



April 21, 2026

Councilman Benton Blount  
Chairman of Finance Committee  
Greenville County Council  
301 University Ridge Suite N-1100  
Greenville, SC 29601

**RE: Approval of the Program Year 2026 (July 1, 2026 – June 30, 2027) Greenville County Annual Action Plan**

Dear Councilman Blount,

The Greenville County Redevelopment Authority (GCRA) Board and staff are submitting the enclosed Program Year (PY) Annual Action Plan (AAP) for review and approval by the County Council Finance Committee and County Council. The PY 2026 AAP is consistent with the goals and strategies identified in the County's Five-Year Consolidated Plan 2025-2029 in addressing housing, homelessness, and community development challenges throughout unincorporated areas of Greenville County and the five municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest. 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.

The GCRA staff visited and held public hearings in the five municipalities and in the unincorporated communities of Greenville County. Comments and suggestions regarding the PY 2026 AAP will be included in the submission to HUD and are instrumental in developing strategies for the plan.

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). For the Program Year 2026 (July 1, 2026 – June 30, 2027), the County was allocated:

- Community Development Block Grant (CDBG) \$2,931,475
- HOME Investment Partnerships Program (HOME) \$1,090,409.26
- Emergency Solutions Grants (ESG) \$250,411

The total allocated in HUD Grants among the three programs for PY2025 is \$4,272,295.26. GCRA is proud to present a summary of the Program Year 2026 AAP to the Finance Committee.



# GCRA

Greenville County Redevelopment Authority

All documents require review and approval by Council for submission to the U.S. Department of Housing and Urban Development (HUD) for approval. The Board and staff thank Council for the opportunity to present this information for review. Staff will be available to answer questions Council may have regarding the presentation and plan. The draft action plan is available on the GCRA website at [Home - Greenville County Redevelopment Authority](#) under Quick Links at the bottom of the website.

If you have any questions, I can be reached at (864) 242-9801 ext. 114

Sincerely,

Joe Smith  
Executive Director

CC: Joe Kernell, Greenville County Administrator  
Jane Kiser, GCRA Board Chair



# Greenville County 2026 Annual Action Plan

GC Finance  
Committee

•• 301 University Ridge  
•• Greenville, SC 29601

•• April 27, 2026  
••



# What is GCRA

- Public body corporate and politic
- Enabling Legislation
  - SC Act No. 516 of 1969
  - County Ordinance #0039, #0784, #1148
  - Governed by 12 - member board appointed by Council



# What we do

- Administer HUD (and AHF) funding on behalf of Greenville County
- Improve quality of life for LMI citizens of Greenville County
- Affordable housing, physical and economic infrastructure



# Overview

- Understand Purpose and function of an Annual Action Plan (AAP)
- Understand Funding and Budget for 2026 AAP
- Understand the Goals and Projects for Greenville County for Program Year 2026

# Annual Action Plan Overview

An AAP is a one - year projection of how Greenville County will allocate the various funding types provided by the U.S. Department of Housing and Urban Development (HUD).

# Funding Types

## Community Development Block Grant (CDBG)

At least 70% of funds must be used to benefit LMI households

All activities must meet one of three national objectives:

Benefit LMI 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).



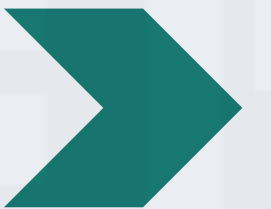


# Funding Types



## HOME Investment Partnerships Program (HOME)

A federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for LMI families and households.



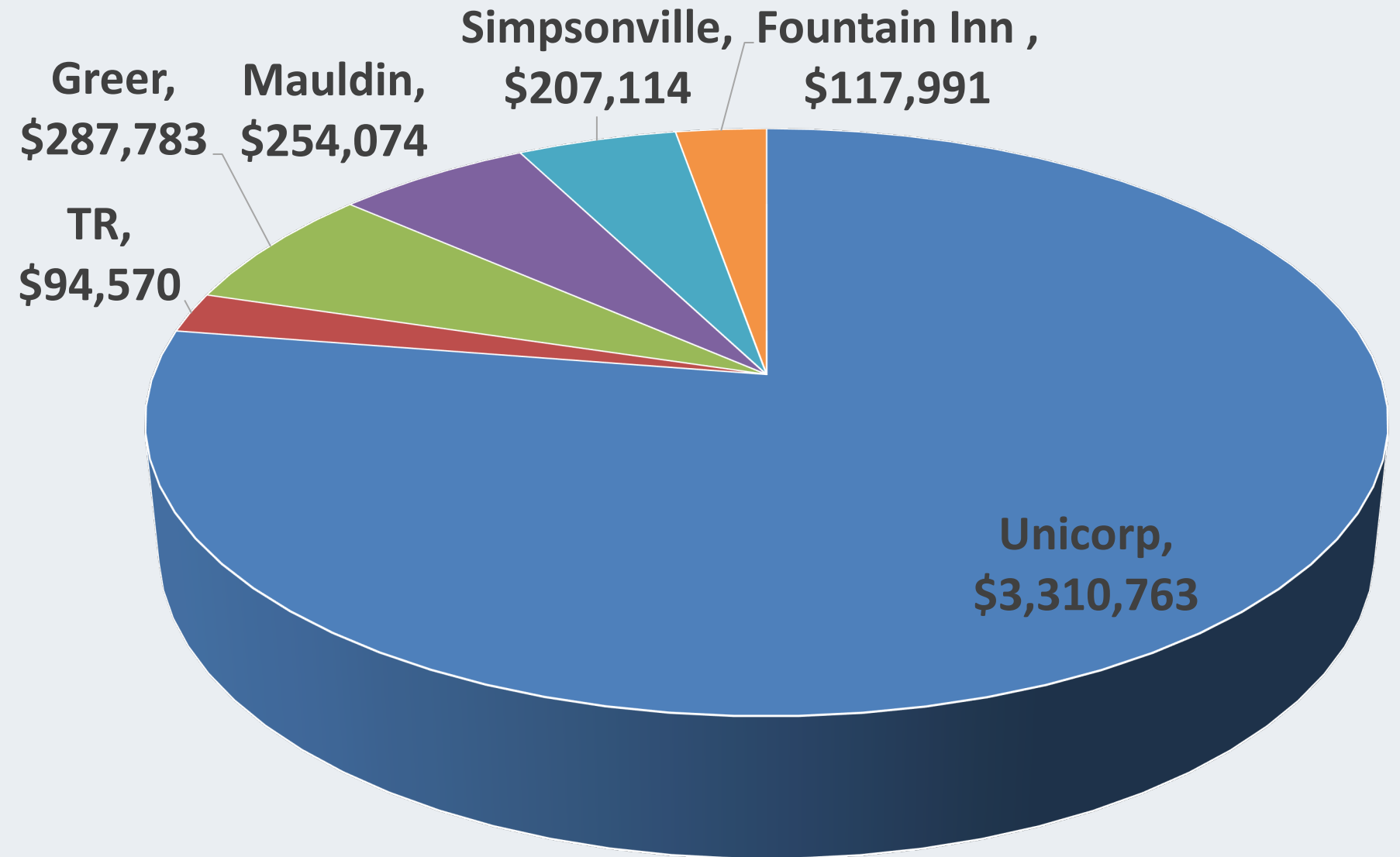
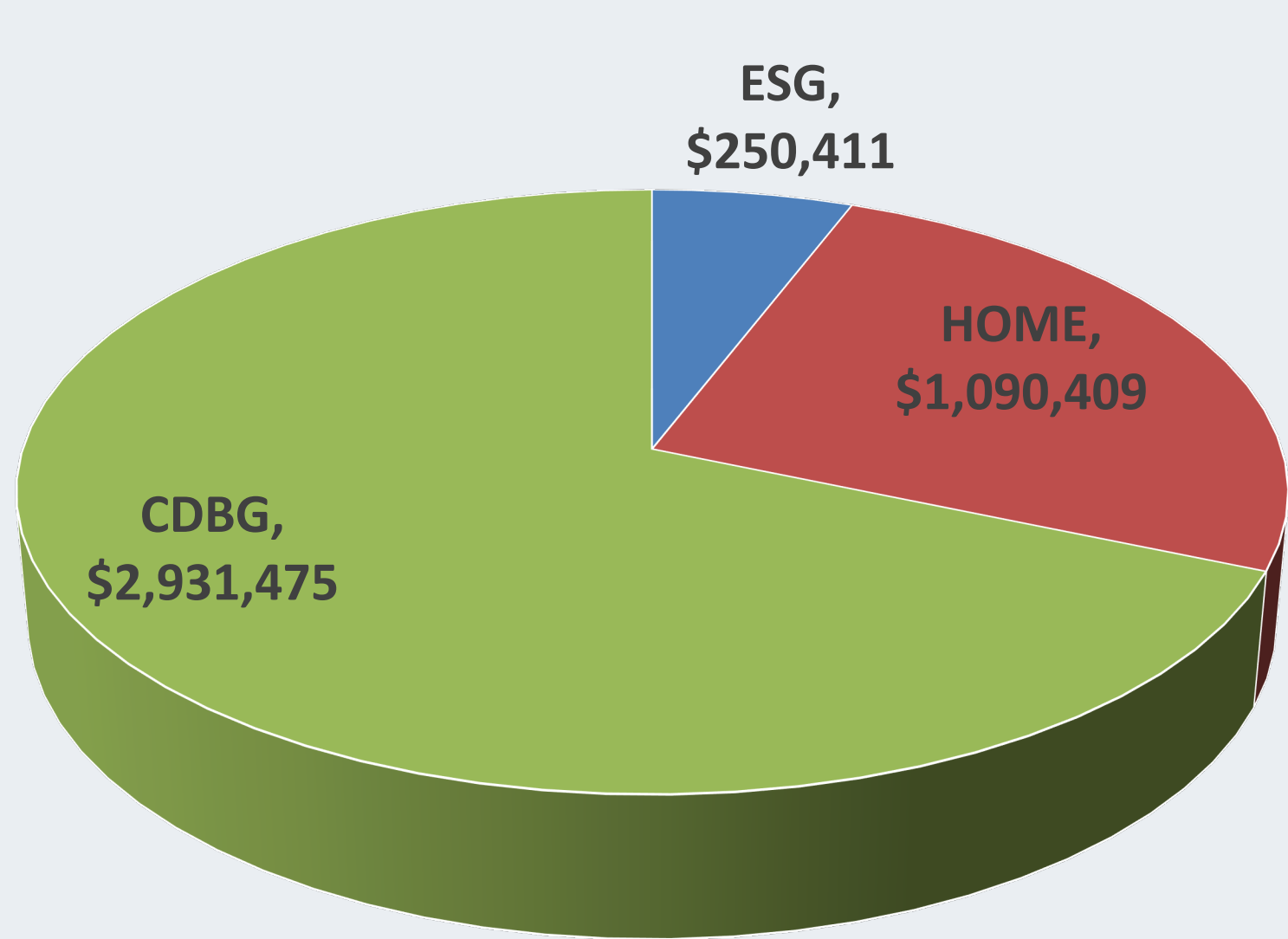
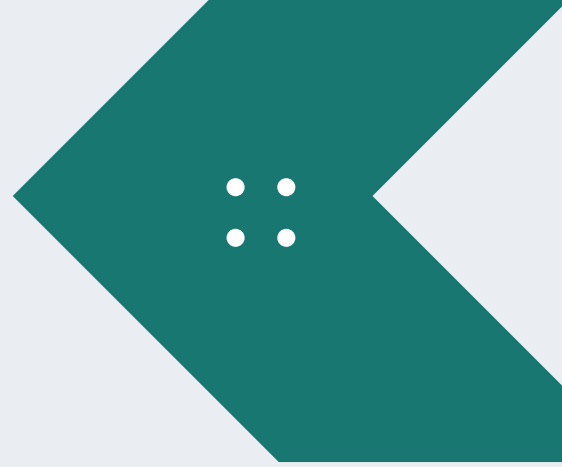
# Funding Types

## Emergency Solutions Grant (ESG)

A federal grant program to assist individuals and families regain (temporary and permanent) housing after experiencing a housing crisis or homelessness.



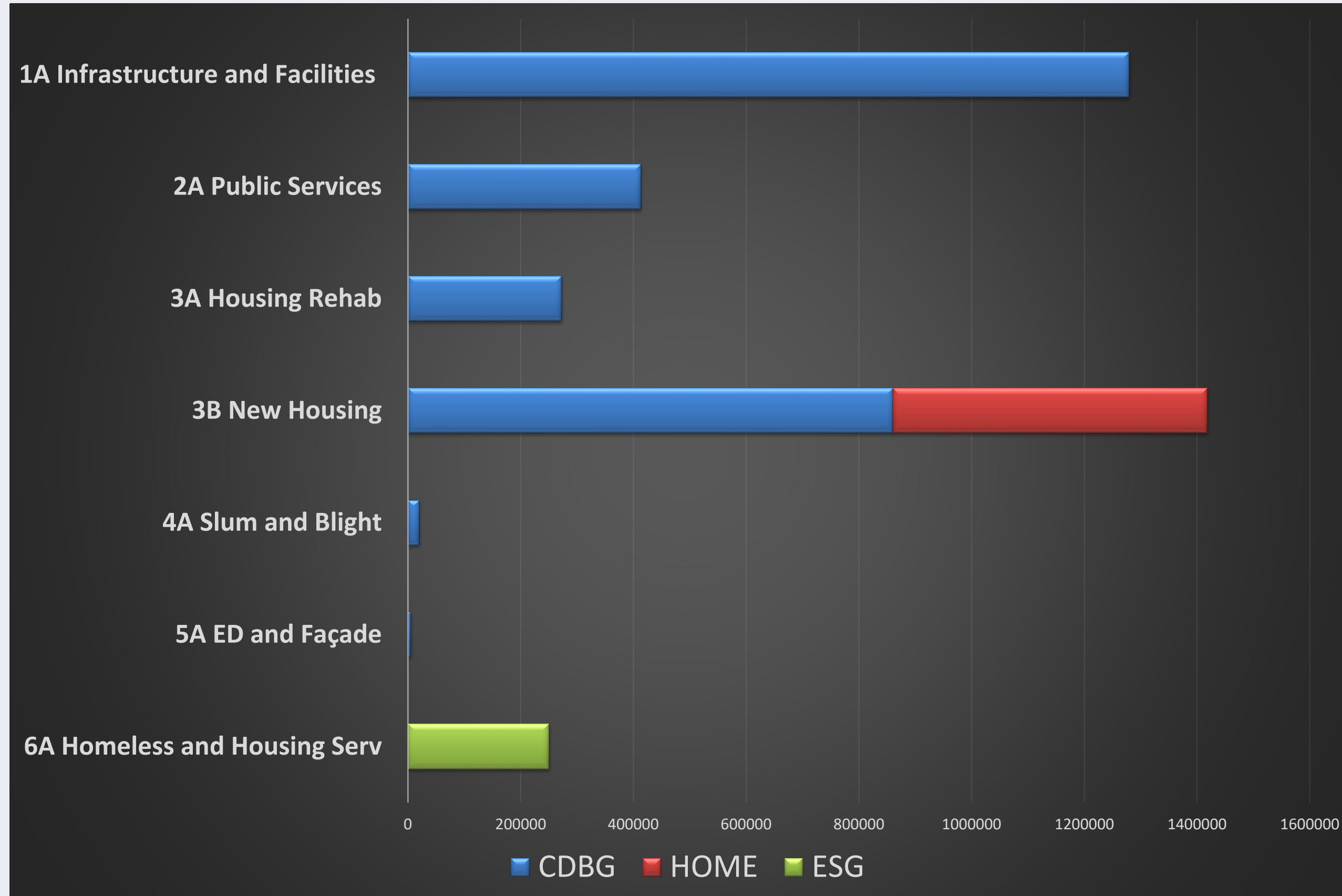
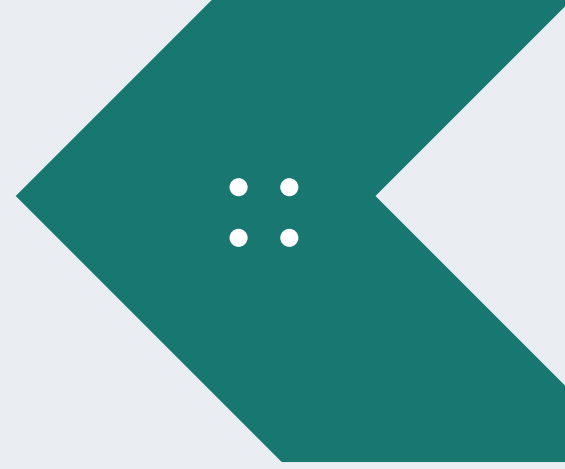
# 2026 Funding Allocations



**2026 Total HUD = \$4,272,295**



# Budget to Goals

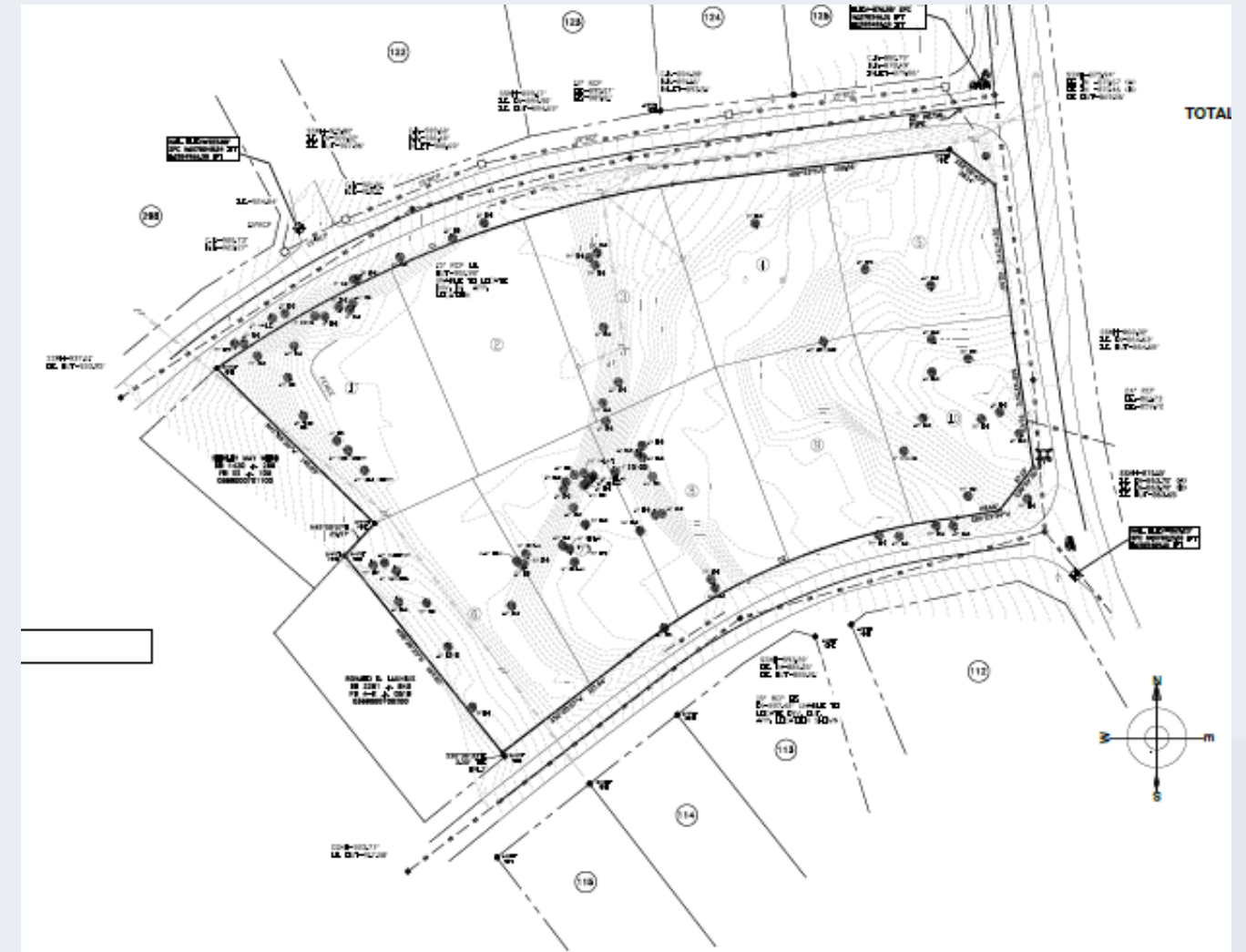


# Proposed Projects

## GCRA Projects



**Gridley Place: Sans Souci**  
Phase I: 3 Duplex Rental Units  
Funding Mix TBD



**Piney Bluff: Belle Meade**  
9 Homeownership Units  
Funding Mix TBD



# Proposed Projects

## Partner Housing Projects



**Habitat for Humanity: Saluda Bluff**  
2 Homeownership Units  
\$157,518

**Worley Senior  
Apartments**  
58 –unit Senior  
Housing  
\$580,000

**Homes of Hope**  
8 total rental units; 5 funded through GCRA  
\$165,000





# Programs

## GCRA Programs

- Home Repair
- Rental/ Utility Assistance
- Down Payment Assistance
- Neighborhood Revitalization
- Community Grants
- Homeownership and Rental Portfolio
- Economic Development Loans
- Facade Improvement Program
- Brownfield Cleanup Assessment Grant
- Investor Program

# Community Partners



## Community Development Block Grant (CDBG)

## Emergency Solutions Grant (ESG)



# Homelessness: The Problem

## The Cost of an Uncoordinated System

---

- Homelessness in Greenville County is not just a social issue; it is a system performance issue
- Individuals cycle through emergency rooms, law enforcement, shelters, public spaces
- The current system has historically been fragmented, reactive, expensive to maintain

### **Cost to Solve vs. Cost to Maintain**

Estimated cost of chronic homelessness:

- \$30,000–\$50,000 per person annually (emergency systems)

Greenville Together system cost:

- ~\$22,203 per permanent housing placement

### **The Result:**

We are paying more to manage homelessness than to solve it.



# Homelessness: The Solution

A coordinated, Housing-Focused System

---

Greenville Together is a centralized operating system for homelessness response.

**In 2025, Greenville Together housed 90 households, equating to 154 people, in just 5 months.**

Greenville Together:

- Identifies individuals and families experiencing homelessness
- Matches them to housing and resources
- Moves them into permanent housing
- Stabilizes them to prevent returns to homelessness

**This is not a program; it is a system-level solution designed for scale and impact.**

# Brownfield Cleanup Assessment Grant

**Total Budget Cost:  
\$1,000,000**

## **Eligible use of funds:**

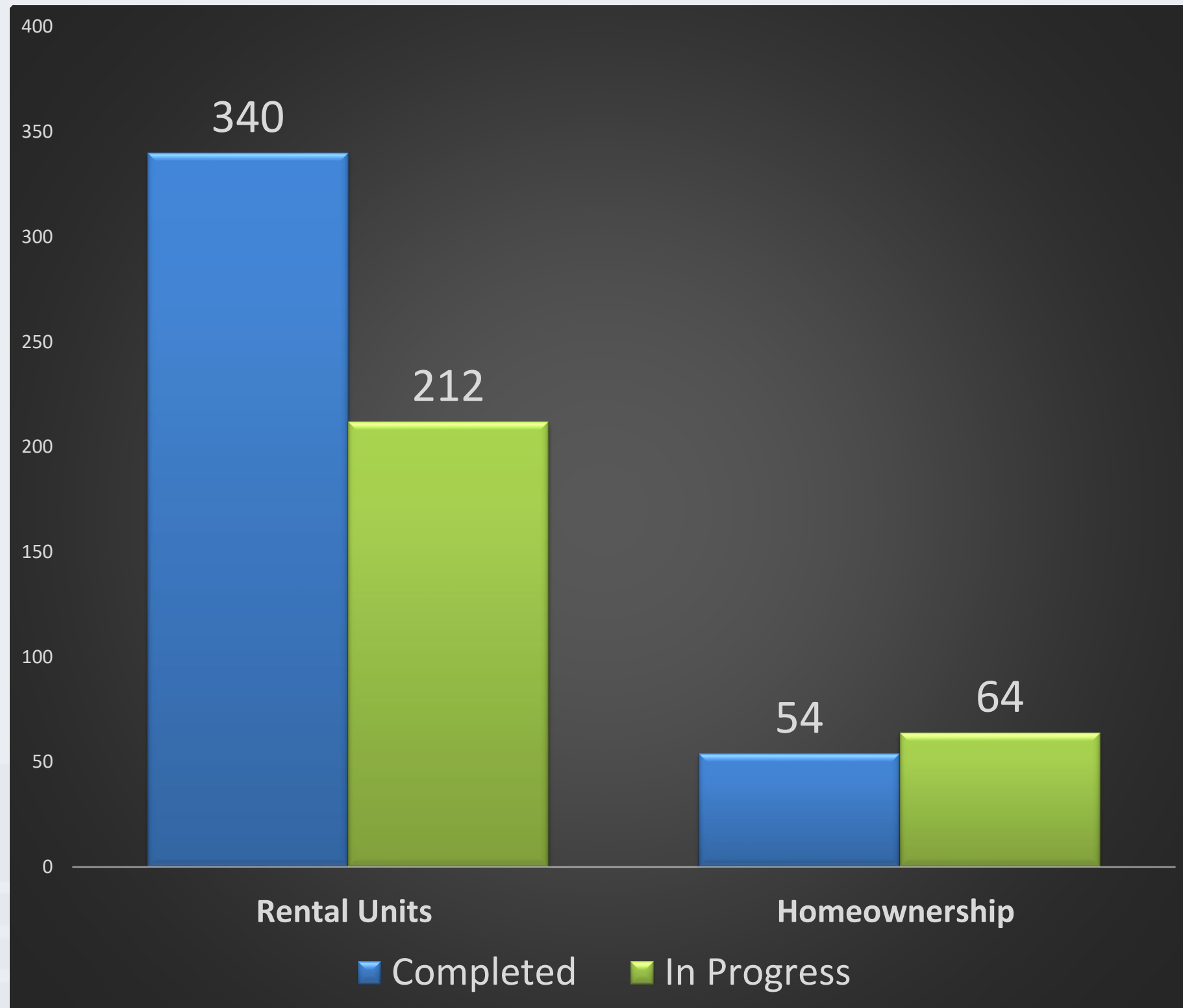
- Phase I Environmental Site Assessment (ESA)
- Phase II ESA
- Cleanup and Reuse Planning
- Community Engagement

## **Ineligible use of funds:**

- Single Family Residence sites
- Cleanup Activities
- General community visioning, area -wide zoning updates, design guideline development, master planning, green infrastructure, infrastructure service delivery, and comprehensive planning updates
- Cannot be listed on the National priorities List (NPL)



# AHF Update



Obligated: **\$3.7 Million**

Expended: **\$4.7 Million**

Total: **\$8.5 Million**

Total Development Cost: **\$173 Million**

Leveraged (Private to AHF Funding):  
**20:1**

Coming Up: **Leverage more for homeownership projects**

# PATH

## Purchase Assistance Toward Homeownership

### Eligible Property

The property must be:

- Located in Greenville County (not in the City)
- Primary residence
- In good condition/ Inspected by GCRA
- Eligible property type
- Property type
  - New construction
  - Existing construction
  - Mobile home/ brick underpinned and detitled

### Appliant/ Employee

The Greenville County employee must be:

- In good standing
- Employed for at least 1 year with Greenville County
- First-time homebuyer (not owned a home in the last 3 years)

### PATH Program at a glance

Area Median Income (AMI)	Forgivable Loan of
Up to 80%	\$15,000
Up to 100%	\$12,500
Up to 120%	\$7,500

If interested in funding, contact Julie Hallman ([jhallman@gcra-sc.org](mailto:jhallman@gcra-sc.org)) or visit GCRA website

# PUBLIC COMMENT



Public Comment Period : April 9- May 10, 2026

Email : [ph@gcra-sc.org](mailto:ph@gcra-sc.org)

Phone : (864) 242 -9801 ext. 127

Written Comments to:

GCRA

ATTN: Annual Action  
Plan

301 University Ridge

Suite S-4300

Greenville, SC 29601





# Questions and Comments





Thank you!

