



June 3, 2025

RE: Approval of the 2025-2029 Greenville County Consolidated Plan

County Finance Committee,

The Greenville County Redevelopment Authority (GCRA) requests your approval of the 2025-2029 Consolidated Plan. The Consolidated Plan includes needs assessment, market analysis, consultation (a participatory process among citizens, organizations, businesses, and other stakeholders), strategic goals and annual goals. The Con Plan also is the application for federal funds from HUD's formula grant programs. The overall purpose of these programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

Greenville County receives an allocation for the following Community Planning and Development HUD programs each year, dependent on the President's Budget, congressional allocation, and formula allocation from the U.S. Department of Housing and Urban Development (HUD). Annual allocations are not a guarantee. For the Program Year 2025 (July 1 – June 30), the County was allocated:

- Community Development Block Grant (CDBG) \$2,849,153
- HOME Investment Partnerships Program (HOME) \$1,050,123
- Emergency Solutions Grants (ESG) \$248,799

The total allocated in HUD Grants among the three programs for PY2025 is \$4,148,075.13. GCRA is proud to present a summary of the 2025-2029 Consolidated Plan to the Finance Committee. The full document is available for review at the GCRA website linked below.

<https://gcra-sc.org/wp-content/uploads/2025/05/Greenville-County-2025-2029-ConPlan-FULL-DRAFT-05.30.25-CLEAN.pdf>

Sincerely,

Joe Smith
Executive Director

2025-2029 Consolidated Plan including PY2025 Action Plan Greenville County

Greenville County Finance Committee Meeting
June 9, 2025

Consolidated Plan and Annual Action Plan

5-year planning document describing housing needs of the low- and moderate-income residents, homelessness, and community development activities.

Outlines strategies to meet the needs and allocates all resources available to implement those strategies.

Action Plan = 1-year goals and projects

Con Plan Structure



Process – Consultation and Community Engagement

GCRA staff held:

- 1 Consolidated Plan Kick Off Meeting
- 3 Focus groups for stakeholders by program
- 5 Public Input Meetings at each municipality library
- 3 Surveys for community needs

GCRA staff will hold:

- 1 upcoming public hearing

Community Feedback – Highest Needs

Housing: Affordable homeownership, home energy efficiency improvements, affordable rental housing

Homelessness: Need for more family-friendly shelters; current setups often separate families and lack housing for runaway youth and those with disabilities or fixed incomes.

Non-Housing: Public Infrastructure: streets, sidewalks, sewer, and lighting improvements
Public Services: childcare, transportation, senior programs

Consolidated Plan Goals

Improve/Expand Public Facilities & Infrastructure

Public Services for LMI & Special Need

Housing Rehabilitation

New Housing Development

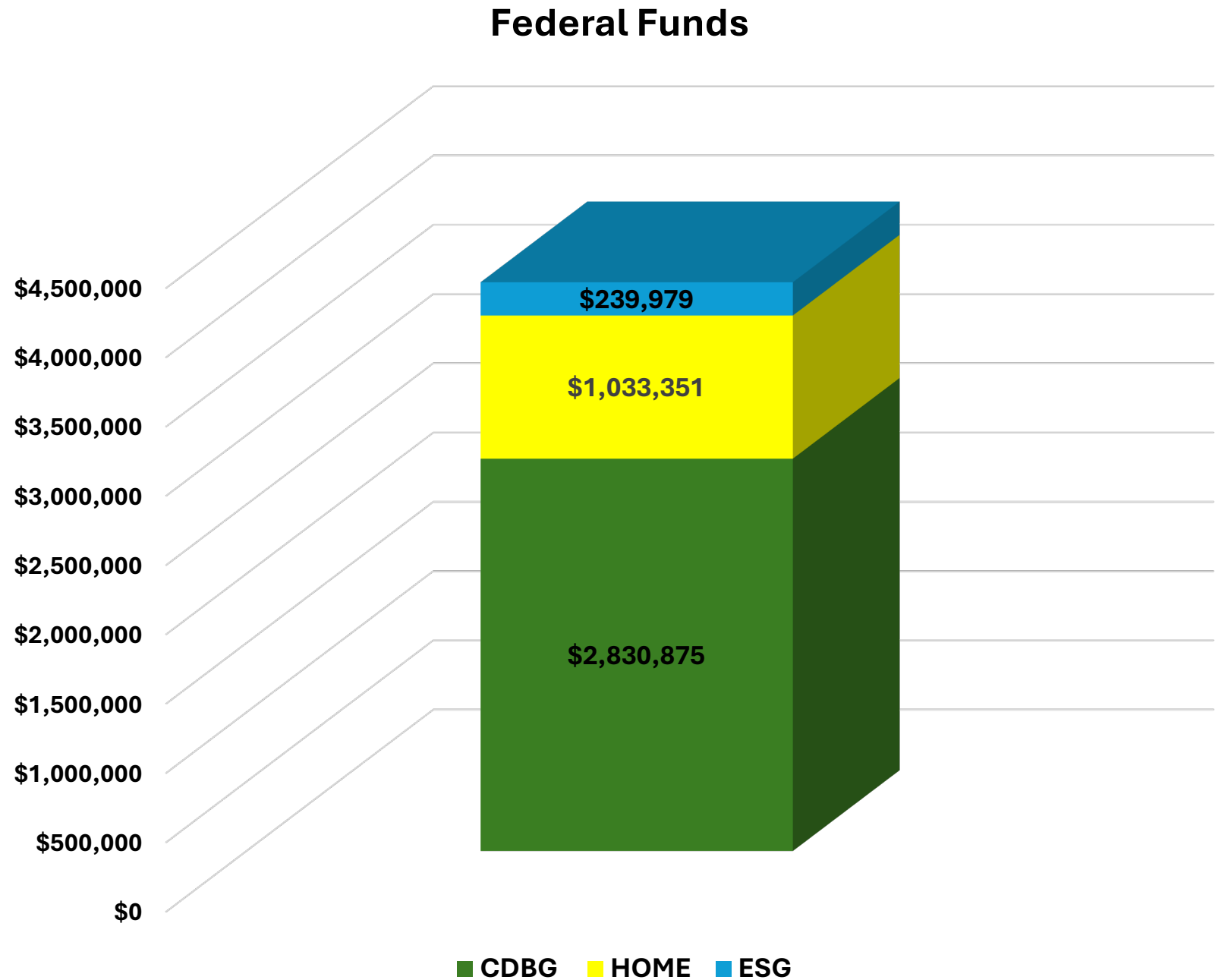
Removal of Slums & Blight

Economic Development & Façade Improvements

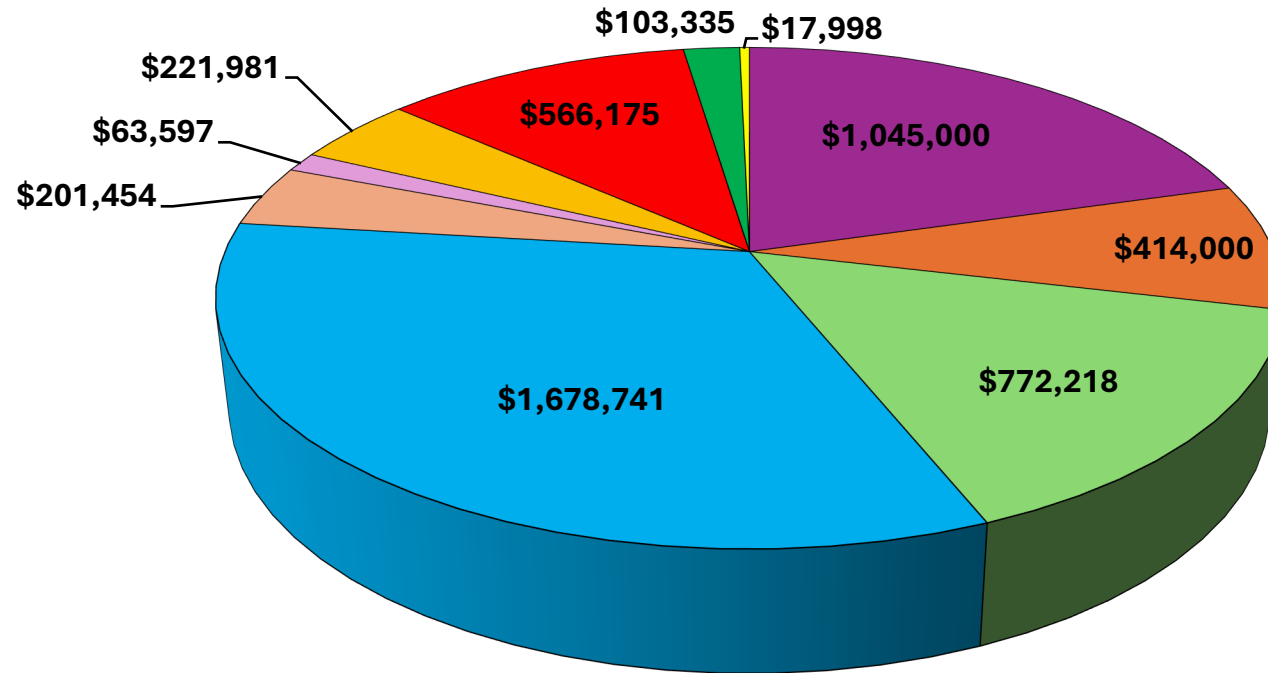
Homeless Housing & Services

Effective Program Administration

HUD Allocations PY2025



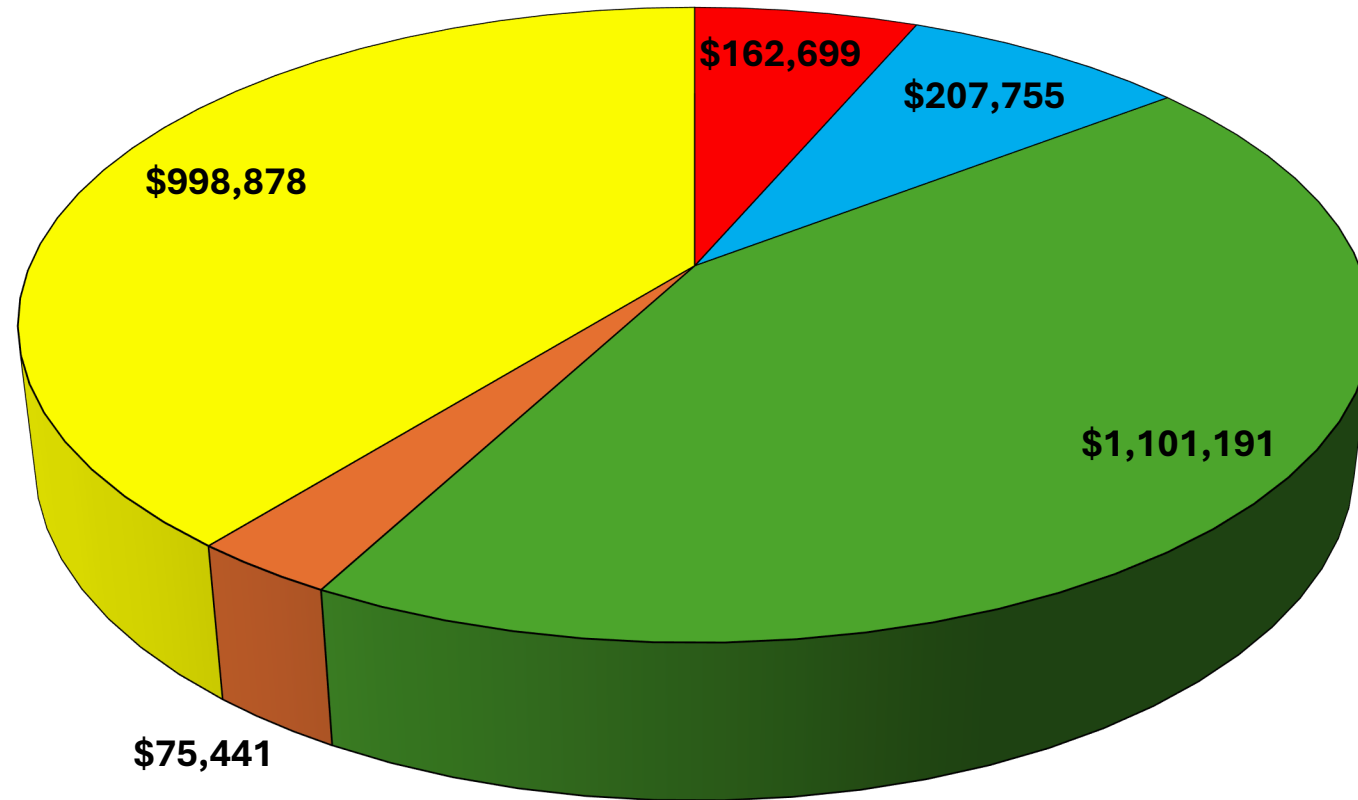
PY2025 GCRA Allocation to Goals



- 1A Improve/Expand Public Facilities & Infrastructure
- 3A Housing Rehabilitation
- 4A Removal of Slum & Blight
- 6A Homeless Housing & Services
- 7A Effective Program Administration - HOME

- 2A Public Services for LMI & Special Need
- 3B New Housing Development
- 5A Economic Development & Façade Improvements
- 7A Effective Program Administration - CDBG
- 7A Effective Program Administration - ESG

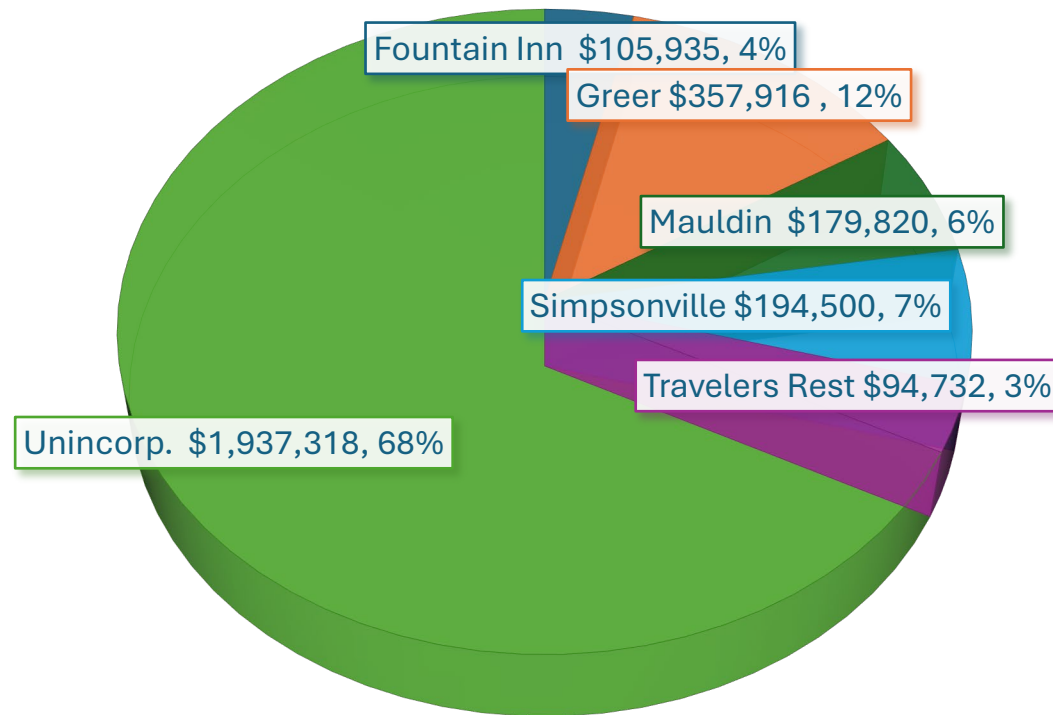
PY2025 Additional Resources



■ ESG-RUSH ■ MLF ■ GCAHF Grant ■ Unrestricted ■ SC Housing -DAP

Municipalities vs. Unincorporated

BUDGETED FOR PY2025



What we are funding in PY25



CDBG

Five municipalities, subrecipients for public services, home repair -- GCRA and partners, MetroConnects project, Brutontown infrastructure and disposition



HOME

Five municipalities, down payment assistance (CWC) and Habitat for Humanity (CHDO) for Sturtevant Street, new construction unincorporated



ESG

Homeless service providers shelter, rapid re-housing , prevention, and Human Relations Commission



AHF & MLF

Partner rental development, infrastructure, special projects

Partners



Projects Underway

GCRA Projects

Selling Fairview Townhomes

Sans Souci Duplexes and SFRs

Brutontown duplexes and road construction

Home Repair

Scattered Brownfields Phase 1 and 2

County sites

- “Project Drive-In”
- “Belle Meade”
- “Woodside Mill Ballpark”
- “Woodside Mill Railroad”
- “Project Kayak”

Housing Development Partners

Habitat for Humanity: Creekside and Sturtevant Street

Homes of Hope: Lakeside @ Berea

Parkside at Butler II (leasing)

Safe Harbor Shelter/Gordon Street Mill

The Belvedere

Avery Landing

Southpoint Senior



Completed Projects

Impact of **LOSING** Greenville County Affordable Housing Fund



Securing local investment is a scoring factor in the SC Housing Low-Income Housing Tax Credit competition.



Average 75 Affordable Units per project



GCAHF investment into project range of 250K-500K



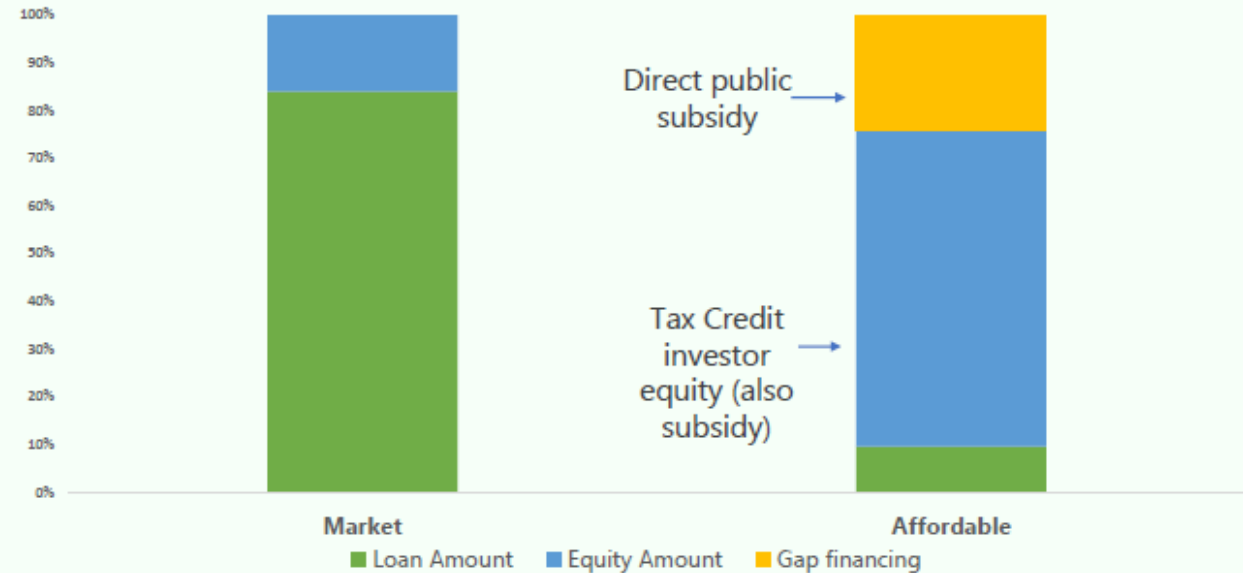
GCRA typically receives 2-3 applications per program year



Risk of losing out on the creation of an estimated 225 affordable units in Greenville County per each \$1 million in GCAHF

Why do we need the Greenville County Affordable Housing Fund?

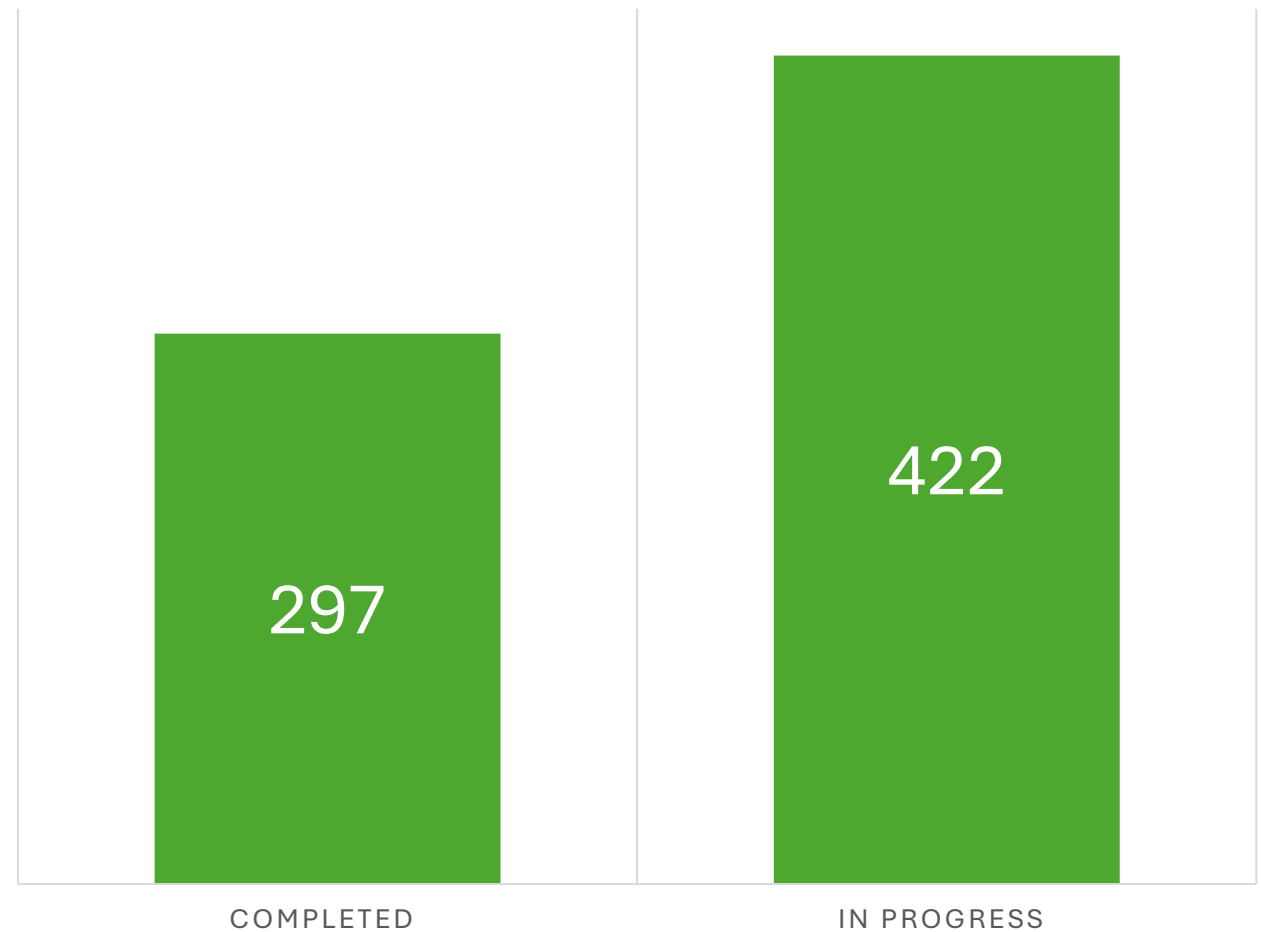
Financing comparison to market rate



- Direct Public Subsidy
- Federal Housing Programs
 - HOME Investment Partnership \$1 Million Annually
 - Roughly \$600K average per project in GAP financing request

Impact of Investing
in Greenville County
Affordable Housing
Fund through GCRA

AFFORDABLE UNITS CREATED (2019-
2025)



Next Steps



Public Comment Period 5/31 – 6/30



Consolidated Plan: County Finance Committee 6/9/2025



Consolidated Plan: Public Hearing 6/17/2025



Consolidated Plan: Committee of the Whole 6/17/2025



Submit Consolidated Plan to HUD – July 2025



HUD Grant Agreements August/September 2025



Ongoing grant management and identifying projects