

***“Thanksgiving Day is a good day to recommit our energies to giving thanks and just giving.”***

***— Amy Grant***



***GCRA Committee Meetings  
November 14th & 16th, 2023***

>>> November 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	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	22	21	22	23 Thanksgiving Day Office Closed	24 Office Closed	25
26	27	28	29	30	1	2

>>> December 2023

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

**ADMINISTRATION COMMITTEE MEETING AGENDA  
TUESDAY, NOVEMBER 14, 2023 – 12:30 PM  
GCRA BOARD ROOM**

1. Opening and Roll Call
2. \*Approval of HOME – ARP Funds to Three Housing Partners’ Projects (Page 5-6)
3. \*Approval to Create a Non-Discrimination Notice and Grievance Procedure for Alleged Discrimination on GCRA’s Programs and Services (Pages 7-16)
4. \*Approval of GCRA to Invest in Local Government Investment Pool (Pages 17-18)
5. Administration Reports
  - a) Subrecipient Report (Page 19)
  - b) Home ARP Performance Report (Page 20)
  - c) CDBG Timeliness Test (Page 21)
6. Financial Reports
  - a) Financial Highlights-KPI (Page 22)
  - b) Financial Statements (Page 23 - 24)
  - c) Funding Sources (Page 25)
  - d) Rental Program Income (Page 26)
7. Other Business

\* Committee Approval Required

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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:** November 14, 2023

**Subject:** Approval of HOME – ARP funds to three Housing Partners’ projects

The Greenville County HOME-American Rescue Plan (ARP) Allocation Plan for a total of \$4,151,357 was approved by HUD in April 2023. The approved HOME-ARP allocates funding for **Tenant Based Rental Assistance (TBRA), Supportive Services, Non-profit Operating Cost and Non-profit Capacity Building, Acquisition and Development of Non-Congregate Shelters, Development of Affordable Rental Housing and Administrative/Planning Activities.**

GCRA staff is recommending the allocation of HOME-ARP fund to three approved FY 2022 (HOME & GCAHF) Housing Partners’ projects under the **‘Development of Affordable Rental Housing’** category. The intent is to reduce the amount of the allocated Greenville County Affordable Housing Fund (GCAHF) with HOME-ARP fund and establish projects that are consistent with the HOME-ARP regulation. The proposed three projects are rental units and will be available for any of the Qualifying Population (QP) and as well as the low-income households, consistent with HOME-ARP regulations. The Development Agreement and GCRA fund with the housing partners for the three projects have not been executed or closed. GCRA staff have conducted and completed the solicitation process required for the environment assessments of the projects. The total fund approved per project by the Board will not change. **However, the GCAHF allocation for each project will be reduced by 50% and subsequently replaced with HOME-ARP for the remainder of the 50% allocation.** The proposed funding sources from GCRA for the projects will now be three sources, HOME, GCAHF and HOME-ARP, instead of previously HOME and GCAHF.

**The recommended projects are as follows:**

1. Mercy Housing Belvedere project in the City of Mauldin for a total of 88 rental housing units for individuals and families earning from **20% - 80% Area median Income (AMI)**
2. NHE’s Parkside at Butler II in the City of Mauldin for a total of 80 rental housing units for individuals and families with income range of **20% - 70% AMI projects.**
3. M. Peters – Gordon St Place in Brandon Community for a total of 116 rental units for individuals and families earning up **to 60% AMI.**

## Proposed funding reallocation

Developer Name	Project name	Location	# of Units	HOME	GCAHF	HOME-ARP	Total
Mercy Housing SE	Belvedere	Mauldin	88	\$104,000	\$300,000	\$300,000	\$704,000
NHE	Parkside at Butler II	Mauldin	80	\$68,960	\$290,520	\$290,520	\$650,000
M. Peters Group	Gordon St. Place	Brandon	116	\$50,000	\$225,000	225,000	\$500,000
Total			284	\$222,960	\$815,520	\$815,520	\$1,854,000

The HOME-ARP allocation budget for ‘*Development of Affordable Rental Housing*’ category is a total of **\$1,162,379.96**. GCRA staff is recommending a total of **\$815,520** towards the three projects, and if approved, a balance of **\$346,859.96** will be available for new rental projects consistent with HOME-ARP regulation. Additionally, a total of **\$815,520** of GCAHF will be available for other new housing development projects for homeownership and or rental projects in the County. To date, GCRA Board has approved a total of **\$1,368,889.01** addressing other HOME-ARP categories except Non-Congregate Shelters.

The staff is recommending funding approval for three housing partners’ projects for a total sum of **\$815,520**.

**Recommendation:** Approve HOME-ARP fund of a total of **\$815,520** to Mercy Housing SE – Belvedere project; NHE- Parkside at Butler II; and M. Peters – Gordon St. Place for Development of Affordable Rental Housing category of the HOME-ARP fund.

Date Board Approved \_\_\_\_\_ Denied \_\_\_\_\_

## **Memorandum**

**To:** Administrative Committee

**From:** John Castile  
Executive Director

**Date:** November 14, 2023

**Subject:** Approval to Create a Non-Discrimination Notice and Grievance Procedure for Alleged Discrimination on GCRA's Programs and Services.

On August 29, 2023, GCRA staff agreed to address the deficiencies required to comply with the nondiscrimination regulatory requirements listed on form 4700-4 in accordance with the pre-award review process of the Brownfield grant by the EPA's Office of Regional Council. GCRA was provided a 6-month extension period (ending February 29, 2024) to address the deficiency and develop an appropriate grievance policy in compliance and consistent with *40 CFR Part 5 and 7 (40 CFR Part 7.90, 40 CFR Part 5.135(b))*.

The current GCRA's grievance compliant process does not provide a process for persons other than employees to submit a complaint alleging discrimination. The grievance/complaint process needed should provide those who are the beneficiaries of programs, services, activities and aid the means to submit a complaint alleging discrimination covered under 40 CFR Parts 5 and 7.

The 40 CFR Parts 5 and 7 require that applicants and recipients of federal financial assistance comply with Title VI of the Civil Right Act of 1964, as amended; section 504 of the Rehabilitation Act of 1973; as amended; the age Discrimination Act of 1975. Additionally, the 'Notice of Non-Discrimination' shall also include the compliance to Title VIII of the Civil Right Act of 1968, also known as the "Fair Housing Act", because of GCRA's administration of Greenville County's HUD's Entitlement funds. The regulations prohibit discrimination in programs, services, aid, and activities. A recipient is required to provide initial and continuing notice that it does not discriminate on the basis of race, color, age, religion, sex, national origin (including limited English proficiency), disability or familial status and adopt grievance procedures that assure the prompt and fair resolution of discrimination complaints that allege a violation of 40 C.F.R. Parts 5 and 7. The grievance procedures should relate to how an applicant handles complaints that allege discrimination in an applicant's programs or activity based on the protected classes mentioned.

Furthermore, it is noteworthy that GCRA, as the administrator of County' HUD Entitlement grants, actively practices and complies with nondiscriminatory requirements on their programs and activities pursuant to Fair Housing Law and Civil Right Act.

GCRA staff has completed the Non-Discrimination Notice, Grievance Procedure for

alleged discrimination, and Fact Sheet on GCRA's programs, services, and activities (See documents attached). Upon approval and adoption by GCRA board, the documents will be submitted to EPA Office of External Civil Rights Compliance (OECRC) and posted on GCRA's website and as well as Greenville County Human Relations Website for visibility.

**Approve:** \_\_\_\_\_ **Denial:** \_\_\_\_\_





## **Greenville County Redevelopment Authority**

### **Notice of Non - Discrimination**

### **GCRA's Programs and Activities**

The Greenville County Redevelopment Authority (GCRA) does not discriminate on the basis of race, color, age, national origin, religion, disability, sex, and familial status in the administration of its programs, services, or activities, as required by applicable laws and regulations. GCRA is responsible for coordination of compliance efforts and receipt of inquiries concerning the non-discrimination requirements of Title VI of the Civil Rights Act of 1964, as amended; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975; Title IX of the Education Amendments of 1972; Title II of the Americans with Disabilities Act of 1990; and Title VIII Civil Rights Acts of 1968, (Fair Housing Act), as amended and other applicable federal non-discrimination laws.

GCRA's Non-Discrimination Coordinator shall be responsible for the coordination and oversight of said procedures. The Non-Discrimination Coordinator will receive and review complaints, communicate with complainants, investigate complaints, or arrange for the investigation of complaints, issue letters and notices, and perform other actions necessary to fulfill GCRA's obligations under nondiscrimination statutes. Any person who believes he/she has been discriminated against with respect to a GCRA program, service or activity may file a complaint with GCRA's Non-Discrimination Coordinator, listed below, using the Discrimination procedures. A Non-Discrimination Fact Sheet is also provided as additional information. An appropriate, prompt, and impartial investigation of allegations filed will be conducted, and a preponderance of the evidence standard will be applied during the analysis of the complaint. Any individual who files a complaint or testifies, assists, or participates in a non-discrimination investigation, proceeding, or hearing may not be intimidated or retaliated against by GCRA for the purpose of interfering with any right or privilege guaranteed by the Civil Rights Act of 1964 and 1968, Section 504, or other civil rights statutes.

The complaint must be delivered to the Non-Discrimination Coordinator:

John F. Castile

301 University Ridge

Suite S 4300

Greenville, SC 29601

864.242.9801

[jcastile@gcra-sc.org](mailto:jcastile@gcra-sc.org)

Additionally, any person who feels that he/she has been discriminated against with respect to a GCRA program, services or activity may contact the appropriate federal agency listed below:

U.S. Environmental Protection Agency External Civil Rights Compliance Office (2310A), 1200 Pennsylvania Avenue, N.W. Washington, DC 20460

[How to File a Complaint of Discrimination \(epa.gov\)](#)

U.S. Department of Health and Human Services Centralized Case Management Operations 200 Independence Avenue, S.W. Room 509F, HHH Building, Washington DC 20201

[Filing a Complaint | HHS.gov](#)

U.S. Department of Housing and Urban development, Office of Fair Housing and Equal Opportunity, Room 5204, 451 Seventh St. SE, Washington DC 20410-2000.

[File a Fair Housing Discrimination Complaint/U.S. Department of Housing and Urban Development \(HUD\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

## **Greenville County Redevelopment Authority**

### **Procedure for Non-Employee Discrimination Complaints**

The Greenville County Redevelopment Authority (GCRA) does not discriminate on the basis of race, color, age, national origin, religion, disability, sex, and familial status in the administration of its programs, services, or activities, as required by applicable laws and regulations. GCRA is responsible for coordination of compliance efforts and receipt of inquiries concerning the non-discrimination requirements of Title VI of the Civil Rights Act of 1964, as amended; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975; Title IX of the Education Amendments of 1972; Title II of the Americans with Disabilities Act of 1990; and Title VIII Civil Rights Acts of 1968, (Fair Housing Act), as amended and other applicable federal non-discrimination laws.

This document outlines complaint procedures relating to the GCRA's provision of programs and services. GCRA's Non-Discrimination Coordinator shall be responsible for the coordination and oversight of said procedures. The Non-Discrimination Coordinator will receive and review complaints, communicate with complainants, investigate complaints, or arrange for the investigation of complaints, issue letters and notices, and perform other actions necessary to fulfill GCRA's obligations under nondiscrimination statutes. Any person who believes he/she has been discriminated against with respect to a GCRA program, service or activity may file a complaint using the below procedures. An appropriate, prompt, and impartial investigation of allegations filed will be conducted, and a preponderance of the evidence standard will be applied during the analysis of the complaint. Any individual who files a complaint or testifies, assists, or participates in a non-discrimination investigation, proceeding, or hearing may not be intimidated or retaliated against by GCRA for the purpose of interfering with any right or privilege guaranteed by the Civil Rights Act of 1964 and 1968, Section 504, or other civil rights statutes.

GCRA's procedures for non-employee discrimination complaints and retaliation complaints are as follows:

1. Any person who believes that he/she has been subjected to discrimination may file a written complaint with the GCRA's Non-Discrimination Coordinator. Federal and State law requires complaints are to be filed within one-hundred eighty (180) calendar days of the last alleged incident.
  - a. Complainants also have the right to complain directly to the appropriate federal agency; however, the complainant must do so within one-hundred eighty (180) calendar days of the last alleged incident.
2. The complainant may submit a complaint online at (insert link when we have it). Complainants can download the complaint form from (insert website) or request the complaint form from the Non-Discrimination Coordinator. In lieu of the complaint form, the complainant may submit to the Nondiscrimination Coordinator a written statement that contains all the information

identified in the complaint. Discrimination against Fair Housing incidents can also be filed directly to HUD Office of Fair Housing and Equity Opportunity at [Report Housing Discrimination HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

3. The complaint must include the following information:

- a. Name, address, and telephone number of the complainant.
- b. The basis of the alleged discrimination (i.e., race, color, national origin, sex, age, or disability).
- c. The date or dates on which the alleged discriminatory event, incident or events occurred.
- d. Description of the alleged incident, including what led complainant to feel discrimination was a factor.
- e. The address of the house or apartment you were trying to rent or buy (*for Fair Housing – complaints*)
- f. Names, addresses, and telephone numbers of people who may have knowledge of the event.
- g. If a complaint has been filed with another agency or court, the agency or court where it was filed and contact name.
- h. Complainant's signature and date.

4. The complaint must be delivered to the Non-Discrimination Coordinator:

John F. Castile  
301 University Ridge  
Suite S 4300  
Greenville, SC 29601  
864.242.9801  
[jcastile@gcra-sc.org](mailto:jcastile@gcra-sc.org)

5. If the complainant is unable to submit a written complaint, the GCRA Non-Discrimination Coordinator should be contacted. GCRA will seek to identify those in need of interpreter services or provide them upon request.

- a. GCRA will make reasonable accommodations in its policies and procedures which are necessary to allow a person with disabilities full access to the complaint filing and investigative process. Such accommodation may include, but not be limited to, using a relay service to communicate with a complainant who has a hearing impairment or assisting the complainant in preparing his or her written complaint.

6. Once a complaint is filed, an acknowledgement letter will be issued to the complainant within five (5) business days.
7. GCRA's **contract Attorney** will review the complaint and determine whether it has jurisdiction to investigate the issues presented. If the GCRA does have jurisdiction, the complainant will be issued an acceptance letter within five (5) business days of said determination. If the GCRA does not have jurisdiction, the complainant will be issued a no jurisdiction letter within five (5) business days of said determination.
8. All discrimination complaints will be investigated and adjudicated by the Greenville County Human Relations Commission. (GCHRC) The GCHRC has up to one-hundred eighty (180) days to investigate the complaint. If more information is needed to resolve the case, GCHRC may contact the complainant. The complainant has thirty (30) days to send the requested information to the investigator assigned to the case.
9. If the GCHRC is not contacted by the complainant or does not receive the additional information within thirty (30) days, the GCHRC may administratively close the case. A case can also be administratively closed if the complainant no longer wishes to pursue his/her case.
10. GCHRC will convene a hearing and review the complaint. Once completed, one of two letters will be issued to the complainant: a.) a closure letter, or b.) a letter of finding (LOF).
11. A closure letter summarizes the allegations, states that there was not a Title VI violation, and states that the case will be closed. A LOF summarizes the allegations and the interviews regarding the alleged incident, states what type of violation was found to have occurred, and explains whether any disciplinary action, additional training of staff involved, or other action(s) will occur.
12. If the complainant wishes to appeal against the decision, he/she has ten (10) days after the date of the closure letter or the LOF to do so. Appeals will be decided by **GCRA's Executive Committee**. These procedures do not limit or deny the complainant's right to file a formal complaint with an outside enforcement agency. In addition to the procedures above, any person who feels that he/she has been discriminated against with respect to a GCRA program or activity may contact the appropriate federal agency listed below:

U.S. Environmental Protection Agency External Civil Rights Compliance Office (2310A) 1200 Pennsylvania Avenue, N.W. Washington, DC 20460

[How to File a Complaint of Discrimination \(epa.gov\)](https://www.epa.gov/civilrights/how-to-file-a-complaint-discrimination)

U.S. Department of Health and Human Services Centralized Case Management Operations 200 Independence Avenue, S.W. Room 509F, HHH Building, [Washington DC 20201](https://www.hhs.gov/ohrt/)

[Filing a Complaint | HHS.gov](https://www.hhs.gov/ohrt/)

U.S. Department of Housing and Urban development, Office of Fair Housing and Equal Opportunity, Room 5204, 451 Seventh St. SE, Washington DC 20410-2000.

[File a Fair Housing Discrimination Complaint/U.S. Department of Housing and Urban Development \(HUD\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/fairhousing/fairhousingdiscriminationcomplaint)

## **Greenville County Redevelopment Authority**

### **Non-Discrimination Fact Sheet**

#### Did you know?

Discrimination based on race, color, age, religion, sex, national origin (including Limited English Proficiency (LEP)), disability or familial status is illegal and prevents minorities or persons of various social-economic population from gaining equal access to services and benefits to which they are entitled. The Greenville County Redevelopment Authority, as a recipient of federal funds, shall ~~not~~ directly or indirectly discriminate on the basis of race, color, religion, sex, national origin, disability, or familial status by:

- Denying program services, activities or benefits;
- Providing a different service or benefit or providing them in a manner different than they are provided to others; or
- Segregating or separately treating individuals in any matter related to the receipt of any service or benefit.

#### What is Title VI and Title VIII?

Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Right Act of 1968 are federal laws that protects individuals from discrimination on the basis of race, color, age, religion, sex, national origin, disability, or familial status with regard to programs receiving federal financial assistance.

Title VI provides that: “No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.” Likewise, Executive Order 13166 clarifies that all agencies receiving federal funding must provide services that are accessible to persons with limited English proficiency.

Title VIII of the Civil Right Act of 1968 also known as the ‘Fair Housing Act ’ and as amended in 1975 and 1988 prohibits discrimination on the basis of race, color, age, religion, sex, disability, family status, and national origin.

#### What is Limited English proficiency or LEP?

LEP is defined as the inability to speak, read, write, or understand the English language at a level that permits a service recipient to interact effectively with staff in accessing public services and benefits.

What is the Greenville County Redevelopment Authority (GCRA) Title VI Policy regarding LEP?

It is GCRA's policy to provide meaningful access to the programs, services, and activities administered by GCRA. GCRA will not tolerate discrimination against any person seeking to participate in, or receive the benefits of, any program or activity offered or conducted by GCRA.

How is "meaningful access" achieved?

To ensure meaningful access to all GCRA programs and activities by all persons, including access by LEP individuals. GCRA will provide language assistance, such as qualified interpreters and translators at no cost to a complainant in a timely manner.

How do I request language assistance?

Please contact the GCRA Non-Discrimination Coordinator:

John F Castile

301 University Ridge, Suite S4300

Greenville SC 29651

Telephone: (864) 242-9801

[jcastile@gcra-sc.org](mailto:jcastile@gcra-sc.org)

How do I report discrimination with regard to GCRA programs or services?

Any person who believes he/she has been discriminated against with respect to GCRA programs or activities may file a complaint with the Non-Discrimination Coordinator. Any individual who files a complaint or testifies, assists, or participates in a non-discrimination investigation, proceeding, or hearing may not be intimidated or retaliated against by GCRA the purpose of interfering with any right or privilege guaranteed by the Civil Rights Act of 1964 and 1968, and its amendments.

How do I file a complaint?

You may file a signed, written complaint within 180 days of the date of the alleged discrimination. The complaint should include:

- Your name, address, and telephone number.
- Basis of the discrimination (race, color, national origin, etc.).
- How, why, and when you believe you were discriminated against. Include as much specific, detailed information as possible about the alleged acts of discrimination and any other relevant information; and

- Name(s) of any witness(es) who the GCRA Non-Discrimination Coordinator may contact. Your complaint must be signed, dated, and submitted to the GCRA Non-Discrimination Coordinator.

Additionally, **discrimination under the Fair Housing Act**, falls under the Jurisdiction of Department of Housing and Urban Development (HUD), and the Office of Fair Housing and Equal Opportunity (FHEO) is in charged with investing complaints of discrimination filed with HUD. Complaints can be filed with GCRA Non-Discrimination Coordinator, or directly on HUD website at [Report Housing Discrimination | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

\*How do I get more information? Please visit GCRA's **"Non-Discrimination Notice" Title VI and Title VIII** webpage at [http://www.\(insert\)](http://www.(insert)) web address) or please contact GCRA's Non-Discrimination Coordinator.





# GCRA

Greenville County Redevelopment Authority

To: Board of Directors  
From: John Castile, Executive Director  
Date: November 14, 2023  
Subject: Local Government Investment Pool (LGIP)

LGIP is an investment mechanism that provides local governments an opportunity to acquire maximum returns on investments by pooling available funds with funds from other political subdivisions. As a response to market conditions, LGIP is currently averaging a monthly interest rate of 5.6%. Compared to our current banking rates, this is nearly double. GCRA is seeking authorization to establish an LGIP account with the State of South Carolina to invest excess funding for the purpose of increasing our interest earnings. The level of excess funding will fluctuate based on our expenditures and other income earnings, but the initial investment is estimated to begin at \$11 million.

If invested at this level and at current rates, GCRA anticipates a growth in interest earnings of over \$160,000 beyond the current anticipated earnings. Since it appears that LGIP rates are consistently higher than banking rates, GCRA would seek to invest with this tool for as long as the rates are favorable as compared to traditional banking rates. The LGIP allows for a one-day turn-around in releasing funds, so GCRA can adapt to funding level changes as needed. To be clear, GCRA is currently investing funds at the bank level and at a low interest earnings rate. Thus, staff is asking to use a different tool that would create a higher rate of return on the same funds. This would require staff to be a little more involved. However, to keep staff time at a reasonable level, it would set the operating needs of each funding account at a level that would potentially allow for monthly monitoring. The impact on staff time would be the only potential drawback seen at this time, however, we have sufficient capacity to manage this additional responsibility.

See supplemental information on detailed banking information and LGIP one-page summary.

Staff Recommendation: Approve GCRA to invest in the LGIP





# SOUTH CAROLINA

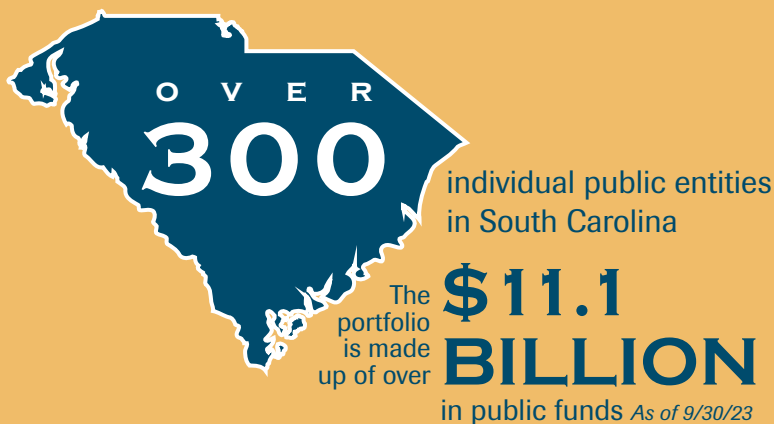
## LOCAL GOVERNMENT INVESTMENT POOL

Administered by Treasurer Curtis Loftis and the South Carolina State Treasurer's Office

### WHAT IS THE SC LGIP?

The South Carolina Local Government Investment Pool (LGIP) is an important investment tool authorized by the SC Legislature for counties, municipalities and other local government entities across the state. LGIP enables local government bodies to collectively invest in a single large pool of funds, allowing local political subdivisions to concentrate on what they do best—serving their communities—rather than worrying about financial markers, risk and diversification.

### WHO USES THE PORTFOLIO?



Eligibility extends to all South Carolina public entities including:



- Counties
- Municipalities
- School Districts
- Special Purpose Districts
- Other Political Subdivisions
- Charter Schools

### WHAT ARE THE BENEFITS?

- A historically competitive yield that is responsive to market conditions
- A well-managed, disciplined and diversified investment portfolio focused upon preserving capital and providing liquidity
- Easy online access for fund transfer and reporting
- Interest is paid monthly

### WHAT TYPES OF ASSETS ARE INVESTED?



OPERATING CASH | BOND PROCEEDS | STATE AID  
GENERAL FUNDS | TRUST FUNDS | STABILIZATION FUNDS

*An investment in LGIP is not insured or guaranteed by any government or government agency. For more complete information, see the investment policy and information statement available at [treasurer.sc.gov](https://treasurer.sc.gov).*

SUBRECIPIENT PERFORMANCE REPORT						
		October				
Contract Period 07/01/23 - 6/30/24						
Contract	Subrecipient	PY 23 Contract Amount	YTD 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	16%	16%
	Pendleton Place	45,000.00		45,000.00	0%	0%
	SHARE	12,000.00	2,276.04	9,723.96	0%	19%
	United Housing Connections - Outreach	16,000.00	4,225.45	11,774.55	17%	26%
	United Housing Connections - Shelter	11,810.00	3,029.09	8,780.91	17%	26%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	14,388.29	38,368.71	18%	27%
Total ESG Subrecipients:		180,567.00	34,620.17	145,946.83		19%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	90,000.00	19,078.72	70,921.28	0%	21%
	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	17,738.32	37,261.68	16%	32%
	Upstate Warrior Solution	25,000.00		25,000.00	0%	0%
Total CDBG Unincorporated Subrecipients:		298,000.00	49,186.29	248,813.71		17%
Total Unincorporated		478,567.00	83,806.46	394,760.54		18%
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	7,437.57	3,062.43	46%	71%
Total CDBG Mauldin Subrecipients:		15,500.00	7,437.57	8,062.43		48%
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	20,455.99	87,044.01		19%
Grand Total - ESG and CDBG		586,067.00	104,262.45	481,804.55		18%

# HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

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

October 2023

		PY 23 Contract Amount	Expenditures	Balance to Spend	% Expended	% Unused
Subrecipient	Activity					
Human Relations Commission	TBRA	\$ 200,000.00	\$ 56,011.48	\$ 143,988.52	28%	72%
Human Relations Commission	Supportive Services	\$ 125,000.00	\$ 10,416.64	\$ 114,583.36	8%	92%
Human Relations Commission	Non-Profit Operating Costs	\$ 44,200.00	\$ 3,683.32	\$ 40,516.68	8%	92%
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%
<b>Total HOME ARP Subrecipients:</b>		<b>\$ 1,368,888.00</b>	<b>\$ 70,111.44</b>	<b>\$ 1,298,776.56</b>	<b>5%</b>	<b>95%</b>
As of	11/7/2023					



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

DATE: 11-08-23  
TIME: 9:01  
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	3,060,296.23	4,510,216.01	1.12	1.65		414,516

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 September '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	13,434,248	Increase	0%	Decrease	-1%
Total Assets	38,598,915	Decrease	0%	Increase	1%
Notes Payable	2,334,475	Decrease	-1%	Decrease	-1%
Debt-to-income	2%				
Net Position	32,841,229	Decrease	0%	Decrease	0%
Net investment in capital assets	9,128,907	Decrease	-1%	Decrease	0%
Unrestricted net assets	23,712,322	Decrease	0%	Decrease	0%
<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>			
Revenue	822,309	2,238,223			
Expenditures	850,954	2,115,121			
Net Income (loss)	(28,645)	123,102			
Rental Portfolio					
Net Income (loss)	12,086	45,606			

Notes:

Homes Sale - 12 Sidney Wilson Ct                      249,000  
\* final Habitat home partnership in Simpsonville

This home sale was financed with MLF

Demolition on Young St and Hodgens St (T.R.)

New Construction on 7 Ridge Row, Piedmont

Home Repair Program

Infrastructure on Emmanuel Sullivan Bathroom

**GCRA**  
**Statement of Net Position**  
**9/30/2023**

**ASSETS**

Cash and cash equivalents	13,434,248
Accounts receivable	(98)
Grants receivable	418,974
Prepaid items	2,132
Loans receivable	8,882,713
Lease Receivable	141,691
Real property held for inventory	5,526,940
Real property held for rental	10,342,801
Fixed assets	447,319
Accumulated depreciation	(1,661,213)
Deferred outflows of resources	1,063,408
<b>Total assets and deferred outflows</b>	<b><u>38,598,915</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	170,529
Unearned revenue	3,932
Funds held in escrow	74,871
Noncurrent liabilities:	
Lease Liability	124,456
Net pension liability	2,651,834
Notes payable	2,334,475
Deferred inflows of resources	397,589
<b>Total liabilities and deferred inflows</b>	<b><u>5,757,686</u></b>

**NET POSITION**

Net investment in capital assets	9,128,907
Restricted net assets	
Unrestricted net assets	23,712,322
<b>Total net position</b>	<b><u>32,841,229</u></b>
<b>Total Liabilities and Net Position</b>	<b><u>38,598,915</u></b>

**GCRA SUMMARY**  
**Statement of Revenue & Expenditures**  
**For the Three Months Ending Saturday, September 30, 2023**

	Budget	September Actual	YTD Actual	Variance	% Total
<b>REVENUES</b>					
Federal grants	11,874,464	418,974	1,274,032	10,600,432	56.9%
Loan repayment	41,674	92,832	270,292	(228,618)	12.1%
Sale of property		249,000	498,000	(498,000)	22.2%
Rental income		61,599	171,395	(171,395)	7.7%
Unrestricted income	3,384,707		25,000	3,359,707	1.1%
Miscellaneous income	10,662,333	(96)	(496)	10,662,829	(0.0%)
<b>Total revenues</b>	<b>25,963,178</b>	<b>822,309</b>	<b>2,238,223</b>	<b>23,724,955</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	2,870,842	97,968	247,158	2,623,684	11.7%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	196,613	15,169	25,324	171,289	1.2%
Property maintenance	110,457	24,443	40,558	69,899	1.9%
Demolition	221,495	37,553	54,628	166,867	2.6%
Rehabilitation	192,488	3,220	22,421	170,067	1.1%
New construction	4,899,582	55,905	111,736	4,787,846	5.3%
Home repair program	334,773	49,308	108,896	225,877	5.1%
Facade improvements	115,000		250	114,750	0.0%
Economic development	225,034	1,055	1,055	223,979	0.0%
Infrastructure/public works	3,013,369	254,066	546,363	2,467,006	25.8%
Developer/housing partners	4,592,987	(70,400)	(27,304)	4,620,291	(1.3%)
Public service subrecipients	325,321	25,899	35,152	290,169	1.7%
Special projects	1,741,720			1,741,720	0.0%
Community housing dev. org.	677,375			677,375	0.0%
Housing assistance	1,028,004	35,075	41,535	986,469	2.0%
Shelter, outreach and other assistance	3,028,313	12,090	22,284	3,006,029	1.1%
Administration and planning	2,867,700	98,042	442,794	2,424,906	20.9%
Operating & capital reserves	386,442			386,442	0.0%
Interest expenditure	668,000	211,561	442,271	225,729	20.9%
<b>Total expenditures</b>	<b>27,463,178</b>	<b>850,954</b>	<b>2,115,121</b>	<b>25,348,057</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(1,500,000)</b>	<b>(28,645)</b>	<b>123,102</b>	<b>(1,623,102)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	1,500,000	(14,744)	(32,644)	1,532,644	
<b>Total other financing sources (uses)</b>	<b>1,500,000</b>	<b>(14,744)</b>	<b>(32,644)</b>	<b>1,532,644</b>	
<b>Net change in fund balances</b>	<b>-</b>	<b>(43,389)</b>	<b>90,458</b>	<b>(90,458)</b>	



SUMMARY  
Statement of Rev & Exp by Funding Source  
For the Three Months Ending Saturday, September 30, 2023

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
<b>REVENUES</b>								
Federal grants	936,041		108,704		81,390		147,897	1,274,032
Loan repayment		58,701		27,196		108,973	75,422	270,292
Sale of property		17,008		418,013			62,979	498,000
Rental income		45,062		43,983			82,350	171,395
Unrestricted income							25,000	25,000
Miscellaneous income		(257)		(1,009)			770	(496)
<b>Total revenues</b>	<b>936,041</b>	<b>120,514</b>	<b>108,704</b>	<b>488,183</b>	<b>81,390</b>	<b>108,973</b>	<b>394,418</b>	<b>2,238,223</b>
<b>EXPENDITURES</b>								
Housing services								
Delivery of service	164,871		1,720	26		80,541		247,158
Disposition	4,095	17,307		1,548		1,430	944	25,324
Property maintenance		8,866		19,676			12,016	40,558
Demolition	54,628							54,628
Rehabilitation				11,692			10,729	22,421
New construction				111,736				111,736
Home repair program	107,885						1,011	108,896
Facade improvements	250							250
Economic development	1,055							1,055
Infrastructure/public works	385,379	160,984						546,363
Developer/housing partners	8,629		11,466				(47,399)	(27,304)
Public service subrecipients	35,152							35,152
Housing assistance					41,535			41,535
Shelter, outreach and other assistance					22,284			22,284
Administration and planning	174,345	890	95,518	1,707	17,571		152,763	442,794
Interest expenditure						415,500	26,771	442,271
<b>Total expenditures</b>	<b>936,289</b>	<b>188,047</b>	<b>108,704</b>	<b>146,385</b>	<b>81,390</b>	<b>497,471</b>	<b>156,835</b>	<b>2,115,121</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(248)</b>	<b>(67,533)</b>	<b>-</b>	<b>341,798</b>	<b>-</b>	<b>(388,498)</b>	<b>237,583</b>	<b>123,102</b>
<b>OTHER FINANCING SOURCES (USES)</b>								
Net Proceeds from issuance of long term debt							(32,644)	(32,644)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(32,644)</b>	<b>(32,644)</b>
<b>Net change in fund balances</b>	<b>(248)</b>	<b>(67,533)</b>	<b>-</b>	<b>341,798</b>	<b>-</b>	<b>(388,498)</b>	<b>204,939</b>	<b>90,458</b>

**Rental**  
**Statement of Revenue & Expense**  
**For the Three Months Ending Saturday, September 30, 2023**

	Budget	September Actual	YTD Actual	Variance	% Total
<b>REVENUES</b>					
Rental income		61,601	171,401	(171,401)	99.7%
Miscellaneous income	669,782	125	475	669,307	0.3%
<b>Total revenues</b>	<b>669,782</b>	<b>61,726</b>	<b>171,876</b>	<b>497,906</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	218,764			218,764	0.0%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	7,000	1,875	2,986	4,014	3.2%
Property maintenance	110,457	24,443	40,558	69,899	43.3%
Rehabilitation	(76,993)	3,220	22,421	(99,414)	23.9%
Administration and planning	56,449	297	890	55,559	1.0%
Operating & capital reserves	386,442			386,442	0.0%
Interest expenditure		5,061	26,771	(26,771)	28.6%
<b>Total expenditures</b>	<b>669,782</b>	<b>34,896</b>	<b>93,626</b>	<b>576,156</b>	<b>100%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>-</b>	<b>26,830</b>	<b>78,250</b>	<b>(78,250)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt		(14,744)	(32,644)	32,644	
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>(14,744)</b>	<b>(32,644)</b>	<b>32,644</b>	
<b>Net change in fund balances</b>	<b>-</b>	<b>12,086</b>	<b>45,606</b>	<b>(45,606)</b>	

**OPERATIONS COMMITTEE MEETING AGENDA  
THURSDAY, NOVEMBER 16, 2023 – 12:30 P.M.  
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) Operations Reports for October
  - a) Home Sales & Rental Property Reports (Pages 28 – 32)
  - b) Operations Activity Report (Pages 33 – 34)
  - c) Public Works Report (Page 35)
- 3) Other Business
  - a) Development Updates

**\* Committee Approval Required**

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*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**

## **OCTOBER 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	\$200,000
2	Former rental home now listed for sale	2020	434 Lindberg Street	Slater	\$0	\$135,000	Bank	\$135,000	\$226,500
3	New - Under Contract	Fall 2024	East Fairview Townhomes, Phase I (14 units)	Greer	\$91,801	\$3,726,000	Multiple	\$3,817,801	TBD
4	ON HOLD	TBD	235 Canteen Avenue	Greer	\$0	<i>\$162,840</i>	HOME	\$187,840	TBD
5	ON HOLD	TBD	255 Canteen Avenue	Greer	\$12,710	<i>\$173,246</i>	HOME	\$210,956	TBD
6	New - awaiting deed from TR	TBD	Lot 6, West Road	Travelers Rest	\$0	\$225,000	TBD	\$225,000	TBD
7	Possible Habitat partnership	TBD	1306 W. Bramlett Road	City View	\$9,107	TBD	HOME	TBD	\$175,000

**Report Ending October 31, 2023**

**Homes Sold FYTD: 3**

### GCRA Rental Properties - October 2023

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>1</b>	6 Bryant Street	Brandon	Occupied	HOME	2B/1B
<b>2</b>	7 Saco Street	Brandon	Occupied	CDBG	3B/1B
<b>3</b>	203 Mack Street	Brutontown	Occupied	CDBG	3B/1B
<b>4</b>	10 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>5</b>	12 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>6</b>	18 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>7</b>	20 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>8</b>	110 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>9</b>	112 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>10</b>	114 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>11</b>	116 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>12</b>	120 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>13</b>	122 Marie Street	Brutontown	Occupied	HOME	3B/2B
<b>14</b>	130 Marie Street	Brutontown	Occupied	HOME	2B/1B
<b>15</b>	106 2nd Street	Fountain Inn	Occupied	HOME	2B/1B
<b>16</b>	107 Alice Avenue	Freetown	Occupied	HOME	3B/2B
<b>17</b>	111 Arnold Street	Freetown	Occupied	HOME	2B/1.5B
<b>18</b>	123 Baker Street Ext.	Freetown	Occupied	HOME	4B/2B
<b>19</b>	3 14th Street	Greer	Occupied	CDBG	4B/2B
<b>20</b>	11 24th Street	Greer	Occupied	CDBG	2B/1B
<b>21</b>	129 Broadus Street	Greer	Occupied	CDBG	2B/1B
<b>22</b>	324 E. Arlington Avenue	Greer	Occupied	HOME	3B/2B
<b>23</b>	112 E. Church Street	Greer	Occupied	HOME	2B/2B
<b>24</b>	6 Hardin Street	Greer	Occupied	CDBG	3B/2B
<b>25</b>	108 Harris Street	Greer	Occupied	CDBG	2B/1B
<b>26</b>	106 Lanford Street	Greer	Occupied	CDBG	2B/1B
<b>27</b>	511 Trade Street	Greer	Occupied	CDBG	3B/2B
<b>28</b>	125 Will Street	Greer	Occupied	HOME	3B/1.5B
<b>29</b>	133 Will Street	Greer	Occupied	HOME	3B/2B

### GCRA Rental Properties - October 2023

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>30</b>	137 Will Street	Greer	Occupied	HOME	3B/2B
<b>31</b>	16 3rd Avenue	Judson	Occupied	HOME	3B/1B
<b>32</b>	1 D Street	Judson	Occupied	Bank	2B/1B
<b>33</b>	6 D Street	Judson	Occupied	HOME	3B/1.5B
<b>34</b>	7 D Street	Judson	Occupied	HOME	3B/2B
<b>35</b>	8 D Street	Judson	Occupied	BANK	3B/2B
<b>36</b>	105 Goodrich Street	Judson	Occupied	HOME	3B/1.5B
<b>37</b>	102 Heatherly Drive	Judson	Occupied	HOME	2B/2B
<b>38</b>	106 Heatherly Drive	Judson	Occupied	CDBG	2B/1B
<b>39</b>	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>40</b>	3 Journey Lane	Mauldin	<b>Tenant moving in November 6th</b>	HOME, CDBG, Bank, GHF	3B/2B
<b>41</b>	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>42</b>	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>43</b>	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>44</b>	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>45</b>	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>46</b>	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>47</b>	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>48</b>	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>49</b>	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B

### GCRA Rental Properties - October 2023

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>50</b>	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>51</b>	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>52</b>	29 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>53</b>	31 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>54</b>	33 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>55</b>	35 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>56</b>	37 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
<b>57</b>	304 Miller Road	Mauldin	Occupied	HOME	3B/1B
<b>58</b>	279 Moore Street	Mills Mill	Occupied	HOME	2B/1B
<b>59</b>	321 Tremont Avenue	Mills Mill	Occupied	HOME	3B/1B
<b>60</b>	21 McBeth (Adult Day center)	Monaghan	Occupied	CDBG	
<b>61</b>	31 Norwood Street	Monaghan	Occupied	HOME	2B/1B
<b>62</b>	15 Speed Street	Monaghan	<b>Vacant</b>	CDBG	3B/2B
<b>63</b>	114 Westwood Drive	Simpsonville	Occupied	HOME	3B/2B
<b>64</b>	235 Whitney Street	Slater	Occupied	Bank	3B/2B
<b>65</b>	6 Estelle Street	Sterling	<b>Contract for new construction executed</b>	HOME	2B/1B
<b>66</b>	19 Young Street	Sterling	Occupied	CDBG	2B/1B
<b>67</b>	21 Young Street	Sterling	Occupied	CDBG	2B/1B
<b>68</b>	105 Hodgens Drive	Travelers Rest	<b>Contract for new construction will be executed after environmental clearance is complete</b>	CDBG	2B/1B
<b>69</b>	202 Roosevelt Avenue	Travelers Rest	Occupied	CDBG	2B/2B
<b>70</b>	102 Telfair Street	Worley Road	Occupied	HOME	3B/2B

# RENTAL REPORT

## Tenant Balance for October 31, 2023

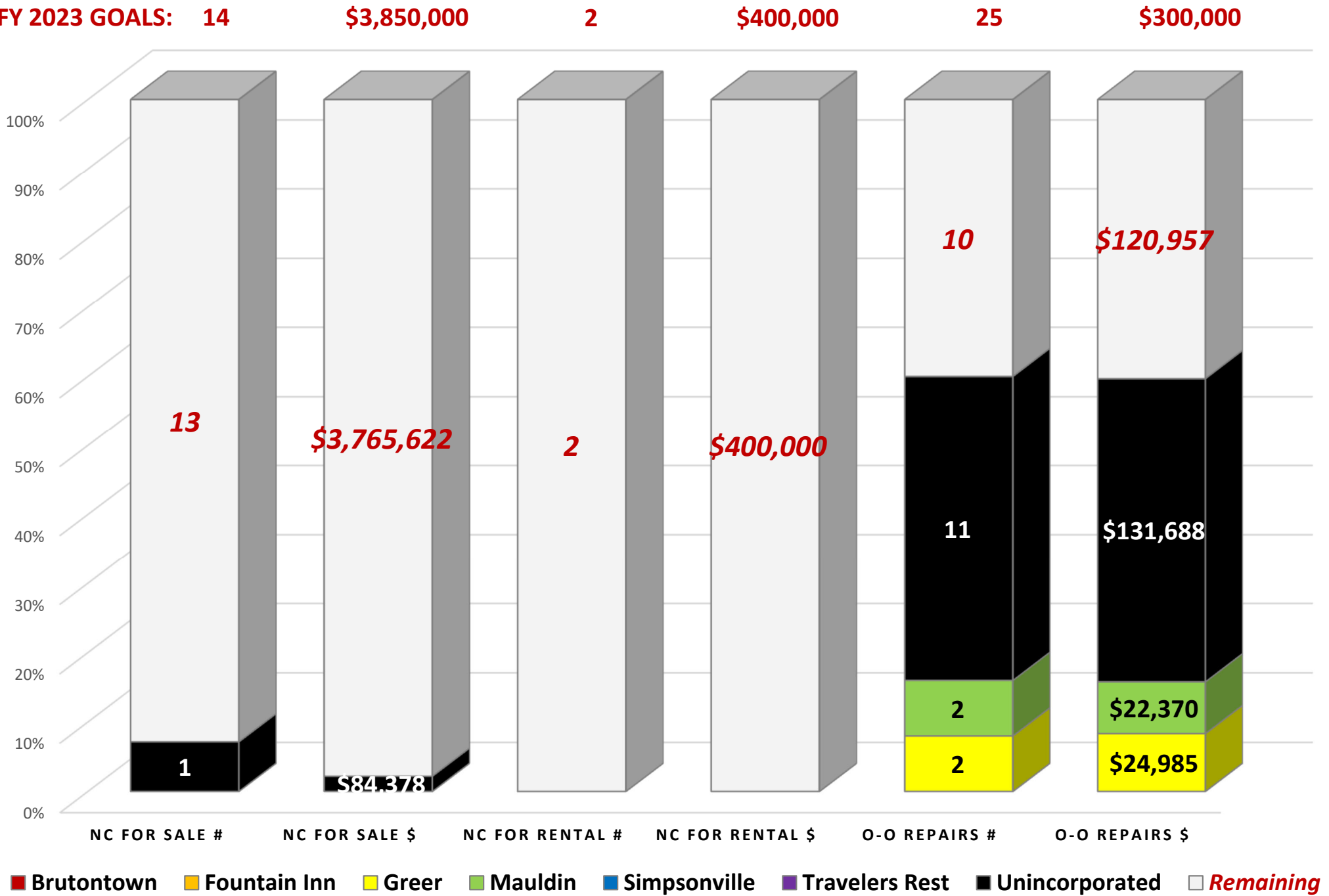
Property Name	Due for October	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$50.00	\$350.00		\$1,250.00
114 Marie Street	\$1,050.00	\$200.00	\$2,150.00		\$3,400.00
18 Marie Street	\$780.00	\$200.00	\$2,150.00		\$3,130.00
3 14th Street	\$950.00	\$50.00	\$950.00		\$1,950.00
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	\$1,750.00		\$2,675.00
102 Telfair Street	\$950.00	\$250.00	\$3,852.00		\$5,052.00
16 3rd Avenue	\$900.00	\$50.00	\$1,400.00		\$2,350.00
107 Alice Avenue	\$700.00	\$50.00	\$700.00		\$1,450.00
	<b>\$8,405.00</b>	<b>\$1,200.00</b>	<b>\$18,277.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For October**  
**\$27,882.00**

**TOTAL Past Due Balance For September**  
**\$23,169.00**



# Operations Activity Report YTD – New Construction & Repairs



## Resale/Rental Repair Work; Demolitions; Partner Progress

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## PUBLIC WORKS PROJECTS - OCTOBER 2023

STATUS	PROJECT	FUNDING SOURCE	TOTAL COST	ESTIMATED COMPLETION	COMMENTS
WIP	Emanuel Sullivan Sports Complex ADA Bathroom Building, City of Fountain Inn	City of Fountain Inn CDBG	\$434,718	Summer 2023	Punch list items have been completed; contractor is working on close-out documentation to complete the project.
Planning phase	Miller & Old Mill Roads Sidewalks, City of Mauldin	City of Mauldin CDBG	TBD	TBD	Environmental assessment is complete; project goes out to bid on November 2nd with a mandatory pre-bid meeting on-site on November 9th and a bid return deadline of December 1st. A profile should be presented to the Operations Committee at their meeting in January.
Planning phase	Gridley Place Townhomes (212 Gridley Street & 214 Morris Street), Sans Souci	TBD	TBD	TBD	Final Development Plan has been submitted; project will go through Subdivision Advisory Committee, whose schedule for 2024 has not yet been posted.
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.