

Grantee: Greenville County, SC

Grant: B-08-UN-45-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-45-0001

Obligation Date:**Grantee Name:**

Greenville County, SC

Award Date:**Grant Amount:**

\$2,262,856.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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.

Recovery Needs:

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 I 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 Countys NSP priority areas was conducted using the following parameters:

1. Communities with the greatest percentage of home foreclosures using HUDs 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 Countys 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.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,915,906.00

Total CDBG Program Funds Budgeted

N/A

\$2,262,856.00

Program Funds Drawdown

\$145,373.29

\$145,373.29

Obligated CDBG DR Funds

\$145,403.29

\$145,403.29

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$339,428.40	\$0.00
Limit on Admin/Planning	\$226,285.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The Redevelopment Authority has made several purchases for land banking and purchase rehab activities. Staff has completed the purchase of 4 properties under these two categories. The Greenville County Redevelopment Authority has hired an experienced staff member to inspect NSP eligible properties for compliance with activity requirements. Staff continue to identify properties in the Judson, Sterling, Brandon, and Poe Mill communities for eligible land banking and purchase rehab activities. GCRA staff has purchase four NSP eligible properties thus far and completed over 40 inspections for demolition and purchase of properties. Homes of Hope, Inc. began construction of the development known as West Park off of Old Buncombe Road. The Development will include 10 NSP redevelopment units. GCRA completed its first NSP drawdown in September 2009. GCRA has spent almost 15% and committed almost 30% of its NSP funds to date.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
Administration, GCRA Administration of NSP funds	\$0.00	\$31,352.21	\$226,285.00	\$31,352.21
Demolition, County-wide Demolition	\$0.00	\$5,766.31	\$130,000.00	\$5,766.31
Homebuyer Program, Homebuyer Purchase Program	\$0.00	\$0.00	\$300,000.00	\$0.00
Land banking, Land Banking Activities	\$0.00	\$24,466.20	\$150,000.00	\$24,466.20
Purchase-Rehab, Purchase Rehabilitation Resale Program	\$0.00	\$62,371.29	\$300,000.00	\$62,371.29
Redevelopment, Redevelopment Activities	\$0.00	\$21,417.28	\$506,571.00	\$21,417.28
Rental Housing Development, Rental Housing Development	\$0.00	\$0.00	\$650,000.00	\$0.00

Activities

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

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

GCRA Administration of NSP funds

Projected Start Date:

03/17/2009

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

Greenville County Redevelopment Authority

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$226,285.00
Total CDBG Program Funds Budgeted	N/A	\$226,285.00
Program Funds Drawdown	\$31,352.21	\$31,352.21
Obligated CDBG DR Funds	\$31,352.21	\$31,352.21
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

A total of 10 percent of Greenville Countys 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 Countys 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.

Location Description:

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

Activity Progress Narrative:

GCRA hired an NSP Property Acquisition Coordinator that has assisted with the purchase of several land banking properties. The Property Acquisition Coordinator is also assisting with Davis Bacon inspections on NSP related projects, photos of job sites as well as meeting with engineers on potential NSP infrastructure projects. Staff is also coordinating Section 3 activities such as West Park Development constructed by Homes of Hope. Staff purchased a vehicle for the use of the NSP Property Acquisition Coordinator. GCRA has paid for supplies and other administrative cost including personnel.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Rental Housing Development

Project Title:

Rental Housing Development

Projected Start Date:

08/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Upstate Homeless Coalition

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$605,720.00
Total CDBG Program Funds Budgeted	N/A	\$395,720.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Progress Narrative:

The Upstate Homeless Coalition (UHC) has identified several foreclosed properties to develop housing to serve families and individuals at 50% of Area Median Income. The Upstate Homeless Coalition is concentrating efforts in Census tracts 21.05, 21.06, and 23.03. The UHC was not able to get funding from the South Carolina State Housing Finance and Development Authority. The UHC is exploring other options for developing affordable rental housing to meet the 50% area median income category.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/10	0/0	0/10

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
CDBG or HOME Funds	\$210,000.00
Subtotal Match Sources	\$210,000.00
Other Funding Sources	
Amount	
No Other Funding Sources Found	
Total Other Funding Sources	\$210,000.00

Grantee Activity Number: NSP 3 - Homebuyer Purchase Program

Activity Title: Homebuyer Purchase Program

Activity Category:

Acquisition - general

Project Number:

Homebuyer Program

Projected Start Date:

03/17/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Homebuyer Purchase Program

Projected End Date:

09/30/2010

Responsible Organization:

Greenville County Redevelopment Authority

Overall

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; Correlated CDBG regulations: 24 CFR 570.201(a) [Acquisition], 570.201(b) [Disposition], 570.201(i) [Relocation], 570.201(n) [Direct homeownership assistance to AMMI persons].

Location Description:

This activity will be scattered sites and concentrated in Simpsonville, Mauldin, Greer, and County-wide in Greenville County.

Activity Progress Narrative:

GCRA is working with marketing professionals to advertise the program to eligible applicants in the County. Information was forwarded to Realtors and bankers. GCRA may revise the budget in the next quarter to meet the demands of this program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/12
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/12
# of Persons benefitting	0	0	0	0/0	0/0	0/20
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP 4.1 - GCRA Purchase Rehab Resale

Activity Title: GCRA Purchase-Rehab-Resale Program

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

Purchase-Rehab

Project Title:

Purchase Rehabilitation Resale Program

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$129,994.00
Total CDBG Program Funds Budgeted	N/A	\$129,994.00
Program Funds Drawdown	\$62,371.29	\$62,371.29
Obligated CDBG DR Funds	\$62,371.29	\$62,371.29
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Progress Narrative:

GCRA has made several attempts to purchase property in areas that are suitable for purchase-rehabilitation resale programs. Those areas include current redevelopment communities such as Poe Mill, Freetown, and Brutontown. Other areas include Simpsonville and Mauldin. Census tracts where GCRA is concentrating activity are located in 21.04, 23.03, 23.04, 29.03, 30.05, and 30.06. GCRA has successfully completed the purchase and repair of one NSP eligible unit in the Freetown community. The unit located at 105 Baker Street was under contract for sale and would be sold during the month of October 2009 to an eligible NSP purchaser. Several purchases were attempted, but no purchases were completed this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/2
# of housing units	0	0	0	0/0	0/0	1/2
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/1	0/0	0/2
# of Persons benefitting	0	0	0	0/1	0/0	0/2
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0

# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/2
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP 5.1 - County Demolition and Clearance

Activity Title: County Codes Demolition and Clearance

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

Demolition

Project Title:

County-wide Demolition

Projected Start Date:

04/01/2009

Projected End Date:

12/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Greenville County Code Enforcement

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$175,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$5,766.31	\$5,766.31
Obligated CDBG DR Funds	\$5,766.31	\$5,766.31
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Progress Narrative:

The Redevelopment Authority entered into a sub-grantee agreement with the Greenville County Code Enforcement office in March 2009 to demolish eligible NSP substandard properties in the western corridor of the county. GCRA staff has completed several environmental assessment (EA) clearance to provide assistance to Code Enforcement prior to demolition of the properties. County codes has demolished 6 substandard properties in NSP eligible areas of the county in the second quarter for a total of 7 NSP eligible demolitions to date. The property located at 19 D Street in Judson was not included in the previous quarter report and is included now for accurate reporting of the activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	7/28
# of housing units	0	0	7	0/0	0/0	7/28
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0

# of Households benefitting	0	0	0	0/0	0/0	0/0
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Activity Locations

Address	City	State	Zip
1306 W Bramlett Road	Greenville	NA	29611
2 E Seventh Street	Greenville	NA	29611
10 E Seventh Street	Greenville	NA	29611
6 E Seventh Street	Greenville	NA	29611
19 D Street	Greenville	NA	29611
231 Dorchester Blvd	Greenville	NA	29605
22 Seventh Street	Greenville	NA	29611

Other Funding Sources Budgeted - Detail

Match Sources	Amount
Greenville County General Funds	\$45,000.00
Subtotal Match Sources	\$45,000.00

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$45,000.00

Grantee Activity Number: NSP 6 - Land Banking Program

Activity Title: Land Banking Program

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

Land banking

Project Title:

Land Banking Activities

Projected Start Date:

01/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$24,466.20	\$24,466.20
Obligated CDBG DR Funds	\$24,496.20	\$24,496.20
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Progress Narrative:

GCRA staff is identifying properties in the Judson, Sterling, Brandon and Poe Mill communities for land banking purposes. GCRA staff is also currently working with a local Realtors to identify properties and gain access to properties to inspect and prepare work write-ups prior to purchase. Staff has identified several properties and is beginning to inspect and prepare environmental assessment clearance for properties prior to purchase as well. Affected areas include Census Tracts 21.05, 21.06, and 23.03. GCRA is concentrating on properties that will be demolished and remain vacant. GCRA purchase one land banked property in the Judson community this quarter. To date, GCRA has purchased 4 properties since receiving the NSP grant.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/15
# of housing units	0	0	1	0/0	0/0	3/15

Activity Locations

Address	City	State	Zip
32 5th Street	Greenville	NA	29611

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP 7.1 - Creekside Redevelopment

Activity Title: Redevelopment Activities

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

Redevelopment

Project Title:

Redevelopment Activities

Projected Start Date:

01/01/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$580,857.00
Total CDBG Program Funds Budgeted	N/A	\$580,857.00
Program Funds Drawdown	\$21,417.28	\$21,417.28
Obligated CDBG DR Funds	\$21,417.28	\$21,417.28
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Progress Narrative:

The GCRA engineer is preparing cost estimates and bidding should take place in October 2009. GCRA staff is working with engineers to design and complete the infrastructure in the Biblebrook subdivision. The subdivision now known as Creekside will contain 36 single-family homes and 36 multifamily units for the elderly. NSP funds will be used to provide assistance to 10 units. Infrastructure construction is expected to begin January 2010. GCRA spent NSP funds primarily on engineering new streets in the Creekside subdivision.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Persons benefitting	0	0	0	0/0	0/0	0/10
# of Linear feet of Public Improvement	0	0	0	0/0	0/0	0/1200
# of Linear miles of Public	0	0	0	0/0	0/0	0/0
# of cable feet of public utility	0	0	0	0/0	0/0	0/1200

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP 7.2 - Homes of Hope

Activity Title: Homes of Hope - Redevelopment Activity

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

Redevelopment

Project Title:

Redevelopment Activities

Projected Start Date:

06/01/2009

Projected End Date:

12/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Homes of Hope, Inc.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$848,050.00
Total CDBG Program Funds Budgeted	N/A	\$450,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Buncombe Road northwest of the City of Greenville.

Activity Progress Narrative:

Homes of Hope has completed the due diligence required to develop property for families at 50% of area median income. The property is located on the corner of Old Buncombe Road and Gridley Street. Development agreements with Homes of Hope should be executed in August 2009. Acquisition was completed and construction should begin in October 2009. Homes of Hope is expected to complete 10 NSP eligible units by February 2010. NSP funds will be used for construction activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/0	0/10

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources

	Amount
Bank Financing	\$248,050.00
CDBG or HOME Funds	\$150,000.00
Subtotal Match Sources	\$398,050.00

Other Funding Sources

	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$398,050.00
