

**Grantee: Greenville County, SC**

**Grant: B-08-UN-45-0001**

**October 1, 2009 thru December 31, 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

**QPR Contact:**

Martin Livingston

**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**

\$121,003.44

\$266,376.73

**Obligated CDBG DR Funds**

\$860,881.71

\$1,006,285.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

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

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Staff continues to identify properties in the Judson, Sterling, Brandon, and Poe Mill communities for eligible land banking and purchase rehab activities. The Redevelopment Authority purchased the abandoned Poe Mill site in December using NSP funds.

County Codes Department demolished 4 substandard condemned properties in the quarter in eligible areas. GCRA staff facilitated the demolition of 4 substandard land bank properties that were in the agency inventory. Staff is currently working to identify final uses for the land banked property.

GCRA staff has been working with the Upstate Homeless Coalition (UHC) to develop 9 GCRA foreclosed properties that will be rehabilitated with NSP funds. GCRA will transfer the property to the Upstate Homeless Coalition. The UHC would then use NSP funds for Rehab that will serve tenants at 50% or below of median income.

GCRA has been working with the Nehemiah Corporation to identify foreclosed property that will be used to serve tenants at 50% area median income. Staff has identified 2 GCRA foreclosed properties that will be sold and financed to the Nehemiah Corporation using non-NSP funds. NSP funds will then be used by the Nehemiah Corporation for the Rehabilitation.

Staff worked with the Upstate Homeless Coalition on a redevelopment project in the Biblebrook community. The site, a former mobile home park will be redeveloped for elderly and single-family housing using NSP, CDBG, and HOME funds. Staff has spent NSP funds on the engineering for infrastructure improvements to serve the elderly housing. The housing will be built as a HUD 202 development. Homes of Hope, Inc. began construction of a development known as West Park off of Old Buncombe Road, which will include 10 NSP redevelopment units.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Administration, GCRA Administration of NSP funds	\$32,339.80	\$226,285.00	\$63,692.01

Demolition, County-wide Demolition	\$12,814.40	\$130,000.00	\$18,580.71
Homebuyer Program, Homebuyer Purchase Program	\$0.00	\$300,000.00	\$0.00
Land banking, Land Banking Activities	\$23,973.86	\$150,000.00	\$48,440.06
Purchase-Rehab, Purchase Rehabilitation Resale Program	\$3,230.88	\$300,000.00	\$65,602.17
Redevelopment, Redevelopment Activities	\$48,644.50	\$506,571.00	\$70,061.78
Rental Housing Development, Rental Housing Development	\$0.00	\$650,000.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>NSP 1 - Administration</b>
<b>Activity Title:</b>	<b>GCRA Administration of NSP Funds</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$226,285.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$226,285.00
<b>Program Funds Drawdown</b>	\$32,339.80	\$63,692.01
<b>Obligated CDBG DR Funds</b>	\$194,932.79	\$226,285.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

The Property Acquisition Coordinator is assisting with Davis Bacon inspections on NSP related projects including completing photos of job sites as well as meeting with engineers on potential NSP infrastructure projects. Staff is also coordinating Section 3 activities for developments such as West Park Development constructed by Homes of Hope. GCRA has paid for supplies and other administrative cost including personnel. GCRA staff inspected and purchased 2 foreclosed and 1 abandoned properties for land banking purposes. Staff also demolished 4 land banked properties purchased with NSP funds. The Greenville County Codes Department completed 4 substandard housing demolitions. Staff has been processing all NSP related request for payments as well as Environmental Assessments (EA).

**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

**Activity Title:** UHC

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$605,720.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$395,720.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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) and the Greenville County Redevelopment Authority will partner to provide housing for 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 GCRA will provide to the UHC foreclosed homes owned by the GCRA for the purpose of providing affordable rental housing. The foreclosed properties provided are CDBG and HOME mortgage foreclosures where the benefit period were met by the previous applicants. These properties remained in the GCRA inventory until a suitable developer could be located to improve the property. NSP funds will be used for the rehabilitation and reconstruction only. No NSP funds will be used for acquisition of the property by the UHC. The budget line item for this activity will be increased in the next quarter.

**Performance Measures**

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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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. This budget line item will be reduced and funds provided to other categories for eligible NSP activities in the next quarter. Staff will review the need for this line item should no further purchases take place with this activity by February 28. This activity budget will be reduced in the next quarter.

**Performance Measures**

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

**Project Number:**

Purchase-Rehab

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehabilitation Resale Program

**Projected End Date:**

06/30/2011

**Responsible Organization:**

Greenville County Redevelopment Authority

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$129,994.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$129,994.00
<b>Program Funds Drawdown</b>	\$3,230.88	\$65,602.17
<b>Obligated CDBG DR Funds</b>	\$7,628.71	\$70,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 was sold to an eligible buyer that meets the 50% of median income requirement. GCRA is working with the Nehemiah Corporation to purchase a foreclosed property located at 119 Morrow Street in Greer for a lease purchase program. The buyer would meet the 65-80% of median income requirement. GCRA is also proposing to transfer to the Nehemiah Corporation properties located in the Poe Mill community. These properties are GCRA owned CDBG and HOME foreclosures that remained in the inventory until a suitable developer could be found. Nehemiah Corporation will rehab the units using NSP funds to serve families that meet the 50% of area median income requirements. This line item will be revised in the next quarter.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	1/2
<b># of housing units</b>	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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$175,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$130,000.00
<b>Program Funds Drawdown</b>	\$12,814.40	\$18,580.71
<b>Obligated CDBG DR Funds</b>	\$124,233.69	\$130,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 Greenville County. GCRA staff has completed several environmental assessment (EA) clearances to provide assistance to Code Enforcement prior to demolition of the properties. County codes has demolished 4 substandard properties in NSP eligible areas of the County in during this quarter for a total of 11 NSP eligible demolitions to date.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	4	0/0	0/0	11/28
<b># of housing units</b>	0	0	4	0/0	0/0	11/28
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/0
<b># of Public Facilities</b>	0	0	0	0/0	0/0	0/0
<b># of Businesses</b>	0	0	0	0/0	0/0	0/0

<b># of Non-business Organizations</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/0

## Activity Locations

Address	City	State	Zip
6 Gallon Street	Greenville	NA	29605
22 Henderson Avenue	Greenville	NA	29605
11 Valley Street	Greenville	NA	29611
24 Bryant 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)

**Project Number:**

Land banking

**Projected Start Date:**

01/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking Activities

**Projected End Date:**

06/30/2010

**Responsible Organization:**

Greenville County Redevelopment Authority

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,000.00
<b>Program Funds Drawdown</b>	\$23,973.86	\$48,440.06
<b>Obligated CDBG DR Funds</b>	\$25,503.80	\$50,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 Realtor 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 purchased two land banked properties in Brandon and Poe Mill communities this quarter. To date, GCRA has purchased 5 properties since receiving the NSP grant.

**Performance Measures**

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	5/15
# of housing units	0	0	2	0/0	0/0	5/15

## Activity Locations

Address	City	State	Zip
108 West Avenue	Greenville	NA	29611
Buncombe Street	Greenville	NA	29609

## 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$580,857.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$580,857.00
<b>Program Funds Drawdown</b>	\$48,644.50	\$70,061.78
<b>Obligated CDBG DR Funds</b>	\$58,582.72	\$80,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 prepared cost estimates and bidding for the project was completed in December 2009. GCRA staff is working with engineers to complete all necessary storm water and infrastructure requirements. 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 February 2010. GCRA spent NSP funds primarily on engineering new streets in the Creekside subdivision. Creekside was formerly a mobile home park known as Biblebrook that was in the GCRA inventory purchased with CDBG funds that will be used for a unique HUD 202 Single-family development. NSP funds will be used for the infrastructure that will serve the HUD 202 elderly units.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/10
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/0
<b># of Public Facilities</b>	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

---

<b>Grantee Activity Number:</b>	<b>NSP 7.2 - Homes of Hope</b>
<b>Activity Title:</b>	<b>Homes of Hope - Redevelopment Activity</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

06/01/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment Activities

**Projected End Date:**

12/31/2010

**Responsible Organization:**

Homes of Hope, Inc.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$848,050.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$450,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$450,000.00	\$450,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 Buncome 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 was executed in August 2009. Acquisition was completed and construction began in December 2009. Homes of Hope is expected to complete 10 NSP eligible units by June 2010. NSP funds will be used for construction activity. Based on the training received at the Atlanta NSP workshop clinic, this activity will be moved to Redevelopment. The activity will continue to serve families that meet the 50% of area median income.

**Performance Measures**

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

---