

Action Plan

Grantee: Greenville County, SC

Grant: B-08-UN-45-0001

LOCCS Authorized Amount:	\$ 2,262,856.00
Grant Award Amount:	\$ 2,262,856.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 168,832.42
Total Budget:	\$ 2,431,688.42

Funding Sources

Funding Source	Funding Type
Greenville County General Funds	Other Local Government Funds
Other Federal Funds	Other Federal Funds
CDBG or HOME Funds	Other Federal Funds
State Housing Trust Funds	State Funds
State HOME Program	Other Federal Funds
Non-profit Funding	Other Private Funds
Bank Financing	Financial Institution Money

Narratives

Areas of Greatest Need:

Greenville County has some of the highest foreclosure rates in the State. With over 500 foreclosures a month, Greenville County is ranked the highest County in the State of South Carolina for foreclosures.

Distribution and and Uses of Funds:

The Greenville County Neighborhood Stabilization Program (NSP) funding shall be made available to sixteen (16) zip code areas in the County. A listing showing the selected zip codes and their respective census tract numbers are indicated on Table 1 of amendment to Greenville County's 2008 Annual Action Plan. These selected communities are identified as the Greenville County NSP Priority Areas. The Priority Areas consist of the five municipalities, outside the city limits of Greenville and the unincorporated communities in the County. The priority areas are identified as Travelers Rest, Greer, Mauldin, Simpsonville and Fountain Inn. Additionally, a list also contains the following unincorporated communities: City View, Judson, Sterling, Berea, Brandon, Woodside, Highland, Piedmont, Golden Grove, Wade Hampton, Taylors, Brutontown, Poe Mill, Brandon, Sans Souci, Welcome, Gantt, Parker, Slater and Marietta. Majority of the selected priority areas are located within the central section of the County. The selection of the County's NSP priority areas was conducted using the following parameters: 1. Communities with the greatest percentage of home foreclosures using HUD's 2008 foreclosure and abandonment risk score; 2. GCRA's review of foreclosures by zip codes for a six month period (May - October 2008) which concur or align with HUD provided foreclosure data as presented in Table 1; 3. Communities with the highest percentage of homes financed by a subprime Mortgage related loan; 4. Communities identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures. Staff used a combination of secondary data sources, such as a listing of the communities on HUD website identified as "estimated foreclosure abandonment risk factor areas". This list ranked all communities from numbers 1 thru 10; with number 10 designated as the highest risk community. The County's selected priority areas ranked from numbers 4 thru 10. Additionally, staff also conducted an analysis of all foreclosed properties in the County for the past six months, using public records.



Definitions and Descriptions:

(1) Definitions

a. Blighted structure

Under the Neighborhood Stabilization Program, property may be considered blighted if it exhibits objectively determinable signs of deterioration sufficient to constitute threat to human health, safety and public welfare and or requiring substantial rehabilitation work exceeding 50 percent of the total value of the structure in order to bring the property into compliance with the International Property Maintenance Code (IPMC). Eligible properties for Greenville County NSP program shall meet the blighted designation if the rehabilitation cost exceeds \$35,000 or 50% of the tax value of the home. Properties in the jurisdiction will more than likely meet these criteria may also have major structural damage, fire damage, interior damage, no insulation, or heating or cooling equipment

b. Blighted land

An unimproved vacant land is considered blight when the property has remained so for 5 years and has been difficult to develop due to location, remoteness, lack of means of access, topography and nature of soil.

Structures or unimproved vacant land shall be considered blighted or substandard when these criteria are met by the subject properties. The Redevelopment Authority may use blighted and substandard structure interchangeably throughout the NSP substantial amendment. Both words will mean the same as described here in the definition.

(2) Affordable Rent:

The Redevelopment Authority will apply the U.S. Department of Housing and Urban Development established fair market rents to any rental development or lease purchase program that uses NSP funds for improvement of foreclosed, abandoned, or redeveloped properties.

Affordable rents, shall includes tenant paid utilities, however, the Tenant paid utilities will not include telephones, cable or satellite television service, and internet service. Developers will be required to use the fair market rent standard to determine applicable rents for units developed. Developers receiving funds to serve income groups at or below 50% of the area median income will be required to meet the HOME rents for the income group. In all cases, the Redevelopment Authority will require all developers to charge rents at no more than 30% of a tenant's gross annual income.

3. Ensuring continued affordability

At a minimum, to ensure affordability of foreclosed, abandoned or redeveloped properties, assisted with NSP funds to developed homeownership or rental housing, the Redevelopment Authority will apply the HOME standards for recapture and resale of property using HOME regulations sections 92.252 and 92.254.

To ensure long term affordability for homeownership cases, the Redevelopment Authority will apply the recapture requirements to applicants assisted with the purchase of a foreclosed, abandoned, or redeveloped home. Applicants will be required to live in NSP assisted homes as their primary residence for at a minimum 5 years and affordability periods will increase depending on the amount of NSP funds used for down payment and closing cost assistance, simin the HOME regulations section 92.254. The Redevelopment Authority will ensure the long term affordability of homeownership cases by recording a mortgage and promissory note that meets the HOME requirements. For improvements made to foreclosed, abandoned, or redeveloped properties, the Redevelopment Authority will require developers to meet the HOME minimum standards for affordability found in the HOME regulations section 92.252. The Redevelopment Authority will record a permanent mortgage or deed restriction ensuring the long term affordable of any property purchase or improved for the purpose of creating affordable rental housing.

4. Housing Rehabilitation Standards

The Redevelopment Authority has adopted for its current CDBG and HOME rehabilitation programs the International Property Maintenance Code (IPMC) and the International Residential Code (IRC). The IPMC and IRC Codes have been adopted by the local Greenville County Code Enforcement office for inspections and violations as well. Currently, the Redevelopment Authority repairs or improves approximately 20 vacant and owner-occupied homes in the jurisdiction annually. Owner-occupied homeowners are required to correct environmental improvement violations such as junk cars, junk items, debris, and overgrown conditions before repairs are made to their homes. Under the NSP program, the Redevelopment Authority will not make repairs to existing owner-occupied homes, but all foreclosed or abandoned homes repaired using the NSP funds will meet at a minimum the International Property Maintenance Code. No code violations will remain on foreclosed and abandoned homes when the agency uses NSP funds to make repairs.

5. Abandoned Housing Units:

A home is considered abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payment have been made by the property owner for at least 90 days, and the property has been vacant for at least 90 days.

6. Foreclosed.

A property is considered foreclosed upon at the point that under state or local law, the mortgage or tax foreclosure is complete and title to the property has been transferred. From the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with local law.

Developers Fee: (amended 4-2010)

Developers fee for each approved project shall not exceed 15 percent of the total development budget.

2. Additional Provisions

a. Energy Star Standard

At its February 26, 2008, Board meeting, the Greenville County Redevelopment Authority Board approved that all newly constructed houses using HOME or CDBG funds must meet the Energy Star requirements. The Board further approved that staff find methods that will allow existing completely rehabilitated homes to meet the Energy Star requirement. Since that time, the Redevelopment Authority has completed over 10 units of affordable housing that meet the National Energy Star requirements. In the spring of 2009, the Redevelopment Authority staff will review the utility bills of homeowners occupying these energy efficient homes to determine if actual utility cost meets estimated utility cost provided by the HERS rating and inspections. The agency is also reviewing rehabilitation standards with a HERS rater to determine if specific repairs made to existing occupied and vacant homes can meet the Energy Star requirements.

b. Agency Foreclosure and Delinquency record

Since 1976, the Redevelopment Authority has provided loans to homeowners to make repairs to their homes. Currently our agency provides CDBG and HOME funds for complete rehabilitation of approximately 12 owner-occupied homes per year. In most cases assistance is provided to elderly and disabled applicants needing substantial repairs. The Redevelopment Authority offers permanent 1st and 2nd mortgages to homeowners meeting these criteria as long as the home is their primary residence for the affordability period (according to



HOME standards). The GCRA also provides repayable loans for owner-occupied applicants that do not meet the elderly or disability requirements. Terms are based on the ability to repay the loans at 1% or 3% interest rates. In 1999, the Redevelopment Authority created the Mortgage Loan Fund (MLF). The MLF Program was capitalized at \$3 million dollars using CDBG funds to provide primary mortgages to homeownership applicants that could not qualify for bank financing.

With all the mortgage products in the portfolio of the Redevelopment Authority, the agency has approximately 500 loans at a total of \$12 million in assets. Of the 500 loans, 191 loans are active loans requiring repayment of the loan. Of the total active loans less than 2% were delinquent for more than 90 days. According to the Mortgage Bankers Association, high risk client loans, of which most of the GCRA clients fit the requirement, delinquencies were in the double digits for the State of South Carolina at 14% for the second quarter of 2008. Over a one year period between July 1, 2007 and June 30, 2008, the Redevelopment Authority had a foreclosure rate of 2% of the total portfolio. The success of the Redevelopment Authority's programs is directly due to several factors. These factors include requiring Homeownership counseling before purchasing a home, GCRA purchase standards for homeownership are in some cases higher than bank financing requirements, the subsidy period required by HOME regulations, and the constant follow-up for delinquent clients. GCRA staff also assists homeowners in cases of emergency by providing a 3-6 month deferment of monthly payments for serious situations which may include divorce, loss of employment, or medical disability.

Low Income Targeting:

D. Low Income targeting

The County is proposing for low income families with the appropriation of \$650,000 of the County's NSP fund. This fund shall be used to provide rental housing for low income and special needs population and will be implemented through the County's non-profit and for profit housing development partners. The housing units will be available for individuals or families whose incomes do not exceed 50 percent of area median income. A total of \$565,714 of this appropriation, which accounts for 25% of the County's NSP allocation, is specifically available for the provision of approximately 21 rental housing units for low income and special needs population. The additional \$84,286 may be available for rental housing units for moderate income families.

Acquisition and Relocation:

E. Acquisitions & Relocation

The County shall acquire properties that have been foreclosed upon. These properties shall be acquired at 85% of the appraised value of the properties. Majority of the properties may be vacant, however, if the housing units to be acquired are occupied, the resident(s) shall be relocated in accordance with the URL regulations. A total of \$130,000 is appropriated for demolition of blighted structures. This amount is anticipated to demolish a total of 28 properties, particularly in Sterling, Poe Mill, Brandon, Judson, Parker, and other Communities.

Additional acquisition activities also included the following activities:

A total amount of \$300,000 is appropriated for acquisition, rehab and resale of foreclosed properties. A total of 9 housing units are targeted for this activity and will provide homeownership opportunities for nine low, moderate and middle income families.

Approximately twelve low, moderate and middle income families shall be provided with direct financing mechanism or subsidies for purchase of their homes. A total amount of \$300,000 is appropriated for this activity. The funding shall be used for downpayment (buy down housing cost), closing cost and rehabilitation.

Approximately fifteen properties are targeted to be acquired, particularly in the Sterling and Poe Mills communities for land banking purpose in order to plan for future redevelopment in the communities.

Approximately 21 rental housing units are proposed for low income families and special needs population, whose income does not exceed 50 percent of area median income.

Public Comment:

F. Public Comment

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

A public notice announcing the Greenville County's Neighborhood Stabilization Program and request for public hearing was advertised on November 2, 2008 in the Community section of the Greenville Newspaper. A public hearing was conducted on Thursday November 13, 2008 at 6:00 p.m. in Conference Room A. The County's NSP program was reviewed and recommended for approval by the Greenville County Redevelopment Authority's Board on October 28, 2008. The program was later reviewed and recommended for approval by the County's Finance Committee on November 10, 2008. A final approval was obtained on November 18, 2008 from the Greenville County Council.

The following comments were received at the public hearing: No comments were received.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Administration	GCRA Administration of NSP funds	NSP 1 - Administration	GCRA Administration of NSP Funds
Demolition	County-wide Demolition	NSP 5.1 - County Demolition and Clearance	County Codes Demolition and Clearance
		NSP 5.2 - GCRA Demolition and Clearance	GCRA Demolition and clearance
Homebuyer Program	Homebuyer Purchase Program	NSP 3 - Homebuyer Purchase Program	Homebuyer Purchase Program
Land banking	Land Banking Activities	NSP 6 - Land Banking Program	Land Banking Program

Purchase-Rehab	Purchase Rehabilitation Resale	NSP 4.1 - GCRA Purchase Rehab Resale NSP 4.2 - Nehemiah Corporation Purchase NSP 4.3 - Nehemiah Corporation Rehab	GCRA Purchase-Rehab-Resale Program Nehemiah Corporation Purchase Rehab Resale Nehemiah Corporation Purchase Rehab Program
Redevelopment	Redevelopment Activities	NSP 7.1 - Creekside Redevelopment NSP 7.2 - Homes of Hope	Redevelopment Activities Homes of Hope - Redevelopment Activity
Rental Housing Development	Rental Housing Development	NSP 2 - Upstate Homeless Coalition	UHC



Activities

Project # / Title: Administration / GCRA Administration of NSP funds

Grantee Activity Number: NSP 1 - Administration
Activity Title: GCRA Administration of NSP Funds

Activity Type:

Administration

Project Number:

Administration

Projected Start Date:

03/17/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

GCRA Administration of NSP funds

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 243,168.24

Other Funds \$ 0.00

Total Funds \$ 243,168.24

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greenville County Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Greenville County Redevelopment Authority

Organization Type

Unknown

Proposed

\$ 226,285.00

Location Description:



Funds will be used for the administration and Planning of NSP Activities County-wide.

Activity Description:

A total of 10 percent of Greenville County's NSP funding allocation, which is \$226,285, is appropriated for administration and planning activities. This appropriation shall be utilized by Greenville County Redevelopment Authority for the administration and management of the County's NSP. This fund shall be used for new staff person or contractor to assist with the program, staff salaries directly involved with the program, prepare neighborhood plans for Sterling and Poe Mill Communities, vehicle purchase, equipments and supplies needed for the administration of the program.

Project # / Title: Demolition / County-wide Demolition

Grantee Activity Number: NSP 5.1 - County Demolition and Clearance
Activity Title: County Codes Demolition and Clearance

Activity Type:
Clearance and Demolition

Project Number:
Demolition

Projected Start Date:
04/01/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
COMPLETED

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Completed

Project Title:
County-wide Demolition

Projected End Date:
12/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 130,000.00
Other Funds: \$ 45,000.00
Total Funds: \$ 175,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	35007	11021	7449	52.76

Proposed Accomplishments	Total
# of Singlefamily Units	28
# of Housing Units	28

of Non-business Organizations benefitting

of Businesses

of Public Facilities

of buildings (non-residential)

of Properties 28

LMI%:	52.76
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greenville County Code Enforcement

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Greenville County Code Enforcement	Unknown	\$ 130,000.00

Funding Source Name	Matching Funds	Funding Amount
Greenville County General Funds	Yes	\$ 45,000.00

Location Description:

Demolition of property will be County-wide, but concentrated in areas where foreclosures are greatest. Greenville County Census Tracts: 21.06, 21.07, 22.02, 36.01, 36.02, 37.05, 04.00, 05.00, 07.00, 09.00, 21.04, 21.05, 15.02, 20.01, 20.02, 20.03, 21.03, 21.07, 21.08, 34.00, 16.00, 17.00, 23.02, 23.03, 23.04, 27.01, 38.02.

Activity Description:

A total of \$130,000 is appropriated to demolish blighted structures in the Selected Priority Areas. This activity will be implemented with the assistance of the Greenville County Code Enforcement Division. Approximately twenty-eight (28) properties are projected to be demolished with the funding. This funding will be available in all eligible areas of the County, but particularly to demolish properties in Sterling, Poe Mill, and Brandon, Mills Mill, Parker Communities and any other property identified in the Selected Priority area.



Grantee Activity Number: NSP 5.2 - GCRA Demolition and Clearance
Activity Title: GCRA Demolition and clearance

Activity Type:
Clearance and Demolition

Project Number:
Demolition

Projected Start Date:
03/17/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
COMPLETED

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Completed

Project Title:
County-wide Demolition

Projected End Date:
12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00
Other Funds: \$ 0.00
Total Funds: \$ 50,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	5024	2347	1363	73.85

Proposed Accomplishments	Total
# of Singlefamily Units	15
# of Housing Units	15
# of Non-business Organizations benefitting	
# of Businesses	
# of Public Facilities	
# of buildings (non-residential)	
# of Properties	15

LMI%:	73.85
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Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Greenville County Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

Properties will be located in census tracts and communities where GCRA has purchased property for land banking. Land banked properties that are unsuitable for rehabilitation will be demolished. County Census Tracts: 21.06, 21.07, 22.02, 36.01, 36.02, 37.05, 04.00, 05.00, 07.00, 09.00, 21.04, 21.05, 15.02, 20.01, 20.02, 20.03, 21.03, 21.07, 21.08, 34.00, 16.00, 17.00, 23.02, 23.03, 23.04, 27.01, 38.02.

Activity Description:

This funding will be available in all eligible areas of the County, but particularly to demolish properties in Sterling, Poe Mill, Brutontown, Brandon, Mills Mill, any other property identified in the Selected Priority areas where GCRA has purchased foreclosed properties.

Project # / Title: Homebuyer Program / Homebuyer Purchase Program

Grantee Activity Number: NSP 3 - Homebuyer Purchase Program
Activity Title: Homebuyer Purchase Program

Activity Type:

Acquisition - general

Project Number:

Homebuyer Program

Projected Start Date:

03/17/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Cancelled

Project Title:

Homebuyer Purchase Program

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
12			0.00



# of Households	12	0.00
# of Permanent Jobs Created		0.0

Proposed Accomplishments

Total

# of Singlefamily Units	12
# of Housing Units	12
# of Parcels acquired voluntarily	12
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	12

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Greenville County Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Greenville County Redevelopment Authority

Unknown

\$ 0.00

Location Description:

This activity has been cancelled. No expenditures occurred for this activity.

Activity Description:

This activity was cancelled. No expenditures occurred for this activity.

Project # / Title: Land banking / Land Banking Activities

Grantee Activity Number: NSP 6 - Land Banking Program

Activity Title: Land Banking Program

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

Land banking

Project Title:

Land Banking Activities

Projected Start Date:

Projected End Date:



01/01/2009

12/31/2011

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 187,451.36

Other Funds

\$ 0.00

Total Funds

\$ 187,451.36

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

3864

Low

1833

Mod

1009

Low/Mod%

73.55

Proposed Accomplishments

of Singlefamily Units

Total

15

of Housing Units

15

of Properties

15

LMI%:

73.55

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greenville County Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Greenville County Redevelopment Authority

Organization Type

Unknown

Proposed

\$ 150,000.00

Location Description:

Potential properties shall be located in the following communities, Sterling, Poe Mill, Brutontown, Needmore in City of Greer and Sanctified Hill in City of Fountain Inn. Greenville County Census tracts: 04.00, 05.00, 07.00, 09.00, 21.04, 21.05, 21.06, 21.07, 22.02, 36.01, 36.02, 37.05

Activity Description:

A total amount of \$ 150,000 is appropriated to purchase foreclosed properties for the purpose to establish land banking for future redevelopment opportunities. A total of 15 properties are estimated to be acquired for land banking purpose. Potential properties shall be located in the following communities, Sterling, Poe Mill, Brutontown, Needmore in City of Greer and Sanctified Hill in City of Fountain Inn.



Project # / Title: Purchase-Rehab / Purchase Rehabilitation Resale Program

Grantee Activity Number: NSP 4.1 - GCRA Purchase Rehab Resale
Activity Title: GCRA Purchase-Rehab-Resale Program

Activity Type:

Acquisition - general

Project Number:

Purchase-Rehab

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase Rehabilitation Resale Program

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 165,508.00
Other Funds: \$ 0.00
Total Funds: \$ 165,508.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00
# of Permanent Jobs Created	2	2		100.00

Proposed Accomplishments

	Total
# of Housing Units	2
Total acquisition compensation to owners	2
# of Parcels acquired voluntarily	2
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greenville County Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Greenville County Redevelopment Authority	Unknown	\$ 165,508.00

Location Description:

Properties will be located in Greenville County concentrated in Poe Mill, Brutontown, Freetown, Simpsonville, Mauldin, and Greer. Greenville County Census Tracts: 23.04, 22.02, 30.07, 30.06, 30.03, 30.04, 30.05, 29.02, 29.03, 25.03, 25.04, 25.05, 26.08, 26.09, 28.03.

Activity Description:

Approximately \$130,000 is appropriated for acquisition, rehabilitation and resale of housing units to promote homeownership opportunities. A total nine housing units is targeted for this activity. This activity is targeted to assist up to two (2) families purchase homes and will be available in all of the designated priority areas shown on Table I, particularly the unincorporated communities. Families served will meet the 50% of area median income requirements.



Grantee Activity Number: NSP 4.2 - Nehemiah Corporation Purchase
Activity Title: Nehemiah Corporation Purchase Rehab Resale

Activity Type:

Acquisition - general

Project Number:

Purchase-Rehab

Projected Start Date:

10/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase Rehabilitation Resale Program

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# Owner Households				0.0
# of Households	1	1		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	1
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Nehemiah Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Nehemiah Corporation	Unknown	\$ 50,000.00

Location Description:

Nehemiah Corporation will purchase foreclosed properties for their lease purchase program to benefit homeowners up to 80% of area median income. The property to be purchased will be located in the City of Greer. Census tracts: 25.05.

Activity Description:

The Nehemiah Corporation, a local non-profit, will purchase bank foreclosed properties for the purpose of creating a lease purchase program. Applicants income must not exceed 80% of Greenville County's Area Median income.



Grantee Activity Number: NSP 4.3 - Nehemiah Corporation Rehab
Activity Title: Nehemiah Corporation Purchase Rehab Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Purchase-Rehab

Projected Start Date:
 01/01/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Purchase Rehabilitation Resale Program

Projected End Date:
 06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00
Other Funds: \$ 0.00
Total Funds: \$ 100,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Sites re-used	2
# of Properties	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Nehemiah Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Nehemiah Corporation	Unknown	\$ 100,000.00



Location Description:

The Nehemiah Corporation will purchase from GCRA foreclosed property in the agency inventory for the creation of affordable housing to serve lease purchase applicants at 50% of area median income or less. Properties will be located in the Poe Mill communities. Census tract: 23.03.

Activity Description:

The Nehemiah Corporation will purchase GCRA foreclosed property in the inventory for the purpose of developing housing that will serve applicants at 50% of area median income. The Nehemiah Corporation proposes to provide to applicants a lease purchase program allowing individual applicants to purchase the home within 24 months of leasing.

Project # / Title: Redevelopment / Redevelopment Activities

Grantee Activity Number:	NSP 7.1 - Creekside Redevelopment
Activity Title:	Redevelopment Activities

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

Redevelopment

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment Activities

Projected End Date:

06/30/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 624,840.82

Other Funds \$ 0.00

Total Funds \$ 624,840.82

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
10	10		100.00

Proposed Accomplishments

of cable feet of public utility

Total
1200



of Linear miles of Public Improvement

of Linear feet of Public Improvement 1200

of Non-business Organizations benefitting

of Public Facilities

of buildings (non-residential)

of Properties 10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greenville County Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Greenville County Redevelopment Authority	Unknown	\$ 580,857.00

Location Description:

This activity will be located in the City of Greer Spartanburg County census tract 233 and the Brutontown community in Greenville County Census tract 23.04.

Activity Description:

Approximately \$600,000 is appropriated for redevelopment of the Biblebrook community, in Greer. This is a 14 acre vacant site (formerly a mobile home park), located in Greer (Spartanburg County census tract 233). The site is being planned for mixed income, diverse housing types with new infrastructure. The housing development will consist of new construction of multi family and detached single family units. The housing units will consist of both rental and homeownership units for elderly population and families. Additional work in support of these activities may take place in the current Brutontown neighborhood, north of Greenville in Census tract 23.04. This funding will be used to conduct planning and engineering activities necessary for these projects; and as well as construction of new infrastructure facilities and housing development.



Grantee Activity Number: NSP 7.2 - Homes of Hope
Activity Title: Homes of Hope - Redevelopment Activity

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 06/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment Activities

Projected End Date:
 12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 450,000.00
Other Funds: \$ 398,050.00
Total Funds: \$ 848,050.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	
#Sites re-used	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Homes of Hope, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Homes of Hope, Inc.	Unknown	\$ 450,000.00

Funding Source Name	Matching Funds	Funding Amount
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Bank Financing	Yes	\$ 248,050.00
CDBG or HOME Funds	Yes	\$ 150,000.00

Location Description:

This property is located in Census Tract 23.02, Block Group 1 in the San Souci Neighborhood of Greenville County. The existing property containing a commercial structure is located at Verner Springs Road and Old Buncome Road northwest of the City of Greenville.

Activity Description:

The Redevelopment Authority is proposing to fund the construction of rental housing on substandard property. The GCRA Board approved NSP funding to Homes of Hope for the development of 10 units of stacked duplexes in the San Souci neighborhood near Habitat village. The development will be known as West Park. Homes of Hope is a local non-profit affordable housing development organization that produces affordable housing for the homeless, renters, and homeowners in Greenville County. Housing would serve renters at or below the 50% of area median income.

Project # / Title: Rental Housing Development / Rental Housing Development

Grantee Activity Number: NSP 2 - Upstate Homeless Coalition
Activity Title: UHC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Rental Housing Development

Projected Start Date:

08/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Rental Housing Development

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 430,720.00

Other Funds \$ 210,500.00

Total Funds \$ 641,220.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
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# Renter Households	9	9	100.00
# of Households	9	9	100.00

Proposed Accomplishments

	Total	
# of Singlefamily Units	9	
# of Housing Units	9	
# ELI Households (0-30% AMI)		
#Sites re-used	9	
# of Properties	9	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Upstate Homeless Coalition

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Upstate Homeless Coalition	Unknown	\$ 395,720.00
Funding Source Name	Matching Funds	Funding Amount
CDBG or HOME Funds	Yes	\$ 210,500.00

Location Description:

The Upstate Homeless Coalition is proposing to develop 10 scattered site demolished property as a redevelopment activity to support the development of affordable rental housing serving incomes of up to 50% of the Area Median Income. Properties will be located in Brandon, Poe Mill, Judson, and Sterling. Census tracts: 21.05, 22.01, 23.03.

Activity Description:

The Redevelopment Authority Board approved funding to the Upstate Homeless Coalition to develop ten rental units scattered site in Greenville County. The Upstate Homeless Coalition is a local non-profit affordable housing development organization that produces affordable housing for the homeless and permanent rentals in the Upstate.

Action Plan Comments:

- Reviewer - For each of the activities listed in the Action Plan, the Grantee should change the Project from "Bucket Project" to one of the eligible activities identified in the Notice. For each applicable activity, Grantee is reminded that vacant property must have been formerly developed to be eligible.
- Reviewer - Grantee's proposed activities comply with the requirement that not less than 25 percent of its NSP funding be used to house individuals or families whose incomes do not exceed 50 percent of area median income.



- Reviewer - GCRA has created several new activities by splitting old activities into several new ones and by moving and/or renaming parts of existing activities (ex. Homes of Hope from #2.1 to #7.2), and by decreasing/increasing funding among several activities as noted in each activity comment field above. Reviewed by BE.
- Reviewer - GCRA provided comments that included definitions and descriptions for the following sections: low income targeting, acquisition and relocation, and public comments. GCRA noted that these sections were added when the DRGR system was upgraded in May 2010, and were not previously included in the original DRGR Annual Action Plan. Reviewed by BE on 6/21/10.
- Reviewer - The grantee has cancelled the activity identified as NSP 3 - Homebuyer Purchase Program. Reviewed by BE on 10/20/10.
- Reviewer - The grantee reported that it changed the Activity Status of this activity (NSP 3) to "Cancelled." The grantee reported no other changes to the Action Plan. Approved by BE on 5/31/11.
- Reviewer - The grantee reported that Activity 5.2, 6, and 7.2 are COMPLETED. The grantee also reported that the status for Activity 2 is now underway. Finally, the grantee reported that activity beneficiary data was updated for activity 5.1, 5.2, and 6. Reviewed by BE on 10/18/11.
- Reviewer - The grantee reported that the activity budget was revised to comply with Program Income requirements to allow staff to make Program Income drawdowns. The grantee noted that the DRGR Technical assistance unit made the changes to the action plan to allow for drawdown of PI funds. Reviewed by BE on 1/25/12.
- Reviewer - The grantee reported that the Activity Status for the following activities has been changed to COMPLETE: 4.2, 4.3, 5.1, 5.2, & 7.2. In addition, the grantee reported the receipt of program income that was applied to the following activities: 1, 2, 4.1, 6, & 7.1. Reviewed by BE on 4/27/12.
- Reviewer - The grantee reported budget change increases for the following activities: #1, #4.1, and #6. Reviewed by BE on 3/21/13.

Action Plan History

Version	Date
B-08-UN-45-0001 AP#1	08/22/2014
B-08-UN-45-0001 AP#2	04/02/2014
B-08-UN-45-0001 AP#3	10/22/2013
B-08-UN-45-0001 AP#4	03/21/2013
B-08-UN-45-0001 AP#5	10/18/2012
B-08-UN-45-0001 AP#6	07/26/2012
B-08-UN-45-0001 AP#7	04/27/2012
B-08-UN-45-0001 AP#8	01/27/2012
B-08-UN-45-0001 AP#9	10/18/2011
B-08-UN-45-0001 AP#10	06/21/2010

