

COMMUNITY AND ECONOMIC DEVELOPMENT

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Startex Community Infrastructure Improvements

Requesting Department/Division: Community and Economic Development
 Project Manager/Contact: Kathy Rivers

Estimated Start Date: July 2008
 Est. Completion Date: June 2009

Project Category: New Construction/Rehabilitation/Remediation Project Status: Previously in Operating Budget
 Project Number: TBD

Project Description, Justification and Location

This project provides funding for infrastructure improvements in the Startex Community. Identified infrastructure improvements include water and sewer upgrades, improved roads and sidewalks, recreational opportunities, owner-occupied housing rehabilitation, new affordable housing construction, and other infrastructure in the community. A total of \$9.335 million in identified infrastructure needs were identified as part of the FY 2009-13 CIP process however; only \$307,500 in Federal CDBG funds were allocated to this project in FY 2008/09. The County is pursuing cooperative partnerships with the City of Lyman, the Startex-Jackson Water District, and other public service entities to address significant needs in this project area.

Benefits to Residents, Visitors, Businesses, or County Employees

Improved quality of life for residents in the Startex Community, increased property values, and updated and efficient infrastructure to serve the citizens of this community.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 1, 2008)

Project previously budgeted in annual operating budget, will be appropriated as a Capital Improvement Plan project on an annual basis beginning FY 2008/09.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2009-13 TOTAL
Startex Community Infrastructure Improvements								
<u>Expenditures</u>								
Planning/Design/Engineering	0	0	0	0	0	0	0	0
Land Acquisition/Right-of-Way	0	0	0	0	0	0	0	0
Construction/Improvements	307,500	0	307,500	0	0	0	0	307,500
Capital Materials/Equipment	0	0	0	0	0	0	0	0
Technology Expenditures	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total Expenditures	307,500	0	307,500	0	0	0	0	307,500
<u>Revenues</u>								
Community Development Block Grant (CDBG)	307,500	0	307,500	0	0	0	0	307,500
Total Revenues	307,500	0	307,500	0	0	0	0	307,500

Affordable Housing and Housing Rehabilitation

Requesting Department/Division: Community and Economic Development
 Project Manager/Contact: Kathy Rivers

Estimated Start Date: July 2008
 Est. Completion Date: June 2009

Project Category: New Construction/Rehabilitation/Remediation Project Status: Previously in Operating Budget
 Project Number: TBD

Project Description, Justification and Location

This project consists of providing affordable housing opportunities and owner-occupied housing rehabilitation in Spartanburg County, focusing on targeted areas such as Startex and the ReGenesis project area. All funding for this project is from the Federal Home and CDBG programs.

The expansion of affordable housing units is in great demand for the low to moderate income population. The newly constructed units will be three (3) to four (4) bedroom homes, and down payment and closing cost assistance will be available. The County is developing partnerships with other housing agencies, banks, and mortgage lenders to continue to provide affordable housing opportunities.

Owner-occupied housing rehabilitation will include but not be limited to HVAC installation, roofing, flooring, electrical upgrades and addressing code issues for the low to moderate income population who cannot afford to complete the needed repairs without financial support.

Benefits to Residents, Visitors, Businesses, or County Employees

The availability of affordable housing units will increase in the County, improving the quality of life for the citizens who will purchase and occupy the homes. Providing rehabilitation on existing homes will improve the quality and safety of those structures, and create revitalization opportunities in existing neighborhoods.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 1, 2008)

Project previously budgeted in annual operating budget, will be appropriated as a Capital Improvement Plan project on an annual basis beginning FY 2008/09.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2009-13 TOTAL
Affordable Housing and Housing Rehabilitation								
<u>Expenditures</u>								
Planning/Design/Engineering	0	0	0	0	0	0	0	0
Land Acquisition/Right-of-Way	0	0	0	0	0	0	0	0
Construction/Improvements	398,018	0	398,018	0	0	0	0	398,018
Capital Materials/Equipment	0	0	0	0	0	0	0	0
Technology Expenditures	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total Expenditures	398,018	0	398,018	0	0	0	0	398,018
<u>Revenues</u>								
HOME Program	77,747	0	77,747	0	0	0	0	77,747
Community Development Block Grant (CDBG)	320,271	0	320,271	0	0	0	0	320,271
Total Revenues	398,018	0	398,018	0	0	0	0	398,018

ReGenesis Infrastructure for Affordable Housing

Requesting Department/Division: Community and Economic Development Estimated Start Date: January 2004
 Project Manager/Contact: Kathy Rivers Est. Completion Date: TBD

Project Category: New Construction/Rehabilitation/Remediation Project Status: Previously in Operating Budget
 Project Number: TBD

Project Description, Justification and Location

Spartanburg County Council approved a resolution on January 12, 2005 to commit \$2,000,000 in Federal HOME funds over a five-year period as part of the HOPE VI project for affordable housing in the ReGenesis project area, known as the Ridge at Southport. The \$388,737 in HOME funds in FY 2008/09 will be used for site infrastructure and new affordable owner-occupied housing units.

Benefits to Residents, Visitors, Businesses, or County Employees

Revitalization of the ReGenesis project area through updated infrastructure and home ownership opportunities, increased property values, and new opportunities for redevelopment in the targeted area.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 1, 2008)

Project previously budgeted in annual operating budget, will be appropriated as a Capital Improvement Plan project on an annual basis beginning FY 2008/09.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2009-13 TOTAL
ReGenesis Infrastructure for Affordable Housing								
<i>Expenditures</i>								
Planning/Design/Engineering	0	0	0	0	0	0	0	0
Land Acquisition/Right-of-Way	0	0	0	0	0	0	0	0
Construction/Improvements	388,737	0	388,737	0	0	0	0	388,737
Capital Materials/Equipment	0	0	0	0	0	0	0	0
Technology Expenditures	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total Expenditures	388,737	0	388,737	0	0	0	0	388,737
<i>Revenues</i>								
HOME Program	388,737	0	388,737	0	0	0	0	388,737
Total Revenues	388,737	0	388,737	0	0	0	0	388,737

Countywide Unsafe Structure Demolition

Requesting Department/Division: Community and Economic Development
 Project Manager/Contact: Kathy Rivers

Estimated Start Date: July 2008
 Est. Completion Date: June 2009

Project Category: Rehabilitation/Remediation

Project Status: Previously in Operating Budget
 Project Number: TBD

Project Description, Justification and Location

Demolition of dilapidated homes and other unsightly structures in Spartanburg County. By clearing these structures, the County will be creating a safe and sanitary environment in our communities. Funding for this project in FY 2008/09 is from the Federal CDBG program however; there may be opportunities for the Community and Economic Development Department to partner with the County's Environmental Enforcement Department to identify demolition project and leverage additional funding.

Benefits to Residents, Visitors, Businesses, or County Employees

Removal of these structures should improved surrounding property values, as well as eliminate unsafe structures from the community.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 1, 2008)

Project previously budgeted in annual operating budget, will be appropriated as a Capital Improvement Plan project on an annual basis beginning FY 2008/09.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2009-13 TOTAL
Countywide Unsafe Structure Demolition								
<i>Expenditures</i>								
Planning/Design/Engineering	0	0	0	0	0	0	0	0
Land Acquisition/Right-of-Way	0	0	0	0	0	0	0	0
Construction/Improvements	0	0	0	0	0	0	0	0
Capital Materials/Equipment	0	0	0	0	0	0	0	0
Technology Expenditures	0	0	0	0	0	0	0	0
Other	35,000	0	35,000	0	0	0	0	35,000
Total Expenditures	35,000	0	35,000	0	0	0	0	35,000
<i>Revenues</i>								
Community Development Block Grant (CDBG)	35,000	0	35,000	0	0	0	0	35,000
Total Revenues	35,000	0	35,000	0	0	0	0	35,000

Countywide Land Acquisition for Affordable Housing

Requesting Department/Division: Community and Economic Development
 Project Manager/Contact: Kathy Rivers

Estimated Start Date: July 2008
 Est. Completion Date: June 2009

Project Category: Land Acquisition

Project Status: Previously in Operating Budget
 Project Number: TBD

Project Description, Justification and Location

Infill parcel acquisition in targeted communities in Spartanburg County to develop future affordable housing opportunities for low to moderate income citizens of Spartanburg County. This project is funded entirely from the Federal CDBG program.

Benefits to Residents, Visitors, Businesses, or County Employees

Acquiring this land will allow the County to continue to meet affordable housing needs in future.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 1, 2008)

Project previously budgeted in annual operating budget, will be appropriated as a Capital Improvement Plan project on an annual basis beginning FY 2008/09.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2009-13 TOTAL
Countywide Land Acquisition for Affordable Housing								
<i>Expenditures</i>								
Planning/Design/Engineering	0	0	0	0	0	0	0	0
Land Acquisition/Right-of-Way	35,000	0	35,000	0	0	0	0	35,000
Construction/Improvements	0	0	0	0	0	0	0	0
Capital Materials/Equipment	0	0	0	0	0	0	0	0
Technology Expenditures	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total Expenditures	35,000	0	35,000	0	0	0	0	35,000
<i>Revenues</i>								
Community Development Block Grant (CDBG)	35,000	0	35,000	0	0	0	0	35,000
Total Revenues	35,000	0	35,000	0	0	0	0	35,000

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