

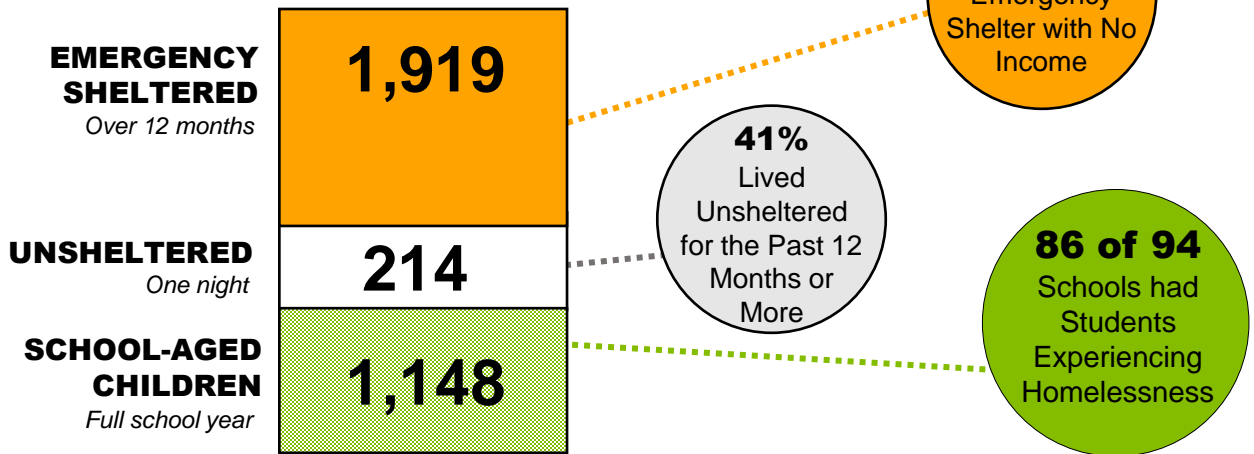
# 2021 REPORT on HOMELESSNESS in GREENVILLE COUNTY



The Greenville Homeless Alliance defines homelessness as families and individuals who lack a fixed, regular, and adequate nighttime residence.

## HOMELESSNESS IN GREENVILLE COUNTY

At least **3,281** men, women, and children experienced homelessness in Greenville County in 2019-20. Read the report [HERE](#).



Data from South Carolina Interagency Council on Homelessness 2020 South Carolina State of Homelessness Report, Upstate Continuum of Care 2020 Point-in-Time (PIT) Count, and Greenville County School District McKinney-Vento Homeless Assistance Act Count 2019-20

### Options for Maintaining Housing Affordability

Income (for family of 4)	0-\$ 26,500	\$26,500 – 61,750	\$61,750 – 108,000	\$108,000 – 154,400	\$154,400 and up
<b>Affordable Rent or Mortgage</b>	0-\$662	\$662 - 1543	\$1543 - 2700	\$2700 - 3860	\$3860 and up
<b>Typical Occupations</b>	Arts, Entertainment, Hotel, Food Service (minimum wage jobs)	Education, Law Enforcement, Social Services	Education, Health, Law Enforcement, Social Services	Professional, Scientific, Management	Professional, Scientific, Management
<b>% of FMI Options for Maintaining Housing Affordability</b>	<b>0-30% FMI Stabilized</b> Vouchers/HUD/Housing Authority • Federal Government stabilizes housing with additional funding • Renter pays 30% of income to property owner	<b>30-80% FMI Affordable</b> Tax Credit Deals @ 4% & 9% • Lowers rent overall • Renter pays 30% to property owner	<b>80-140% FMI Workforce</b> Most difficult to build because no incentives to help fund construction and operation.  Numbers can work for builder when approximately 20% is workforce and 80% is upscale	<b>140-200% FMI Upscale</b>	<b>&gt; 200% FMI Luxury</b>  Majority of new construction in Greenville.

A majority of Greenville County residents are able to find a good home at an affordable\* price and a lot of house for the money.

32,000 renter households who are eligible for housing stabilization funds but do not receive them find it virtually impossible to access housing that's affordable\* in the open market.

City and County predicted up to 13,500 home deficit in this income level

50% or less FMI \$38,600 = Access to Housing Authority Voucher  
\*Affordable = no more than 30% of income

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## Greenville Homeless Alliance Priorities

### INCREASE HOUSING AND EXITS FROM HOMELESSNESS

- Rent or mortgage range from **\$250-650/month**
- New housing options near Greenlink routes for chronic homelessness with a disability, shelter exits, and families

### REDUCE BARRIERS

- Increased **collaboration**
- **Sustainable fund** to end homelessness
- **Data collection** that measures progress
- **Advocacy** for expanded mental health services, opportunities for previously incarcerated, and affordable childcare options

### STRENGTHEN COORDINATED RESPONSE

- Explore with public and private partners implementation of **a single homelessness system of entry and exit** in Greenville County

### SUPPORT TRANSIT

- Advocate for **full funding of Greenville Transit Development Plan through 2023** to ensure transportation is not a barrier to exiting homelessness.

### IMPACT POLICYMAKING

- Engage on policy issues that affect our residents experiencing homelessness and housing instability.

**The Greenville Homeless Alliance (GHA)** is a coalition committed to addressing homelessness in Greenville, SC. Charged with looking for sustainable solutions to homelessness, the Greenville Homeless Alliance works to **educate, advocate, collaborate, and innovate** with policymakers and the community. Read the report [HERE](#).

#### GHA Staff

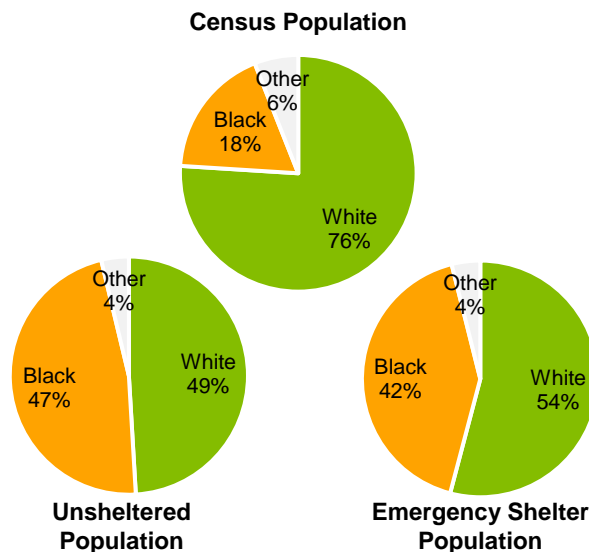
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To see the full 2021 Report on Homelessness in Greenville County, visit [www.gvlhomes4all.org/research](http://www.gvlhomes4all.org/research)

Inequalities exist that place certain residents in Greenville County at higher risk of homelessness. The data included here illustrate that Greenville County residents who identify as Black are more likely to experience homelessness than White residents.

### RACE AND HOMELESSNESS Greenville County 2020



Data from Sheltered Homelessness in Greenville County 2017-2020, Upstate CoC, census.gov

Many of the individuals and families experiencing homelessness in our community work full-time jobs, often at minimum wage (\$7.25/hour) which is \$15,000 annual income.

At that income, a person would have to work 81 hours a week to afford a modest one-bedroom apartment in Greenville County at the fair market rent of \$826/month.

Occupation	Median Hourly Wage in Greenville County
Waiters and Waitresses	\$9.34
Food Prep Workers, Fast Food	\$9.47
Cashiers	\$10.66
Maids and Housekeeping Cleaners	\$10.89
Janitors and Cleaners	\$11.61
Retail Salesperson	\$12.04
Restaurant Cooks	\$12.71
<b>One-bedroom housing wage</b>	<b>\$15.88</b>

Data from 2021 Out of Reach Report, National Low Income Housing Coalition

All together, Greenville County has **1,045** beds that are creating a pathway to reducing homelessness.

Emergency Shelter Beds



450

Transitional Housing Beds



255

Supportive Housing Beds



340