

HOME Investment Partnerships Program – American Rescue Plan (ARP) Allocation Plan

SUBSTANTIAL AMENDMENT TO THE 2021 ANNUAL
ACTION PLAN



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I. Executive Summary

Introduction to Program

The American Rescue Plan Act of 2021 (ARP) was made public law on March 11, 2021. The ARP provides additional relief to address the continued impact of COVID-19 on the economy, public health, state and local governments, individuals, and businesses. Section 3205 of The ARP appropriated \$5 billion dollars to the Secretary of Housing and Urban Development. In September 2021, the United States Department of Housing and Urban Development (HUD) issued Community Planning and Development (CPD) Notice CPD-21-10, which establishes requirements for funds appropriated under Section 3205 of the ARP for the HOME Investment Partnerships Program (HOME).

The purpose of the HOME-ARP program is to provide homelessness assistance and supportive services through the following four eligible activities:

- Development and support of affordable housing,
- Tenant-based rental assistance (TBRA),
- Provision of supportive services, and
- Acquisition and development of non-congregate shelter units.

HOME-ARP requires that funds be used to primarily benefit individuals and families in the following specified Qualifying Populations (QPs). Those populations are:

- Homeless, as defined in 24 CFR 91.5 Homeless (1), (2), or (3),
- At risk of Homelessness, as defined in 24 CFR 91.5 At risk of homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking as defined by HUD.
- Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above but meet one of the following criteria:
 - Other Families Requiring Services or Housing Assistance to Prevent Homelessness
 - At Greatest Risk of Housing Instability

Greenville County is a Participating Jurisdiction (PJ) under the HOME program. Greenville County's HOME-ARP Allocation is \$4,151,357. The Greenville County Redevelopment Authority (GCRA) is the designated administrator for Greenville County's Entitlement funds from HUD. In order to receive funding, Greenville County is required to develop and submit to HUD a HOME-ARP Allocation Plan, which identifies the gaps and needs of the community, distribution of funds, and preferences for eligible activities. The development of the plan also involved stakeholder consultation and community engagement.

Background

This allocation plan includes Greenville County's consultation efforts, demonstrates our efforts at documenting the need of the Qualifying Populations using quantitative and qualitative methods, and based on feedback from our partners, proposed budget allocations of the HOME-ARP funding on the eligible activities planned to address the unmet housing and homeless needs in Greenville County.

This allocation plan is organized into the following sections:

Consultation documents our efforts and the feedback received from consulting with the local organizations that serve the Qualifying Populations.

Public Participation details how we engaged in the citizen participation process in order to receive feedback from the general public, low- and moderate-income individuals and households in the communities we serve, and housing partners on how the HOME-ARP program will be budgeted and administered in Greenville County.

Needs Assessment and Gaps demonstrates our qualitative assessment using public data and feedback from consultation partners to arrive at estimated gaps in shelter, housing, and service for each of the QPs.

HOME-ARP Activities details the activities Greenville County will fund, and how applications will be solicited for funding.

HOME-ARP Production includes estimates of how many affordable housing units are projected to be produced.

Appendices document the results from the two surveys conducted.

II. Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

GCRA performed a first stakeholders and partners consultation in January 2022. At that time, Greenville County still had a substantial amount of ESG and CDBG COVID-19 funds. The funds were used to assist homeless households and imminent risk of homelessness impacted by COVID-19 with rental housing assistance. Online surveys and virtual meetings were conducted with stakeholders consisting of homeless providers and CoC members to obtain feedback on needs and gaps for the four QPs in Greenville County. The feedback primarily identified unmet needs for all the QPs and the gaps in sufficient housing and service delivery. The priority needs identified increase in affordable housing, shelters, and supportive services to directly assist

individuals and families in the QPs. Rental assistance was not a priority at that time due to existing COVID-19 funds being used to address the need.

In January 2023, a second survey was released to gather additional data and identify changes in need. The gaps in the homeless system of care remained the same, and partners' views of what was needed remained mostly the same. However, with the absence of COVID-19 funds, used to address rental housing assistance for individuals and families at risk of homelessness or homelessness, created a need and gap for households.

Below is the summary of the Greenville County Consultation process with stakeholders and partners.

A. Summarize the consultation process:

Our consultation process involved webinars, surveys, and meetings with key stakeholders and partners from each of the organizations identified above. Our partners work with the QPs and have the knowledge to identify their needs, service gaps, and potential activities that would best serve the needs of the QPs in Greenville County.

Our methods of consultation included:

- HOME-ARP Public Notice and Webinar: January 10, 2022, and January 27, 2022
- Survey 1: January 6, 2022 – January 31, 2022
- Survey 2: January 11, 2023 – January 23, 2023
- Individual meetings with organizations that work with the QPs (meetings and dates in table below)
- Email correspondence

The initial HOME-ARP Public Notice and Webinar allowed us to provide training to our partners about the program, eligible activities, QPs, the allocation plan, timeline, and to direct our partners to Survey 1.

Survey 1 participation was solicited through a public notice released in Greenville News on January 10, 2023, as well as directly emailed to partners and to the Greenville Homeless Chapter email list, which includes all the homeless service providers in Greenville County. Survey 2 participation was solicited through the Greenville Homeless Chapter email list as well as promoted during webinars for other funding programs and announced during Greenville Homeless Chapter and Veterans Groups meetings. Survey 2 was conducted to gauge any shift in priorities from Survey 1 and to ensure that the current needs, gaps, and priorities in the community would be reflected in our allocation plan.

Both surveys asked respondents to identify themselves and their organization as well as indicate which QPs they serve. Both surveys asked respondents to rank HOME-ARP eligible activities based on greatest need and most needed funding, QPs needing most assistance, which activities respondents would apply for, as well as open ended questions asking about available resources, funding priorities, unmet needs, and data the consultation partner may possess.

We also conducted individual meetings with key organizations serving the QPs in Greenville County, which are summarized in the table below.

At least one of each of the required organizations that PJs are required to consult with completed our survey. The following table lists the name of the organization, organization type (self-identified), method of consultation, and feedback, which summarizes their comments and indicates which of the QPs the organization serves (#1 Homeless, #2 At-Risk of Homelessness, etc.).

Appendix I contains the full results of the two surveys including feedback to the open-ended questions.

Table 1: List of the organizations consulted.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Faith Christian Fellowship (FCF) Outreach	Private Agency addressing QP needs	Survey	QPs served: 1-4 Greatest needs QP: All Greatest needs activity: Supportive Services Unmet needs: safety, security, inadequate personal hygiene
Foothill Family Resources	Private Agency addressing QP needs	Survey	QPs Served: 1, 2, 4 Greatest needs QP: 2-4 Greatest needs activity: affordable housing Unmet needs: DV shelter and housing, homeless prevention, affordable housing Unmet needs: housing for under 30% AMI
Greenville Homeless Alliance	Private Agency addressing QP needs	Survey Meeting (1/13/23)	QPs Served: 1-4 Greatest needs QP: All Greatest needs activity: affordable housing, TBRA Unmet needs: shelter beds for families, shelter for single mothers with sons over ten, shared housing, transitional housing, viable exit options from shelter, shelter for couples permanent supportive housing. Lack of low barrier shared housing. Homeless numbers of school age children continue to rise. Need for on-site supportive services for chronically homeless

<p>Greenville County Human Relations Commission</p>	<p>Public Agency addressing fair housing, civil rights, disability</p>	<p>Survey Meeting (1/26/23)</p>	<p>QPs Served: 4 Greatest needs QP: 1 Greatest needs activity: NCS Unmet needs: shelter beds, homeless prevention funding for rent and deposit. Additional feedback- people losing rental housing due to property owners selling to capitalize on high real estate prices, or increasing rent beyond what the voucher will allow, which makes them have to move a client. Tenants reporting property owners not making Americans with Disabilities Act accommodations to properties</p>
<p>Greenville County Sherriff's Office</p>	<p>Public Agency addressing QP needs</p>	<p>Survey</p>	<p>QPs Served: 1-4 Greatest needs QP: 1, 2 Greatest needs activity: NCS Unmet needs: shelter beds, eviction assistance, funding</p>
<p>Greenville Veterans Administration</p>	<p>Veterans Group</p>	<p>Survey</p>	<p>QPs Served: 1-4 Greatest needs QP: 3 Greatest needs activity: Supportive services Unmet needs: shelter beds, hotels vouchers</p>
<p>Greer Housing Authority</p>	<p>PHA</p>	<p>Meeting (1/26/23)</p>	<p>QPs Served: 2, 4 Greatest needs QP: 2, 4 Greatest needs activity: affordable housing Unmet needs: not enough property owners willing to rent, or they are selling their property, which forces our tenants to move. Rents are too high.</p>
<p>Homes of Hope, Inc.</p>	<p>Housing Developer</p>	<p>Survey</p>	<p>QPs Served: 1-4 Greatest needs QP: 2 Greatest needs activity: Permanent Supportive Housing Unmet needs: Affordable Housing for <30% AMI</p>

Jackie's Hands	Private Agency addressing QP needs	Survey	<p>QPs Served: 1-4 Greatest needs QP: 1-4, families Greatest needs activity: Affordable Housing Unmet needs:</p>
M Peters Group, LLC	Housing Developer	Survey	<p>QPs Served: 4 Greatest needs QP: 2 Greatest needs activity: Affordable Housing Unmet needs: affordable for under 30% AMI, bonds from SC housing for housing construction, vouchers for under 60% AMI</p>
Mercy Housing Southeast, Inc.	Housing Developer	Survey	<p>QPs Served: 4 Greatest needs QP: 4 Greatest needs activity: housing or permanent supportive housing for households earning under 30% AMI, TBRA Unmet needs:</p>
Pendleton Place	Homeless Services Provider	Survey Email Meeting (11/7/22)	<p>QPs Served: 1-2 Greatest needs QP: unsheltered needing shelter, sheltered needing perm housing. Greatest needs activity: Affordable housing/PSH for <=30% AMI Unmet needs: agency funding, more DV beds/agencies, human trafficking resources, lack of affordable units and rent control. General Comments: Homeless Youth numbers growing year after year. Focusing on assisting youth homelessness will prevent adult homelessness. High percentage of youth exiting foster care enter homelessness. Housing IS health care as shown by reduced EMS and ED visits after being sheltered or housed.</p>

Phillis Wheatley Community Center	Private Agency addressing fair housing, civil rights, disability & needs of QPs	Survey	<p>QPs Served: 1-4 Greatest needs QP: All Greatest needs activity: Affordable Housing and Supportive Services Unmet needs: eligibility for those who do not meet HUDs definition of homeless, collaboration</p>
United Ministries	Homeless Services Provider	Survey Meeting (11/7/22)	<p>QPs Served: 1, 2, 4 Greatest needs QP: sheltered needing permanent, households needing homeless prevention, families. Greatest needs activity: affordable housing Unmet needs: Emergency Shelter for mixed gender families. More organizations that can issue housing vouchers. Greater access to supportive services, more flexible Homeless Prevention funding, move away from AMI as the benchmark, eviction protection</p>
Safe Harbor	Domestic Violence Service Provider	Survey, email, Meeting (12/20/2022)	<p>QPs Served: 3 Greatest needs QP: 3, families Greatest needs activity: affordable housing and TBRA Unmet needs: Need for funding for shelter operations, capital replacements, case management, housing assistance and landlords who are willing to work with people who have poor credit, evictions, criminal backgrounds, etc. Need funding for landlord engagement, access to emergency rental assistance, sheltered clients don't have good exit destination options.</p>
Person with lived experience of	Individual	Survey	<p>QPs Served: n/a Greatest needs QP: 3</p>

homelessness/severe housing insecurity			<p>Greatest needs activity: affordable housing for under 30% AMI</p> <p>Unmet needs: rent and utilities assistance, gay, lesbian, or transgender need secure housing and emotional support</p>
SC Thrive	Private Agency addressing needs of QPs	Survey	<p>QPs Served: 1-4</p> <p>Greatest needs QP: All</p> <p>Greatest needs activity: Supportive services, affordable housing</p> <p>Unmet needs: Eviction assistance, housing counseling</p>
SHARE	Homeless Service Provider	Survey	<p>QPs Served: 1-4</p> <p>Greatest needs QP: All, families</p> <p>Greatest needs activity: Affordable housing, rental assistance</p> <p>Unmet needs: building housing that lower AMI households can afford</p>
Person with lived experience	Individual	Survey	<p>QPs Served: n/a</p> <p>Greatest needs QP:</p> <p>Greatest needs activity: rental assistance, affordable housing</p> <p>Unmet needs: access to emergency shelter when you have a pet. Low-barrier shelters</p>
Step By Step	Private Agency addressing QP Needs	Survey	<p>QPs Served: 1, 2, 4</p> <p>Greatest needs QP: 2, 3</p> <p>Greatest needs activity: Supportive Services funding</p> <p>Unmet needs: mental health services, with stable housing, more shelter beds, safety interventionist assistance, expedited homeless prevention services</p>
Switch SC	Private Agency addressing QP needs	Email (attempt)	<p>QPs Served: 3 (Human Trafficking)</p> <p>Greatest needs QP: n/a</p> <p>Greatest needs activity: n/a</p> <p>Unmet needs: n/a</p>

Taylor's Free Medical Clinic	Private Agency addressing QP needs Pub/Priv. org. addressing needs of persons with disabilities	Survey	QPs Served: 1-4 Greatest needs QP: 1 Greatest needs activity: Affordable Housing for under 30% AMI, shelter beds Unmet needs:
The Greenville Housing Authority	Public Housing Authority	Survey Meeting (attempted)	QPs Served: n/a Greatest needs QP: n/a Greatest needs activity: Unmet needs: available places to rent, developers willing to build
City of Travelers Rest	Public Agency addressing QP needs	Survey	QPs Served: 2, 3 Greatest needs QP: 1 Greatest needs activity: rental assistance Unmet needs: supportive services funding
Triune Mercy Center	Homeless Service Provider	Survey	QPs Served: 1-4 Greatest needs QP: 1, 2 Greatest needs activity: Unmet needs: affordable housing for under 30% AMI with supportive services, housing for people coming out of rehab, transitional housing, housing for those on sex offender registry
United Housing Connections	CoC Lead Agency	Survey Meeting (1/26/23)	QPs Served: 1-4 Greatest needs QP: All, chronically homeless Greatest needs activity: non-congregate shelter, affordable housing for under 30% AMI, PSH Unmet needs: low barrier congregate shelter, quality rental, housing navigators, rentals for single males, need transitional housing, shared housing. Need a way to move people out of emergency shelter.
United Ministries	Homeless Service Provider	Survey	QPs Served: 1-4 Greatest needs QP: 1, 2 Greatest needs activity: Unmet needs: Affordable housing

			Unmet needs: Low-barrier PSH, like Reedy Place, ES for mixed gender families, less restrictive housing vouchers, better distribution of organizations that have vouchers, not just one. org. needs more supportive services. Need to look beyond AMI as the model for affordability.
Person with lived experience of homelessness/severe housing insecurity	Individual	Survey	QPs Served: n/a Greatest needs QP: 1 Greatest needs activity: Emergency Shelter, TBRA Unmet needs:
Unity Health on Main	Private Agency addressing QP needs Pub/Priv. org. addressing needs of persons with disabilities	Survey	QPs Served: 4 Greatest needs QP: 2 Greatest needs activity: Affordable Housing for under 30% AMI Unmet needs: mental health and case management, childcare, housing, families living doubled or tripled up in one house which leads to anxiety which directly impacts health
Upstate Warrior Solutions	Veterans' Group	Survey	QPs Served: 1-4 Greatest needs QP: 1 Greatest needs activity: Affordable Housing for <30% AMI, non-profit operating, supportive services Unmet needs: supportive services to Veterans to keep them from becoming homeless
Member of the Public	Individual	Survey	QPs Served: n/a Greatest needs QP: 1 Chronically homeless Greatest needs activity: affordable housing, rental assistance Unmet needs: affordable housing near transportation

Table 2: Count of type of organizations consulted.

Type of Agency	Number of organization types consulted (self-identified)
CoC Lead Agency	1
Homeless Service Provider	5
DV Service Provider	1
Veterans Group	2
PHA	2
Public Agency addressing QP needs	11
Pub/Priv. org. addressing fair housing, civil rights, persons with disabilities	4
Member of the Public/Person with lived experience	4
Housing Developer	3

B. Summarize feedback received and results of upfront consultation with these entities:

GCRA received over 45 survey responses, exchanged information with homeless service providers via email and phone conversations, and conducted meetings with the Both Survey 1 and Survey 2 consistently indicated that the greatest need in Greenville County is affordable housing benefitting all qualifying populations, particularly for households earning 30 % of the AMI and below. This will help address homelessness and all housing needs for all the QPs. Respondents in both survey years (2022 and 2023) also indicated priority funding on affordable housing development. In the first survey completed in January 2022, the second priority was for funding for supportive services. However, in the follow up survey conducted in January of 2023 respondents indicated the second most pressing need is for more TBRA. This is in direct correlation to the absence of the COVID-19 funds used to address TBRA needs previously. Additional priorities for funding identified were Supportive Services, Purchase and Development of Non-Congregate Shelter, and Non-profit operating and capacity building.

Examining all of the feedback received through the survey, including all the open-ended responses, and meetings with consultation partners, identified unmet needs amongst all QPs. Our consultation partners most frequently identified these specific needs for each of the QPs:

- Homeless – More shelter beds, more rapid rehousing funding, permanent supportive housing, wrap-around services, shelter for families, mixed families, shelter for single mothers with sons over ten years old, large families, single fathers, low-barrier shelters, non-congregate shelters, shared and transitional housing.
- At-risk of homelessness – Housing vouchers, rent and utility assistance, financial counseling, job training, laws to assist with evictions, fewer restrictions for homeless prevention funding, supportive services, units large enough for families, landlords willing to rent.

- Fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking – Safe shelter and housing options, more service providers, more beds, supportive services and counseling, job training and credit establishment, long term case management, more beds for victims, options for men who are victims of human trafficking.
- Other populations where assistance would prevent their homelessness or serve those with the greatest risk of housing instability- Affordable housing, landlords willing to rent, quality rentals, supportive services, job training to lift people out of poverty, gay and lesbian specific secure housing, housing for sex offenders, people coming out of rehab, legal services for evictions.

Consultation revealed that there were gaps in shelter, affordable housing, and services. Consistent with the identified needs and gaps, the County’s HOME-ARP budget recommends funding for all of the eligible activity categories.

III. Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- *The amount of HOME-ARP the PJ will receive,*
- *The range of activities the PJ may undertake.*

A. Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Date of Public Notice:** February 15, 2023
- **Date of Public Comment Period:** March 1, 2023 – March 16, 2023
- **Date of Public Hearing:** March 7, 2023
- **Internal approval dates of HOME-ARP Allocation Plan:**
 - County Council Resolution: May 17, 2022
 - GCRA Committee Review and approval: March 14, 2023
 - GCRA Board approval: March 28, 2023

GCRA published the combined notice of public comment and the public hearing in both English and Spanish in the Greenville News, as well as emailed the combined notice to members of the

Greenville-Laurens chapter list Upstate Continuum of Care, Housing Development Partners, Hispanic Alliance, Neighborhood Associations, and Greenville County Human Relations Commission. These avenues of noticing should allow for high public and partner exposure.

The notice includes a HOME-ARP background, available funding, range of eligible activities, how to view the draft plan, public comment period start and end dates, public hearing location, date and time, how to comment, and how to request for a reasonable accommodation for individuals with a disability or language translation services for individuals with limited English proficiency.

The public hearing was held at GCRA offices and allowed the public to comment or ask questions about the allocation plan and the program.

In accordance with the Waivers and Alternative Requirements for Implementation of the HOME American Rescue Plan (HOME-ARP) Program, GCRA provided more than 2 weeks between the public notice and the hearing, and a 15-day public comment period.

B. Describe any efforts to broaden public participation:

The combined notice was distributed to neighborhood association leaders and individuals involved in their communities, communities that are considered low-mod communities, as well as providing the notice and copy of the draft document to the Greenville County Human Relations Commission broadens the public availability of the plan for review. Additionally, the Hispanic Alliance was also included in the distribution to allow for increased visibility of the notice and the plan. The notice was also posted on the GCRA and Greenville County Human Relations Commission website.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

C. Summarize the comments and recommendations received through the public participation process:

No public comments were received.

D. Summarize any comments or recommendations not accepted and state the reasons why:

No public comments were received.

IV. Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

In assessing the unmet needs of HOME-ARP qualifying populations, the County evaluated the size and composition of those populations, using a combination of Census data, Comprehensive Housing Affordability Data (CHAS), 2021 and 2022 Point in Time Counts, COC Housing Inventory Count (HIC) or other data sources, the Greenville County 2020 – 2024 Comprehensive Plan, the 2020-2024 Analysis Impediment Reports and 2018 and 2020 Greenville County Housing reports.

Table 3: Greenville County Demographics

Demographic composition	Census 2010	Census 2020	Difference	Percentage Change
Population	392,816	454,814	61,998	16%
# of Households	145,939	172,401	26,462	18%
Housing Units	166,044	188,892	22,848	14%
Median Income	\$48,830	\$65,513	\$16,683	34%
Median Gross rent	\$855	\$1,011	\$156	18%

Sources: Census.gov and 2021 ACS. (Excluding City of Greenville data)

Between 2010 to 2020, the population of Greenville County has increased by approximately 16%, the number of households has increased by 18%, and the housing units have increased by 14%. Median income has increased by 34% and gross rent by almost 18%.

Despite the increases in population and median income in the County, 8.4% percent of the households have an annual income of less than \$15,000 and 15% of the households make less \$25,000 per year (ACS 2021 1-year). Approximately 40% of this population are seniors (householders 65+). Additionally, 24% of the households earn less than \$35,000 per year and 55% of the households earn less than \$75,000 per year. These sectors of the population are considered extremely low, low, and moderate income for the Greenville County Area Median Income as defined by HUD. Households with an annual income of \$25,000 can afford rent of \$625 per month (30% of gross income), while households with annual income of \$35,000 can afford monthly rent of \$875 (30% of gross income). Current rent rates in Greenville market far exceed these noted amounts.

Table 4: Annual Household Income

Greenville County, South Carolina	
Annual Household Income	% of Households (estimate)
Less than \$10,000	5.4%
\$10,000 to \$14,999	3.0%
\$15,000 to \$24,999	6.8%
\$25,000 to \$34,999	9.0%
\$35,000 to \$49,999	13.3%
\$50,000 to \$74,999	17.4%
\$75,000 to \$99,999	13.4%
\$100,000 to \$149,999	15.6%
\$150,000 to \$199,999	7.7%
\$200,000 or more	8.4%

Source: 2021 ACS 1-Year

Table 5: FMR

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2022 FMR	\$783	\$871	\$992	\$1,294	\$1,579
2021 FMR	\$731	\$826	\$942	\$1,254	\$1,518

Source: HUD.gov

It is important to note that the 2022 HUD Fair Market Rate in Greenville County for efficiency, one and two bedrooms are \$783, \$871, and \$992, respectively. This means that households with annual income of \$25,000 are unable to afford any of these noted FMR units and are considered ‘out of reach’ for the households. Furthermore, households with annual income of \$35,000 are barely within reach for one bedroom unit of \$871. Affordability of rental units to households of annual income less than and equal to 30% AMI (\$25,000) are considered ‘out of reach’ and are severely cost burdened on housing cost. Furthermore, housing affordability is ‘barely within reach’ for households of up to 50% AMI (\$35,000). Therefore, there is an apparent need, and increased demand for decent, safe, and affordable housing in Greenville County.

A. Describe the size and demographic composition of qualifying populations within the PJs boundaries:

HUD requires HOME-ARP funds to be used to primarily benefit individuals and families in specified HOME-ARP 'qualifying populations.' Qualifying populations include but not limited to, the following:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking.
- Other families requiring services or housing assistance or to prevent homeless, including those at greatest risk of housing instability or in unstable housing situations.

1. Homeless - as defined in 24 CFR 91.5 Homeless (1), (2), or (3)

Sheltered and Unsheltered

The homeless data shown on table 4 contains data from the CoC for only Greenville County jurisdiction. Data on housing needs include Greenville County, excluding the City of Greenville.

The current inventory numbers are derived from the 2022 Housing Inventory Count (HIC) for only Greenville County. The Sheltered Homeless number in Table 4 is based on an annualized methodology counting individuals who received shelter services during the 10/1/2021 to 9/30/2022 reporting year in both HMIS and non-HMIS participating shelters. The unsheltered homeless count is from the 2022 PIT count for only Greenville County, which did not indicate veteran, DV, or familial status.

Table 6: Homeless Needs Inventory and Gap Analysis

Homeless															
	Current Inventory					Total Beds	Homeless Population				Total People	Gap Analysis			
	Family		Adults Only		Vets		Persons in Families (at least 1 child)	Adult HH (w/o child)	Vets	DV		Family	Adults Only		
	# of Beds	# of Units	# of Beds	# of Units	# of Beds							# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	188	27	379	n/a	5	567									
Transitional Housing	20	7	29	n/a	25	49									
Permanent Supportive Housing	0	0	264	n/a	181	264									
Other Permanent Housing							50	11	n/a	n/a					
Sheltered Homeless							168	2,213	140	398					
Unsheltered Homeless							n/a	126	n/a	n/a					
Subtotal Inventory	208		672			880									
Subtotal People							218	2,350			2,568				
Gap in Beds												1,688			

Source: Current Inventory – 2022 Greenville County HIC, Sheltered- 2022 Annualized Sheltered Homeless, Unsheltered – 2022 Unsheltered PIT Count Greenville County

According to the data reported on Table 6, in 2022 Greenville County had a total of approximately 880 beds available from emergency shelter, transitional housing, and permanent supportive housing (2022 HIC Count), however, a total of approximately 2,568 (sheltered and unsheltered) homeless individuals were reported for 2021-2022 reporting year. The indicates that only 35% of the homeless population have available beds and 65% of the homeless population do not have available beds. The disparity between the number of available beds and individuals served suggests that the need outweighs the availability, with approximately 65% of the need unmet. During the consultation process homeless providers and COC members reported that most shelters are at full capacity for most of the year.

It is noted that homeless families with at least 1 child have a total of 208 beds with 218 identified individuals resulting in a gap of 10 beds. Adults (without children, inclusive of veterans, and victims of domestic violence victims) have an existing 672 beds and 2,350 individuals, showing a gap of 1,678 beds needed for this population.

Sheltered

Using an annualized method, the size of the sheltered homeless population in Greenville County was counted as 2,381 individuals in 2022.

The sheltered estimate includes the count of persons who received shelter services from 10/1/2021 – 9/30/2022. In the Greenville County 2020-2024 Consolidated Plan an annualized number is also used to estimate the number of people experiencing homelessness in Greenville County, we will utilize this same method for this allocation plan. The annualized count includes people counted in HMIS and non-HMIS participating shelters. This count is considered to be a fuller picture of people experiencing homelessness, which typically yields over three times the number of individuals from the Point-in-Time count.

Demographics of the sheltered population are as follows:

Table 7: Persons by Household Type

Household Type	Persons	Percent of Total
Single Adults	2,213	92.94%
People in Families	168	7.06%
Total	2,381	100.00%

Table 8: Persons by Gender

Gender	Persons	Percent of Total
Male	1,532	69.23%
Female	682	30.77%
Total	2,213	100.00%

Table 9: Persons by Race

Race	Persons	Percent of Total
White	1,318	55.35%
Black or African American, or African	926	38.89%
Asian or Asian American	7	0.29%
American Indian, Alaska Native, or Indigenous	7	0.29%
Native Hawaiian or Other Pacific Islander	6	0.25%
Multi-racial	72	3.02%
Other	36	1.51%
Refused	9	0.38%
Total	2,381	100.00%

Table 10: Persons by Ethnicity

Ethnicity	Persons	Percent of Total
Hispanic/Latino(a)(x)	58	2.44%
Non-Hispanic/Non-Latino(a)(x)	2,318	97.56%
Refused	5	0.21%
Total	2,381	100.00%

Table 11: Persons by Age

Age at Entry	Persons	Percent of Total
17 and under	90	3.78%
18-24	184	7.72%
25-34	467	19.61%
35-44	543	22.80%
45-54	491	20.61%
55-61	357	14.99%
62+	241	10.12%
Data not collected	8	0.38%
Total	2,381	100.00%

Table 12: Persons by Veteran Status

Veteran Status	Persons	Percent of Total
Yes	140	5.88%
No	2,208	92.73%
Data not Collected	33	1.39%
Total	2,381	100.00%

Table 13: Persons experiencing Chronic Homelessness

Chronically Homeless	Persons	Percent of Total
No	2,074	87.11%
Yes	277	11.63%
Data not Collected	30	1.26%
Total	2,381	100.00%

Table 14: Persons with Domestic Violence Experience

Domestic Violence Experience	Persons	Percent of Total
No	1,945	81.69%
Yes	398	16.72%
Data not Collected	38	1.60%
Total	2,381	100.00%

Source: Upstate CoC

Unsheltered

In 2022, 126 unsheltered individuals were identified in Greenville County during the PIT count.

Demographics for the unsheltered in Greenville County are unavailable. Unsheltered demographics for the entire CoC from the 2022 PIT count show:

- Black 38%, White 59%, 1% American Indian or Alaskan Native, 2% Multiple Races.
- 98% counted were households without children.
- 96% were people in households without children.
- 96% identified as Non-Hispanic or Latino, 4% Hispanic/Latino
- 69% Male, 31% Female.
- 35% identified as Chronically Homeless.
- 4% of unsheltered individuals identified as Veterans.
- 3.5% identified as being a victim of Domestic Violence.

Subpopulations Size and Demographic Information

Unaccompanied Youth Under 25 Years of Age

The PIT and HIC count at the CoC level indicate 60 total unaccompanied youth, 59 being over the age of 18 but under 24. Six Parenting Youth (youth with a child) were also counted.

Size and demographic information for this subpopulation was provided by consultation partner Pendleton Place and from the CoC Lead Agency. The HUD 2022 CoC Report filtered for only Greenville County indicates 15 individuals counted at the Pendleton Place Emergency Youth Shelter (EYS), which serves youth aged 12-21. Pendleton Place's shelter for older youth 18-21 consistently maintains a wait list of 20+ individuals. Data received from Pendleton Place shows a total of 19 individuals served in the Young Adult Hall (18-24) for the July 1, 2022, through June 30, 2023, reporting period. At the end of December 2022, the hall served 33% more individuals than in December 2021. Demographics captured of the eight young adults served in the shelter were:

- Race: White 53%, Black, or African American 32%, multiracial 10%, Asian 5%
- Sexual orientation: heterosexual 78%, bisexual 11%, gay 11%
- Not Formerly in Foster Care 56%, Former Foster Care 44%
- Have health insurance 42%, Do not have health insurance 58%

The Youth Resource Center at Pendleton Place provides drop-in services for basic needs such as clothing, food, internet access, laundry, transit passes, showers, and telephones. A total of 32 unique individuals were served in December of 2022, an increase of 10% from the previous year/month, with a total of 105 unique individuals served in the last reporting period.

Demographics of the individuals served were:

- Race: White 43%, Black, or African American 39%, multiracial 11%, Asian 4%, Native American 3%
- Participant Gender: male 53%, female 41%, gender nonconforming 5%, questioning 1%
- Participant Sexual Orientation: heterosexual 81%, bisexual 10%, gay 3%, lesbian 2%, refused 2%, queer 1%, abrosexual 1%
- Formerly in Foster Care 21%, Not Formerly Foster 77%, Unknown 2%

The unsheltered count for Unaccompanied Youth from the 2022 PIT count CoC-wide identified 11 individuals.

Homelessness is a concern for inmates exiting an institution, as criminal records can make it difficult to obtain housing. We do not have data on the amount of people released from an institution who become homeless, but according to the 2022 SC State of Homelessness Report in FY21, 5,706 people were released from an institution in 2021.

Veterans

Data from the HUD 2022 CoC Report shows there were 99 total Veterans experiencing homelessness within the CoC boundaries on PIT count on January 25, 2022. Of these 99, 51 were counted in Emergency Shelter and 33 were counted in Transitional Housing. Fifteen were counted outside, unsheltered. PIT data for 2022 specific to Greenville County shows approximately 35 Veterans sheltered in Emergency Shelter and Transitional Housing in 2022. Data from the annualized count shows 140 persons self-identified as a Veteran in a shelter in 2022. One hundred and eighty-one were counted as housed in Permanent Supportive Housing

– VASH program. The US Department of Veterans Affairs housing programs data shows in the Upstate and Midlands areas, males make up 88% of Veterans served and females make up 12%. Black or African Americans make up 60% of all people served, with White at 34%, and Others at 6%. Sixty-five percent of Veterans served are between the ages of 41-65, with 24% of Veterans being under 40 years old. The other 10% are between the ages of 66-85 years old (SC State of Homelessness Report, 2022). It is important to note that 2020 census data reported a total of 26,306 veterans in Greenville County (excluding City of Greenville).

Our estimate of the size of part (3) of the definition “A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.” come from the Greenville County School District

Table 15: Count of children experiencing homelessness in Greenville County Schools

Academic Year	2021-2022
Total # “doubled up”	969
Total # staying in a hotel/motel	225
Total # Sheltered	97
Total # unsheltered	13
Total # of Homeless	1,304

Source: Greenville County School District 2021-2022 Academic Year

GCRA and housing partners have housing development projects in various phases of development that will help increase units and beds for the homeless population. Some of the projects are as follows:

- United Housing Connections (UHC) partnered with NHE, Inc. on their Parkside at Butler 1, a new construction of 72 housing units in the City of Mauldin. The housing units consist of one-to-three-bedroom units, targeted for households with annual income of 50% - 60% AMI. Ten (10) of the units are set aside for homeless households. The project is completed, and units are being leased.
- UHC will be developing a total of 36 new housing units as permanent support housing for homeless individuals. The project will all be one-bedroom units.

Additionally, Greenville County coordinates integrated grant programs (ESG and CDBG funds) with several partners and homeless providers for which individuals and families that are homeless or at-risk of homeless may be eligible. Some of these services include; housing programs and rental and utility assistance, health, social services, case management and counseling services.

Although these projects and programs are available, they are not nearly enough to address the gap, which must be done to support the housing and long-term sustainability and empowerment of the homeless population. There is additional need for shelters, supportive services for case management, academic education and job training, financial education and management,

mental health, etc., and affordable housing targeted for extremely low-income individuals and households. GCRA funding all activity types will assist in narrowing this gap.

2. At Risk of Homelessness as defined 24 CFR 91.5 “At risk of homelessness”

The definition of At-Risk of Homelessness used in 24 CFR 91.5 includes individuals and families who have an annual income below 30% area median family income, do not have sufficient resources to prevent homelessness, and meet at least one of a number of other factors. One of these factors is living in housing with characteristics associated with housing instability and an increased risk of homelessness, as identified in the Consolidated Plan. CHAS data provides estimates of households with at least 1 of 4 severe housing problems, and severely cost burdened households, which represents a subset of the definition of At-risk of homelessness. Cost burden, severe cost burden, and severe housing problems all are factors which increase housing instability, and are an allowable condition based on part (G) of the definition.

To estimate households under or equal to 30% of HUD Area Median Family Income (HAMFI) we reviewed CHAS data from 2015-2019.

Table 16: Greenville County Households by HAMFI level

Income Distribution Overview	Owner	Renter	% of Renters	Total
Household Income <= 30% HAMFI	8,955	10,480	23	19,435
Household Income >30% to <=50% HAMFI	10,920	8,490	18	19,410
Household Income >50% to <=80% HAMFI	19,550	10,390	22	29,940
Household Income >80% to <=100% HAMFI	11,975	5,300	12	17,275
Household Income >100% HAMFI	65,610	11,360	25	76,970
Total	117,010	46,020	100	163,030

Source: CHAS 2015-2019

The table above shows 19,435 households at less than or equal to 30% of HAMFI. This represents approximately 11% of households in the County. From this 10,480 are renter households. This represents approximately 54% of the households under 30% AMI. This table also shows that 41 % of renters (18,970 households) have a household income at or below 50% HAMFI.

Section {1} (iii) {G} of the at risk of homelessness definition allows for populations identified in our approved Consolidated Plan that live “*in housing that has characteristics associated with instability and an increased risk of homelessness*” to be a condition for being considered at risk of homelessness.

These four housing problems are associated with instability in housing, as discussed in Greenville County’s 2020-2024 Consolidated Plan. The four housing problems are 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any one or more of these four problems. The severe housing problems are lacks kitchen or plumbing, more than 1 person per room, or cost burden greater than 50%.

A subset to these 19,435 households are those households that are severely cost burdened as shown below.

Table 17: Greenville County Households by HAMFI and Severe Cost Burden

Income by Cost Burden (Owners and Renters)	Cost burden > 50% (# of households)
Household Income <= 30% HAMFI	10,540
Household Income >30% to <=50% HAMFI	3,240
Household Income >50% to <=80% HAMFI	1,175
Household Income >80% to <=100% HAMFI	275
Household Income >100% HAMFI	225
Total	15,455

Source: CHAS 2015-2019

This table illustrates that 97% (14,955) of the severely cost burdened households in Greenville County are households that earn equal to or below 80% HAMFI, and almost 70% of those households are in the at or below 30% HAMFI range.

In the 2020 – 2024 Greenville County Analysis of Impediments to Fair Housing Choice, housing cost burden is shown by racial demographics.

Table 18: Cost Burden by Racial Demographic

Table II-41 – Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	114,786	21,741	16,967	3,000
White	90,105	13,888	10,063	1,622
Black / African American	15,880	4,449	4,803	764
Asian	2,037	409	359	69
American Indian, Alaska Native	206	69	18	0
Pacific Islander	14	10	0	0
Hispanic	5,894	2,737	1,632	528

Data Source: 2011-2015 CHAS

The 2020-2024 Greenville County Analysis of Impediments to Fair Housing Choice states “When analyzing cost overburdens of 50% or more, 59.3% of households in the White category were cost overburdened, and 28.3% of households in the Black/African American category were cost overburdened. Compared to the 75.3% of White residents in the County and 18.2% of Black/African American residents in the County, White households are disproportionately less likely to be cost overburdened at 50% or more, and Black/African American households are disproportionately more likely to be cost overburdened at 50% or more. Additionally, 9.6% of Hispanic households were cost overburdened by 50% or more. Compared to the 8.8% of Hispanic residents in Greenville County, Hispanic residents are slightly more likely to be cost overburdened at 50% or more.”

In 2020 – 2024 Consolidated Plan we identified populations at imminent risk of becoming homelessness as working poor, ex-offenders, seniors/elderly, special needs/disabled, and minorities. We further describe characteristics of housed people who are at risk of becoming homeless:

“Single adults are the largest group of homeless people in our county. Homelessness among single adults is a result of the lack of affordable, available housing. Even a temporary financial or life crisis, such as losing a job, the end of a relationship, death of a partner, or health emergency can result in a loss of housing and homelessness. The experience of homelessness for single adults is most often brief and non-recurring. Families experiencing homelessness are like other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. Most are impacted by a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home – all of which can lead families to seek help. Homelessness can have a significantly negative impact on children – their education, health, sense of safety, and overall development.

Veterans are also impacted by the lack of affordable housing and economic hardship that other citizens experience in addition to the challenges brought on by multiple and extended deployment. People experiencing chronic homelessness typically have complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions. Once they become homeless, it is difficult for them to get back into housing and they can experience long or repeated episodes. Youth homelessness is often rooted in family conflict. Other contributing factors include economic circumstances like poverty, housing insecurity, racial disparities, and mental health and substance use disorders. Young people who were involved with the child welfare and juvenile justice systems are also more likely to become homeless. Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable, including victims of sexual trafficking and exploitation. Youth who identify as lesbian, gay, bisexual, transgender, and questioning (LGBTQ); pregnant and parenting youth; youth with special needs or disabilities, and youth of color, particularly African American and Native American youth, are also more likely to become homeless.”

Thirty-two (32%) % of the population consists of persons over the age of 62 and up. Furthermore, 48% of elderly households have an annual income of 80% and below, and 11% of the population have income less than 30% AMI. This target population is usually single. This means that approximately a third of the County’s population are elderly. Elderly homeowners and renters are severely cost burdened since they pay more than 50% of their income on housing costs. It is important for the County’s housing plan to specifically address the needs of this target population.”

The Greenville County working with CoC members and Greenville Human Relations assisted individuals and households at risk of homelessness with housing using the COVID funding and as well as ESG. The ESG-CV funds, CDBG-CV and County CV funds are no longer available and there is still a need to assist the public at risk of homelessness due to out of reach rental costs.

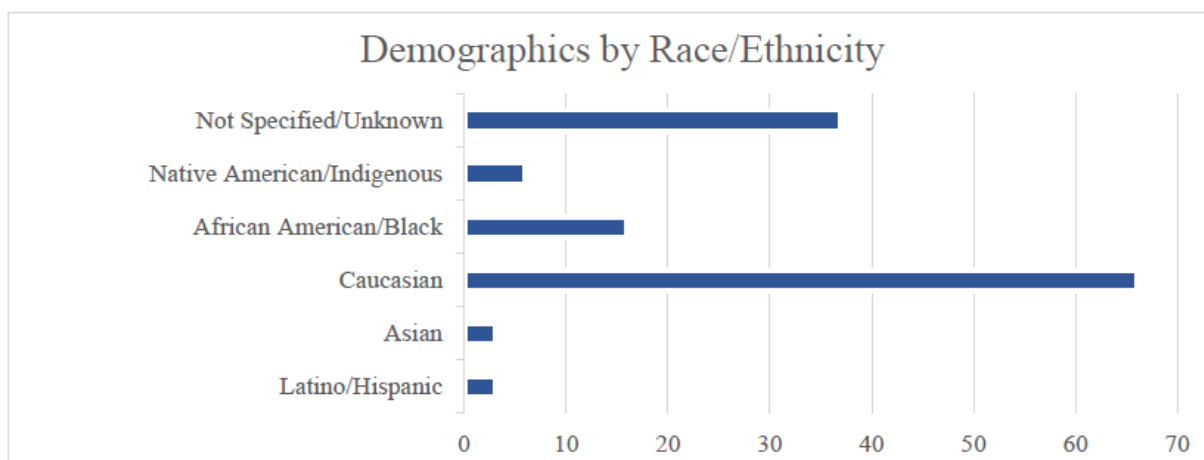
3. Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The HUD 2022 CoC count for Greenville County shows 47 individuals were counted as sheltered in Emergency Shelter during the PIT count. Another 15 individuals were counted as receiving rapid rehousing rental assistance. Reports from the service provider (Safe Harbor), showing an annualized count of people served show much higher service levels. Safe Harbor’s annual report shows 1,796 crisis calls answered, 343 people sheltered, 23 families provided with transitional housing. The annualized count of sheltered individuals experiencing homelessness presented in the homelessness definition shows 398 persons indicated they have experienced domestic violence.

The South Carolina Human Trafficking Task Force 2022 Annual Report indicates 18 situations of Human Trafficking, 2 arrests.

In the 2022 Human Trafficking Task Force Annual Report, Jasmine Road, a human trafficking service provider in Greenville County reports serving 125 female survivors of human trafficking in 2022. Their racial demographic breakdown is shown here.

Table 19: Jasmine Road clients served by racial demographics.



Source: [SC 2022 Human Trafficking Annual Report](#)

The GCRA in partnership with Safe Harbor provides shelters to individuals and families fleeing from Domestic Violence. Additionally, Safe Harbor has partnered with a For-profit Developer (M Peters) to develop affordable housing for families and individuals in Greenville County.

4. Other Populations requiring services and housing assistance to prevent homelessness and other populations at risk of housing instability as defined by HUD in the Notice

There is a an overlap when quantifying between those at risk of homelessness and other populations households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordable housing is the primary issue highlighted in the data and consultation. The full definition of this QP from the Notice is below:

Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family’s homelessness or would serve those with the greatest risk of housing instability. HUD defines these populations as individuals and

households who do not qualify under any of the populations above but meet one of the following criteria:

(1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness is defined as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.

(2) At Greatest Risk of Housing Instability is defined as household who meets either paragraph (i) or (ii) below:

(i) has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs);

(ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship.

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals.

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau.

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

This category is intended to capture individuals and households that are not eligible under the first three QP categories but with some overlap with at risk of homelessness QP. For an estimate of the number of households under (2)(i) and (ii) the following table can be used to base and estimate

Table 20: # of Households by Income and Cost Burden Category (Renters)

Income by Cost Burden	Cost Burden > 30%	Cost burden > 50%	%age
Household Income <= 30% HAMFI	8,135	6,595	77.22%
Household Income >30% to <=50% HAMFI	5,910	1,575	18.44%
Household Income >50% to <=80% HAMFI	3,580	315	3.69%
Household Income >80% to <=100% HAMFI	410	55	0.64%
Household Income >100% HAMFI	290	0	0
Total	18,325	8,540	100%

Source: 2015-2019 CHAS

Which shows estimates 6,595 households severely cost burdened, showing that most of the severely cost burdened households are at or below 30% HAMFI Also included in this definition are the households with income between 30-50% AMI which meet one of the other conditions of the definition, living in housing that has characteristics associated with instability and an increased risk of homelessness, for which severe cost burden is one factor as identified in our 2020-2024 Consolidated Plan.

The demographics of cost burdened households as presented in the most recent 2020-2024 Greenville County Analysis of Impediments shows:

Table 21: Housing Cost Burden By Race

Table II-41 – Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	114,786	21,741	16,967	3,000
White	90,105	13,888	10,063	1,622
Black / African American	15,880	4,449	4,803	764
Asian	2,037	409	359	69
American Indian, Alaska Native	206	69	18	0
Pacific Islander	14	10	0	0
Hispanic	5,894	2,737	1,632	528

Data Source: 2011-2015 CHAS

Although the CHAS periods are different, this provides an idea of racial demographics and disparities when looking at cost burden and race.

Assessment of gaps in Housing

[The Affordable Housing Strategy Greenville, SC \(September 2020\)](#) report estimates:

- For the under 80% AMI cohort, there are approximately 46,000 households cost burdened (housing costs more than 30% of gross income),
- Under 30% AMI 10,500 cost burdened renter-households, and
- Between 30-50% AMI 9,000 cost burdened renter households.
- In 2020, 15,000 affordable new housing units were needed.
- By 2030, a growing gap increasing to around 20,000 new units are needed.

According to the National Low Income Housing Coalitions report [The GAP: A shortage of affordable homes 2022](#), in South Carolina, there is a deficit of 85,571 affordable units households at or below the Extremely Low Income limit of 30% AMI, and a deficit of 84,192 affordable units for at or below 50% AMI. Seventy-one percent of extremely low-income

The following table format was provided by HUD as an optional table in the “HOME-ARP Allocation Plan Template with Guidance” document and presents the inventory of rental units priced affordable to a household making at or under 30% of AMI, and between 30-50% of AMI, compared to the number of households with a severe housing problem at those AMI ranges, in order to indicate at the shortage or surplus of units for households with a severe housing problem. Looking at households with severe housing problems provides a lower estimate of the need for affordable housing, focusing only on the most vulnerable based on severe cost burden.

Table 22: Housing Needs Inventory and Gap Analysis

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	49,225		
Rental Units Affordable to HH 0-30% AMI (At-Risk of Homelessness)	6,685		
Rental Units Affordable to HH >30%-50% AMI (Other Populations)	17,345		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,945	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,115	
Current Gap, Households <=30% AMI			260
Current Gap, Households>30% <=50% AMI			n/a

Source: CHAS 2015-2019 5-year estimates. Severe Housing Problems -lacks complete kitchen facilities, lacks complete plumbing facilities, severely overcrowded or severely cost burden (housing cost greater than 50% of gross monthly income).

Table 22 Narrative

Using the 2015-2019 CHAS data, GCRA determined that in Greenville County there are 6,685 rental units that are priced as affordable to a household earning less than or equal to 30% of AMI. It should be noted that these units are 95% occupied, so they are not available. There are

6,945 households that earn between 0-30% Household Area Median Family Income (HAMFI) and have 1 or more severe housing problems. This suggests a gap of 260 units.

2015-2019 CHAS data also identifies that in Greenville County there are 17,345 units priced as affordable to households earning more than 30% AMI but less than or equal to 50% of AMI. There are 2,115 households above 30% but under 50% AMI with a severe housing problem. This suggests more units priced as affordable between 30-50% than households of that range with a severe housing problem.

Table 23: Greenville County Households by HAMFI level

Income Distribution Overview	Owner	Renter	% Renter	Total
Household Income <= 30% HAMFI	8,955	10,480	23	19,435
Household Income >30% to <=50% HAMFI	10,920	8,490	18	19,410
Household Income >50% to <=80% HAMFI	19,550	10,390	23	29,940
Household Income >80% to <=100% HAMFI	11,975	5,300	12	17,275
Household Income >100% HAMFI	65,610	11,360	25	76,970
Total	117,010	46,020	100	163,030

Source: CHAS 2015-2019 (Excluding City of Greenville data)

In accordance with CHAS data 2015 – 2019, there is a total of 163,030 occupied housing units in Greenville County, of which 117,010 households or 72% are owner-occupied and 46,020 households or 28% are rental occupied units. Twenty-three (23%) of the renter units are occupied by households with income less or equal to 30% of HUD Area Median Family Income (HAMFI) and 18% are occupied by households greater than 30% AMI and less or equal to 50% HAMFI. Twenty-three (23%) are occupied households with gross income greater than 50% AMI and up to 80% AMI. Forty-one (41%) percent of the rental units are occupied by households earning up to 50% of the AMI and 64% are occupied by households earning up to 80% of the HAMFI.

The 2020 American Community Survey (ACS) data identified a total of 188,892 housing units, of which 176,240 housing units are occupied and 12,652 units are vacant units. Seventy-seven percent of the occupied units are Owner-Occupied and 23% are Renter-Occupied. Greenville County has a 10.06 vacancy rate. The 2021 ACS data housing tenure has similar percentages as the CHAS 2015-2019 data.

The tables below illustrates that although occupied rental units that have gross rent affordable to households at or under 30% of HAMFI, and greater than 30% but less than 50% of HAMFI exist in the market, half of those affordable units are occupied by households that earn more than a household for which that gross rent would be affordable for. This illustrates that higher income households often demand lower priced housing, making those units that are priced as affordable to under 30% and between 30-50% scarcer and more difficult to compete for households who earn in that range.

Table 24: 30% AMI Rentals Occupied by Household Income

Rental Units with Gross Rent priced for <=30% AMI, Occupied by Household Income			
Household Income % to HAMFI	Households	% of Total	
Less than or equal to 30% of HAMFI	3,010	47.78	47.78
Greater than 30% but less than or equal to 50% of HAMFI	1,340	21.27	
Greater than 50% but less than or equal to 80% of HAMFI	1,025	16.27	
Greater than 80% but less than or equal to 100% of HAMFI	375	5.95	
Greater than 100%	550	8.73	52.22
Total occupied rentals priced at 30% AMI	6,300	100	

Source: 2015-2019 CHAS

Table 25: 50% AMI Rentals Occupied by Household Income

Rental Units with Gross Rent Affordable to >30% <=50% AMI, Occupied by Household Income			
Household Income % to HAMFI	Households	% of Total	
Less than or equal to 30% of HAMFI	4,070	25.15	
Greater than 30% but less than or equal to 50% of HAMFI	3,875	23.94	
Greater than 50% but less than or equal to 80% of HAMFI	4,235	26.17	
Greater than 80% but less than or equal to 100% of HAMFI	1,675	10.35	
Greater than 100%	2,330	14.40	50.91
Total occupied rentals priced at 30% AMI	16,185	100	

Source: 2015-2019 CHAS

Table 24 above shows that 52.22% of households renting units with gross rent affordable to households making less than or equal to 30% of HAMFI are households that make more than 30% of HAMFI.

Table 25 shows that 50.91% of households renting units with gross rent affordable to households making between 30% to 50% HAMFI are households that make more than 50% HAMFI.

Regardless of the inventory of units closely matching the households with severe cost burdens, almost 9,000 renter households have a Severe Housing Problem, increasing their risk of housing instability and increasing their risk of homelessness, and 93% of the rental units on the market are occupied, which leaves few options for severely cost burdened households to rent.

An alternative way to estimate the gap would be to compare the number of rental units affordable to households earning at or below 30% AMI (or 50% AMI), to the number of renter households earning no more than 30% AM (or 50% AMI). The difference is the number of rental units needed to provide affordable housing to the renter households at those AMI levels.

Table 26: Rental Housing Inventory compared to Households

Income Level	Units with Affordable Rents	Households	Gap (Additional Units Needed)
HH at 30% AMI (At-Risk of Homelessness)	6,685	10,480	3,795
HH greater than 30% but less than 50% AMI (Other Populations)	17,345	8,490	-8,855

Source: 2015-2019 CHAS

Examining the gap this way shows a shortage of 3,795 units affordable to households earning at or below 30% AMI. Although this shows a surplus of almost 9,000 units for the 30-50% AMI cohort, as shown in Table 23, half of the occupied inventory is rented by households making more than 50% AMI, and the other 25% are occupied by households at or under 30% AMI, making them severely cost burdened at this rent level.

B. Describe the unmet housing and service needs of qualifying populations, including but not limited to:

1. Homeless - as defined in 24 CFR 91.5 Homeless (1), (2), or (3)

The greatest unmet need reported by homeless service providers for the sheltered homeless population is affordable housing or permanent supportive housing to move to when exiting shelter. According to the Sheltered Homelessness in Greenville County 2017-2020 Report, in 2020 the average income among all adults 18+ including those reporting no income was \$277.40. Removing adults earning no income, which was 75% of adults, the remaining 25% of adults reporting income had an average of \$1,141.66 in income. Fair Market Rent (FMR) in Greenville in 2020 for a one-bedroom apartment was \$740. The current FMR for a for a one bedroom in 2023 is \$931. Even individuals with income able to rent an apartment would be severely cost burdened. The same unaffordability dynamic exists in 2023 and is exacerbated by rising rental costs. A need for permanent supportive rentals in the \$200 a month rent range (tenants portion), approximately 30% of the income of a person on social security or disability is described in the [2020 South Carolina State of Homelessness Report](#). Households making \$35,000 and below are in the under 30% AMI category, and with this level of income they cannot afford a one-bedroom apartment priced above \$875.

Limited funding for subsidies to move into and afford housing and case management was also reported by service providers as an unmet need for sheltered individuals.

Unmet needs reported for those that are unsheltered was more shelter beds for the unsheltered to move into to, or more funding directly for rapid rehousing, and non-congregate shelter. Along with this, wrap around services, shelters specifically designed to accommodate mixed families, and low barrier shelters.

In the HUD 2022 CoC Report including the PIT and HIC for Greenville County, shelters were at 90% capacity, although in further consultation with service providers they report shelters throughout the year being at full capacity for most of the year.

Shelter beds for specific populations are also at capacity, namely for survivors of DV. Victims urgently fleeing a human trafficking situation also have no specific shelter designated for them.

Unsheltered homeless in Greenville County benefit from a few homeless service organizations conducting street outreach activities, but these organizations express a need for more resources.

Partner organizations expressed the need to fill the gap left by the discontinuance of HUD funding transitional housing projects. The need for a continuum of emergency shelter, transitional housing, low cost, safe rentals, to affordable ownership opportunities was reported as needed.

2. At Risk of Homelessness as defined 24 CFR 91.5 “At risk of homelessness”

The greatest unmet housing need for populations at risk of homelessness is also affordable housing. A few unmet needs our consultation partners identified for this QP were additional funding for subsidy, housing vouchers, supportive services and transportation, resources for health care, childcare, mental health and case management, housing that is affordable and near public transportation, financial empowerment courses, and assistance with mortgage payments. More funding and agencies offering eviction assistance was also identified as an unmet need for this QP.

3. Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The unmet housing needs for this QP are similar to the unmet needs of the other QPs. There is a need for more shelter beds, more funding, and more organizations able to serve victims of DV and victims of human trafficking. Consultation partners expressed primarily a need for more funding for those housing and service gaps. Partners expressed a need for vouchers for individuals or families to rent in the open market and only pay an affordable portion of the rent, or funding to build and support additional facilities. Elements of supportive services called out specifically were therapy and childcare services, mental health counseling and case management, and safety intervention assistance. There is also a need for housing options that are less restrictive as they relate to background qualifiers as many people fleeing domestic violence have no job or credit history due to partner control or abuse.

An ongoing need for housing and service delivery is to examine who is being served and how they are being served through a lens of equity. In consultation partner [Safe Harbor's 2022 annual report](#) it is highlighted that:

- More than 40% of Black women have experienced intimate partner violence in their lifetime.
- More than half of Black adult female homicides are related to intimate partner violence
- Black women are least likely to report incidents of intimate partner violence or seek help when experiencing intimate partner violence.

Funding to be able to provide outreach and prevention training was highlighted as a need to not only help survivors of domestic violence but invest into preventing it in the first place.

4. Other Populations requiring services and housing assistance to prevent homelessness and other populations at risk of housing instability as defined by HUD in the Notice

Consultation partners report highest needs for this QP as being more affordable housing available and funding for it, mental health support, assistance with transportation, access to rental assistance, eviction courts and free legal services, rent control, stronger public transit, and intensive case management.

As discussed in the [Greenville County Consolidated Plan 2020-2024](#), the populations most vulnerable to housing instability are seniors on a fixed income, the working poor, ex-offenders, households with special needs/disabled, and minorities. The specific needs of the extremely low-income include job and life skills training, affordable housing, personal/adequate public transportation, and subsidized child care.

For these households a subsidy bringing their housing cost back down to an affordable level of 30% of gross income would reduce their risk of becoming unhoused if a financial crisis were to arise.

C. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

GCRA partners with various for-profit and non-profit organizations by providing gap funds towards the development of affordable housing projects in the County. Currently, approximately 670 affordable housing units will be developed over the next few years. Notably important is that approximately 80% of the housing units are planned for households with annual income of 50% AMI and below. Additionally, GCRA provides ESG funds to Homeless providers to assist with for Shelter for families, adults – individual and youth homeless individuals, Outreach and Direct financial assistance for rental and utility assistance for Prevention and Rapid rehousing of persons at risk of homelessness or literally homeless. CDBG funds are provided for public service activities assisting with housing programs, medical assistance, job training, fair housing, education empowerment, after school programs, senior activities, etc.

Below is a list of service providers and resources in Greenville County:

Band of Brothers Prison Ministry's focuses on giving ex-offenders, as well as other men in need, the greatest opportunity for successful re-entry into society. They provide 15 beds in a congregate emergency shelter beds.

Fellow Countrymen is an organization housing homeless veterans providing six emergency shelter beds.

First Impression of South Carolina's mission is to advocate for families and individuals in times of crisis. They provide food and two emergency shelter beds.

Greenville Area Interfaith Hospitality Network's (GAIHN) hospitality strategy is to provide homeless families with emergency shelter and meals at their host congregations (free of charge) for about 10-12 weeks, followed by intermediate periods in either short-term (3 to 6 months) or longer term (12 months or more) transitional housing (with GAIHN staff providing

intensive case management, high-quality life skills training, and ongoing counsel). Their dream is for each guest family to obtain sustaining employment and permanent housing that is safe, affordable, accessible, and adequate for their family's needs. They provide 55 non-congregate emergency shelter beds for families – 13 units total.

Miracle Hill Ministries is South Carolina's largest and most comprehensive provider of homeless services, operating Greenville Rescue Mission's Men's Shelter and Shepard's Gate (women with young children) emergency shelter in Greenville County. They provide 311 emergency shelter beds. Additionally, they provide addiction recovery services and transitional housing.

Pendleton Place offers programs that protect, equip, and heal vulnerable children, young adults, and families. They strengthen children while rebuilding families because it is their goal for each child to have a stable home environment and a bright future. Pendleton Place has eight Emergency shelter beds for young adults and a separate area for minors. They also provide 13 Transitional Housing and Rapid Rehousing beds.

Stephen's House is a seven-bed transitional housing facility for people with HIV. Residents prepare meals, but food is not included. Laundry facilities are on site. There is limited supervision, convenient to Downtown Greenville and bus lines. Project Care owns and manages Stephen's House as well as individual home sites, which may also be available. Residents of Stephen's House or individual homes must pay 30 percent of their income as rent. Stephen's House has six beds.

Safe Harbor's mission is to provide a continuum of services to victims of domestic violence and their children as well as to eliminate cultural acceptance of domestic violence through a coordinated community response, education, and prevention. Safe Harbor operates 47 beds – 11 units, as well as Rapid Rehousing vouchers for 3 units (15 beds).

Salvation Army Greenville – Men's Shelter and Women's Shelter – Provides shelter, rental and utilities assistance, thrift stores, and supportive services. 53 beds for men, 35 beds for women (22 family beds, 13 for single households).

Step by Step Ministry – Hope Project - non-profit located in Greenville, South Carolina. Step by Step Ministry Hope Project specializes in comprehensive housing, health, and recovery. 10 emergency shelter beds

United Housing Connections is the CoC Lead Agency whose mission it is to connect people at risk for or currently experiencing homelessness with safe, sustainable and affordable homes. They operate 19 emergency shelter beds, 61 beds, 18 units, under the emergency housing voucher program, and permanent supportive housing units Reedy Place I and II for 20 beds

The U.S Department of Veterans Affairs VA voucher program assists 181 Veterans with vouchers for housing in Greenville County.

South Carolina Department of Mental Health provides 24 vouchers to adults living in Greenville County.

The Alston Wilkes Society (AWS) is a multistate nonprofit organization that provides those most at risk with hope for a brighter future. They provide supportive services to Veterans and their families, individuals with justice system involvement, and at-risk youth and adults in our community. They provide 29 Transitional and Rapid Rehousing beds in Greenville County

Greenville County Human Relations Commission investigates Fair Housing violations, offers, homebuyer education, financial empowerment courses, and administers rental assistance.

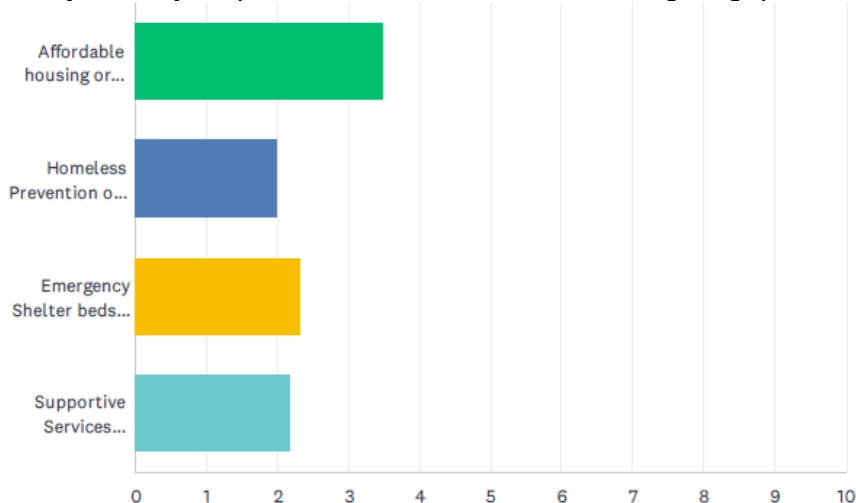
Additionally, the organizations below work to develop affordable housing in Greenville County:

- GCRA
- Greenville Urban League, Inc. or Urban League of the Upstate
- Habitat for Humanity of Greenville
- Homes of Hope, Inc.
- InDwellings, Inc.
- Nehemiah Community Revitalization Corporation
- South Carolina State Housing Finance and Development Authority
- Soteria Community Development Corporation
- South Carolina Regional Housing Authority
- United Housing Connections
- M Peters Group
- Mercy Housing
- Beyond Housing
- The Greenville Housing Authority
- Greenville Housing Fund
- NHE, Inc.
- Greer Housing Authority

For further information on resources please visit <https://www.upstatecoc.org/clients/greenville>

D. Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

GCRA reached out to the community to survey ranking gaps in the shelter and housing in Greenville County. Survey respondents ranked these as the largest gaps:



	1	2	3	4	TOTAL	SCORE
Affordable housing or permanent supportive housing for households earning under 30% AMI	71.43% 20	14.29% 4	7.14% 2	7.14% 2	28	3.50
Homeless Prevention or Rapid Re-Housing funding	3.57% 1	21.43% 6	46.43% 13	28.57% 8	28	2.00
Emergency Shelter beds for the Qualified Populations	17.86% 5	28.57% 8	21.43% 6	32.14% 9	28	2.32
Supportive Services funding	7.14% 2	35.71% 10	25.00% 7	32.14% 9	28	2.18

GCRA also included the opportunity for open ended responses to the questions of largest gaps. Feedback was Greenville County has a need for more eviction prevention and homeless prevention resources. Additionally, there is a need for more diversion services to reach people at risk of homelessness before they enter the homeless system of care at all. Greenville County has a gap in temporary low-barrier shelters with admissions policies that screen in households, allow pets and possessions, have minimal rules other than safety focused, allow people to come and go, and operate for 24 hours, there is a gap in shelter beds for people experiencing homelessness A gap exists in shelter beds for DV survivors, youth focused shelters, and human trafficking beds.

Consultation partners emphasized the need for more permanent supportive housing (PSH) projects. PSH projects typically will require a deep funding subsidy, and that funding is a limited resource in the state. Service providers report more beds for single adults are needed, but also more housing vouchers to house families in a non-congregate setting.

The gaps in the housing inventory have been discussed at length in previous sections. Affordable rental housing is scarce for the households at the under 30% AMI level, and even if households under that AMI level can find affordable rental housing, it is typically low in quality

and high in deferred maintenance. The lower the AMI range the greater the number households that are housing cost or severely housing cost burdened. According to the National Low Income Housing Coalition GAP Report 2022, in South Carolina 71% of households that are considered Extremely Low Income are severely housing cost burdened.

See Appendix I for more information about needs and gaps indicated by survey respondents.

E. Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Greenville County will use the definitions of other populations in the Notice and will not further refine the definition of other populations.

F. Identify priority needs for qualifying populations:

The priority needs for all the QPs are more availability of affordable housing options, either through development or rental assistance, more funding for supportive services, and more funding for non-congregate shelters. Partners express the need also for funding for the non-profit operating and capacity building activity. These are the highest needs based on input from consultation partners who work most closely with the QPs.

G. Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The level of need and gaps were determined both quantitatively and qualitatively using census data, consultation with local service providers and other types of organizations that serve members of the QPs and well as by reviewing local reports around housing and homelessness in Greenville County (as well as state and nationwide). Some of the reports considered were:

- Greenville County Consolidated Plan 2020-2024
- Greenville County Analysis of Impediments to Fair Housing Choice 2020-2024
- Greenville County Affordable Housing Study March 2018
- Affordable Housing Strategy Greenville, SC September 2020
- SC State of Homelessness Report 2020 and 2022
- 2015-2019 Comprehensive Affordable Housing Strategy (CHAS)
- 2022 PIT and HIC counts for Greenville County
- Sheltered Homelessness in Greenville County from 2017 to 2020
- Safe Harbor’s 2021 Annual Report
- Report on Homelessness in Greenville County 2021
- 2022 Human Trafficking Annual Report
- SC Housing Needs Assessment 2021
- National Low Income Housing Coalition Gap Report 2022

V. HOME-ARP Activities

A. Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

GCRA intends to implement a variety of methods for selecting developers, service providers, and subrecipients with the goal of selecting projects and subrecipients who can most expeditiously and efficiently serve the QPs. GCRA will release one application where applicants can select multiple eligible activities. This application process will include details on eligible applicants, what activities are available to apply for, eligible projects and project locations, past history and capacity, minimum and maximum awards if any, threshold criteria or minimum qualifications of the applicants to be considered for award, scoring criteria, and how to apply. Eligible costs will be in accordance with the Final HOME-ARP Implementation Notice.

Supportive Services

Selection will be through an ongoing application process until qualified subrecipients are approved for funding and all funds committed. Applicants seeking supportive services funding will be rated/scored against one another. Eligible supportive services will align with the HOME-ARP Notice.

Acquisition and Development of Non-Congregate Shelter

Selection will be through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.

Tenant Based Rental Assistance

GCRA will consider applicants with a history of rental assistance program administration with ESG fund and the COVID funds.

Development of Affordable Rental Housing

Selection will be through an ongoing application process until qualified subrecipients are approved for funding and all funds committed. Applicants seeking affordable housing development funding will be rated/scored against one another.

GCRA will also evaluate prior awardees of the Housing Development Partners Funding applications for additional leveraging opportunities with HOME-ARP funds to develop affordable housing projects in Greenville County. These projects target 30% AMI and below and up to 50% AMI. The projects are either in an environmental review process or the applicants are in the process of securing other funding sources necessary for their projects. HOME-ARP fund will also be used as gap financing for partners' housing development projects. These projects will serve members of the QPs, and units will be occupied by members of the QPs, without preference of one QP over another.

Non-Profit Operating Expenses

This eligible activity category will be available for applicants to apply for when paired with Supportive Services, NCS, Affordable Housing, or TBRA activities.

Non-Profit Capacity Building Assistance

This eligible activity category will be available for applicants to apply for when paired with Supportive Services, NCS, Affordable Housing, or TBRA activities.

Admin and Planning

GCRA will reserve this activity for its own HOME-ARP program management, coordination, monitoring, and evaluation.

GCRA may administer activities directly upon determination that HOME-ARP funding could be appropriately deployed to benefit one of the 4 QPs in eligible projects

- B. If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:**

Not Applicable.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

The following table may be used to meet this requirement.

Table 27: Use of HOME-ARP Funding

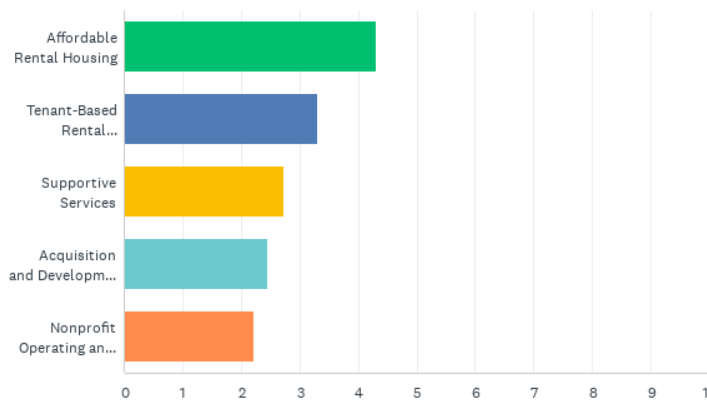
Activity	Funding Amount	% of the Grant	Statutory Limit
Supportive Services	\$ 622,704		
Acquisition and Development of Non-Congregate Shelters	\$ 415,135		
Tenant Based Rental Assistance (TBRA)	\$ 954,812		
Development of Affordable Rental Housing	\$ 1,162,380		
Non-Profit Operating	\$ 186,811	4.5%	5%
Non-Profit Capacity Building	\$ 186,811	4.5%	5%
Administration and Planning	\$ 622,704	15%	15%
Total HOME ARP Allocation	\$ 4,151,357		

- C. Additional narrative, if applicable:**

D. Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The homeless and housing needs inventory provided compared recent measures of shelter and affordable housing inventory in Greenville County to the need in the community. This approach provided the qualitative analysis for our rationale to fund all eligible activities. There are not enough shelter beds, or housing options for people experiencing homelessness, as well as not enough affordable rental housing options for people at risk of homelessness or at risk of housing instability. Our consultation meetings with organizations that serve the QPs provided the qualitative information we used in deciding to fund all eligible activities as our consultation partners indicated funding was needed for all of the eligible activities. More specifically, GCRA is funding TBRA as it can be rapidly deployed to assist QPs without the longer timeline of developing NCS or Affordable Housing. There is a great need for more shelter, as shown in the homeless needs inventory as well as emphasized by our partners, which is provides a justification for funding Acquisition and Development of Non-Congregate Shelter. The gap analysis as well as feedback from consultation partners, and the affordable housing projects in development which we are providing gap financing show a need for more funding for affordable housing. Our partners report a need for funding for supportive services, as services are critical to positive outcomes for the QPs. Partners also expressed the need for capacity building and operating funds. The following is where partners indicated funding was needed most.

Q6 Rank where funding is needed most to serve the Qualified Populations in Greenville County:



Source: Jan. 20223 Survey

VI. HOME-ARP Production Housing Goals

A. Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

GCRA expects to use HOME-ARP funding in the development of affordable rental housing to leverage the creation of projects which in total will supply approximately 300 units of affordable housing.

Using an estimate of cost per unit to develop affordable housing in Greenville, South Carolina, GCRA expects to create approximately five affordable housing units with the amount budgeted for housing production.

B. Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

GCRA has a production goal of providing gap financing with HOME-ARP funding to approximately 5 developers which will support the creation of 300 new affordable housing units in Greenville County. This aligns with Greenville County's Consolidated Plan, Strategic Plan Priority Need #1 of Housing: to promote the production and supply of affordable housing in the County ensuring availability and accessibility of affordable housing in the County of Greenville.

VII. Preferences

A. Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).

PJs are not required to describe specific projects to which the preferences will apply.

We do not intend to preference to one or more of the QPs for any eligible activity or project.

B. If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

N/A

C. If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

N/A

VIII. Referral Methods

It is optional for GCRA to describe referral methods in this plan. At this time referral methods are still under consideration and will not be described in this plan. If referral methods are chosen they will be in accordance with what is allowable per the HOME-ARP Notice 21-10.

IX. Limitations in a HOME-ARP rental housing or NCS project

- A. Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:**

We do not intend to limit eligibility for any project.

- B. If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:**

N/A

- C. If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):**

N/A

X. HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

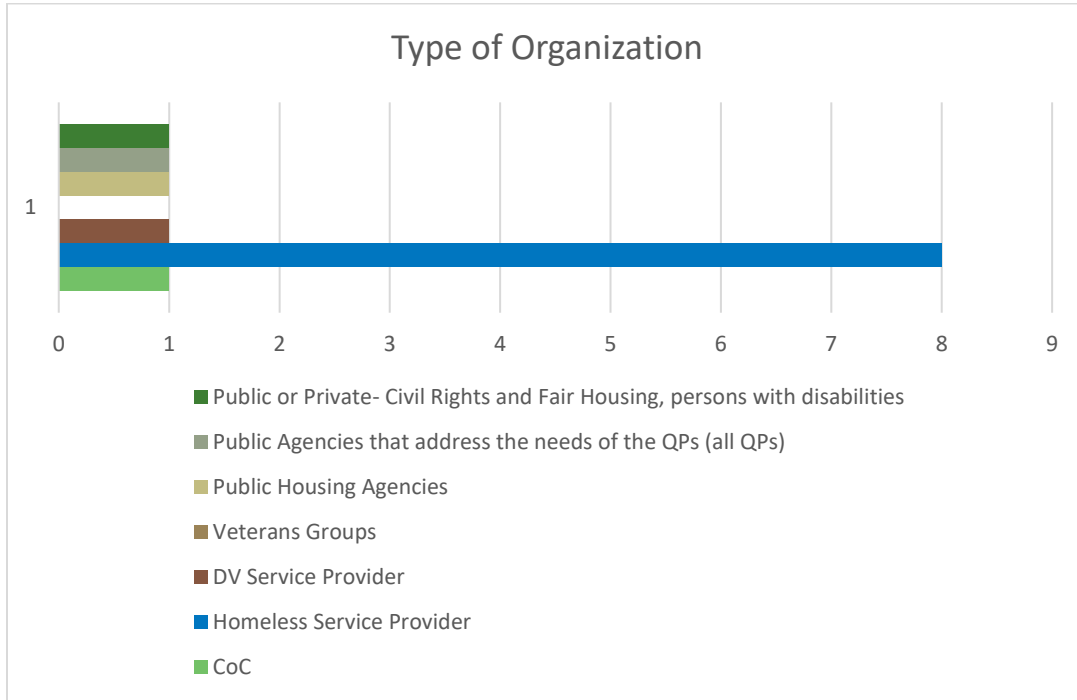
We will not use HOME-ARP funds to refinance existing debt.

- A. Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity**
- B. Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated**
- C. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**

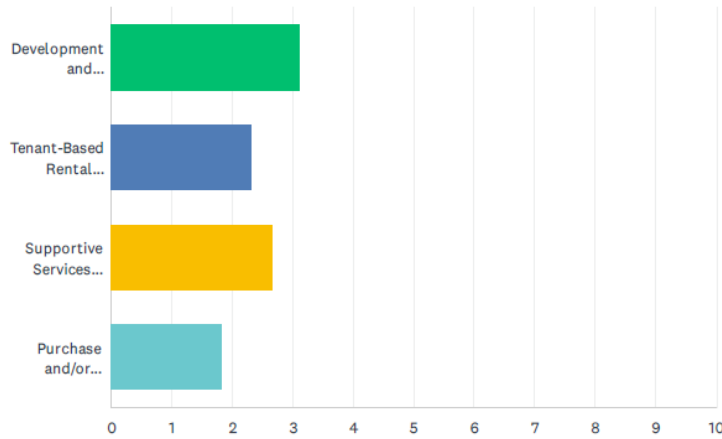
- D. Specify the required compliance period, whether it is the minimum 15 years or longer.**
- E. State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
- F. Other requirements in the PJ's guidelines, if applicable:**

XI. Appendix I. HOME-ARP Housing Development Survey Details

Question 1: Respondents Information- Name, Job Title, Organization Name, City/Town, Email Address

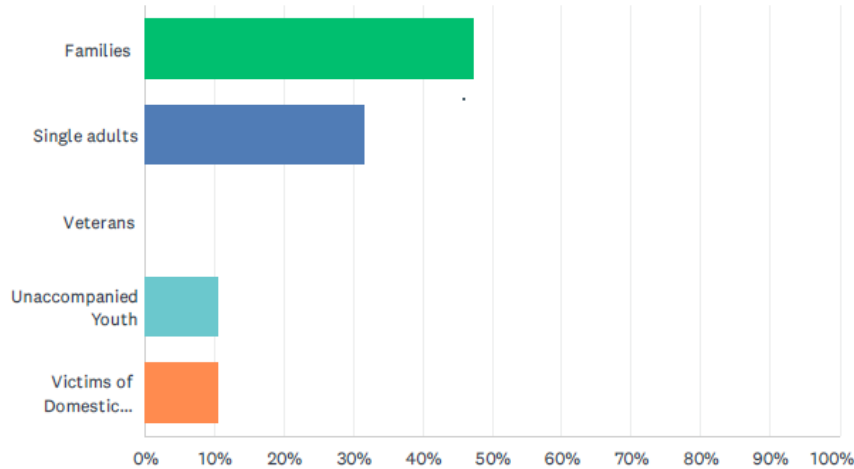


Question 2: From your organization's perspective, what are the most pressing needs to address homelessness in Greenville?



	1	2	3	4	TOTAL	SCORE
Development and Preservation of Affordable Housing	50.00% 9	22.22% 4	16.67% 3	11.11% 2	18	3.11
Tenant-Based Rental Assistance (TBRA)	11.11% 2	33.33% 6	33.33% 6	22.22% 4	18	2.33
Supportive Services (Homeless Prevention Services and Housing Counseling)	33.33% 6	27.78% 5	11.11% 2	27.78% 5	18	2.67
Purchase and/or Development of Non-Congregate Shelter	5.26% 1	15.79% 3	36.84% 7	42.11% 8	19	1.84

Question 3: From the list below, please identify the qualifying population with the highest need based on your agency's experience.



ANSWER CHOICES	RESPONSES
Families	47.37% 9
Single adults	31.58% 6
Veterans	0.00% 0
Unaccompanied Youth	10.53% 2
Victims of Domestic Violence/ Fleeing Domestic Violence	10.53% 2
TOTAL	19

Question 4: Describe specific resources that are currently available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services. (Open Ended)

1	None
2	We currently have vouchers to issue. However, we are struggling to find landlords willing to participate and developers to build affordable housing.
3	Renting a room on Disability.
4	Limited resources and funding available
5	Case management
6	Unsure
7	Greenville County has very limited beds for families and extremely limited beds for single mothers with a son over the age of 10, as well as single fathers, and large families. Based on data from the McKinney Vento Homeless Coordinator for Greenville County Schools, the HUD definition of homelessness means that only help 8% of the families who self-reported their experience of homelessness have access to resources to exit towards stability. We have heard that the northern part of Greenville County has seen an increase in sheds being utilized for emergency shelter because we do not have any emergency shelters in this area. We have also had an increase in calls from families who are living in their cars. In terms of specific resources Greenville has United Ministries Interfaith Hospitality Network which serves 3 - 6 families at a time but has not operated in their typical way since COVID. It is worth noting that they also have not closed their services, the Salvation Army can assist families and sometimes

	a family with an older son but their set up is not able to accommodate more than 1- 2 families. Miracle Hill's women's shelter can assist women with children up to age 10 for boys and any age for girls. However, both Miracle Hill and Salvation Army are primarily a congregant living situation where families do not have their own space. Safe Harbor has relied on hotel rooms since COVID and as discussed on the zoom with GCRA is working towards building a new shelter where families will have their own space. Pendleton Place opened emergency shelter beds in 2021 for young families but have had very limited beds due to COVID.
8	United Housing Connections, covid-related rent assistance Greenville County Human Relations Commission -Covid related rent assistance Share, rent assistance Safe Harbor: Supportive services and shelter for victims of domestic violence
9	Salvation Army Shelter, United Housing Connections, Triune Mercy Center, United Ministries, Center for Community Services, Goodwill Job Connections, SC Thrive, Livewell Greenville, Well Being Partnership, Housing Authority, SHARE, First Impressions, Golden Harvest Food Pantry
10	Food and clothing
11	Safe Harbor is critically limited for capacity. The current shelter facility can only hold 11 people due to COVID restrictions
12	Safe Harbor (for DV victims), Shepherds Gate, Salvation Army, United Ministries (IHN program), Upstate Continuum of Care, SHARE
13	Non congregate shelter units, supportive services, economic empowerment tools and emotional support.
14	GCRA provides the only consistently designated resources we receive for our day shelter for homeless individuals, and for non-congregate shelter (through the ESG-CV funds) for families in motels, apartments, or our interim housing units. Undesignated agency funds must be applied to these expenses to meet these needs.
15	The CoC has Rapid Rehousing dollars to help homeless households obtain rental housing. We also have ESG funds to assist with this.
16	ERAP Funds: 12.5M through 2025 UHC is distributing these funds in Greenville County through this time period.
17	Pendleton Place is currently the sole service provider in Greenville County dedicated to serving transition-age youth who are experiencing or at greater risk of homelessness.

Question 5: Provide a brief comment on any other areas related to the eligible use of HOME-ARP that should be considered for funding priority.

1	If there is an opportunity to include another demographic, or population, it would be great to include as many as possible.
2	I need to get out soon before she finally hurts me or my dog.
3	Eligible use would be for those who don't meet the HUD definition of homelessness.
4	intensive case management and mental health services
5	case management and mental health services
6	Unsure
7	We see a gap for single men/women to move out of the current emergency shelters as well as programs that serve specific populations such as returning citizens who are ready to exit Soteria and women who have experienced sex trafficking who have completed Jasmine Road's program. I believe a mixed income community could be built

	that would provide an inclusive permanent place for all of these who have invested in improving their lives, have jobs, or income such as SSI/SSDI. We also do not have emergency shelters that serve couples (except a very small number of beds in Greer) or emergency shelters that serve people with a pet such as a dog or cat. The question is not just building the shelters but who will pay to operate them over time?
8	Rent assistance for Hispanic women victim of domestic violence or whose partners have been deported
9	Eviction assistance/ removal, expungement of criminal charges that would prohibit housing or background friendly rentals, tiered program that step by reintroduces people into housing and the necessary steps in takes to maintain housing in a public setting and how to overcome situations that may arise, turning some of closed hotels in affordable housing units/renovations
10	The HUD funding match requirement makes it difficult for organizations to access the funding
11	I think more housing dedicated to individuals and households at or below 30% of the area median income is essential, as well as a quicker path to securing income-based housing and/or housing choice vouchers. We also need more landlords willing to accept housing choice vouchers
12	Indigenous-led transformative healing of generational trauma among BIPOC individual and communities
13	With the pandemic lingering, we are facing concerns about whether our traditional method of shelters for homeless families (rotating congregational shelters) will be able to resume. During the past year, we provided non-congregate shelter for homeless families with children in motels, apartments, or our interim housing units. This operating model is obviously much more expensive than our previous model of low-cost shelter provided through the generosity of our partner congregations within Greenville County.
14	Obviously, the need to create more housing units for people on fixed income and very low-income is a HUGE priority. These people cannot afford market rate housing and are being forced to double-up or go on the streets
15	Permanent Supportive Housing - that is housing with support services, including childcare, mental/physical health, connections to treatment programs, job training and more.
16	Investing in solutions to end youth homelessness is critical to minimizing chronic homelessness among adults through early prevention & intervention

Question 6: What unmet needs do you see or experience among people experiencing homelessness or housing insecurity, fleeing domestic violence or otherwise at risk of homelessness and housing insecurity?

1	the lack of sufficient housing resources
2	I have been homeless and if it was not for my emotional support dog, I would leave but shelter wouldn't let a dog in.
3	Not meeting the HUD definition of homelessness.
4	A high %age of our families live doubled up (actually 2-3 families in a 1 BR apartment).resources for these families are very limited as there are many barriers: language, documentation, housing availability, and sustainable employment. We spend a lot of time helping families navigate the process for services needed.
5	Security, stability and inadequate Personal hygiene

6	There is not much movement in the available beds - so we are working to help people understand what reasons they should not even try to enter an existing program. When someone cannot access a safe place they experience more trauma which leads to an increase in chronic homelessness which is more expensive and time-consuming for our community/service providers. It was very difficult to prioritize what Greenville needs the most of - but I selected affordable housing because the most unmet need is a permanent stable place where the rent or mortgage is within \$200 - \$650 for the person/family to pay for their total housing costs. We say that the number of "at risk" in Greenville County is 32,000households because the data shows that this many households are paying more than 30% of their gross income for housing
7	Some Hispanic women struggle with financial instability and ability to pay their rent and utilities due to domestic violence or because their partners were deported. Access to rent assistance, affordable housing options, and supportive services is challenging for Hispanic women due to language, technological, legal status, or cultural barriers.
8	mental/physical health issues, lack of affordable housing, lack of employment stability or the necessary credentials needed to advance and increase income, high interest rate loans, title loans, etc., lack of childcare or transportation for varying work schedules, lack of family support, addiction issues
9	Affordable housing
10	mental health, legal assistance, longer term supportive services, especially for marginalized communities
11	Emergency shelters are usually full and typically cannot accommodate large families; landlords are unwilling to work with people who have poor credit, criminal backgrounds, past evictions, or debt.
12	Experiential and Transformative practices healing, accessible and affordable transit for lower wealth working people to build power, economic equity , congregate safe housing for LGBTQ youth, development and growth.
13	As mentioned previously, the pandemic has made it quite challenging to shelter homeless families with children in non-congregate settings. Providing shelter to these families is the gateway into the longer-term portion of our program that offers housing for up to one year while families benefit from free supportive services, such as mental health counseling, financial wellness coaching, matched savings plans, direct financial aid, etc. Moreover, 43% of the families served last year were aided in securing permanent affordable housing.
14	Our community needs \$100,000 for security deposits. Many households have found a place to rent, but simply don't have money for the deposit. They can pay the rent. \$100,000 could help100 households obtain housing. SHARE gets lots of calls for this situation
15	Housing with supportive services
16	There is no affordable housing in Greenville. So even with a full-time job some youth still cannot afford their housing plus other bills.
17	Access to mental health services (in terms of both cost & number of providers available), employment opportunities which offer a living wage, transportation access in lesser-populated areas of Greenville

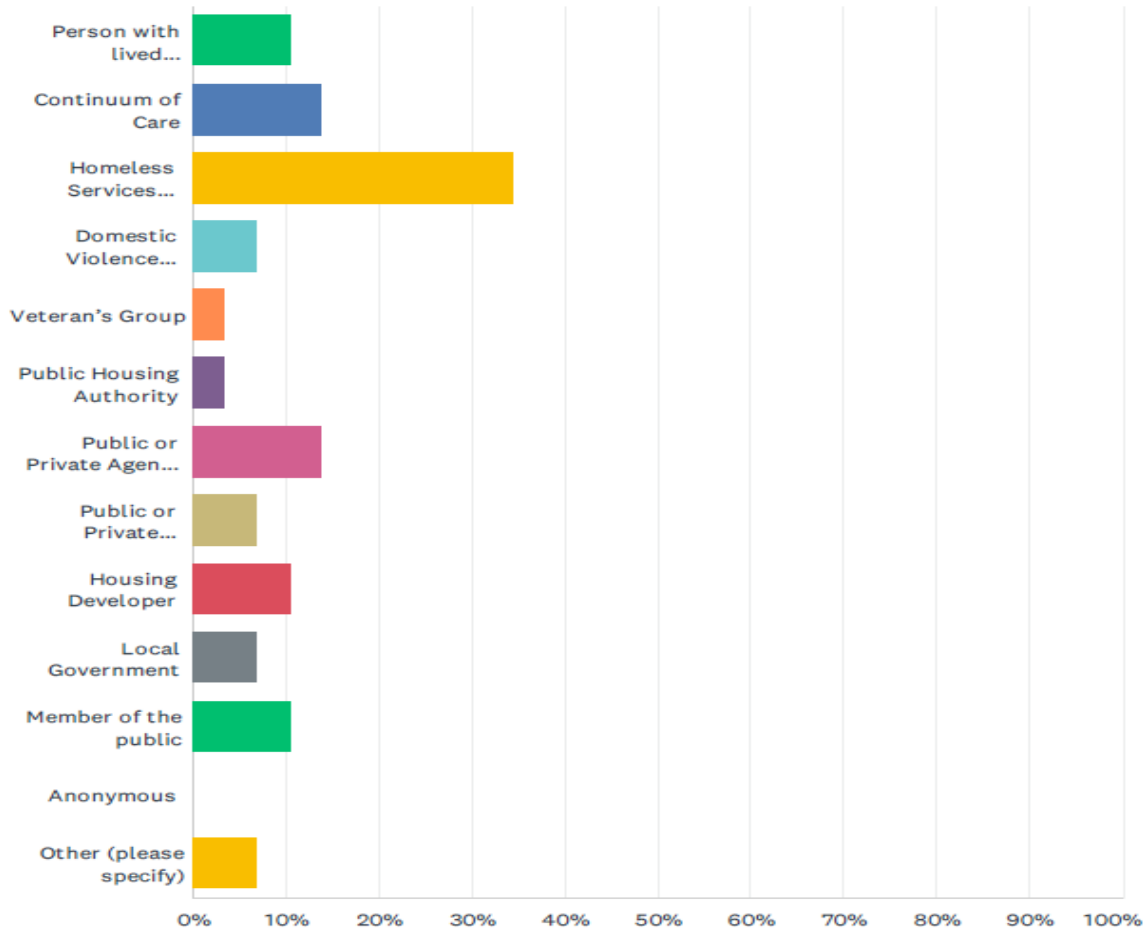
Question 7: What is missing from support services?

1	Just to ensure that there are sufficient funds to provide supportive services.
2	I have disability and that is all.
3	Coordination and true

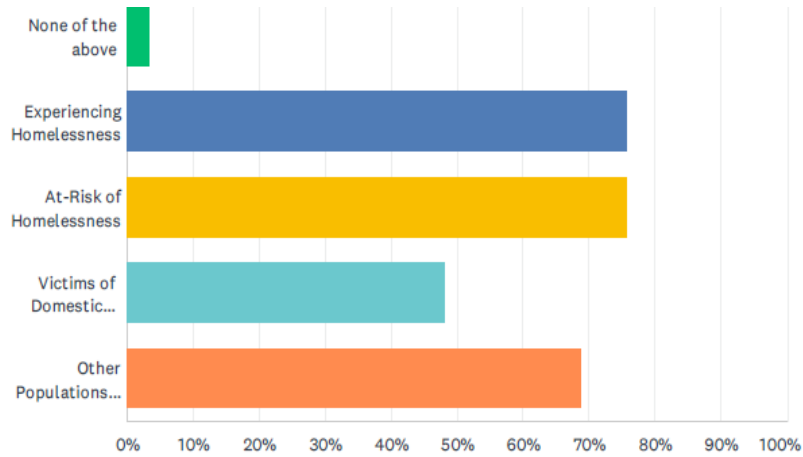
	collaboration
4	bilingual case managers and mental health providers to help our families. as well as housing and rental assistance programs available for families that are at risk of homelessness but no resources available to assist
5	Case management and mental health
6	Temporary shelter
7	A unified data system that could help people know what beds are available as well as help service providers know the history of people seeking services. There is also an opportunity to create an understanding between service providers of how to ensure their participants are supported in a plan to connect them from shelter to permanent housing or the next appropriate step (with access to job/income, food, transportation, medical, childcare, etc.) along with other key support services so that they retain stability. Are we looking at how many people get a quick patch but do not maintain stability? Are we connecting the small and large (federal, state, and local supported) organizations who provide food or shelter into one system? I believe we could build inclusive communities around Greenville County with about 150 units per community and intentional mix in people who have not experienced homelessness but want to be part of a diverse community. If each community could have onsite satellite support services that were connected from our large providers people would have access to everything they need for a healthy and productive life. I believe we could build the communities with the missing middle housing model - mixing together a variety of housing options with effective support services into a beautiful community.
8	Bilingual case managers and counselors, support group, transportation services, and childcare
9	ongoing, intensive case management, availability of needed medication or medical treatment, housing counseling
10	n/a
11	Deeper attention to the complexities of homelessness for families, especially families who represent BIPOC communities.
12	Adequate funding to hire and sustain workforce and staffing.
13	We already provide shelter for homeless families in non-congregate settings, but it has become increasingly challenging to do so with the lingering pandemic.
14	Mental health services are very much needed and should be expanded. Job training dollars are available at the moment with all of the extra COVID dollars out there.
15	In our experience, on-site services that allow for daily interaction, programs and assistance are key elements to assisting persons and families in crisis.
16	Service providers who are able to provide free or no-cost mental health services to individuals without insurance who do not qualify for HUD-defined homelessness programs.

HOME-ARP Needs and Gaps Survey 2– January 23, 2023 – Survey Details

Question 1: I am/represent a:

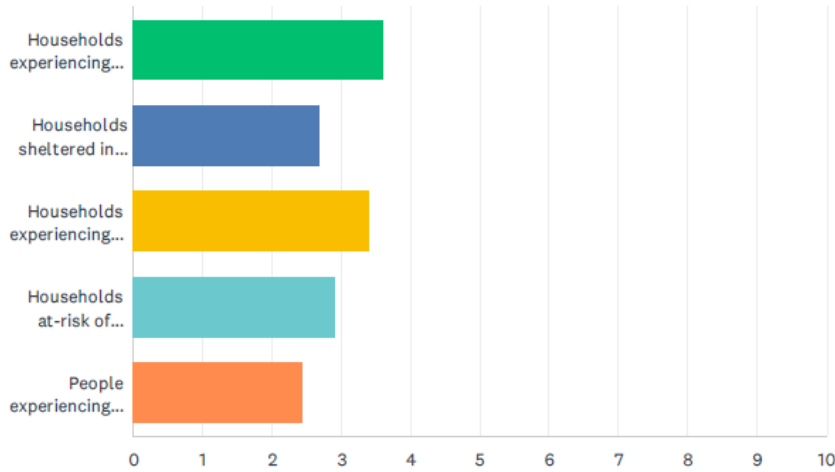


Question 2: The Qualified Population my organization works with is/are people:



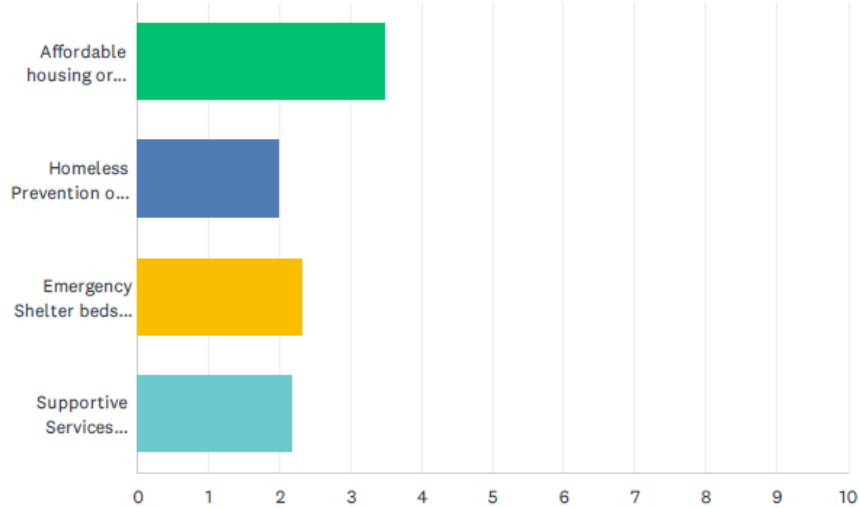
ANSWER CHOICES	RESPONSES	
None of the above	3.45%	1
Experiencing Homelessness	75.86%	22
At-Risk of Homelessness	75.86%	22
Victims of Domestic Violence/Sexual Assault/Trafficking	48.28%	14
Other Populations requiring services or housing assistance to prevent homelessness OR at greatest risk of housing instability (under 30% or 50% AMI)	68.97%	20
Total Respondents: 29		

Question 3: Among the following populations who are eligible to be served by HOME-ARP funding where is the most need in our community? Please rank the following options.



	1	2	3	4	5	TOTAL	SCORE
Households experiencing unsheltered/street homelessness needing emergency shelter	25.00% 7	35.71% 10	25.00% 7	3.57% 1	10.71% 3	28	3.61
Households sheltered in emergency shelter and needing permanent supportive housing	10.71% 3	17.86% 5	25.00% 7	21.43% 6	25.00% 7	28	2.68
Households experiencing chronic homelessness and needing permanent supportive housing	25.93% 7	29.63% 8	14.81% 4	18.52% 5	11.11% 3	27	3.41
Households at-risk of experiencing homelessness, needing homelessness prevention services	22.22% 6	11.11% 3	22.22% 6	25.93% 7	18.52% 5	27	2.93
People experiencing DV, needing shelter, housing or services	17.86% 5	7.14% 2	14.29% 4	25.00% 7	35.71% 10	28	2.46

Question 4: Please rank the largest gaps in our Homeless System of Care:

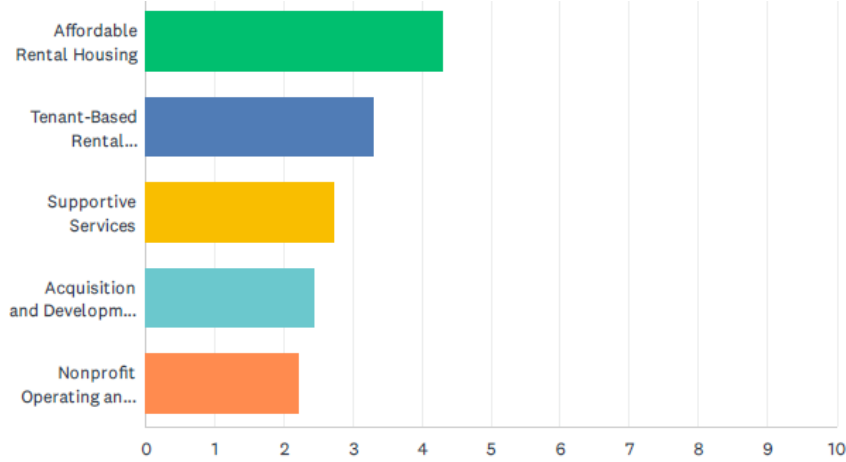


	1	2	3	4	TOTAL	SCORE
Affordable housing or permanent supportive housing for households earning under 30% AMI	71.43% 20	14.29% 4	7.14% 2	7.14% 2	28	3.50
Homeless Prevention or Rapid Re-Housing funding	3.57% 1	21.43% 6	46.43% 13	28.57% 8	28	2.00
Emergency Shelter beds for the Qualified Populations	17.86% 5	28.57% 8	21.43% 6	32.14% 9	28	2.32
Supportive Services funding	7.14% 2	35.71% 10	25.00% 7	32.14% 9	28	2.18

Question 5: Please briefly identify and describe the greatest needs for people in our community in each Qualified Populations category below:

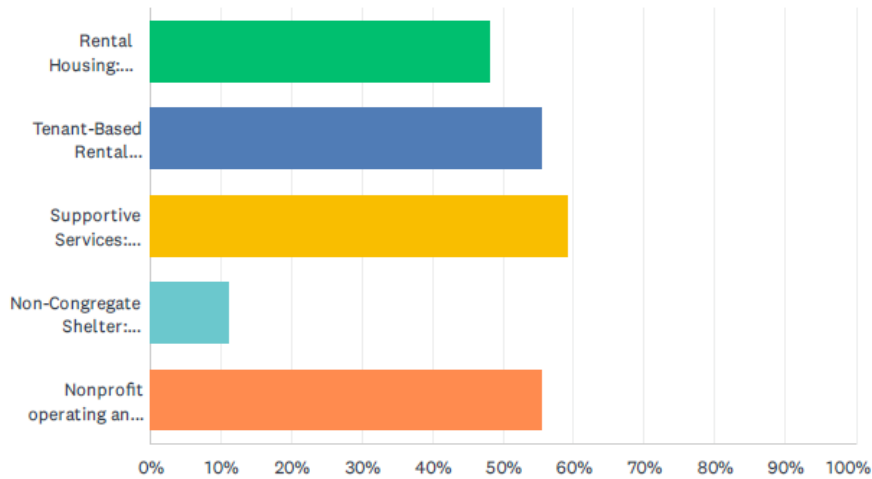
ANSWER CHOICES	RESPONSES
Currently Experiencing Homelessness:	100.00% 24
At immediate risk of entering homelessness:	100.00% 24
Fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking:	91.67% 22
Other populations where assistance would prevent their homelessness or serve those with the greatest risk of housing instability:	87.50% 21
Veterans or families including a veteran that meets one of the preceding criteria:	83.33% 20

Question 6: Rank where funding is needed most to serve the Qualified Populations in Greenville County:



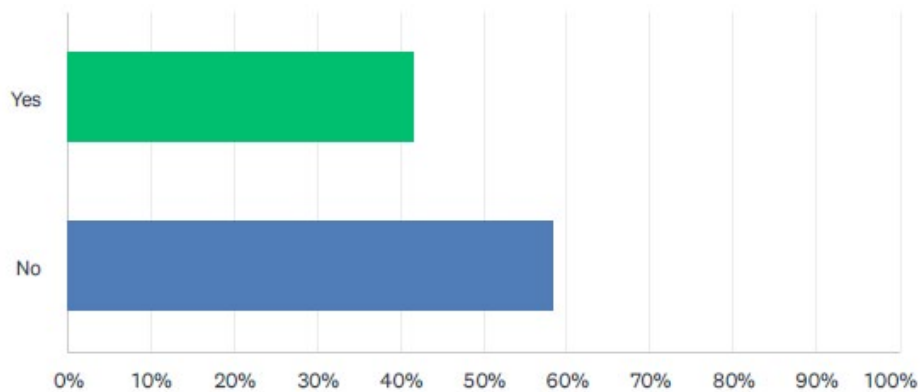
	1	2	3	4	5	TOTAL	SCORE
Affordable Rental Housing	55.17% 16	31.03% 9	6.90% 2	3.45% 1	3.45% 1	29	4.31
Tenant-Based Rental Assistance	24.14% 7	24.14% 7	20.69% 6	20.69% 6	10.34% 3	29	3.31
Supportive Services	3.45% 1	10.34% 3	51.72% 15	24.14% 7	10.34% 3	29	2.72
Acquisition and Development of Non-Congregate Shelter	13.79% 4	20.69% 6	3.45% 1	20.69% 6	41.38% 12	29	2.45
Nonprofit Operating and Capacity Building Assistance	3.45% 1	13.79% 4	17.24% 5	31.03% 9	34.48% 10	29	2.21

Question 7: Which eligible activities would your organization apply for?



ANSWER CHOICES	RESPONSES
Rental Housing: acquire, rehabilitate, or construct affordable rental housing	48.15% 13
Tenant-Based Rental Assistance (TBRA): housing and housing related costs	55.56% 15
Supportive Services: McKinney-Vento SS, Homelessness Prevention Services, Housing Counseling Services	59.26% 16
Non-Congregate Shelter: acquire, rehab, or construct NCS	11.11% 3
Nonprofit operating and capacity building assistance: operating expense assistance to non-profits or CHDO's	55.56% 15

Question 8: Does your organization have size and demographic data on any of the Qualified Populations (which we can't find online) which you would be willing to provide to GCRA?



Question 9: Does your organization have any resources or reports online which GRCA can review to learn more about the QPs you serve?

Three respondents replied they did not have any additional reports available online.

Question 10: Any other comments you would like to share?

1	We need SC Housing to issue bonds for affordable housing construction. Until then, we cannot make an impact on the affordable housing unit deficit. We also need vouchers for our citizens who make below 60% AMI.
2	It is crucial that Greenville use as many funding opportunities as possible to provide affordable (households earning under 30% AMI) housing and increase the availability of support services for those vulnerable to homelessness due to addiction disorders and other mental health conditions.
3	We continue to see an increase the number of families doubled/tripled up due to funding and lack of available affordable housing. Which in turn increases stress and anxiety levels that directly impact health and wellness of the families.
4	Please recognize the continuum of affordable housing needs that go from emergency to transitional to low-cost safe rental to low-cost ownership. There is a desperate need for monthly rental housing and monthly mortgages in the \$600 to \$800 range.
5	Safe Harbor saved my life and helped me to be okay.
6	Alongside a lack of affordable housing and tenet-based rental options, providers are stretched too thin to provide safe and creative solutions for QPs. Further, there is a gap in providing supportive case management services for those who can become employed and pay for housing, but do not always have the cognitive abilities or have complex trauma needs that require support in maintaining housing, requesting repairs, etc. Or, in some instances, their mental health needs are large, like Borderline Personality, but they do not meet all criteria or service organizations were stretched too thin and could not accommodate due to larger needs, such as violent schizophrenia. They fall through the gaps and smaller organizations are ill-equipped to serve them. There's a large knowledge/ability gap that isn't being served.
7	Thank you for this survey... Our office needs more funding for the ESG/RRH/HP program due to the inflation of rent increases and the deposit
8	Lack of affordable units and rent control are among the chief factors perpetuating the causes, experiencing of, and length of homelessness in Greenville County. All the supportive services in the world will not be able to make a dent in ending homelessness in Greenville unless these two issues are addressed.
9	Excited for the opportunity to be a part of filling the service gaps. I would like to participate in pilot programs that are a direct result of information given by those utilizing the services.

A RESOLUTION

TO AUTHORIZE THE GREENVILLE COUNTY REDEVELOPMENT AUTHORITY TO APPLY FOR AND ADMINISTER HOME - AMERICAN RESCUE PLAN (HOME-ARP) FUNDING TO RELIEVE THE CONTINUED IMPACT OF COVID-19 AND TO ADDRESS HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES.

WHEREAS, on March 11, 2021, President Biden signed American Rescue Plan Act of 2021 (P.L. 117-2) (ARP) for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services and to address continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses; and

WHEREAS, as a result of the said Act, the Congress appropriated \$5 billion in ARP funds to be administered through the HOME to perform four activities that must benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations; and

WHEREAS, U.S. Department of Housing and Urban Development was authorized to allocate HOME-ARP to states, unit of general local government, insular areas, and consortia of units of general governments that qualified for allocation of HOME funds in Fiscal Year (FY) 2021, pursuant to section 217 of the Cranston-Gonzalez National Affordable Housing Act of 1990, (“NAHA”), and on April 8, 2021 HUD allocated HOME-ARP to 651 grantees using HOME formula; and

WHEREAS, Greenville County and the five included municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest have obtained Urban County status and are identified as a Participation Jurisdiction (PJ) with the United States Department of Housing and Urban Development eligible to receive HOME-ARP; and

WHEREAS, the HOME-ARP fund is available for qualifying individuals or families that are (1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (“**McKinney-Vento**”); (2) at risk of homelessness, as defined in section 401 of McKinney-Vento; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; (4) part of other populations where providing supportive services or assistance would prevent a family’s homelessness or would serve those with the greatest risk of housing instability; or (5) veterans and families that include a veteran family member that meet the criteria in one of (1)-(4) in Greenville County, including residents in Fountain Inn City limits in Laurens County and Greer City limits in Spartanburg County except for Greenville City limits residents; and

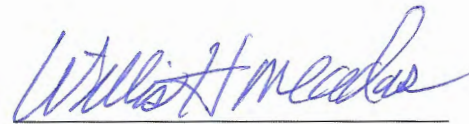
WHEREAS, the Greenville County Redevelopment Authority has been the designated agent for applying for and administering HUD funds, and is prepared to develop an amendment

to the County's 2021 Action Plan to include the HOME-ARP funding and submit it to HUD on behalf of the County; and

WHEREAS, approval of said Action Plan and application by HUD would provide grant of \$4,151,357 in HOME-ARP with identified approaches that prioritize the unique needs of low- and moderate-income persons and development of partnerships between all levels of government and the private for profit and non-profit sectors to address homelessness and supportive services in the County and its incorporated municipalities.

NOW, THEREFORE, BE IT RESOLVED THAT Greenville County Council hereby authorizes the Greenville County Redevelopment Authority, as its agent, to apply for and administer HOME-ARP funding, if awarded, in accordance with its action plan as submitted to the U.S. Department of Housing and Urban Development.

DONE IN REGULAR MEETING THIS 17th DAY OF MAY, 2022.

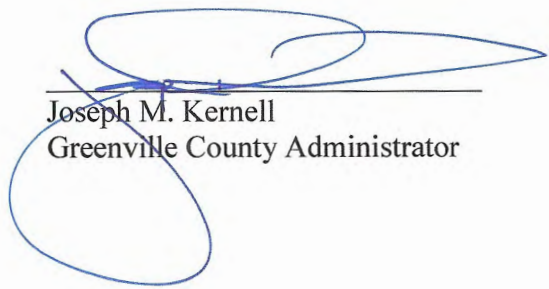


Willis Meadows, Chairman
Greenville County Council

ATTEST:



Regina McCaskill
Clerk to Council



Joseph M. Kernell
Greenville County Administrator

Memorandum

To: GCRA Board of Directors

From: John Castile, Executive Director

Date: March 28, 2023

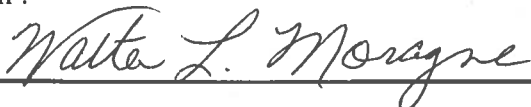
Subject: Approval of Greenville County HOME-ARP Budget Allocation Plan.

The Greenville County Administration was awarded HOME – American Rescue Plan (ARP) fund for a total of \$4,151,357 from the U.S. Department of Housing and Urban Development in April 2021. The HOME-ARP funding gives jurisdictions significant new resources to address homelessness and homelessness prevention needs by creating affordable housing, non-congregate shelter units, providing tenant-based rental assistance, and providing funding for supportive services. The HOME -ARP funds are available for expenditure until 2030. The fund must be used to assist individuals and families from the following Qualifying Populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating, violence, sexual assault, stalking or human trafficking; other populations with the greatest risk of housing instability; and veterans that meet any of the of above Qualifying Populations.


Pursuant to the amendment process of the FY 2021 Annual Action Plan, Greenville County consulted with homeless providers, and other partner agencies that assist the qualifying population and helped identify the unmet needs among the Qualifying Populations and consideration of the potential uses of the HOME-ARP fund. GCRA staff conducted a survey in January 2023 obtain needs, gaps, and funding recommendations. At in-person public hearing was conducted on March 7, 2023. The public comment period runs from March 1, 2023 through March 16, 2023. GCRA will complete the draft allocation plan for submittal to HUD by March 31, 2023

In accordance with the result of the survey and recommendations obtained from the partners, GCRA established a budget as shown on the attachment. Funding allocation percentages on Non-Profit Operating, Nonprofit Capacity Building and Planning and Administration are statutory limits set by HUD.

Recommendation: Approve GCRA's acceptance and implementation of the Greenville County's HOME-ARP and the budget allocation plan .



Walter Moragne, GCRA Board Chairman



Date Board Approved

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
---	---	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
--	---

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: M21-UP450205
---	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
--	--

8. APPLICANT INFORMATION:

* a. Legal Name: Greenville County, South Carolina	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 57-6000356	* c. UEI: KPTBH7N118S8

d. Address:

* Street1:	Greenville County Square
Street2:	301 University Ridge, Suite 2500
* City:	Greenville
County/Parish:	Greenville
* State:	SC: South Carolina
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	29601-3670

e. Organizational Unit:

Department Name: Greenville County Redev Auth	Division Name: <input type="text"/>
---	---

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.	* First Name: John
Middle Name:	
* Last Name: Castile	
Suffix:	

Title: Executive Director

Organizational Affiliation: <input type="text"/>
--

* Telephone Number: 864-242-9801 x114	Fax Number: 864-232-9946
--	---------------------------------

* Email: jcastile@gcra-sc.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Multiple projects involving HOME-ARP Eligible Activities

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="4,151,357.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="4,151,357.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

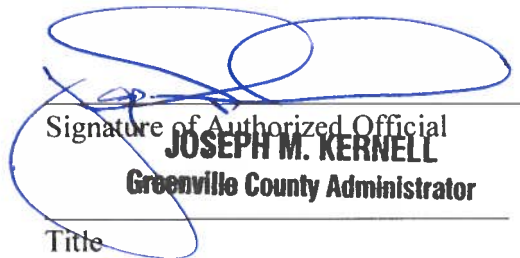
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official
JOSEPH M. KERNELL
Greenville County Administrator

Title

2-15-23
Date

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	County Administrator
APPLICANT ORGANIZATION Greenville County	DATE SUBMITTED 2/15/23

ASSURANCES - NON-CONSTRUCTION PROGRAMS

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1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
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13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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<p>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</p> 	<p>TITLE</p> <p>County Administrator</p>
<p>APPLICANT ORGANIZATION</p> <p>Greenville County</p>	<p>DATE SUBMITTED</p> <p>2/15/23</p>

HOME-ARP Citizen Participation Process

Citizen Participation Timeline:

Public Notice in Greenville News Release – 2/15/2023

Public Comment Start 3/1/2023

Public Hearing 3/7/2023

Public Comment End 3/16/2023

GCRA published the combined notice of public hearing and public comment in the Greenville News on 2/15/2023 in order to notify the general public. In order to broaden public participation, the notice was distributed via e-mail to the neighborhood associations within the special emphasis neighborhoods identified in our Consolidated Plan in order to target low- to moderate-income households. The notice was also distributed via email to the Greenville-Laurens Chapter email list making up local homeless service providers. The notice was also emailed to an email list of affordable housing developers, as well as the Hispanic Alliance.

The public hearing was held in person at the GCRA offices with one individual in attendance. No public comments were received.

The following provides record of meeting our public participation requirements:

- Proof of combined notice of public hearing and public comment (English and Spanish) in The Greenville News
- Proof of combined notice email to neighborhood associations (public notice was attached)
- Proof of combined notice email to Greenville-Laurens Chapter (public notice was attached)
- Proof of combined notice email to Developers (public notice was attached)
- Public Hearing sign in sheet
- HOME-ARP Allocation Plan Summary including range of activities and proposed budget
- Proof of HOME-ARP Allocation Plan Summary available on GCRA website

5595503

Combined Notice of Public Hearing and Public Comment Period

Greenville County – HOME- American Rescue Plan

Funding Availability from the US. Department of Housing and Urban Development

Background: The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. These funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnerships Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special round of funding is called the “HOME-ARP” program.

Funding: In April 2021, HUD allocated to Greenville County, South Carolina, a HUD Participating Jurisdiction (PJ) a total of \$4,151,357 in HOME-ARP funds.

Eligible Activities and Qualifying Populations: (1) development and support of affordable housing, (2) tenant-based rental assistance, (3) provision of supportive services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance), and (4) acquisition and development of non-congregate shelter units.

Funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 “Homeless” (1), (2), or (3))
- At risk of homelessness (as defined in 24 CFR 91.5 “At risk of homelessness”)
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- Other populations with high risk of housing instability (highly including cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel).

Allocation Plan Draft, Public Hearing and Comment Period: The Greenville County Redevelopment Authority (GCRA), as the administrator the County’s Entitlement fund from HUD is developing an Allocation Plan to identify priority housing and service needs in the community that may be supported with HOME-ARP funds and to describe the process that will be used to distribute HOME-ARP funds. The draft HOME-ARP Allocation Plan will be available for review by March 1, 2023 on the GCRA website homepage at <https://gcra-sc.org/>

The public comment period begins on March 1, 2023 at 8 A.M. and ends on March 16, 2023 at 5 P.M.

Comments may be submitted in writing by mail (address below) or email to ph@gcra-sc.org or by telephone to Francisco Arnaiz at 864-242-9801 ext. 120

The public hearing will be held on March 7, 2023 at 6:00 P.M. at

Greenville County Redevelopment Authority
Greenville County Square
301 University Ridge, Suite 2500
Greenville, SC 29601

To request a reasonable accommodation and/or translation services please contact Jose Reynoso before March 2nd, 2023 at jreynoso@gcra-sc.org or at 864-242-9801 ext.127.

Program Contact
Imma Nwobodu
Program Director

Greenville County Redevelopment Authority
Email: ph@gcra-sc.org
Phone: 864-242-9801
Mail: 301 University Ridge, Ste 2500, Greenville, SC 29601

Aviso combinado de audiencia pública y periodo de comentario público

Condado de Greenville – HOME – Plan de Rescate Americano

Disponibilidad de fondos de los EE. UU. Departamento de Vivienda y Desarrollo Urbano

Antecedentes: La Ley del Plan de Rescate Estadounidense de 2021 asignó \$5 mil millones para proporcionar vivienda, servicios y refugio a personas sin hogar y otras poblaciones vulnerables. Estos fondos fueron asignados por fórmula a jurisdicciones que calificaron para financiamiento a través del Programa de Asociaciones de Inversión HOME (Programa HOME) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). Esta ronda especial de financiación se llama el programa “HOME-ARP”.

Financiamiento: en abril de 2021, HUD asignó al condado de Greenville, Carolina del Sur, una jurisdicción participante (PJ) de HUD, un total de \$4,151,357 en fondos HOME-ARP.

Actividades elegibles y poblaciones que califican: (1) desarrollo y apoyo de viviendas asequibles, (2) asistencia de alquiler basada en inquilinos, (3) provisión de servicios de apoyo (como asesoramiento de vivienda, prevención de personas sin hogar, cuidado de niños, capacitación laboral, servicios legales, caso administración, costos de mudanza, solicitudes de alquiler y asistencia para el alquiler), y (4) adquisición y desarrollo de unidades de refugio no congregadas.

Los fondos deben beneficiar principalmente a individuos y hogares en las siguientes poblaciones calificadas:

- Experimentar la falta de vivienda (como se define en 24 CFR 91.5 “Sin hogar” (1), (2) o (3))
- En riesgo de quedarse sin hogar (como se define en 24 CFR 91.5 “En riesgo de quedarse sin hogar”)
- Huyendo de la violencia doméstica, la violencia en el noviazgo, la agresión sexual, el acoso o la trata de personas (como se define en 24 CFR 5.2003)
- Otras poblaciones con alto riesgo de inestabilidad de vivienda (incluidos en gran medida hogares de bajos ingresos cargados de costos, hogares que se han mudado dos o más veces en los últimos 60 días y hogares que viven en un hotel/motel).

Borrador del Plan de Asignación, Audiencia Pública y Periodo de Comentarios: La Autoridad de Reurbanización del Condado de Greenville (GCRA), como administrador del fondo de Derechos del Condado de HUD, está desarrollando un Plan de Asignación para identificar las necesidades prioritarias de vivienda y servicios en la comunidad que pueden recibir apoyo de HOME- fondos ARP y para describir el proceso que se utilizará para distribuir los fondos HOME-ARP El borrador del Plan de Asignación HOME-ARP estará disponible para su revisión el 1 de marzo de 2023 en la página de inicio del sitio web de GCRA en <https://gcra-sc.org/>

El periodo de comentarios públicos comienza el 1 de marzo de 2023 a las 8 a.m. y termina el 16 de marzo de 2023 a las 5 p.m.

Los comentarios pueden enviarse por escrito por correo (dirección a continuación) o correo electrónico a ph@gcra-sc.org o por teléfono a Francisco Arnaiz al 864-242-9801 ext. 120

La audiencia pública se llevará a cabo el día 7 de marzo de 2023 a las 6 de la tarde en

Autoridad de Reurbanización del Condado de Greenville
Plaza del condado de Greenville
301 Universidad Ridge, Suite 2500
Greenville, Carolina del Sur 29601

Para solicitar una adaptación razonable y/o servicios de traducción, comuníquese con Jose Reynoso antes del 2 de marzo de 2023 a jreynoso@gcra-sc.org o al 864-242-9801 ext.127.

Programa Contacto:
Imma Nwobodu
Director de Programa

Autoridad de Reurbanización del Condado de Greenville
Correo electrónico: ph@gcra-sc.org
Teléfono: 864-242-9801
Correo: 301 University Ridge, Ste 2500, Greenville, SC 29601

From: [Kristin Conley](#)
To: [Francisco Arnaiz](#)
Subject: FW: GCRA - Combined Public Comment and Hearing Notice for HOME-ARP Allocation Plan - Greenville County
Date: Thursday, February 16, 2023 9:04:14 AM
Attachments: [Public Notice GCRA - HOME - American Rescue Plan \(Spanish\).pdf](#)
[Public Notice GCRA - HOME - American Rescue Plan \(English\).pdf](#)

From: Kristin Conley

Sent: Wednesday, February 15, 2023 2:50 PM

To: (City View)Joseph <Joseph.garrison@ymail.com>; Belle Meade <bellemeadegroup@gmail.com>; Chris(Sunnyside) <sna29651@gmail.com>; cyntchance@bellsouth.net; Darren(Stauton) <dscott7357@aol.com>; Dot(Sterling) <da3russell@yahoo.com>; Dustin(Slater) <slater.marietta.sc@gmail.com>; Jim(Freetown) <jwcramer1952@yahoo.com>; Joshua(Brandon) <joshua@blankenship.xyz>; Katherine(Judson) <katherineeoliveri@gmail.com>; Kwadio(Poe Mill) <kwadjoc@gmail.com>; Sharon(Monaghan) <sharonlamotte@gmail.com>; Tee(Sans-Souci) <president@sans-souci.org>; Terry(Welcome) <terryturner2@bellsouth.net>

Subject: FW: GCRA - Combined Public Comment and Hearing Notice for HOME-ARP Allocation Plan - Greenville County

Hello Leaders!

Please see the attached information about an upcoming public hearing being held by GCRA. Any questions you may have about the hearing, Francisco will be glad to answer. We would appreciate it if you could share this with your association members.

Hope to see you all in person soon.

Good Afternoon,

Attached are the combined notice of public comment and notice of public hearing for the Draft HOME-ARP Allocation Plan for Greenville County.

The draft document will be on our website homepage for review on March 1, 2023. Public Comment period goes from March 1, 2023 through March 16, 2023. An in person public hearing will be held on March 7, 2023 at the GCRA offices in County Square.

Please feel free to forward this email to anyone in your organization or members of the public

Please call or email Francisco Arnaiz for any questions.

farnaiz@gcra-sc.org

864-242-9801 ext. 120

Also,

save a PDF of your sent email please. =] then put that here

P:\PROGRAM\HOME -ARP\Public Participation process\March 2023 PC

From: [Chris Berg](#)
To: [Chris Berg](#)
Subject: Fw: HOME-ARP public notices - request for email to Greenville-Laurens chapter email list
Date: Thursday, February 16, 2023 1:20:35 AM
Attachments: [Public Notice GCRA - HOME - American Rescue Plan \(Spanish\).pdf](#)
[Public Notice GCRA - HOME - American Rescue Plan \(English\).pdf](#)

To the Greenville-Laurens chapter list:

Attached Espanol and English notices: Greenville County has \$4.15 million in HOME grant allocations, as housing aid to homeless, domestic violence affected, those in highly unstable housing situations, or support services to help house these folks.

See attachments and below.

A draft allocation is to be released March 1; public hearing March 7, 6 PM; comment period.

Chris Berg, chapter list keeper

From: Francisco Arnaiz <farnaiz@gcra-sc.org>
Sent: Wednesday, February 15, 2023 2:29 PM
To: Bruce Forbes <bforbes@sharesc.org>
Cc: Chris Berg <cshapenote@hotmail.com>
Subject: RE: HOME-ARP public notices - request for email to Greenville-Laurens chapter email list

Good Afternoon,

Attached are the combined notice of public comment and notice of public hearing for the Draft HOME-ARP Allocation Plan.

The draft document will be on our website homepage for review on March 1, 2023. Public Comment opens March 1, 2023 and ends March 16th. An in person public hearing will be held on March 7, 2023 at the GCRA offices in County Square.

Please feel free to forward this email to anyone in your organization or members of the public you work with.

Please call or email Francisco Arnaiz for any questions.

farnaiz@gcra-sc.org
864-242-9801 ext. 120

If you plan to attend the public hearing on March 7, 2023 Please email me to let me know.

Francisco Arnaiz
Senior Community Development Planner
Greenville County Redevelopment Authority

301 University Ridge, Suite 2500
Greenville, SC 29601
Phone: 864-242-9801 ext. 120
Fax: (864) 232-9946

<http://www.gcra-sc.org>

[Like us on Facebook!](#)



From: Bruce Forbes <bforbes@sharesc.org>

Sent: Tuesday, February 14, 2023 3:05 PM

To: Francisco Arnaiz <farnaiz@gcra-sc.org>

Cc: Chris Berg <cshapenote@hotmail.com>

Subject: RE: HOME-ARP public notices - request for email to Greenville-Laurens chapter email list

José Reynoso

From: José Reynoso
Sent: Wednesday, February 15, 2023 3:58 PM
Subject: HOME-ARP Public Notices
Attachments: Public Notice GCRA - HOME - American Rescue Plan (English).pdf; Public Notice GCRA - HOME - American Rescue Plan (Spanish).pdf

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Please call or email Francisco Arnaiz for any questions.

farnaiz@gcra-sc.org
864-242-9801 ext. 120

If you plan to attend the public hearing on March 7, 2023 Please email me to let me know.

HOME-American Rescue Plan (ARP)

Allocation and Implementation Public Hearing



Conducted by Greenville County Redevelopment Authority

Location: 301 University Ridge Suite 2500

March 7, 2023 6 PM

Vision of HOME-ARP

- Purpose: To address the need for homelessness assistance and supportive services. To perform the following four activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.
- The \$5 billion in HOME-ARP funding provides HOME grantees, in collaboration with other community stakeholders, a chance to make targeted, strategic investments in housing and other assistance for people experiencing homelessness and other vulnerable populations.
- HOME-ARP can be used to provide rental assistance, fund supportive services, develop new affordable rental housing, and acquire and develop non-congregate shelters.
- HOME-ARP's flexibility, especially when paired with the other substantial resources for households experiencing homelessness or housing instability, presents a significant opportunity for communities to make critical investments that can build the long-term capacity of housing and homeless systems and dramatically strengthen efforts to prevent and end homelessness.

Qualifying Populations

HOME-ARP funds must benefit the following qualifying populations:

1. Individuals and families experiencing homelessness (QP-1)
2. Individuals and families at-risk of homelessness (QP-2)
3. Individuals and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking (QP-3)
4. Other populations for whom supportive services or assistance would prevent homelessness or serve those with the greatest risk of housing instability (QP-4)

► **Veterans and families with a Veteran family member must also meet one of the preceding criteria*

Eligible Activities and Statutory Limits

- Planning and Administration (For PJ, Limit – 15%)
- CHDO/Non-Profit Operating Expenses (5% Limit)
- Capacity Building Assistance (5% Limit)
- Supportive Services
- Tenant-Based Rental Assistance (TBRA)
- Acquisition and Development of Non-Congregate Shelter
- Development and Support of Affordable Housing

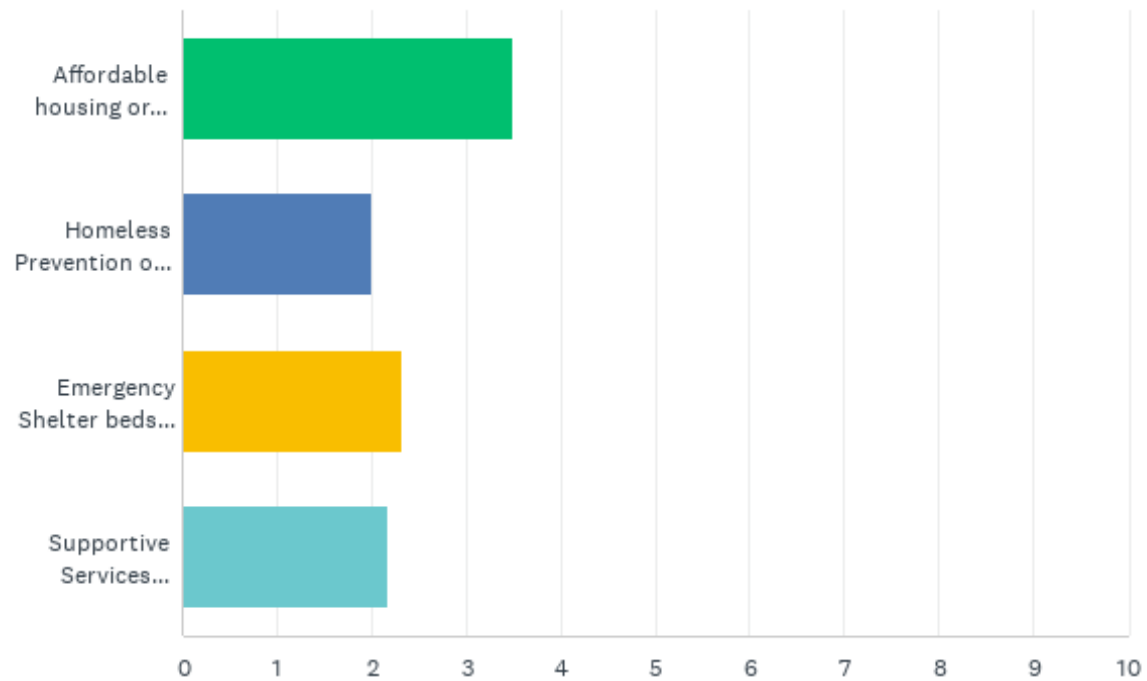
Greenville County Proposed Allocation Plan -

Budget

**Greenville County HOME-ARP
allocation: \$4,151,357**

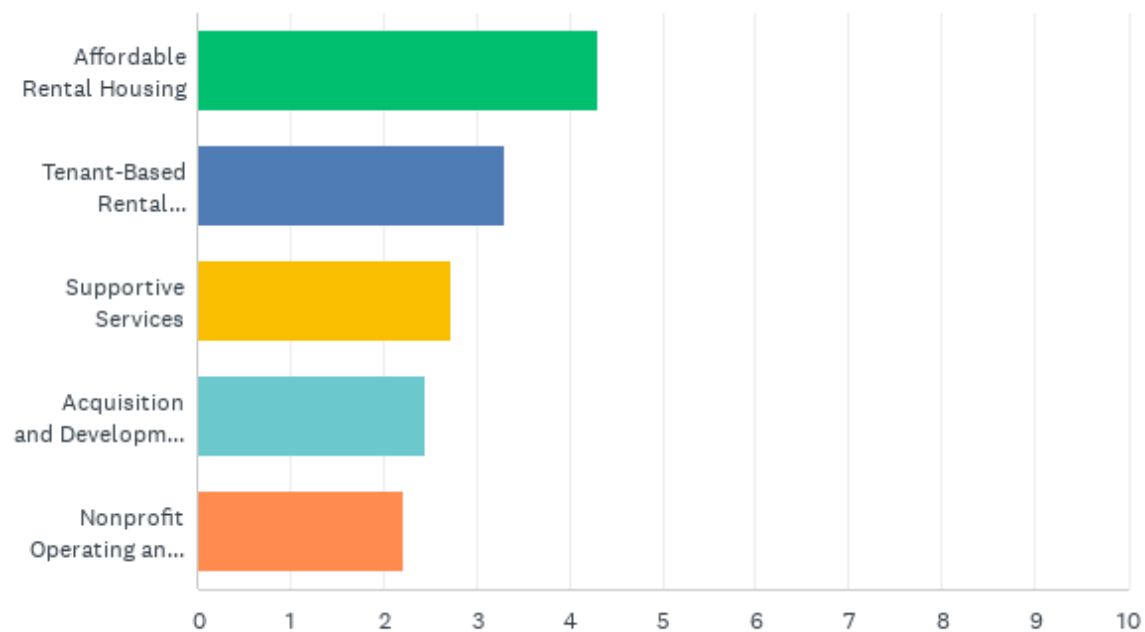
Survey & Consultation Results

Q4 Please rank the largest gaps in our Homeless System of Care:



Survey & Consultation Results

Q6 Rank where funding is needed most to serve the Qualified Populations in Greenville County:



Needs Assessment Summary

- Gap of approximately 40 family units and 1 670 adult shelter beds for households experiencing homelessness (including subpopulations)
- Affordable Housing Shortages and Gaps
 - 2018 Housing Study: 46K households in housing trouble (unaffordable or high deferred maintenance), Shortage of 9,500 units affordable to households earning less than 25K a year.
 - 2020 Affordable Housing Strategy: <80K AMI, 46,000 Households costs burdened, 10,500 cost burdened renter-households <30% AMI, 9,000 cost burdened between 30-50% AMI
 - HOME-ARP to focus on assisting severely cost burdened households under 30% AMI & 50% AMI
- Priority Needs for
 - Homeless – shelter beds (including non-congregate), affordable housing, supportive services
 - At-risk of homelessness – affordable housing, supportive services
 - Fleeing or attempting to flee DV- shelter beds (including non-congregate), supportive services, affordable housing
 - Other populations – affordable housing and supportive services

Greenville County HOME – ARP - Implementation Plan

Selection of partners will be via GCRA application process. The application will be ongoing until all funds are committed. GCRA will also consider housing partners' gap financing applications approved in March 2022 for the development of affordable rental housing units.

The selected projects for approval consist of proposed affordable rental housing applications, with LIHTC financing and or other multifamily funding sources from non-profit and for-profit organizations, addressing at least one or more of the Qualifying Populations (QP) and Eligible Uses identified in HOME-ARP Notice.

GCRA will not set a preference for selecting one qualifying population over another on any projects and programs.

Greenville County HOME-ARP Budget

	Funding amount	Percent of Grant	Statutory Limit	# of agencies	Average Funding	# of units
Eligible uses						
Support Services	\$622,703.55	15%		5	\$124,540.71	NA
Acquisition and Development of Non-Congregate Shelters	\$415,135.70	10%		4	\$103,783.93	100
Tenant Based Rental Assistance (TBRA)	\$954,812.11	23%		2	\$477,406.06	200
Development of Affordable Rental Housing	\$1,162,379.96	28%		5	\$232,475.99	300
Non-Profit Operating	\$186,811.07	5%	5%	4	\$46,702.77	NA
Non-Profit Capacity Building	\$186,811.07	5%	5%	4	\$46,702.77	NA
Administration and Planning	\$622,703.55	15%	15%	1		
Total HOME-ARP Allocation	\$4,151,357.00	100%	24%	25		600

Planning and Administration

Conducted By Greenville County Redevelopment Authority – Administrator of County Federal Funds from HUD

- Appropriated 15% of the HOME-ARP
- Amendment to the FY 2021 Annual Action Plan to include HOME-ARP fund
- Conduct consultation process (surveys and interviews with stakeholders), needs assessment and public hearings.
- Complete Allocation Budget and Implementation funds
- Obtained approved resolutions from County Council.
- Complete all required SF 424 forms.
- Submit documentations and plans to HUD for approval
- Prepare applications and review proposals from Subrecipients and Housing Partners for affordable housing projects.
- Prepare and execute contracts.
- Program management, monitoring and evaluations.
- Prepare quarterly and annual reports as required by HUD.
- Process all vendor payments
- Close out of HOME-ARP program and submission to HUD

Non-profit operating expenses

- ▶ Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- ▶ Selection of up to four (4) Non-profit organizations, with prior experience as a homeless provider and or affordable housing provider for most disadvantaged population, carrying out HOME-ARP activities within 24 months of the award.
- ▶ Eligible Costs: Employee salaries, wages, and other employee compensation and benefits, employee education, training and travel, rent utilities, commutation, costs, Taxes, Insurance, equipment, materials, and supplies.
- ▶ Used for general operating costs of the non-profit organization.
- ▶ Must comply with applicable procurement process.

Capacity Building Assistance

- Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- Selection of up to four (4) Non-profit organizations, with prior experience as a homeless provider and or affordable housing provider for most disadvantaged population, carrying out HOME-ARP activities within 24 months of the award.
- Fund will be used as reasonable and necessary general operating costs that will result in the expansion or improvement of an organizations ability to successfully carry out eligible HOME-ARP activities.
- Eligible costs: salaries for new hires – wage, compensation and benefits; employee training or other staff development – enhance skills and knowledge; equipment, upgrades and supplies; contracts for technical assistance or for consultants with expertise related to HOME-ARP qualifying population.
- Additional HMIS coordinator(s) for data quality control and oversight.
- Must comply with applicable procurement process.

Supportive Services

- ▶ Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- ▶ Approximately 5 Subrecipients will be considered for approval.
- ▶ Average award amount not to exceed \$125,000.
- ▶ Proposed support services: fair housing and counseling, case management services for homeless and at risk of homelessness participants addressing their needs, housing counseling, job search and training resources

Tenant Based Rental Assistance

- Up to two Subrecipients will be selected with a history of rental assistance with ESG funds e.g. – UHC and GCHRC.
- The County's established coordinated entry (CE) process of the Continuum of Care (COC) referrals will be used for rapid housing of program participants intake and assessments. The process will be expanded to include QPs, families with children, seniors and veterans.
- Program participants for prevention will be considered on first come basis.
- Approximately 200 households are proposed to be assisted
- All program participants are assisted by case managers.
- Data management – HMIS software – Administered by UHC
- Income eligibility for prevention clients – up to 80% AMI.
- Income eligibility for Rapid Rehousing: Up to 80% AMI.
- Provide rental and utility assistance via subrecipients. Maximum financial assistance not to exceed \$8,000 per Household.
- Direct financial assistance for 3rd party vendors – paid via GCRA
- Duration of Assistance: June 2022 – July 2030.
- Reassessment required for continual assistance after 3 months assistance.

Acquisition and Development of Non-Congregate Shelter

- Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- Approximately four (4) proposals will be recommended. To provide up to 100 non-congregate housing units.
- Proposed amount per subrecipient not to exceed \$103,000, is provided as gap financing.
- Proposals shall be for acquisition of structures/buildings for non-congregated housing shelters.
 - The structure may not need rehabilitation, if it meets codes and required habitable standards.
 - Rehabilitated for appropriate change of use, codes and habitable standard (with or without acquisition)
 - New construction (with or without acquisition)

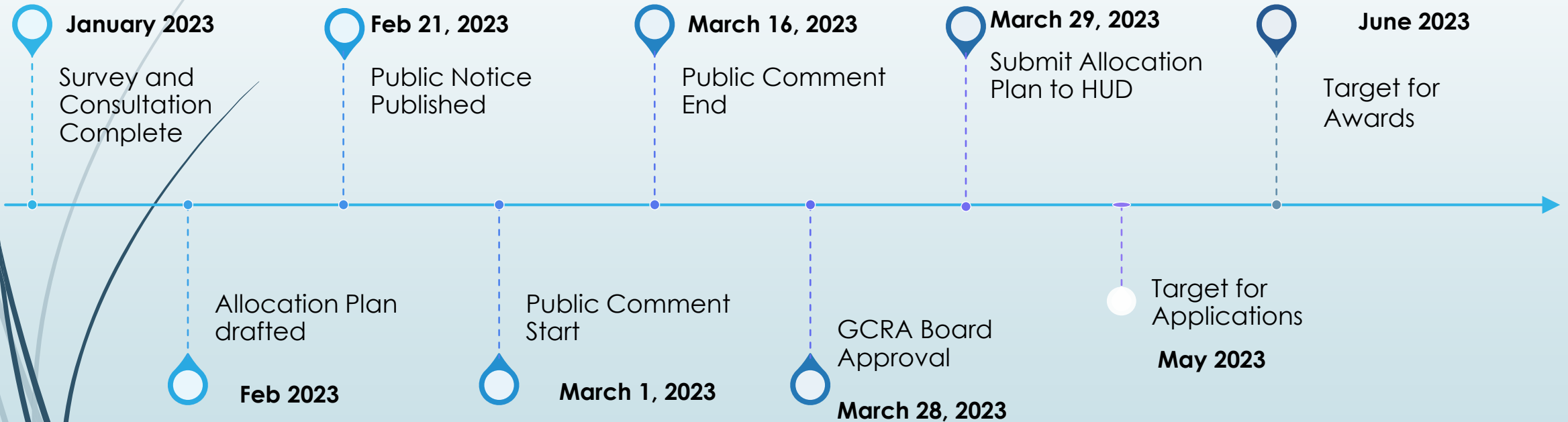
Development and Preservation of affordable rental housing

- Selection of partners will be via GCRA application process. The application will be on-going until all funds are committed. Proposed number of selected projects five (5).
- Greenville County HOME-ARP fund will be used as “Gap Financing” of rental development projects in the County. The funds will be provided to housing development partners as a combination of “grant and loan”. An average amount of HOME-ARP fund of \$230,000 is proposed to be provided as gap financing on each project.
- GCRA will also consider housing partners’ approved funding applications ‘gap financing’ in March 2022 for development of affordable rental housing units. Unit Occupancy will be consistent with the qualifying populations and meets income requirements.
- The HOME-ARP fund shall be used to acquire, rehabilitate or construct affordable rental housing for permanent occupancy of individuals and family that meet one or more of the qualifying populations.

Development and Preservation of affordable rental housing

- The proposed project will provide permanent housing opportunities for individuals and families with annual income up to 80% Area Median Income. The projects must show provision of housing units earning equal and less than 30% and up to 50% of the area median income.
- Not less than 70 percent of the affordable rental housing units acquired, rehabilitated or constructed with HOME-ARP funds must be occupied by households in the qualifying population.
- Provision of housing units for individuals and families experiencing severe housing cost burden (paying more than 50% of monthly household income towards housing costs).
- Compliance Period - Affordability Compliance:
 - Minimum of 15 years compliance for all rehabilitation and acquisition of rental affordable housing units.
 - Minimum of 20 years compliance for all new construction of new rental units.

HOME- ARP – Consultation, funding application, Selection and Plan amendment process - Timeframe



Questions and Comments

Submit Public Comments to:
OR In the Chat
OR verbally

PH@GCRA-SC.ORG

Public Comment Period: March 1 – March 16

Comments will be responded to in the final draft plan submitted to HUD, which will be posted on our website

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GCRA – Telephone – 864-242-9801



published an article about what may be done to provide more affordable

The Post and Courier (Greenville) published an article about Xanthene Norris as she ends her

published an article about the latest numbers on the cost of rent

SEE MORE NEWS →

CONTACT US

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Phone: 864.242.9801 Fax: 864.232.9946

Hours: Mon-Thu 8am - 5pm (Closed for lunch 12:00-1:30pm) Fridays 8am - 1:30pm

QUICKLINKS

- Consolidated Plan 2020-2024 2022 Annual Action Plan HOME-ARP Allocation Plan Summary HOME-ARP Public Notice (English) HOME-ARP Public Notice (Spanish)



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JOIN OUR EMAIL LIST

