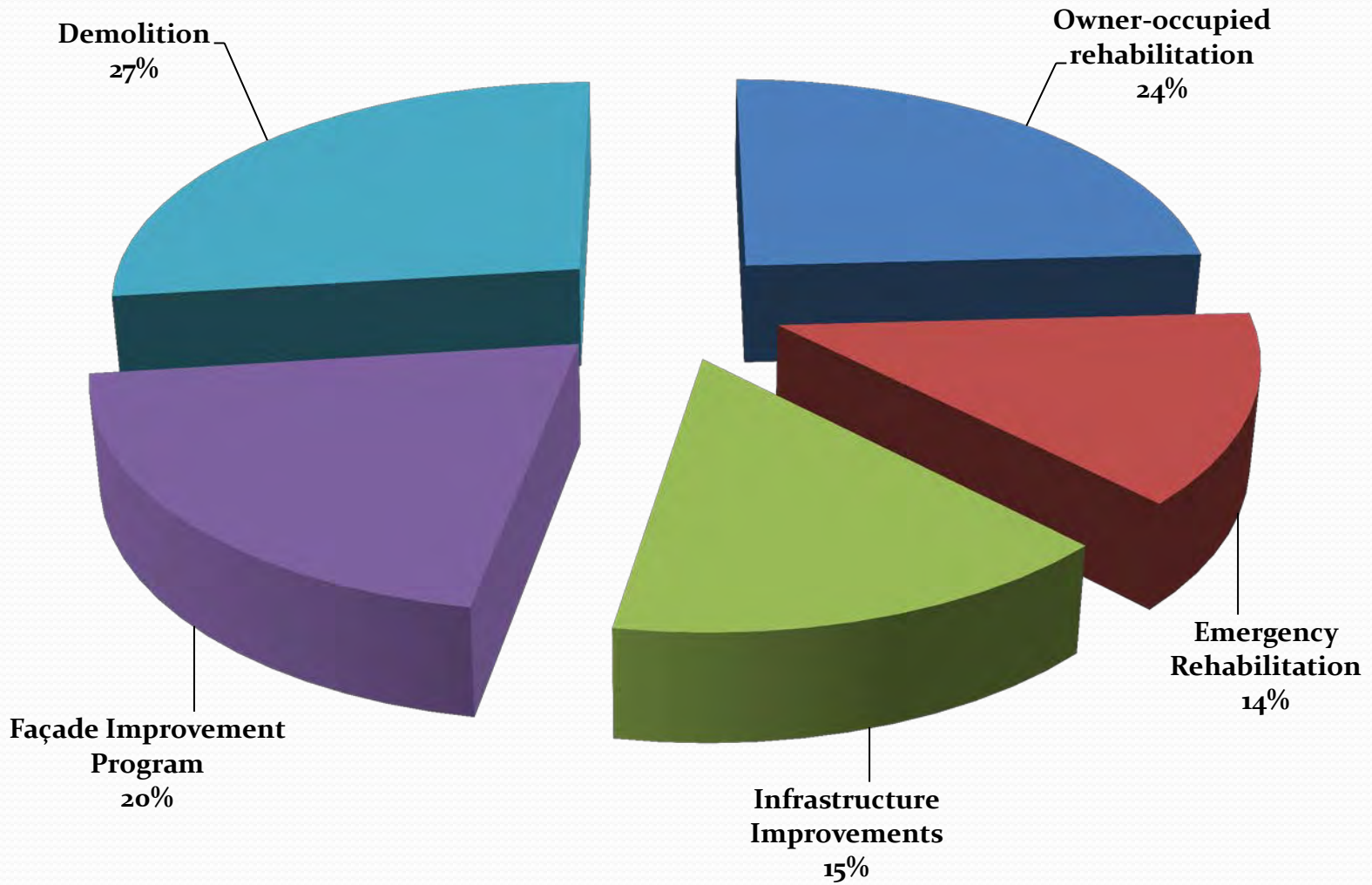
**City of Mauldin: Council District 28
 Program Year 2014
 Annual Action plan Budget of \$196,680**



**City of Simpsonville: Council District 27
Program Year 2014
Annual Action plan Budget of \$218,019**



**City of Travelers Rest: Council District 17
Program Year 2014
Annual Action plan Budget of \$74,026**



ACCOMPLISHMENTS!!!



Brutontown Community



***404 & 408 O'Connor Court
construction progress***



***O'Connor Court final
pavement***

Brutontown Community



New Construction Complete

109 & 113 Mack Street



Municipal Activity: Greer



**Owner-Occupied Rehab
Before and
After**



**Home
Replacement**



Old VS New



Municipal Activity: Fountain Inn

*200 Woodside Avenue,
completed & sold!*



10/11/2013



*Happy homebuyer,
Matt*

Municipal Activity: Greer



*Creekside
entrance sign,
COMPLETE*



Municipal Activity: Greer



***608 & 612 Ruddy Creek Circle,
construction COMPLETE***



Partner Activity: Greenville Housing Futures



20 & 112 Valentine Street, Sterling

Diligent Hands... Gracious Hearts

Lots of ramps, and a kitchen floor



Partner Activity: Allen Temple CEDC



4 new homes in Judson: Doneghan Street, 7th Street, 4th Avenue, 5th Avenue





Greer - Creekside
Elderly housing units
community center -
partnership with UHC



Municipal Activity: Creekside

Phases 1 & II



Needmore – Canteen Street Improvement

Partners
City of Greer
GLDTC
Greer – CPW
GCRA



Brutontown Phase 3 - Mack, Attu and Scott Streets Infrastructure Improvement - Partnership with Greenville County Paving Program



Municipal Activity: Travelers Rest



Façade Project:

Duke's Doggs

Before & After



City of Mauldin

FAÇADE Improvement Program

Before



After





Greer Façade Improvement Program

2014 ANNUAL ACTION PLAN



▣ **Brutontown Revitalization: - Ongoing Activities**

- **Phase 4: Marie Street improvement**
 - **Engineering**
 - **Sidewalk, curbs, gutter and road improvement**

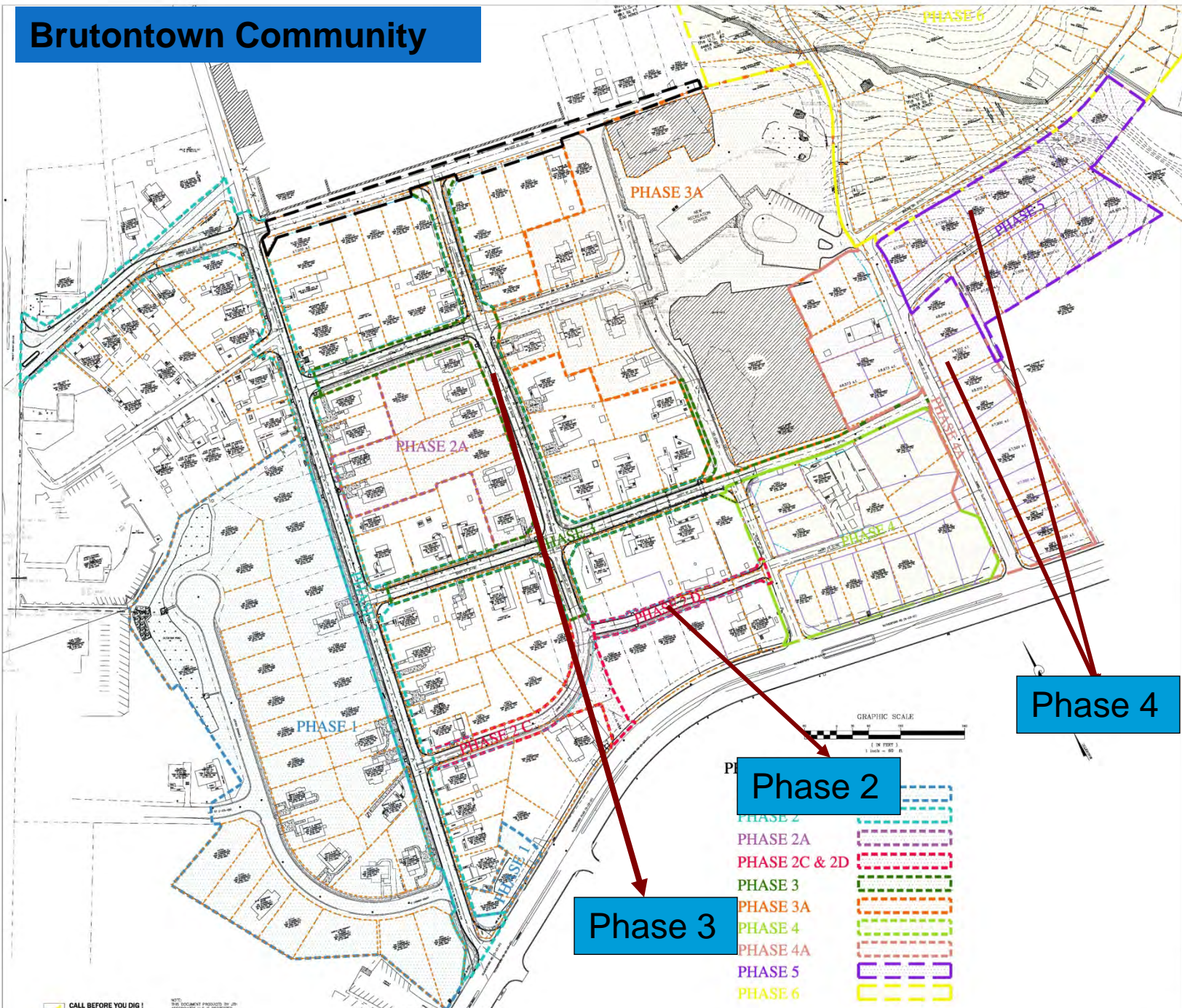
- **Phase 2d - Iola Wilson Improvements:**
 - Acquisition of properties for new road –Iola Wilson Street.

- **Phase 4 Marie Street**
 - 10 Rental Housing Units Development for families – construction phase

- **Special Tax District - continuity**
 - Install underground utility lines
 - Install decorative lamppost in the community.

- **Tree Planting**

Brutontown Community



Phase 3

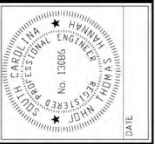
Phase 2

Phase 4

- PHASE 2
- PHASE 2A
- PHASE 2C & 2D
- PHASE 3
- PHASE 3A
- PHASE 4
- PHASE 4A
- PHASE 5
- PHASE 6

REVISIONS	
NO.	DESCRIPTION

APPROVALS:	PROJECT ENG:	JTH
DESIGNED BY:	JTH	
DRAWN BY:	JANIS B	
CHECKED BY:	JTH	
APPROVED BY:	JTH	



ENGINEERS:
JTH
JTH ASSOCIATES, LLC
ENGINEERS & PLANNERS
 3443 PELHAM ROAD, SUITE 105
 GREENVILLE, SOUTH CAROLINA 29615
 864-459-3320

CLIENT:
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

TITLE:
BRUTONTOWN PHASE DRAWING

DATE	MAR 2010	SHEET	1
SCALE	1"=60'	OF	
ISSUE			
PROJECT NO.	XXXXX		

CALL BEFORE YOU DIG! 4-810-774-7377
 THIS DOCUMENT PROVIDES AN INDICATION OF THE PROJECT'S INTENT AND IS NOT A CONTRACT. SEE THE CONTRACT FOR A COMPLETE LIST OF CONDITIONS.

GREENVILLE COUNTY – 2014 ANNUAL ACTION PLAN ACTIVITIES

▣ Municipal projects:

■ Greer

▣ Creekside Community

- Single family detached housing units – 2 – 3 homeownership units.

▣ Needmore Community

- Planning for recreational activities - Basket ball/Tennis Court improvement

▣ Economic Development

▣ Façade Improvement Program

▣ Public services activities - Subrecipients

▣ **Municipal projects:**

■ **Travelers Rest**

- Façade Improvement Program
- Rehabilitation program

■ **Fountain Inn**

- Revolving Loan and Façade Improvement Programs – Ongoing
- Woodside community in fill development
- Sanctified Hill – Housing Development – Upstate Homeless Coalition
- Infill development – where available
- Rehabilitation
- Infrastructure Improvement – Sanctified Hill

GREENVILLE COUNTY – 2014 ANNUAL ACTION PLAN ACTIVITIES

▣ Municipal projects/programs:

■ **Mauldin**

- ▣ City Wide Rehabilitation
- ▣ Revolving Loan program for businesses
- ▣ Façade Improvement Program for Businesses in the Downtown.
- ▣ Public service activities – Subrecipients.

■ **Simpsonville**

- ▣ Revolving Loan and Façade Improvement programs
- ▣ Rehabilitation program
- ▣ Public service activities - Subrecipients

GREENVILLE COUNTY – 2014 ANNUAL ACTION PLAN ACTIVITIES

▣ **Unincorporated Communities**

■ **Sterling**

- Storm Water management plan - continuation
- Minus Street improvements - Utilities and Road.

■ **Judson/Brandon**

- Rehabilitation of existing housing
- Affordable housing Infill-development through partners

■ **Poe Mill**

- Mill site: Cleanup and Demolition – EPA Funds.
- Establish partnership for implementation of the Mill site into a Regional Recreational Facility.
- Rehab and affordable housing infill-development

GREENVILLE COUNTY – 2014 ANNUAL ACTION PLAN ACTIVITIES

■ **Unincorporated Communities**

- County wide rehabilitation – owner occupied units
- Demolition of blighted and unsafe residential units
- Emergency Rehab Program

- **Poinsett Corridor Plan**
 - Revitalization activities – Partners
 - EPA Brownfield Assessment - properties

- **Neighborhoods Master Plan Preparation – partnership with Greenville County Planning Department**

- **Piedmont**
 - Sanitary Sewer Improvement – Partnership with MSSD
 - Spring Street - Reallocation of remainder of ARC funds
 - Reconnection to Piedmont Avenue & River Street

2014 - Housing Projects - Partners

Housing Partner	Project Name & Neighborhood	# of units & Type of project	Amount Approved	Total Project Cost
United Housing Connections	Sanctified Housing/ Fountain Inn	Senior Housing (28) Rental - New Construction	\$79,600.00	\$ 2,953,067.00
Greenville Housing Futures	Judson/Sansouci	Senior Hosing (3) Rental - New Construction	\$36,000.00	\$ 337,780.00
Community Works Carolina	First Time Homebuyers Assistance - County wide	Mixed (25) Home-ownership - Financial Assistance	\$115,000.00	\$ 2,000,000.00
Allen Temple CEDC	Judson Homes	Family (3) Rental - New Construction	\$60,000.00	\$ 443,626.00
Tricounty Weatherization Group, LLC	Welcome	Family (1) Rental - Rehabilitation	\$40,000.00	\$ 80,035.00
Total		60 units	\$330,600.00	\$ 5,814,508.00

2014 – CHDO Housing Projects - Partners

Housing Partner	Project Name & Neighborhood	# of units & Type of project	Amount Approved	Total Project Cost
Neighborhood Housing Corporation	Tebblewood, Simpsonville,	Family (3) Rental - New Construction	\$60,000.00	\$ 485,900.00
Habitat for Humanity	Abigail Springs - Taylors	Family (4) Home- ownership – new Construction	\$80,000.00	\$ 522,155.00
Total		7 units	\$140,000.00	\$1,008,055.00
Total		67 units	\$470,600.00	\$6,822,565.00

Ratio: \$1:\$15.5



*Providing decent, safe, sound,
and affordable housing*