

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: 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 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 July 1, 2009)

Active project in FY 2008/09.

Project Expenditures and Funding Sources

PROJECT	TOTAL PROJECT COST	COMMITTED FUNDING	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2010-14 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	974,837	398,018	576,819	0	0	0	0	576,819
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	974,837	398,018	576,819	0	0	0	0	576,819
<u>Revenues</u>								
HOME Program	447,066	77,747	369,319	0	0	0	0	369,319
Community Development Block Grant (CDBG)	527,771	320,271	207,500	0	0	0	0	207,500
Total Revenues	974,837	398,018	576,819	0	0	0	0	576,819