

Viola Neighborhood



greenville
public/private partnerships



Location:

Between Stone Avenue and Buncombe Street

Completion Date:

March 2008

Public Participation:

City of Greenville

Private Participation:

The Randolph Group
(Project Management)
Greenville Housing Futures
Urban League (Phase I)
First Baptist Church Greenville

Investment:

CDBG - \$969,087
HOME - \$1,440,682
State "C" Funds - \$344,008
Capital Funds - \$286,000
Viola Street TIF - \$104,000
City Fund 115 - \$938,000

Leveraging:

Urban League Public - \$2,000,000
Urban League Private - \$1,000,000
City Private - \$4,080,000
Total (Estimated) - \$11,161,777

Development Summary:

The City developed 86 single family units serving a range of income levels. The new units replaced 138 very dilapidated and deteriorated homes of which only 70 were occupied. One-third of the new homes are owned or rented by former Viola Neighborhood residents. In addition, Greenville Housing Futures developed eight (8) affordable rental units for elderly citizens.

Participation by City:

Land acquisition, infrastructure and streetscape improvements. City provided down payment and closing cost assistance to income eligible buyers.

Homebuyer Education:

The Greenville County Human Relations Commission offered the "KEY" homebuyer education program to buyers receiving down payment assistance. Homebuyer education was important during the economic downturn. Only a few homeowners lost their homes to foreclosure.