

Affordable Housing and Housing Rehabilitation

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

Estimated Start Date: July 2008
Est. Completion Date: June 2010

Project Category: New Construction/Rehabilitation/Remediation

Project Status: Active Project
Project Number: N/A

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 Arkwright 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 30, 2010)

Active project in FY 2009/10. Progress on this project has been delayed due to the acceptance of grant funding provided as part of the American Recovery and Reinvestment Act, also known as the stimulus bill. Stimulus related grant funding is time sensitive, so stimulus related projects were accelerated to meet the grant requirements.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2011-15 Totals
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	4,475,690	974,837	700,853	700,000	700,000	700,000	700,000	3,500,853
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	4,475,690	974,837	700,853	700,000	700,000	700,000	700,000	3,500,853
<u>Revenues</u>								
HOME Program	2,197,919	447,066	350,853	350,000	350,000	350,000	350,000	1,750,853
Community Development Block Grant (CDBG)	2,277,771	527,771	350,000	350,000	350,000	350,000	350,000	1,750,000
Total Revenues	4,475,690	974,837	700,853	700,000	700,000	700,000	700,000	3,500,853