

COMMUNITY DEVELOPMENT



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

Countywide Mobile Home Demolition

Requesting Department/Division: Environmental Enforcement
Project Manager/Contact: Jamie Nelson/Sharon West

Estimated Start Date: September 2011
Est. Completion Date: June 2012

Project Category: Rehabilitation/Remediation

Project Status: New Project Request
Project Number: ED0002

Project Description, Justification and Location

This project will provide funding for the demolition of abandoned and derelict mobile homes throughout the County. Approximately 152 mobile homes have been identified as having unsuccessfully been offered for sale at the annual delinquent tax sale. As a result, the forfeited land commission has acquired these mobile homes. The identified mobile homes are poor condition and represent a hazard to the public. Demolition of these mobile homes will ensure that no one takes up residence in the mobile homes and spot blight is removed throughout the County.

Benefits to Residents, Visitors, Businesses, or County Employees

Residents, visitors, and businesses will all benefit from the removal of these mobile homes. Removal of spot blight will help to ensure that surrounding property values are not negatively impacted. Additionally, the County's liability will be greatly reduced through removal of these structures and the public's safety will be maintained.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 30, 2011)

New project request with funding recommended beginning in FY 2011/12.

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
Countywide Mobile Home Demolition								
<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	155,534	0	155,534	0	0	0	0	155,534
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	155,534	0	155,534	0	0	0	0	155,534
<u>Revenues</u>								
Community Dev. Block Grant (CDBG)	155,534	0	155,534	0	0	0	0	155,534
Total Revenues	155,534	0	155,534	0	0	0	0	155,534

Countywide Unsafe Structure Demolition

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

Estimated Start Date: July 2011
Est. Completion Date: On-Going

Project Category: Rehabilitation/Remediation

Project Status: Active Project
Project Number: N/A

Project Description, Justification and Location

This project provides funding for demolition of unsafe structures throughout the County, particularly in the target areas. Demolition of these structures ensures that citizens looking for shelter do not reside in these unsafe and potentially hazardous structures. Removal of structures also serves to decrease blight and to protect the value of surrounding properties.

Benefits to Residents, Visitors, Businesses, or County Employees

Improved quality of life for residents in the Startex, Arkwright and other target communities, increased property values, and decreased spot blight throughout the County will result from the completion of this project.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 30, 2011)

Funding for this project is programmed beginning in FY 2011/12.

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
Countywide Unsafe Structure Demolition								
<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	535,000	35,000	100,000	100,000	100,000	100,000	100,000	500,000
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	535,000	35,000	100,000	100,000	100,000	100,000	100,000	500,000
<u>Revenues</u>								
Community Dev. Block Grant (CDBG)	535,000	35,000	100,000	100,000	100,000	100,000	100,000	500,000
Total Revenues	535,000	35,000	100,000	100,000	100,000	100,000	100,000	500,000

Target Community Infrastructure Improvements

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 provides funding for infrastructure improvements in the target communities of Startex and Arkwright. 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 \$250,000 in Federal CDBG funds are planned for allocation to this project in FY 2011/12.

Benefits to Residents, Visitors, Businesses, or County Employees

Improved quality of life for residents in the Startex, Arkwright and other target communities, 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 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
COMMUNITY & ECONOMIC DEVELOPMENT								
Target 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	2,473,115	823,115	250,000	350,000	350,000	350,000	350,000	1,650,000
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	2,473,115	823,115	250,000	350,000	350,000	350,000	350,000	1,650,000
<u>Revenues</u>								
Community Dev. Block Grant (CDBG)	2,473,115	823,115	250,000	350,000	350,000	350,000	350,000	1,650,000
Total Revenues	2,473,115	823,115	250,000	350,000	350,000	350,000	350,000	1,650,000

County Comprehensive Plan

Requesting Department/Division: Planning & Development
Project Manager/Contact: Joan Holliday

Estimated Start Date: July 2012
Est. Completion Date: June 2015

Project Category: Planning & Development

Project Status: New Project Request
Project Number: TBD

Project Description, Justification and Location

This project will provide resources for the completion of a County comprehensive plan as mandated by state statute. Our current comprehensive plan was completed over ten years ago and needs to be updated. State law requires that each county have a comprehensive plan and that it be updated every ten years. In order to maintain compliance with state law, funding for this project is recommended to begin in FY 2012/13. Research and selection of a planning firm qualified to develop the plan would begin in mid to late FY 2011/12 with contracts issued in early FY 2012/13, when funding is available. The plan would require approximately three years to complete and would include a series of public meetings to obtain citizen feedback on proposed changes to the existing plan. The comprehensive plan will help to guide and direct growth and development in the County for the next decade, making it a vital component to the Capital Improvement Plan. By including this project in the CIP, we can ensure that future capital improvements are consistent with anticipated growth patterns and development standards.

Benefits to Residents, Visitors, Businesses, or County Employees

This project will help to ensure that we remain in compliance with state law. Additionally, this project will provide guidance for Administration and staff in the development of any standards or changes to the Unified Land Management Ordinance at the request of Council.

Impact on Annual Operating Budget

No impact on annual operating budget.

Project Status (as of June 30, 2011)

New project request with funding beginning in FY 2012/13.

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
County Comprehensive Plan								
<u>Expenditures</u>								
Planning/Design/Engineering	330,000	0	0	110,000	110,000	110,000	0	330,000
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	45,000	0	0	15,000	15,000	15,000	0	45,000
Total Expenditures	375,000	0	0	125,000	125,000	125,000	0	375,000
<u>Revenues</u>								
Methane Fund Transfer	375,000	0	0	125,000	125,000	125,000	0	375,000
Total Revenues	375,000	0	0	125,000	125,000	125,000	0	375,000

