

Greenville County, South Carolina
Recovery Plan

**State and Local Fiscal Recovery
Funds**

July 2022

Greenville County, South Carolina
2022 Recovery Plan

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GENERAL OVERVIEW

Executive Summary

In March 2021, as the COVID crises continued, the American Rescue Plan Act of 2021 (ARPA) established the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to provide state, local, and Tribal governments with the resources needed to respond to the pandemic and its economic effects and to build a stronger, more equitable economy during the recovery. The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) delivers \$350 billion to state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency. The program ensures that governments have the resources needed to:

- Fight the pandemic and support families and businesses struggling with its public health and economic impacts,
- Maintain vital public services, even amid declines in revenue, and
- Build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity.

Specifically, the ARPA provides that SLFRF funds may be used: (a) To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality; (b) To respond to workers performing essential work during the COVID–19 public health emergency by providing premium pay to eligible workers; (c) For the provision of government services to the extent of the reduction in revenue due to the COVID–19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and (d) To make necessary investments in water, sewer, or broadband infrastructure.

In addition, Congress specified two types of ineligible uses of funds: funds may not be used for deposit into any pension fund or, for states and territories only, to directly or indirectly offset a reduction in net tax revenue resulting from a change in law, regulation, or administrative interpretation.

Greenville County was awarded \$101,691,896 and the County has received \$50,845,948 which represents ½ of the funding with the remaining to be transferred Q2 of 2022.

Uses of Funds

Greenville County has proposed the use of ARPA funding into five tranches: Revenue Replacement, Premium Pay to Greenville County Essential Workers, Responding to Public Health and Economic Impacts of COVID-19, and Public Sector Capacity. As of July 2022, Greenville County Council has approved \$56,609,404 for revenue replacement for 2020 and 2021.

Premium pay was authorized for employees performing essential work during the pandemic who have been, and continue to be, relied on to maintain operations of essential county services, including those who are critical to protecting the health and wellbeing of our community. Approximately 1600 full and

part time employees will receive a one-time “bonus” of up to \$3,500 for a total amount of approximately \$5,100,000 obligated.

Responding to the Public Health and Economic Impacts of COVID-19 presented many challenges to Greenville County. First of all, Greenville County had many additional expenses related to the pandemic response. The majority of expenses were related to staffing and paid leave as well as for testing, treatment and insurance claims related to the coronavirus.

Due to the overwhelming demands of staff time for front-line workers during a pandemic, many staff were required to work overtime for their respective departments to keep up with demand and to keep all divisions functioning as close to capacity as possible. From March 3, 2021 through March 2022, \$4,402,991 in overtime was paid to Sheriff, Detention, and EMS during this critical time to keep those divisions functioning at a capacity that was sustainable for operations.

Greenville County granted Administrative Leave with Pay for employees who exhibited symptoms of COVID-19 and who were being tested, waiting for test results, receiving treatment or recovering from this illness from March 3, 2021 through March 7, 2022 at a cost of \$1,180,342 which represents 46,888 leave hours. Greenville County never closed its doors and employees continued to work in-person and serve the needs of our citizens during a very difficult time.

Since March 3, 2021 of the pandemic through January 2022, Greenville County has incurred \$1,085,804 in health care expenses related to COVID-19. These expenses were for testing, treatment, and insurance claims for employees covered under the County’s insurance plan. Greenville County Detention Services also incurred \$313,042 in direct COVID-19 related medical expenses including PPE, testing, transport and treatment of inmates at the Greenville County Detention Center.

Greenville County will allocate \$10 million of the ARPA funds toward Affordable Housing. The County will partner with Greenville County Redevelopment Authority (GCRA) to oversee and administer the allocated funding and work collaboratively with others in the affordable housing arena. The \$10 million will be divided into three tranches of funding – Production, Preservation, and a Signature Project.

GCRA will look to “**Produce**” (\$5 million) single family detached homes that target households between 50-80% AMI with an emphasis on “shovel ready” projects. Priority will be given to projects that will use ARPA funding to leverage funding for other sources. Emphasis will be placed on projects in non-incorporated areas of Greenville County. Another component of production will be on single family attached homeownership projects (townhomes). Like the detached home projects, the AMI targets would be 50-80% and those that can leverage additional funding. Ideal projects would have between 10-50 units. Finally, production of additional multi-family rental units targeting family AMI of 30-80% and are shovel ready in non-incorporated areas of the county.

Secondly, ARPA funds would be used for “**Preservation**” (\$2 million) of existing affordable housing developments. Many developments in Greenville County have expiring tax credits which allow them to then be sold or turned into market rate (or higher) units. These funds would be used to rehab existing affordable housing units so they can remain affordable to residents. Monies would also be set aside for low-interest loans to landlords so they could repair issues within the development such as the roof, heating and air, or other mechanical or structural issues.

Finally, a “**Signature Project**” (\$3 million) would be proposed that offers a mixed types of affordable housing within the development – rental and homeownership. The money could be used to offset the cost of infrastructure or land cost or the production of the units. Ideally, this project would be located in an unincorporated area of the county and near potential employers and public transportation. No site has been identified as of yet but would be presented to Council for approval.

Regular updates will be given to County Council with the understanding that the specific funding amounts between the tranches may shift as need and opportunities change.

Promoting equitable outcomes

Greenville County Redevelopment Authority will provide Greenville County a report on the affordable housing projects funded by ARPA. The projects will be focused on those families below 80% AMI in both home ownership and rental. The projects will be spread throughout Greenville County, many of which will be in qualified census tracks.

Community Engagement

Greenville County Council and staff have been in discussion with leaders from the Affordable Housing field, hospital leadership, and community partners to learn more about the needs that have been exacerbated by the COVID-19 pandemic. These conversations continue to transpire as new needs arise.

Labor Practices

As of July 2022, Greenville County does not have any infrastructure projects that are being pursued, however if developed they will include labor standards promoting local hiring, minority partnerships and community benefit agreements.

Table of Expenses by Expenditure Category

Project Inventory

Project Name	Project Identification	Adopted Budget	Project Expenditure	Project Expenditure	Total Cumulative Obligations	Total Cumulative Expenditures	Project Description
Lost Revenue Replacement	Greenville County 21	\$23,843,564	6-Revenue Replacement	61-Provision of Government	\$23,843,564	\$23,843,564	Revenue Replacement for provision of government services for year ending 123121
Lost Revenue Replacement	Greenville County	\$32,760,840	6-Revenue Replacement	61-Provision of Government	\$32,760,840	\$32,760,840	Revenue Replacement for year ending 123120 using 52 growth adjustment
Premium Pay	10	\$5,100,000	4-Premium Pay	41-Public Sector Employees	\$5,100,000	\$0	Premium Pay for essential employees and front line workers who worked at Greenville County from March 2020 to December 2021 and are still employed
Pandemic Leave	9	\$1,180,342	3-Public Health-Negative Economic Impact Public Sector Capacity	31-Public Sector Workforce Payroll and Benefits for Public Health	\$1,180,342	\$1,180,342	Administrative Leave with pay was granted to employees who displayed symptoms tested positive quarantined due to exposure or were receiving treatment from Covid-19 from March 2020 to March 2021
Detention Center	5	\$313,042	1-Public Health	14-Prevention in Congregate Settings Nursing Homes	\$313,042	\$313,042	Greenville County Detention Services incurred 313042 in direct Covid-19 medical expenses including PPE Testing Treatment and Transport of inmates at the Detention
Technology Upgrades	4	\$4,392,333	3-Public Health-Negative Economic Impact Public Sector	34-Public Sector Capacity Effective Service Delivery	\$4,392,333	\$4,392,333	Technology upgrades to infrastructure and equipment to improve response and be more reactive to real and potential threats such as the pandemic or cyper security attacks
Overtime for Essential Workers	6	\$4,402,991	3-Public Health-Negative Economic Impact	31-Public Sector Workforce Payroll and	\$4,402,991	\$4,402,991	Overtime paid to Dentention Emergency Management and Sheriffs Office employees from March 2021 to March 2022
Medical Expenses	3	\$927,874	1-Public Health	16-Medical Expenses including	927874	927874	Greenville County is self insured and had 927874 in Covid-19 related medical claims for employees from March 3 2020 to March 7 2021
Vaccination Program	1	\$44,670	1-Public Health	11-COVID-19 Vaccination	44670	44670	Vaccine program for Greenville County First Responders and front line and essential
Covid-19 Testing	2	\$113,261	1-Public Health	12-COVID-19 Testing	113261	113261	Covid 19 Testing provided for all emergency personnel front line workers essential staff and other employees from March 3 2020 to
GCRA Affordable Housing	8	\$10,000,000	2-Negative Economic Impacts	215-Long-Term Housing Security Affordable Housing	10000000	5000000	Greenville County is allocating 10 million of ARPA funding for Affordable Housing Greenville County has parnternd with the Greenville County Redevelopment Authority to oversee and administer the allocated funding and work collaboratively with other non-profits in the affordable housing arena The 10 million will be divided into three tranches of funding Production of multi-family and single family affordable housing units preservation of current affordable housing units and potentially a signature project that will be located in a qualified census track and would include new infrastructure as well as new multi-family units Only 12 of the budget has been enumbered by the Redevelopment Authority with the other 12 to be awarded next year
TOTALS		\$83,078,917			\$83,078,917	\$72,978,917	

Use of Evidence

Some of the most severe impacts of the pandemic fell on low-income and underserved communities in Greenville County. The goals of the Affordable Housing project is to increase inventory of affordable housing units, preserving existing units, and supporting an affordable housing development in Greenville County. Research has shown that Greenville County needs an additional 15,000 units of affordable housing to meet the current need. Greenville County Redevelopment Authority (GCRA) is continually working on adding additional units and protecting existing units. The ARPA funds will be used toward preservation of existing affordable housing units and the creation of addition units throughout Greenville County. Once projects have been identified additional details will be provided. GCRA will use evidence based research, historical information, income based screening, and in-person interviews to ensure that any affordable housing project will be serving the targeted populations of below 80% AMI and those considered disproportionately impacted by the pandemic.

GCRA has received half of their ARPA award but the only project that has been identified by June 30, 2022 has been \$1,000,000 for Harmony Ridge which is an existing senior Affordable Housing project in Travelers Rest, South Carolina that was going to be sold and made into market rate apartments without the ARPA funds and monies from a local non-profit, Greenville Housing Fund (GHF).

The population living in these apartments are low-income seniors, many with disabilities. Our goal in purchasing Harmony Ridge is to maintain the affordability of the building to keep those living in Harmony Ridge in place and prevent displacement. Had GHF not purchased the building under a qualified contract, Harmony Ridge would have been converted to market rate apartments at 60% higher rents than currently in place under GHF's ownership. This likely would have resulted in mass displacement and/or eviction, furthering the negative economic impact many residents faced within this apartment community.

Performance Report

As of July 2022, \$10 million in ARPA funds have been allocated for affordable housing with a preliminary plan for how they be spent. Greenville County is partnering with the Greenville County Redevelopment Authority to manage and oversee the administration of the program.

Ineligible Activities: Tax Offset Provision (States and Territories Only)