

1 - Agenda

Documents:

[1 - AGENDA.PDF](#)

2 - False Alarms Update

Documents:

[2 - FALSE ALARMS UPDATE.PDF](#)

3 - Greenville Housing Authority Resolution

Documents:

[3 - GREENVILLE HOUSING AUTHORITY RESOLUTION.PDF](#)

4 - Affordable Housing Development - Woodlawn Avenue And Woodside Avenue

Documents:

[4 - AFFORDABLE HOUSING DEVELOPMENT - WOODLAWN AVENUE AND
WOODSIDE AVENUE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, May 10, 2021 - 4:00 p.m.

**Meeting Location:
Greenville Convention Center
1 Exposition Drive, Room 102**

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the location will be subject to a temperature screening. 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.

Citizens may also access the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

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; Deputy City Clerk Lori Sondov

AGENDA

- 1. Call to Order** **4:00 p.m.**
- 2. False Alarms Update** **4:00 p.m.**
(Presented by Communications Director Fran Moore)
- 3. Greenville Housing Authority Resolution** **4:15 p.m.**
(Presented by GHA Executive Director Shawn Williams)
- 4. Affordable Housing Development – Woodlawn Avenue and Woodside Avenue** **4:25 p.m.**
(Presented by Community Development Financial Coordinator Rebecca Edwards)
- 5. Executive Session** **4:40 p.m.**
NOTE: City Council will leave the Work Session to conduct an Executive Session 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.
 - a. Boards and Commissions** *(Deputy City Clerk Lori Sondov)*
- 6. Adjourn** **5:10 p.m.**

False Alarm Ordinance Revision

May 2021

False Alarm Management

- Alarmed locations are allowed 2 false burglar alarms in a permit year (with a graduated alarm penalty schedule)
 - After 3rd false alarm, the location is placed in a Verified response status to burglar alarms.
 - This places additional responsibilities only on those top offenders.
- Verified Response- requires audio or video indication of a crime or a witness calling the incident in for service
- Alarmed locations in Verified response status with an additional false activation will be placed into a Suspended (no response) status for a period of 6 months for burglar alarms.
 - Can be removed from suspended response status by:
 - Obtaining alarm training for people at alarmed location, and
 - Verifying faulty alarm equipment is repaired.
 - Alarm dispatch requests with video or audio indication of a crime will be dispatched for service.

City/Alarm Company Communication

- Alarm companies will provide an annual list of alarmed locations in City of Greenville. New alarmed locations will be added as installed throughout the year
- Provide alarm permit # upon request for alarm dispatch
- If alarmed location is placed in Verified Response status; provide audio/visual evidence to 911 Center within 24 hours of dispatch request
- Work with City on Top Offenders and rectifying issues with location personnel and/or equipment

Questions?

Greenville Housing Authority Multifamily Revenue Bond Request

May 10, 2021



Multifamily Revenue Bond Request

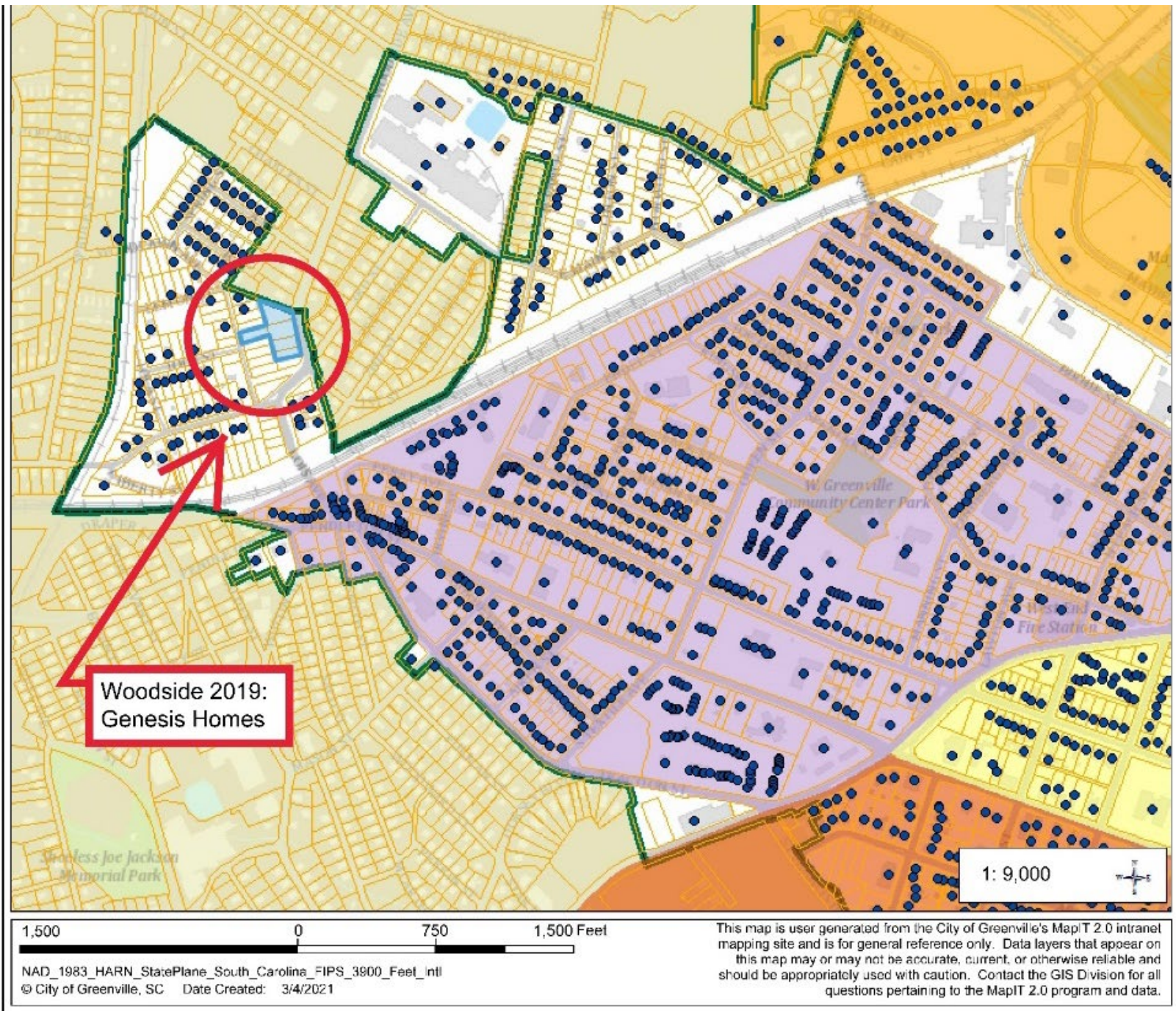
- Greenville Housing Authority (GHA) seeks to issue multifamily revenue bonds for projects within unincorporated areas of Greenville County, SC
- County Council authorized on April 6, 2021
- GHA seeking same authorization from City of Greenville City Council
- Next steps: GHA submits formal resolution to City Council for consideration at the May 24, 2021 meeting
- Has no financial impact on City

Discussion & Questions



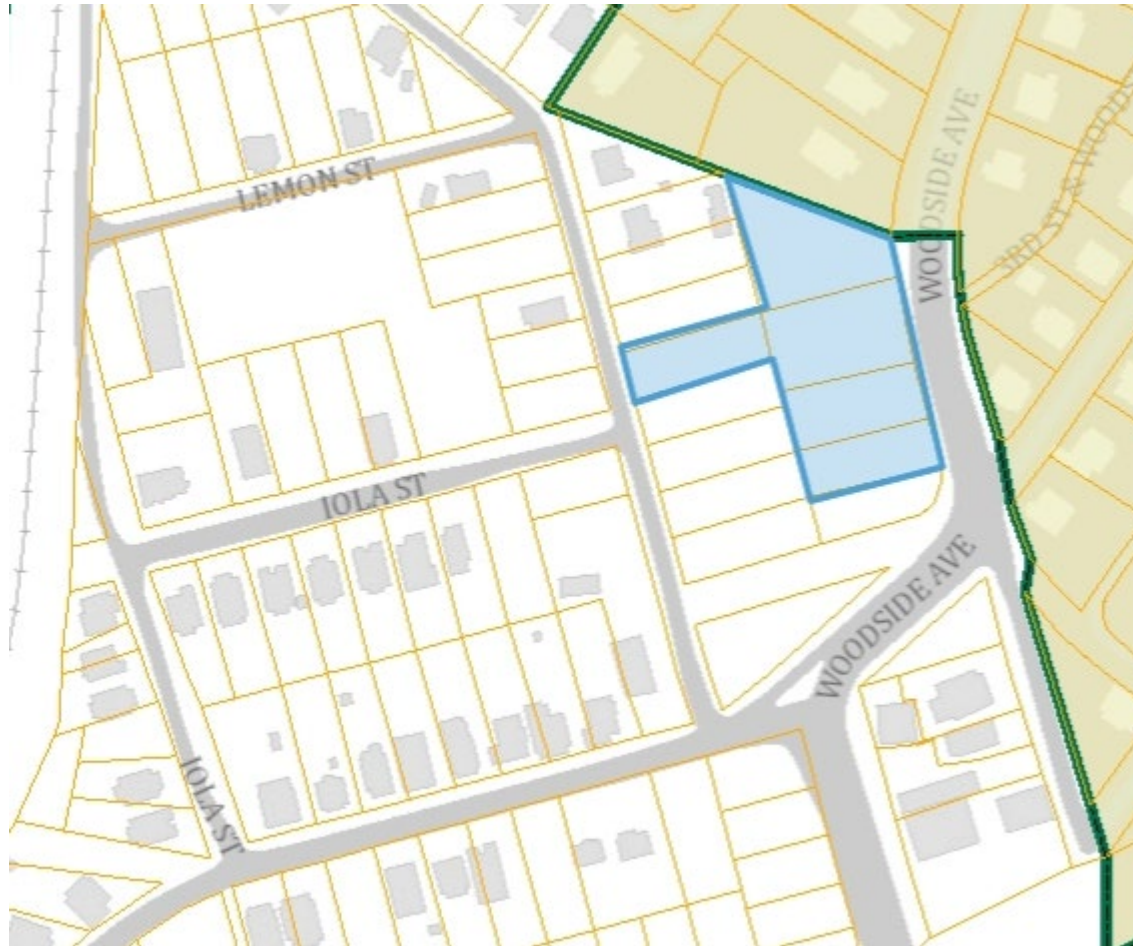
Woodside – Woodlawn Property Disposition







Woodside Avenue/Woodlawn Avenue Disposition



Location: 49, 51, 53 and 55, Woodside Avenue and 10 Woodlawn Avenue
(122-13-5, 122-13-4, 122-13-3, 122-13-2, and 122-13-11)

Property Details:

- 1.15 acres zoned RM-2
- Land Acquisition: \$62,000 CDBG Funds
- Vacant Lots at time of purchase

Strategic Goals/Area Investment:

- Blight Removal
- Redevelopment of land for affordable housing units
- Recent investment on nearby Iola Street with Homes of Hope
- Proximity to West Greenville Special Emphasis Neighborhood



Genesis Homes Redevelopment Plan:



Project Information:

- Option to Purchase signed with Genesis Homes on 5/14/2019; expired 240 days after signature date due to delay with SC Housing funding application
- Awarded \$2,990,000.00 from SC Housing for construction of development.
- SC Housing is sole source of financing
- Neighborhood engagement included presentation to and support from West Greenville Neighborhood Association and the Village of West Greenville
- Redevelopment site plan includes 4 duplexes/8 units
 - 2 units – 30% AMI – max. rent = \$441/month
 - 1 unit – 50% AMI – max. rent = \$625/month
 - 5 units – 80% AMI – max. rent = \$862/month

Development Challenges/Infrastructure Needs:

- Borrow pit must be filled
- No utilities currently on site
- Underground detention required

Recommended Action: Staff recommends immediate donation transfer of property in order to ensure SC Housing funding remains in place and development succeeds as planned and as supported by West Greenville neighbors

Impact if Denied: Project is at **high** risk of losing funding



Genesis Homes Redevelopment Plan:



Development Budget
(Woodside/Woodlawn): \$1,594,664.00

Per unit = \$199,333.00

Category	Amount
Site Improvements	\$ 206,244.00
Construction	\$ 1,155,491.00
Soft Costs	\$ 15,803.00
Fees	\$ 47,170.00
Interim Costs	\$ 6325.00
Development Reserves	\$ 163,631.00