

City Council Work Session

Documents:

- 1 - WORK SESSION AGENDA.PDF
- 2 - GREENVILLE HOUSING FUND UPDATE.PDF
- 3 - GREENVILLE HOUSING AUTHORITIES UPDATE.PDF
- 4 - ABANDONED BUILDING AND TEXTILE MILLS - 250 N. CHURCH STREET.PDF
- 4 - ABANDONED BUILDING AND TEXTILE MILLS - 1279 PENDLETON STREET.PDF



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, October 14, 2024 - 3:30 p.m.

Greenville City Hall, 206 S. Main Street

Citizens may access the meeting at the following web address:

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

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

CITY STAFF: City Manager Shannon Lavrin, City Attorney Leigh B. Paoletti; City Clerk Camilla G. Pitman

AGENDA

- | | | |
|-----------|--|------------------|
| 1. | Call to Order | 3:30 p.m. |
| 2. | Greenville Housing Fund Update | 3:30 p.m. |
| 3. | Greenville Housing Authority | 3:45 p.m. |
| 4. | Abandoned Building and Abandoned Textile Mill Certifications | 4:00 p.m. |
| 5. | Debris Hauling Update (Hurricane Helene) | 4:20 p.m. |
| 6. | Executive Session (S.C. Code §30-4-70):
<i>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 Executive Session. No action will be taken prior to adjourning the meeting.</i> | 4:30 p.m. |
| | a. Economic Development / Legal Briefing | |
| | b. Boards and Commissions / Personnel Update | |
| 7. | Adjourn | 5:20 p.m. |



October 2024

WHO WE ARE

COMMITTED TO HOUSING AFFORDABILITY

Ensuring Greenville achieves housing affordability solutions to meet the diverse needs of our growing economy and thriving community.



Invest



Acquire



Advocate



Accelerated Investment in Affordable Housing



Thank you City Council for your Support!

- GHF has **160 affordable homes** under construction in Overbrook and Haywood Mall.
- Approved financing on **193 affordable homes** in Southernside & Nicholtown
- Just closed on **90 elderly homes** at Bell & Woodruff in County
- **443 new attainable housing opportunities!**

Greenville Housing Fund

Recent Accomplishments



Development	Homes	AMI	Investment	Notes
Production				
Riley at Overbrook	88	20%-60%	\$2,129,000	9% LIHTC with GHF equity
Gateway at the Green	72	20%-60%	\$576,000	9% LIHTC with GHF equity
Total:	160		\$2.705 million	
Preservation				
Century Plaza	212	30% - 100%	\$5,000,000	501c3 bond with GHF equity
2023 YTD Total:	372		\$7.705 million	Prior Year's Total: 486

Affordable and Workforce Housing Under Construction by GHF

Riley at Overbrook



88 units serving **20-60%** AMI

Investment: **\$2,129,000**

Financed: 9% LIHTC with GHF equity

Gateway at the Green



72 units serving **20-60%** AMI

Investment: **\$576,000**

Financed: 9% LIHTC with GHF equity

Success on maximum LIHTC Awards: Closing & Breaking Ground!

Development	Homes	AMI	GHF Investment	Total Project Cost
Southernside Senior I (9% LIHTC)	93	20-80%	\$744,000	\$32,000,000
The Alliance	100	20-80%	\$800,000	\$37,000,000
Total:	193 homes	350 residents	\$1.544 million	\$69 million



Affordable and Workforce Housing with GHF Investment & State Award 9% LIHTC Financing

Southernside East (Senior Housing)
93 units serving 20-80% AMI



The Alliance
100 units serving 20-80% AMI

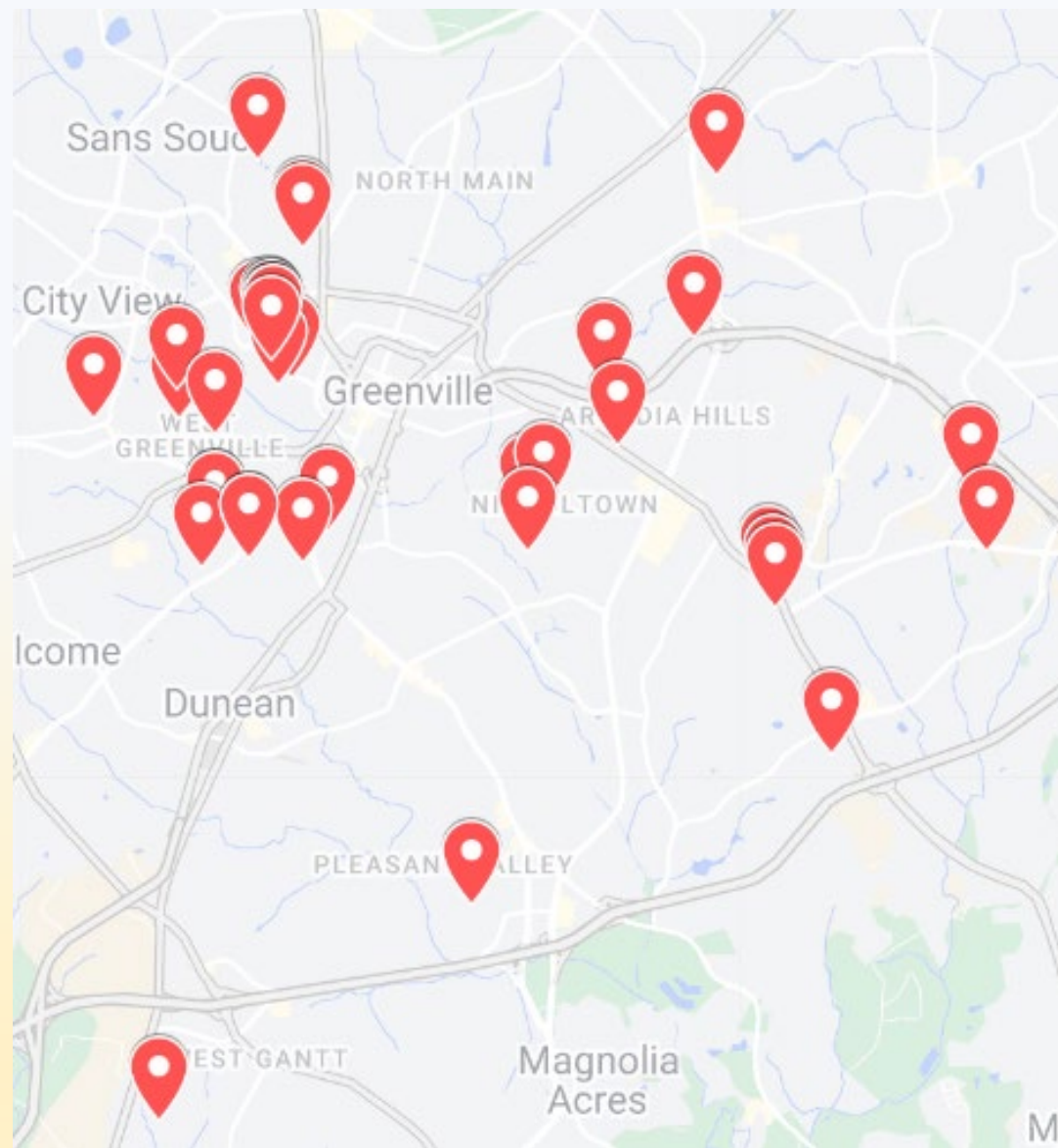
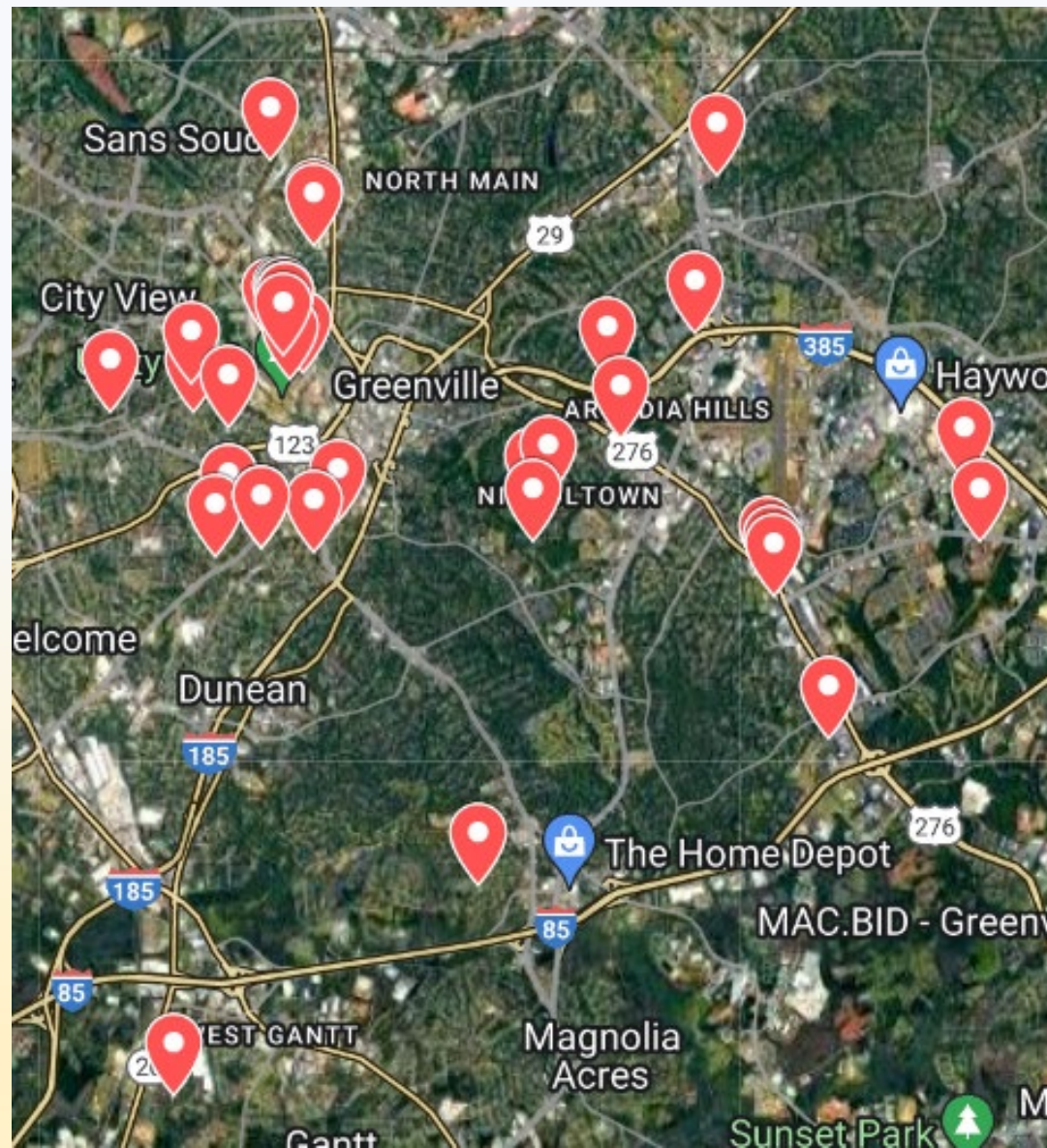


GHF Cumulative Accomplishments

- **\$1,541,935.71** Deployed on Land Bank
- **\$24,662,000** Deployed on Affordable and Workforce Housing
 - **730** homes preserved
 - **1,135** homes produced
 - **1,865 total homes**

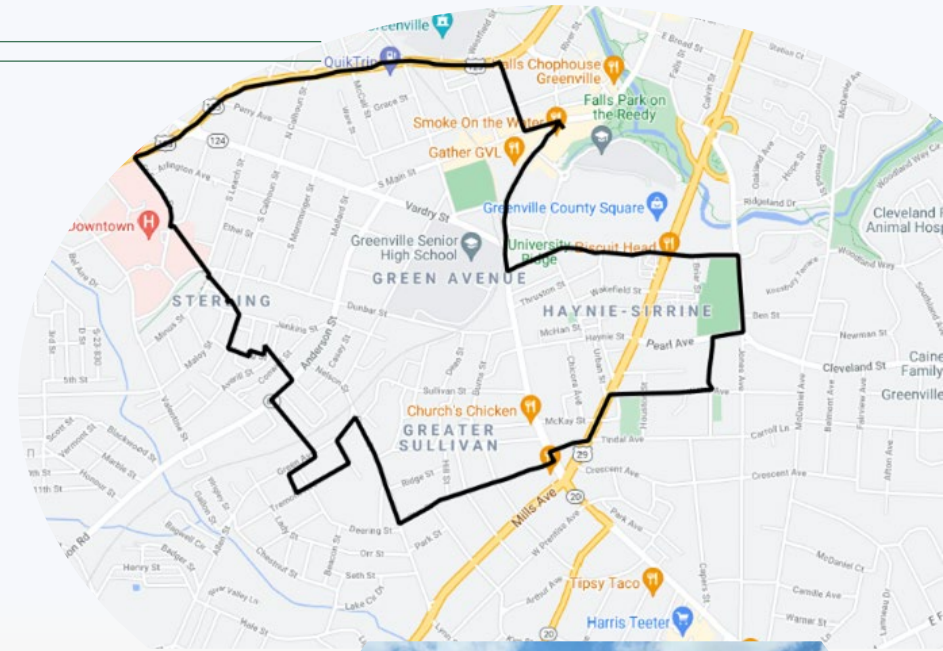


GHF Developments and Investments: City of Greenville



GHF Project Pipeline

- **Southernside West Senior:** Unity Park
 - 93 Units serving 20%-80% AMI
- **Parkside Unity:** Unity Park
 - 245 Units Mixed Income
- **Mosaic:** West End
 - 350 Units with 70 Units serving 40%-Market
- **Greenville Community Home Trust**
 - Infill & Single-Family Homeownership 50-120% AMI
- **570 Davis Rd.:** Piedmont
 - 180 Units serving 40%-80% AMI
- **Greer Housing Authority**
 - Preservation of 120 deeply affordable homes



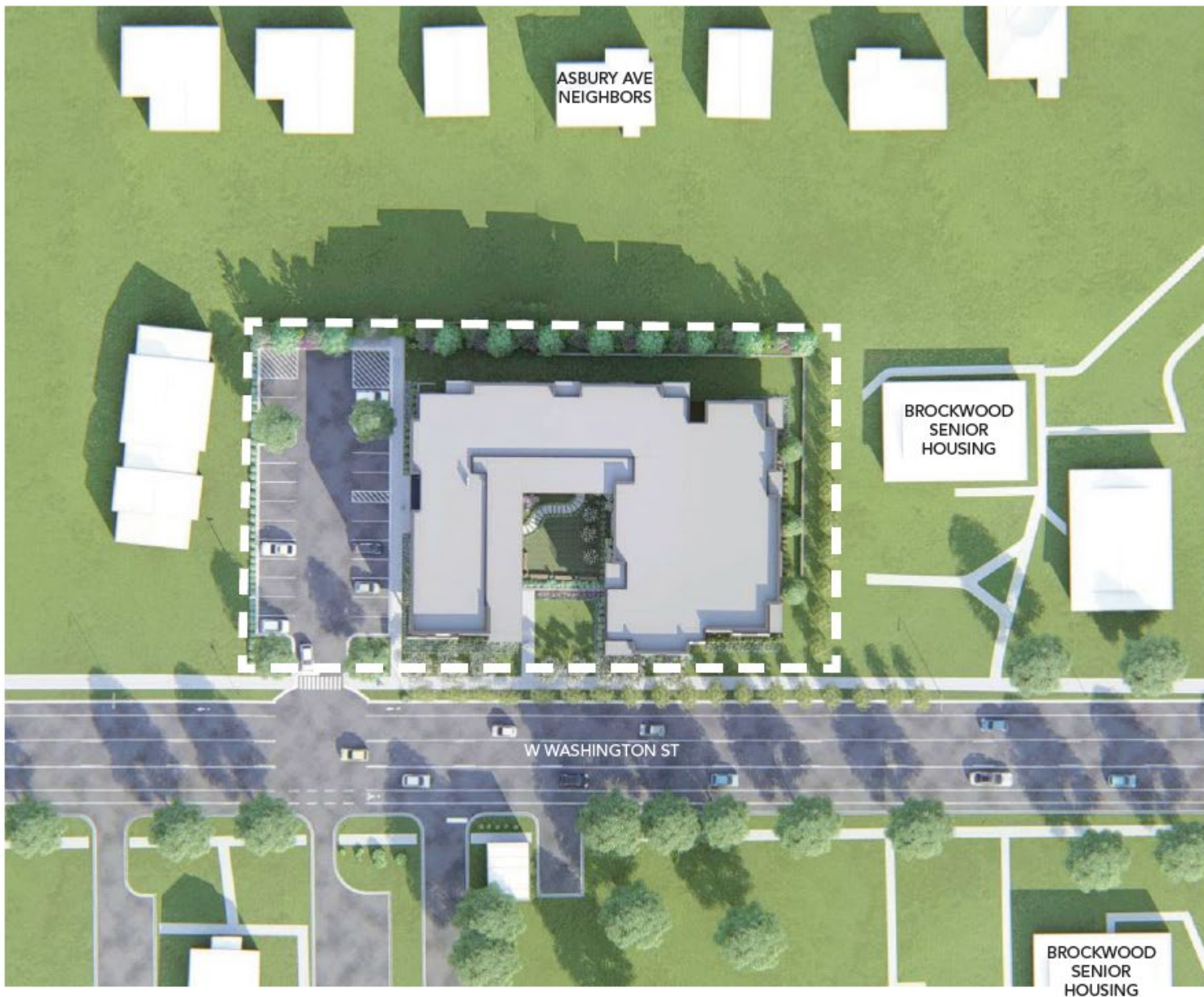
Unity Park Affordable Housing

- A. Southernside Senior I (Site 6)
- B. Southernside Senior II (Site 3)
- C. Townhomes at Trescott (Site 4)
- D. Villas at Southernside (Site 1)
- E. Parkside Unity (Sites 5&7)





Southernside East-Phase 1



SITE 2

UNIT MIX:

- 1BR - 39 UNITS
- 2BR - 15 UNITS

TOTAL : 54 UNITS

ZONING:

UP-NCE

70' MAX HEIGHT

±44' PROPOSED HEIGHT

70 UNITS/ACRE MAX DENSITY

(46 UNITS/ACRE WITHOUT INCENTIVES)

70 UNITS ALLOWED (1.0 ACRES)

54 PROPOSED (54 UNITS/ACRE)

PARKING:

22 SPACES PROVIDED

(0.4 SPACES/UNIT)

0 SPACES/UNIT REQUIRED

(0.5/UNIT WITHOUT INCENTIVES)

Southernside West –Phase II
Current Self Score = 106









Villas at Southernside (Unity Park Site 1)

- Homeownership
- 11 Townhomes
- Mixed income at 100% AMI and Below
- Partnership with Homes of Hope

Townhomes at Trescott (Unity Park Site 4)

- Rental Townhomes
- Minimum 20 Units
- Mixed income 120% - 60% AMI
- Partnering with NHE/Jordon construction



HUD Pro Housing Grant

- Application information:
 - Due October 15, 2024
 - Anticipated start date February 10, 2025
 - Funds need to be expended by September 30, 2030
 - Minimum funding \$1M, maximum \$7M
- Eligible activities must identify and seek to remove one or more barriers to affordable housing production and preservation. Each proposed activity must:
 - Further develop, evaluate, and implement housing policy plans
 - Improve housing strategies
 - Facilitate affordable housing production and preservation



United Way
of Greenville County

HUD Pro Housing Grant



Hire a consultant to update the dataset and Greenville affordable housing strategy

Support new construction:

- Villas at Southernside
- Townhomes at Trescott
- Southernside West

Support rehabilitation/preservation:

- Century Plaza
- Parkins Ridge
- Reedy Place (Forgivable loan)

Support homeownership through the Greenville Community Home Trust

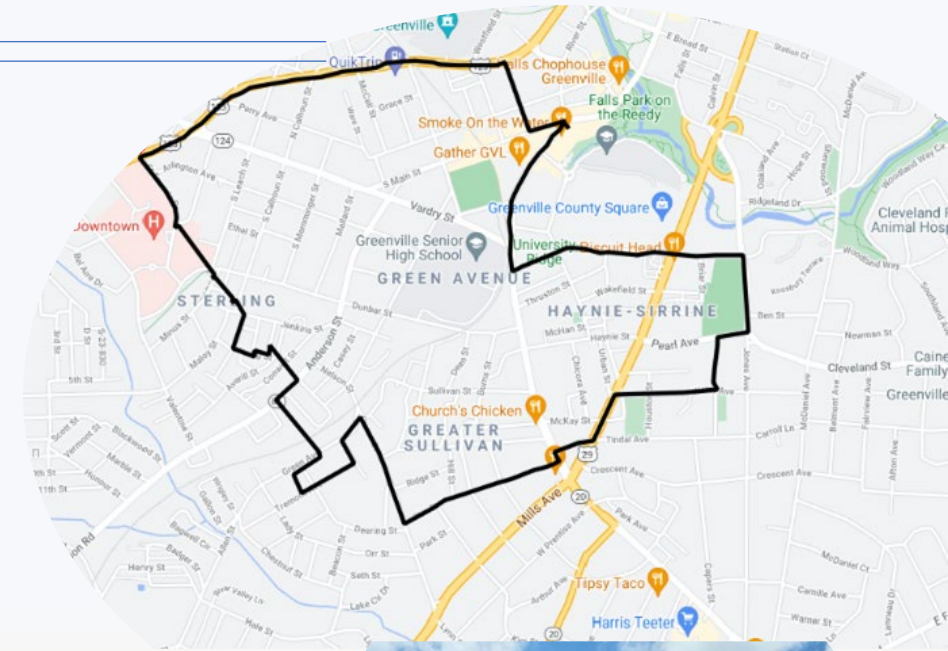
- Seed for a revolving loan fund for new construction/rehabilitation.
- Homeownership downpayment assistance
- Facilitate access to homeownership classes in the community

Provide technical assistance, education, and training

- Development code and affordable housing models for housing developers
- Educate elected officials on the development incentives and their role in affordable housing
- Education on the need for affordable housing in Greenville.

2024-25 GHF Priorities

- Continue Development at Unity Park
- Respond to other AH opportunities in City
- Finalize affiliation with NeighborWorks America!
- Engage & Improve Access to/Impact of SC Housing Affordable Housing Programs (LIHTC, SCHTC, SRDP, SCHTF)
- Increase Public and Private Investment Resources
- Support GAHC and partners Collective Impact!



Another GHF Priority

- Set Goal for Perm Supportive Housing (PSH)
- 60-90 units over 3-4 years
- Cost = \$12-22 Million
- Secure PBV Agreement
- Pursue Set Aside Agreement with SC Housing using available State HTF resources

Key Steps

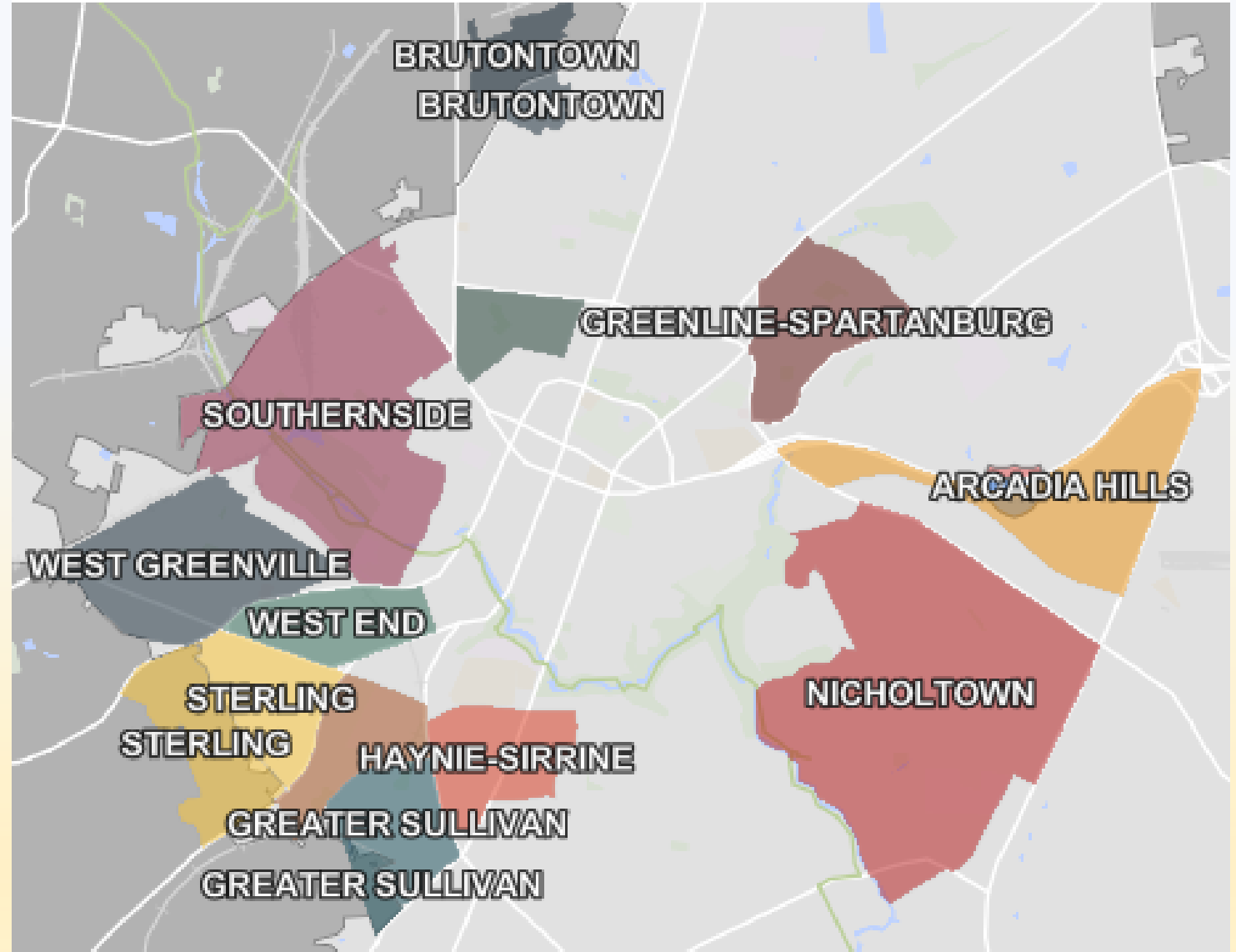
- Determine roles: developer, owner, service providers
- Identify parcels
- Initiate Design Scope
- Organize
- Secure PBV Agreement
- Pursue Resources/Reach Agreement



Neighborhood Strategy

- Infill/homeownership through Community Home Trust
- Financial services/products to **support our partners**
- Access to **lower cost capital**

Special Emphasis Neighborhoods



GHF Staff



BRYAN BROWN
PRESIDENT & CEO



TIFFANY SANTAGATI
VICE PRESIDENT OF OPERATIONS



FRANCESCA FRIED
SPECIAL PROJECTS



MARIAH JOHNSON
PROGRAM MANAGER



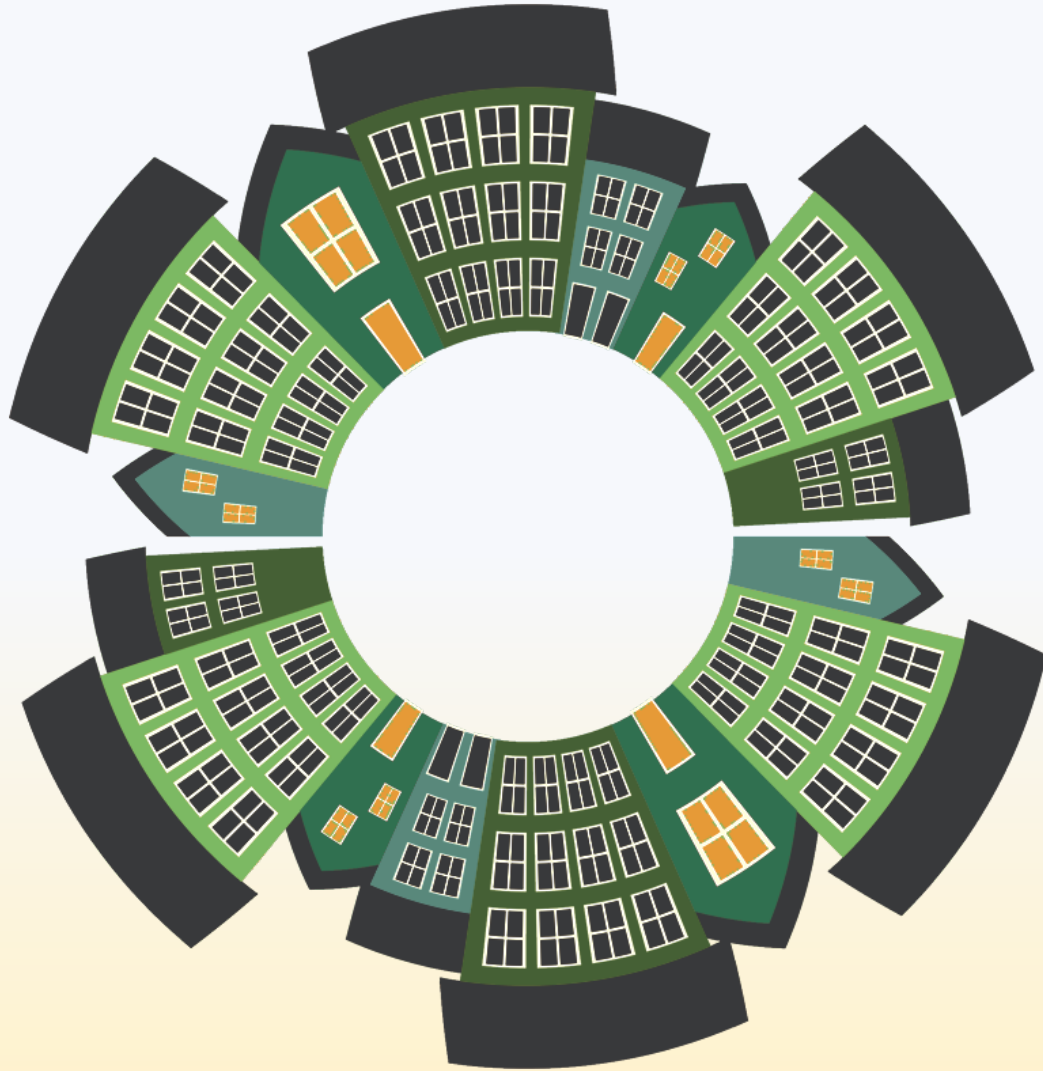
LIBBA KING
VICE PRESIDENT OF REAL ESTATE AND CAPITAL
MARKETS



AMBER STEWART
DIRECTOR OF ADVOCACY AND COMMUNIT'
ENGAGEMENT



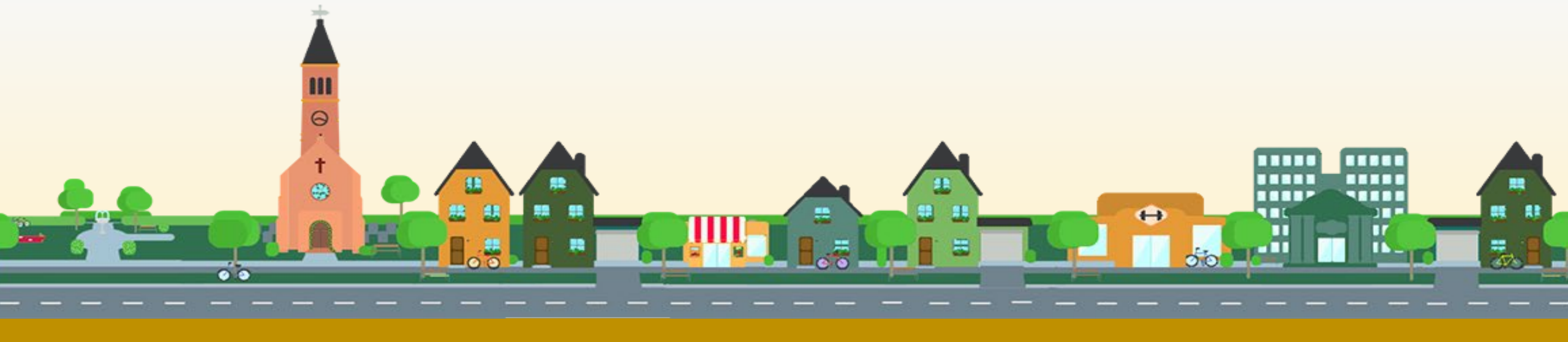
CONSTANCE COLEMAN
EXECUTIVE ASSISTANT & OFFICE MANAGER



Questions?



Thank you!

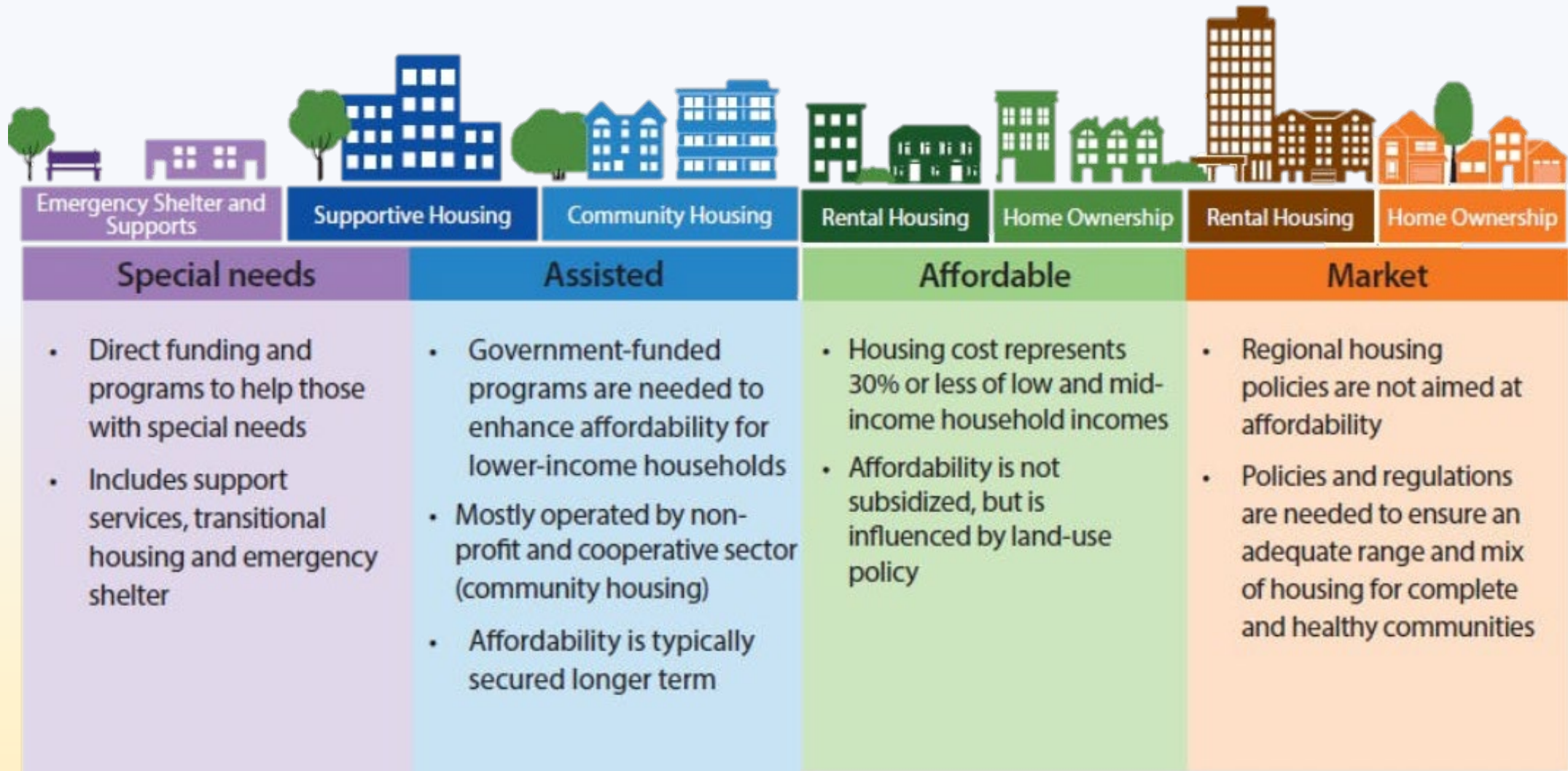


2024 Greenville AMI¹

Household Size	30% (Extremely Low)	50% (Very Low)	60%	80% (Low Income)	100%	120%
1	\$18,630	\$31,050	\$37,260	\$49,680	\$62,300	\$74,760
2	\$21,270	\$35,450	\$42,540	\$56,720	\$71,200	\$85,440
3	\$23,940	\$39,900	\$47,880	\$63,840	\$80,100	\$96,120
4	\$26,580	\$44,300	\$53,160	\$70,880	\$89,000	\$106,800
5	\$28,710	\$47,850	\$57,420	\$76,560	\$96,120	\$115,344
6	\$30,840	\$51,400	\$61,680	\$82,240	\$103,240	\$123,888

¹[Novogradac Rent & Income Calculator, 2024 data](#)

Affordable Housing Continuum

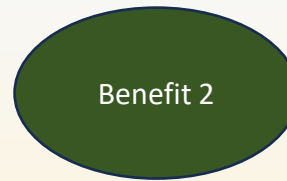


Greenville Community Home Trust (“GCHT”)

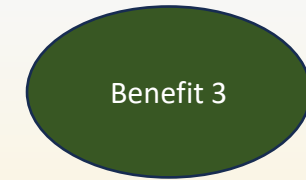
- **Shared equity homeownership program** where the rights, risks, and rewards of owning residential property are shared between an Essential Worker (homebuyer) and GCHT (legal steward and land owner).
- Various models of shared equity are used nationally (Burlington, Asheville, Durham, Atlanta, etc.) as an anti-displacement tool, by means of the creation and legal memorialization a permanent supply of Single-Family homes.
- **The GCHT ensures a permanent, and growing, portion of Single-Family homes will always be affordable to Greenville’s Essential Workers.**



Prevent displacement of the **Essential Workforce** in high-growth areas of Greenville



Create avenues of wealth building for target populations via shared equity



Lessen long-term, recurring need for public subsidy to maintain and protect affordable housing stock



Pre-Renovation



Address	32 5th Avenue
Neighborhood	Poe Mill
Purchase Price	\$101,000
Purchase Date	Jun-23

Post Reno Price	\$215,000
Post Reno Sale Date	Sep-23

Post-Renovation

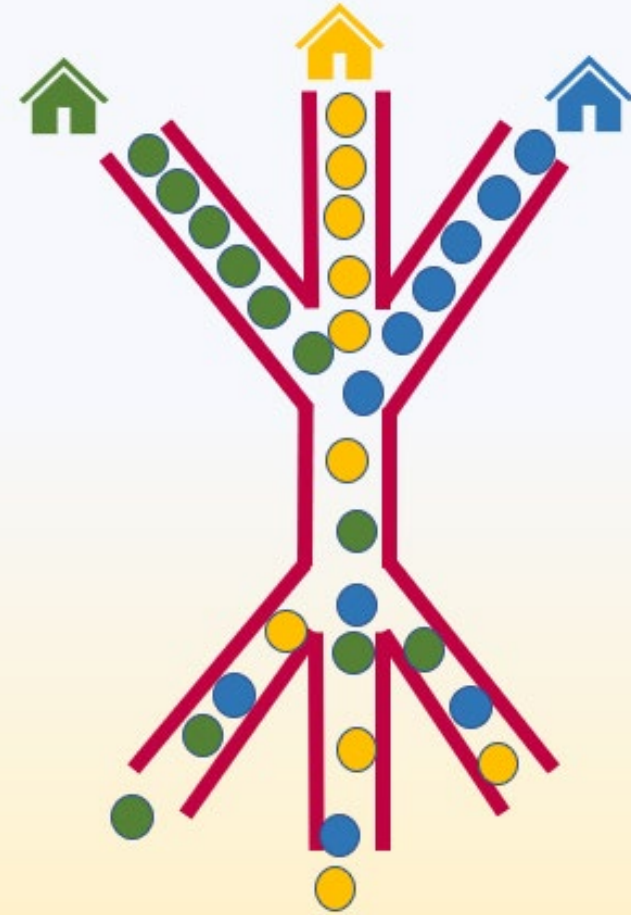
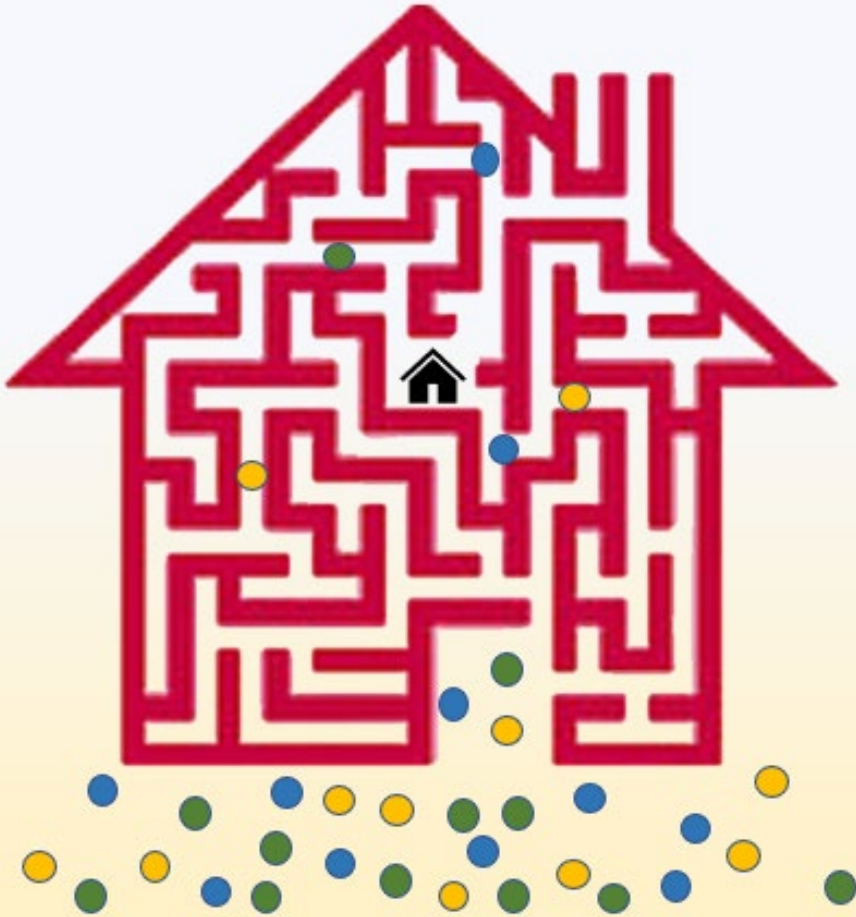


Greenville's Housing Ecosystem



Greenville Affordable Housing Coalition:

Impact of Coordination & Collaboration



***ELEVATE *ENCOURAGE *EMPOWER**

Terril Bates, CEO



BY THE NUMBERS

Total Revenue:	\$32,995,000
Government Grants	\$29,587,000
Rental Revenue	\$1,923,000
General Revenue	\$1,485,000
 Total Assets	 \$79,879,108
Capital Assets	\$48,488,893
 Total Liabilities	 \$43,359,105
 Equity (Net Position)	 \$36,520,003

Financial Statements and Reports of Certified Public Accountants dated 12/31/2023

BY THE NUMBERS

Total # of Employees: 62

58 FTE, 4 PT

Annual Payroll (including benefits) \$5,500,000

TGHA no longer administers a public housing program.

These properties have been converted through Housing & Urban Development (HUD) Rental Assistance Demonstration (RAD) program. There have been investments by private owners and investors with TGHA in many of the ownership structures. Total development costs in these projects was approximately \$121 million.

TGHA fully owns Arcadia Hills- 48 units and Scattered Sites-109 units

HOUSING CHOICE VOUCHER

HOUSING CHOICE VOUCHER (“HCV”)

HCV IS A FEDERAL PROGRAM THAT ASSISTS LOW-INCOME FAMILIES, THE ELDERLY, AND INDIVIDUALS WITH DISABILITIES IN AFFORDING RENT ON THE PRIVATE MARKET. ALL TGHA FUNDING IS FROM FEDERAL SOURCES.

TGHA ADMINISTERS MORE THAN 3,200 VOUCHERS.

- PROJECT BASED VOUCHER 959
- HCV HOMEOWNERSHIP 6
- FOSTER YOUTH INITIATIVE 10
- EMERGENCY HOUSING VOUCHERS 54
- VASH 207
- MAINSTREAM 26

TGHA WORKS WITH 900 LANDLORDS PROVIDING HOUSING IN GREENVILLE, SC. IN 2023, TGHA PAID \$25.8 MILLION TO PRIVATE LANDLORDS. AS A PART OF ITS MOVE TO WORK INITIATIVE, TGHA OFFERS DAMAGE PAYMENTS, VACANCY PAYMENTS, AND SIGNING BONUSES.

COMING SOON:

SOUTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES WILL BE ENTERING INTO A CONTRACT WITH TGHA TO ADMINISTER SPECIAL VOUCHERS. THIS PROGRAM IS TARGETED TO PERSONS WHO HAVE BEEN IN HOSPITALS OR NURSING HOMES FOR 60 DAYS OR MORE. TGHA HAS CONTACTED PRISMA AND EXPECT TO BE WORKING TOGETHER TO ADDRESS THIS POPULATION.

HOUSING CHOICE VOUCHER UTILIZATION

Baseline Vouchers 3291	
January 2022	2844 units leased \$1,802,773
January 2023	2799 units leased \$1,982,064
January 2024	3037 units leased \$2,202,539
October 2024	3208 units leased \$2,548,636

TGHA – DEVELOPMENT OPPORTUNITIES

- FAIRCLOTH TO RAD
- ALLOWS PHAS TO LEVERAGE THEIR EXISTING PUBLIC HOUSING “FAIRCLOTH AUTHORITY” TO CREATE NEW RAD UNITS WITH LONG-TERM, RELIABLE RENTAL SUBSIDY CONTRACTS.
- THE FAIRCLOTH AMENDMENT LIMITS THE CONSTRUCTION OF NEW PUBLIC HOUSING UNITS, CITING THAT THE DEPARTMENT CANNOT FUND NEW PUBLIC HOUSING UNITS WITH CAPITAL OR OPERATING FUNDS IF THE CONSTRUCTION OF THOSE UNITS WOULD RESULT IN A NET INCREASE OF THE NUMBER OF UNITS THE PHA OWNED, ASSISTED, OR OPERATED AS OF OCTOBER 1, 1999.
- TGHA HAS APPROXIMATELY 890 FAIRCLOTH UNITS FOR FUTURE DEVELOPMENT.
- RESULTS IN NET NEW SUBSIDIZED UNITS. ALLOWS MORE LOW-INCOME FAMILIES TO BE SERVED IN THE COMMUNITY.

MOVING TO WORK DEMONSTRATION

Moving to Work (“MTW”) Initiative is a demonstration program for PHAs to provide flexibility in designing and innovating, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.

TGHA define self-sufficiency as:

Independence, Autonomy, Self-Reliance, Freedom, Self-Dependence, Self-Support, Self-Subsistence and Resilience.

MTW is mandatory for all participants who are not elderly, disabled, or otherwise exempt.

TGHA is excited to work with partners to provide educational, employment, social and financial improvements.

MOVING TO WORK

THE TGHA MOVE TO WORK PROGRAM, WILL PERMIT CURRENT AND FUTURE PARTICIPANTS TO SELECT A PERIOD OF TIME FROM 4-10 YEARS THAT THEY WILL RECEIVE RENTAL ASSISTANCE FROM THE HOUSING AUTHORITY. THE DECISION IS BASED ON THE FAMILIES' COMMITMENT TO IMPROVING THEIR INCOME THROUGH INCREASED EDUCATION AND EMPLOYMENT.

QUALIFIED PARTNERS WILL PROVIDE A RANGE OF SERVICE, INCLUDING SOCIAL SERVICES TO SUPPORT FAMILY SUCCESS. TGHA WILL PROVIDE FINANCIAL INCENTIVES TO PARTICIPANTS AS THEY ACHIEVE VARIOUS MILESTONES.

MOVING TO WORK PARTICIPANTS

Success Path One:	In Program Years	Incentive
Engage in Financial Education	4	50
Coaching Activities	4	50
Completion of Annual Progress Meeting	4	100
Attend 1 TGHA Workshop/Goal Group	4	100
Success Path Two: Education		
Completion of Training/Certification	5-6	250
Completion of GED	5-6	300
Completion of Associates Degree	5-6	500
Completion of Bachelors Degree	5-6	1000
Completion of Masters/Doctorate Degree	5-6	1500
Success Path Three: Financial Stability		
Establishment of FSS Escrow Account	7	
Obtain new Employment First Time	7	500
Employment Retention for 12 Consecutive Months	7	250
Improve Credit Score (100+ points)	7	100
Open and Maintain New Checking or Savings	7	150
Increase & Maintain Personal Savings by at least \$200	7	200
Increase Earned Income by 3%	7	100
Entrepreneurship	7	2500
Success Path Four: Homeownership		
Engage in Homeownership Preparation Activities	10	100
Purchase a Home	10	2000
Personal		
Completion of 5 Personal SMART Goals Established		50

TGHA

*ELEVATE *ENCOURAGE *EMPOWER



QUESTIONS

Abandoned Building Certification Opportunity: 250 N Church Street "GATEWAY PROJECT"

October 14, 2024
Work Session



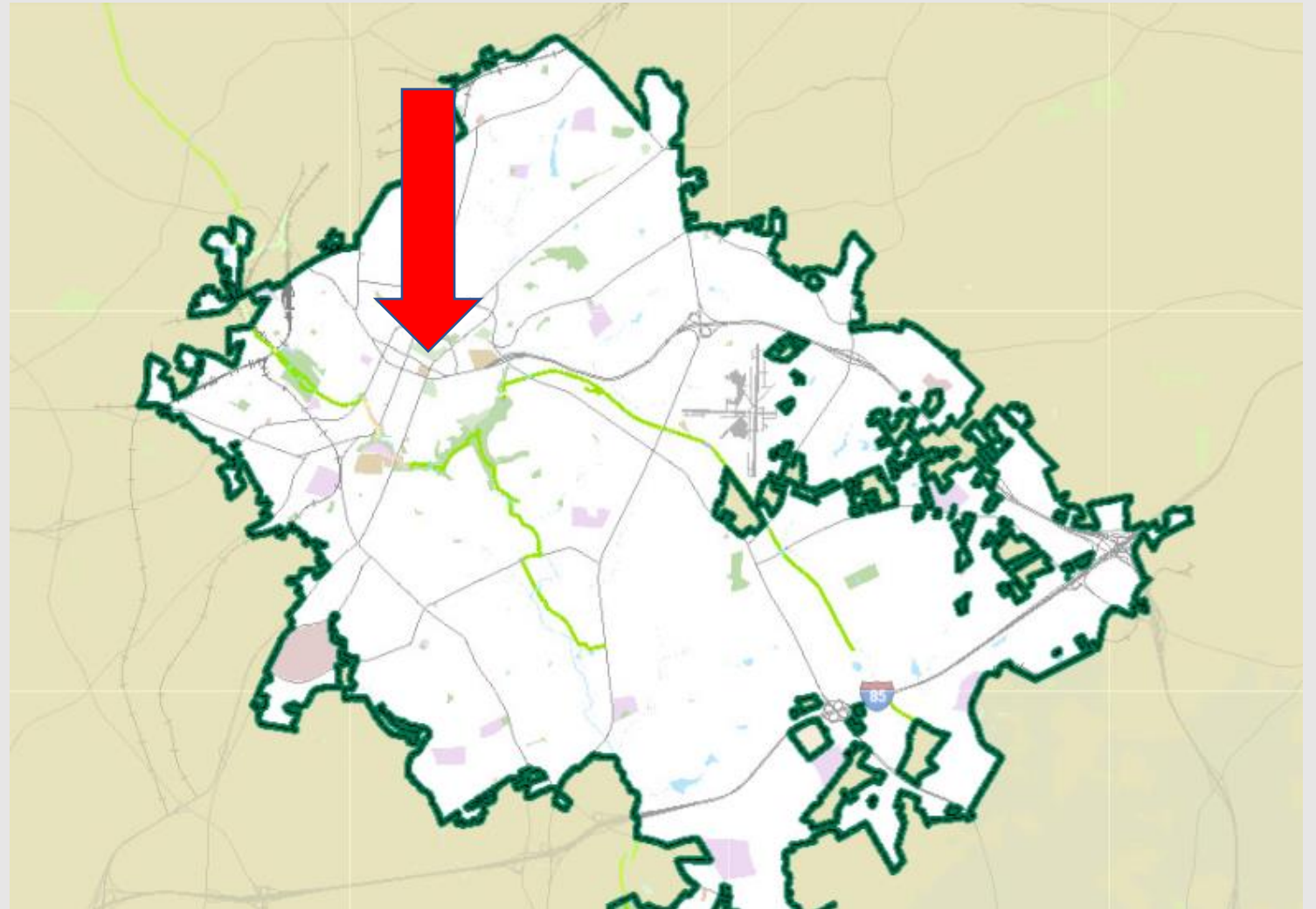
250 N Church Street / "GATEWAY SITE"

APPLICANT:

NR Gateway
Greenville, LLC

REQUEST:

Certify Property at
250 N Church Street as
an **Abandoned Building**



250 N Church Street / "GATEWAY SITE"





ECONOMIC IMPACT

250 N Church Street

PROJECT COST / INVESTMENT

\$130 Million

PROJECTED JOB CREATION

1,600+

- 100+ hospitality/tourism (FTE/PTE)
- 1500+ construction jobs, etc.

PROJECT OVERVIEW

- 600,000 SF project gross
- 50,000 SF basement area
- Units
 - 342 apartments
 - Parking Garage
 - Surface parking/public spaces
 - 5 commercial/retail business



GATEWAY

250 N Church Street / "GATEWAY SITE"

FISCAL IMPACT:

Seeking **State Income Tax Credit** which is considered **vital to the Project** advancing forward

CERTIFICATIONS:

- **Application has been Formally Submitted**
- **City's Expert Legal Council Deems Fully Qualified**
 - Sworn Affidavits are not required, but are pending

STAFF RECOMMENDATION:

Approval by Council via formal Resolution at the October 28 Public Meeting

Abandoned Textile Mill Certification: 1279 Pendleton Street Village of West Greenville

October 14, 2024
Work Session



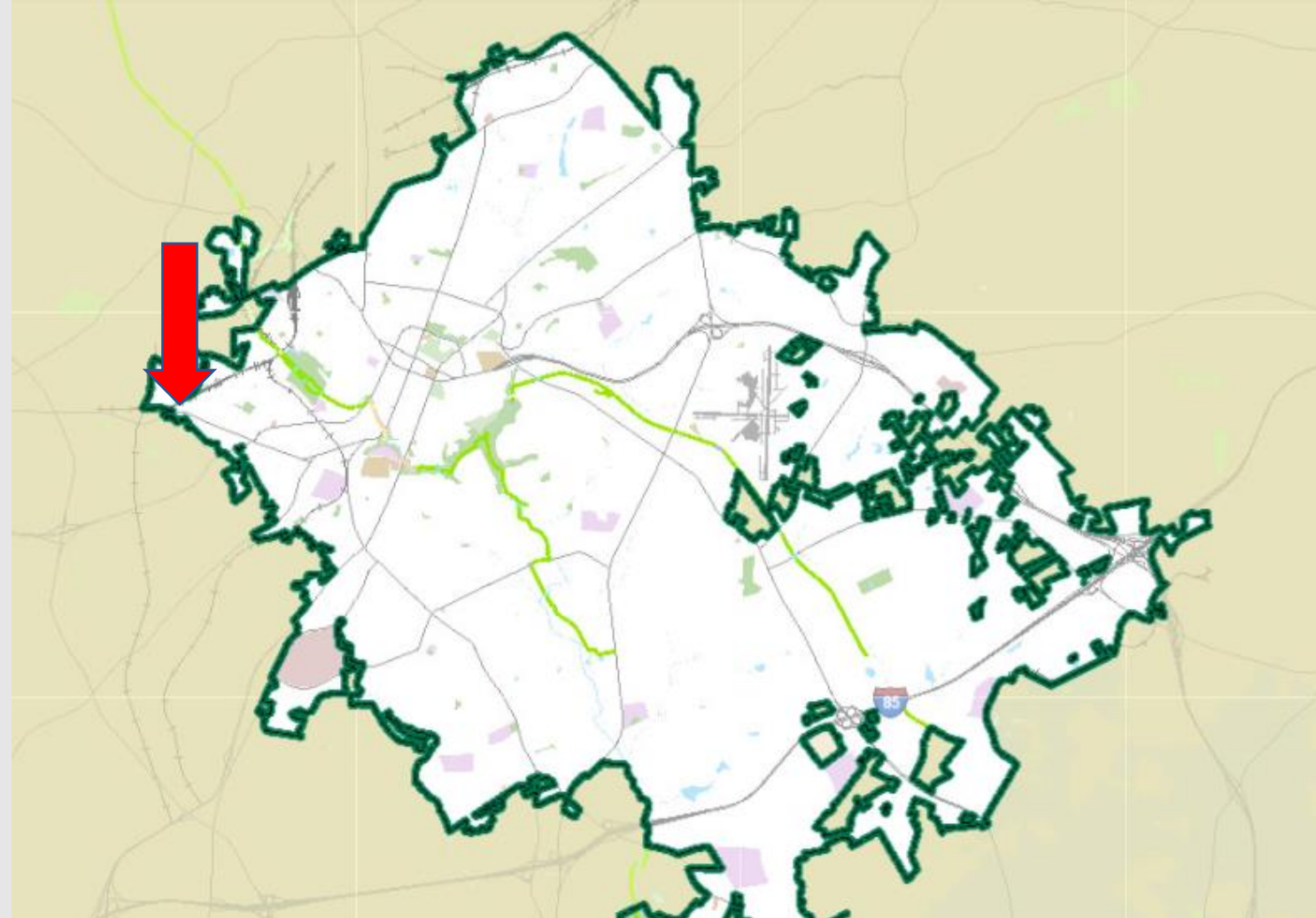
1279 Pendleton Street / Village of West Greenville

APPLICANT:

Village of West Greenville, LLC

REQUEST:

Certify Property at
1279 Pendleton Street as an
Abandoned Textile Mill



1279 Pendleton Street / Village of West Greenville

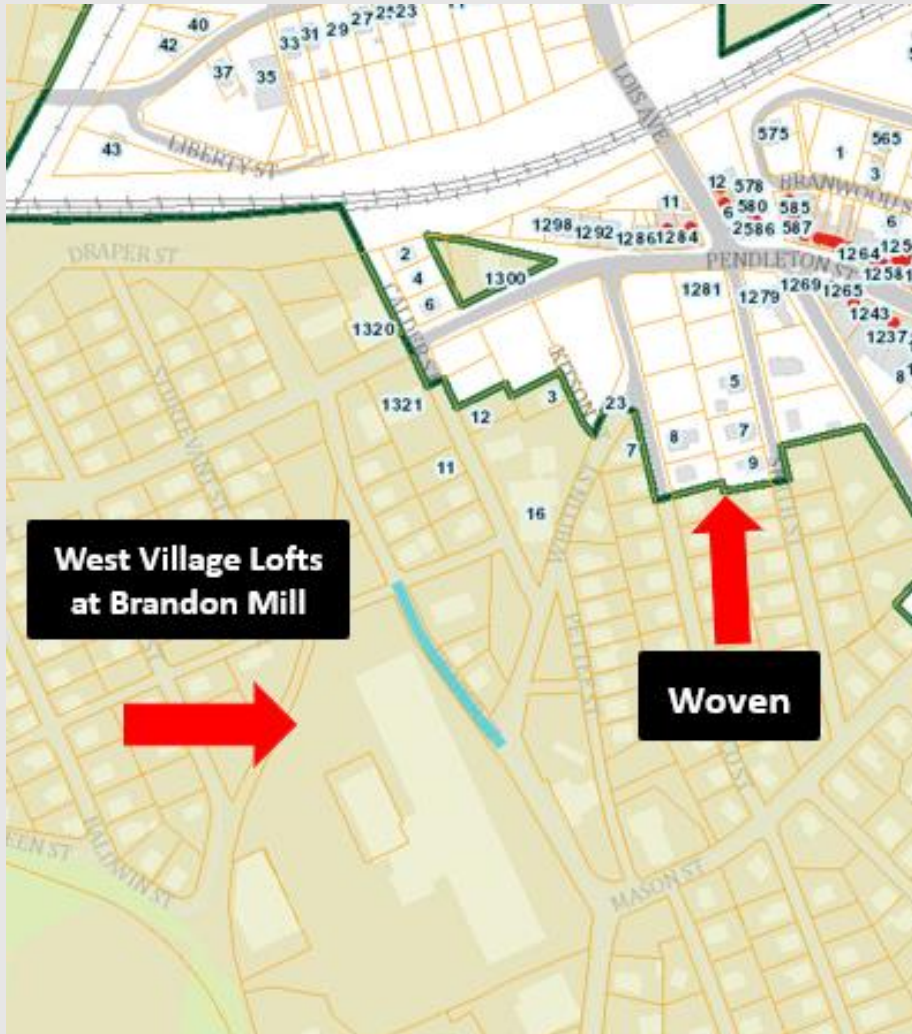
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0118001400300, 0118001400400, and 0118001300600**



13 Parcels

1279 Pendleton Street / Village of West Greenville

In Relation to Brandon Mill



BRANDON MILL (Aerial)

Sourced online from
Greenville County
Historical Society



West Village Lofts at Brandon Mill



ECONOMIC IMPACT

1279 Pendleton Street
Village of West Greenville

PROJECT COST / INVESTMENT

\$90 Million (approx.)

PROJECTED JOB CREATION

126+ (est.)

6+ hospitality/tourism (FTE/PTE)

120 construction jobs

PROJECT OVERVIEW

- 214 Multi-family units (20% affordable housing)
 - 9 units at 80% AMI
 - 26 units at 60% AMI
 - 9 unites at 40% AMI
- 11,535 SF commercial retail space
- 3,575 SF of representative space (50% off market rent)
- 36+ public parking spaces
- Public park, across from Saco Street to Traction, relocated historic Morgan House
- Infrastructure improvements on Pendleton, Saco, Smith and Traction Streets



WOVEN

1279 Pendleton Street / Village of West Greenville

STAFF RECOMMENDATION:

Approval Via Resolution at the City Council Public Meeting on October 28

FISCAL IMPACT:

No fiscal impact

(Seeking State Income Tax Credits only)

CERTIFICATIONS:

- **Certification Letter from Appalachian Council of Governments**
- **Sworn Affidavits from Applicant:** President of Village of West Greenville, LLC
- **Deemed as fully qualified by City's expert counsel**