

Affordable Housing and Housing Rehabilitation

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

Estimated Start Date: July 2008
Est. Completion Date: On-Going

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, 2011)

Active project. Project has been delayed due to the completion of time-sensitive stimulus funded projects.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2012-16 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	4,246,565	1,675,690	514,175	514,175	514,175	514,175	514,175	2,570,875
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	4,246,565	1,675,690	514,175	514,175	514,175	514,175	514,175	2,570,875
<u>Revenues</u>								
HOME Program	2,618,794	797,919	364,175	364,175	364,175	364,175	364,175	1,820,875
Community Dev. Block Grant (CDBG)	1,627,771	877,771	150,000	150,000	150,000	150,000	150,000	750,000
Total Revenues	4,246,565	1,675,690	514,175	514,175	514,175	514,175	514,175	2,570,875