

GCRA Committee Meetings

Administration: October 10, 2023

Operations: October 12, 2023

>>> October 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9 Columbus Day	10 Admin. Committee Meeting 12:30 pm Board Room	11	12 Ops. Committee Meeting 12:30 pm Board Room	13	14
15	16	17	18	19	20	21
22	23	24 Board Meeting 12:30 pm Board Room	25	26	27	28
29	30	31 Halloween				

>>> November 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10 Veterans Day Office Closed	11
12	13	14 Admin. Committee Meeting 12:30 pm Board Room	15	16 Ops. Committee Meeting 12:30 pm Board Room	17	18
19	20	21	22	23 Thanksgiving Day Office Closed	24 Office Closed	25
26	27	28	29	30		

**ADMINISTRATION COMMITTEE MEETING AGENDA
TUESDAY, OCTOBER 10, 2023 – 12:30 PM
GCRA BOARD ROOM**

1. Opening and Roll Call
2. *Approval of the 2024 Holiday Schedule (Page 5)
3. *Approval of the 2024 Employer Insurance Rates - Handout
4. Administration Reports (Pages 6-8)
 - a) Subrecipient Report
 - b) Home ARP Performance Report
 - c) CDBG Timeliness Test
5. Financial Reports (Page 9-13)
 - a) Financial Highlights-KPI
 - b) Financial Statements
 - c) Funding Sources
 - d) Rental Program Income
6. Other Business

* Committee Approval Required

Committee Members: Amy Coleman, Chair; James Hammond, Vice-Chair; Lawrence Black;
Walter Moragne; and Allen White

Staff Assistance: *John Castile – Executive Director*
 Imma Nwobodu – Program Director
 Pamela Proner – Finance Director
 Beverly Robertson – Human Resource Manager/Executive Assistant

Memorandum

To: Administration Committee

From: John Castile
Executive Director

Date: October 10, 2023

Subject: 2024 Holiday Schedule

GCRA OBSERVED HOLIDAYS Effective January 1, 2024

New Year's Day Holiday, Monday, January 1
Martin Luther King, Jr. Day, Monday, January 15
Presidents' Day, Monday, February 19
Good Friday, Friday, March 29
Memorial Day, Monday, May 27
Independence Day Observed, Thursday, July 4
Labor Day, Monday, September 2
Veterans' Day, Friday, November 11
Thanksgiving, Thursday, November 28
Day after Thanksgiving, Friday, November 29
Christmas Eve, Tuesday, December 24
Christmas Day, Wednesday, December 25
Day after Christmas, Thursday, December 26

The Executive Director, with the approval of the Board, may designate additional holidays.

Staff Recommendation: Approve the 2024 Holiday Schedule.

Date Approved/Denied: _____

SUBRECIPIENT PERFORMANCE REPORT						
		September				
Contract Period 07/01/23 - 6/30/24						
Contract	Subrecipient	PY 23 Contract Amount	Expenditures	Balance to Spend	Previous Month Percent Expended	PY 23 Percent Expended
ESG	BootPrint	3,000.00		3,000.00	0%	0%
	HRC	35,000.00	5,701.30	29,298.70	0%	16%
	Pendleton Place	45,000.00		45,000.00	0%	0%
	SHARE	12,000.00		12,000.00	0%	0%
	United Housing Connections - Outreach	16,000.00	4,225.45	11,774.55	8%	26%
	United Housing Connections - Shelter	11,810.00	2,019.39	9,790.61	8%	17%
	United Housing Connections - HMIS	5,000.00	5,000.00	-		100%
	United Ministries	52,757.00		52,757.00	0%	0%
Total ESG Subrecipients:		180,567.00	16,946.14	163,620.86		9%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	90,000.00		90,000.00	0%	0%
	HRC - Fair Housing	38,000.00	12,369.25	25,630.75	0%	33%
	Meals on Wheels	55,000.00		55,000.00	0%	0%
	Safe Harbor	35,000.00		35,000.00	0%	0%
	Unity Health on Main	55,000.00	8,629.45	46,370.55	16%	16%
	Upstate Warrior Solution	25,000.00		25,000.00	0%	0%
Total CDBG Unincorporated Subrecipients:		298,000.00	20,998.70	277,001.30		7%
Total Unincorporated		478,567.00	37,944.84	440,622.16		8%
CDBG Greer	Creative Advancement	11,000.00		11,000.00	0%	0%
	Greer Community Ministries	20,000.00	13,018.42	6,981.58	32%	65%
	Greer Parks & Recreation (Needmore Youth)	7,000.00	-	7,000.00	0%	0%
	Greer Parks & Recreation (Cannon Senior)	5,000.00		5,000.00	0%	0%
	Greer Relief	17,000.00		17,000.00	0%	0%
Total CDBG Greer Subrecipients:		60,000.00	13,018.42	46,981.58		22%
CDBG Mauldin	Center for Community Services	5,000.00		5,000.00	0%	0%
	City of Mauldin	10,500.00		10,500.00	0%	0%
Total CDBG Mauldin Subrecipients:		15,500.00	-	15,500.00		0%
CDBG Simpsonville	Center for Community Services	12,000.00		12,000.00	0%	0%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
Total CDBG Simpsonville Subrecipients:		22,000.00	-	22,000.00		0%
CDBG Fountain Inn	Center for Community Services	5,000.00		5,000.00	0%	0%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	-	10,000.00		0%
Total CDBG - All Municipalities		107,500.00	13,018.42	94,481.58		12%
Grand Total - ESG and CDBG		586,067.00	50,963.26	535,103.74		9%

HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

Contract Period 07/01/2023 - 6/30/2024

September 2023

		PY 23 Contract		Balance	%	%
Subrecipient	Activity	Amount	Expenditures	to Spend	Expended	Unused
Human Relations Commission	TBRA	\$ 200,000.00	\$ -	\$ 200,000.00	0%	100%
Human Relations Commission	Supportive Services	\$ 125,000.00	\$ -	\$ 125,000.00	0%	100%
Human Relations Commission	Non-Profit Operating Costs	\$ 44,200.00	\$ -	\$ 44,200.00	0%	100%
Human Relations Commission	Non-Profit Capacity Building	\$ 12,700.00	\$ -	\$ 12,700.00	0%	100%
Greer Relief	TBRA	\$ 200,000.00	\$ -	\$ 200,000.00	0%	100%
Greer Relief	Supportive Services	\$ 75,000.00	\$ -	\$ 75,000.00	0%	100%
Greer Relief	Non-Profit Operating Costs	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Greer Relief	Non-Profit Capacity Building	\$ 50,000.00	\$ -	\$ 50,000.00	0%	100%
Pendleton Place	Supportive Services	\$ 50,000.00	\$ -	\$ 50,000.00	0%	100%
Pendleton Place	Non-Profit Operating Costs	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Pendleton Place	Non-Profit Capacity Building	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Safe Harbor	Supportive Services	\$ 45,605.00	\$ -	\$ 45,605.00	0%	100%
Safe Harbor	Non-Profit Operating Costs	\$ 37,109.00	\$ -	\$ 37,109.00	0%	100%
Step by Step Ministry Hope Project	Supportive Services	\$ 30,000.00	\$ -	\$ 30,000.00	0%	100%
Step by Step Ministry Hope Project	Non-Profit Operating Costs	\$ 20,000.00	\$ -	\$ 20,000.00	0%	100%
The Salvation Army	TBRA	\$ 169,000.00	\$ -	\$ 169,000.00	0%	100%
The Salvation Army	Supportive Services	\$ 31,000.00	\$ -	\$ 31,000.00	0%	100%
The Salvation Army	Non-Profit Operating Costs	\$ 10,000.00	\$ -	\$ 10,000.00	0%	100%
The Salvation Army	Non-Profit Capacity Building	\$ 10,000.00	\$ -	\$ 10,000.00	0%	100%
Unity Health on Main	Supportive Services	\$ 176,400.00	\$ -	\$ 176,400.00	0%	100%
Unity Health on Main	Non-Profit Operating Costs	\$ 7,874.00	\$ -	\$ 7,874.00	0%	100%
Total HOME ARP Subrecipients:		\$1,368,888.00	\$ -	\$ 1,368,888.00	0%	100%
As of 10/2/2023						



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System

DATE: 10-02-23
TIME: 13:31
PAGE: 1

Current CDBG Timeliness Report
Grantee : GREENVILLE COUNTY, SC

PGM YEAR	PGM YEAR START DATE	TIMELINESS TEST DATE	CDBG GRANT AMT	--- LETTER OF CREDIT BALANCE ---		DRAW RATIO		MINIMUM DISBURSEMENT UNADJUSTED	TO MEET TEST ADJUSTED
				UNADJUSTED	ADJUSTED FOR PI	UNADJ	ADJ		
2022	07-01-22	05-02-23	2,665,606.00	1,647,938.29	3,956,062.34	0.62	1.48		
2023	07-01-23	05-02-24	2,730,467.00	3,353,019.48	5,136,252.79	1.23	1.88		1,040,552

The U.S. Department of Housing and Urban Development require all grantees/participating jurisdictions have available for spending no more than 1.5 of their current year **CDBG funding by May 2, 2024**. This indicator is used to determine the jurisdictions timely expenditure of Community Development Block Grant (CDBG) funds.

1 - Timeliness deadline

2 - Draw ratio adjusted for Program Income

GCRA Financial Highlights
Month at a Glance August 23

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY23 (FYTD)</u>	<u>%</u>
Cash	13,412,104	Increase	1%	Decrease	-1%
Total Assets	38,692,381	Increase	0%	Increase	1%
Notes Payable	2,349,219	Decrease	0%	Decrease	-1%
Debt-to-income	2%				
Net Position	32,941,724	Increase	0%	Increase	0%
Net investment in capital assets	9,198,905	Decrease	0%	Increase	1%
Unrestricted net assets	23,742,819	Increase	0%	Decrease	0%
<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>			
Revenue	866,010	1,415,914			
Expenditures	746,778	1,264,167			
Net Income (loss)	119,232	151,747			
Rental Portfolio					
Net Income (loss)	15,016	33,519			

Notes:

Homes Sale - Sidney Wilson Ct 249,000

Brutontown's GLDTC: paid out final amount on contract (infrastructure, CDBG \$202k)

GCRA
Statement of Net Position
8/31/2023

ASSETS

Cash and cash equivalents	\$13,412,104
Grants receivable	447,198
Prepaid items	1,065
Due from affiliates	12,650
Loans receivable	8,762,305
Lease Receivable	147,576
Real property held for inventory	5,647,170
Real property held for rental	10,405,056
Fixed assets	447,319
Accumulated depreciation	(1,653,470)
Deferred outflows of resources	1,063,408
Total assets and deferred outflows	<u>38,692,381</u>

LIABILITIES

Accounts payable and accrued liabilities	139,927
Unearned revenue	6,464
Funds held in escrow	62,592
Due to affiliates	12,650
Noncurrent liabilities:	
Lease Liability	130,382
Net pension liability	2,651,834
Notes payable	2,349,219
Deferred inflows of resources	397,589
Total liabilities and deferred inflows	<u>5,750,657</u>

NET POSITION

Net investment in capital assets	9,198,905
Restricted net assets	
Unrestricted net assets	23,742,819
Total net position	<u>32,941,724</u>
Total Liabilities and Net Position	<u>\$38,692,381</u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Two Months Ending Thursday, August 31, 2023

	Budget	August Actual	YTD Actual	Variance	% Total
REVENUES					
Federal grants	11,874,464	447,198	855,058	11,019,406	60.4%
Loan repayment	41,674	118,569	177,460	(135,786)	12.5%
Sale of property		249,000	249,000	(249,000)	17.6%
Rental income		51,550	109,796	(109,796)	7.8%
Unrestricted income	3,384,707		25,000	3,359,707	1.8%
Miscellaneous income	10,662,333	(307)	(400)	10,662,733	0.0%
Total revenues	25,963,178	866,010	1,415,914	24,547,264	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,870,842	23,874	149,189	2,721,653	11.8%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	196,613	4,275	10,155	186,458	0.8%
Property maintenance	110,457	7,125	16,115	94,342	1.3%
Demolition	219,377	1,275	17,075	202,302	1.4%
Rehabilitation	192,488	9,086	19,201	173,287	1.5%
New construction	5,221,774	55,661	55,831	5,165,943	4.4%
Home repair program	334,773	10,800	59,587	275,186	4.7%
Facade improvements	115,000	250	250	114,750	0.0%
Economic development	225,034			225,034	0.0%
Infrastructure/public works	3,015,487	228,654	292,297	2,723,190	23.1%
Developer/housing partners	5,162,270	8,629	43,096	5,119,174	3.4%
Public service subrecipients	325,321	6,488	9,253	316,068	0.7%
Special projects	1,218,245			1,218,245	0.0%
Community housing dev. org.	677,375			677,375	0.0%
Housing assistance	73,192	4,409	6,460	66,732	0.5%
Shelter, outreach and other assistance	3,983,125	7,312	10,195	3,972,930	0.8%
Administration and planning	2,867,700	160,859	344,752	2,522,948	27.3%
Operating & capital reserves	386,442			386,442	0.0%
Interest expenditure	300,000	218,081	230,711	69,289	18.3%
Total expenditures	27,463,178	746,778	1,264,167	26,199,011	100.0%
Excess (deficiency) of revenues over (under) expenditures	(1,500,000)	119,232	151,747	(1,651,747)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	1,500,000	(10,724)	(17,900)		
Total other financing sources (uses)	1,500,000	(10,724)	(17,900)		
Net change in fund balances		108,508	133,847		

SUMMARY
Statement of Rev & Exp by Funding Source
For the Two Months Ending Thursday, August 31, 2023

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	643,318		88,704		34,226		88,811	855,058
Loan repayment		46,167		18,573		55,577	57,142	177,460
Sale of property		8,504		214,867			25,629	249,000
Rental income		30,512		28,379			50,905	109,796
Unrestricted income							25,000	25,000
Miscellaneous income		(36)		(1,084)			720	(400)
Total revenues	643,318	85,147	88,704	260,735	34,226	55,577	248,207	1,415,914
EXPENDITURES								
Housing services								
Delivery of service	147,443		1,720	26				149,189
Disposition	1,950	5,665		633		1,430	477	10,155
Property maintenance		2,525		5,803			7,787	16,115
Demolition	17,075							17,075
Rehabilitation				9,914			9,287	19,201
New construction				55,831				55,831
Home repair program	58,576						1,011	59,587
Facade improvements	250							250
Infrastructure/public works	240,900	51,397						292,297
Developer/housing partners	8,629		11,466				23,000	43,096
Public service subrecipients	9,253							9,253
Housing assistance					6,460			6,460
Shelter, outreach and other assistance					10,195			10,195
Administration and planning	158,769	594	75,518	1,153	17,571		91,148	344,752
Interest expenditure						209,000	21,711	230,711
Total expenditures	642,845	60,181	88,704	73,360	34,226	210,430	154,421	1,264,167
Excess (deficiency) of revenues over (under) expenditures	473	24,966		187,375		(154,853)	93,786	151,747
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							(17,900)	(17,900)
Total other financing sources (uses)							(17,900)	(17,900)
Net change in fund balances	473	24,966		187,375		(154,853)	75,886	133,847

Rental
Statement of Revenue & Expense
For the Two Months Ending Thursday, August 31, 2023

	Budget	August Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		51,552	109,800	(109,800)	99.7%
Miscellaneous income	669,782	300	350	669,432	0.3%
Total revenues	669,782	51,852	110,150	559,632	100.0%
EXPENDITURES					
Housing services					
Delivery of service	218,764			218,764	0.0%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	7,000	523	1,110	5,890	1.9%
Property maintenance	110,457	7,125	16,115	94,342	27.4%
Rehabilitation	(76,993)	9,086	19,201	(96,194)	32.7%
Administration and planning	56,449	297	594	55,855	1.0%
Operating & capital reserves	386,442			386,442	0.0%
Interest expenditure		9,081	21,711	(21,711)	37.0%
Total expenditures	669,782	26,112	58,731	611,051	100.0%
Excess (deficiency) of revenues over (under) expenditures		25,740	51,419	(51,419)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(10,724)	(17,900)		
Total other financing sources (uses)		(10,724)	(17,900)		
Net change in fund balances		15,016	33,519		

**OPERATIONS COMMITTEE MEETING AGENDA
THURSDAY, OCTOBER 12, 2023 – 12:30 P.M.
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) Operations Reports for September
 - a) Home Sales & Rental Property Reports (Pages 15 – 19)
 - b) Operations Activity Report (Pages 20– 21)
 - c) Public Works Report (Page 22)
 - d) Loan Portfolio Report – 1st Quarter (Pages 23 – 25)
- 3) Other Business
 - a) Development Updates

*** Committee Approval Required**

Committee Members: Barry Coleman, Chair; Lawson Wetli, Vice-Chair; David Doser; Jane Kizer; and Charlotte Osmer

Staff Assistance: John Castile – Executive Director
Joe Smith – Operations Director
Meg Macauley – Project Coordinator
Beverly Robertson – Human Resource Manager/Assistant to the Executive Director

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact John Castile or Joe Smith at 242-9801, extension 114 or 117.

PLEASE CALL IF YOU CANNOT ATTEND

HOMES FOR SALE STATUS REPORT

SEPTEMBER 2023

	<u>Status</u>	<u>Completion</u>	<u>Address</u>	<u>Neighborhood, Area</u>	<u>Acquisition Cost</u>	<u>Construction Cost</u>	<u>Funding</u>	<u>Total Cost</u>	<u>Sales Price</u>
1	New - Complete	September 2023	7 Ridge Row Street	Piedmont	\$31,979	\$153,415	HOME	\$202,994	\$225,000
	<u>Former rental home - under</u>								
<u>2</u>	<u>contract for sale (MLF)</u>	<u>2020</u>	<u>235 Whitney Street</u>	<u>Slater</u>	<u>\$0</u>	<u>\$135,000</u>	<u>Bank</u>	<u>\$135,000</u>	<u>\$226,500</u>
	Former rental home now listed for								
3	sale	2020	434 Lindberg Street	Slater	\$0	\$135,000	Bank	\$135,000	\$226,500
4	New - Under Contract	Fall 2024	East Fairview Townhomes, Phase I (14 units)	Greer	\$91,801	\$3,726,000	Multiple	\$3,817,801	TBD
5	ON HOLD	TBD	235 Canteen Avenue	Greer	\$0	\$162,840	HOME	\$187,840	TBD
6	ON HOLD	TBD	255 Canteen Avenue	Greer	\$12,710	\$173,246	HOME	\$210,956	TBD
7	New - awaiting deed from TR	TBD	Lot 6, West Road	Travelers Rest	\$0	\$225,000	TBD	\$225,000	TBD
8	Possible Habitat partnership	TBD	1306 W. Bramlett Road	City View	\$9,107	TBD	HOME	TBD	\$175,000

Report Ending September 30, 2023

Homes Sold FYTD: 2

GCRA Rental Properties - September 2023

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>	<u>Rent</u>
1	6 Bryant Street	Brandon	Occupied	HOME	2B/1B	\$475
2	7 Saco Street	Brandon	Occupied	CDBG	3B/1B	\$500
3	203 Mack Street	Brutontown	Occupied	CDBG	3B/1B	\$875
4	10 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$860
5	12 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$650
6	18 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$780
7	20 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$760
8	110 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$1,000
9	112 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$800
10	114 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$1,050
11	116 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$980
12	120 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$1,030
13	122 Marie Street	Brutontown	Occupied	HOME	3B/2B	\$780
14	130 Marie Street	Brutontown	Occupied	HOME	2B/1B	\$450
15	106 2nd Street	Fountain Inn	Occupied	HOME	2B/1B	\$500
16	107 Alice Avenue	Freetown	Occupied	HOME	3B/2B	\$700
17	111 Arnold Street	Freetown	Occupied	HOME	2B/1.5B	\$650
18	123 Baker Street Ext.	Freetown	Occupied	HOME	4B/2B	\$950
19	3 14th Street	Greer	Occupied	CDBG	4B/2B	\$900
20	11 24th Street	Greer	Occupied	CDBG	2B/1B	\$725
21	129 Broadus Street	Greer	Occupied	CDBG	2B/1B	\$525
22	324 E. Arlington Avenue	Greer	Occupied	HOME	3B/2B	\$600
23	112 E. Church Street	Greer	Occupied	HOME	2B/2B	TBD
24	6 Hardin Street	Greer	Occupied	CDBG	3B/2B	\$575
25	108 Harris Street	Greer	Occupied	CDBG	2B/1B	\$500
26	106 Lanford Street	Greer	Occupied	CDBG	2B/1B	\$600
27	511 Trade Street	Greer	Occupied	CDBG	3B/2B	\$850
28	125 Will Street	Greer	Occupied	HOME	3B/1.5B	\$525
29	133 Will Street	Greer	Occupied	HOME	3B/2B	\$725

GCRA Rental Properties - September 2023

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>	<u>Rent</u>
30	137 Will Street	Greer	Occupied	HOME	3B/2B	\$675
31	16 3rd Avenue	Judson	Occupied	HOME	3B/1B	\$600
32	1 D Street	Judson	Occupied	Bank	2B/1B	\$800
33	6 D Street	Judson	Occupied	HOME	3B/1.5B	\$600
34	7 D Street	Judson	Occupied	HOME	3B/2B	\$800
35	8 D Street	Judson	Occupied	BANK	3B/2B	\$850
36	105 Goodrich Street	Judson	Occupied	HOME	3B/1.5B	\$700
37	102 Heatherly Drive	Judson	Occupied	HOME	2B/2B	\$850
38	106 Heatherly Drive	Judson	Occupied	CDBG	2B/1B	\$600
39	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$875
40	3 Journey Lane	Mauldin	Vacant - Application pending	HOME, CDBG, Bank, GHF	3B/2B	\$975
41	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$775
42	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$775
43	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$975
44	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$875
45	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$875
46	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$875
47	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$975
48	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$775
49	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,131

GCRA Rental Properties - September 2023

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>	<u>Rent</u>
50	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$875
51	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,275
52	29 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,275
53	31 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,275
54	33 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,275
55	35 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,275
56	37 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B	\$1,275
57	304 Miller Road	Mauldin	Occupied	HOME	3B/1B	\$300
58	279 Moore Street	Mills Mill	Occupied	HOME	2B/1B	\$600
59	321 Tremont Avenue	Mills Mill	Occupied	HOME	3B/1B	\$815
60	21 McBeth (Adult Day center)	Monaghan	Occupied	CDBG		\$5,000
61	31 Norwood Street	Monaghan	Occupied	HOME	2B/1B	\$375
62	15 Speed Street	Monaghan	Occupied	CDBG	3B/2B	\$800
63	114 Westwood Drive	Simpsonville	Occupied	HOME	3B/2B	\$775
64	235 Whitney Street	Slater	Occupied	Bank	3B/2B	\$850
65	6 Estelle Street	Sterling	Vacant/demolished - new construction bids due 10/6	CDBG	2B/1B	\$275
66	19 Young Street	Sterling	Occupied	CDBG	2B/1B	\$250
67	21 Young Street	Sterling	Occupied	CDBG	2B/1B	\$225
68	105 Hodgens Drive	Travelers Rest	Vacant/demolished - new construction bids due 10/6	HOME	2B/1B	\$500
69	202 Roosevelt Avenue	Travelers Rest	Occupied	CDBG	2B/2B	\$700
70	102 Telfair Street	Worley Road	Occupied	HOME	3B/2B	\$900

RENTAL REPORT

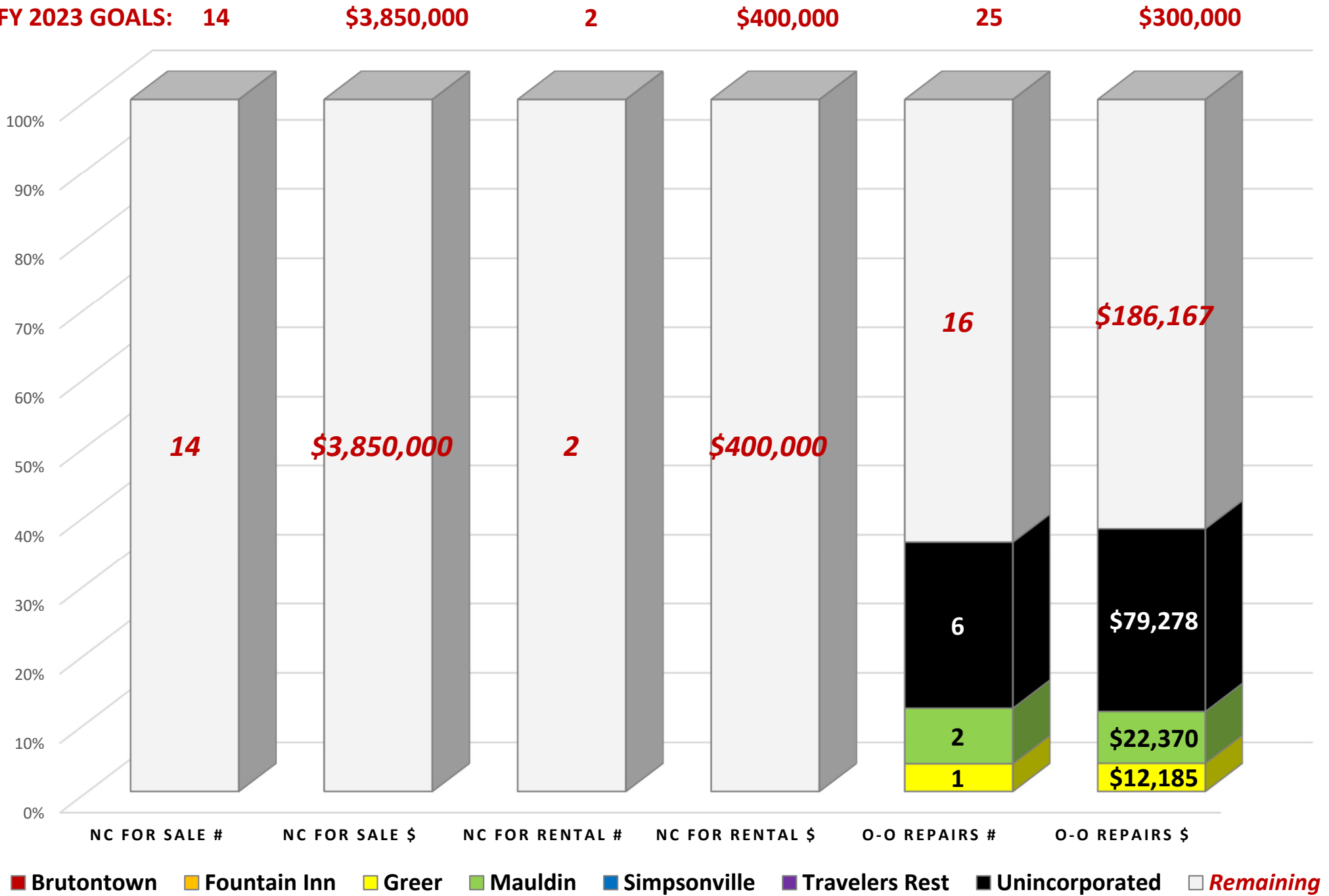
Tenant Balance for September 30, 2023

Property Name	Due for September	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$50.00			\$900.00
114 Marie Street	\$1,050.00	\$200.00	\$2,150.00		\$3,400.00
18 Marie Street	\$780.00	\$200.00	\$2,150.00		\$3,130.00
3 14th Street	\$538.00	\$50.00	\$950.00		\$1,538.00
511 Trade Street	\$850.00	\$150.00	\$2,675.00		\$3,675.00
106 Lanford Street	\$500.00	\$150.00	\$2,300.00		\$2,950.00
11 Journey Lane	\$875.00	\$50.00	\$875.00		\$1,800.00
102 Telfair Street	\$950.00	\$250.00	\$1,476.00		\$2,676.00
16 3rd Avenue	\$900.00	\$50.00	\$1,400.00		\$2,350.00
107 Alice Avenue	\$700.00	\$50.00			\$750.00
	\$7,993.00	\$1,200.00	\$13,976.00	\$0.00	

TOTAL Past Due Balance For September
\$23,169.00

TOTAL Past Due Balance For August
\$22,688.00

Operations Activity Report YTD – New Construction & Repairs



Operations Activity Report YTD, FY 2023:

Resale/Rental Repair Work; Demolitions; Partner Progress

Repairs for Rental completed:

2 \$18,200

- 15 Journey Lane, Mauldin
- 16 3rd Avenue, Judson

Demolitions completed:

3 \$51,660

- 6 Estelle Street, Sterling
- 23/25 Young Street, Sterling
- 105 Hodgens Street, Travelers Rest

Partner Activity:

- Habitat for Humanity repairs
- Rebuild Upstate repairs

0 \$

0 \$

PUBLIC WORKS PROJECTS - SEPTEMBER 2023

STATUS	PROJECT	FUNDING SOURCE	TOTAL COST	ESTIMATED COMPLETION	COMMENTS
COMPLETE	Senior & Activity Center Kitchen Improvements, City of Simpsonville	PIP Grant, City of Simpsonville CDBG	\$695,349	Fall 2022	Final PIP grant disbursement check received from Columbia. Project is now complete.
WIP	Emanuel Sullivan Sports Complex ADA Bathroom Building, City of Fountain Inn	City of Fountain Inn CDBG	\$434,718	Summer 2023	Certificate of Occupancy has been issued and Fountain Inn is currently using the facilities. Final punch out is being completed and contractor is working on close-out documents to complete the project.
Planning phase	Miller & Old Mill Roads Sidewalks, City of Mauldin	City of Mauldin CDBG	TBD	TBD	Final bid documents are being prepared; project will go out to bid after environmental assessment is complete.
Planning phase	Gridley Place Townhomes (212 Gridley Street & 214 Morris Street), Sans Souci	TBD	TBD	TBD	The Planning commission and Development Committee have approved re-zoning; the second reading on 10/3 was approved. Rezoning will be adopted on 10/18.
Planning phase	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	CoTransCo is still in the surveying phase; the project will be bid after this is complete.

MEMORANDUM

TO: GCRA Board

FROM: John Castile, Executive Director

RE: 1st Quarter Delinquency Report (July 1st to September 30th, 2023)

DATE: October 12, 2023

The information reported represents the delinquency of GCRA accounts for the 1st Quarter of the current Fiscal Year 2023. Each month has approximately **246** active accounts; only **193** of those accounts are reported to Equifax. The 246 accounts have a total principal balance of **\$9,284,709.36**. There are four active foreclosures; three are in the Rehab Advance Portfolio and one in the Principal/Interest/Escrow Portfolio. The Economic Development Portfolio has one account with an active bankruptcy and two accounts with a judgement filed. The 1st Quarter delinquency rate for GCRA was **4.1 percent**.

A total of 6 accounts were paid in full during the 1st Quarter of 2023. The total amount of payoff received was \$101,763.76. The accounts were paid in full by heirs selling the property, refinances, and accounts completing the mortgage term. One Partner Loan was paid in full due to the project being completed.

GCRA has approved one mortgage deferments to homeowners due to loss of income. GCRA has been working closely with Human Relations, Greer Relief, and SHARE to provide mortgage assistance to homeowners who continue to be impacted by COVID-19. GCRA will continue to work with each individual mortgage holder to assist on a case-by-case basis, offering payment plans, deferments, forbearance agreements, and recorded loan modifications to bring the accounts back to current status. GCRA continues to work with SC Help which in turn provides mortgage assistance to clients who qualify for their mortgage assistance program.

90 MORTGAGE STATUS REPORT

July 1, 2023 to September 30, 2023

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	12	\$2,214.01	\$58,170.44	0	0.0%
Escrow Mortgage	65	\$37,385.40	\$3,480,297.77	3	4.6%
Rehab Advance	99	\$0.00	\$1,961,602.28	0	0.0%
Escrow Only Accounts	17	\$2,295.81	\$621,577.00	2	11.8%
Partner	25	\$32,963.00	\$2,809,155.87	2	8.0%
Economic Development	16	\$5,965.78	\$258,906.00	3	18.8%
Façade	12	\$0.00	\$95,000.00	0	0.0%
TOTAL	246	\$80,824.00	\$9,284,709.36	10	4.1%

CLOSED ACCOUNTS: FY 2023

1st Quarter

Rehab Advance Loans PAID IN FULL 1st QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0201181411	08/08/2022	11/25/1998	\$19,000.00	\$19,000.00	Heirs sold property
0200082417	08/02/2023	10/03/1986	\$29,900.00	\$2,990.00	Heirs sold property
TOTAL RECEIVED				\$21,990.00	

Principal Interest/Taxes/Insurance Loans PAID IN FULL 1st QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0351803035	9/25/2023	8/24/2017	\$14,920.00	\$832.10	Homeowner complete term
0302322196	9/18/2023	8/30/2001	\$67,424.00	\$31,614.00	Kids paid off for homeowner
0314201818	8/29/2023	9/30/2008	\$87,735.62	\$10,372.88	Homeowner paid in full
TOTAL RECEIVED				\$42,818.98	

Partner Loans PAID IN FULL 1st QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0603770007	09/01/2023	11/25/1998	\$126,894.00	\$36,954.78	Beyond Housing Project Completed
TOTAL RECEIVED				\$36,954.78	

TOTAL \$101,763.76