



# GCRA

Greenville County Redevelopment Authority

May 10, 2018

Councilman Bob Taylor  
Greenville County Council  
301 University Ridge, Suite 100  
Greenville, SC 29601

**Re: Approval of 2018 Greenville County Annual Action Plan**

Dear Councilman Taylor:

The Greenville County Redevelopment Authority (GCRA) Board and staff is requesting approval of the 2018 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, 2018. Additionally, the Annual Action Plan also includes Greenville County's goals and strategies for providing affordable housing, economic development opportunities and improving the communities using the entitlement funds.

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. If you have any questions, please give me a call at 242-9801, extension 114.

Sincerely,

Douglas Dent.  
Interim Executive Director

Enclosure

CC: David Doser, GCRA Board Chairman  
Imma Nwobodu, GCRA Program Manager



**GREENVILLE COUNTY**  
**FY 2018**  
**ANNUAL ACTION PLAN**

Prepared by  
Greenville County  
Redevelopment Authority  
April/May 2018



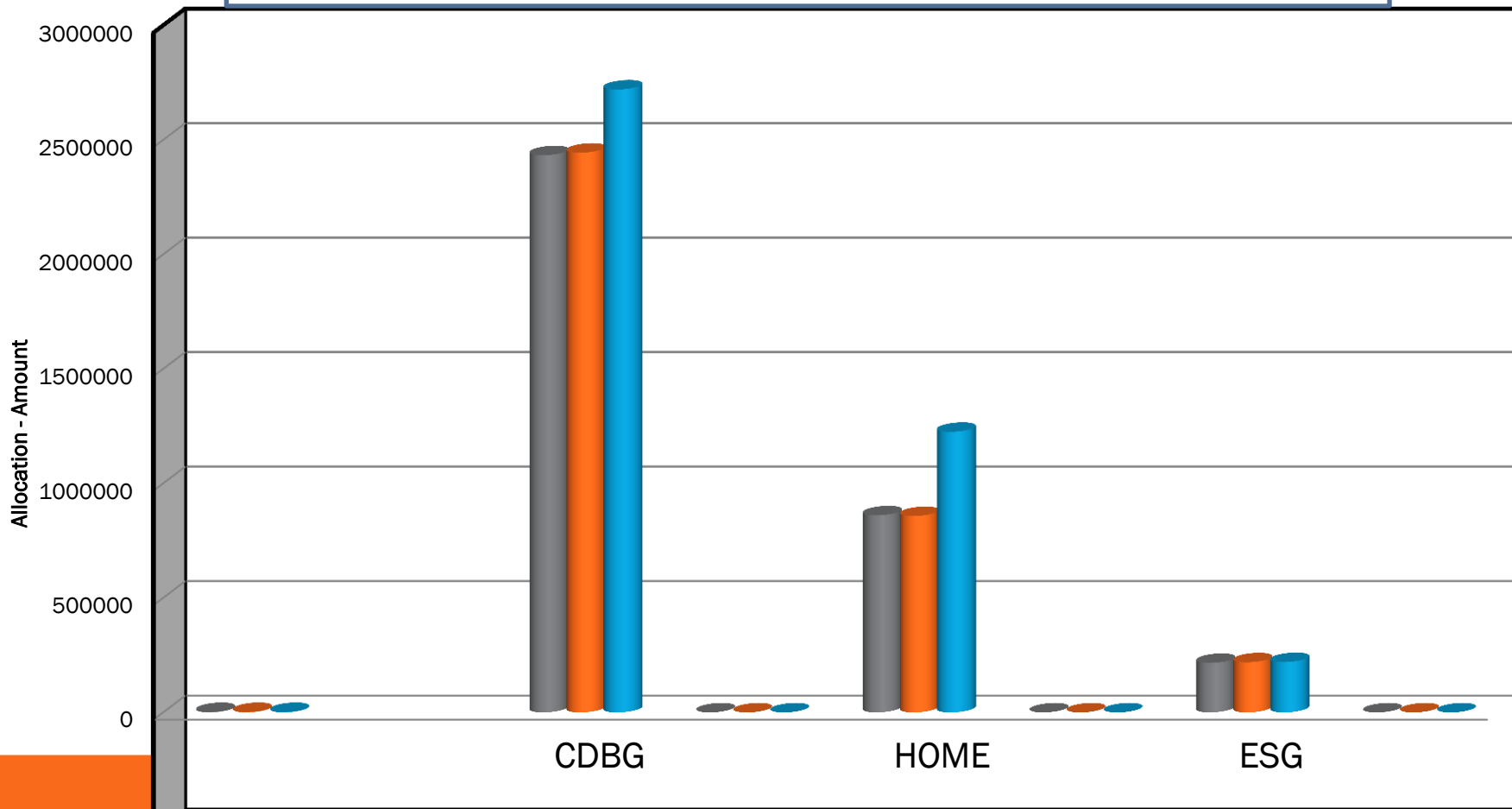
# **FY 2018 ANNUAL ACTION PLAN**

- 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 Partnership Grant (HOME) and Emergency Solutions Grant (ESG).**
- FY 2018 funds is for the period beginning July 1, 2018 to June 30, 2019.**
- This funding period also marks the 4th year allocation of funds and activities for the current Greenville County's 2015-2019 Consolidated Plan**

# FUNDING USES

- CDBG-** Primary objective is the development of viable communities through improved living environments, expansion of economic opportunities and decent housing.
- HOME:** Dedicated to increasing the availability and accessibility of affordable housing for low and moderate income households.
- ESG:** Assist individual and families regain (temporary & permanent) housing after experiencing housing crisis or homelessness.

# A 3 Year - Greenville County - Entitlement Funding Analysis FY 2016 - FY 2018



	1	2	3	4	5	6	7	8
Series1	2016		2,433,394.0	1.27%	860,835.00	6.42%	216,312.00	0.26%
Series2	2017		2,444,400.0	0.45%	857,653.00	-0.37%	219,072.00	1.28%
Series3	2018		2,720,479.0	11.29%	1,225,415.0	42.88%	220,051.00	0.45%



# PROPOSED FUNDING SOURCES – FY 2018

Community Development Block Grant (CDBG)	\$2,720,479	42
Estimated CDBG Program Income	\$600,000	9
Estimated Mortgage Loan Fund	\$800,000	12
HOME Partnership Grant	\$1,225,415	19
Estimated Home Program Income	\$800,000	12
Emergency Solutions Grant (ESG)	\$220,049	3
Unrestricted - Marie Street Proceeds	\$10,000	0
Greenville County Lump	\$25,000	0
Appalachian Regional Commission Grant (ARC)	\$100,000	2
<b>Total Funding Amounts</b>	<b>\$6,500,943</b>	<b>100</b>

# Greenville County Redevelopment Authority Proposed Annual Action Plan 2018 Budget

<b>Expenditure Category</b>	<b>Amount</b>	<b>Percent</b>
City of Fountain Inn	157,853	2.4%
City of Greer	620,672	9.5%
City of Mauldin	356,340	5.5%
City of Simpsonville	321,274	4.9%
City of Travelers Rest	67,951	1.0%
Subrecipients--Special Projects	225,000	3.5%
Subrecipients--Housing Partners	380,000	5.8%
CHDOs	183,812	2.8%
Emergency Solutions-- Subrecipients	203,547	3.1%
Administration	990,731	15.2%
Operations Delivery	926,884	14.3%
Disposition	165,000	2.5%
Unincorporated Area Activities	852,421	13.1%
Brutontown Activities	1,049,458	16.1%
<b>TOTAL</b>	<b>6,500,943</b>	<b>100.0%</b>

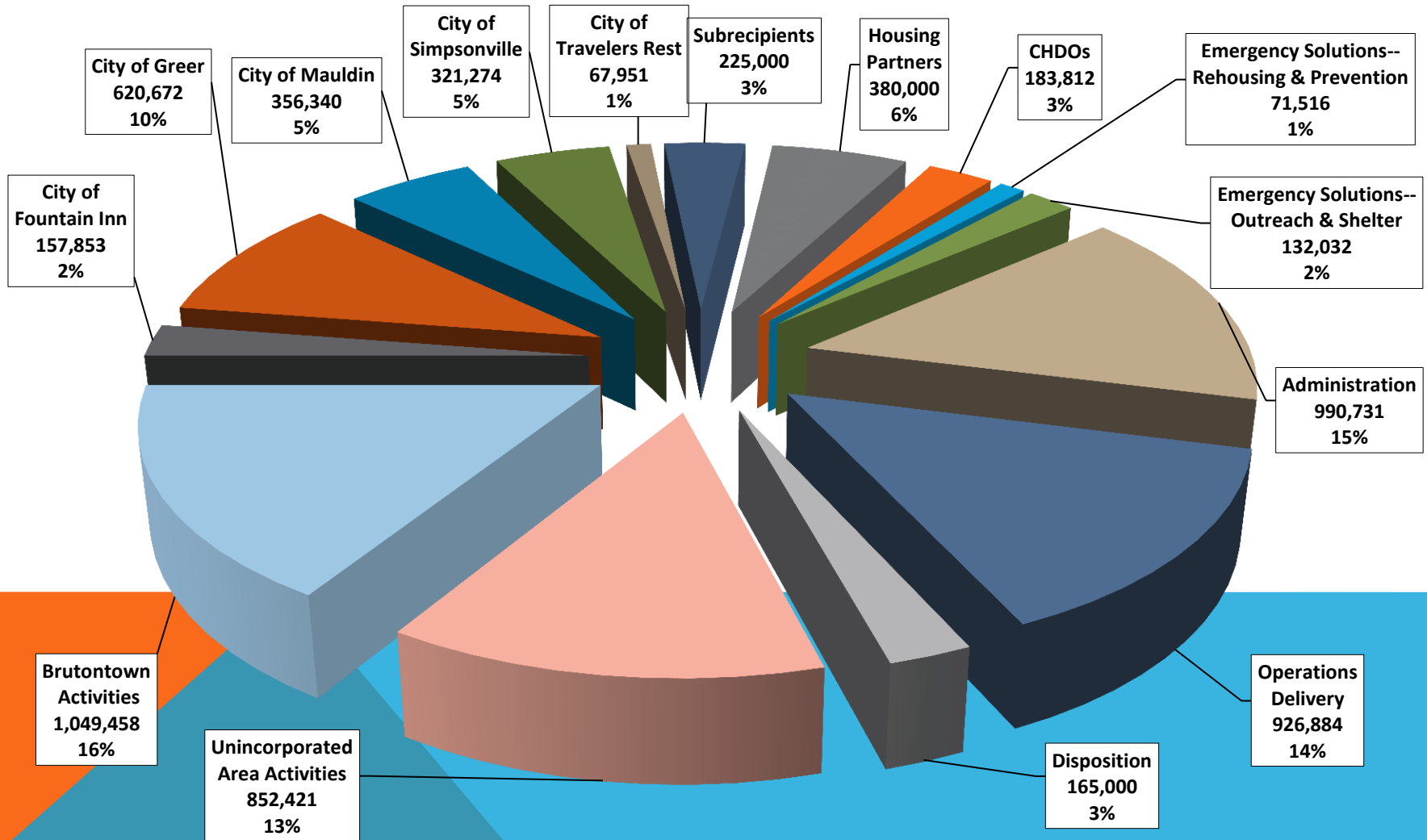


# GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

## 2018 AAP BUDGET BREAKOUT BY SOURCE

### FY 2018 TOTAL ESTIMATED BUDGET: \$6,500,943

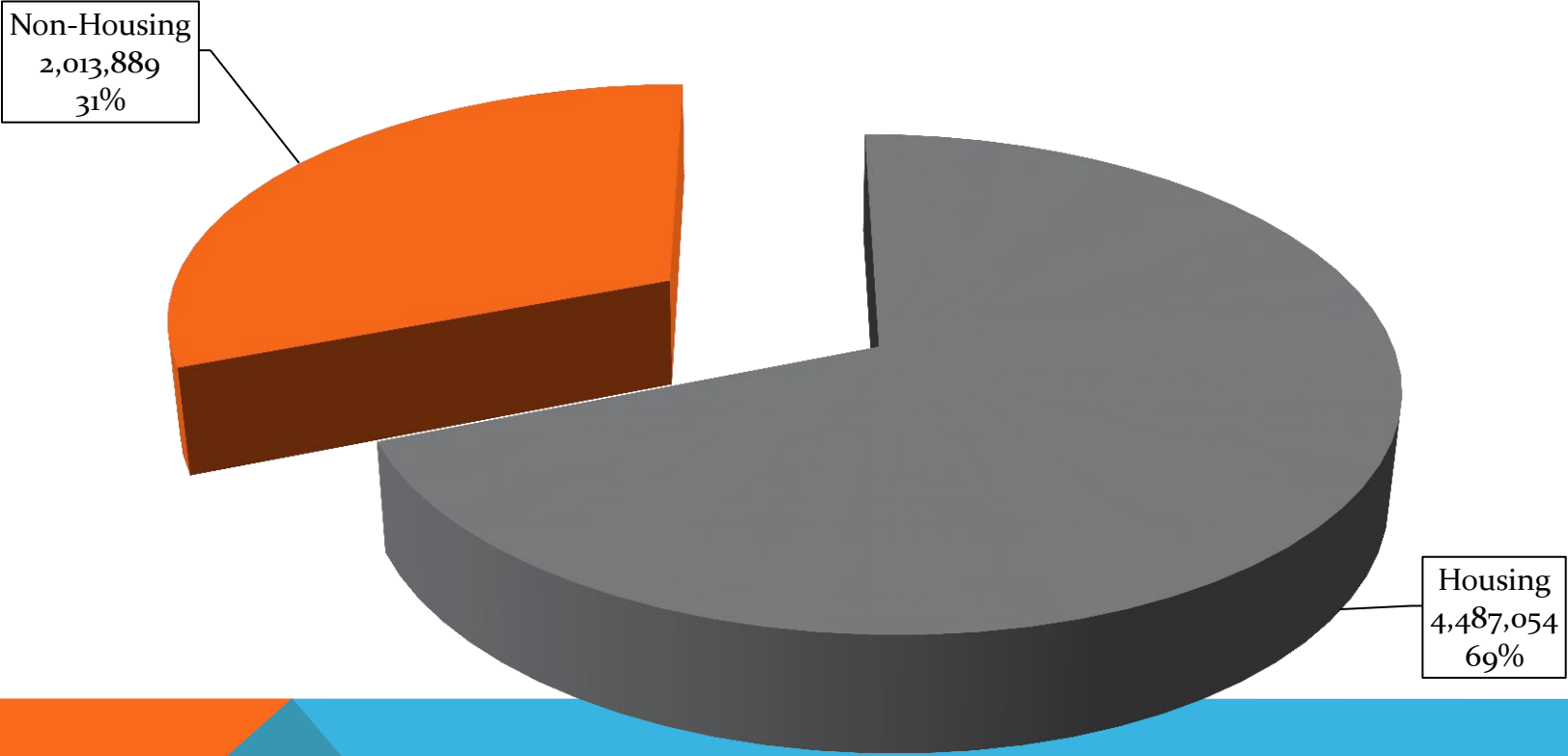
Greenville County Redevelopment Authority FY 2018 Annual Action Plan Budget



**Greenville County Redevelopment Authority  
Annual Action Budget FY 2018 – by Activity**

Expenditure Category	Amount	Percent
Operations	926,884	14.3%
Acquisition	250,000	3.8%
Disposition	165,000	2.5%
Demolitions and Clearance	150,000	2.3%
Rehabilitation	296,956	4.6%
Emergency Repair Program	120,000	1.8%
New Construction	1,271,714	19.6%
Infrastructure/ Public Works	1,248,799	19.2%
Subrecipients--Special Projects	313,500	4.8%
Subrecipients--Housing Partners	380,000	5.8%
CHDO Recipients	183,812	2.8%
Emergency Solutions Rehousing & Prevention	71,517	1.1%
Emergency Solutions Outreach & Shelter	132,031	2.0%
Economic Development and Façade Improvement--Municipalities	0	0.0%
Financial Assistance	0	0.0%
Administration	990,731	15.2%
	6,500,943	100.0%

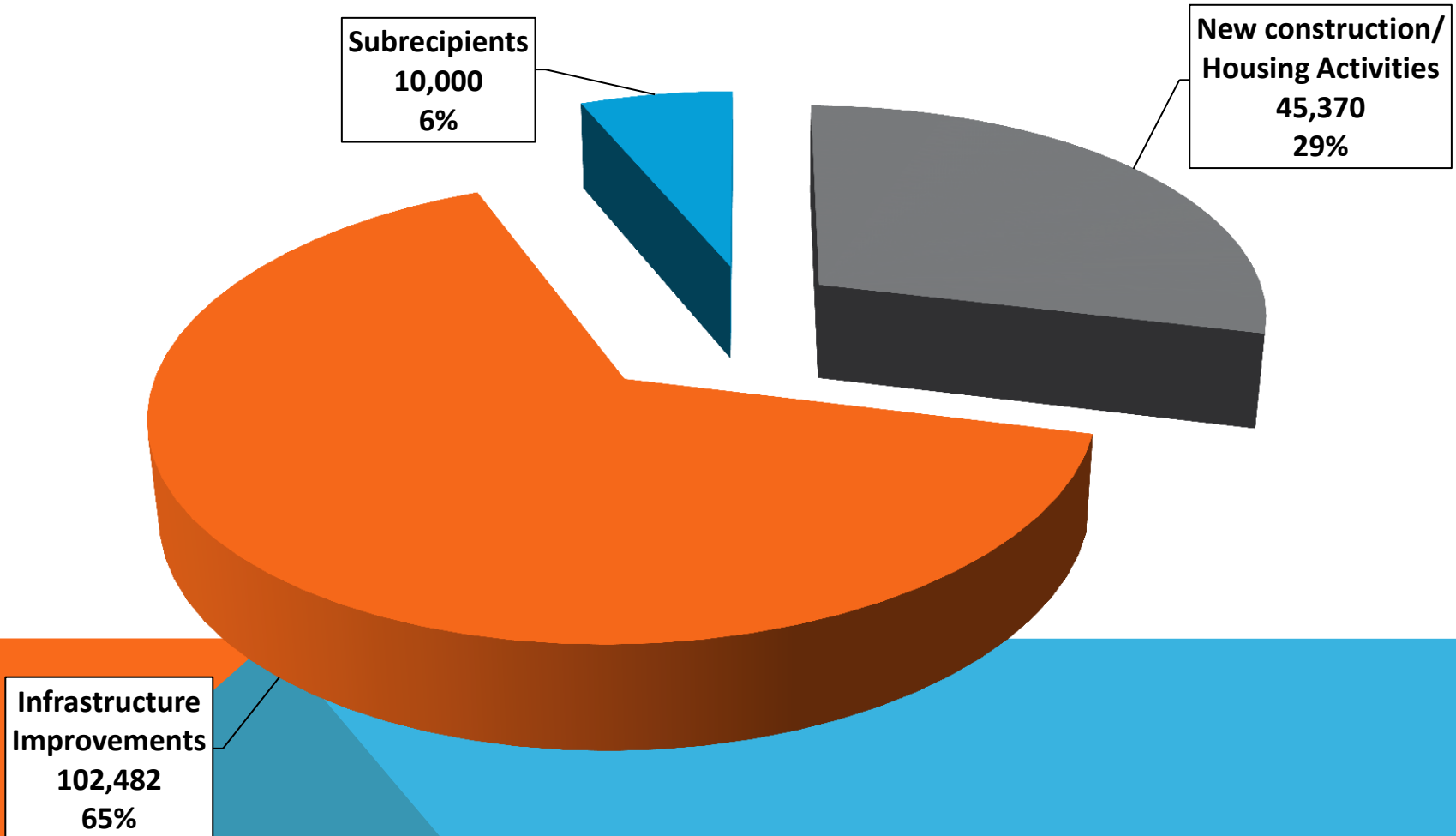
# Greenville County Redevelopment Authority FY 2018 Housing vs Non-Housing Comparison



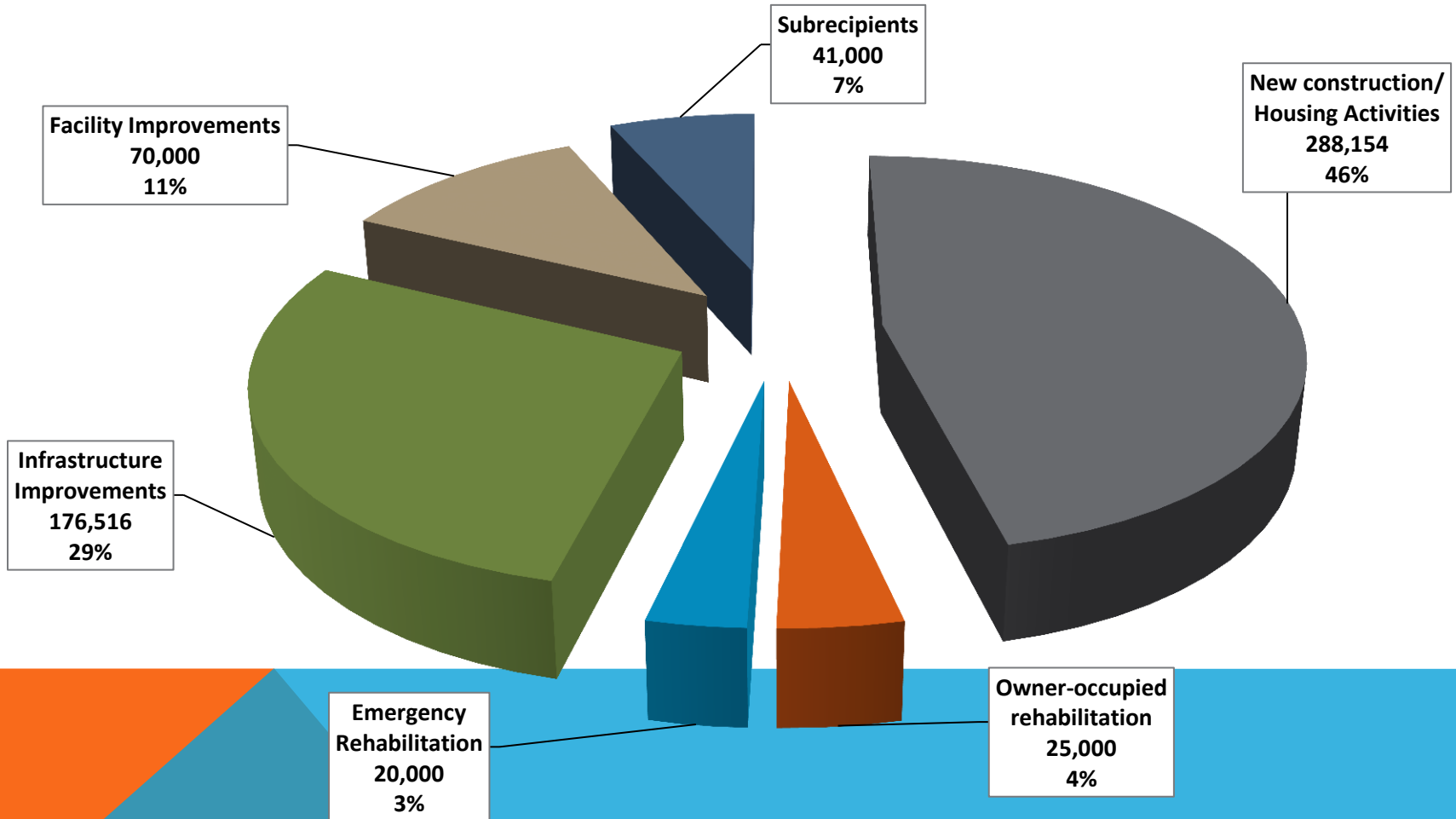
# **MUNICIPAL ESTIMATED BUDGETS**



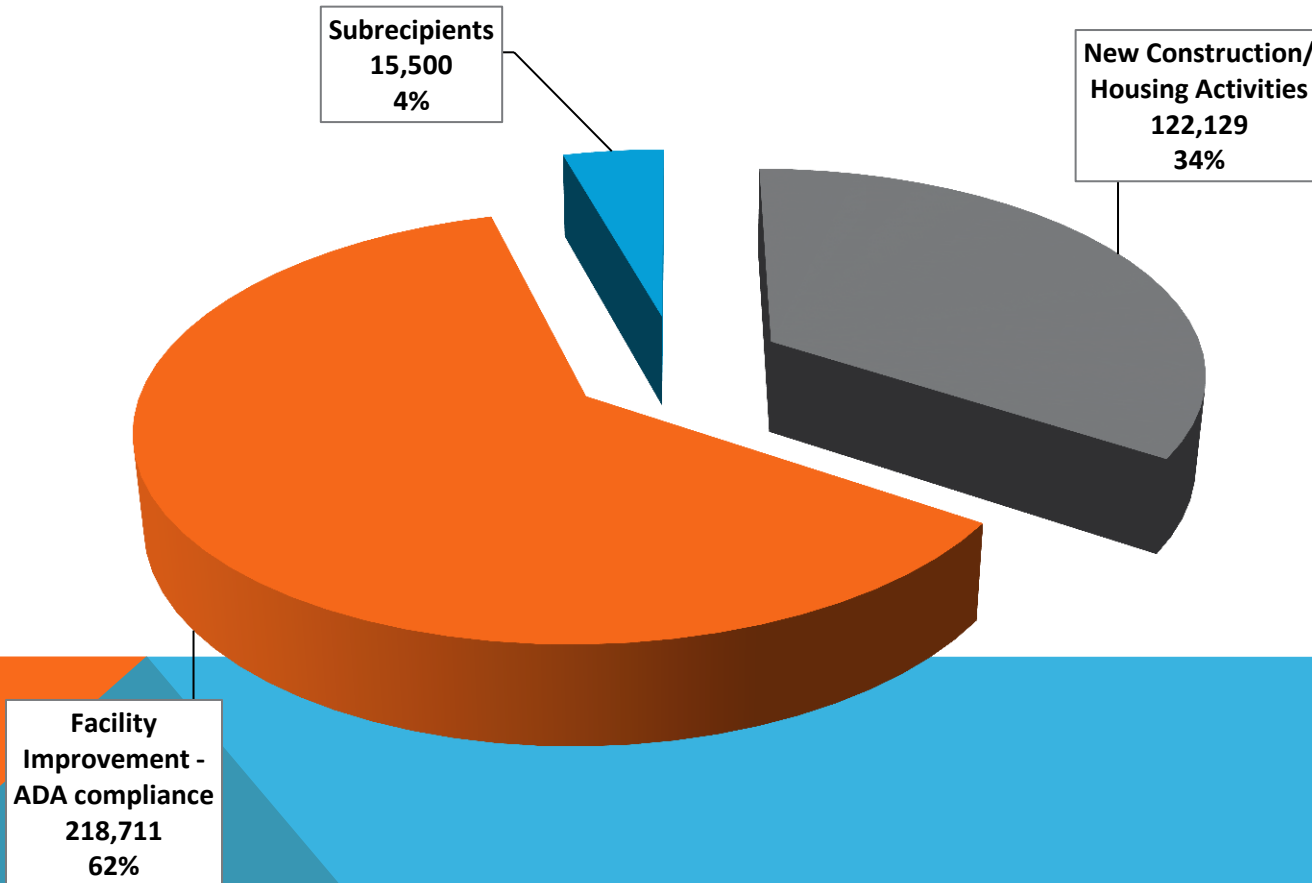
**City of Fountain Inn:  
Program Year 2018  
Annual Action plan proposed allocations: \$157,853**



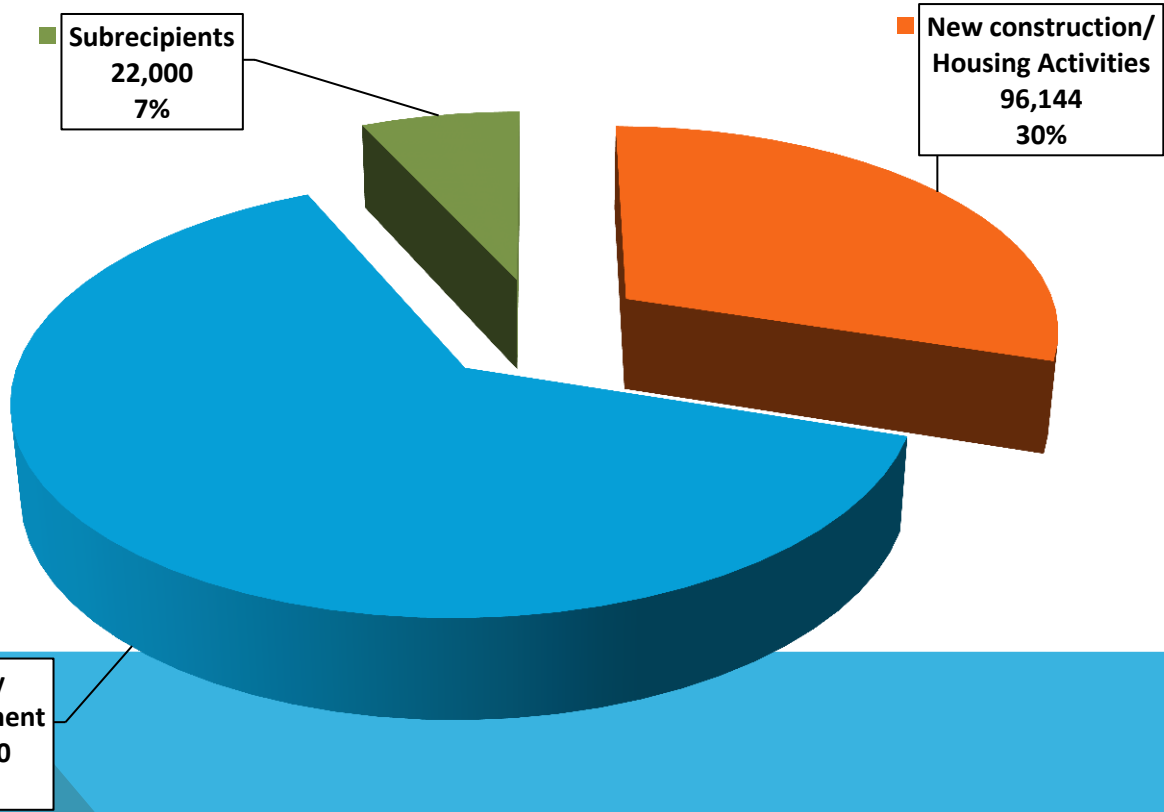
# City of Greer - Council District 18 Program Year 2018 Annual Action Plan Proposed Allocations: \$620,672



**City of Mauldin: Council District 28**  
**Program Year 2018**  
**Annual Action plan proposed allocations: \$356,340**

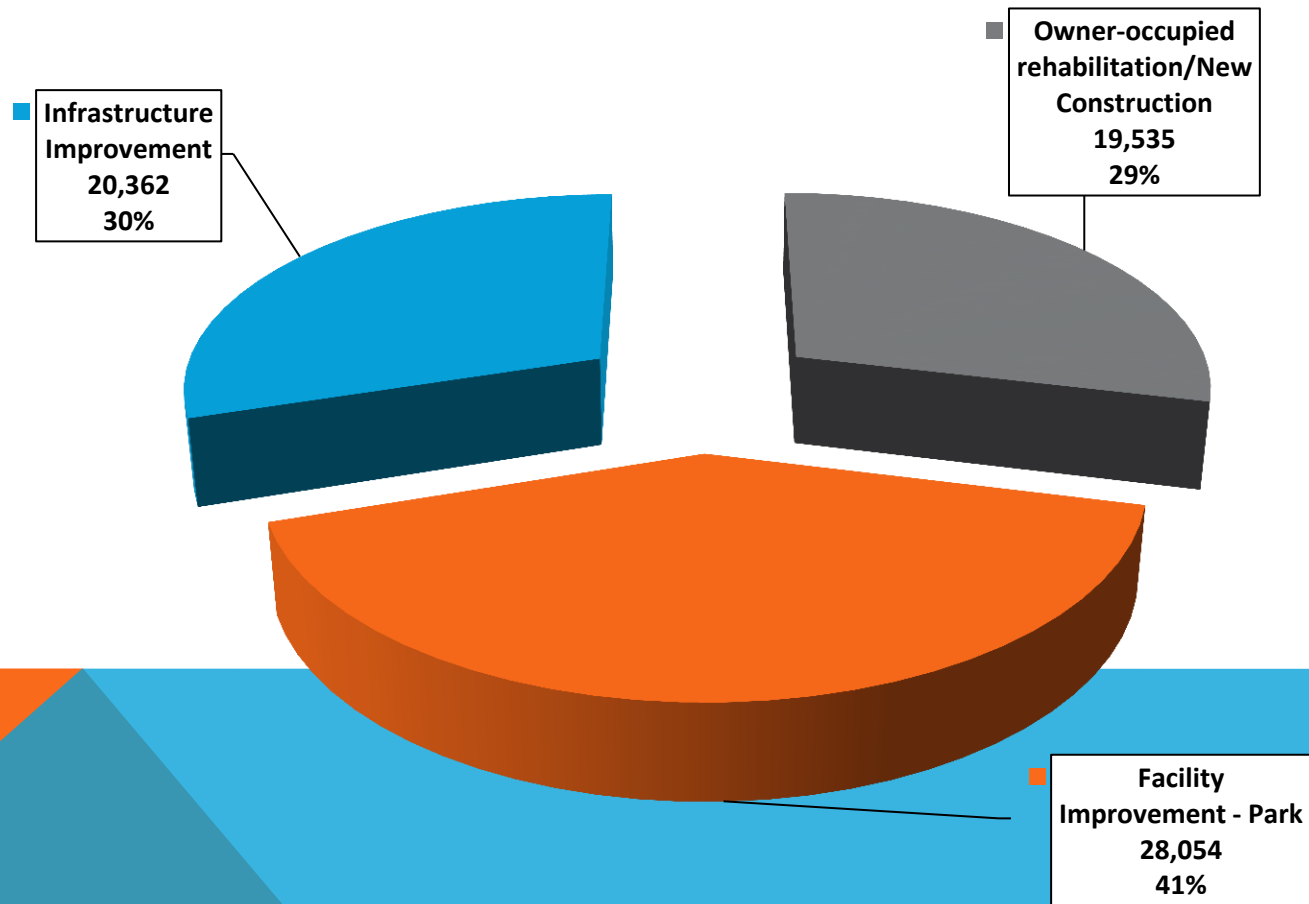


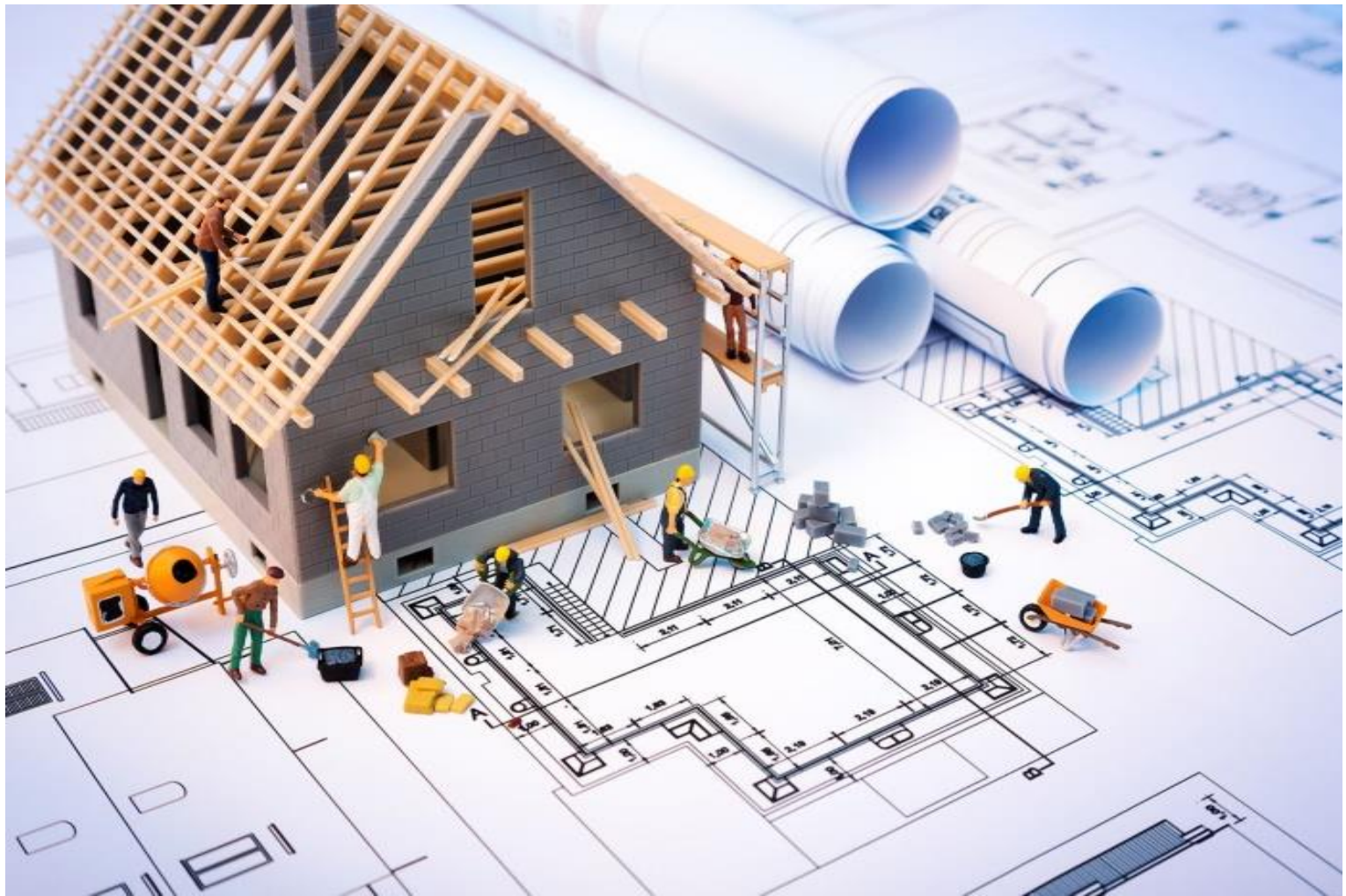
**City of Simpsonville: Council District 27  
Program Year 2018  
Annual Action plan proposed allocations: \$321,274**





**City of Travelers Rest: Council District 17  
Program Year 2018  
Annual Action plan proposed allocations: \$ 67,951**





# 2018 AAP GOALS & OBJECTIVES: STRATEGIES/ACTIVITIES/PROJECTS

# ANNUAL ACTION PLAN: GOALS & OBJECTIVES

## Decent Housing – affordability/accessibility/availability

- New Construction – Rental and Homeownership
- Acquisition/Rehab/Resale or Rental
- Homebuyer Program
- Owner-occupied rehabilitation
- Home repairs
- Partners Housing Development Projects – Gap financing.

# ANNUAL ACTION PLAN: GOALS & OBJECTIVES

## Suitable Living Conditions

- Infrastructure improvement
- Facility Improvement
- Demolition – Address slum & Blight
- Public Service activities – CDBG Subrecipients
- Neighborhood capacity building – GAP funds

## Addressing Homelessness

- Shelter & Outreach initiatives
- Financial Assistance – At Risk of Homelessness or Literally homeless

# ANNUAL ACTION PLAN: GOALS & OBJECTIVES

## Economic Development

- Façade Improvement Program
- Economic/Business Loans

## Neighborhood Revitalization

- Brutontown improvement strategies

# HOUSING DEVELOPMENT 2018 HOME PARTNERS/SUBRECIPIENTS

Housing Partner	Units	Type/population	Amount Approved	Total Project Cost
Habitat for Humanity-CHDO	5	Homeownership (Families)	\$183,812	\$547,490
Community Works Carolina	25	First-time Homebuyer Down-payment Assistance	\$115,000	\$2,250,000
Mercy Housing South East	45	Rental Units	\$200,000	\$ 8,281,959
Upstate Circle of Friends	1	1 rental (veteran)	\$65,000	\$120,000
<b>Total Ratio Leveraging</b>	<b>76</b>		<b>\$563,812 \$1.00</b>	<b>\$11,199,449 \$20</b>

## COMMUNITY DEVELOPMENT 2018 CDBG PUBLIC SERVICES SUBRECIPIENTS

Public Service	Number	Municipality	Unincorporated
Subrecipients	20	13	7
Persons Assisted	10,800	5350	5,450

## ADDRESSING HOMELESSNESS ESG SUBRECIPIENTS

ESG	Number	Outreach	Shelter
Subrecipients	7	1	6
Persons Assisted	2,400	2,000	400

# AAP SNAPSHOT OF HOUSING GOALS

Housing Activities	Total No. Proposed	GCRA Projects
Homeownership Units	15	8
Rental Units	66	20
Homebuyers	25	0
Homelessness Prevention	35	35
Homelessness-Rapid Rehousing	35	35
Minor Home Repair Program (Seniors/Families with Disabilities)	50	15
Major Home Repair Program	7	7
MLF-Permanent Financing	3	3
Total	232	123



# AAP SNAPSHOT OF NONHOUSING GOALS SUITABLE LIVING CONDITION

<b>Nonhousing Activities</b>	<b>Proposed #</b>
<b>Public Service Subrecipients</b>	<b>20 (10,800) Persons Assisted)</b>
<b>Homelessness Subrecipients</b>	<b>7 (2,400) Persons Assisted)</b>
<b>Demolition – Substandard Properties</b>	<b>10</b>
<b>Infrastructure/Facility – Planning &amp; Engineering</b>	<b>2</b>
<b>Infrastructure – Implementation Phase</b>	<b>3</b>
<b>Public Facilities Improvement Phase</b>	<b>2</b>
<b>Brownfield Remediation - completion</b>	<b>1</b>

# AAP SNAPSHOT OF ECONOMIC DEVELOPMENT OPPORTUNITIES

Economic Development Programs	Proposed #
<b>ED – Business Loans</b>	<b>3</b>
<b>Façade Improvement Program</b>	<b>10</b>
<b>Total</b>	<b>13</b>

# INFRASTRUCTURE/FACILITY IMPROVEMENTS

## Facility & Infrastructure Improvement project status

### Project Description – implementation

### Location

**Spring Street Improvement, Needmore**

**Greer**

**Thrift Street Sidewalk & Stormwater Improvement**

**Fountain Inn**

**Woodside Mill Sidewalk & Stormwater Improvement**

**Simpsonville**

**Mauldin Senior & Cultural Center – ADA compliance**

**Mauldin**

**Simpsonville Senior Center – ADA compliance**

**Simpsonville**

### **Other s**

**Poe Mill – Remediation Brownfield completion**

**Poe Mill**

**Sterling Pond/neighborhood – Site & ROW Acquisitions**

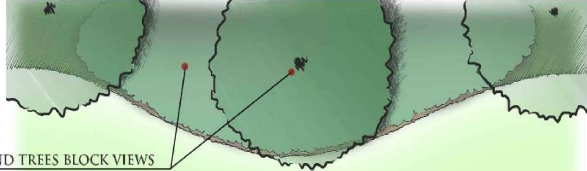
**Sterling**



**SECTION VIEW**



**PROPOSED BUFFER CONSISTING OF AN EVERGREEN HEDGE TO BE PLANTED ALONG PROPERTY LINE**



**LOW SHRUBS AND TREES BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET**

**STREET TREES PLANTED EVERY 30 LINEAR FEET**  
**LOW SHRUBS BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET**

**SOD ALONG ROAD EDGE**



**SOD ALONG ROAD EDGE**  
**LOW SHRUBS BLOCK VIEWS INTO REAR OF DUPLEX FROM THE STREET**

**PROPOSED TREE PLANTINGS EXCEED THE 2 TREE CREDITS PER UNIT STANDARD**

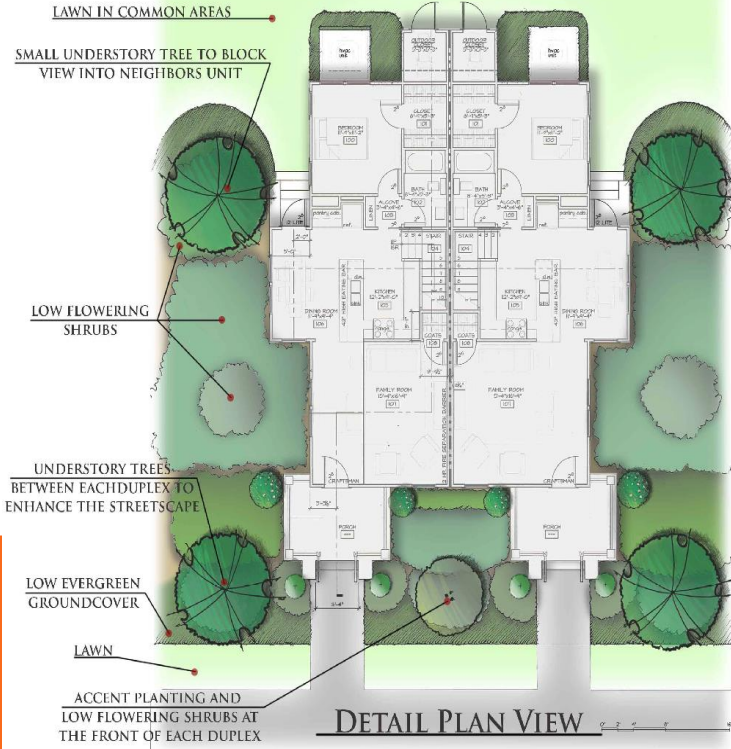
**STREET TREES PLANTED EVERY 30 LINEAR FEET**

**ENTRANCE SIGNAGE**

**STORMWATER DETENTION POND**

**9 TREES IN A PARKING AREA WITH 40 SPACES**

**CONCEPTUAL LANDSCAPE MASTER PLAN**



**DETAIL PLAN VIEW**

**LAWN IN COMMON AREAS**

**SMALL UNDERSTORY TREE TO BLOCK VIEW INTO NEIGHBORS UNIT**

**LOW FLOWERING SHRUBS**

**UNDERSTORY TREES BETWEEN EACH DUPLEX TO ENHANCE THE STREETScape**

**LOW EVERGREEN GROUNDCOVER**

**LAWN**

**ACCENT PLANTING AND LOW FLOWERING SHRUBS AT THE FRONT OF EACH DUPLEX**



# GCRA PROJECT – MILLER PLACE DEVELOPMENT MAULDIN - 18 UNITS



**GREENVILLE COUNTY REDEVELOPMENT AUTHORITY**  
MILLER PLACE COURT

Neal Prince  
studio

# PARTNER PROJECT – MERCY HOUSING MAULDIN – 45 UNITS



# BRUTONTOWN - Neighborhood Revitalization

Greenville County, Leadership Greenville & Trees Greenville Landscape project

Walcott Street Tree planting - completed

Phase 5 - FY 2018 -Rental development - 2<sup>nd</sup> phase - Workforce Housing (Attached buildings)-2 stories).

Phase 4 - FY 2014/15 Rental development - 1<sup>st</sup> phase 10 units - 5 duplex buildings.

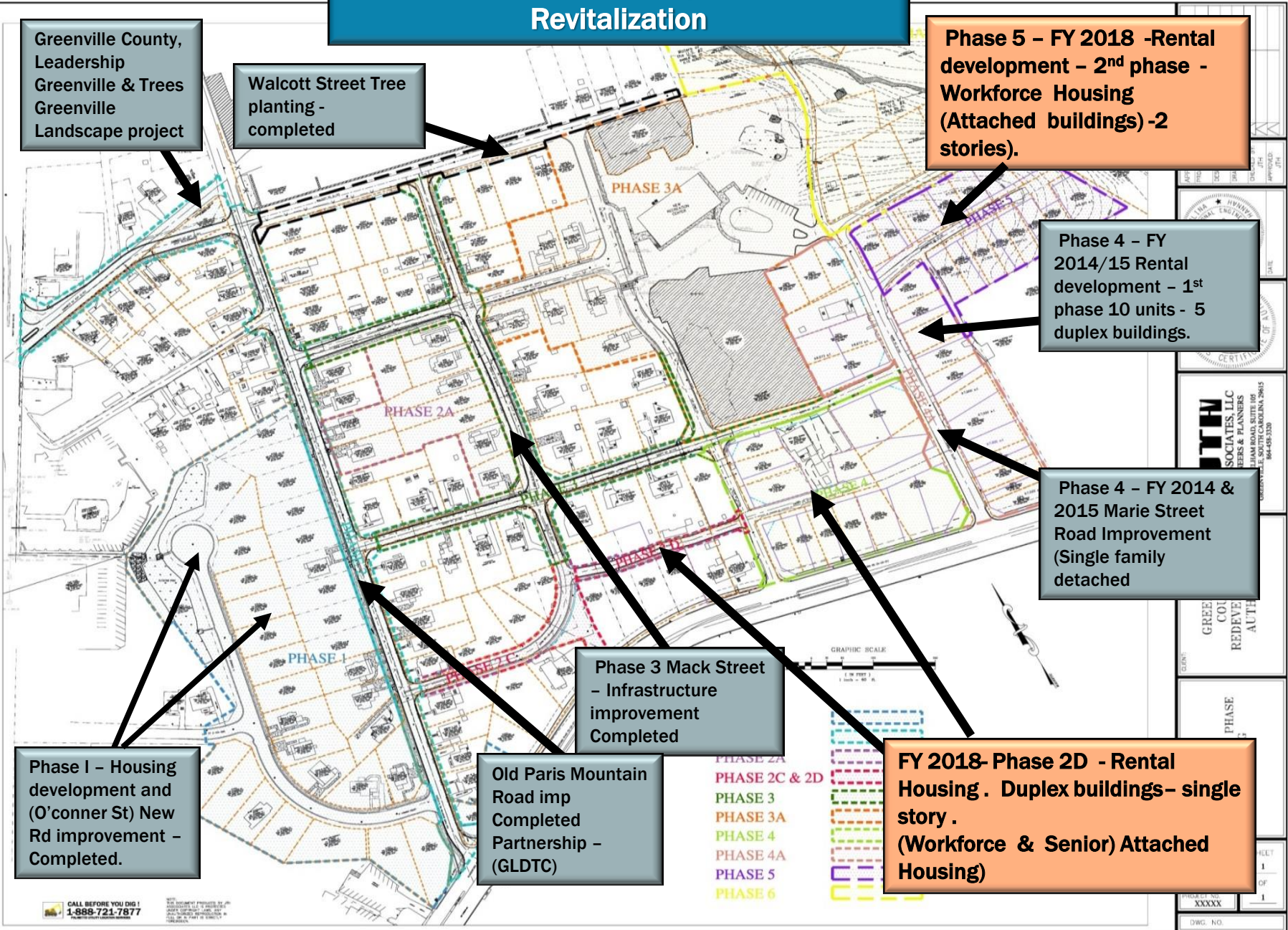
Phase 4 - FY 2014 & 2015 Marie Street Road Improvement (Single family detached)

Phase 3 Mack Street - Infrastructure improvement Completed

Old Paris Mountain Road imp Completed Partnership - (GLDTC)

Phase I - Housing development and (O'conner St) New Rd improvement - Completed.

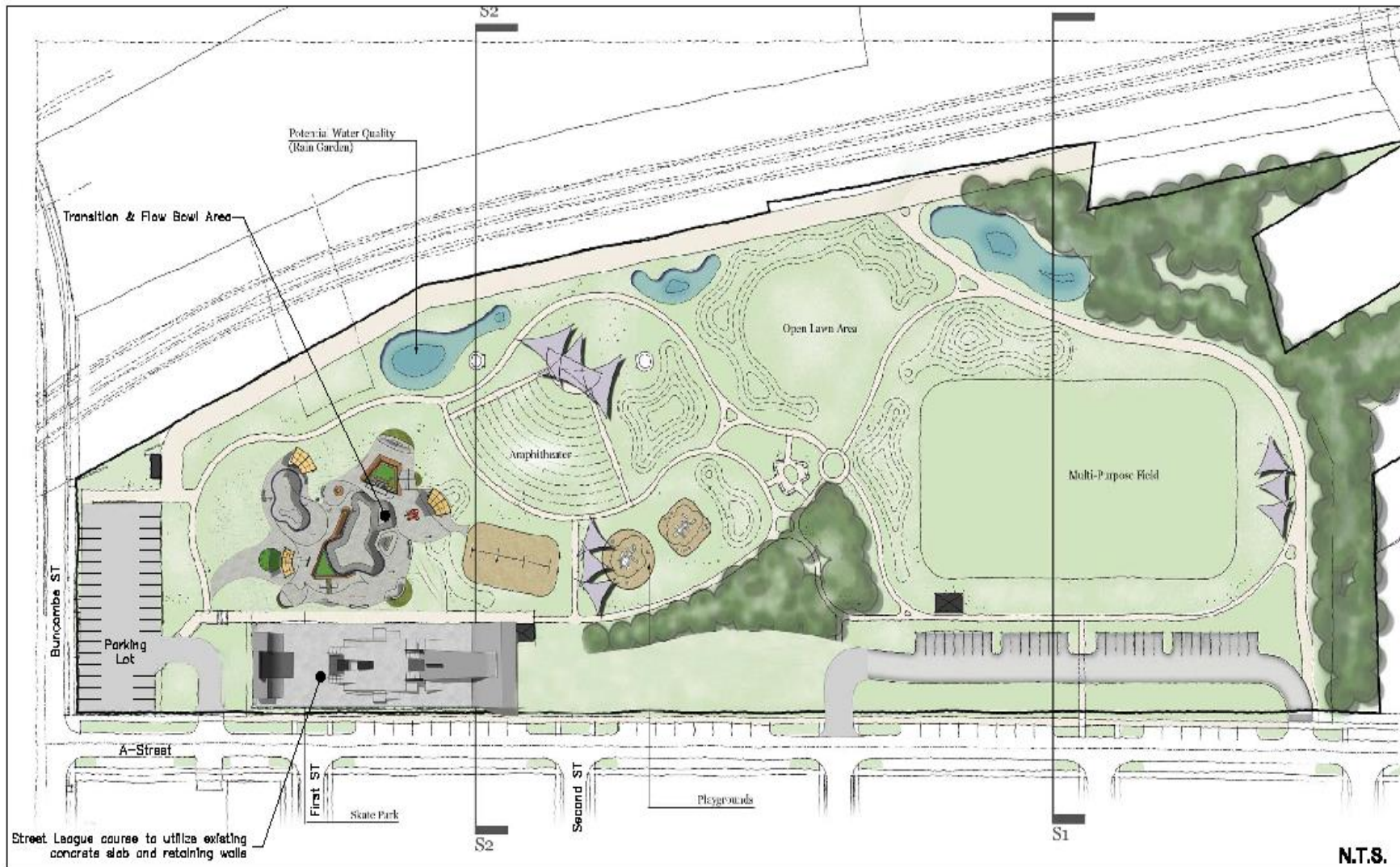
FY 2018- Phase 2D - Rental Housing . Duplex buildings- single story . (Workforce & Senior) Attached Housing)



Professional Engineer Seal: STATE OF SOUTH CAROLINA, ENGINEER, JAMES W. HAYMON, LICENSE NO. 10497, EXPIRES 12/31/15.

Professional Firm Seal: JWH ASSOCIATES, LLC ENGINEERS & PLANNERS, 11111 HAM ROAD, SUITE 105, GREENVILLE, SOUTH CAROLINA 29615, 864-6593328.

Vertical Text: GREENVILLE COUNTY REDEVELOPMENT AUTHORITY, PHASE 1, SHEET 1 OF 1, DWG. NO.



# POE MILL PARK

GREENVILLE, SC



SITE PLAN CONCEPT



# Partner Activity: NHC – Rental

1504 & 1506 Buncombe Street, Poe Mill



# Municipal Activity: Greer - Homeownership



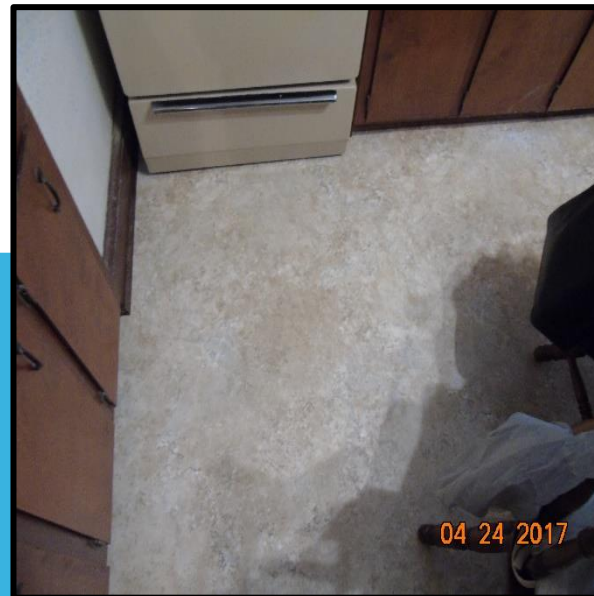
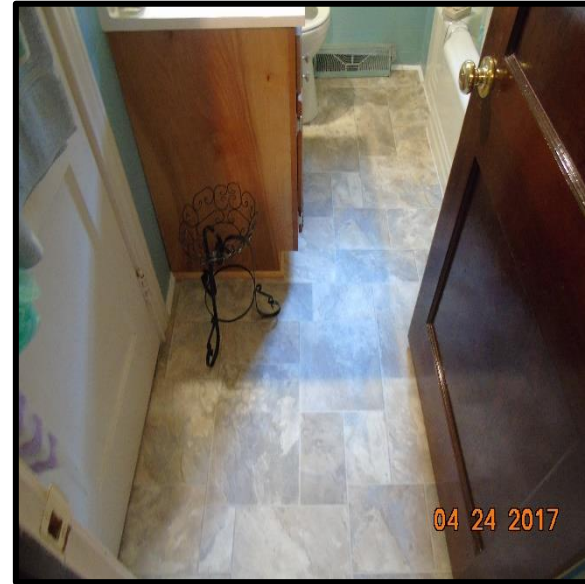
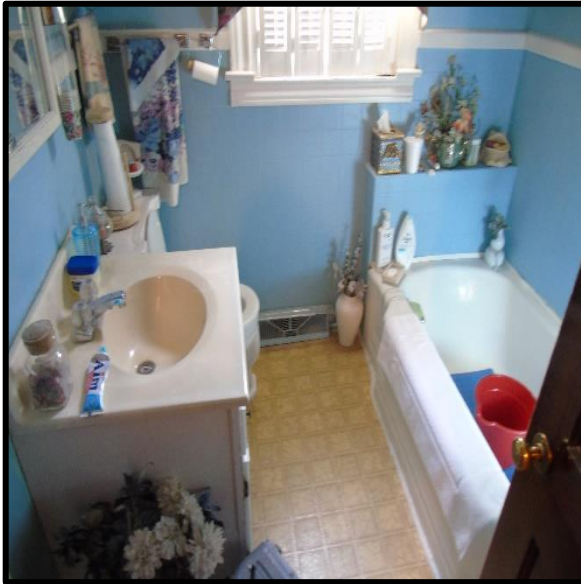
632 Ruddy Creek Circle & 746 Pleasant Brook Court, Creekside

# Brutontown Activity – New Construction Homeownership



306, 308, 310 Old Paris Mountain Road - COMPLETE

# Home Repair Program: Before & After



# FAÇADE Improvement Program - Greenco



# CITY OF MAULDIN FAÇADE IMPROVEMENT PROGRAM



Before



After