



APPENDIX B: ATLAS OF HOUSING TRENDS

CITY OF GREENVILLE
CITY-WIDE HOUSING STRATEGY

Prepared by:

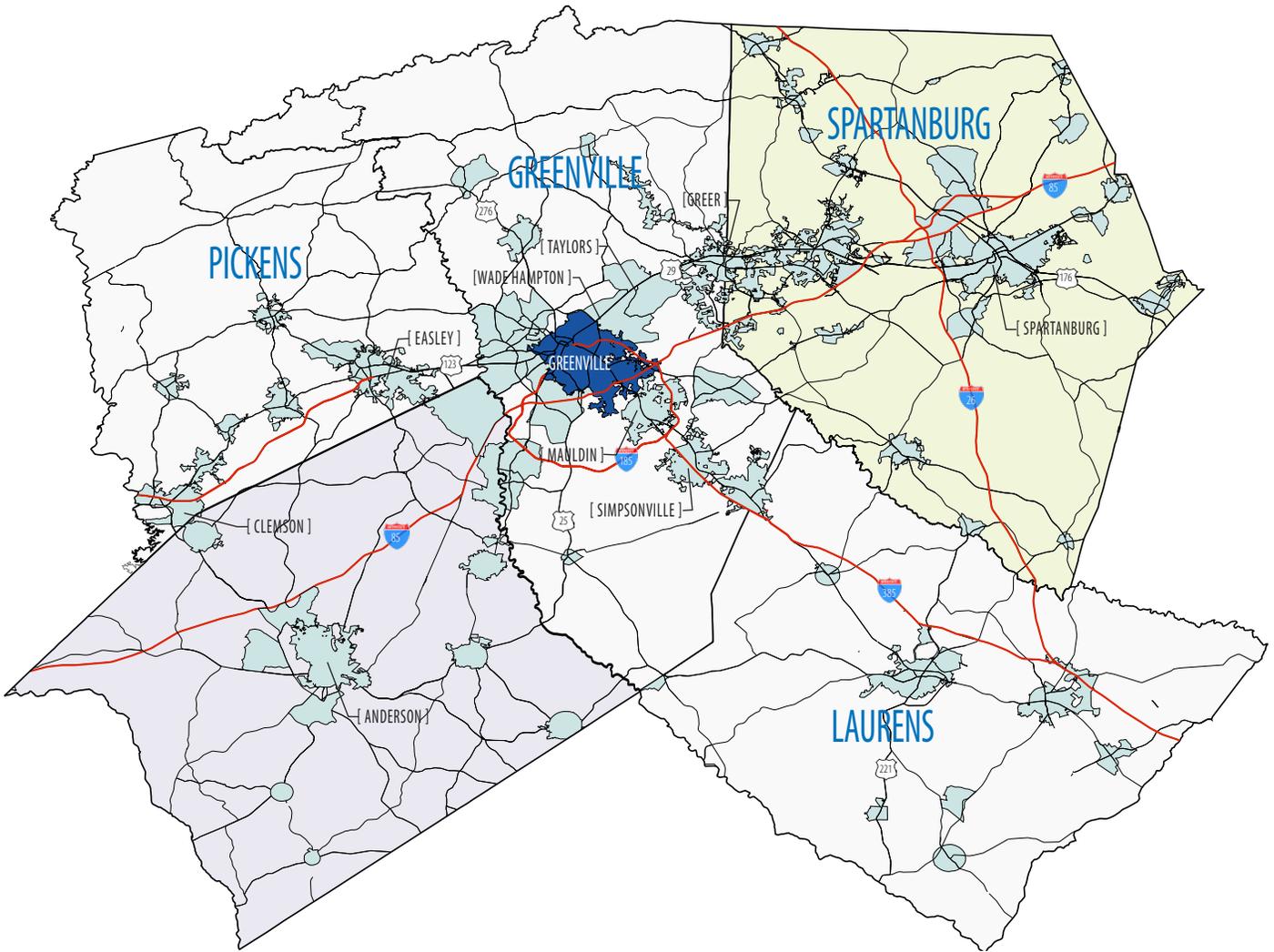
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Principal

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REGIONAL VIEW

Map 1

The Greenville CSA is made up of the Greenville-Mauldin-Easley MSA and the Spartanburg MSA.

GREENVILLE-MAULDIN-EASLEY MSA
SPARTANBURG MSA
ANDERSON MSA
GREENVILLE CITY LIMITS
CENSUS DESIGNATED PLACE

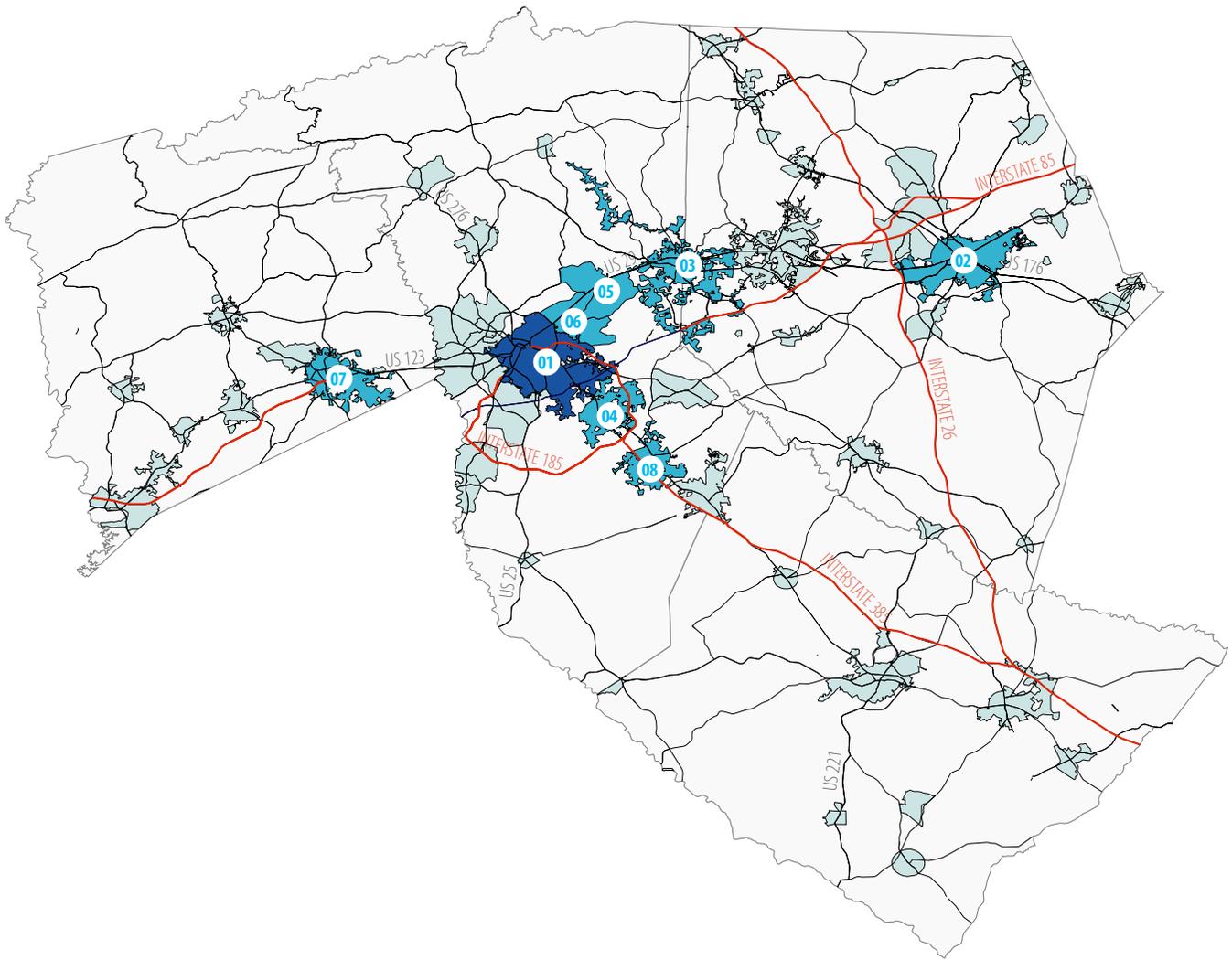
Source: US Census Bureau

FIGURE A

2010 Population of Metropolitan Areas

01.	GREENVILLE-SPARTANBURG CSA	1,266,995
02.	GREENVILLE-MAULDIN-EASLEY MDA	636,986
03.	SPARTANBURG MSA	284,307
04.	ANDERSON MSA	187,126

Source: US Census Bureau



REGIONAL CDP'S

Map 2

The most populated Census Designated Places (CDP) are shown.

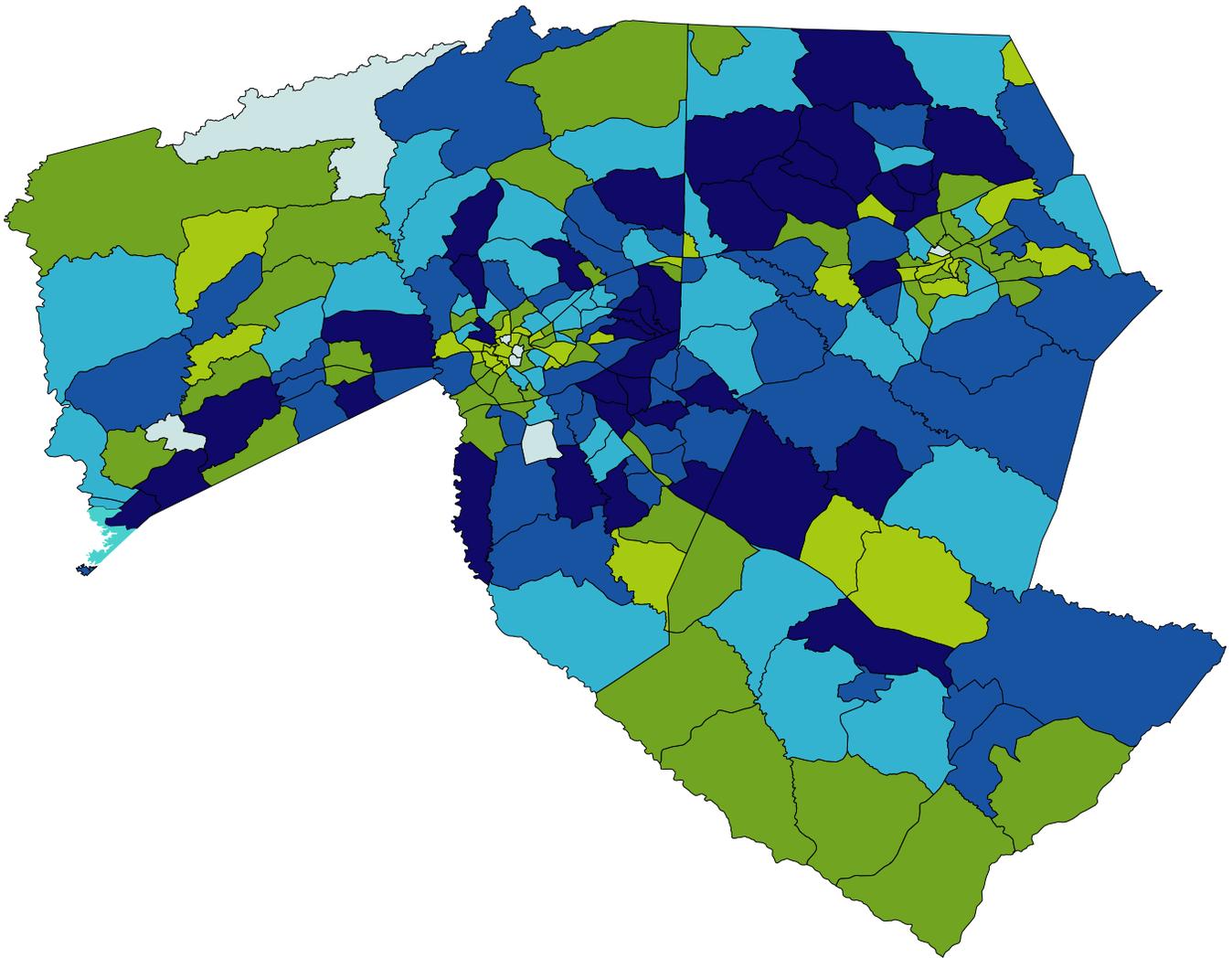
GREENVILLE CITY - POPULATION 58,409
CDP - POPULATION > 15,000
CDP - POPULATION < 15,000

Source: US Census Bureau

FIGURE B Most Populated CDPs

01.	GREENVILLE CITY	GREENVILLE COUNTY	58,409
02.	SPARTANBURG CITY	SPARTANBURG COUNTY	37,013
03.	GREER CITY	GREENVILLE / SPARTANBURG COUNTY	25,515
04.	MAULDIN CITY	GREENVILLE COUNTY	22,889
05.	TAYLORS	GREENVILLE COUNTY	21,617
06.	WADE HAMPTON	GREENVILLE COUNTY	20,622
07.	EASLEY CITY	PICKENS COUNTY	19,993
08.	SIMPSONSONVILLE CITY	GREENVILLE COUNTY	18,238

Source: US Census Bureau



2010 POPULATION

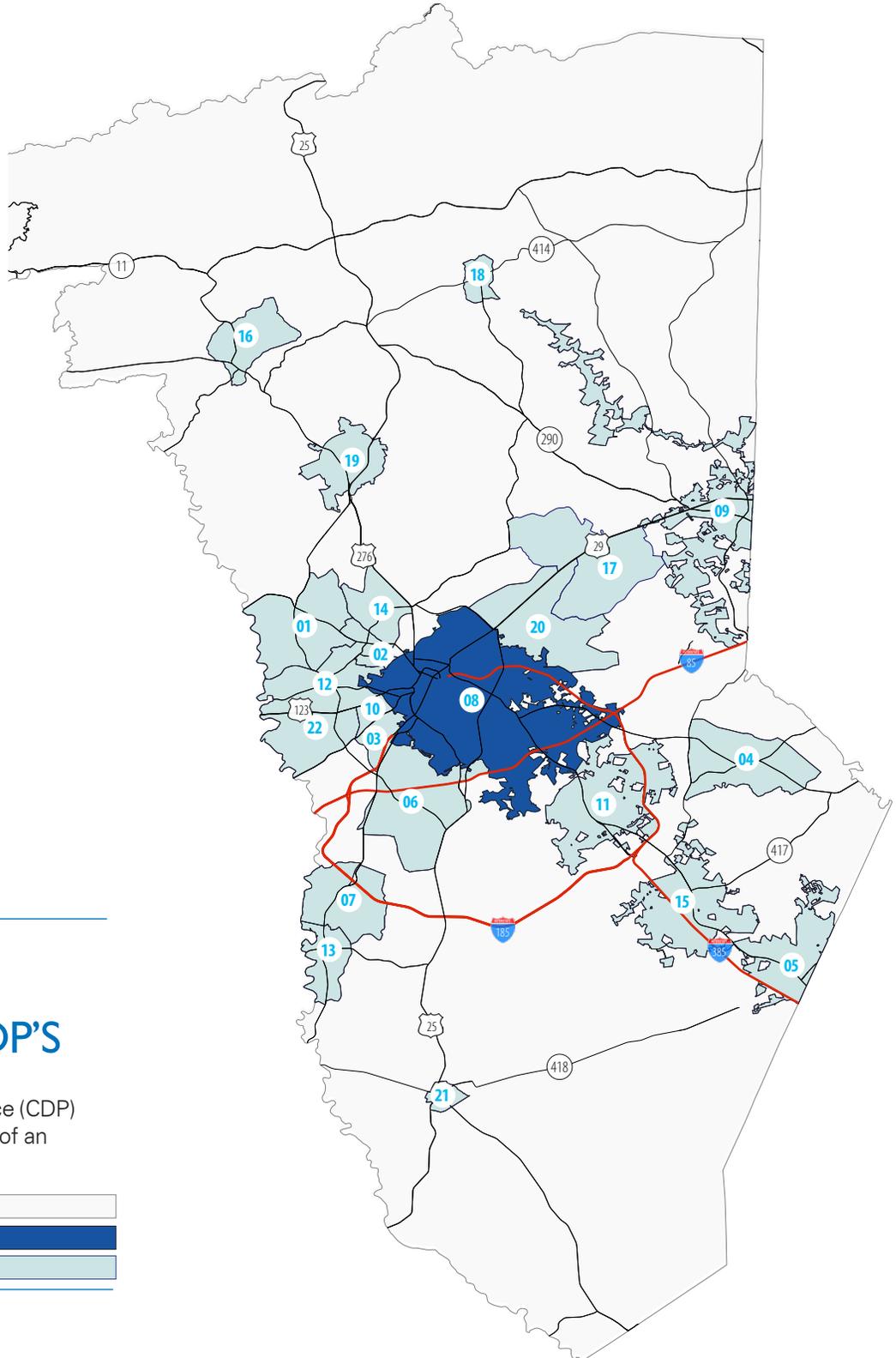
Map 3

The map shows the 2010 population of all Census tracts located within the Greenville-Spartanburg CSA.



Source: US Census Bureau

01. BEREA
02. CITY VIEW
03. DUNEAN
04. FIVE FORKS
05. FOUNTAIN INN
06. GANTT
07. GOLDEN GROVE
08. GREENVILLE CITY
09. GREER CITY
10. JUDSON
11. MAULDIN CITY
12. PARKER
13. PIEDMONT
14. SANS SOUCI
15. SIMPSONVILLE CITY
16. SLATER-MARIETTA
17. TAYLORS
18. TIGERVILLE
19. TRAVELERS REST CITY
20. WADE HAMPTON
21. WARE PLACE
22. WELCOME



Source: US Census Bureau

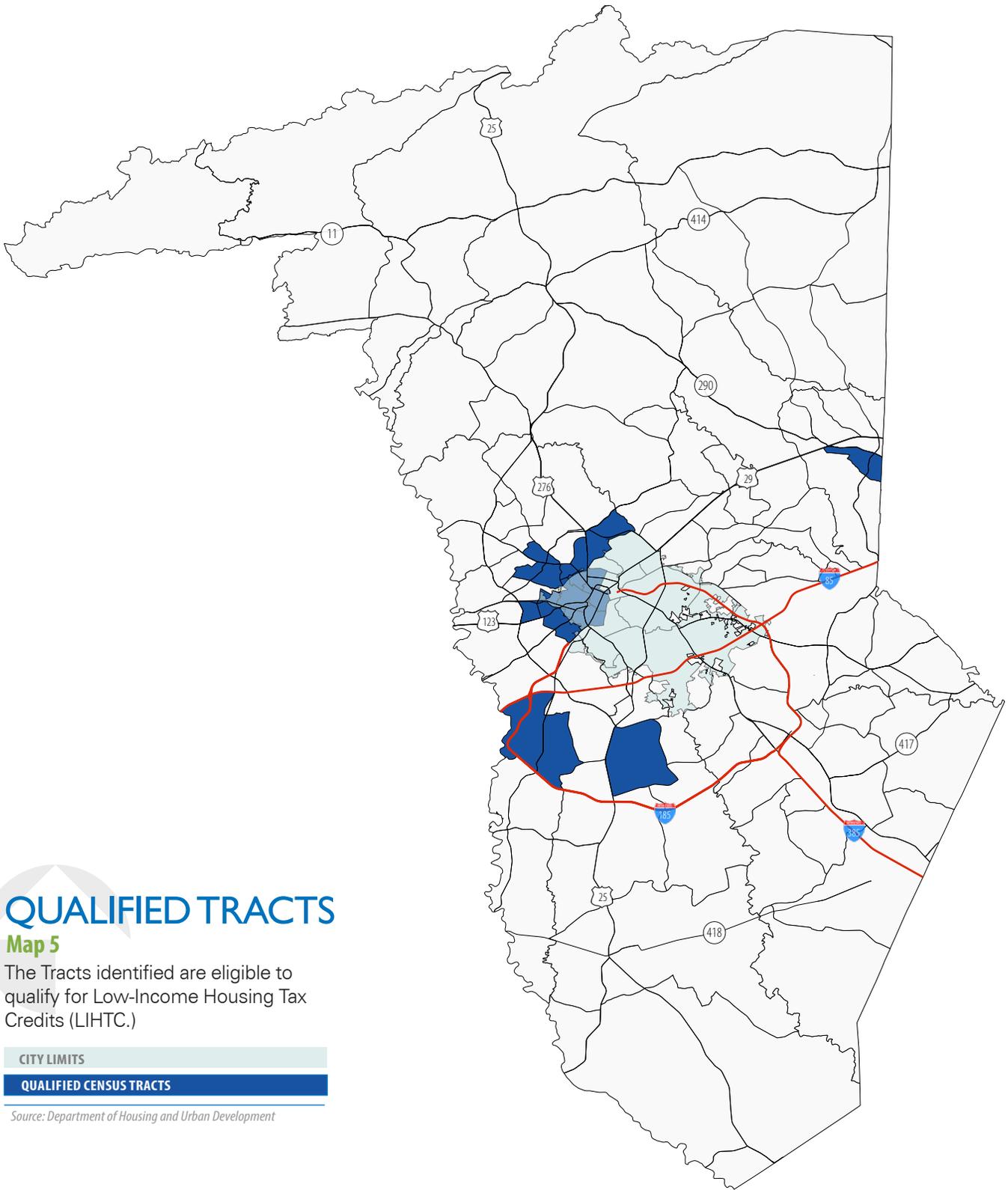
GREENVILLE COUNTY CDP'S

Map 4

A Census Designated Place (CDP) is a statistical counterpart of an incorporated place.

GREENVILLE COUNTY
GREENVILLE CITY LIMITS
CENSUS DEIGNED PLACE (CDP)

Source: US Census Bureau



QUALIFIED TRACTS

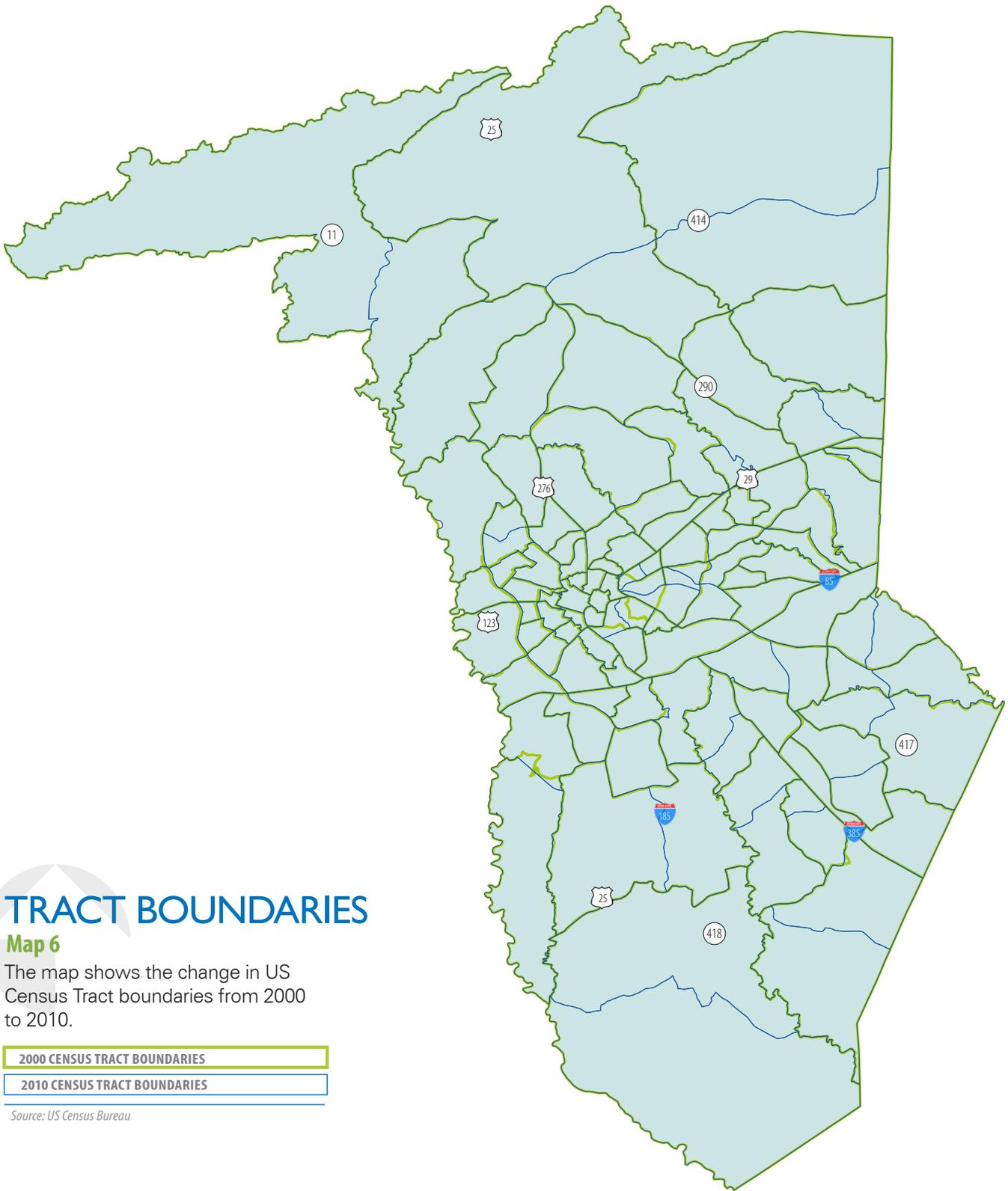
Map 5

The Tracts identified are eligible to qualify for Low-Income Housing Tax Credits (LIHTC.)

CITY LIMITS

QUALIFIED CENSUS TRACTS

Source: Department of Housing and Urban Development



TRACT BOUNDARIES

Map 6

The map shows the change in US Census Tract boundaries from 2000 to 2010.

2000 CENSUS TRACT BOUNDARIES

2010 CENSUS TRACT BOUNDARIES

Source: US Census Bureau

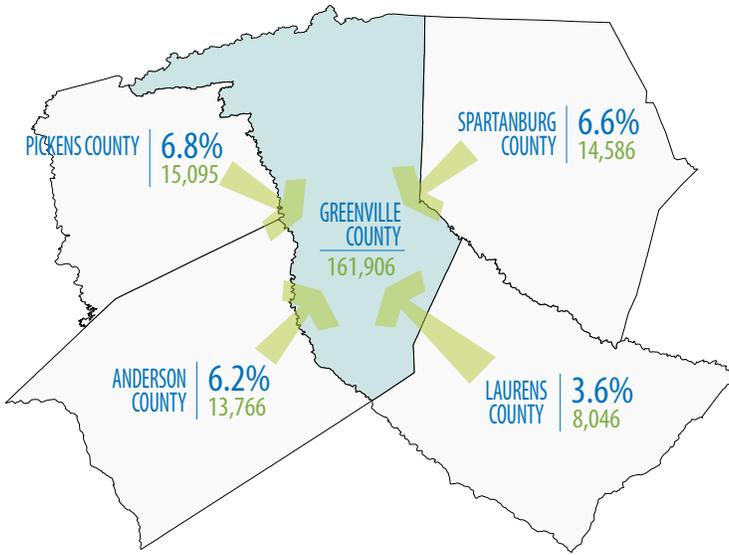


FIGURE 1A.
Commuter Workflow into Greenville County

COUNTY OF RESIDENCE	COUNT	% OF TOTAL WORKFORCE
PICKENS COUNTY	15,095	6.8%
SPARTANBURG COUNTY	14,586	6.6%
ANDERSON COUNTY	13,766	6.2%
LAURENS COUNTY	8,046	3.6%

Source: US Census Bureau

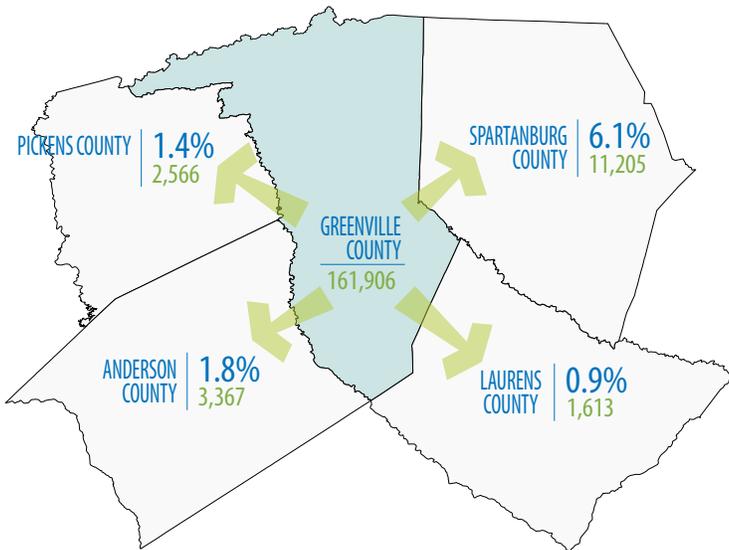


FIGURE 1A.
Commuter Workflow out of Greenville County

COUNTY OF RESIDENCE	COUNT	% OF TOTAL WORKFORCE
SPARTANBURG COUNTY	11,205	6.1%
ANDERSON COUNTY	3,367	1.8%
PICKENS COUNTY	2,566	1.4%
LAURENS COUNTY	1,613	0.9%

Source: US Census Bureau

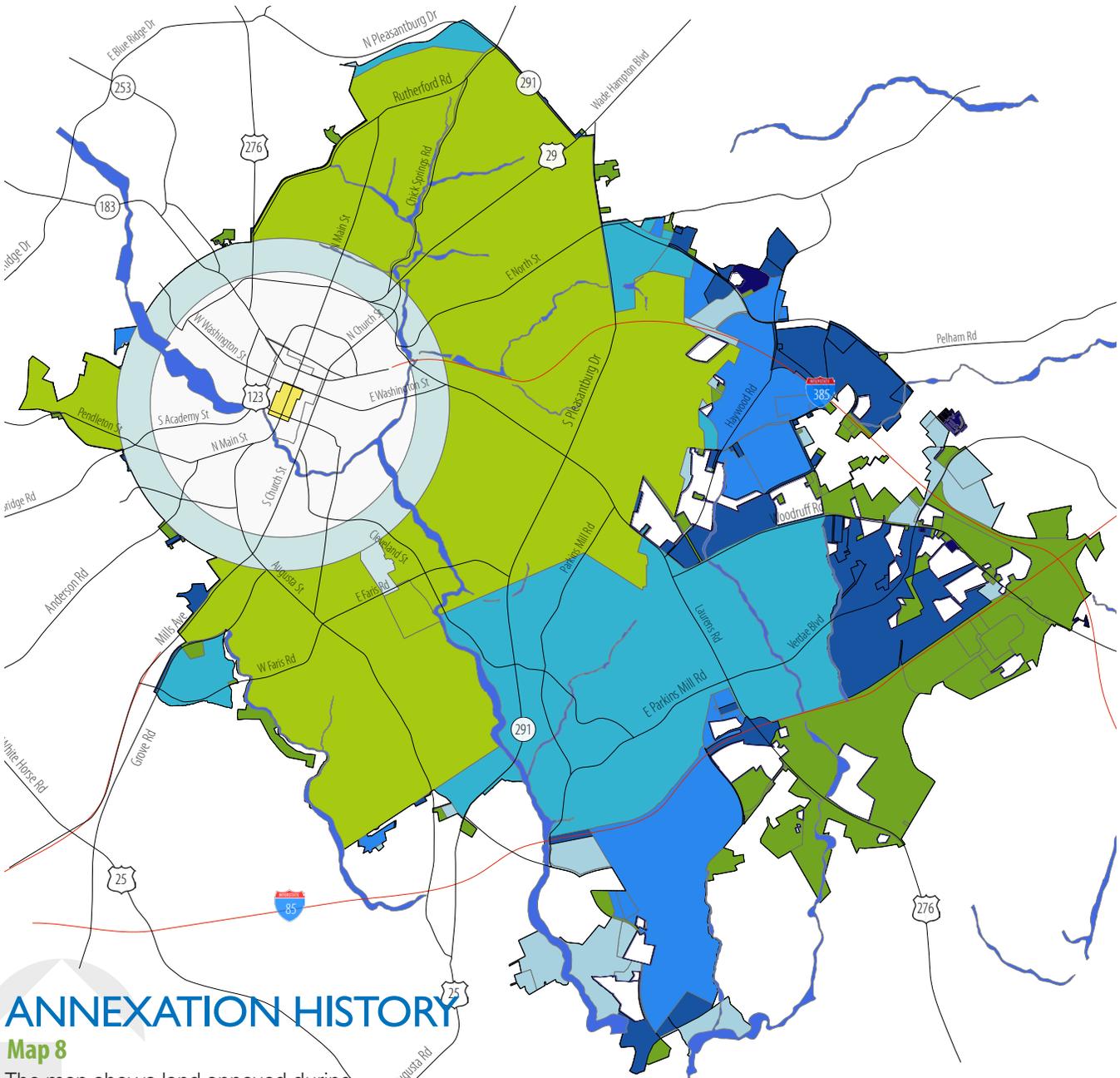
COMMUTER PATTERNS

Map 7

The map shows commuter patterns into Greenville County. The percent indicates the portion of Greenville's workforce commuting from that particular county.

GREENVILLE COUNTY
SURROUNDING COUNTY

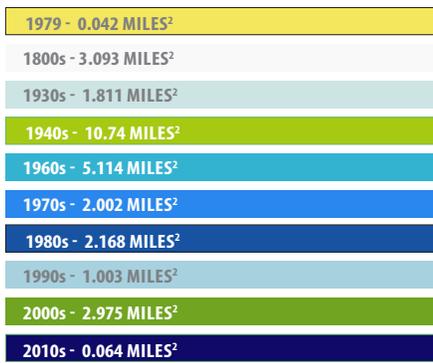
Source: US Census Bureau



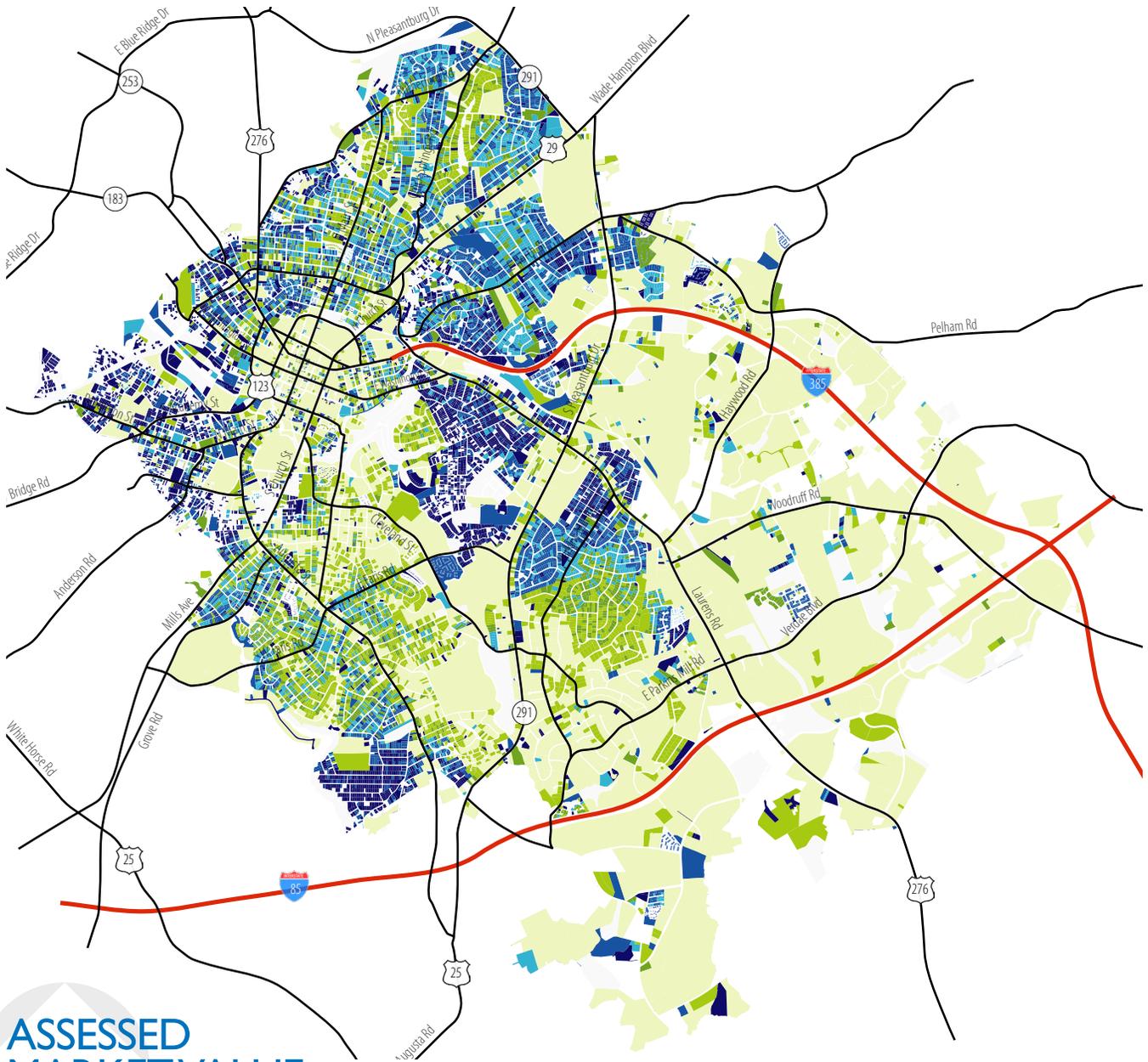
ANNEXATION HISTORY

Map 8

The map shows land annexed during each decade by the City of Greenville.



Source: City of Greenville, SC



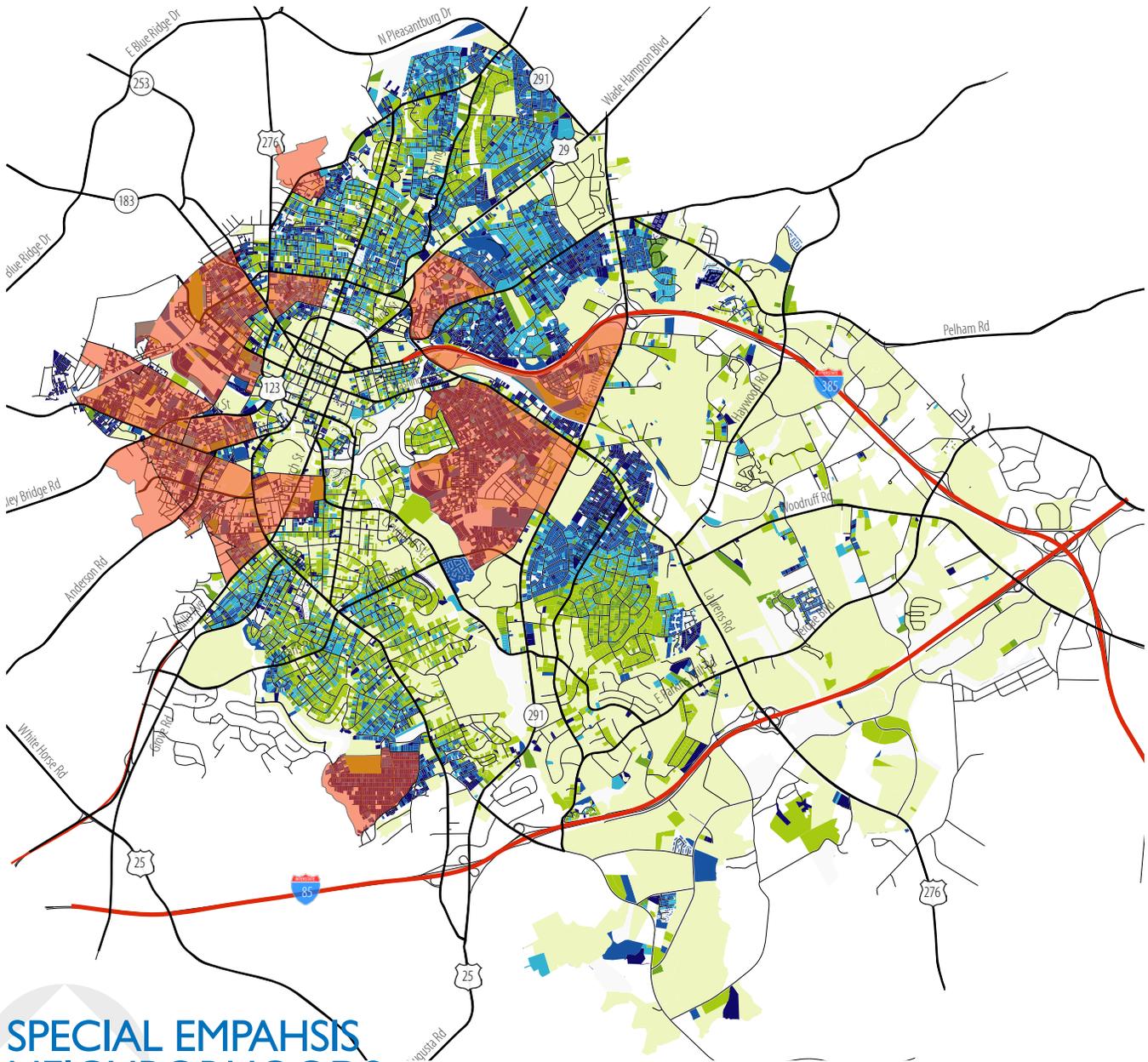
ASSESSED MARKET VALUE

Map 9

2010 Assessed Market Values are shown for all taxable properties within Greenville.



Source: The City of Greenville



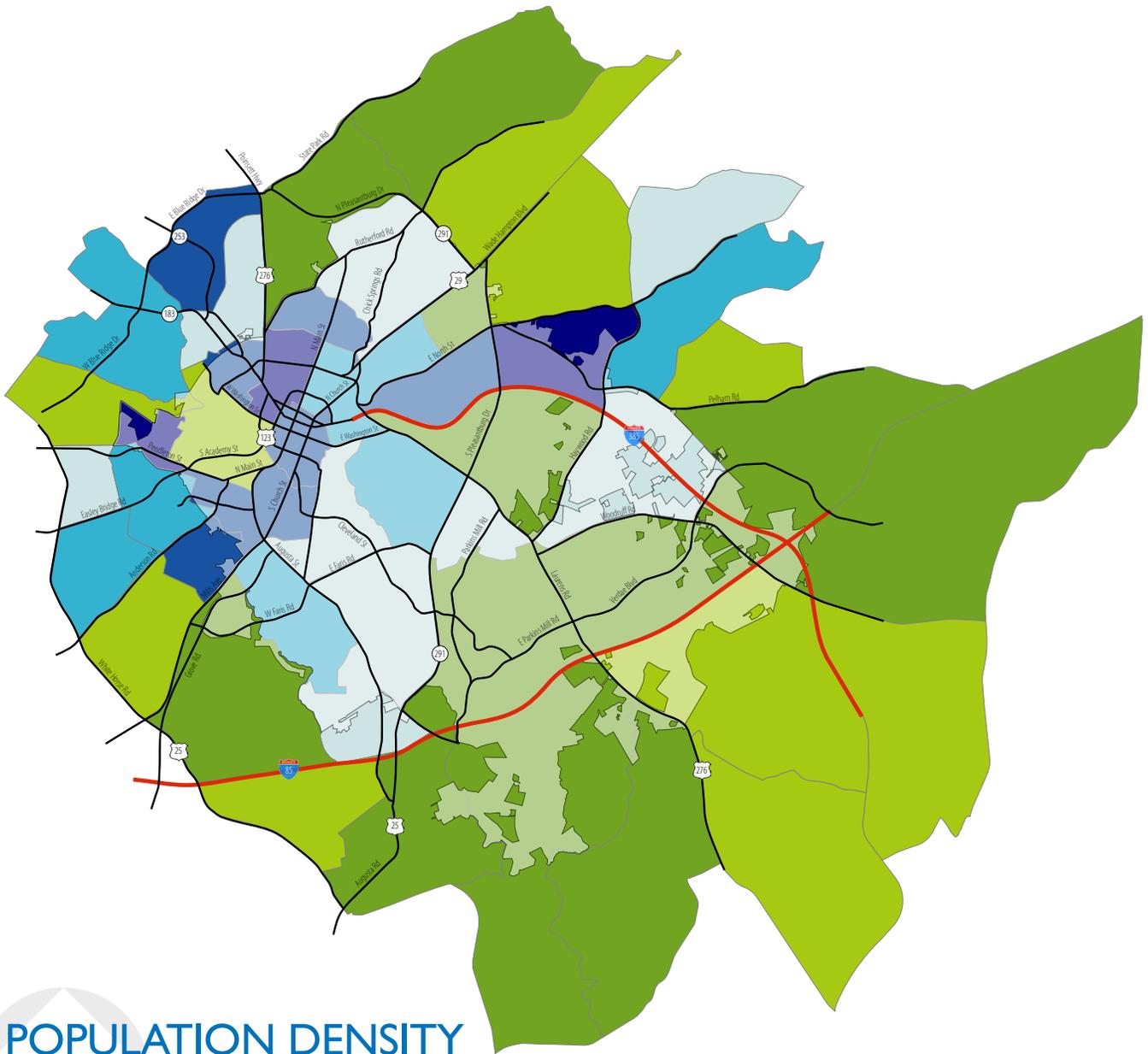
SPECIAL EMPHASIS NEIGHBORHOODS

Map 10

City of Greenville Special Emphasis Neighborhoods layered over 2010 Assessed Market Values by parcel.



Source: The City of Greenville



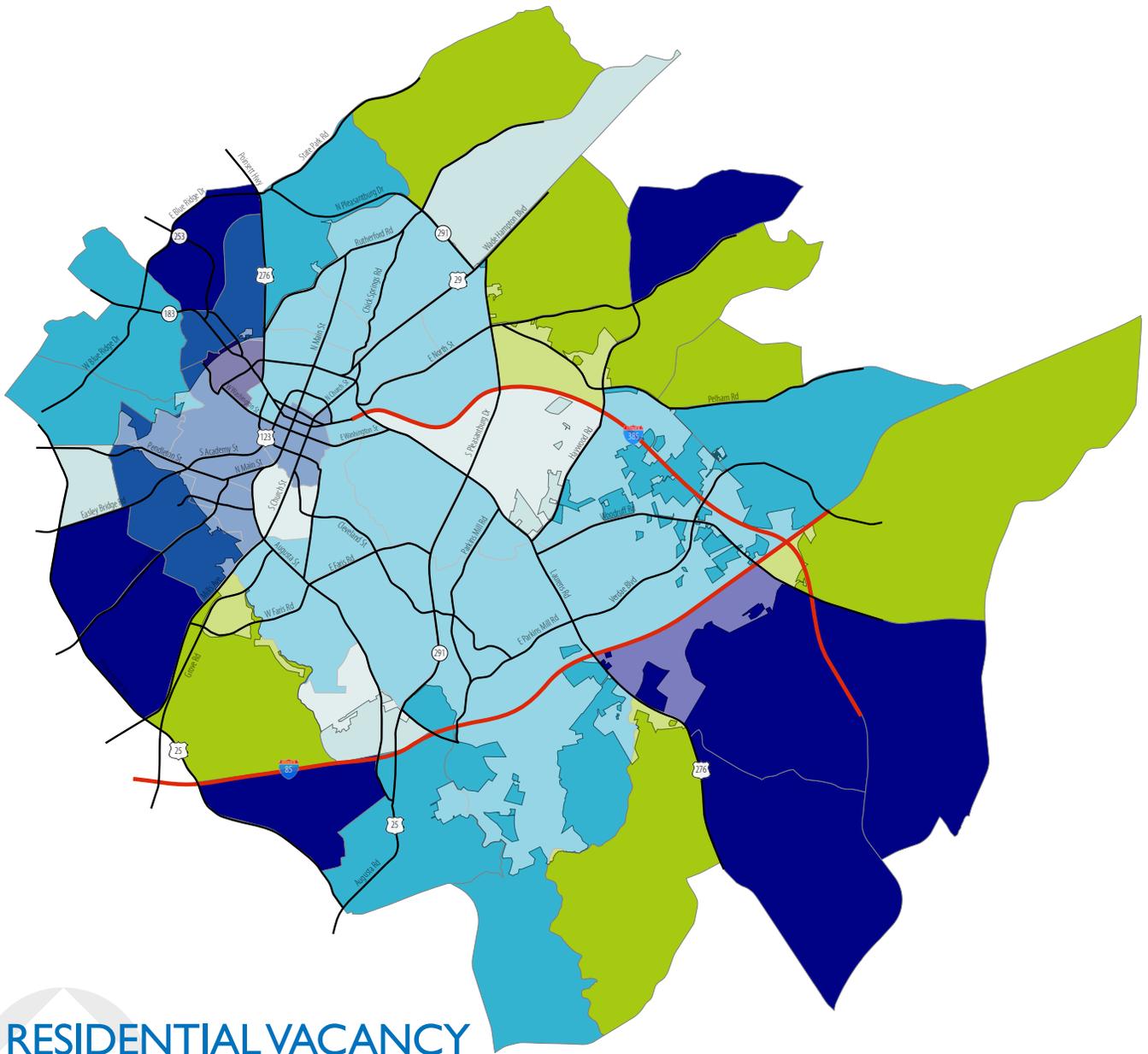
POPULATION DENSITY

Map 12

The map shows the density of housing units within each Census Tract. Housing density was calculated as person per square mile.



Source: US Census Bureau, GIS Analysis



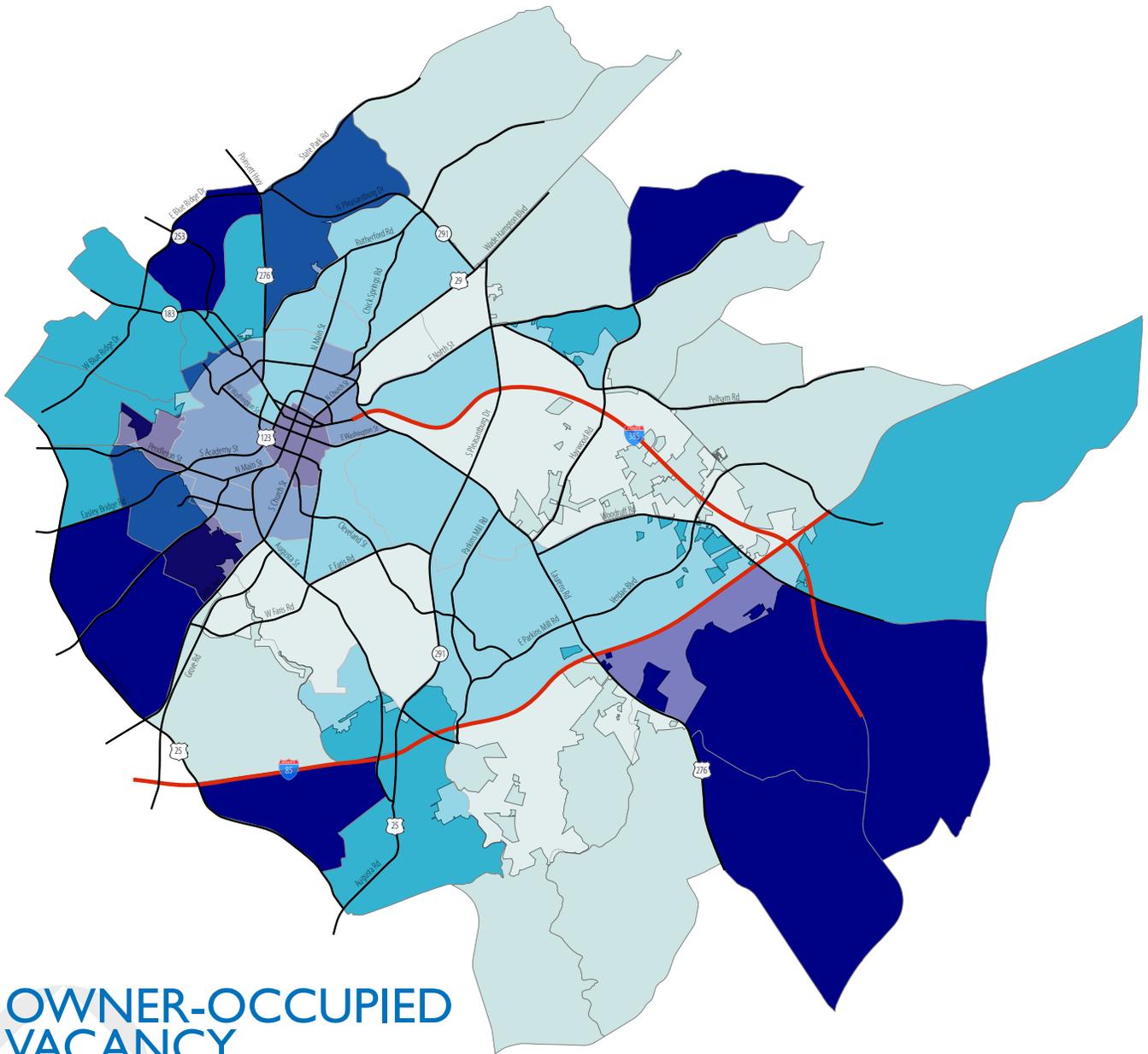
RESIDENTIAL VACANCY

Map 14

The residential vacancy rate at the Census Tract level is shown on the map for the City of Greenville.



Source: US Census Bureau



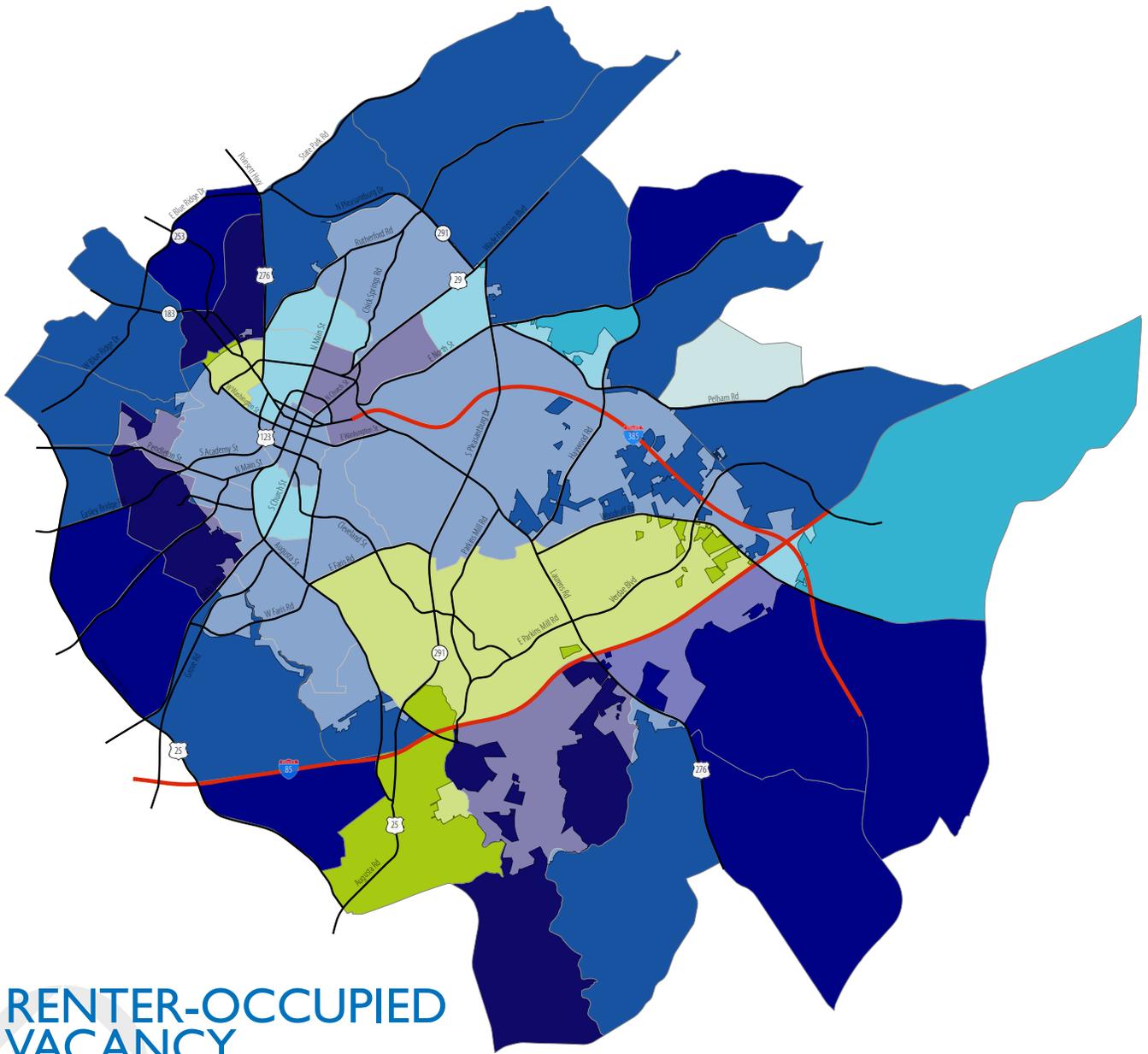
OWNER-OCCUPIED VACANCY

Map 15

The map shows the percent of vacant owner-occupied units for each Census Tract.



Source: US Census Bureau



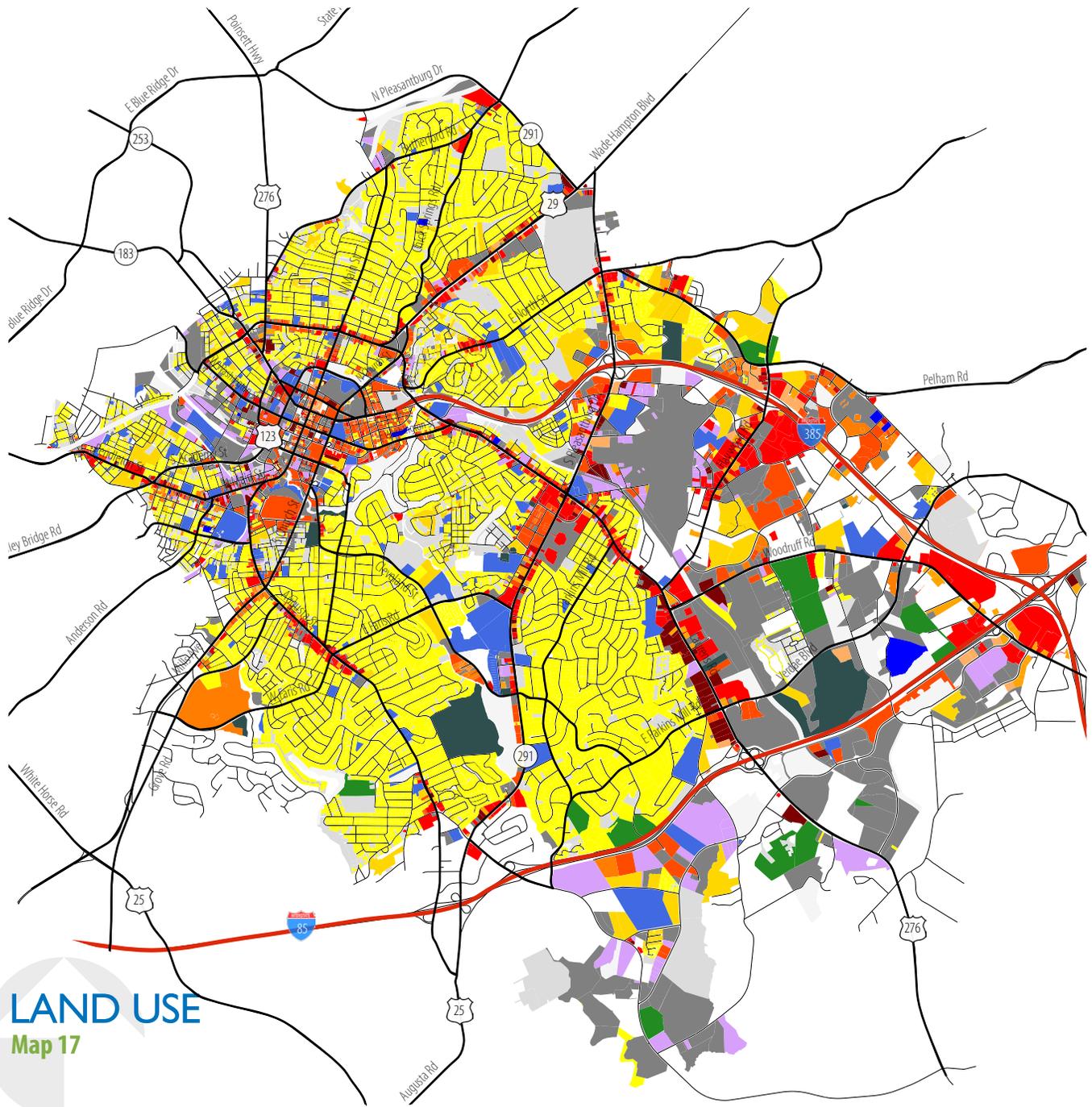
RENTER-OCCUPIED VACANCY

Map 16

The map shows the percent of vacant owner-occupied units for each Census Tract.



Source: US Census Bureau

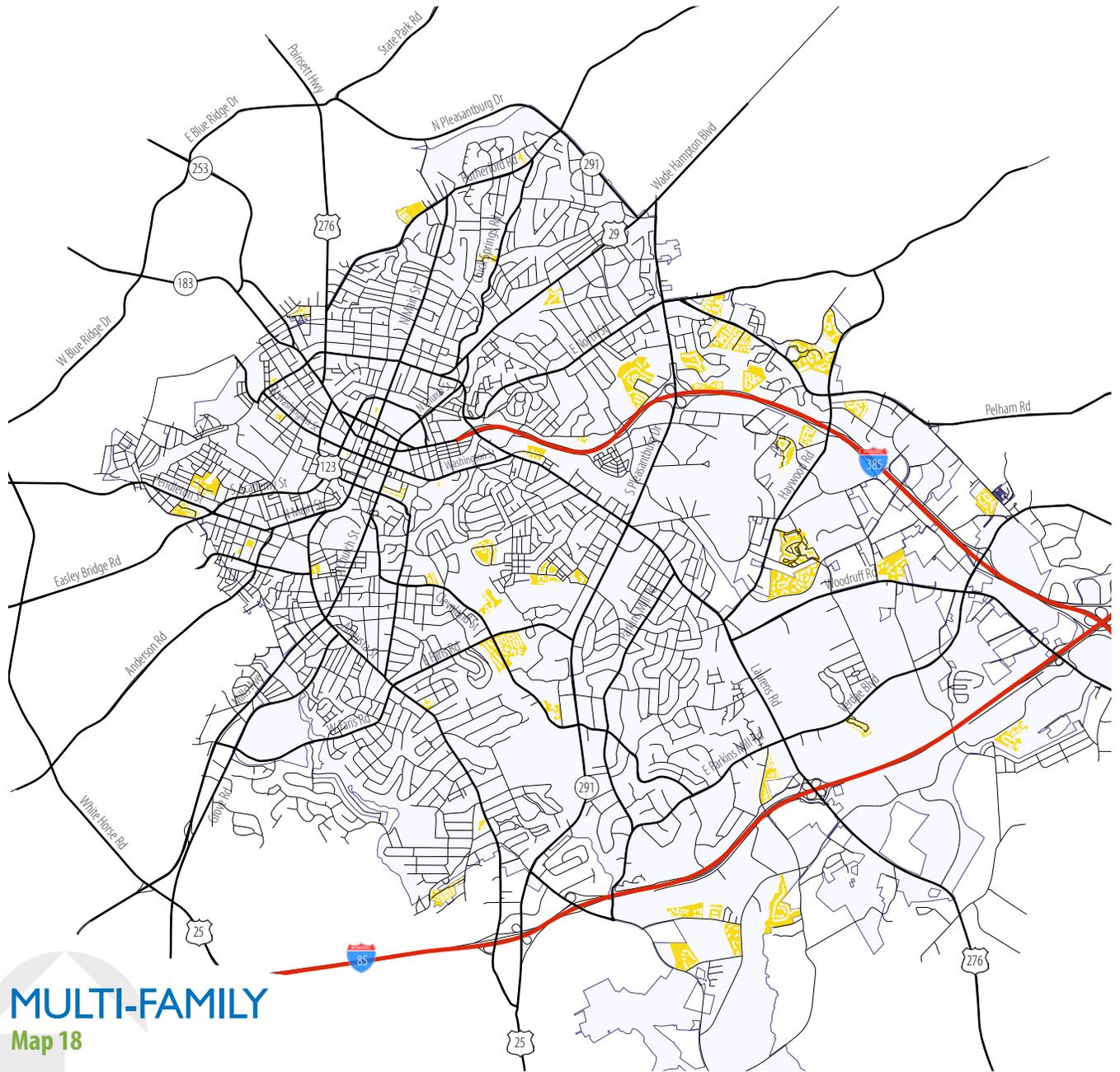


LAND USE
Map 17

SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
RETAIL
AUTO
BANK
RESTAURANT
OFFICE
OFFICE MEDICAL

LODGING
GOVERNMENT, SERVICE
HEALTH CARE
STORAGE WAREHOUSE
RECREATION
AGRICULTURE
VACANT RESIDENTIAL
VACANT COMMERCIAL

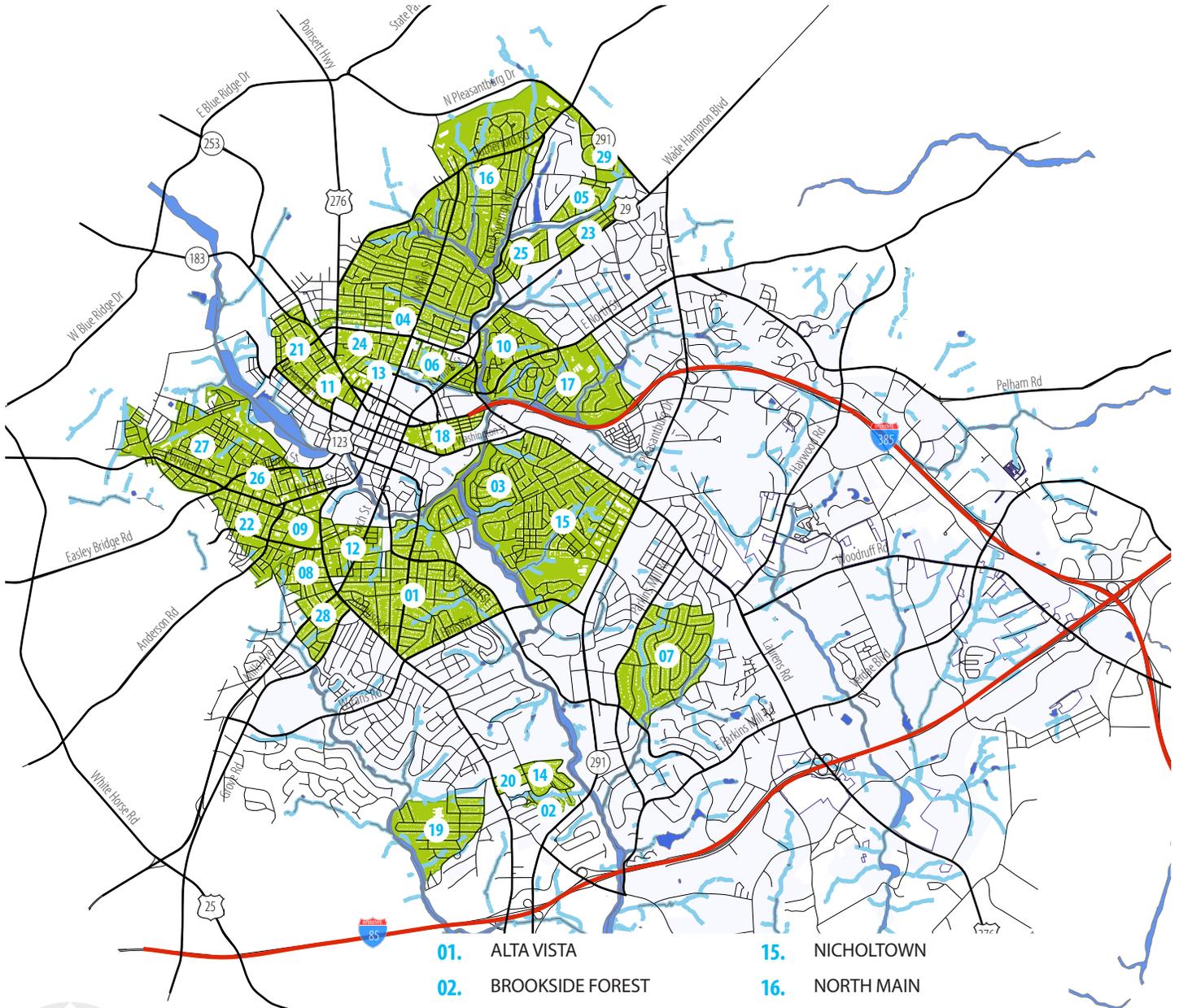
Source: City of Greenville



MULTI-FAMILY
Map 18

GREENVILLE COUNTY
MULTI-FAMILY PARCELS

Source: City of Greenville



NEIGHBORHOODS

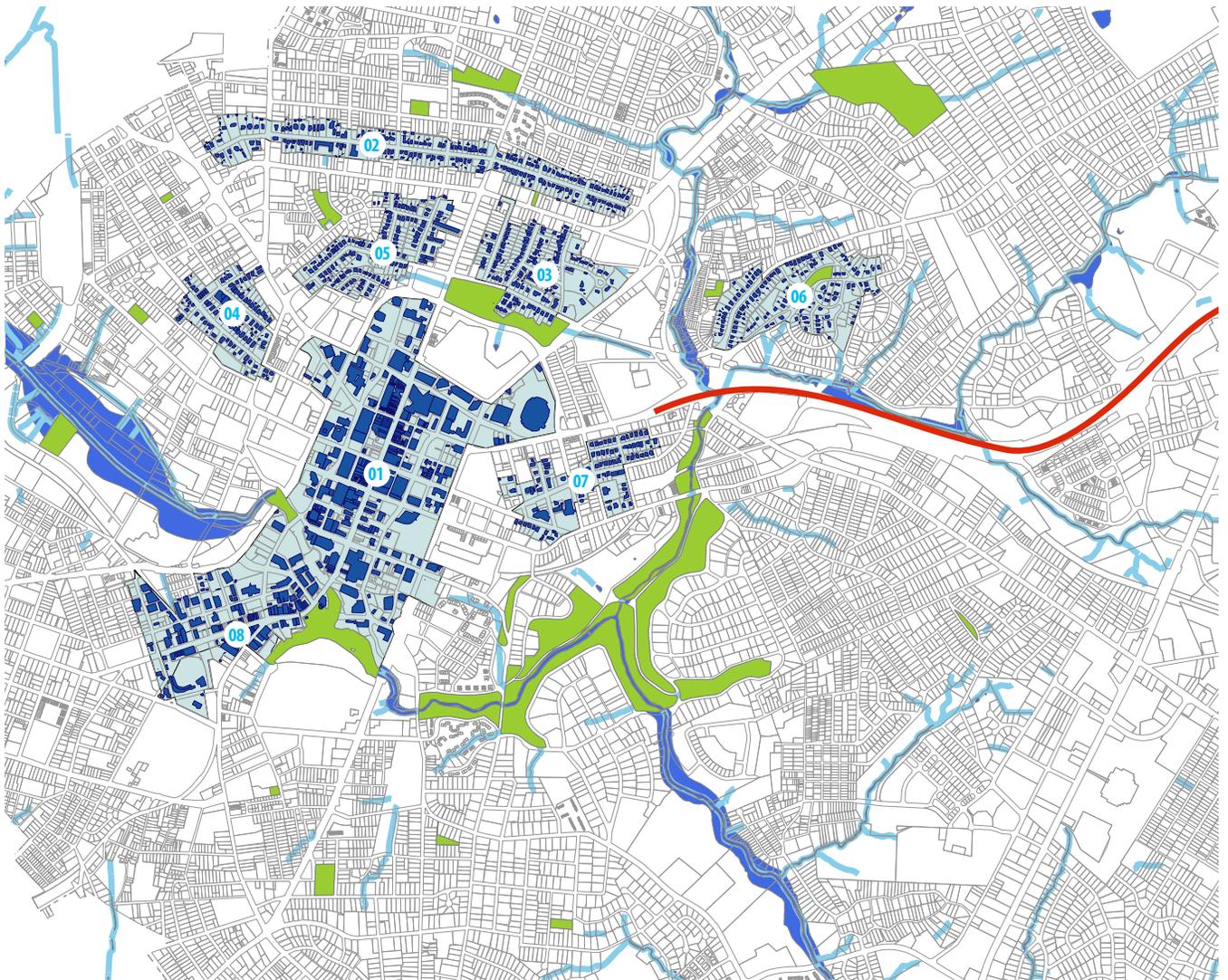
Map 19

The map indicates the boundaries for the City-defined neighborhoods.



Source: City of Greenville, SC

- | | |
|---------------------------|---------------------|
| 01. ALTA VISTA | 15. NICHOLTOWN |
| 02. BROOKSIDE FOREST | 16. NORTH MAIN |
| 03. CLEVELAND FOREST | 17. OVERBROOK |
| 04. COLONEL ELIAS EARLE | 18. PETTIGRU |
| 05. DELLWOOD | 19. PLEASANT VALLEY |
| 06. EAST PARK | 20. RIVERSIDE |
| 07. GOWER ESTATES | 21. SOUTHERNSIDE |
| 08. GREATER SULLIVAN | 22. STERLING |
| 09. GREEN AVENUE | 23. UNIVERSITY PARK |
| 10. GREENLINE-SPARTANBURG | 24. VIOLA |
| 11. HAMPTON-PINCKNEY | 25. VISTA HILLS |
| 12. HAYNIE-SIRRINE | 26. WEST END |
| 13. HERITAGE | 27. WEST GREENVILLE |
| 14. MARSHALL FOREST | 28. WEST PRENTISS |
| 15. NICHOLTOWN | 29. WHITE OAK |



HISTORIC DISTRICTS

Map 20

The City of Greenville has 8 Historic Districts that provide local protection to historic structures and design.



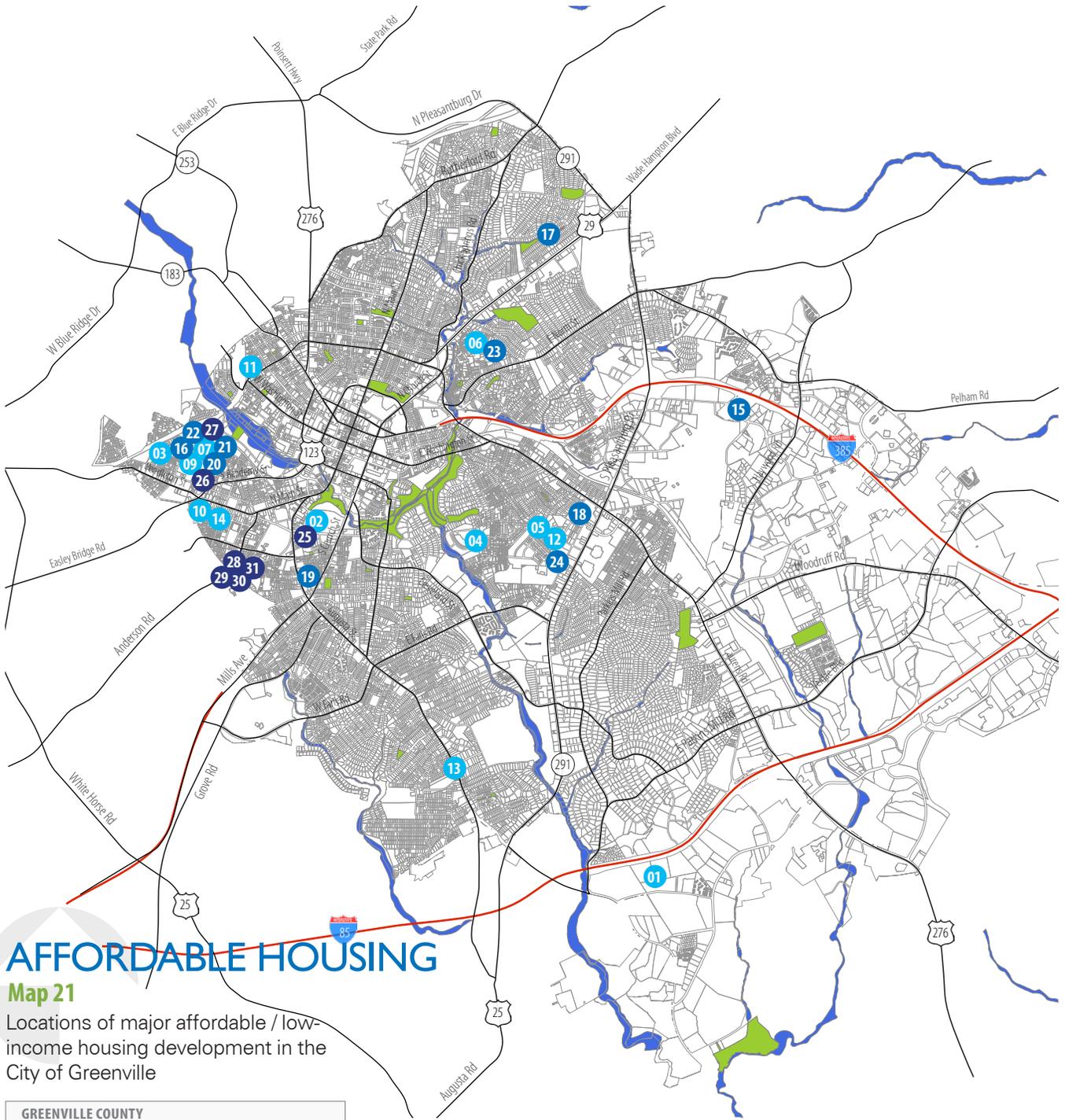
Source: City of Greenville

FIGURE 1A.

Historic Districts

- 01. CDBG DESIGN DISTRICT
- 02. COLONEL ELIAS EARLE OVERLAY
- 03. EAST PARK
- 04. HAMPTON-PINCKNEY
- 05. HERITAGE NEIGHBORHOOD
- 06. OVERBROOK
- 07. PETTIGRU STREET
- 08. WEST END OVERLAY

Source: City of Greenville



AFFORDABLE HOUSING

Map 21

Locations of major affordable / low-income housing development in the City of Greenville

GREENVILLE COUNTY
RENTAL UNITS
AGE RESTRICTIVE RENTAL UNITS
HOME OWNERSHIP UNITS

Source: City of Greenville's Affordable Housing partners

Affordable Housing Units

		ADDRESS	NEIGHBORHOOD	UNITS
01.	AVALON	490 WENWOOD ROAD	CITY-WIDE	72
02.	CHOCRIA CREST	HAYNIE STREET AND HOWE STREET	HAYNIE SIRRINE	11
03.	DOROTHY MIMS HOMES	531 AND 533 PERRY AVENUE	WEST GREENVILLE	4*
04.	EVERGREEN PLACE	102 ROOSEVELT AVENUE	NICHOLTOWN	168
05.	FOREST VIEW APARTMENTS	515 WEBSTER ROAD	NICHOLTOWN	72
06.	GREENLINE COMMONS	SPARTANBURG STREET	GREENLINE-SPARTANBURG	5
07.	HOMES OF HOPE	QUEEN STREET AND JOE LOUIS STREET	WEST GREENVILLE	15
08.	HOMES OF HOPE	VARIOUS LOCATIONS	WEST GREENVILLE	12
09.	KINGS VIEW POINTE	QUEEN STREET	WEST GREENVILLE	20
10.	LEACH STREET PLACE	S LEACH STREET	WEST GREENVILLE	10
11.	MULBERRY COURT	101 MULBERRY STREET	SOUTHERNSIDE	42
12.	NICHOLTOWN GREEN	515 WEBSTER ROAD	NICHOLTOWN	96
13.	PRESTWICK AT AUGUSTA	3104 AUGUSTA STREET	CITY-WIDE	38
14.	REEDY PLACE	S CALHOUN STREET	WEST GREENVILLE	15
15.	AHEPA 242 APARTMENTS	407 WOODS LAKE ROAD	HAYWOOD ROAD AREA	50
16.	ANTIOCH HOUSING	PACK STREET	WEST GREENVILLE	6*
17.	BROOKSIDE GARDENS	25 BROOKSIDE CIRCLE	CITY-WIDE	55
18.	CHARLESTON PLACE	10 GREENACRE ROAD	NICHOLTOWN	40
19.	CHICORA SENIOR HOUSING	14 AND 16 CHICORA STREET	HAYNIE SIRRINE	2*
20.	GOWER PLACE	GOWER STREET	WEST GREENVILLE	30
21.	HOMES OF HOPE	QUEEN STREET AND JOE LOUIS STREET	WEST GREENVILLE	15
22.	KINGS VIEW POINTE	QUEEN STREET	WEST GREENVILLE	5
23.	LANDWOOD RIDGE	200 MCALISTER ROAD	NICHOLTOWN	48
24.	PHOENIX TRACE	HOLLYWOOD CIRCLE	GREENLINE-SPARTANSBURG	12*
25.	CHICORA CREST	HAYNIE STREET AND HOWE STREET	HAYNIE-SIRRINE	18
26.	GOWER PARK	GOWER STREET	WEST GREENVILLE	12
27.	KINGS VIEW POINTE	QUEEN STREET	WEST GREENVILLE	8
28.	WASHINGTON HEIGHTS	6 CLEO STREET	GREEN AVENUE	1
29.	WASHINGTON HEIGHTS	105 NELSON STREET	GREEN AVENUE	1
30.	WASHINGTON HEIGHTS	110 LINCOLN STREET	GREEN AVENUE	1
31.	WASHINGTON HEIGHTS	201 AND 203 LINCOLN STREET	GREEN AVENUE	2

Source: City of Greenville's Affordable Housing partners