

1 - Work Session Agenda

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[1 - AGENDA \(WORK SESSION\).PDF](#)

2 - Greenlink Update

Documents:

[2 - GREENLINK UPDATE.PDF](#)

3 - Defining Affordable Housing

Documents:

[3 - DEFINING AFFORDABLE HOUSING - REVISED.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, November 23, 2020
3:00 p.m.**

Greenville City Hall is currently closed to the public. Please use the following methods to attend the Work Session Meeting:

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

**Telephone: 1-415-655-0002
WebEx Event Number: 173 256 4332**

**Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive**

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

AGENDA

ATTENDEES:

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

- | | | |
|-----------|---|------------------|
| 1. | Call to Order | 3:00 p.m. |
| 2. | Greenlink Update
<i>(Presented by Transportation Director James Keel)</i> | 3:00 p.m. |
| 3. | Defining Affordable Housing
<i>(Presented by Economic and Community Development Director Merle Johnson)</i> | 3:30 p.m. |
| 4. | Executive Session: | 4:00 p.m. |
| | a. Boards and Commissions
<i>(Presented by City Clerk Camilla Pitman)</i> | |

NOTE: City Council will leave the Work Session Webex virtual meeting to conduct an Executive Session (by electronic means) which is not open to the public. The Work Session meeting will adjourn following the completion of the Execution Session. No action will be taken prior to adjourning the meeting.

- | | | |
|-----------|----------------|------------------|
| 5. | Adjourn | 5:00 p.m. |
|-----------|----------------|------------------|



2020 Transit Update



General Updates

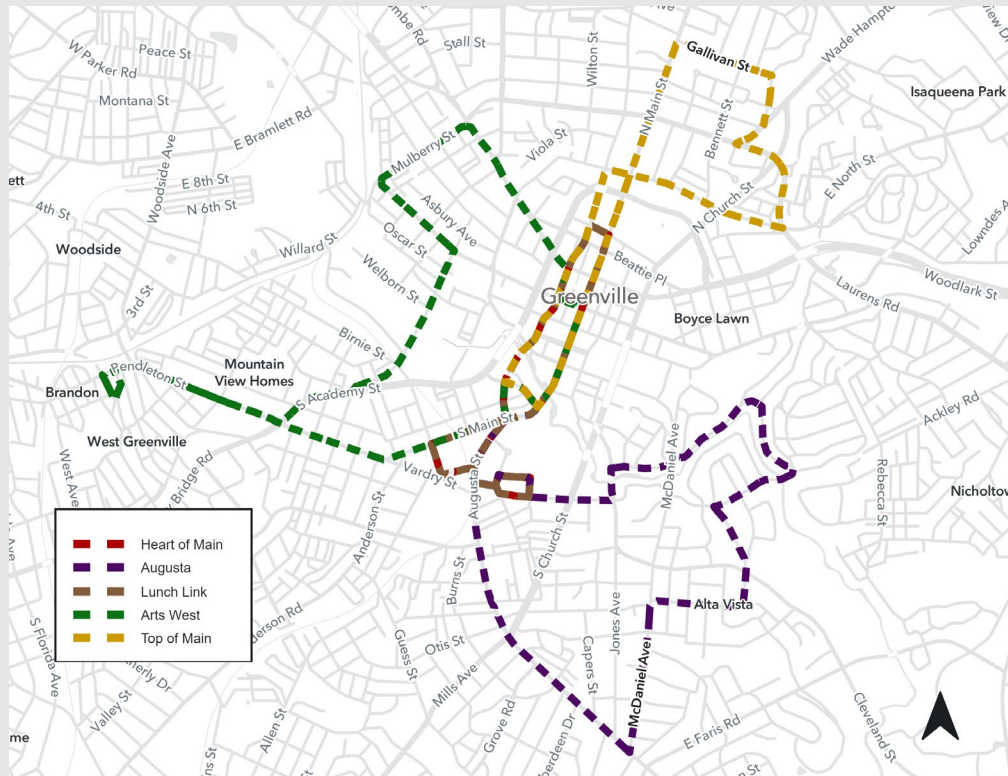
- Successful Launch of CDL Training Program
 - In the first 5 months of the program, we have hired 5 participants.
 - 3 participants have been licensed and 2 have successfully completed the program.



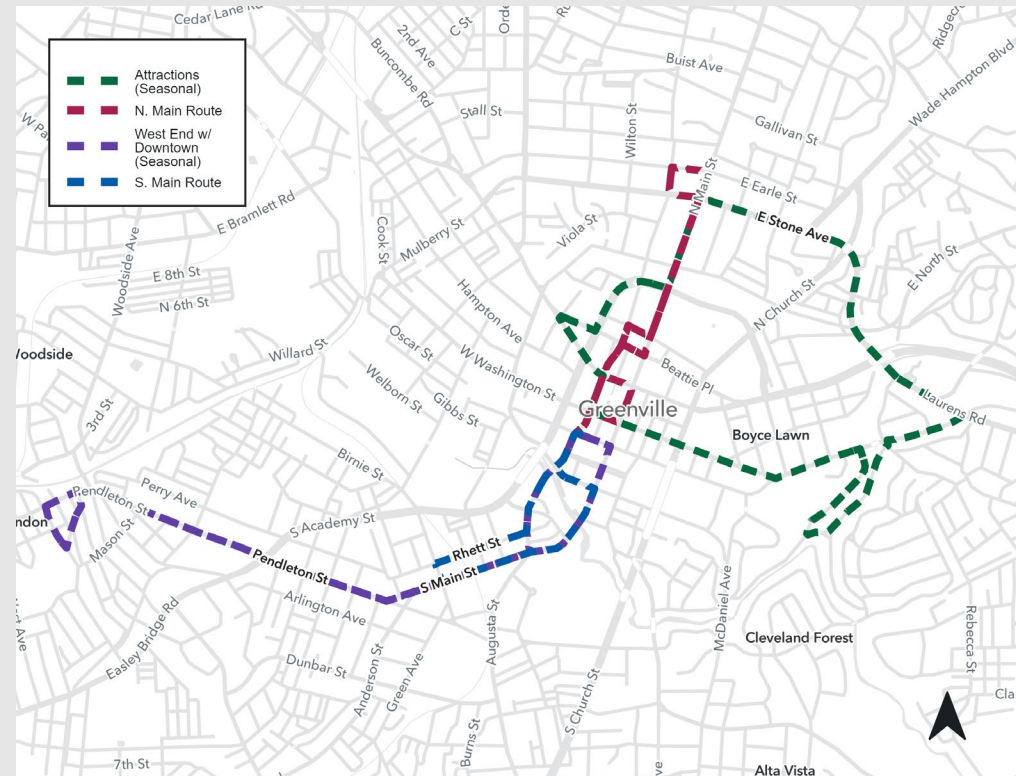
Trolley Network Upgrades

- Avoids common road closures to ensure a more reliable system.
- Hubs out of the downtown terminal.
- Reduces trolley peak fleet requirement from 4 trolleys to 3 trolleys.

Old System



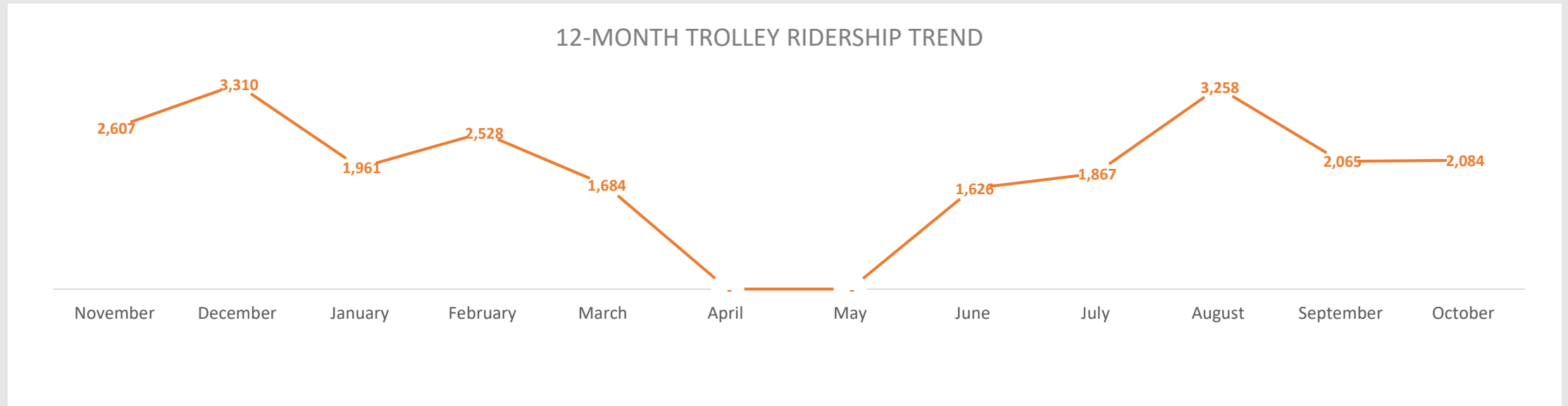
New System



COVID-19

Trolley Service

- New system deployed June 4. Currently operating off-season route system.

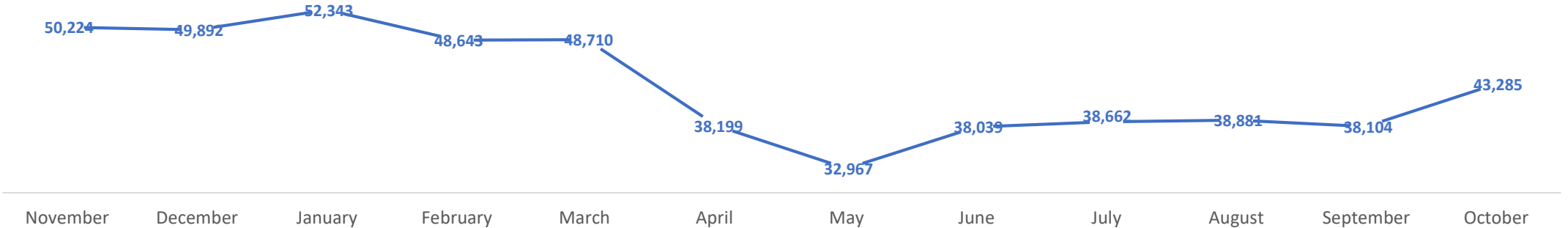


COVID-19

Fixed Route Service

- Route 602 has resumed 30-minute frequency. All other routes continue 60-minute frequency.

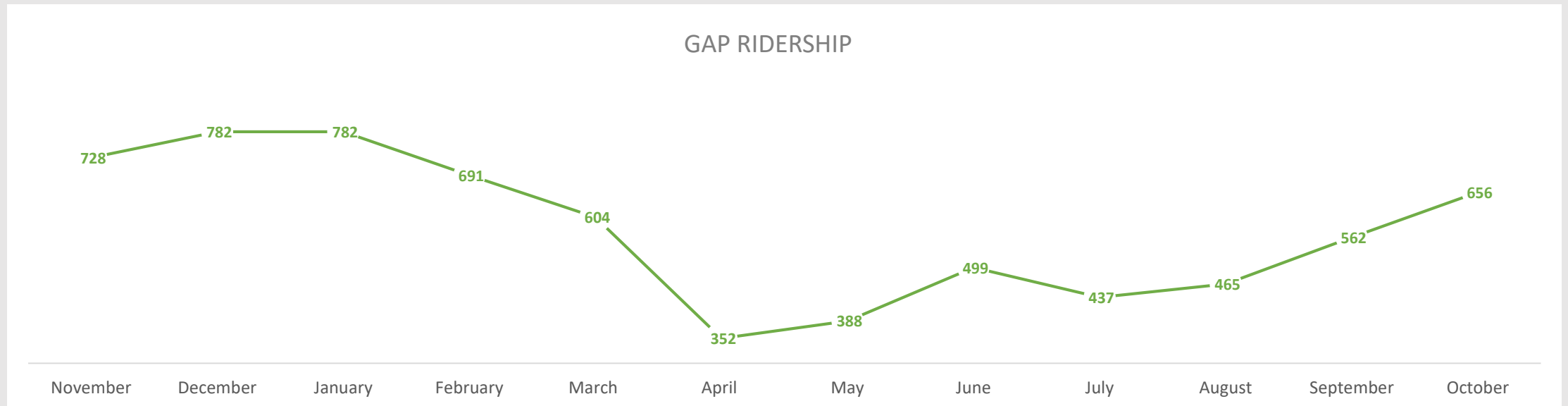
12-MONTH FIXED ROUTE RIDERSHIP TREND



COVID-19

GAP Service

- All service has continued to operate.



Bench Project

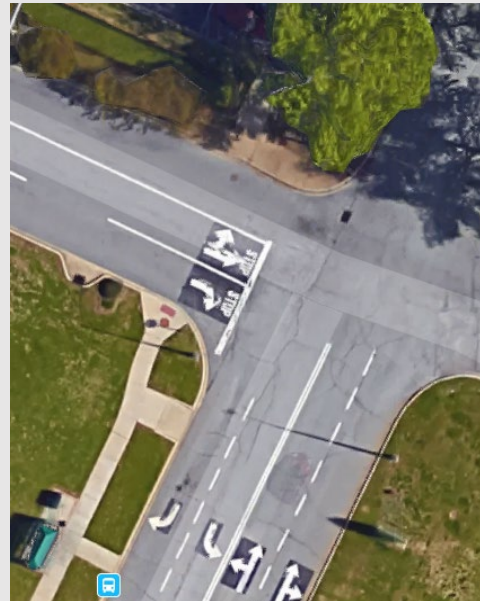
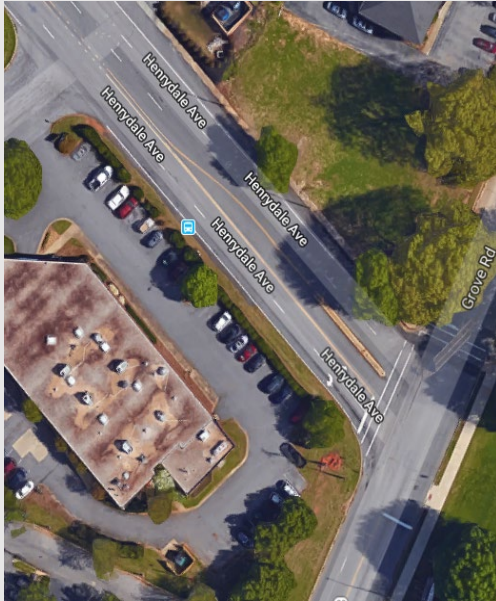
Goal: Install benches at *every ADA-compliant stop*, as feasible, within the City over the next 5 years.



Bench Project

Timeline		
Hire Transit Planner	Complete (as of mid-August 2020)	
Develop Bench Installation Plan	12/30/2020	Complete (as of 10/30/2020)
DBIP 1: Identify Locations	11/15/2020	Complete (as of 10/30/2020)
DBIP 2: Determine Cost by Location (Single Bench vs Shelter Bench)	11/30/2020	Complete (as of 10/30/2020)
DBIP 3: Determine Order of Installation	12/30/2020	Complete (as of 10/30/2020)
Order Benches	11/30/2020	Underway (as of 11/11/2020)
Submit SCDOT permits (if needed)	1/30/2021	Underway (as of 11/2020)
Hire Contractor (concrete pads & bench installation)	2/15/2021	RFP in-progress

PRISMA Infrastructure Project



Next Steps

1. Permits submitted to SCDOT. Awaiting feedback.
2. Procure contractor.

*Currently have an ask out to PRISMA regarding their priorities.



Human Trafficking Grant

New Webpage: RideGreenlink.com/HumanTrafficking

Phase 1: Survey to assess baseline knowledge. Open House event to present purpose of grant, unveil survey results, and solicit input on advertising messages and training topics.

Survey: September 14 – October 11

Virtual Open House: November 9 – 20

In-Person Tabling Events for Riders: Inside Transit Center

- Tuesday, November 10 from 8:30 – 10:30 a.m.
- Thursday, November 12 from 3:30 – 5:30 p.m.

Grant Reminders

- FY-2019, FTA awarded \$2,040,000 in funds for 4 new traditional fuel vehicles
 - Greenville County Local Match \$360,000
- FY-2020, FTA awarded \$5,277,325 in funds for 6 new Proterra buses
 - \$600,000 from the Michelin Foundation
 - \$300,000 from the GHS/Prisma Settlement – passed through City of Greenville
 - \$100,000 from Hollingsworth Funds
- This means Greenlink will have all buses needed to operate 30-minute service by 2023/2024

Million Dollar Investment

Gillig Refurbishment (2008 Bus Purchased) ~\$140,000



2 Proterra Vehicles (Delivered in 2019) ~ \$250,000





7 New Cutaways/Vans (3 Delivered in 2019, 2
Delivered in 2020) ~\$120,000

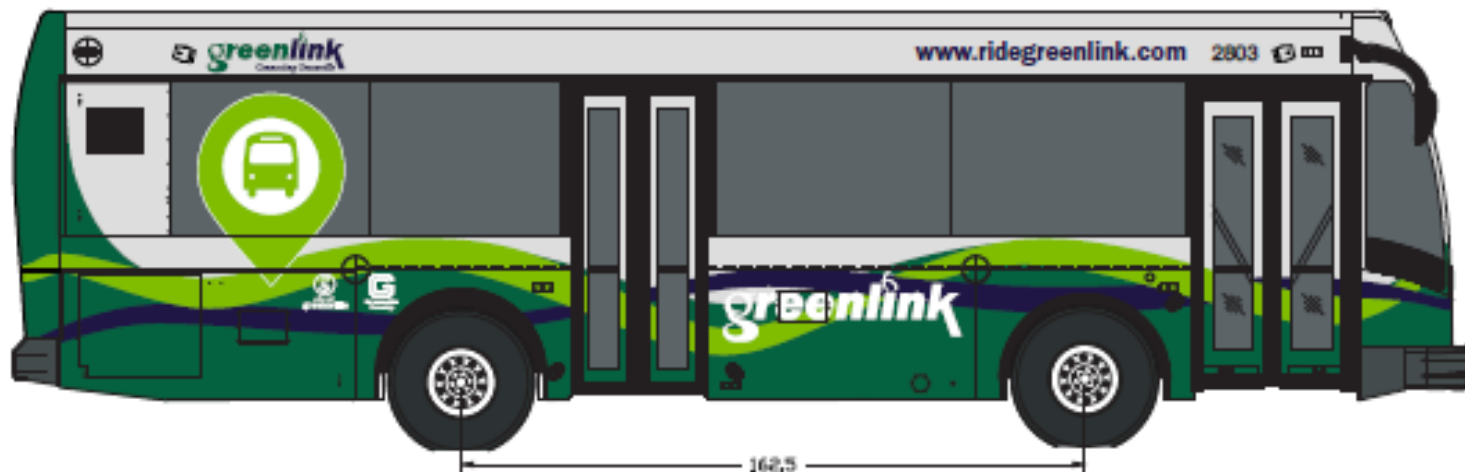


2 ordered

2 29' Gillig Buses (Ordered, Q1 2021 Delivery, 1 more to be ordered) ~\$215,000



- Ⓟ Dark green is paint
- Ⓛ Light green/blue stripes are decal
- Ⓛ Bus numbers are 4" front number is 3



Maintenance Facility

- A&E Firm has been selected
- Kick Off: December 2020
- Concept Drawings: March 2021
- Preliminary Design: May 2021
- Full Design: August 2021
- Construction Start: Q3 2021
- Occupy: Q1/Q2 2023



Defining Affordable Housing





Defining Affordable Housing



“For a variety of reasons that shape how communities think about housing for families without the incomes to compete for (housing) on the open market, the subject (of affordable housing) defies an easy, one-size-fits all understanding.”

– *Balancing Prosperity and Housing Affordability in Greenville, SC (2016)*

Affordable Housing:

- Housing (rental or owner-occupied) that **does not cost the resident more than 30%** of their gross monthly income
- In the early 20th century, lenders found that households with housing costs in excess of 30% of their monthly income faced higher default tendencies

Affordable Workforce Housing:

- Generally, income levels for this type of housing are often 80% AMI or below
- Used synonymously with affordable housing because most low-to-moderate income families are working and in need of affordable housing near their employment



Defining MFI and AMI



Median Family Income (MFI):

- HUD estimated calculation annually for each metro and non-metro area
- Metro area definitions are the same as those used for Fair Market Rent (FMR) calculation
- Calculated based on data provided by the American Community Survey
- For Greenville County, the MFI is calculated within the Greenville – Easley – Mauldin SC HUD Metro FMR Area
- HUD calculates Income Limits as a function of the area's MFI



Area Median Income (AMI):

- Term used more generally in the industry, particularly when assigning ranges to the MFI
- Term is used in a qualified manner – generally percentages of AMI or AMI adjusted for family size which references HUD's income limits



2020 Income Limits (HUD)

	120% (High)	100% (Moderate)	80% (Low Moderate)	60% (Low)	50% (Very Low)	30% (Extremely Low)
1	\$62,916	\$52,430	\$41,950	\$31,500	\$26,250	\$15,750
2	\$71,904	\$59,920	\$47,950	\$36,000	\$30,000	\$18,000
3	\$80,892	\$67,410	\$53,950	\$40,500	\$33,750	\$21,720
4	\$89,880	\$74,900	\$59,900	\$44,940	\$37,450	\$26,200
5	\$97,070	\$80,892	\$64,700	\$48,540	\$40,450	\$30,680
6	\$104,261	\$86,884	\$69,500	\$52,140	\$43,450	\$35,160
7	\$111,451	\$92,876	\$74,300	\$55,740	\$46,450	\$39,640
8	\$118,642	\$98,868	\$79,100	\$59,340	\$49,450	\$44,120

HUD - MFI



Income Levels: Affordable Rent vs. For Sale Price Points

Income Level	Monthly Rent	For Sale Price Point
\$0 - \$20,000	\$0 - \$500	
\$20,000 – \$40,500	\$500 - \$1,000	
\$40,500 - \$60,000	\$1,000 - \$1,500	\$120,000 - \$180,000
\$60,000 - \$90,000	\$1,500 - \$2,250	\$180,000 - \$300,000
\$90,000 and ↑	\$2,250 and ↑	\$300,000 and ↑

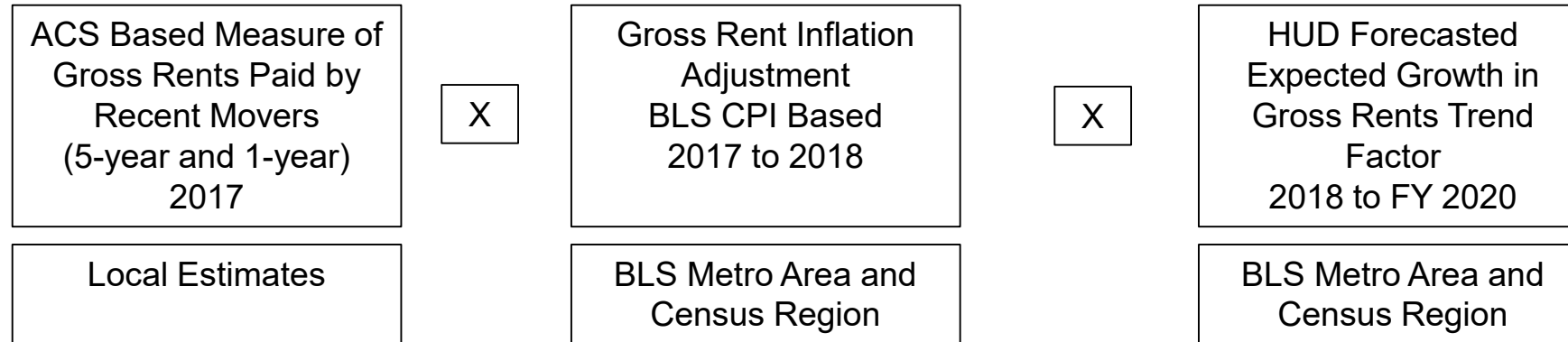
Affordable Workforce
Housing



Defining Rent Limits

Fair Market Rent

- Cost of the shelter plus utilities
- Calculated based on Standard Quality (SQ), Recent Mover (RM) Rents



HOME Rents

- Rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area
- Adjusted by number of bedrooms in the unit

Utility Allowances (<https://www.tgha.net/payment-standards-utility-allowances>)

- Public Housing Authority determination of amount to cover a resident's utility costs reasonably
- Includes electricity, natural gas, propane, fuel oil, water and sewage service, and garbage collection
- Excludes telephone and internet service



Rent Limits

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FY 2021 Fair Market Rent (<i>HUD</i>)	\$731	\$826	\$942	\$1,254	\$1,518
FY 2020 Fair Market Rent (<i>HUD</i>)	\$628	\$740	\$842	\$1,127	\$1,362
Low HOME Rent Limit (<i>HUD</i>)	\$628	\$703	\$842	\$973	\$1,086
High HOME Rent Limit (<i>HUD</i>)	\$628	\$740	\$842	\$1,127	\$1,355
2020 50% AMI Rent Limits (<i>HUD</i>)	\$656	\$703	\$843	\$973	\$1,086
2020 60% AMI Rent Limits (<i>HUD</i>)	\$787	\$843	\$1,012	\$1,168	\$1,303
2020 80% AMI Rent Limits (<i>SC Housing</i>)	\$1,048	\$1,123	\$1,348	\$1,557	\$1,737



Affordable Housing Ecosystem – Greenville, SC

	City of Greenville	Greenville Housing Fund	Non-profit Housing	Private Developers
Production	X	X	X	X
Finance	X	X		
Supportive Services	X		X	
Policy	X	X		
Education	X	X		

Community Development Role:

- HUD financing for production of single-family affordable homes
- HUD financing for the preservation of current affordable homes
- Neighborhood relations and revitalization
- Property acquisition – land banking for affordable housing within at risk neighborhoods