

CCRP NARRATIVE

DUNCAN VILLAGE APARTMENTS – DUNCAN, SC

INTRODUCTION

Duncan Village Apartments is located in an area covered by two Concerted Community Revitalization Plans. Both the 2023 Action Plan and Housing Needs Assessment have been created and implemented by the community to identify and address specific goals of the local government and commit investments to improving local amenities, infrastructure, and services. The proposed rehabilitation of Duncan Village Apartments will contribute to the realization of these goals by creating jobs, increasing accessibility, modernizing buildings, and renovating aging income-restricted housing. A brief summary of these programs is provided below.

2023 ANNUAL ACTION PLAN

The 2023 Annual Action Plan (AAP) has been formally adopted by the locality and represents the fifth and final year of the 2019-2023 Five-Year Consolidated Plan which was developed with public input and approved as a comprehensive strategy for community investment. As outlined in Section 2 of the Executive Summary, the community has identified priority needs as shown in the excerpt below:

- excerpt pdf pg. 4 -

process. Through these efforts, priority needs, and associated goals were identified to address those needs. The priority needs are as follows:

1. Affordable Housing Opportunities
2. Non-Housing Community Development (Quality of Life Improvements)
3. Community Revitalization
4. Economic Development

To provide for those needs, the goals for the 2019-2023 program years as defined by our Five-Year Consolidated Plan are as follows:

To accomplish these goals key goals of the plan includes several affordable housing goals such as “1A Preservation of Existing Affordable Housing” and “1D Provide for Rental Assistance”. \$134,606 in CDBG funds and \$587,617 in HOME funds have been allocated for such projects between 2019 and 2023 (see pdf page 28). The rehabilitation of Duncan Village Apartments will directly contribute to the realization of these goals by preserving not only existing income-restricted affordable housing, but preserving vital federal rental assistance which would otherwise be unavailable to the community.

In addition to the affordable housing goals outlined by the plan, substantial resources have been allocated toward infrastructure improvements, public facilities, and other neighborhood enhancements. For example, the plan allocates \$733,422 to Public Facilities Improvements and Infrastructure projects, demonstrating a clear commitment to revitalization efforts beyond housing alone (see pdf pg. 3). Additionally, the AAP outlines targeted improvements under “3A: Increase & Improve Access to Public

Facilities” and “3B: Increase & Expand Capacity of Public Infrastructure”, committing a combined investment of \$1,743,837 to enhance the quality of life for residents (see pages 28-29).

This commitment of funds to local non-housing community investment is further evidenced by the 2024 update to the plan (also included in this exhibit for review) which, among other investments, allocates \$100,000 of CDBG funds to Middle Tyger Community Center (just 1.0 mile from Duncan Village Apartments) for three separate needs including counseling fees, salary costs, and capital improvements. Section 3 of the Executive Summary (pdf pg. 6) indicates that the same community center previously received playground improvements further assisting low-to-moderate income persons.

- 2024 Annual Action Plan excerpt pdf pgs. 7 & 8 -

Middle Tyger Community Center: Counseling (PS)	\$18,800.00
Funds will be used to cover session fees for counseling services to approximately 100 LMI clients that otherwise would not be able to afford the program.	
Middle Tyger Community Center: Salary (PS)	\$21,725.00
Funds will be used to pay the staffing costs associated with working with low to moderate income families in all programs at the Community Center. Supportive services are provided at the center to meet the basic needs of families in crisis. This includes a food pantry, emergency utility assistance, and financial education. These services can prevent families from becoming homeless. Approximately 100 families will be helped.	
Middle Tyger Community Center: Sign	\$60,000.00
Funds will be used to install new signage inclusive of an electronic portion to display community services. This will help LMI clients locate MTCC facilities for the services they provide because the current sign is difficult to see. This will benefit around 150 participants.	

The AAP’s stated goals perfectly align with and support the rehabilitation of Duncan Village Apartments as part of a broader effort to improve affordable housing and the surrounding community. Not only does the AAP explicitly state the need for additional affordable housing opportunities, but it’s direct investments in surrounding infrastructure and public services help ensure long-term housing stability. Given its clear objectives, formal adoption, and strategic resource commitments, the 2023 AAP constitutes a Concerted Community Revitalization Plan that supports the rehabilitation of Duncan Village Apartments as an integral component of the community’s broader revitalization strategy.

HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment (HNA) also serves as a Concerted Community Revitalization Plan for the area in which Duncan Village Apartments is located. Commissioned by Spartanburg County and formally adopted as a guiding document, the HNA provides a comprehensive analysis of housing needs

and strategic recommendations aimed at fostering equitable and sustainable growth throughout the county. The plan directly addresses the need for preserving and rehabilitating affordable housing, with specific objectives and strategies that align with the proposed rehabilitation of Duncan Village Apartments. Additionally, the County has demonstrated a clear commitment to infrastructure, amenities, and service investments that contribute to the broader revitalization efforts within the plan's targeted areas.

Spartanburg County has allocated significant resources to enhance non-housing infrastructure and public services that support affordable housing initiatives. The HNA outlines key policies such as streamlining the residential development process, establishing a local housing trust fund, and expanding developer incentives to encourage investment in affordable housing. Furthermore, the County has invested in infrastructure improvements, including roads, public transit, water, sewer systems, and parks, as detailed in the Public Sector Analysis section. These commitments create an environment conducive to the rehabilitation of existing affordable housing properties like Duncan Village Apartments, ensuring long-term affordability and improved living conditions for residents.

Duncan Village Apartments is situated within the jurisdiction covered by the HNA, and its rehabilitation aligns with several of the plan's strategic goals. The HNA highlights the critical need for preserving and upgrading aging affordable housing stock, addressing cost-burdened rental households, and closing the affordability gap in rental housing supply. By leveraging Low-Income Housing Tax Credits (LIHTC) and other financial tools outlined in the plan, the rehabilitation of Duncan Village Apartments directly supports the County's stated objectives of increasing the availability of high-quality, affordable housing. Given these factors, the DVA Spartanburg County Housing Needs Assessment clearly meets the criteria of a Concerted Community Revitalization Plan, providing a comprehensive, officially recognized framework that fosters both affordable housing preservation and broader community investment.