

Grantee: Greenville County, SC

Grant: B-08-UN-45-0001

April 1, 2010 thru June 30, 2010 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:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

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 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 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 include 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, simply described in 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 affordability 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,916,406.00
Total CDBG Program Funds Budgeted	N/A	\$2,262,856.00
Program Funds Drawdown	\$358,528.72	\$789,633.98
Obligated CDBG DR Funds	\$40,000.00	\$2,182,862.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$70,000.00
Program Income Drawdown	\$43,948.68	\$43,948.68

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$107,546.47
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$565,714.00	\$1,075,714.00

Overall Progress Narrative:

Staff identified the final properties for purchase in the Judson, Sterling, Brandon, Brutontown, and Poe Mill communities for eligible land banking and purchase rehab activities. The Redevelopment Authority purchased property in Judson for land banking using NSP funds and purchase one property in Brutontown for purchase-rehab activities.

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 completed the transfer or sale of the property to the Upstate Homeless Coalition during the quarter. The UHC has completed repairs to two properties will serve tenants at 50% or below of median income. Write-ups have been completed and property purchase has been completed. NSP Rehabilitation and New Construction activity began in May 2010. Drawdown for funding expenditures is expected to begin in July 2010. Davis Bacon and Section 3 activities and inspections are also being completed by staff. GCRA has been working with the Nehemiah Corporation to identify foreclosed property that will be used to serve tenants at 50% area median income. The Nehemiah Corporation has completed the purchase of two GCRA foreclosed homes in the Poe Mill community. NSP funds will be used for the Rehabilitation.

Staff is continuing to work with the Upstate Homeless Coalition on a redevelopment project in the Biblebrook community in the City of Greer. 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 and public works activities associated with the infrastructure installation to serve the elderly housing. Housing will be built as a HUD 202 development. Davis Bacon and Section 3 activities and inspections are also being completed by staff. 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. Staff encumbered and executed contracts on several projects this quarter. Homes of Hope requested the first payment on the project during the quarter. Davis Bacon and Section 3 activities and inspections are also being completed by staff.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Administration, GCRA Administration of NSP funds	\$23,894.87	\$226,285.00	\$107,546.47
Demolition, County-wide Demolition	\$37,268.54	\$180,000.00	\$75,874.25
Homebuyer Program, Homebuyer Purchase Program	\$0.00	\$0.00	\$0.00
Land banking, Land Banking Activities	\$1,617.72	\$150,000.00	\$89,441.14
Purchase-Rehab, Purchase Rehabilitation Resale Program	\$50,105.00	\$279,994.00	\$135,050.35
Redevelopment, Redevelopment Activities	\$245,642.59	\$1,030,857.00	\$381,721.77
Rental Housing Development, Rental Housing Development	\$0.00	\$395,720.00	\$0.00

Activities

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

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

03/17/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

GCRA Administration of NSP funds

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Greenville County Redevelopment Authority

Overall	Apr 1 thru Jun 30, 2010	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	\$23,894.87	\$107,546.47
Obligated CDBG DR Funds	\$0.00	\$226,285.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greenville County Redevelopment Authority	\$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:

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 such as West Park Development constructed by Homes of Hope. Staff completed the purchase of property in Sterling, Judson, and Brutontown and inspections is ongoing for demolition and rehabilitation of the final land banking properties and purchase rehab activities. GCRA staff inspected and purchased 2 foreclosed properties for land banking purposes and 1 for the purchase-rehab program. Staff also demolished 7 land banked and substandard properties purchased with NSP and HOME funds. The Greenville County Codes Department has completed 6 demolitions this quarter. Staff has been processing all NSP related request for payments as well as Environmental Assessments (EA). GCRA has paid for supplies and other administrative cost including personnel, as well as processed several request for payments from NSP partners. Staff was also received NSP technical assistance from the Columbia, South Carolina office of the U.S. Department of Housing and Urban Development. Staff drafted a land banking policy requirements for review by the attorney and approval from the GCRA Board. GCRA had an existing property maintenance and inventory policy to assist in the disposition of property. The policy was revised to include NSP land banking requirements.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Project Number:

Rental Housing Development

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Rental Housing Development

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

Upstate Homeless Coalition

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$606,220.00
Total CDBG Program Funds Budgeted	N/A	\$395,720.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$395,720.00
Expended CDBG DR Funds	\$0.00	\$0.00
Upstate Homeless Coalition	\$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 has completed the purchase of the necessary properties during the previous quarter. Write-ups and bidding have been completed on some properties and all are expected to be completed at the end of July. NSP Rehabilitation began in June 2010. Contracts and encumbrance have been completed for this activity this quarter. Davis Bacon is also ongoing for this activity. Affected properties are listed below:

Date	Address	Community	Zip Codes
3/29/2010	32 Dorsey Blvd	Brandon	29611
3/29/2010	11 Baldwin Street	Brandon	29611
3/29/2010	29 Bryant Street	Brandon	29611
3/29/2010	5 Waco Street	West Brandon	29611
3/29/2010	6 West Avenue	West Brandon	29611
3/29/2010	923 Second Avenue	Judson	29611
3/29/2010	9 Doneghan Street	Judson	29611
3/29/2010	25 Serrine Street	Monaghan	29611
3/29/2010	3 Mayo Drive	Paramont Park	29605

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/10
#Sites re-used	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
CDBG or HOME Funds	\$210,500.00
Subtotal Match Sources	\$210,500.00
Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$210,500.00

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Homebuyer Purchase Program

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Greenville County Redevelopment Authority

Overall	Apr 1 thru Jun 30, 2010	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
Greenville County Redevelopment Authority	\$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:

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

Location Description:

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

Activity Progress Narrative:

This budget line item was reduced in the quarter and funds provided to other categories for eligible NSP activities. Staff will review the need for this line item should no further purchases take place with this activity by June 2010. No activity occurred during the quarter. This activity is scheduled to be cancelled in August 2010 if no eligible projects are identified.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/12

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/12	0
# of Persons benefitting	0	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 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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase Rehabilitation Resale Program

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Apr 1 thru Jun 30, 2010

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	\$105.00	\$85,050.35
Obligated CDBG DR Funds	\$0.00	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greenville County Redevelopment Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$305.25	\$305.25

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:

4.1 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. The property acquired was listed in the quarterly report dated 7/30/2009. On June 29, GCRA staff completed the purchase of 106 Scott Street, the second Purchase Rehab home to serve families at or below the 50% limit. Repairs will begin in July and should be completed in September. Properties purchased to date include:

Date Purchased	Location	Zip Codes
04/23/2009	105 Baker Street	29611
06/29/2010	106 Scott Street	29609

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		2/2	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	1		2/2	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		2/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/2	0/0	1/2	100.00
# of Persons benefitting	0	0	0	1/2	0/0	1/2	100.00

Activity Locations

Address	City	State	Zip
106 Scott 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 4.2 - Nehemiah Corporation Purchase
Activity Title:	Nehemiah Corporation Purchase Rehab Resale

Activity Category:

Acquisition - general

Project Number:

Purchase-Rehab

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase Rehabilitation Resale Program

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Nehemiah Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$50,000.00	\$50,000.00
Obligated CDBG DR Funds	\$0.00	\$50,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Nehemiah Corporation	\$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 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.

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 Progress Narrative:

GCRA is working with the Nehemiah Corporation to purchase a foreclosed property located at 119 Morrow Street (Zip Code: 29650) in Greer for a lease purchase program. The buyer would meet the 65-80% of median income requirement. Nehemiah has completed the purchase of the property and has selected a contractor to make repairs. Nehemiah has bid the project and two contractors have responded to the bid ads. A contractor has not been selected. Work is expected to begin in July 2010. This activity is scheduled to be completed by the deadline.

Date	Location	Zip Codes
11/9/2009	119 Morrow Street	29650

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/1	0/0	0/1	0
# of Persons benefitting	0	0	0	0/1	0/0	0/1	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 4.3 - Nehemiah Corporation Rehab
Activity Title:	Nehemiah Corporation Purchase Rehab Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Purchase-Rehab

Project Title:

Purchase Rehabilitation Resale Program

Projected Start Date:

01/01/2010

Projected End Date:

06/30/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Nehemiah Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Nehemiah Corporation	\$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 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.

Location Description:

The Nehemiah Corporation will purchase from GCRA foreclose 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 Progress Narrative:

4.3 GCRA will transfer by sale 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. Nehemiah has completed the purchase of the two properties (9 5th Street and 503 4th Street: in the Poe Mill communities) and is currently selecting contractors to complete the rehabilitation of one the property and to build the second new home. The two properties were listed in previous quarterly reports. Nehemiah has completed the design of the new home to be built and has bid the project for reconstruction and rehabilitation of the two units. Contractors have not been selected yet. Staff expects work to begin in July 2010. This activity is scheduled to be completed by the proposed deadline.

Date	Location	Zip Codes
3/16/2010	9 5th Street	29611
3/16/2010	503 4th Street	29611

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/2	0/0	0/2	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

Project Number:

Demolition

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

County-wide Demolition

Projected End Date:

12/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Greenville County Code Enforcement

Overall

Apr 1 thru Jun 30, 2010

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	\$0.00	\$28,730.71
Obligated CDBG DR Funds	\$0.00	\$130,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greenville County Code Enforcement	\$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. County codes have 6 demolitions bidding, 11 asbestos surveys contracted, and 11 properties waiting for inspections and bids. GCRA staff reimbursed for asbestos surveys that were completed prior to a pending demolition during the quarter. During this quarter, 6 properties were demolished. The other eleven properties were listed in the previous quarterly reports.

Date Demolished	Location	Zip Codes
5/31/2009	19 D Street	29611
9/9/2009	231 Dorchester Blvd	29605
9/18/2009	22 Seventh Street	29611
9/18/2009	2 E Seventh Street	29611
9/18/2009	10 E Seventh Street	29611
9/18/2009	6 E Seventh Street	29611
9/22/2009	1306 W Bramlett Road	29611
10/09/2009	22 Henderson Avenue	29605

11/4/2009	11 Valley Street	29611
11/4/2009	6 Gallon Street	29605
11/4/2009	24 Bryant Street	29611
6/15/2010	223 Maloy Street	29601
6/15/2010	225 Maloy Street	29601
6/15/2010	227 Maloy Street	29601
6/16/2010	333 Furman Hall Road	29609
6/16/2010	104 Valentine Street	29601
6/16/2010	10 Prestbury Drive	29605

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	15/28
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	17/28

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
333 Furman Hall Road	Greenville	NA	29609
227 Maloy Street	Greenville	NA	29601
225 Maloy Street	Greenville	NA	29601
104 Valentine Street	Greenville	NA	29601
223 Maloy Street	Greenville	NA	29601
10 Prestbury Drive	Greenville	NA	29605

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 5.2 - GCRA Demolition and Clearance

Activity Title: GCRA Demolition and clearance

Activity Category:

Clearance and Demolition

Project Number:

Demolition

Projected Start Date:

03/17/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

County-wide Demolition

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$37,268.54	\$47,143.54
Obligated CDBG DR Funds	\$40,000.00	\$50,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greenville County Redevelopment Authority	\$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:

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.

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 Progress Narrative:

This activity was added in the previous quarter and expenses moved to this activity from the land banking line item. GCRA completed several demolitions associated with NSP. GCRA completed demolitions of 13 housing units prior to the current quarter. During this quarter 3 units were demolished and 2 others were placed under contract for demolition in the next quarter. This activity should be completed ahead of the proposed completion date. A total of 16 demolitions have been completed for this activity. Properties demolished include;

Date	Location	Zip
9-14-2009	110 Minus Street	29601
11-19-2009	902 Jenkins Street	29601
11-19-2009	1110 Bennett Street	29611
11-19-2009	32 5th Street	29611
12-17-2009	A Street	29611
12-17-2009	108 West Street	29611
3-12-2010	201 Averill Street	29611
3-12-2010	203 Averill Street	29611
3-12-2010	205 Averill Street	29611

3-12-2010	207 Averill Street	29611
3-26-2010	306 Old Paris Mtn Rd	29609
3-30-2010	206 Arnold Street	29611
3-30-2010	103 Carver Street	29611
5-12-2010	3 Mayo Drive	29605
5-17-2010	9 5th Street	29609
5-17-2010	108 Old Paris Mtn Rd	29609

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	13/15
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	16/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
108 Old Paris Mountain Rd	Greenville	NA	29609
9 5th Street	Greenville	NA	29609
3 Mayo Drive	Greenville	NA	29605

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 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

Benefit Type:

Activity Status:

Under Way

Project Title:

Land Banking Activities

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Apr 1 thru Jun 30, 2010

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	\$1,617.72	\$89,441.14
Obligated CDBG DR Funds	\$0.00	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greenville County Redevelopment Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$70,000.00
Program Income Drawdown	\$43,643.43	\$43,643.43

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. To date, GCRA has purchased 8 properties since receiving the NSP funds. GCRA purchase two land banked property in the Judson and Sterling communities this quarter. The other 6 properties are listed in the previous quarterly reports. Staff is expected to close on one other property prior to the end of the next quarter.

Date	Location	Zip Codes
6/30/2009	1110 Bennett St	29611
6/30/2009	110 Minus Street	29611
9/17/2009	32 5th Street	29611
10/08/2009	108 West Avenue	29611
12/04/2009	Buncombe Street	29609
01/13/2010	108 Old Paris Mtn Rd	29609

06/14/2010 20 Valentine Lane 29601
 06/25/2010 14 7 Street 29611

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	8/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/15

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
14 7 Street	Greenville	NA	29611
20 Valentine Lane	Greenville	NA	29601

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

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Greenville County Redevelopment Authority

Overall

Apr 1 thru Jun 30, 2010

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	\$11,642.59	\$147,721.77
Obligated CDBG DR Funds	\$0.00	\$580,857.00
Expended CDBG DR Funds	\$0.00	\$0.00
Greenville County Redevelopment Authority	\$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 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 began May 2010. Infrastructure improvements on the Sewer lines have been completed. Davis Bacon is ongoing on this activity. Grading of the site for infrastructure installation has started and should be completed July 2010. The infrastructure improvements are on schedule. The elderly development should be completed for occupancy by July 2011.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	0/10
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Non-business Organizations	0	0/0
# of Linear feet of Public Improvement	0	0/1200
# of Linear miles of Public	0	0/0
# of cable feet of public utility	0	0/1200

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons benefitting	0	0	0	0/0	0/0	0/10	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 7.2 - Homes of Hope
Activity Title:	Homes of Hope - Redevelopment Activity

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

06/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment Activities

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

Homes of Hope, Inc.

Overall	Apr 1 thru Jun 30, 2010	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	\$234,000.00	\$234,000.00
Obligated CDBG DR Funds	\$0.00	\$450,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Homes of Hope, Inc.	\$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 Verner Springs Road. The property was used for parking for an adjacent commercial building. Development agreements with Homes of Hope were executed in August 2009. Acquisition was completed and construction began in December 2009. The activity will serve families that meet the 50% or less of area median income. Units are expected to be completed by September 2010. Staff is continuing inspection of the activity as construction progresses. Davis Bacon is also ongoing on this activity. Framing of the 10 units has been completed.

Date	Location	Zip Codes
6/19/2009	Old Buncombe Rd	29609
6/19/2009	2117 Old Buncombe Rd	29609

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/10	0

Activity Locations

Address	City	State	Zip
2117 Old Buncombe Road	Greenville	NA	29609

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
