

Greenville County

2015 – 2019 Consolidated Plan



Greenville County 2015 – 2019 Consolidated Plan

Public Hearing

Prepared by Greenville County Redevelopment
Authority



March/April
2015

Consolidated Plan – Why?

- Greenville County carries out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). Federal regulations require states, cities, and counties to submit a Consolidated Plan every five years for the following programs:
 - HOME Investment Partnership Program (HOME)
 - Community Development Block Grant Program (CDBG)
 - Emergency Solutions Grant (ESG)

Consolidated Plan – purpose

- The Consolidated Plan establishes a unified, coordinated vision for community development actions for the upcoming five years. Key elements of the Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process.
- Greenville County Redevelopment Authority uses the input from citizens and its community development partners to determine its housing and community development needs, develop strategies for addressing those needs and undertake specific actions consistent with those strategies.

Public Participation Process

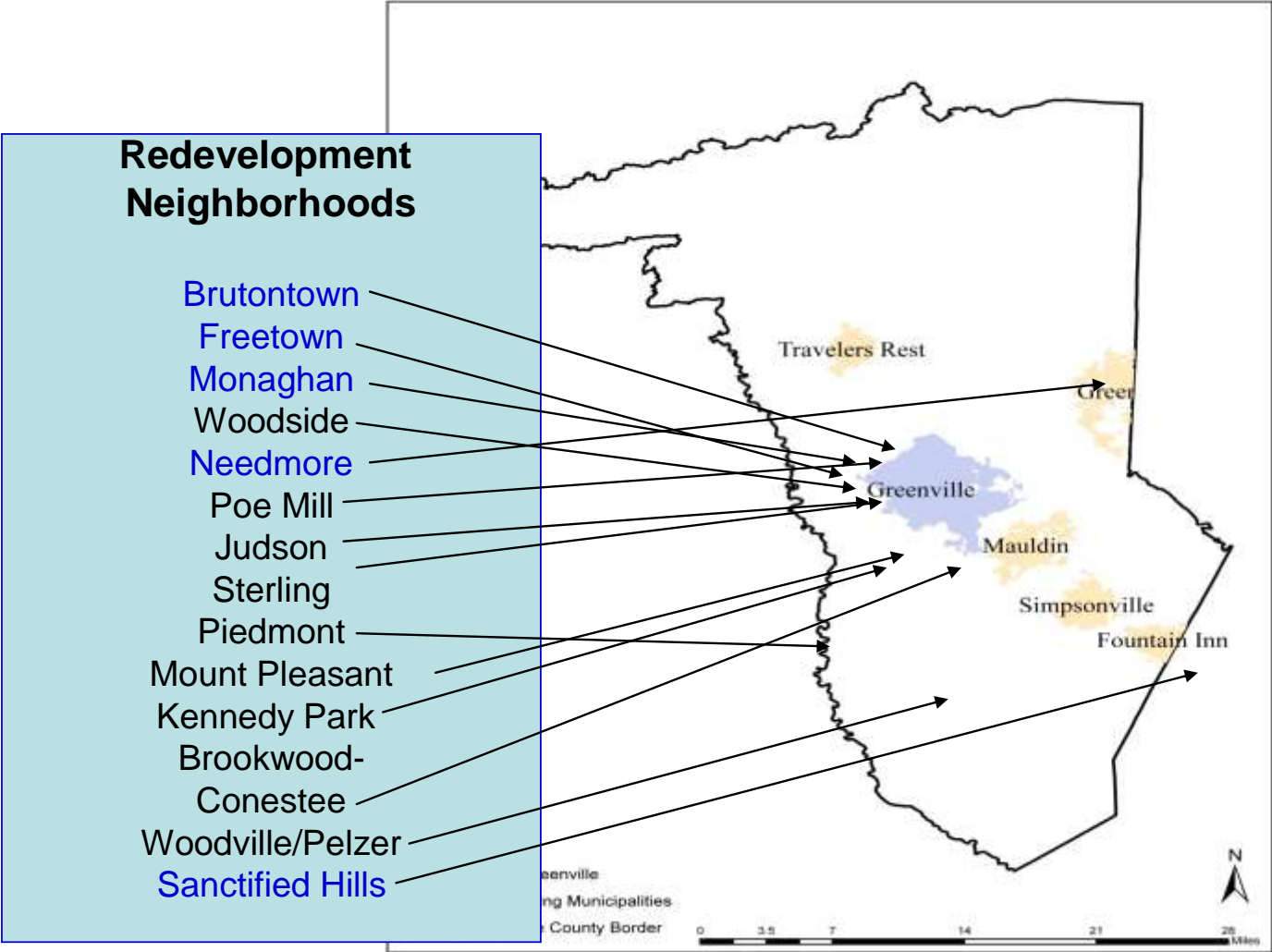
- December 2015- Kick off Session.
- December-January 2015– Focus Group meeting – various agencies – Housing Development partners, Homeless providers, Public Service agencies, public agencies, GCRA board members etc.
- January 2015: Public info session – needs assessments in public libraries in Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest municipalities.
- January – February 2015– Public Hearings during City Council meeting dates.
- March 3, 2015 - Neighborhood Associations info sessions.
- March 17, 2015: Public Hearing – Present draft report – Needs Assessment and Strategies.
- March 24, 2015: GCRA Board review of draft report
- April-May 2015Public Hearing– present revision on Consolidated Plan.
- April-May 2015: Present report to Intergovernmental Committee.
- April-May 2015 : Present Annual Action Plan and Consolidated plan to Finance Committee.
- May 2015: Present Final Plan to Greenville County Council for adoption.
- May 15, 2010: Submit Consolidated Plan and Annual Action Plan to HUD.

Municipal Public Hearings

MUNICIPALITY	PUBLIC HEARING DATE
Simpsonville	February 10, 2015 @ 6:30 pm
Fountain Inn	February 12, 2015 @ 6:00 pm
Mauldin	February 16, 2015 @ 7:00 pm
Travelers Rest	January 15, 2015 @ 6:00 pm
Greer	February 24, 2015 @ 6:30 pm

Con Plan Jurisdiction

Greenville County, SC & Participating Municipalities



Community Development Block Grant (CDBG)

- At least 70% must be used for activities that benefit individuals with low to moderate incomes.
- All activities must meet one of three national objectives:
 - Benefit low- and moderate-income persons (by area or for limited clientele or presumed benefit).
 - Prevention or elimination of slums or blight
 - Urgent community development need (there must be an immediate threat to the health or welfare of community)

CDBG – Eligible Activities

- Housing Activities.
- Public Works.
- Public Facilities and Improvements.
- Economic Development.
- Public Services (no more than 15% of the grant)

Home Investment Partnership (HOME)

- A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for low- and very low-income families and households.



Eligible – Home Activities

- Homeowner Rehabilitation Activities
 - Owner-occupied repairs
 - Owner-occupied rehabilitation
 - Owner-occupied reconstruction
- Homebuyer Activities
 - Acquisition
 - Acquisition/ rehabilitation
 - New construction
 - Lease-purchase
- Rental Development – Rehabilitation and New Construction

Emergency Solutions Grant (ESG)

The Emergency Solutions Grant provides funding for:

- *Street outreach* – literally homeless or fleeing (living in streets or places not meant for human habitation)
- *Emergency shelter* – literally homeless or at risk (shelters, group homes and transitional houses)
- *Homelessness prevention* – Imminent risk of homelessness (HH income must be below 30% of AMI)
- *Rapid re-housing* – Literally homeless or Fleeing
- *Data collection* – Homeless Management Information System (HMIS)

ESG - Eligible Activities

- Conversion of buildings for use as shelters
- Rehabilitation for use as shelters
- Essential Services:
 - Support services – medical, case management, job training, psychological, etc.
- Operating Costs
 - Maintenance, insurance, utilities, etc.
- Homelessness Prevention
- Grant Administration

Needs Assessment 2015 – 2019 Consolidated Plan



Housing Needs: Municipalities/Unincorporated

- Affordable Housing
 - Rentals & Homeownership
 - Elderly units
 - Housing for Veterans with support services
- Rehab & Resale Homeownership Opportunities
- Owner-occupied Rehab Assistance
- Homeownership Education
 - Counseling
 - Foreclosure prevention education and assistance
 - Rehabilitation financing programs

Community Development Needs

- Infrastructure Improvements
 - Improved roads, sidewalks, and curbing
 - Increased street lighting
 - Improved storm water drainage system
 - Improvements to gateways & recreation facilities
 - Increased bus routes and shelters
- Public Safety
 - Reduction of crime rates
 - Demolition of dilapidated and blighted structures

Public Service Needs

- Programs
 - Youth and Teen Programs
 - After school programs
 - Summer programs
 - General programs that engage youths and teens
 - Programs for Elderly Population
 - Elderly activity and service programs
 - Free or affordable health, dental, and prescription services for elderly and low to moderate income residents

Homelessness Needs

- Homelessness Prevention and Rapid Rehousing
 - Case management
 - Prevent individuals and families from becoming homeless
 - Assist literally homeless individuals and families with permanent housing opportunities
- Support Services
 - Funding for support services
 - Services for chronically homeless population
 - Financial assistance for food and other support services
 - Formal Homeless Court
- Temporary Housing and Shelter
 - Increased emergency shelters
 - Additional transitional housing

Economic Development Needs

- General & Small Business Financial Support
 - Micro loan program for small businesses
 - Increased job training, creation, and retention programs
- Physical Improvements
 - Façade improvement program in CBD's
 - Sidewalk improvements in commercial corridors and CBD's
 - Handicap Ramp improvement in Municipal CBD's

Special Emphasis Area needs

- Demolition of dilapidated and blighted structures
- Increased police protection and presence
- Affordable infill rental units and homeownership for seniors and families
- Street lights, sidewalks and infrastructure improvements
- Increased awareness of homeownership & owner-occupied rehab program to residents

General Needs

- Improvements to bus transportation system
- Property maintenance ordinance for rental properties and pre-occupancy inspections to protect public health and safety of residential structures
- Zoning code to address gentrification via impact fees and other zoning tools for affordable housing
- Community organizing and political interface training
- Job training and education programs within communities
- Clarify and reconsider definition of affordable based on the “30 percent of household income,” as this is rule of thumb is unaffordable for present-day cost of living
- Coordinate utility service during improvements

Revitalization Target Area – Brutontown needs

- Phase 4: Marie Street Duplex Development
 - Street improvements to Marie Street
 - Detention pond
 - Site grading and construction of 5 duplex buildings
- Improvements to Walcott Street
- New homeownership units along Walcott Street
- Completion of Phase 2 – Iola Wilson
- Completion of Greenbrier section – Phase 5
- Implementation of the lighting plan

Demographics 2015 – 2019 Consolidated Plan



Municipalities

	Population	Median HH Income	Poverty Rate
Fountain Inn	7,631	\$46,152	14.7%
Greer	26,088	\$42,991	19.4%
Mauldin	23,548	\$57,551	5.9%
Simpsonville	18,815	\$50,604	8.3%
Traveler's Rest	4,576	\$50,768	19.9%

Greenville County Data

	Population	Median HH Income	Poverty Rate	Owner-occupied units
Greenville County	459,857	\$49,022	15.8%	67%

	Percent of population
White	76.6%
Black/African American	18.1%
American Indian/Alaska Native	0.2%
Asian	2.1%
Native Hawaiian/Pacific Islander	0.1%
Other race	1.2%
Two or more races	1.8%
Hispanic/Latino (all races)	8.3%

“Out of Reach” Affordability Data

Greenville County – FMR 2014 & income guidelines

0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
\$543	\$590	\$656	\$866	\$890

- In South Carolina, a SSI recipient (receiving \$721 monthly) can afford monthly rent of no more than **\$216**, while the Fair Market Rent for a one-bedroom unit is **\$590**.

Income	1HH	2HH	3HH	4HH	5HH	6HH	7HH	8HH
< = 50%	20,000	27,900	25,750	28,600	30,900	33,200	35,450	37,750
60%	24,000	27,480	30,900	34,320	37,080	39,840	42,540	45,300

- In South Carolina, a worker earning the **Minimum Wage** (\$7.25 per hour) must work **80 hours per week, 52 weeks per year** in order to afford a two-bedroom unit at the area's Fair Market rent.

Impediments to “Fair and Affordable” Housing

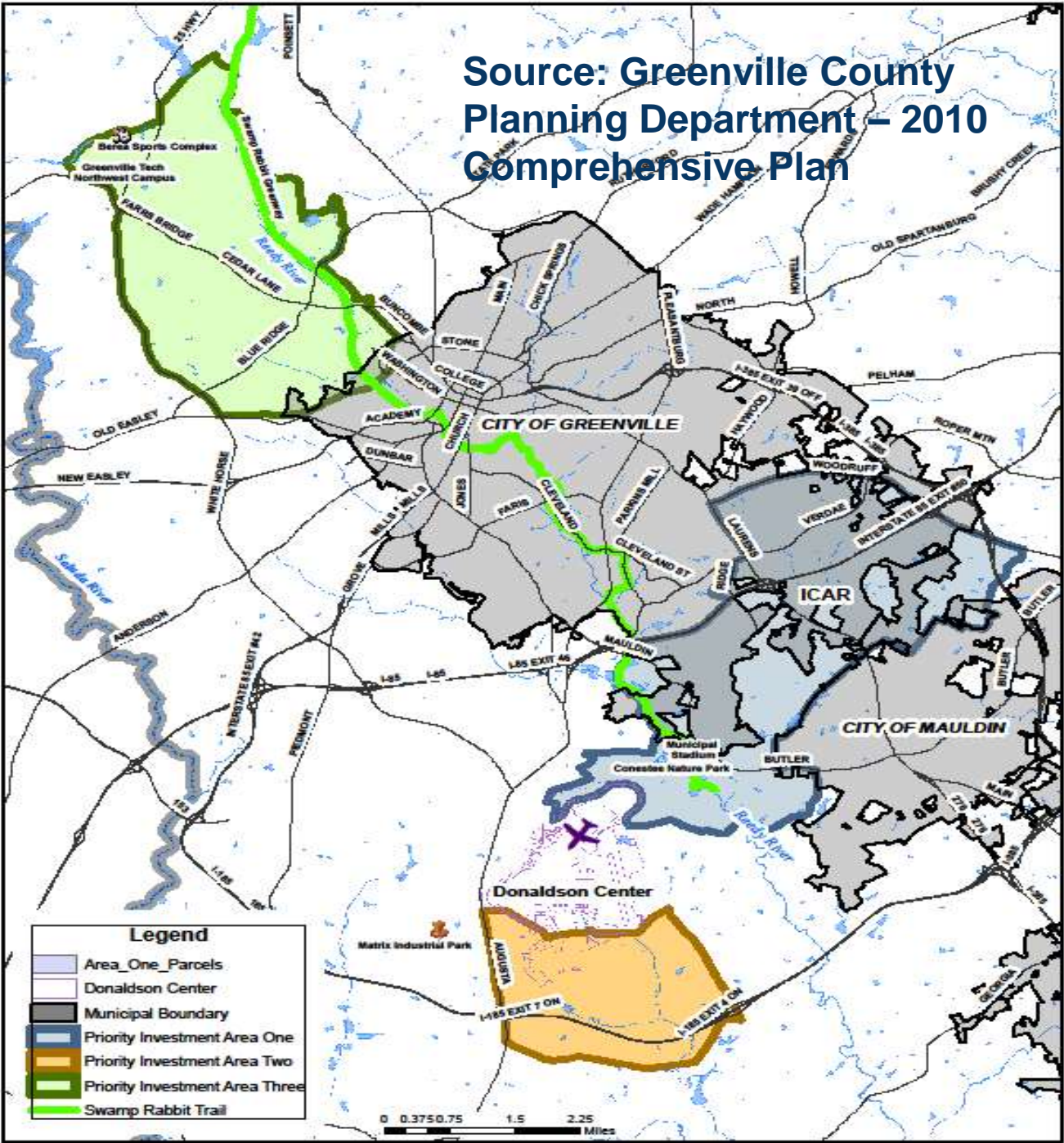
- Economic barriers
- Regulatory barriers
- Education barriers
- General lack of data
- Possible and perceived discrimination
- “NIMBYism”
- Insufficient affordable housing stock



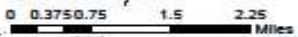
Greenville County Comprehensive Plan - Priority Investment Area

- GCRA communities are within the identified Priority Investment Areas (PIA) in the 2010 Greenville County Comprehensive Master Plan.
- GCRA will continue to foster partnerships in conducting revitalization strategies in the redevelopment areas, as recommended in the Poinsett District PIA.

Source: Greenville County Planning Department – 2010 Comprehensive Plan

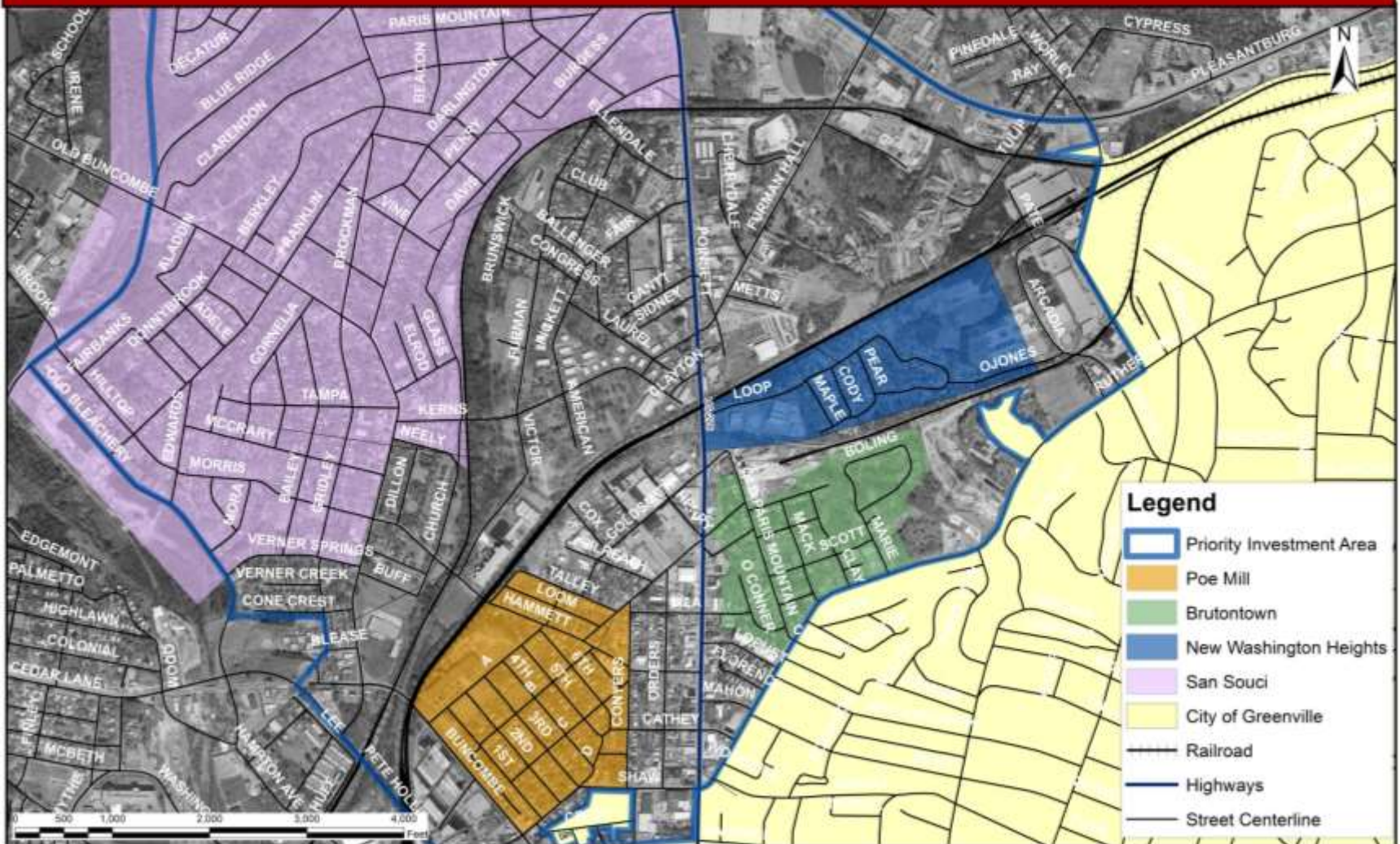


Legend	
	Area_One_Parcel
	Donaldson Center
	Municipal Boundary
	Priority Investment Area One
	Priority Investment Area Two
	Priority Investment Area Three
	Swamp Rabbit Trail



Special Emphasis Areas within Priority Investment Areas

Special Emphasis Areas within Greenville County Priority Investment Area



Goals and Strategies 2015 – 2019 Consolidated Plan



GOAL 1: PROVIDE DECENT HOUSING

OBJECTIVE 1 - To develop and support the production of safe and decent owner housing opportunities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				200
1. Continue to develop affordable, safe and sustainable homeownership units in the communities.		X		
2. Continue to support the development of affordable homeownership units through housing partners by providing funding opportunities and technical assistance.		X		
3. Continue to provide direct homebuyers assistance to ensure purchase of affordable housing through the provision of down payment assistance program and affordable Mortgage Loan programs		X		
4. Continue to acquire or encourage the acquisition of properties for redevelopment of housing units for resale	X			
5. Continue to acquire or support the acquisition of properties for infill housing development in the communities.	X			

GOAL 1: PROVIDE DECENT HOUSING

OBJECTIVE 2 -To maintain existing housing stock and support safe and decent owner occupied housing units.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				350
6. Continue to provide Emergency Repair program to low-moderate income homeowners throughout Greenville County who are elderly and disabled.	X			
7. Continue to offer low-interest loans to homeowners with low-moderate incomes (and extend throughout Greenville County) for rehabilitation.	X			
8. Continue to offer zero-interest loan advances to low-moderate income elderly homeowners (and extend throughout Greenville County) for rehabilitation.	X			
9. Offer assistance with lead-base paint abatement to make repairs and rehabilitation more economically feasible.	X			
10. Continue to aggressively market the GCRA rehabilitation programs throughout the County, particularly the southern portion of the county.	X			

GOAL 1: PROVIDE DECENT HOUSING

OBJECTIVE 3 - To develop and support the production of affordable rental housing units.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				300
1. Continue to support the development of affordable rental housing units for veteran population through housing partners.		X		
2. Continue to support the development of rental housing units for homeless and special needs population through housing partners.	X			
3. Continue to support the utilization of state housing programs and resources to leverage local gap funds and increase housing production.	X			
4. Continue to fund and support CHDO's and housing partners to access foundations, Housing Trust funds and other state funds to increase affordable housing capacity.	X			
5. Promote the development of rental housing for people who are elderly or disabled and affordable to those earning at or below 30% of the Area Median Income		X		

GOAL 1: PROVIDE DECENT HOUSING

OBJECTIVE 4 - To advocate and promote the production of affordable rental housing units.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
6. Continue to advocate for flexible and creative zoning standards and development regulations that encourages affordable housing development.	X			
7. Continue to advocate for housing opportunities specifically for veterans with support services to address veterans homelessness		X		
8. Continue to encourage the development housing units that meet energy star standards.		X		
9. Advocate for policies that will promote financial assistance to provide additional funding opportunities to develop affordable housing.	X			

GOAL 1: PROVIDE DECENT HOUSING

OBJECTIVE 5 - Ensure that Greenville County residents are able to attain equal access to housing regardless of race, religion, color, gender, disability, familial status, or national origin.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				500
1. Through partnerships, provide Fair Housing education and outreach to the community through workshops, advertisements, and individual counseling.	X			
2. Through partnerships, analyze the impediments to Fair Housing in Greenville County; devise and implement effective	X			
OBJECTIVE 6 - Promote education and diversity inclusion and outreach.				500
1. Continue to market and promote homeownership classes to minority population through housing partners.	X			
2. Encourage and promote diversity and integration amongst the residents in the communities.	X			

GOAL 2: PROVIDE SUITABLE LIVING CONDITION

OBJECTIVE 1 - To address infrastructure needs in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
1. Foster partnerships with Public Utility agencies to leverage the County's CDBG funds in addressing infrastructure needs by replacement and or upgrade of substandard or deteriorated utility systems.			X	
2. Continue to evaluate and improve the storm and sanitary sewer lines in Cities of Simpsonville and Travelers Rest, Brutontown neighborhood, Greer and Fountain Inn, as well as the unincorporated areas.			X	
3. Continue to coordinate with the Land Development and Engineering offices to address any design and infrastructure improvement to roads, sidewalks, curbs and gutter serving low and moderate communities.			X	
4. Continue to seek for additional funding sources to leverage infrastructure improvement to the communities.	X			
5. Continue to partner with public agencies to leverage County's CDBG funds for road improvement in the communities.	X			

GOAL 2: PROVIDE SUITABLE LIVING CONDITION

OBJECTIVE 2 - To address and support community development needs in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
1. Encourage developments that promote eyes on the street designs.	X			
2. Demolish unsafe and substandard properties to eliminate potential problem spots in the community.	X			150
3. Continue with the Greenville Sheriff's office and municipal police departments to address concerns, provide mini sub stations in close proximity with the communities.	X			
4. To encourage the creation of lighting districts in the communities, to provide for street lights.			X	2
5. Encourage residents and neighborhood association to establish a neighborhood watch program and coordinate efforts with local police departments.	X			7

GOAL 2: PROVIDE SUITABLE LIVING CONDITION

OBJECTIVE 3 - To support and address public facilities opportunities in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
1. Partner with the GCRD and other partners to develop a Regional Park on the Poe Mill Site that encourages activities youths, teens and families through out the year.			X	1
2. Support the creation of additional passive parks, open spaces and greenway paths in the communities.			X	1
3. Continue to encourage the housing projects from partners that incorporates a community center within the development.			X	

GOAL 2: PROVIDE SUITABLE LIVING CONDITION

OBJECTIVE 4 - To support public service opportunities in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
1. Continue to foster partnership and support with the Greenville County Recreational Districts to provide programs and activities that will be available to youths and teenagers	X			
2. Through partnerships, continue to support activity and day care centers for seniors.	X			
3. Through partnerships, continue to support activities and programs for seniors in target neighborhoods.	X			
4. Through partnerships, continue to provide the elderly with free or subsidized transportation to medical appointments and other needed services.	X			
5. Through Partnerships, continue to support Emergency Repairs	X			

GOAL 2: PROVIDE SUITABLE LIVING CONDITION

OBJECTIVE 4 - (continued) To support public service opportunities in low and moderate income communities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
1. Continue to provide case management services to the homeless population through homeless partners to help them access housing and needed services. Emphasize on prevention or rehousing options over temporary shelter where possible.	X			
2. Partner with homeless providers to provide transitional and permanent housing for the homeless.		X		
3. Provide child care services for the children in homeless families to allow the parents to obtain employment, education, or job training.	X			
4. Encourage coordination of services between housing and service providers. Provide job services to homeless individuals.	X			
5. Provide transportation assistance to homeless individuals looking for employment, housing, or who need help getting to appointments.	X			

GOAL 3: PROVIDE ECONOMIC DEVELOPMENT OPPORTUNITIES

OBJECTIVE 1 - To address and support economic development activities and programs.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				75
1. Continue to administer the economic development and revolving loan program to small businesses in the municipalities and commercial corridor of unincorporated communities.	X			
2. Promote the redevelopment of Poe Mill site for a potential regional park that will attract with clients beyond its immediate vicinity.			X	
3. Promote sign and façade grant programs to businesses within the municipalities' central business districts to enhance the aesthetics of the properties, revitalize cities' downtown area and boost the visibility of the businesses.	X			
4. Encourage redevelopment of Brownfield sites in the communities, through grant applications for environmental assessments funds and revitalization of the properties.			X	

GOAL 3: PROVIDE ECONOMIC DEVELOPMENT OPPORTUNITIES

OBJECTIVE 1 - (continued) To address and support economic development activities and programs.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
5. Encourage programs and partners that promote small business trainings and job training classes.	X			

GOAL 4: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES	X			
1. Continue to provide technical assistance to neighborhoods to foster viable neighborhood associations and work with neighborhood leadership to prepare Action Plans for each community.	X			
2. Continue to assist neighborhood associations with gap funding for special programs and activities beneficial to the communities.	X			

GOAL 4: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
3. Brutontown: Continue to implement the revitalization strategies identified in the master plan. Coordinate revitalization strategies and activities with various partners to leverage funds.			X	
4. Continue to promote the NeighborWoods program with Trees Greenville to encourage residents participation and tree plantings to foster green communities.	X			
5. Implement Phase 4 of Brutontown Master Plan: Marie St Duplex. Construct Marie Street and five duplex buildings to include site grading and storm water pond. Improve Walcott Street develop affordable homeownership units.				
6. Coordinate acquisition and demolition of 125 substandard properties with Housing Partners in Judson, Poe Mill, New Washington Heights, and Sterling to Implement NIP grant program.				

GOAL 4: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
6. <u>Needmore Community</u> : Continue to foster efforts and prioritize developments to accomplish the recommendations of the master plan. Address storm water, other infrastructure improvements, & public facilities in the community.			X	
7. Improve Forest and Spring St including installation of sidewalk, repaving, curb and gutter. Improve Needmore Community tennis court facility and support summer facility programs.				
8. Develop affordable senior housing units per the Needmore Master Plan.				
9. <u>Judson</u> : Encourage redevelopment activities in the community. Acquire and demolish substandard housing. Develop Affordable and sustainable housing units.		X		
10. Encourage the development of master plans for Sans Souci and County side of Pleasant Valley neighborhoods.				

GOAL 4: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
11. <u>Poe Mill:</u> Continue Brownfield Clean-up, assessment and redevelopment activities at Poe Mill site towards reuse as a park and recreational facility. Encourage redevelopment activities and affordable infill housing development consistent with Poe Mill Master Plan.				
12. Encourage redevelopment of Brownfield sites near Special Emphasis Neighborhoods within Poinsett Corridor District. Identify and conduct Phase I and II Environmental Assessment in the Poinsett Corridor District.				
13. <u>Sterling:</u> Implement Stormwater Management Phase of Sterling Master Plan in partnership with GLDTC to expand redevelopment potential in Sterling community. Acquire and demolish dilapidated or substandard properties and encourage infill development.				
14. <u>New Washington Heights:</u> Acquire and demolish dilapidated or substandard properties and encourage infill development. Encourage redevelopment activities per Master Plan.				

GOAL 4: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 1 - Support, develop and address neighborhood revitalization plans and prioritize plan activities.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
5. <u>Fountain Inn Sanctified Hill</u> : Continue to implement the revitalization initiatives recommended in the sanctified Hill Master Plan to promote development of homeownership and rental units and as well as infrastructure improvements in the community.			X	
6. Promote the construction of new affordable rental housing that is affordable to: -those earning less than 60% of the Area Median Income; and -people who are elderly or disabled and earn less than 30% of the Area Median Income.	X			
7. Greer - Creekside: Continue to develop affordable housing in the community and establish a viable homeownership association.	X			
8. Limit displacement of existing residents and discourage gentrification whenever possible through revitalization efforts and policies.	X			

GOAL 4: NEIGHBORHOOD REVITALIZATION

OBJECTIVE 2 - Encourage Capacity building opportunities/ability for Neighborhood Associations.	Availability/ Accessibility	Affordability	Sustainability	5 YEAR PLAN PROPOSED NUMBER
STRATEGIES				
1. Continue to promote Greenville Dreams Action Planning process with Neighborhood Associations.	X			
2. Encourage the establishment of viable neighborhood Associations in communities.	X			
3. Assist with the establishment of lighting districts in the communities to help with placement and installation of lamppost in the communities to provide light .	X			
4. Work with existing neighborhood leadership to improve the housing stock of the neighborhood through targeted demolition of substandard properties, thereby eliminating potential crime spot and land assemble for construction of new housing, and rehabilitation of existing housing.			X	

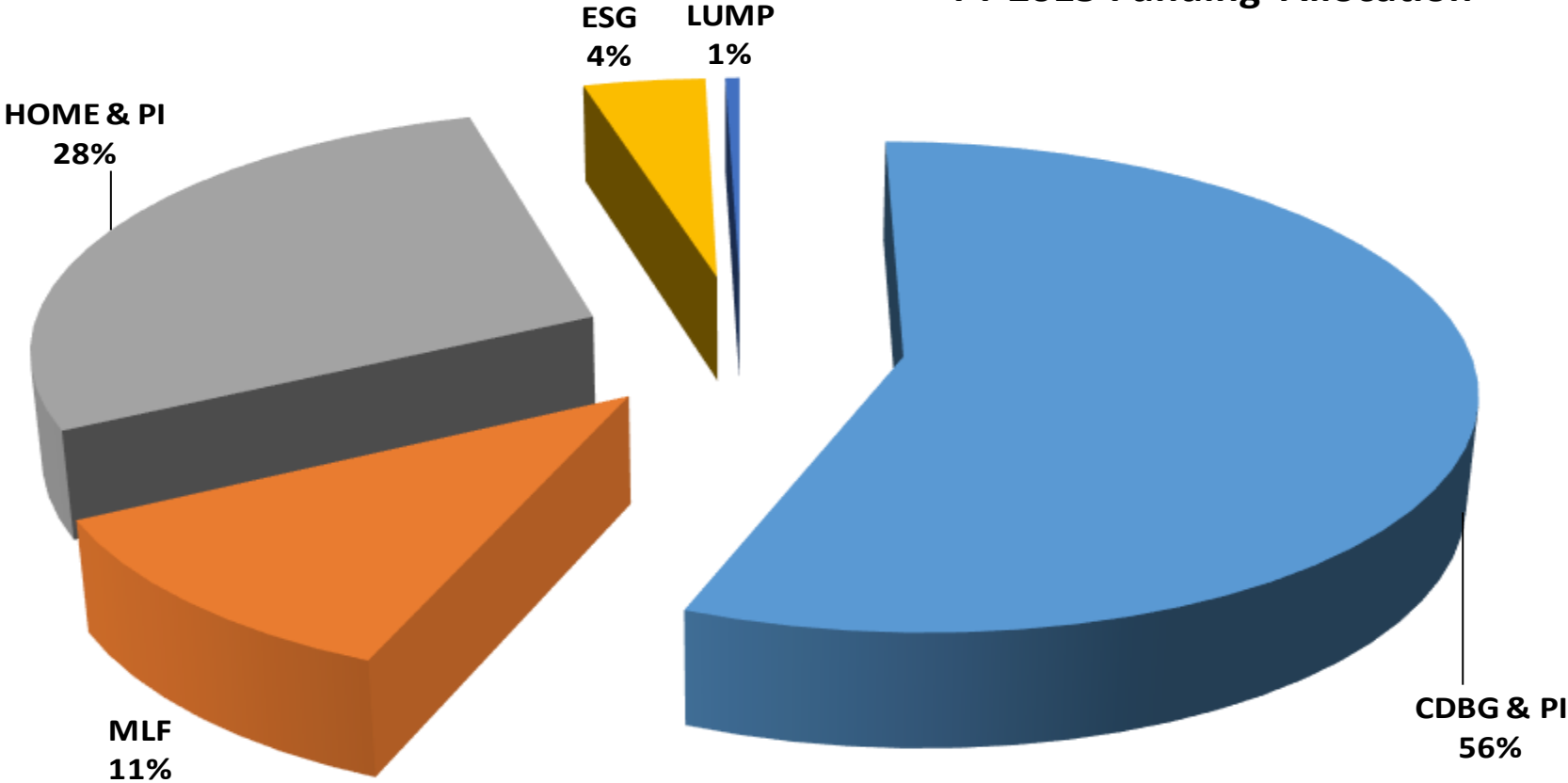
FY 2015 Greenville County Annual Action Plan (AAP)



FY 2015 AAP Proposed Funding Allocations

- Unincorporated Area
- Brutontown Communities
- Municipalities

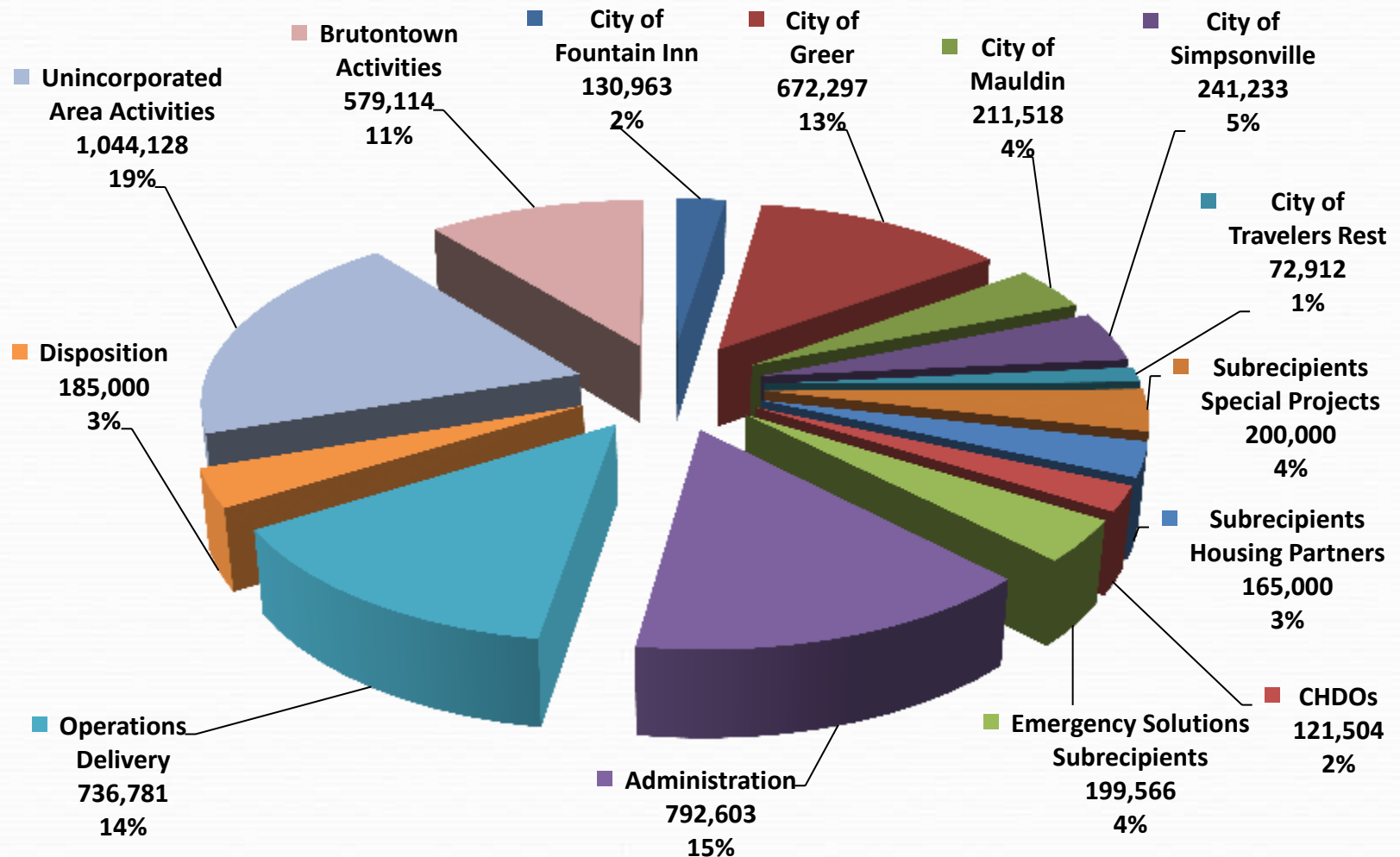
FY 2015 Funding Allocation



Total Allocation: \$5,352,619

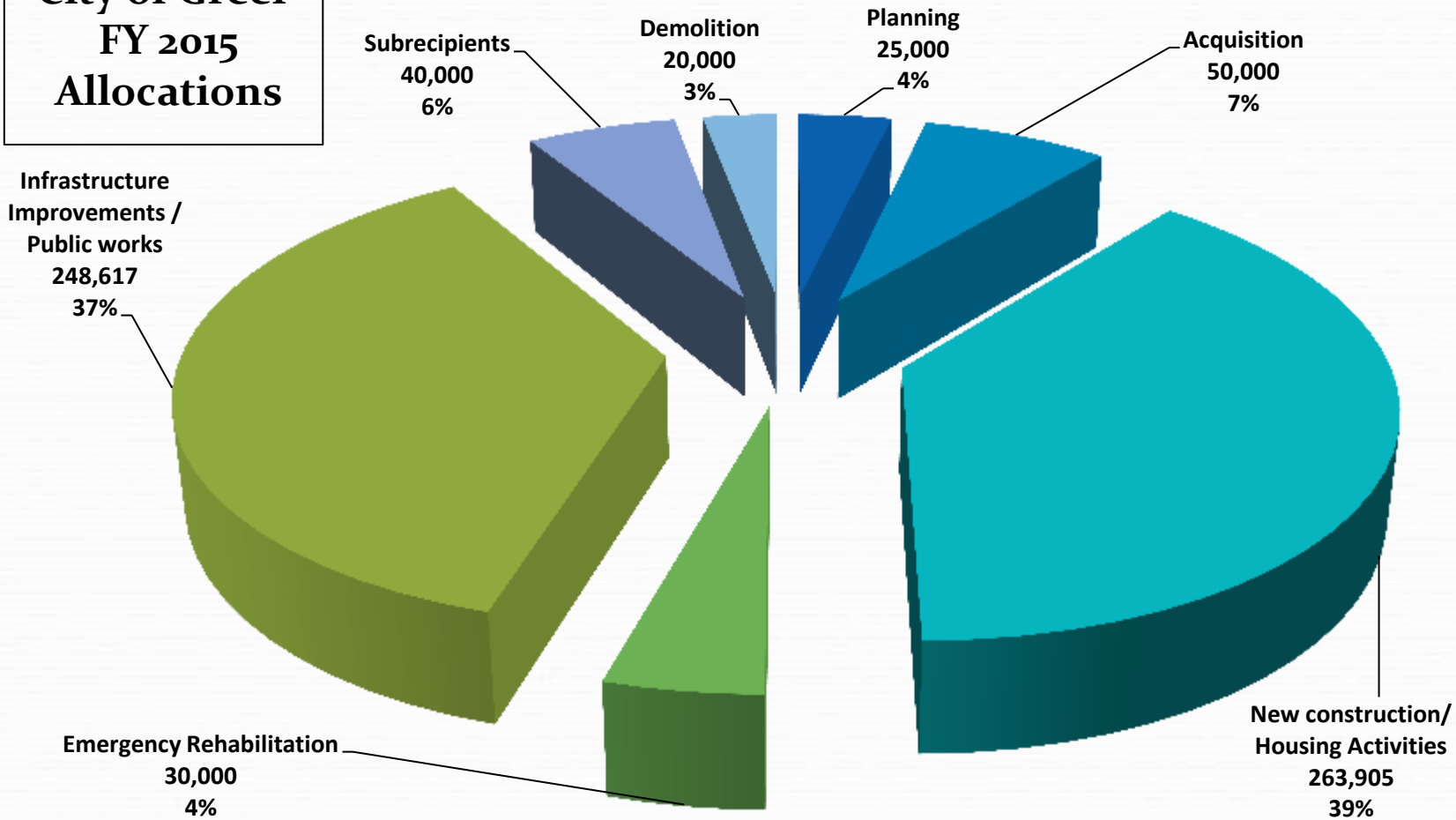
Greenville County Redevelopment Authority Proposed		
Department/Location Category	Amount	Percent
City of Fountain Inn	130,963	2.4%
City of Greer	672,297	12.6%
City of Mauldin	211,518	4.0%
City of Simpsonville	241,233	4.5%
City of Travelers Rest	72,912	1.4%
Subrecipients--Public Service	200,000	3.7%
Subrecipients--Housing Partners	165,000	3.1%
CHDOs	121,504	2.3%
Emergency Solutions-- Subrecipients	199,566	3.7%
Administration	792,603	14.8%
Operations Delivery	736,781	13.8%
Disposition	185,000	3.5%
Unincorporated Area Activities	1,044,128	19.5%
Brutontown Activities	579,114	10.8%
TOTAL	5,352,619	100%

Greenville County Redevelopment Authority PY 2015 Annual Action Plan Budget



Greenville County Redevelopment Authority Proposed Annual Action		
Expenditure Category	Amount	Percent
Planning	25,000	0.5%
Operations Delivery	736,781	13.8%
Acquisition	305,847	5.7%
Disposition	185,000	3.5%
Demolitions and Clearance	220,000	4.1%
Relocation	0	0.0%
Rehabilitation	142,165	2.7%
Emergency Repair Program	340,000	6.4%
New Construction	968,036	18.1%
Infrastructure/Public Works	863,617	16.1%
Subreceiptients - Special Projects	287,500	5.4%
Subreceiptients - Housing Partners	165,000	3.1%
CHDOs	121,504	2.3%
Emergency Solutions-- Subrecipients	199,566	3.7%
Economic Development and Façade Improvement	0	0.0%
Administration	792,603	14.8%
TOTAL	5,352,619	100%

City of Greer FY 2015 Allocations



Infrastructure
Improvements
48,905
37%

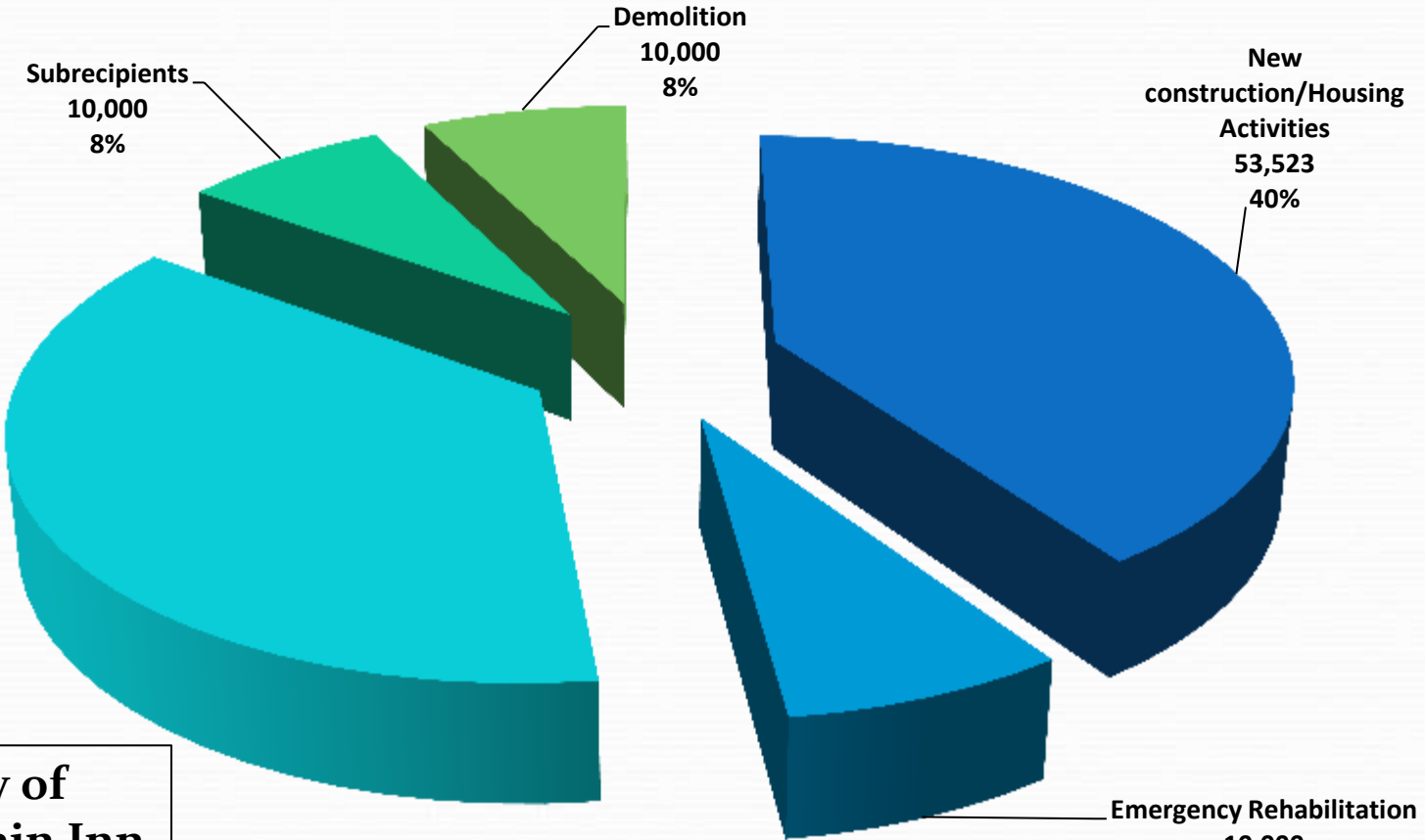
Subrecipients
10,000
8%

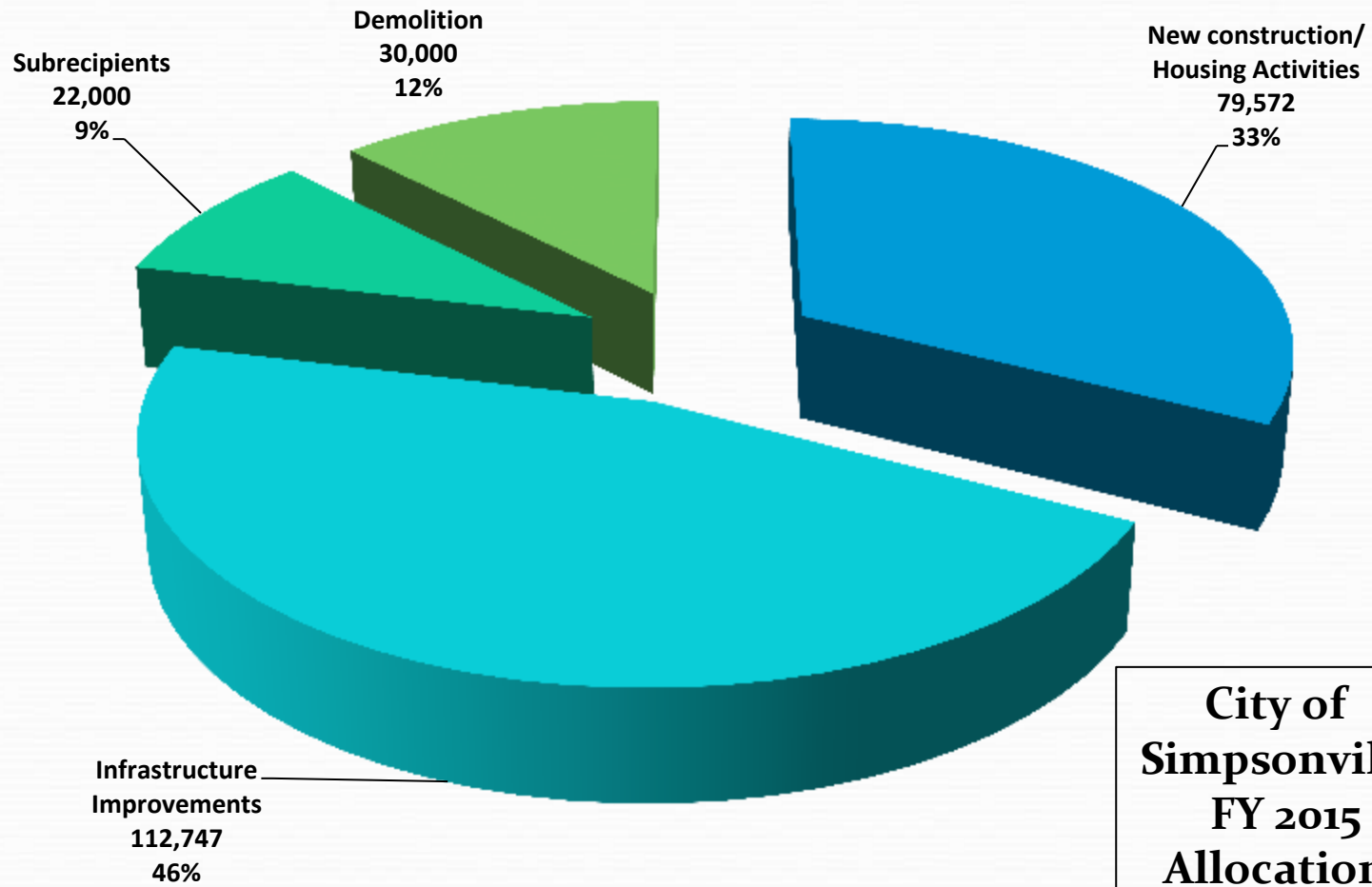
Demolition
10,000
8%

New
construction/Housing
Activities
53,523
40%

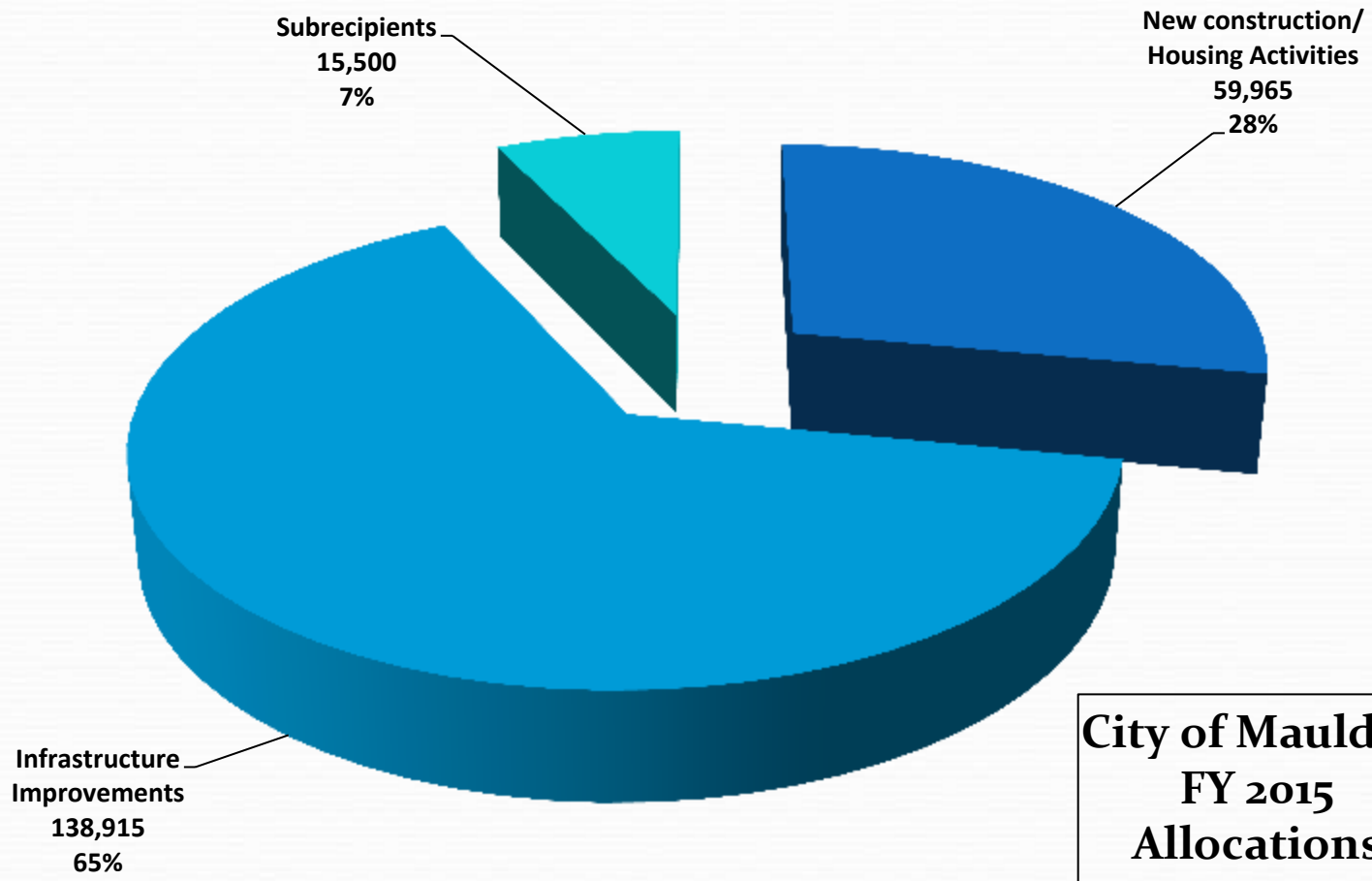
Emergency Rehabilitation
10,000
7%

**City of
Fountain Inn
FY 2015
Allocations**





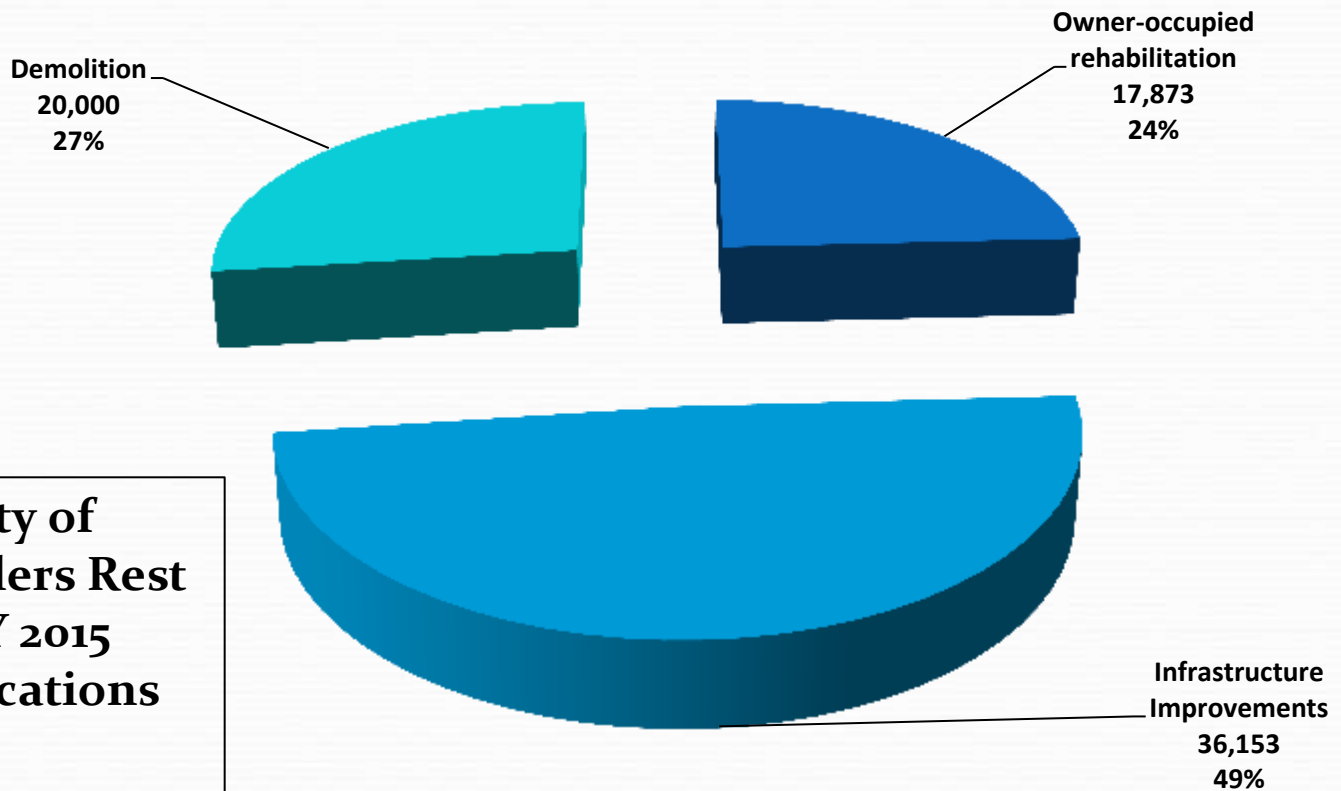
**City of
Simpsonville
FY 2015
Allocations**



**City of Mauldin
FY 2015
Allocations**

July 1, 2015 – June 30, 2019

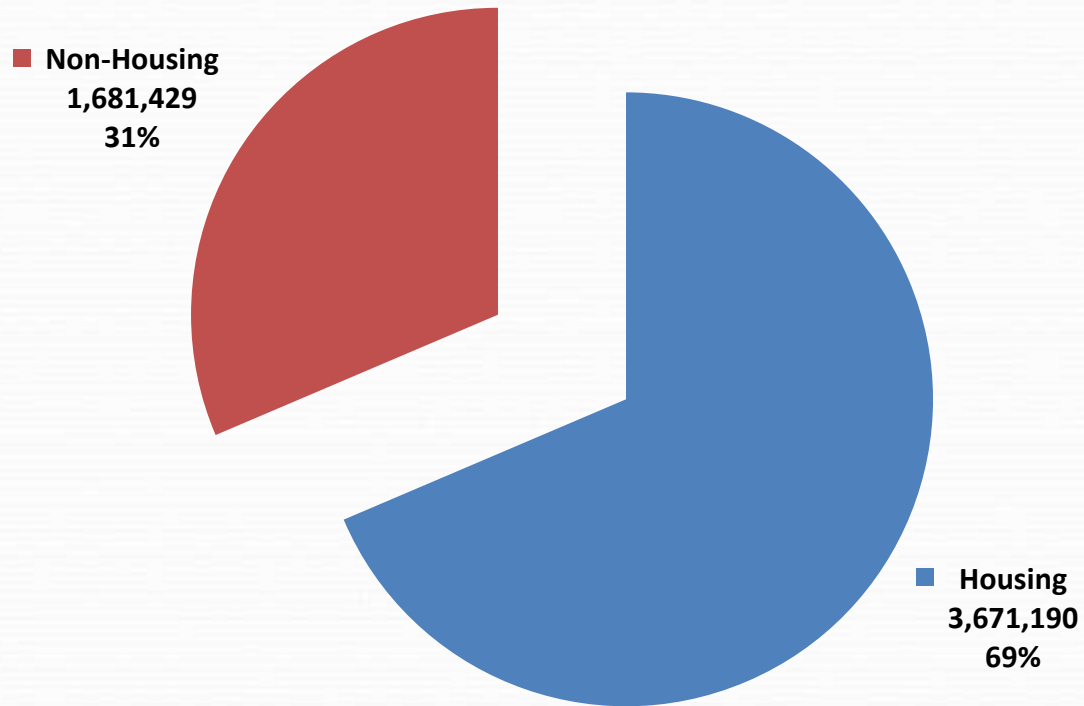
**City of
Travelers Rest
FY 2015
Allocations**



**Greenville County Redevelopment Authority
2015 Mortgage Loan Fund Budget**

Project - Brutontown	
Brutontown - Mortgage	180,000
Brutontown - New Construction	100,000
Total Brutontown	280,000
Project - Other	
Unincorporated Mortgages	100,000
Unincorporated Reconstruction	100,000
Administration/Operation delivery activities	120,000
Total Others	320,000
Total - MLF Allocation	600,000

PY 2015 Annual Action Plan Housing Activities vs Non Housing Activities



FY 2015 AAP

The Annual Action Plan is Greenville County's Application to the Federal Government for Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) funds for the year beginning July 1, 2015.

The 2015 Annual Action Plan marks the first year planned activities and allocation of funds for 2015-2019 Consolidated Plan.

- Brutontown Revitalization:
 - Phase 2 Improvements:
 - Acquisition of properties and construction of new road –Iola Wilson Street.
 - In fill housing development
 - Phase 5 Marie Street Area:
 - Marie Street Improvement
 - Duplex housing development – 10 units (5 duplex buildings)
 - Phase 4 – Walcott Street
 - Development of affordable housing units.
 - Lamp post installation

● **Municipal projects:**

● **Greer**

- Public Service Activities
- Owner-occupied and emergency rehab

● *Creekside*

- New housing development – 3 houses

● *Needmore Community*

- Road and drainage improvement – Spring and Forest Street
- Apply for C-Fund from CTC to leverage municipal match.
- Property acquisition for ROW
- Infill housing development
- Park Planning

● **Simpsonville**

- Public Service Activities
- Street improvement – Westwood neighborhood
- Owner occupied and emergency rehabilitation

● **Travelers Rest**

- Demolition
- Owner-occupied and emergency rehab

- **Municipal projects:**

- **Small business loan program**
- **Façade improvement program**
- **Mauldin:**
 - New housing Development – 18 units (9 duplex buildings)
 - Public Service Activities
- **Fountain Inn**
 - Thrift Street sidewalk improvement
 - Woodside Infill housing development
 - Public Service Activities
 - Owner Occupied Rehabilitation

- **Unincorporated Communities**

- **Sterling**

- Complete all permitting requirement for detention pond
- Acquire properties for detention pond
- Acquire and demolish substandard properties
- Affordable housing infill-development

- **New Washington Heights**

- Acquire and demolish substandard properties
- Rehabilitation of existing housing
- Affordable housing Infill-development

- **Poe Mill**

- Mill site: Complete clean up and remediation of site requirement.
- Complete VCC requirement and certificate of completion from SCDHEC
- Revise conceptual plan of Park site
- Rehab and resale of affordable housing
- Infill housing development

- **Unincorporated Communities**

- **Judson Community**

- Acquire and demolish substandard properties
- Infill housing development

- **County Wide Rehabilitation**

- **Poinsett Corridor District**

- Environmental Site Assessments of Brownfield properties

- **County Wide neighborhoods**

- Grant Assistance Program
- Leadership training opportunities
- Job training opportunities

Questions?

