

2017-2018 ANNUAL ACTION PLAN

CITY OF GREENVILLE, SC



**Community Development Division
Proposed Budget for Annual Action Plan
July 1, 2017 - June 30, 2018 DRAFT**

Proposed Activity	CDBG Program Description	2017 - 2018 Allocation
Administration	Funds will be used for the operating/payroll expenses of administering City's CDBG, HOME and HOPWA grants for the program year (20% of allocation).	\$ 152,737.00
Housing Assistance Administration	Funds used for operating/payroll expenses of the Community Development Division to administer rehabilitation, public facility and housing unit construction programs for the program year.	\$ 291,936.00
City-Wide Owner-Occupied Housing Rehabilitation	Funds for rehabilitation of owner-occupied homes in the CD-served neighborhoods. Partnership will include Rebuild Upstate, Habitat for Humanity and other partners.	\$ 125,000.00
Property Acquisition and Demo	Funds will be used to acquire and demo approx. 12 properties in the CD-served neighborhoods.	\$ 130,948.00
Neighborhood Engagement	Funds will be used to promote resident engagement, provide GAP grants, implement Neighborhood Vibrancy Task Force including provision of GAP grants and provide Lunch and Learn events	\$ 13,064.00
Multi-Service Center Renovation	Funds will be used to replace the roof and do interior drywall repair at 601 Green Avenue.	\$ 25,000.00
After-School Tutorial	City's Recreation Division will continue implementation of the Study Buddies After School Tutorial program in the West Greenville, Nicholtown and Greenline/Spartanburg Special Emphasis neighborhoods and Bobby Pearce Center, serving approx. 140 children annually.	\$ 10,000.00
Comprehensive Housing Counseling Program (KEY)	Reimburse the Greenville County Human Relations Commission in the amount of \$1,000 per qualified home buy with a maximum of five (5) buyers. Funding also used to offer Lunch and Learn topics, i.e., "Protecting Yourself and Your Home", "Protecting Yourself from Identity Theft" and others.	\$ 5,000.00
Fair Housing Counseling	Funds used to provide the Fair Housing Counseling Program provided by the Greenville County Human Relations Commission. Approximately 150 persons will be assisted.	\$ 10,000.00
TOTAL		\$ 763,685.00

Proposed Activity	HOPWA Program Description	2017 - 2018 Allocation
Administration	Funds used for the operating/payroll expenses in administering HOPWA activities. (3% of allocation)	\$ 11,062.00
AID Upstate	Funds will be used to provide emergency financial assistance, rent, utilities, mortgage, transportation assistance to persons living with HIV/AIDS in Anderson, Greenville and Pickens counties.	\$ 325,698.00
Upper Savannah Care Services	Funds will be used to provide emergency financial assistance, rent, utilities, mortgage, transportation assistance to persons living with HIV/AIDS in Laurens county.	\$ 32,000.00
TOTAL		\$ 368,760.00

Proposed Activity	HOME Investment Partnership Description	2017 - 2018 Allocation
Administration	Funds used for the operating/payroll expenses in administering HOME activities. (10% of allocation)	\$ 21,851.00
Homes of Hope and Habitat for Humanity - Jenkins Street	Funds will be used to develop 7 affordable rental homes for senior citizens. Located in the Sterling Neighborhood, the development also includes 6 for sale units.	\$ 100,000.00
Sterling Land Trust	Funds will be used for the development of one rental home on S. Calhoun Street in the Sterling Neighborhood.	\$ 20,000.00
Owner-Occupied Rehab	Funds will be used for rehabilitation of owner-occupied homes in CD-served neighborhoods.	\$ 76,663.00
TOTAL		\$ 218,514.00

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Greenville receives federal funds from the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program. The City also receives Housing Opportunities for Persons with AIDS (HOPWA) funds. In order to receive these funds, the City must submit a five-year Consolidated Plan and Annual Action Plan to HUD. The Consolidated Plan provides the opportunity to shape housing and community development strategies and creates an opportunity for citizen participation. The Annual Action Plan provides a summary of the goals and objectives that will be accomplished during the upcoming fiscal year. The Annual Plan also provides information on the activities to be funded with HUD funding.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

A review of housing and economic data point to a few key needs within areas of the community. The largest housing issue for residents of the City is their housing cost burden, with many low income residents paying more than 30% of their income on housing costs. As the housing market continues to improve, it may become more difficult for low to moderate income residents to find housing they can afford. Housing rehabilitation is one way to improve the existing housing stock. Creation of additional affordable housing and neighborhood improvements can also help stabilize the neighborhood. As the economy improves, new employers are establishing themselves in the area, but some residents may not have the necessary skills or reliable transportation to gain access to those jobs. Connecting residents to workforce resources and better transportation can expand their economic opportunities.

3. Evaluation of past performance

The City has been very successful in efficiently utilizing community development resources to eliminate blight in the community and strengthening neighborhoods through its acquisition and homeowner rehabilitation projects. The City will continue to focus on these two programs. Likewise, the City is able to effectively leverage community development dollars by working with service providers and housing developers. The City will continue to strengthen its partnerships with these entities by partially

supporting programs that provide after school tutorial, housing counseling, and other services in the community. The City will also continue to work with affordable housing developers to contribute towards their development projects.

4. Summary of Citizen Participation Process and consultation process

On an annual basis, The Community Development Advisory Committee (CDAC) assists the Community Development Staff in providing recommendations for the use of CDBG, HOME, and HOPWA funds. These budget recommendations are presented to the City Council for adoption. The schedule used by the Community Development Advisory Committee is included in the appendix.

A public hearing was held on April 25, 2016 at 5:30 p.m. in the first floor conference room of City Hall, 206 S. Main Street. The public hearing was advertised in The Greenville News on April 11, 2017. The meeting had no attendees.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

The Consolidated Plan evaluated the available resources, institutional structure, government coordination, public housing, housing for special needs populations, and shelter and housing for the homeless populations. Furthermore, the plan evaluated the growing support for sustainability, the themes established in the Comprehensive Plan, and the needs and concerns established throughout the public participation process. Through this evaluation, a set of goals and strategies was created to guide the use of community development funds throughout the 2015-2020 program years.

The goals, objectives, strategies, and benchmarks for the allocation and implementation of Community Development projects are based on three major goals, to provide:

- decent, safe, and affordable housing;
- a suitable living environment; and
- expanded economic opportunities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GREENVILLE	Community Development
HOPWA Administrator	GREENVILLE	Community Development
HOME Administrator	GREENVILLE	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Greenville receives federal funds from the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program. The City also receives Housing Opportunities for Persons with AIDS (HOPWA) funds. The Community Development division is the responsible agency for the administration of these funds.

Consolidated Plan Public Contact Information

If you have comments or questions related to the Consolidated Plan, please feel free to contact:

Phone: 864-467-4570

Physical Address: 206 S. Main St. (6th floor) Greenville, SC

Mailing Address: City of Greenville, Community Development Division, P.O. Box 2207 Greenville, SC 29602

Attn: Christa Jordan, Community Planner, or e-mail cjordan@greenvillesc.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Greenville’s Community Development Division coordinates the planning and administration of Community Development Block Grant (CDBG), HOME Investment Partnership Funds and Housing Opportunities for Persons with AIDS (HOPWA). As an entitlement community and a participating jurisdiction, the City of Greenville provides structure and shapes programmatic services for low-to-moderate income households. In order to meet local capacity, the Community Development Division partners with nonprofits, Community Housing Development Organizations (CHDOs), Community Development Corporations (CDC), City departments, contractors, and charities. Community Development connects employment, housing, education, and training into a network of resources to redevelop and revitalize Greenville’s lower income neighborhoods. The Community Development division is an active partner with many of the housing and service providers in the City.

The City also partners with the Greenville Housing Authority on many projects and the community development staff play a key role of support in performing environmental reviews and guiding projects through the development approval process. Likewise, we have many partners that help us create affordable housing and/or provide key services to the community. City staff communicate with its partners throughout the fiscal year to ensure that housing, economic development and quality of life issues are being met.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City works closely with the United Housing Connections (UHC), formerly the Upstate Homeless Coalition of South Carolina. UHC is an organization that works together with other agencies in our area to provide affordable housing. UHC is dedicated to ending homelessness through programming, advocacy, and building safe, decent, and affordable housing for homeless or at-risk families and individuals. Their goal is to help fill the gaps in services for homeless and at-risk persons. UHC coordinates the Continuum of Care throughout a 13 county area in Upstate South Carolina. The Continuum of Care is a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is engaged with those entities involved in addressing the needs of the homeless population. The City will continue to work with the Ending Chronic Homelessness Task Force in helping them to continue their work in addressing homelessness in Greenville County. Community Development staff are also members of the Upstate Homeless Coalition of the Upstate and attend monthly meetings.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	United Housing Connections
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing discussions with United Housing Connections to address the needs of homeless individuals and families.
2	Agency/Group/Organization	GENESIS HOMES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing discussions with Genesis Homes to address the needs affordable housing development.
3	Agency/Group/Organization	ALLEN TEMPLE CEDC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing discussions with Allen Temple Homes to address the needs of affordable housing development.

4	Agency/Group/Organization	United Way of Greenville County, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing discussions with Genesis Homes to address the needs of affordable housing development.
5	Agency/Group/Organization	GREENVILLE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing discussions with Greenville Housing Authority to address the needs of affordable housing development.
6	Agency/Group/Organization	Rebuild Upstae
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing discussions with Rebuild Upstate to address the needs of affordable housing development.

Identify any Agency Types not consulted and provide rationale for not consulting

The goal was to reach out to all agencies that serve the City of Greenville.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Upstate Housing Connections	The City utilizes the Continuum of Care in setting goals to provide safe affordable housing within the City.
PHA 5-Year and Annual Plan	Greenville Housing Authority	The Greenville Housing Authority provides affordable housing for City residents.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

The City’s community development goals and objectives for the 2015-2020 program years were developed with the public as part of the Consolidated Plan planning process. On an annual basis, The Community Development Advisory Committee (CDAC) assists the Community Development Staff in providing recommendations for the use of CDBG, HOME and HOPWA funds. These budget recommendations are presented to the City Council for adoption. The schedule used by the Community Development Advisory Committee is included in the appendix.

Additionally, the City conducts a public hearing for the Annual Action Plan. The notice for the public hearing was advertised in the local newspaper – Greenville News. This year’s public hearing for the 2017-2018 Annual Action plan was held on Tuesday, April 25, 2017 at 5:30 p.m. in the first floor conference room of City Hall at 206 South Main Street, Greenville, SC. The minutes of the meeting and the sign-in sheet are attached in the appendix.

Further, City Council adopts the Annual Action Plan by Ordinance which requires two readings during City Council meetings. Community Development staff presented the proposed budget to City Council in two (2) briefing sessions on _____. City Council adopted the Annual Action Plan during two readings _____.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	No attendees.	No comments.		
2	Newspaper Ad	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	763,685	5,000	0	768,685	0	Funds will be used to perform planning and administrative activities, property acquisition, owner-occupied repair and public services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	218,514	0	0	218,514	0	Funds will be used complete owner-occupied repair and construction affordable rental housing
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	368,760	0	0	368,760	0	Funds will be used to provide supportive services, permanent housing, TBRA and STRMU

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Greenville leverages its CDBG and HOME funding with local, state and federal resources. Our partners utilize City CDBG and HOME funding to leverage funds from the United Way of Greenville County, the Hollingsworth Fund, Community Foundation, SC State Housing Finance and Development Authority and local lenders. The City of Greenville maintains a HOME match balance of **\$6,302,772.11 in excess match**. We anticipate that the HOME match for the 2017-2018 program year will be satisfied from excess match earned in previous years.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Greenville expends a portion of its CDBG funding to acquire property in its Special Emphasis Neighborhoods. The property is then made available to housing development partners for construction/rehabilitation of affordable housing. During the 2017-2018 fiscal year, the City anticipates acquiring approximately **12 properties**. In addition, properties acquired with NSP funds in prior years are being used for the development of affordable housing by Genesis Homes and Allen Temple CEDC.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Rehab	2016	2017	Affordable Housing		Decent, safe, and affordable housing	CDBG: \$125,000 HOME: \$76,663	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Rental Rehab	2016	2017	Affordable Housing	Special Emphasis Neighborhoods	Decent, safe, and affordable housing		Rental units rehabilitated: 0 Household Housing Unit
3	Property Acquisition	2016	2017	Affordable Housing	Special Emphasis Neighborhoods	Decent, safe, and affordable housing	CDBG: \$130,948	Other: 12 Other
4	Produce Affordable Housing	2016	2017	Affordable Housing	Special Emphasis Neighborhoods	Decent, safe, and affordable housing	CDBG: \$5,000 HOME: \$120,000	Rental units constructed: 8 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit Other: 5 Other
5	Promote energy efficiency	2016	2017	Affordable Housing	Special Emphasis Neighborhoods	Decent, safe, and affordable housing		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Assist in the creation of special needs housing	2016	2017	Non-Homeless Special Needs	Special Emphasis Neighborhoods Greenville, Anderson, and Pickens counties. Laurens county	Decent, safe, and affordable housing	HOPWA: \$357,698	
7	End chronic homelessness	2016	2017	Homeless	Special Emphasis Neighborhoods	Decent, safe, and affordable housing		
8	Engage in planning, education, and advocacy	2016	2017	Affordable Housing Homeless Non-Housing Community Development	Special Emphasis Neighborhoods	Decent, safe, and affordable housing		
9	Address neighborhood infrastructure needs	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	A suitable living environment		
10	Support safety and crime prevention	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	A suitable living environment		
11	Support code enforcement and demolition of blight	2016	2017	Affordable Housing blight removal	Special Emphasis Neighborhoods	A suitable living environment		
12	Support the After School Tutorial Initiative	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	A suitable living environment	CDBG: \$10,000	Other: 140 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Support and advocate for Fair Housing	2016	2017	Affordable Housing Fair Housing education	Special Emphasis Neighborhoods	A suitable living environment	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
14	Develop and enhance recreational opportunities	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	A suitable living environment		
15	Provide employment training	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	Economic development opportunities		
16	Creation and retention of businesses	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	Economic development opportunities		
17	Ensure residents have transportation options	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	Economic development opportunities		
18	Support healthy communities	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	Economic development opportunities		
19	Support for neighborhood residents	2016	2017	Non-Housing Community Development	Special Emphasis Neighborhoods	Economic development opportunities	CDBG: \$38,064	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Rehab
	Goal Description	
2	Goal Name	Rental Rehab
	Goal Description	
3	Goal Name	Property Acquisition
	Goal Description	
4	Goal Name	Produce Affordable Housing
	Goal Description	<p>CDBG: Reimburse Greenville County Human Relations Commission in the amount of \$1,000 per qualified home buy with a maximum of five (5) buyers. Funding also used to offer public Lunch and Learn workshops.</p> <p>HOME: Develop affordable rental housing using the Section 8 Housing Choice Voucher program.</p> <p>Other funding sources: Funds 115 and 118: Construct four (4) single family rental units in Special Emphasis neighborhoods. Develop affordable rental housing opportunities using Section 8 Housing Choice Voucher program.</p>
5	Goal Name	Promote energy efficiency
	Goal Description	
6	Goal Name	Assist in the creation of special needs housing
	Goal Description	

7	Goal Name	End chronic homelessness
	Goal Description	
8	Goal Name	Engage in planning, education, and advocacy
	Goal Description	
9	Goal Name	Address neighborhood infrastructure needs
	Goal Description	
10	Goal Name	Support safety and crime prevention
	Goal Description	
11	Goal Name	Support code enforcement and demolition of blight
	Goal Description	
12	Goal Name	Support the After School Tutorial Initiative
	Goal Description	
13	Goal Name	Support and advocate for Fair Housing
	Goal Description	
14	Goal Name	Develop and enhance recreational opportunities
	Goal Description	

15	Goal Name	Provide employment training
	Goal Description	
16	Goal Name	Creation and retention of businesses
	Goal Description	
17	Goal Name	Ensure residents have transportation options
	Goal Description	
18	Goal Name	Support healthy communities
	Goal Description	
19	Goal Name	Support for neighborhood residents
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

AP-35 Projects – 91.220(d)

Introduction

The budget for the 2017-2018 fiscal year was developed based on funding recommendations made by the Community Development Advisory Committee. The advisory committee, made up of appointees and neighborhood residents, chose the activities to be funded based upon a comprehensive approach to neighborhood revitalization, providing support for the development of affordable housing as well as programs to develop the capacity of our neighborhood residents.

The budget for 2017-2018 follows the guidance developed in the Consolidated Plan and seeks to support neighborhood vibrancy in the City's Special Emphasis Neighborhoods. The budget looks to continue housing and community development activities in the neighborhood through rehabilitation programs, acquisition, demolition, new construction, and support of our service providers.

During the 2017-2018 fiscal year, the City of Greenville proposes to complete the following activities using CDBG, HOME and HOPWA funding:

#	Project Name
1	CDBG Administration
2	Housing Assistance Administration
3	City-Wide Owner-Occupied Housing Rehabilitation
4	City-Wide Property Acquisition
5	Neighborhood Engagement
6	After-School Tutorial Program
7	Comprehensive Housing Counseling Program
8	Fair Housing Counseling Program
9	HOPWA Administration
10	AID Upstate
11	Upper Savannah Care Services
12	HOME Administration
13	Affordable Rental Demonstration Program
14	Harmony House - Turning Point

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Administration
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Support safety and crime prevention Support and advocate for Fair Housing Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	CDBG: \$152,737
	Description	Funds will be used for the operating expenses related to administering the CDBG, HOME and HOPWA programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Housing Assistance Administration

	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Produce Affordable Housing
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	CDBG: \$291,936
	Description	Funds will be used for operating/payroll expenses to administer rehabilitation, public facility and housing unit construction programs for the fiscal year.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	City-Wide Owner-Occupied Housing Rehabilitation
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Owner Occupied Rehab
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	CDBG: \$125,000
	Description	Funds will be used for the rehabilitation of owner-occupied homes in the CD-served Special Emphasis Neighborhoods. Partnership may include Rebuild Upstate and local faith-based and non-profit organizations.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	City-Wide Property Acquisition
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Property Acquisition Support code enforcement and demolition of blight
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	CDBG: \$130,948
	Description	Funds will be used to acquire properties in the City's Special Emphasis Neighborhoods.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Neighborhood Engagement
	Target Area	Special Emphasis Neighborhoods

	Goals Supported	Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	CDBG: \$13,064
	Description	Funds will be used to promote resident engagement activities and implement recommendations made by the Neighborhood Vibrancy Task Force including provision of GAP grants.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	After-School Tutorial Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Engage in planning, education, and advocacy Support healthy communities Support for neighborhood residents
	Needs Addressed	A suitable living environment
	Funding	CDBG: \$10,000
	Description	Funds will be used to continue implementation of the Study Buddies After-School Tutorial Program offered from the West Greenville, Nicholtown, David Hellams and Bobby Pearce Community Centers.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Comprehensive Housing Counseling Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Engage in planning, education, and advocacy Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	CDBG: \$5,000
	Description	The Greenville County Human Relations Commission will utilize the funds to provide education and training on the home buying process and assist at least five (5) persons become qualified to purchase a home. Funding will also be used to offer Learn and Learn events on topics such as "Protecting Yourself and Your Home", "Protecting Yourself from Identify Theft", "Understanding Fair Housing".
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

8	Project Name	Fair Housing Counseling Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Support and advocate for Fair Housing Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment
	Funding	CDBG: \$10,000
	Description	Funds will be used by the Greenville County Human Relations Commission to provide Fair Housing Counseling services for residents living in the City of Greenville.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	HOPWA Administration
	Target Area	Greenville, Anderson, and Pickens counties. Laurens county
	Goals Supported	Assist in the creation of special needs housing End chronic homelessness Support healthy communities

	Needs Addressed	Decent, safe, and affordable housing A suitable living environment Economic development opportunities
	Funding	HOPWA: \$11,062
	Description	Funds will be used for the operating expenses related to administering the HOPWA program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	AID Upstate
	Target Area	Greenville, Anderson, and Pickens counties.
	Goals Supported	Assist in the creation of special needs housing
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment
	Funding	HOPWA: \$325,698
	Description	Funds will be used by AID Upstate to provide emergency financial assistance, rent, utilities, mortgage and housing counseling assistance to persons living with HIV/AIDS in Anderson, Greenville and Pickens counties.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • STRMU, \$93,000 • Supportive Services, \$101,000 • Permanent Housing Placement, \$19,000 • Project Care, Stephen's House, \$30,000 • Program Admin, \$20,000 • TBRA, \$62,698
11	Project Name	Upper Savannah Care Services
	Target Area	Laurens county
	Goals Supported	Assist in the creation of special needs housing
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment
	Funding	HOPWA: \$32,000
	Description	Funds will be used to provide emergency financial assistance, rent, utilities, mortgage and housing counseling assistance to persons living with HIV/AIDS in Laurens County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<ul style="list-style-type: none"> • STRMU, \$6,600 • Supportive Services, \$13,346 • Permanent Housing Placement, \$1,309 • Program Admin, \$2,097 • TBRA, \$8,648
12	Project Name	HOME Administration
	Target Area	
	Goals Supported	Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment
	Funding	HOME: \$21,851
	Description	Funds will be used for operating expenses related to administering the HOME program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Affordable Rental Demonstration Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Produce Affordable Housing

	Needs Addressed	Decent, safe, and affordable housing A suitable living environment
	Funding	HOME: \$166,663
	Description	Funds will be used to develop affordable rental housing opportunities in partnership with Genesis Homes, Homes of Hope and the Greenville Housing Authority.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	Harmony House - Turning Point
	Target Area	
	Goals Supported	Produce Affordable Housing
	Needs Addressed	Decent, safe, and affordable housing A suitable living environment
	Funding	HOME: \$30,000
	Description	Funds will be used to rehabilitate Harmony House, located at 800 Pendleton Street. Harmony House is a facility that will provide residential recovery services for 26 women recovering from substance abuse.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Greenville’s Community Development Division offers services to approximately 13 Special Emphasis Neighborhoods. The participating neighborhoods include Green Avenue, Greater Sullivan, Sterling, Southernside, West Greenville, Greenline-Spartanburg, Nicholtown, Viola, Haynie-Sirriner, Payne-Logan (West End), Arcadia Hills, Brutontown, and Pleasant Valley. Special Emphasis Neighborhoods are neighborhoods designated by the Community Development Division based on Census data or other socio-economic indicators. Two of the neighborhoods, (Green Avenue and Viola Street) were designated as Neighborhood Revitalization Strategy Areas in September 1996 by the U. S. Department of Housing and Urban Development. The Community Development Division’s programs and services are made available to these areas to promote revitalization and redevelopment. The revitalization of the Viola Neighborhood was completed in 2008. The Special Emphasis Neighborhood Map illustrates the location of these areas.

Geographic Distribution

Target Area	Percentage of Funds
Special Emphasis Neighborhoods	74
Greenville, Anderson, and Pickens counties.	24
Laurens county	2

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of the residents in our Special Emphasis neighborhoods are low and moderate income families. Furthermore, the housing stock and infrastructure in the neighborhoods is aged, antiquated, deteriorated and substandard. The CDBG and HOME program funds assist in the improvement of the neighborhoods and leveraged with other funds to improve roads, sidewalks, curbs, utility systems and housing units. The funds assist residential developers create modernized rehabilitated or new construction of affordable rental and homeownership units in our neighborhoods.

According to the 2010 Census data, the population in the Special Emphasis Neighborhoods is predominately African American, whereas the City itself is 64 percent white. The median household income for the City is \$33,187 compared to less than \$23,000 for the special emphasis neighborhoods. The unemployment rate is 8.7% for the City, but varies from 9% to 41% within the different special emphasis neighborhoods. The neighborhoods currently suffer from aged and antiquated housing stock. Approximately 13% of the housing units in the City are vacant, with the majority of those located in the special emphasis neighborhoods. Renters outnumber homeowners; over half of the homes are renter-occupied and only one quarter is actually owned by residents of the community. Community Development’s goal is to revitalize the neighborhoods, create and support an appropriate mix of rental and homeownership options. This is realized by developing more

affordable housing units through our housing partners to encourage homeownership and rental opportunities.

Furthermore, the City's rehabilitation programs assist current homeowners, particularly with limited or fixed income rehabilitate and upgrade their homes, thereby preventing any potential or future blight in the community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This year, the City will utilize HOME funds to support the development of six (6) rental units in partnership with our housing development partners, Genesis Homes and Homes of Hope through the Affordable Rental Demonstration Program. Additional sources of funding to leverage the City’s investment. CDBG funds will be used to complete Owner-Occupied rehabilitation projects throughout the Special Emphasis Neighborhoods on approximately 26 owner-occupied units. The City will acquire approximately 12 properties.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	44
Special-Needs	0
Total	44

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	26
Acquisition of Existing Units	12
Total	44

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Greenville (GHA) provides affordable housing to the City and County of Greenville's neediest low income families and adults. Their mission is "to build communities by providing affordable housing, housing choice, and economic development opportunity in a quality living environment." The dual jurisdiction agency continues to work to enhance the quality of life of its residents. Initiatives like the Family Self-Sufficiency Program empower residents and improve the quality of life.

Actions planned during the next year to address the needs to public housing

The City is also providing guidance and consultation with the Housing Authority to address the need for replacement housing for the Scott Towers Apartments. Scott Towers was built in the 1970's and provided 197 one bedroom units for senior and disabled persons. Over the years, the building has become obsolete and no longer meets the needs of its senior and disabled residents. The Housing Authority demolished Scott Towers on January 19, 2014. GHA is working with Integral, a private developer, on a redevelopment plan for the site. GHA is currently constructing The Manor, a 55-unit senior housing facility, and planning renovation for Brookhaven and Westview housing complexes. Brookhaven will be renovated to include a total of 57 family units and the name will be changed to The Harbor. Improvements to the existing Westview community, which will be renamed to The Gallery, will include the demolition of 7 apartment/management building, convert 18 -1 bedroom units to 12 art studios and substantially renovate 66 units. A new office/community building will be included in the project. In addition, The Haven, a new community will be constructed at Westview and will offer 42 new units for senior citizens.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Family Self-Sufficiency Program is a collaboration of local efforts to assist individuals to work toward home ownership and Temporary Assistance for Needy Families (TANF). Families have an opportunity to own a home and obtain employment skills to better compete in the labor market.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Greenville Housing Authority is not considered a troubled PHA.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will continue to work closely with the Upstate Homeless Coalition and other agencies affiliated with providing assistance to the homeless population. The City will also work to implement the recommendations identified in the Plan to End Homeless by developing residential units in our Special Emphasis neighborhoods and collaborating with existing entities to create more affordable housing for the homeless population.

In addition, the City will investigate and access all types of funding streams and resources to end homelessness. Further, we will continue to partner with Greenville County Redevelopment Authority and other agencies to assess affordable housing needs and supportive service needs for homeless individuals and families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

The Upstate Housing Connection's mission is to promote advocacy and awareness in addition to developing strategies at the local, regional, and state levels to effectively address homelessness. The United Way funded

agency coordinates the region's homeless programs and services. Representatives from the following counties classified into chapters make up the region: Anderson, Oconee, and Pickens (Tri County Chapter); Greenville and Laurens (Greenville/Laurens Chapter); Cherokee, Union, and Spartanburg (C-U-S Chapter); and Greenwood, Abbeville, McCormick, Edgefield, and Saluda (G.A.M.E.S. Chapter). In an effort to reduce homelessness and provide a variety of community-based programs and services, each chapter meets monthly to discuss new funding sources, opportunities, and service delivery. This serves as the basis of the Continuum of Care.

The Upstate Housing Connection applies for and receives an allocation of Supportive Housing Program funds as a part of the Continuum of Care. These funds are used to support SHP helps develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives.

AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	80
Tenant-based rental assistance	3
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	15
Total	118

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Affordability is the most prominent housing problem in the City, and is most difficult for very low-income renter households. Of the total renter occupied households, 32% reported gross rents that exceeded 30% of their 1999 income and 16% reported housing costs which exceeded 50% of their income.

As mentioned above, the total African-American population of Greenville, at 19,335, comprises 34% of the City's total population. While 7,663 (31%) of all occupied housing units in the City are occupied by African-Americans, a significantly larger percentage of African-Americans are concentrated within the Special Emphasis Neighborhoods. While the African-American population increased considerably between 1970 and 1980, the current Census has revealed a slight decline in the population during the past decade by 1%.

In the City of Greenville, minorities have represented a disproportionately higher number of very low and low-income households. Within the neighborhood setting, the majority of all housing in predominately minority low-income single-family areas is rental. The number of African-Americans living in public or assisted housing is also disproportionately high. Because of these numbers, the City has focused a significant portion of its program resources towards the provision of affordable home ownership and rental opportunities.

In Greenville, very low and extremely low-income households have the most difficulty in finding affordable housing (for less than 30% of their income). This does not mean however that there are too few units to meet the demand, or that housing production is falling short of increases in the number of households.

While the overall supply of housing seems to be adequate, some specific categories of housing are in short supply. This supports the already identified problem that large families, needing at least three (3) bedrooms, have much more difficulty finding rental units in Greenville. Efficiency and one (1) bedroom units, which accommodate individuals and childless couples, are also more readily available.

Housing supply in Greenville has followed the pace of demand, meaning that supply is neither excessive nor deficient. This phenomenon, coupled with the fact that most of the rental property available to low and very low income households is owned by a few individuals, means that tenants are forced to pay excessive rents. Home ownership is out of reach for many low and moderate income individuals and families. Overall, housing costs are too excessive for lower income families to consider home ownership.

Nearly 23% of the lowest income renters have excessive rent burden, and over 58% have severe cost burden. As household income rises the incidence of affordability problems declines significantly. Practically no renters with incomes over 50% of MSA median have severe cost burden and renters with income over 80% have almost no indication of severe cost burden or excessive rent burden. These data when examined along with the fact that there appears to be an ample supply of rental units suggests that elevating the purchasing power of low-income renters through subsidy, etc., would give them greater access to affordable rental housing from the existing stock.

The special needs population is typically an underserved group. They include the frail elderly and elderly, disabled, mentally and physically challenged, persons living with HIV/AIDS, and those living with substance abuse problems. Among the housing choices are transitional housing, supportive housing, and subsidized housing. Each has its own distinct needs, which are addressed individually in this document. Many special needs individuals require supportive services to maintain daily activities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Greenville remains committed to fair housing through its partnership with the Greenville County Human Relations Commission (HRC). The City provides funding to maintain staff and materials to promote and protect individuals' rights. Among its services are the research of alleged discrimination complaints and requests for assistance, counseling, mediation of landlord/tenant disputes, and the development of the Analysis of Impediments to Fair Housing (AI). The Analysis of Impediments is a comprehensive review of policies and practices that affect the location, availability, and accessibility of housing, and an assessment of conditions affecting fair housing. Impediments are actions, omissions, or decisions that restrict housing choices on the basis of race, color, sex, disability, familial status, or national origin.

The HRC continues to implement the strategies as part of the Analysis of Impediments which is updated regularly. Strategies rely on cooperation and partnerships with community-based organizations, local governments, and the business community. The study found impediments to fair housing choice were associated with the following: fair housing education, public transportation, credit education and counseling, mortgage lending practices, affordable housing choices, employment, homeownership opportunities, zoning policies, and lead-based paints disclosure requirements. Emphasis has been placed on increasing lending opportunities to minority and low income areas, fair housing education, and credit counseling. The Greenville County Human Relations Commission (HRC) completed the AI in June 2013.

Discussion

The cost of housing is the primary barrier to developing, improving, and maintaining affordable housing for low and moderate income households in Greenville. The public policies of taxation, land use controls, zoning, fees and charges, growth limits, and building codes were not found to be barriers to affordable housing in the jurisdiction. The City acts as an ally in the efforts to expand affordable housing stock, seeking to change or waive the impact of public policies where such policies function as barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Minority/Women Owned Business Outreach

The City realizes a need to increase minority/women business participation. As a result, the Procurement Administrator and staff participate in minority sponsors exhibits and shows. A special brochure has been developed in addition to a link on the City's web site to encourage minority participation. Both guide business owners on working with the City to develop competitive bids.

Actions planned to foster and maintain affordable housing

Listed below are the strategies the Human Relation Commission and Community Development are undertaking this year to affirmatively further Fair Housing:

- Implementation of the KEY Program. KEY addresses the barriers to housing choice. Not only does the program work with potential homebuyers through education and counseling but banks as well. Several banks are part of the task force supporting this initiative. Consequently, they are allowing more flexibility with their lending products;
- Continued outreach and awareness of tenant/landlord issues. The HRC staff attends neighborhood association meetings to provide assistance and education. Greenville has experienced an influx of Hispanic citizens. Brochures translated in Spanish and an interpreter has been utilized to bridge the language barrier may that become an obstacle to Fair Housing;
- Continued advocacy against predatory lending by providing and endorsing predatory lending workshops. Predatory lending targets seniors and minority groups. The HRC's workshops and sessions help citizens recognize and report predatory lending practices; The HRC will host lunch and learns on topics such as Protecting Your Investment, Identity Theft and Fair Housing.

HRC is also working with the SC State Housing Finance and Development Authority to assist homeowners who are risk of losing their homes to foreclosure through SC Mortgage HELP. The South Carolina Homeownership and Employment Lending Program (SC HELP) was designed based on the experience that every homeowner's situation is unique and that homeowners have complex needs.

Actions planned to reduce lead-based paint hazards

Low income residents are more at-risk of lead exposure than any other group due to the dilapidated condition of many of the units that are affordable to low income residents. Most of these units are rental units. These housing units often pose a serious threat to residents, children in particular.

Lead abatement or control is a necessary procedure for an estimated 60% of Greenville's housing stock. The

cost of these methods can be prohibitive as in many cases the cost to control have equaled or exceeded the value of the structure. This issue can have a dramatic impact on low income residents.

The City of Greenville's Community Development Division provides risk assessments through a licensed lead paint risk assessor for properties that are assisted under the Emergency Repair and Community Improvement Program (CIP). The results of these assessments are incorporated into the work write ups for the properties and are addressed by contractors with lead paint training. Properties are then cleared by an approved risk assessor. Properties assisted in the Paint the Town program are assumed to have lead paint present and are repainted by volunteers using safe work practices. Community Development staff has received training in risk assessment procedures.

The following outlines the City's Lead-Based Paint Policy:

- 1) All children under the age of ten (10) living in the home or who visit the home on a regular basis must be tested for elevated blood lead levels before any rehabilitation work may begin. An elevated blood level is defined as a blood lead level of 10 micrograms per deciliter or more. If a child is determined to have a blood lead level of 20 micrograms per deciliter or above for a single test or has a blood lead level of 15-19 micrograms per deciliter in two tests taken at least three months apart then immediate environmental intervention is required. The Community Development Division will notify the Greenville Health Department for such intervention.
- 2) All children under the age of ten (10) shall be removed from the home during the actual renovation work. An exception to this requirement is possible if all work will be performed on the exterior only and a Certified Lead-Based Paint Risk Assessor determines that no lead hazard exists.
- 3) Homeowners must agree that children will not be allowed back into the home until clearance is achieved by a Certified Risk-Assessor, lead-based paint Inspector, or Clearance Technician.
- 4) Temporary Relocation of inhabitants is required unless: (a) the work will not disturb lead-based paint or lead-based paint hazards; (b) only exterior work is being conducted and openings to the interior are closed during the work and lead-hazard-free entry to the dwelling is provided; (c) the interior work will be completed in 8 hours, the work sites are contained to prevent dust release into other areas, and no other health or safety hazards are created; or (d) interior work will be completed in 5 consecutive days, work sites are contained.
- 5) Other health or safety hazards are created, work sites and areas 10 feet from the containment are cleaned at the end of each work day, and occupants have safe access to sleeping, kitchen and bathroom facilities. **Note:** Relocation of elderly residents will not be required as long as the elderly resident provides informed consent before commencement of the work.

All work is to be performed by contractors who are certified to perform interim control work or abatement as defined by HUD and EPA, and therefore, are trained in safe work practices.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy includes all those actions listed above. The City has developed two comprehensive revitalization strategies for the Green Avenue and Viola Street Neighborhoods and master plans for West Greenville, Greenline-Spartanburg, Haynie-Sirrine, Sterling, and Nicholtown, Southernside Neighborhoods. These plans have been developed with the aid of the residents to create partnerships throughout implementation.

Beyond the bricks and mortar, the City has invested a significant amount of its resources to the creation and implementation of the KEY and LADDER Programs. Both comprehensive programs were developed in coordination with a number of participating agencies to build human capacity.

The two programs were designed to address the root causes of poverty. LADDER, the comprehensive job training/placement program, offers upward employment mobility. The increase in living wages helps families and adults to build wealth and achieve homeownership. The KEY, the comprehensive housing program, step by step assists persons in achieving homeownership.

Actions planned to develop institutional structure

Monitoring objectives are guided by CDBG and HOME Program regulations. The monitoring process ensures that the Community Development housing and community development projects comply with Federal regulations. Applicable regulations include 24 CFR 570.501(b), 24 CFR 570.502, 24 CFR 85.40, and 24 CFR 92.504. Community Development continues to implement ongoing strategies for monitoring its sub-recipients, contractors, developers, consultants, and CHDOs. The City enters into written contractual agreements with sub-recipients, contractors, developers, CHDOs, and others to establish their responsibilities under the CDBG and HOME Programs.

Community Development annually monitors recipients' activities in an effort to reinforce proper management control and accountability of each CDBG and HOME funded project. The Division tracks performance activities through periodic and routine on-site and desk reviews. Sub-recipients and contractors' activities are closely evaluated to ascertain levels and degrees of progress, and identify potential problem areas where corrective strategies can be implemented. As a part of the monitoring process, the City requires funded recipients submit regular written reports to justify requests for monetary draws and to report on the progress of activities to date. Special attention via consultations and/or technical assistance is readily available to sub-recipients and contractors to acquaint them with the City's processes and procedures for delivering quality products and services to low and moderate income residents in accordance with Federal guidelines. Program recipients are always encouraged to contact the City at any time with technical inquiries or questions about programmatic issues.

Fiscal year 2014-2015 was the twenty-sixth year that the City of Greenville was awarded a Certificate of Achievement for Excellence in Financial Reporting by GFOA, the Government Finance Officer's Association of the United States and Canada. Additionally, the City hires, annually, an independent auditor to conduct

performance and financial audits of its departments and divisions. The audits determine and report on whether the City's internal control systems are in compliance with applicable laws and regulations. The independent auditor performs tests of these controls to evaluate the effectiveness of the design and operation of the policies and procedures in preventing or detecting material noncompliance. These tests include examining whether:

- Performance measurements are commensurate with applicable benchmarks;
- Funded projects or activities are being carried out with adequate control over program and financial performance in a way that minimizes opportunities for mismanagement, waste, and abuse, especially in procurement and construction management; and,
- Limitations and ceilings on administrative costs or public services are not exceeded.

Actions planned to enhance coordination between public and private housing and social service agencies

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City of Greenville’s 2017-2018 total allocation of CDBG funds is \$763,685. HUD will grant an estimated \$763,685 and the City has \$5,000 in program income for a total of \$768,685. Community Development seeks to focus the CDBG funds within the City’s special emphasis neighborhoods to promote revitalization and redevelopment. The special emphasis neighborhoods meet the HUD definition of low-to-moderate income areas. In focusing resources in these areas, the great majority (over 90 percent) of CDBG funds are used to assist low to moderate income people. The City helps support many public services with CDBG funds including: the After School Tutorial program; the Comprehensive Housing Counseling (KEY program); neighborhood engagement activities; and the Fair Housing Counseling program. The City is able to provide partial funding for these services, while expending less than 15 percent of its CDBG funds.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	5,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	5,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Annual Action Plan 2017	44
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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City HOME funded projects are also receiving funding from the State Housing and Finance Development Authority, with approximately \$700,000 in State HOME and Housing Trust funds. The City's Capital Improvement Program includes \$244,450 in funding for streetscaping along Calhoun Street.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City anticipates receiving \$218,514 in HOME Investment Partnership Program funding. The City of Greenville uses the HOME affordable homeownership limits. The City uses its HOME funds for both Homeowner Rehabilitation and Home Buyer Down Payment Assistance Programs. During the 2016-2017 fiscal year, HOME funds will not be used to provide down payment assistance by the City nor its CHDOs or other entities. Eligible applicants are residents of the City's special emphasis neighborhoods that meet income qualifications and complete a homeownership training class offered by local partner, Greenville County Human Relations Commission. Applicants are solicited with the help of area partners, neighborhood associations, realtors, lenders and are selected on a first-qualified, first-served basis. There is no other limitation or preference given to participating beneficiaries. When new houses are available for purchase, applications are available on the City's Community Development website: <http://www.greenvillesc.gov/265/Community-Development> and also available at the Community Development office, 206 S. Main Street. The City of Greenville utilizes the recapture provisions offered in the HOME Program regulations. Below is a description of our Recapture Provisions for both programs.

Homeowner Rehabilitation - The City offers forgivable loans for qualified homeowners to repair substandard owner occupied houses. The City's maximum forgivable loan, secured as a soft second mortgage is \$24,500. The mortgage shall be a five (5) or ten (10) year deferred payment loan depending on the amount of subsidy provided (<\$15,000-5 year; ≥\$15,000 – 10 year). Loans are forgiven at the rate of 1/60th or 1/120th per month. Upon any transfer of the property during the five or ten-year period, the pro-rated portion of the loan is due and payable in full to the City of Greenville. The City will negotiate a repayment plan based on income in order to recover the HOME funds in a timely manner. All recaptured HOME funds will only be used for HOME eligible activities.

Homeowner Down Payment Assistance Program. Typically, the City offers mortgage subsidies for qualified buyers. This assistance is considered direct subsidy to the home buyer. The City's maximum mortgage subsidy, secured as a soft second mortgage does not exceed \$10,000 per home buyer. The mortgage shall be a five (5) or ten (10) year deferred payment loan depending on the amount of HOME subsidy provided (<\$15,000-5 year; ≥\$15,000 – 10 year). Loans are forgiven at the rate of 1/60th or 1/120th per month. The subsidy provided shall be the difference between the maximum loan that the potential home buyer can

afford and the sales price. Under no circumstance will the City's mortgage subsidy exceed what is necessary to qualify the potential home buyer for a first mortgage.

Upon any sale of the property during the five or ten-year affordability period, the pro-rata reduction of recapture amount during the affordability period is due and payable to the City of Greenville. The City will limit the amount to be recaptured to the net proceeds available from the sale. All recaptured HOME funds will be used for HOME eligible activities only.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City anticipates receiving \$218,514 in HOME Investment Partnership Program funding. The City of Greenville will use its HOME funding to support the rehabilitation of a residential facility known as Harmony House for women recovering from substance abuse. Funding will also be used by two (2) CHDO organizations, Genesis Homes and Homes of Hope, to initiate the Affordable Rental Demonstration Program. The goal of this program is to utilize local funding and financing to produce affordable homes. During the 2016-2017 fiscal year, HOME funds will not be used to provide down payment assistance.

The City of Greenville utilizes the recapture provisions offered in the HOME Program regulations. Below is a description of our Recapture Provisions for both programs.

Homeowner Rehabilitation - The City offers forgivable loans for qualified homeowners to repair substandard owner occupied houses. The City's maximum forgivable loan, secured as a soft second mortgage is \$24,500. The mortgage shall be a five (5) or ten (10) year deferred payment loan depending on the amount of subsidy provided (<\$15,000-5 year; >\$15,000 – 10 year). Loans are forgiven at the rate of 1/60th or 1/120th per month. Upon any transfer of the property during the five or ten year period, the pro-rated portion of the loan is due and payable in full to the City of Greenville. The City will negotiate a repayment plan based on income in order to recover the HOME funds in a timely manner. All recaptured HOME funds will only be used for HOME eligible activities.

Homeowner Down Payment Assistance Program. Typically, the City offers mortgage subsidies for qualified buyers. This assistance is considered direct subsidy to the home buyer. The City's maximum mortgage subsidy, secured as a soft second mortgage does not exceed \$10,000 per home buyer. The mortgage shall be a five (5) or ten (10) year deferred payment loan depending on the amount of HOME subsidy provided (<\$15,000-5 year; >\$15,000 – 10 year). Loans are forgiven at the rate of 1/60th or 1/120th per month. The subsidy provided shall be the difference between the maximum loan that the potential home buyer can afford and the sales price. Under no circumstance will the City's mortgage subsidy exceed what is necessary to qualify the potential home buyer for a first mortgage.

Upon any sale of the property during the five or ten-year affordability period, the pro-rata reduction of recapture amount during the affordability period is due and payable to the City of Greenville. The City will limit the amount to be recaptured to the net proceeds available from the sale. All recaptured HOME funds

will be used for HOME eligible activities only.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not use its HOME funds to refinance existing debt.

Discussion

The City of Greenville administers HOPWA funding for Anderson, Greenville, Laurens and Pickens counties. We are fortunate to have two organizations whose mission is to prevent and treat HIV/AIDS through direct services, education, advocacy and awareness. Both AID Upstate (serving Anderson, Greenville and Pickens counties) and Upper Savannah Care Services (serving Laurens county) consistently provide a high level of service to and are the leaders for service to individuals living with HIV/AIDS and their families. These organizations were selected as project sponsors due to the level of service and assistance provided to clients, their partnerships with the faith-based community and other community organizations, their knowledge of the HOPWA program and their ability to mobilize HOPWA funding in an expeditious manner.