
Chapter 5

Local Fair Housing Activities

Both the City and the County of Greenville are committed to doing their part to affirmatively further fair housing choice in Greenville County. During the development of this Analysis of Impediment to Fair Housing Choice it was determined that neither the City nor the County of Greenville—through their housing programs and policies that directly affecting housing—supported programs that actively resulted in housing discrimination. All of the indirect results, including limited number of space and potential language and cultural barriers, have been included in this document.

Lack of a better public education most strongly contributes to discrimination in housing. Both the City and the County should establish more proactive community outreach and education programs. Both the private and non-profit sectors should be involved in more collaboration with local government to increase coverage of fair housing issues and decrease overlapping areas. These organizations also need more support from City and County staff. Local government should also seek to build self-sustaining capacities within private and non-profit organizations. An example of a capacity-building activity would be a City/County workshop for organizations in grants writing, budget and administration or fund-raising.

Non-profit organizations are vital in the advocacy of fair housing choice in Greenville County. They fill gaps that local government cannot fill. They also push the envelope in legislation and funding. They work outside the public sector and can accomplish some things much more easily than local government and its entities. Despite all these efforts, there is still a severe shortfall in the number or capabilities of local non-profit agencies to systematically develop and implement fair and affordable housing programs.

Inventory of Agencies that Provide Fair Housing Services

People and organizations in all parts of Greenville County work individually, in groups and in concert to provide a wide range of fair housing services. The following play a critical role in the housing delivery and educational system or enforcement fair housing laws. The majority of groups are non-profit or governmental bodies. Some are fully staffed with paid professionals while others have a skeleton crew and various volunteers. The service level from each varies.

1. ***Greenville County Redevelopment Authority***—A local organization that provides housing construction and rehabilitation in low to moderate-income neighborhoods located within Greenville County. Provides housing ownership with low-interest financing.

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2. ***City of Greenville Office of Community Development***—A local organization that provides housing construction in low to moderate-income neighborhoods located within the city limits. Provides home ownership with low-interest financing.
 3. ***Greenville County Human Relations Commission***—A local organization that provides pre and postpurchase counseling and mortgage default/foreclosure counseling, mediates landlord/tenant disputes, receives and investigates fair housing complaints, maintains database of affordable housing resources, conducts community educational workshops and fairs.
 4. ***Greenville Housing Authority***—Owns and operates the conventional public housing projects in the City of Greenville and administers the Section 8 Rental Assistance Program in Greenville County.
 5. ***Greer Housing Authority***—Owns and operates the conventional public housing projects in the City of Greenville and administers the Section 8 Rental Assistance Program in the City of Greer.
 6. ***Upstate Homeless Coalition***—Offers technical assistance to homeless service providers and operates a transitional housing program.
 7. ***The Urban League of the Upstate***—Offers credit and housing counseling to individuals and families. Assists in many affordable housing programs, including assisting clients to improve their credit history, developing payment plans for overdue bills and learning about the aspects involved in purchasing a home for the first time.
 8. ***Greenville Habitat for Humanity***—Builds and rehabilitates housing to sell to low-income families. Potential owners assist in the construction by providing sweat equity. Materials are usually donated.
 9. ***Nehemiah Corporation***—Assists in the planning and development of special needs affordable housing, management consulting and non-profit organization and business planning.
 10. ***Homes for Hope***—A local organization that remanufactures houses for low-income families. Provides academic counseling and provides an easy payment schedule.
 11. ***Neighborhood Housing Corporation of Greenville***—A local organization that sells new homes at a low cost to eligible low-income families who undergo credit counseling.
 12. ***Sunbelt Human Advancement Resource (SHARE)***—A regional organization that provides pre and postpurchase counseling to low-income families.
 13. ***Legal Services of Western Carolina***—Offers free or reduced rate legal advice to low to moderate-income individuals, including landlord/tenant issues, lease and contracts and recovery from bad debts.

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14. ***Greenville Housing Future, Inc.***—A local non-profit agency that develops affordable housing for low and moderate income families in targeted neighborhoods within the City of Greenville.
 15. ***Mental Health Association of Greenville County Housing Corporation, Inc.***—A private non-profit corporation that develops, leases and administers special needs housing for persons who have been hospitalized for mental illness.