

2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Greenville's Community Development Division is pleased to share a summary of the accomplishments achieved during the 2018-2019 fiscal year using Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) funding. These successes are the result of many beneficial partnerships with our housing partners and other community organizations. Genesis Homes CDC, Habitat for Humanity, Homes of Hope, and Allen Temple CEDC are among the many partners supporting neighborhood revitalization efforts and implementation of the neighborhood master plans.

The City of Greenville's Community Development Division (CD) works with its partners to connect citizens with existing community resources to both improve the quality of life in the Special Emphasis Neighborhoods and opportunities for residents and their families. The City of Greenville provided funding to the Greenville County Human Relations Commission's Fair Housing program and Financial Empowerment Centers. The City's Recreation Division offered the Study Buddies After-School program for children in grades k-5 through 8th grade. The City provided support to address homelessness in partnership with Homes of Hope and the newly formed Greenville Homeless Alliance. The City also works intergrally to assist the Greenville Housing Fund, established in 2018, to assist in financing the development of affordable housing in the community.

In addition, Community Development facilitates collaborations with the Police Department, Legal and Codes Enforcement Divisions, job training and placement programs like the LADDER program and Quick Jobs training programs and hosts the Neighborhood Empowerment Workshop Series and the Greenville Dreams initiative.

AID Upstate and Upper Savannah Care Services provide programs and services for persons living with HIV/AIDS in Anderson, Greenville, Laurens and Pickens counties.

The City received an allocation of \$777,530 in Community Development Block Grant (CDBG) funding for the 2018-2019 program year. The HOME entitlement program was funded at \$307,552 for the 2018-2019 program year. In addition, the City of Greenville was a recipient of Housing Opportunities for Persons with HIV/AIDS (HOPWA) funding. The City received \$475,984 in HOPWA funding to support HIV/AIDS programs in the Anderson, Greenville, Laurens and Pickens communities.

Our residential development partners completed sixteen (16) units of affordable housing. Allen Temple completed two (2) rental homes in the West Greenville neighborhood. Genesis Homes completed four (4) rental homes and five (5) homeownership units in the Greenline-Spartanburg neighborhood. Habitat for Humanity also completed five (5) homeownership units in the Green Avenue, Southernside and West Greenville neighborhoods. In addition, through the City's homeowner rehabilitation programs, seventeen (17) residential units were rehabilitated. The City was also able to partner with local property owners to acquire seven parcels that will be dredeveloped creating affordable and workforce housing opportunities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquire property for revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	30	27	90.00%	6	7	116.67%
Address neighborhood infrastructure needs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Rental units constructed	Household Housing Unit	0	0		7	6	85.71%
Address neighborhood infrastructure needs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Homeowner Housing Added	Household Housing Unit	0	0		6	10	166.67%
Address neighborhood infrastructure needs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	1000000	3000	0.30%			
Code enforcement & demolition of blighted property	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Buildings Demolished	Buildings	30	30	100.00%			

Continue to support and advocate for Fair Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		150	156	104.00%
Continue to support and advocate for Fair Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	200	22.22%			
Creation and retention of businesses	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Jobs created/retained	Jobs	15	0	0.00%			
Creation and retention of businesses	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Businesses assisted	Businesses Assisted	15	0	0.00%	2	0	0.00%
Develop and enhance recreational opportunities	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	5	0	0.00%	25	160	640.00%

Employment training and job readiness programs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%			
Employment training and job readiness programs	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Jobs created/retained	Jobs	0	0		10	0	0.00%
End chronic homelessness	Affordable Housing Homeless	CDBG: \$20000 / HOPWA: \$0 / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%			
End chronic homelessness	Affordable Housing Homeless	CDBG: \$20000 / HOPWA: \$0 / HOME: \$	Homelessness Prevention	Persons Assisted	0	0		40	0	0.00%
Energy-efficiency & sustainable building practices	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1	0	0.00%			
Energy-efficiency & sustainable building practices	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$	Rental units constructed	Household Housing Unit	0	0		11	0	0.00%

Ensure residents have transportation options	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	5	0	0.00%	100	0	0.00%
Planning, education activities, and advocacy	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	5	0	0.00%			
Produce affordable rental and homeownership units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Foundation/Private: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	0	0.00%			
Produce affordable rental and homeownership units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Foundation/Private: \$	Rental units constructed	Household Housing Unit	20	0	0.00%	11	6	54.55%

Produce affordable rental and homeownership units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Foundation/Private: \$	Homeowner Housing Added	Household Housing Unit	20	0	0.00%			
Produce affordable rental and homeownership units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Foundation/Private: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	5		0	17	
Produce affordable rental and homeownership units	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Foundation/Private: \$	Other	Other	0	0		4	0	0.00%
Rehab assistance for owner occupied housing	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	7	7.00%	29	17	58.62%

Rehab assistance for rental housing	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$ / Foundation/Private: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%			
Rehab assistance for rental housing	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$ / Foundation/Private: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	1	0	0.00%
Safety and crime prevention within neighborhoods	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	5	5	100.00%			
Support for neighborhood residents	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1065		0	1065	

Support for neighborhood residents	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	23		50	23	46.00%
Support for neighborhood residents	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		100	0	0.00%
Support for neighborhood residents	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	35	35	100.00%	100	0	0.00%
Support healthy communities	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	5	0	0.00%	50	0	0.00%

Support housing and services for special needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$0 / HOPWA: \$ / HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		100	0	0.00%
Support housing and services for special needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$0 / HOPWA: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	75				
Support housing and services for special needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$0 / HOPWA: \$ / HOME: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	65	0	0.00%			
Support housing and services for special needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$0 / HOPWA: \$ / HOME: \$0	Homelessness Prevention	Persons Assisted	0	10		146	0	0.00%
Support housing and services for special needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$0 / HOPWA: \$ / HOME: \$0	HIV/AIDS Housing Operations	Household Housing Unit	0	0		1	0	0.00%

Support the After School Tutorial Initiative	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	875	146	16.69%	140	160	114.29%
Support the After School Tutorial Initiative	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Other	Other	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City focuses the majority of its community development resources within its Special Emphasis Neighborhoods in an effort to support safe affordable housing, a suitable living environment, and economic opportunities. These neighborhoods have been identified because of the high proportion of low to moderate income residents and the overall need for revitalization within these areas. The City has been able to clean up much of the blight in these areas by utilizing acquisition and demolition activities in the neighborhoods. The City’s Homeowner Rehabilitation program is vital in helping existing homeowners to maintain their homes and remain in the neighborhoods. The City’s partnerships with several non-profit developers have contributed to our success in creating affordable housing opportunities within the neighborhoods. The various public service programs supported by the City also help provide resources to the community to help them thrive and succeed.

In addition to the activities identified above, the City utilized CDBG funds to accomplish the following:

- In partnership with the Greenville County Human Relations commission, the City supported Fair Housing workshops focused on improving citizens’ financial literacy. From July 2018 through June 2019 the series delivered the following workshops to residents: Protecting Yourself and Your Home, Identity Theft, 51st Attainable/Fair Housing Showcase, Consumer Awareness, and Homeownership.
- The City partnered with the Human Relations Commission, Greenville County Redevelopment Authority, the United Way of Greenville

County, and South Carolina Legal Aid to host a Neighborhood Empowerment Workshop Series at various locations throughout the City and County including community centers (within the heart of the very neighborhoods which the series was seeking to serve). The selected topic for the 2019 (6) session series was “Heirs, Wills, & Property.” This series also helped the City form or solidify working relationships with ten different community partners. The program reached approximately 50 residents.

- Community Development, in active partnership with the Greenville County Redevelopment Authority and the United Way of Greenville County, supports the Grassroots Leadership Development Program to encourage and foster leadership skills and identify resources for community leaders. 14 residents graduated from the program this year, bringing the total number of graduates to 152. At Greenville Dreams meetings, leaders are supported on a monthly basis by Staff and speakers who are engaged in furthering the success and empowerment of Special Emphasis neighborhood residents.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City's community development funds are utilized to help citizens throughout the City. There are many residents that benefit from community development activities that are not accounted for in the table above, however, the table does reflect our focus within the City's Special Emphasis Neighborhoods, which trend towards a majority African American population. As the Hispanic population grows within the City, we would expect to see some additional Hispanic families served through community development funds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	777,530	618,025
HOME	public - federal	307,552	27,028
HOPWA	public - federal	475,984	475,630
Other	private		
Other	public - local		

Table 3 - Resources Made Available

Narrative

The City has expended the majority of its available funds during the program year. A percentage of HOME funds are typically used for construction of affordable housing and often these projects can take some time to complete as additional funding sources are secured, environmental reviews are finalized and permits are approved. The HOME construction projects approved for the 2018 program year should be completed in the following year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Greenville, Anderson, and Pickens counties.	24	24	Regional - HOPWA
Laurens county	2	2	Regional - HOPWA
Special Emphasis Neighborhoods	74	74	All Target Areas Citywide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City utilizes its community development resources within the identified Special Emphasis Neighborhoods. These 13 neighborhoods tend to have a high proportion of low to moderate income residents and are majority minority neighborhoods. The neighborhoods vary in need, some have been revitalized but need continued support to remain stable, while others require assistance and support due to the amount of blight and homes in disrepair. Many of the neighborhoods have extremely high unemployment rates, as well as a high number of senior residents, so activities are established to help support these populations as well. The majority of community development funds are utilized within

these Special Emphasis Neighborhoods. The City also received HOPWA funding that is used throughout four (4) counties in the Upstate to support persons living with HIV/AIDS. These counties include Anderson, Greenville, Laurens and Pickens.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City's planning process required cooperative input from public and private agencies and units of government. CDBG and HOME funds were leveraged to attract additional funding for Community Housing Development Organizations (CHDO) and other housing partners. Additionally, the City's public service grants require leveraging of the CDBG funds. Grant applications for funding were evaluated on the basis of a point system which rewarded the extent to which CDBG funds are leveraged.

The City's affordable housing development is made possible through partnerships with the City's CHDO agencies, including Homes of Hope, Genesis Homes and Allen Temple CEDC. Additional nonprofit agencies, including United Housing Connections, Habitat for Humanity of Greenville County, for-profit developers, the Greenville Housing Authority, and the newly formed Greenville Housing Fund also work to develop affordable housing opportunities. These agencies leveraged the funds provided by the City with other public and private agencies such as SC State Housing Finance and Development Authority's Housing Trust Fund and HOME programs, Federal Home Loan Bank Affordable Housing Program, LIHTC program and other financial institutions' loans.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	6,310,065
2. Match contributed during current Federal fiscal year	109,200
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,419,265
4. Match liability for current Federal fiscal year	7,581
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,411,684

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Homes of Hope Joshua's Way (2017/14)	11/30/2018	109,200	0	0	0	0	0	109,200

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	15,719	337	0	15,382

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	26,607	0	0	0	0	26,607
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		7		73,500		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	44	41
Number of Special-Needs households to be provided affordable housing units	0	0
Total	44	41

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	7	16
Number of households supported through Rehab of Existing Units	25	17
Number of households supported through Acquisition of Existing Units	12	7
Total	44	40

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City was successful in meeting its anticipated goals and outcomes. There is always some variation in numbers as some projects cost more than others, sometimes there is more interest in programs than in previous years, and other funding sources, such as SCSHFDA HOME and other funding may vary. The City remains active in recruiting homeowner rehabilitation participants and partners with several organizations to perform rehabilitation within the Special Emphasis Neighborhoods, and often the cost of these rehabs can vary as can the number of participants which will affect the overall numbers

completed for the year. The new residential development is promoted by working with our development partners who apply through a competitive process to receive funding. The City utilizes a community development advisory committee, consisting of members of the neighborhoods and Mayoral appointed representatives, to make decisions on which projects to recommend to City Council for funding. The development partners also work with other funders to leverage the City funding and complete the financing packages. This year, the City retained the services of Rebuild Upstate and Habitat for Humanity to support efforts to rehab the homes of owner-occupants. Although we did not meet the goal for rehab of existing units, we anticipate that next year, these numbers will increase and the goal will be met and exceeded. Community Development staff worked with both partners to develop a process for managing the homeowner rehab program. The City also anticipates the production of additional homes through the redevelopment of City-owned properties.

Discuss how these outcomes will impact future annual action plans.

As CDBG and HOME funds vary from year to year, the City anticipates the outcomes that will occur during that funding year. As we review our previous year's accomplishments, it helps us to plan and set goals for the upcoming year. For the 2019-2020 fy, we have retained the services of Rebuild Upstate and Habitat for Humanity to support our efforts to repair the homes of owner-occupants. We will also be working with our affordable housing partners to increase production of affordable rental units through the redevelopment of City-owned properties.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	2
Low-income	25	4
Moderate-income	0	3
Total	29	9

Table 13 – Number of Households Served

Narrative Information

The City uses the majority of its funds to serve low to moderate income residents or within low to moderate income areas. The City reviews income information for the Homeowner Rehabilitation program. We also work with our development partners to qualify residents for newly created affordable housing. The City and its partners work to address the housing needs of households

experiencing "worst case needs" or households that are low income renters who pay more than half of their income on rent, live in substandard housing (homeless and involuntarily displaced). The housing produced during the 2018-2019 fy serve these households. In addition, the Greenville Housing Authority (GHA) has recently completed the renovation of The Gallery, formerly known as Westview Homes, (66 units) and the new construction of Heritage at Sliding Rock, a 60-unit affordable housing community for senior citizens. The newly constructed and renovated units combined with the new units being produced by our non-profit partners, helps to support households experiencing "worst case needs" in Greenville. In addressing the needs of disabled persons, the newly renovated and constructed units will include accessible units for persons with disabilities.

Our Homeowner rehabilitation program uses Household Income to evaluate eligibility.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Greenville works with our local Continuum of Care (United Housing Connections) to address specific homeless needs. It seeks to eliminate gaps in the homeless system. Needs are identified through an evaluation of existing services, shelter bed capacities, and collaboration with local officials, councils, and community task forces. Services are designed to stabilize individuals and families moving toward more permanent housing options. In addition, the City continually investigates and accesses all types of funding streams and resources to end homelessness, including partnering with Greenville County and other agencies to assess affordable housing needs and supportive services for homeless individuals and families.

The City continues to work closely with United Housing Connections and other agencies affiliated with providing assistance to the homeless population. The City seeks to implement the recommendations identified in the Plan to End Homeless by encouraging the development of residential units in our Special Emphasis neighborhoods and through collaboration with existing entities to create more affordable housing for the homeless population. United Housing Connection's mission is to promote advocacy and awareness in addition to developing strategies at the local, regional, and state levels to effectively address homelessness. The United Way-funded agency coordinates the region's homeless programs and services. In an effort to reduce homelessness and provide a variety of community-based programs and services, each chapter meets monthly to discuss new funding sources, opportunities, and service delivery.

United Housing Connections also coordinates the Point In Time count conducted in January.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Greenville is fortunate to have two organizations that provide emergency shelter and transitional housing needs - The Salvation Army and Miracle Hill Ministries. Both organizations have facilities located within the City limits and serve individuals and families. These organizations are part of a larger consortium of service providers that offer a variety of services to homeless individuals and families. These organizations and others are also part of the coordinated service delivery program that seeks to better assist individuals and families moving through the supportive services system.

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

The Community Development division works to help connect individuals to the services and programs that are available throughout the community. The City maintains good relationships with many of the service providers within the community and Community Development staff frequently distribute flyers and information within our Special Emphasis Neighborhoods. The City maintains resource information, publicly available via hard copy or on the website. The resource information is directly related to affordable housing, homelessness and related programs and services and to workforce training. The goal of maintaining the resource lists is to make the information available in order to help make connections between those in need and the abundance of services and programs within our community.

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

The City continues to work with United Housing Connections to support the development of affordable housing for homeless persons under the Housing First Model. This model has been successful at the Reedy Place I and II developments and promotes a stable quality of life for formerly homeless persons by providing a safe living environment while also offering supportive services – job training, substance abuse services, mental health counseling, medical care – to assist this special population become more stable.

The City is also a member of the Greenville Homeless Alliance, made up of homeless service providers, government, philanthropy and other organizations working to develop strategic responses to chronic homelessness in the Greenville community. Funding has been made available during the 2018 – 2019 fiscal year to the Greenville Homeless Alliance for pilot programs such as “New Lease on Life”.

Additionally, CD staff will continue to coordinate the Neighborhood Action Team and support its mission to work with the City’s code enforcement, legal department and law enforcement in remediating immediate issues related to homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Greenville and the Greenville Housing Authority (GHA) enjoy a good relationship with similar goals. Our relationship fosters information sharing, collaboration, and consultation. GHA initiated and has completed the renovation of two public housing communities, known as Brookhaven and Westview Homes. The names of the communities have been updated to reflect the renovations completed - The Haven and The Gallery, respectively. During the fiscal year, construction started on the Preserve at Logan Park, a 3-phased redevelopment of the former Scott Towers site. Phases I and II include the rehabilitation of the Garden Apartments and the construction of a multi-family community for senior citizens. A total of 193 affordable residential units will be offered through this development. The renovation of the Garden Apartments represents 80 units which the new building under construction will offer 113 units. The City has helped advertise the availability of new housing, and has otherwise helped the community stay informed during the process.

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

The Family Self-Sufficiency (FSS) Program is a component of the Housing Choice Voucher (HCV) and Public Housing Programs which provides supportive services and financial incentives for HCV participants and Public Housing residents to become economically and socially self-sufficient. The TGHA Family Self-Sufficiency Program is a voluntary program.

The purpose of TGHA Family Self-Sufficiency Program is to promote the development of local strategies to coordinate the use of HCV Housing Assistance with public and private resources and to enable families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency.

The objective of the FSS Program is to reduce the dependency of low-income families on welfare assistance and on Housing Assistance. Under the FSS Program, families are provided opportunities for education, job training, counseling, and other forms of social service assistance while receiving HCV Housing Assistance so that they may obtain the education, employment, business, and social skills necessary to achieve self-sufficiency. Approximately 90 families are participating in the FSS program.

The GHA is also working with approximately 14 households, currently HCV-holders, move towards homeownership.

Actions taken to provide assistance to troubled PHAs

The Greenville Housing Authority is not considered a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The cost of housing, property acquisitions, substandard and antiquated existing public infrastructure, maintenance, public policies, land use controls, fees and charges, and code enforcement contribute to barriers to affordable housing. Community Development has been and is working with local officials and developers to examine strategies that will yield more affordable housing in Greenville. As we continue to engage in dialogue, there will be more interest in affordable housing. Meanwhile, Community Development promotes the development of affordable rental and the rehabilitation of owner-occupied homes. During the 2018-2019 fiscal year, sixteen (16) new homes were constructed by housing partners with six (6) as affordable rental homes and ten (10) as affordable homeownership opportunities. Additionally, seventeen (17) homeowners were assisted through homeowner rehabilitation program and two (2) households assisted with down payment assistance

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Greenville's Community Development Division has enhanced service delivery to the residents by concentrating on building partnerships that maximize our resources. The Fair Housing and the Study Buddies After-School Tutorial programs, complement the bricks and mortar programs to provide a holistic approach to neighborhood revitalization, minimizing displacement, and maintaining the neighborhood's identity. The partnership with the Human Relations Commission and other organizations have provided a significant impact to our low to moderate income residents by providing residents with access to higher wage jobs and homeownership opportunities.

The City also works to develop the capacity of residents in its special emphasis neighborhoods by attending monthly association meetings and providing updates on City services and programs, and information about other community resources available to residents.

Staff hosts the Neighborhood Empowerment Workshop Series in partnership with GCHRC, GCRA, and the United Way of Greenville County. Topics are selected as communicated by Special Emphasis neighborhood residents. Speakers and resources are provided during multiple sessions and in various locations both in the city and county. This effort serves to bring otherwise inaccessible educational sessions and information directly to residents.

The Community Development Division is an active participant in Special Emphasis neighborhood resident training and empowerment. In collaboration with the Greenville County Redevelopment

Authority and the United Way of Greenville County, CD staffs the 3-tiered program under the umbrella of Greenville Dreams. The Greenville Dreams initiative is an active body of neighborhood leaders who have access to educational training through the Grassroots Leadership Development Program (GLDP), monthly Monday Night Empowerment Sessions and the Alumni Action Arm. Goals are to impact City, County, and State levels of government through advocacy of selected issues.

The City also works to develop the capacity of residents in its special emphasis neighborhoods by attending monthly association meetings and providing updates on City services and programs, and information about other community resources available to residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Community Development Division provides for lead-based paint and asbestos assessments. The current lead-based paint regulations have influenced Community Development's approach to rehabilitation projects. Additional assessments and the use of qualified contractors have helped reduce lead and asbestos hazards. In an effort to meet local capacities and provide safe and decent housing, the Community Development Division will remove paint and asbestos and replace architectural components on an "as needed basis." Appropriate staff members have attended lead-training sessions and are certified. Further continuing education has been encouraged.

Accomplishments:

< CDBG funds have been expended to test for asbestos in a number of units slated for demolition.

< CDBG funds were used to conduct lead-based paint assessments in homes receiving rehabilitation assistance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's anti-poverty strategy includes proposed and funded programs that will support employment and training activities, business development, homeownership opportunities, and local empowerment. Those programs serve to reduce the number of poverty-level families. The City continues to work in partnership with the Greenville Housing Authority, SHARE, the Human Relations Commission, and other agencies to provide training and resources to move families towards self-sufficiency. Comprehensive revitalization strategies have been developed for the Green Avenue and

Viola Street Neighborhoods to reduce poverty in those areas. These Neighborhood Revitalization Strategies have been developed with the aid of the residents to create partnerships for implementation. Master and vision plans have also been developed for the Greenline-Spartanburg, Haynie-Sirrine, Nicholtown, Pleasant Valley, Southernside, Sterling and West Greenville neighborhoods.

Staff is actively engaged in program planning for Circles Greenville County, a local chapter of the Circles USA initiative that focuses on “Building Community to End Poverty.” The Circles program pairs middle and high income volunteers with participants (Circle Leaders) who strive to find their way out of poverty. Strategic planning highlights and details strategic relationships and leveraging, program marketing, advocacy, resource building, funding and sustainability, programming, and strategic conversations in forwarding poverty reduction.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Greenville’s Community Development Division works closely with the City’s other departments and divisions to improve the quality of life in the Special Emphasis Neighborhoods. Because of our comprehensive approach, Community Development has been approved to receive Capital Improvement Program (CIP) dollars to improve infrastructure in the Green Avenue, Greenline-Spartanburg, Southernside, Nicholtown, Sterling, Viola and West Greenville neighborhoods.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City’s planning process required cooperative input from public and private agencies and units of government. CDBG and HOME funds were leveraged to attract additional funding for Community Housing Development Organizations (CHDO) and other housing partners. Additionally, the City’s public service grants require leveraging of the CDBG funds. Grant applications for funding were evaluated on the basis of a point system which rewarded the extent to which CDBG funds are leveraged.

The City’s affordable housing development is made possible through partnerships with the City’s CHDO agencies, including Homes of Hope, Genesis Homes and Allen Temple CEDC. Additional nonprofit agencies, United Housing Connections, Habitat for Humanity of Greenville County, the Greenville Housing Fund, for profit developers, and the Greenville Housing Authority also work to develop affordable housing opportunities. These agencies leveraged the funds provided by the City with other public and private agencies such as SC State Housing Finance and Development Authority’s Housing Trust Fund and HOME programs, Federal Home Loan Bank – Affordable Housing Program, LIHTC and other financial institutions’ loans.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Greenville remains committed to affirmatively furthering fair housing through its partnership with the Greenville County Human Relations Commission. The City provides funding to maintain staff and materials to promote and protect individual's rights. Among its services, the Greenville County Human Relations Commission provides research into alleged housing discrimination complaints, and handles requests for assistance, counseling, and mediation of landlord/tenant disputes.

The City of Greenville, in partnership with the Commission, Greenville County, the Greenville County Redevelopment Authority, and The Greenville and Greer Housing Authorities, is currently developing an Analysis of Impediments to Fair Housing report that gives a comprehensive review of policies and practices that affect the location, availability, and accessibility of housing, and an assessment of conditions affecting fair housing. Impediments are actions, omissions, or decisions that restrict housing choice on the basis of race, gender, disability, familial status, or national origin. Priority areas were identified based on the impediments found in the study. The Commission will emphasize education and employment, consumer education focusing on personal finance and the home-buying process, affordable housing availability, increasing development activity for affordable housing, and cultural awareness and diversity training. The AI will be completed in September 2019.

Accomplishments:

1. The Human Relations Commission received \$10,000 in CDBG funds to promote fair housing activities. For reporting purposes, the Greenville County Human Relations Commission served 156 persons during program with a variety of services including landlord-tenant concerns, and Homeless-Homeless Prevention assistance. The total number of persons served was 631 within the City limits. The Human Relations Commission also provides outreach and awareness for tenant/landlord issues. City residents were also assisted with other Fair Housing issues including pre-rental counseling/housing placement, emergency assistance to prevent disconnects/deposits, eviction process/prevention assistance and outreach/educational services. **614 persons were assisted with a variety of fair housing issues.** During National Fair Housing Month 2019, the Greenville County Human Relations Commission offered an informational and educational event, *Fair Housing Compliance Training*. As a part of this Fair Housing event, staff also provided information on home purchase, credit repair, mortgage assistance and affordable housing. The Greenville County Human Relations Commission held several Fair Housing Workshops throughout the community serving **50 persons**. The Greenville County Human Relations Commission received \$20,000 in CDBG funding for the pilot of Financial Empowerment Centers. Counselors within 7 satellite locations (3 of which are in city limits) work with clients to reduce debt, increase savings, access safe banking products, and improve credit. These centers were launched in February of 2019. As of June 30, 2019, the

centers serviced a total of **273 clients, 23 of which lived within the city limits of Greenville.** They held **485 counseling sessions, increased a total savings of \$13,576, and reduced debt by \$4,468.**

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A public meeting has been scheduled for August 29 at 5:30 p.m. for a review of the CAPER. A copy of the CAPER is available online, at City Hall in the Community Development offices, and at Hughes Main Library. This section will be updated with any comments after the public comment period has expired on September 19, 2019 at 9 a.m.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City plans to continue working towards our program objectives. Community Development has been very successful in working within our Special Emphasis Neighborhoods and serving low to moderate income residents. The City will continue to seek other partnerships and funding opportunities to help support community development activities. Partnering with local nonprofit and philanthropic organizations helps leverage funds and support programs and activities within our Special Emphasis Neighborhoods. Likewise, combining efforts with other grant opportunities, such as EPA’s Brownfield Assessment grants and the Greenville Housing Fund, help us to expand the activities that we are undertaking in our neighborhoods. Community Development will continue working towards its program objectives and will seek other opportunities to expand its involvement with the Special Emphasis Neighborhoods.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Greenville inspected all units that were constructed during the 2018-2019 fiscal year. No issues were identified. The City is developing a plan to monitor ongoing compliance with HOME regulations and has created a plan for inspecting HOME units every 3 years.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Greenville works with its housing partners to affirmatively market HOME units. Our partners use a variety of strategies to market new units including the following:

- Monthly neighborhood association meetings. Housing partners present redevelopment plans at monthly neighborhood meetings to gather input, provide scheduling information, market the availability of units and accept applications.
- Groundbreaking and Ribbon-Cutting Ceremonies. Development partners host community-wide ceremonies as one method of informing the community about the availability of the new units.
- Media Coverage. Various media outlets will be utilized to publish stories about the new homes, announcements, open house/ grand opening ceremonies and other information. If needed, media outlets will be used to publish advertisements for the availability of units.
- Fliers/Brochures. Fliers are printed and distributed prior to completion of construction. They are placed in neighborhood community centers, churches, local Public Housing Authority and other public locations to advertise the availability of the new homes.
- Model Apartment/Unit. If needed, a model apartment/unit may be utilized to market the availability of the units in the initial lease-up stage.
- Community Contacts. The housing partner representative will make a personal contact with area businesses, Chambers of Commerce, employers, professional and service organizations, area churches, City and County offices to create a consistent base of rental prospects interested

in available properties. Preference will be given to Housing Choice Voucher and Veterans Assisted Supportive Housing (VASH) program voucher holders.

Many of our housing partners maintain waiting lists of qualified persons who wish to lease new homes, therefore marketing these units is rarely required.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received \$16,420 in program income funds from the HOME program. Program income was used for owner-occupied rehabilitation of homes for low to moderate income owners.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

In early 2018, community partners and stakeholders launched the Greenville Housing Fund, under the umbrella of Community Works, a non-profit financial institution which focuses helping the underserved through financial education, lending and investing. The Greenville Housing Fund utilizes funding from the City of Greenville and philanthropic entities to support developers in the construction of new affordable units as well as the rehabilitation and preservation of existing housing stock. The Greenville Housing Fund has closed four (4) loans totaling \$1.3 million. A total 303 units are being preserved or constructed through these partnerships.

The initial investment by the City of \$2 million into the Greenville Housing Fund has now been expanded to \$4.5 million. Philanthropic organizations have also continued to contribute to the Fund.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	80	160
Tenant-based rental assistance	12	14
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20	61
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	15	0

Table 14 – HOPWA Number of Households Served

Narrative

The City of Greenville works with AID Upstate and Upper Savannah Care Services to service persons living with HIV/AIDs in Anderson, Greenville, Laurens and Pickens counties. Both organizations provide a comprehensive array of services to persons living with HIV/AIDS and their families. They also coordinate with other local service providers for programs not offered by their organizations.