

“Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars, to change the world.”

- Harriet Tubman



GCRA Committee Meetings

Administration: March 12, 2024

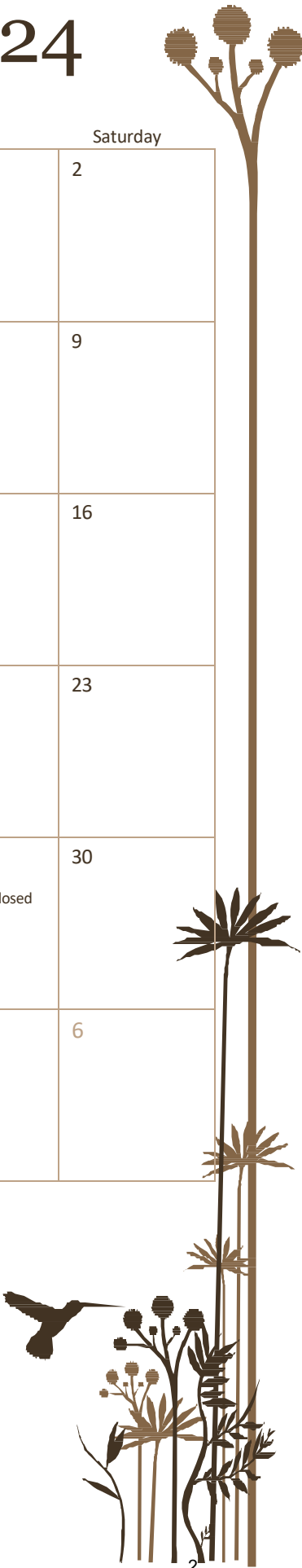
Operations: March 14, 2024

# March

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	1	2
3	4	5	6	7	8	9
10	11	12 Admin. Committee Meeting @ 12:30 PM Boardroom Simpsonville Municipal Meeting @ 6:30 PM	13	14 Ops. Committee Meeting @ 12:30 PM Boardroom	15	16
17	18 Mauldin Municipal Meeting @ 7:30 PM	19	20	21 Travelers Rest Municipal Meeting @ 6:00 PM	22	23
24	25	26 GCRA Board Meeting @ 12:30 PM Boardroom Greer Municipal Meeting @ 6:30 PM	27	28	29 Good Friday Closed	30
31	1	2	3	4	5	6

Notes:

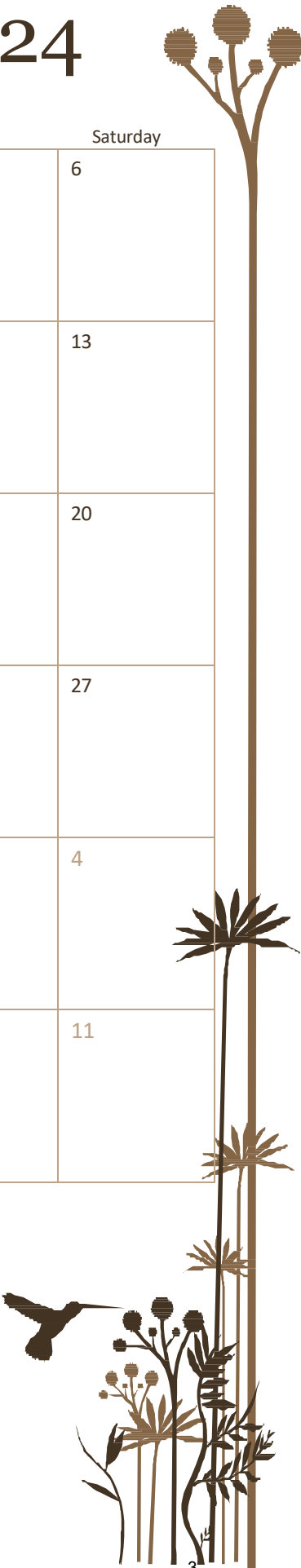


# April

2024

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

Notes:





# GCRA

Greenville County Redevelopment Authority

## ADMINISTRATION COMMITTEE MEETING AGENDA TUESDAY, MARCH 12, 2024 – 12:30 PM GCRA BOARDROOM

1. Opening and Roll Call
2. Invocation
3. \*Approval of PY 2024 CDBG Public Service Subrecipients – Unincorporated (Page 5-11)
4. \*Approval of PY 2024 CDBG Home Repairs Subrecipients (Page 12)
5. PY 2024 CDBG Municipal Subrecipient Information
  - a) Fountain Inn (Page 13)
  - b) Greer (Page 14)
  - c) Mauldin (Page 15)
  - d) Simpsonville (Page 16)
6. \*Approval of PY 2024 ESG Subrecipients (Page 17-19)
7. \*Approval of PY 2024 HOME-ARP Proposals
  - a) \*Approval of the TBRA, Supportive Service, Operating and Capacity Building Proposals (Page 20)
  - b) \*Approval of the Non-Congregate Shelters (NC) Proposals (Page 21)
8. \*Approval of the HOME and Greenville County Affordable Housing Fund (GCAHF) Proposals (Page 22)
  - a) Presentation
9. \*Approval of the Community Housing Development Organization (CHDO) (Page 22)
10. \*Approval of the Public Agency Infrastructure Improvement Proposal (Page 23)
11. Administration Reports
  - a) Subrecipient Report (Page 24)
  - b) HOME-ARP Subrecipient Report (Page 25)
  - c) CDBG Timeliness Test (Page 26)
12. Financial Reports
  - a) Financial Highlights-KPI (Page 27)
  - b) Financial Statements (Page 28-29)
  - c) Funding Sources (Page 30)
  - d) Rental Program Income (Page 31)
13. Other Business
  - a) Planning Updates
14. **Committee Approval Required**

Committee Members: Amy Coleman, Chair; Jane Kizer, Vice-Chair; Charolotte Osmer; Robert Julian; Diana Weir; and Allen White

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

PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				\$302,000
			Total Funding Requested:				\$816,745.00
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
Big Brothers Big Sisters of the Upstate	Low/low moderate	Project matches youth in this demographic with trained mentors (Bigs). Bigs spend 6 hours + a month with Littles. The project improves academics & social/emotional skills.	Personnel/facility Rent/phone, internet/ project liability insurance	\$0.00	\$0.00	\$6,345.00	\$0.00
HRC-Fair Housing	Low/low moderate	The proposed fair housing program helps Greenville County's lowest income residents find and access decent housing and educates residents on how to recognize and avoid housing discrimination.	HUD-Certified Housing Counseling	\$30,000.00	\$30,000.00	\$50,000.00	\$37,000.00

PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				\$302,000
			Total Funding Requested:				\$816,745.00
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
HRC-FEC	Low/low moderate	Helps to reduce the number of families living in poverty and reduces barriers to decent housing by assisting low-income households to access safe and affordable banking products, build credit, reduce debt, and increase savings.	Program Coordination and Financial Counselors/Program Supplies Equipment & Credit Reports	\$8,000.00	\$0.00	\$50,000.00	\$10,000.00

PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				<b>\$302,000</b>
			Total Funding Requested:				<b>\$816,745.00</b>
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
Public Education Partners	Low/low moderate	Make Summer Count is a summer literacy program that provides free, high-interest books to K4-5th grade students at 12 Title 1 elementary schools. Families are invited to attend free Family Reading Night events to build family literacy skills.	Books & Book Bags/Family Reading night expenses/program staff	\$0.00	\$0.00	\$50,000.00	<b>\$0.00</b>
Unity Health on Main	Low/low moderate	Provides medical home while addressing the unique needs of a variety of populations and races with supportive wrap around services regardless of ability to pay.	Bilingual Case Manager/Community Health Worker/Laptop & Cellphone/patient transport	\$45,000.00	\$55,000.00	\$95,200.00	<b>\$60,000.00</b>

PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				<b>\$302,000</b>
			Total Funding Requested:				<b>\$816,745.00</b>
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
BootPrint Inc	Veterans/low mod	Outreach to identify homeless encampments to identify vets that unhoused, distribute food, hygiene bags & clothing and Emergency Assistance	Outreach/	\$0.00	\$3,000.00	\$10,000.00	<b>\$0.00</b>
MOW	Seniors and homebound	Project 4 provides frozen meals to individuals 62 and above on weekends	frozen meal food cost	\$55,000.00	\$55,000.00	\$55,000.00	<b>\$55,000.00</b>
Next Steps Today	Low/low moderate	Halfway house	RENT* see explanation for simpsonville	\$0.00	\$0.00	\$43,800.00	<b>\$0.00</b>



PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				<b>\$302,000</b>
			Total Funding Requested:				<b>\$816,745.00</b>
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
The Light House of the Upstate	Elderly/Low moderate		Community events(5000)/case management(12,057)/home environment improvements(5443)/transportation(7500)	\$0.00	\$0.00	\$30,000.00	<b>\$0.00</b>
Greenville Free Medical	Low/low moderate	Provides prescriptions and refills for low-income uninsured adults age 55+, many with serious chronic conditions. Medications are provided free of charge to eligible patients.	11000 prescriptions	\$90,000.00	\$90,000.00	\$95,000.00	<b>\$95,000.00</b>
Share	Low/low moderate	Employment Readiness	Ladder Program	\$0.00	\$0.00	\$110,000.00	<b>\$10,000.00</b>

PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				<b>\$302,000</b>
			Total Funding Requested:				<b>\$816,745.00</b>
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
1st Impression	low	Provide a hoop tunnel greenhouse & raised bed community garden, distribute fresh produce to low-income minority individuals & families and provide additional fresh produce for our Stella Hill McBee Cook Community Cupboard.	Community Garden Coordinator	\$0.00	\$0.00	\$14,400.00	<b>\$0.00</b>
Judson Community Partnership	Low/low moderate	Provides opportunities for academic growth, exposure to the arts, and therapeutic healing to low income youth and families in the Judson neighborhood through afterschool programming.	Mini bus/insurance and employee	\$0.00	\$0.00	\$157,000.00	<b>\$0.00</b>

PY 24 Unincorporated CDBG Funding Requests			Total Funding Requested:				<b>\$302,000</b>
			Total Funding Requested:				<b>\$816,745.00</b>
Name of Subrecipients	Targeted Population	Program Description	Details for the Activity /Program Request	PY 22	PY 23	REQUESTED PY 24	PY 24 Staff Recommendation
Safe Harbor	Low/low moderate	Provides emergency shelter for DV victims and families.	2/3 hotel rooms to serve as emergency shelter/meals	\$35,000.00	\$35,000.00	\$50,000.00	<b>\$35,000.00</b>
<b>TOTAL</b>						\$816,745.00	<b>\$302,000.00</b>

<b>PY 24 Home Repair CDBG Funding Requests</b>				<b>Total Funding Available:</b>					
				<b>Total Funding Requested:</b>					
Name of Subrecipient	Proposed # Households/ people to be served	Targeted Population	Program Description	Details for the Activity /Program Request	PY 21	PY 22	PY 23	PY 24 REQUEST	PY 24 Staff Recommendation
Habitat for Humanity	5	low/low moderate income	Provides homeowner repairs for seniors and persons living with disabilities.	Home rehab of 5 qualified homes	\$0.00	\$0.00	\$25,000.00	\$ 25,000.00	<b>\$25,000.00</b>
Rebuild Upstate	8 to 10	low/low moderate income	Provides homeowner repairs for seniors and persons living with disabilities	Assist 10 qualified homeowners	\$80,000.00	\$240,000.00	\$35,000.00	\$ 57,500.00	<b>\$57,500.00</b>
<b>TOTAL</b>								\$ 82,500.00	<b>\$82,500.00</b>

<b>PY 24 Fountain Inn CDBG Funding Requests</b>				<b>Total Funding Available:</b>					\$ 10,000.00
				<b>Total Funding Requested:</b>					\$ 10,238.84
Name of Subrecipient	Proposed # Households/ people to be served	Targeted Population	Program Description	Activity /Program Request	PY 21	PY 22	PY 23	PY 24 REQUEST	PY 24 Staff Recommendation
Center for Community Services	15	Low/Low Moderate income	Utility Assistance	Utility Assistance elderly and low moderate income	\$5,000.00	\$5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00
City of Fountain Inn	606	Elderly	Senior Center	New equipment/class	\$5,000.00	\$5,000.00	\$5,000.00	\$ 5,238.84	\$5,000.00
<b>TOTAL</b>								\$ 10,238.84	\$10,000.00

PY 24-25 Greer CDBG Funding Requests				Total Funding Available:				\$ 60,000.00	
				Total Funding Requested:				\$60,000.00	
Name of Subrecipients	Proposed # Households/ people to be served	Targeted Population	Program Description	Details for the Activity /Program Request	PY 21-22	PY 22-23	PY 23-24	PY 24-25 REQUEST	PY 24-25 Staff Recommendation
City of Greer-Senior	25	Elderly	Senior Center	Yoga mats and lessons	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$3,000.00
City of Greer-Youth	33/50	Youth-low/low moderate income	Summer camp/facilities supplies/activities	T-shirts/ activities	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$7,000.00
Greer Relief	60 hh	Elderly	Provides casemanagement and financial assistatance to qualifing individuals	Financial assistance(18,000), case management (8790), charity tracker(1200), renew(500)	\$ 15,000.00	\$ 10,000.00	\$ 17,000.00	\$ 28,490.00	\$28,490.00
Creative Advancement	100	Youth	Afterschool program	Staff/activities/lease/s cholarships	\$ 10,000.00	\$19,000.00	\$11,000.00	\$ 20,000.00	\$6,510.00
Greer Community Ministries	375	Elderly	MOW for seniors	Fresh food for meal prep	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00
<b>TOTAL</b>								\$ 78,490.00	\$60,000.00

PY 24 Mauldin CDBG Funding Requests				Total Funding Available:			\$ 15,500.00		
				Total Funding Requested:			\$ 15,500.00		
Name of Subrecipients	Proposed # Households/ people to be served	Targeted Population	Program Description	Details for the Activity /Program Request	PY 21	PY 22	PY 23	PY 24 REQUEST	PY 24 Staff Recommendation
City of Mauldin	4000	Seniors	Provide services and recreational activities for senior adults and disabled seniors.	Replacement of lighting fixtures and furniture	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 12,500.00
Center for Community Services	15	Elderly/low moderate income	Casemanagement services for low/mod and elderly clients	Utility assistance	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00
<b>TOTAL</b>					<b>\$15,500.00</b>	<b>\$15,500.00</b>	<b>\$15,500.00</b>	<b>\$15,500.00</b>	<b>\$15,500.00</b>

<b>PY 24 Simpsonville CDBG Funding Requests</b>				<b>Total Funding Available:</b>				<b>\$ 22,000.00</b>	
				<b>Total Funding Requested:</b>				<b>\$ 22,000.00</b>	
Name of Subrecipient	Proposed # Households/ people to be served	Targeted Population	Program Description	Details for the Activity /Program Request	PY 21	PY 22	PY 23	PY 24 REQUEST	PY 24 Staff Recommendation
City of Simpsonville	1399	Seniors	Offer a wide variety of activities for all senior citizens	Exercise equipment, billiards, pickleball, computers, kitchen tables, chairs	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Center for Community Services	50	Seniors and low mod	Casemanagement for Low/Mod & Elderly	Utility assistance	\$ 12,000.00	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
<b>TOTAL</b>								\$ 22,000.00	\$ 22,000.00



PY 24 ESG - Funding Requests- Shelter & Outreach					Total Funding Available:			\$140,500.00	
					Total Funding Requests:			\$346,100.00	
Name of Subrecipients	Details for the Activity /Program Request	Proposed # Households /people to be served	Target Population	ESG Eligible Activity Outreach/ Shelter	PY 21	PY 22	PY 23	PY 24 Requested Amount	Staff Recommendation
Greenville County Human Relations Commision	Outreach-Casemanagement	1500	Homeless Families	Outreach	\$30,000	\$35,000	\$0	\$10,000.00	\$0.00
Pendleton Place	Shelter services to 35 eligible youth and young adults experiencing homelessness.	35	Homeless Individuals 12-25	Emergency Shelter	\$40,000	\$40,000	\$45,000	\$64,500.00	\$47,600.00
Safe Harbor	Shelter-provide \$10,000 of insurance costs, \$35,000 of shelter utilities, and \$5,000 for maintenance.	150	DV Victims	Emergency Shelter	0	0	0	\$ 50,000.00	\$0.00

PY 24 ESG - Funding Requests- Shelter & Outreach					Total Funding Available:			\$140,500.00	
					Total Funding Requests:			\$346,100.00	
Name of Subrecipients	Details for the Activity /Program Request	Proposed # Households /people to be served	Target Population	ESG Eligible Activity Outreach/ Shelter	PY 21	PY 22	PY 23	PY 24 Requested Amount	Staff Recommendation
SHARE	Emergency Shelter Operations- Rent, Equipment, Insurance, Utilities, transportation; Essential Services- Case Management	15	Homeless Families	Emergency Shelter	\$11,000.00	\$11,000.00	\$12,000.00	\$22,000.00	\$12,000.00
UHC	Outreach- Casemanagement	1550	Homeless	Outreach	\$19,050.00	\$17,000.00	\$16,000.00	\$16,000.00	\$16,000.00
UHC	Shelter- Casemanagement		Homeless	Shelter	\$17,775.00	\$11,810.00	\$11,810.00	\$11,900.00	\$11,900.00
United Ministries	Casemanagement	400	Homeless	Shelter	\$40,000.00	\$50,000.00	\$52,757.00	\$125,000.00	\$53,000.00
The Salvation Army	Emergency Shelter	10	Homeless	Emergency Shelter	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00
1st Impression	Street outreach	600	Homeless	Outreach		\$10,000.00		\$21,700.00	\$0.00
Total								\$346,100.00	\$140,500.00

PY 24 ESG - Homeless Prevention/ Rapid Rehousing/ Homeless Management Information System (HMIS)									
					Total Funding Available:				\$76,000.00
					Total Funding Request:				
Human Relations Commission	Case management	176	All qualifying Greenville County Residents	RRH &HP- Services		\$25,000.00	\$35,000.00	\$40,000.00	\$30,000.00
Nehemiah Hope Project/Not eligible this year	Opening a shelter	16	homeless	RRH	na	na	na	\$12,700.00	\$0.00
UHC- HMIS	HMIS		Serves entire CoC	HMIS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
<b>Total Funding</b>								\$57,700.00	\$35,000.00
<b>GCRA ESG- Direct Services</b>									
GCRA	Rapid Rehousing								\$15,500.00
GCRA	Homelessness Prevention			Direct Financial Assistance - RRH					\$15,500.00

Greenville County HOME-American Rescue Plan – Subrecipient Approval Request –  
March 12, 2024

**1. Name of Agency: United Housing Connection**

Proposed eligible Activities	Amount Requested	Recommended	Qualifying Population
Tenant Based Rental Assistance (TBRA)	\$ 78,000	\$ 78,000	QP1,4
Supportive Services	\$ 40,000	\$ 40,000	QP1,2,3,4
Non-Profit Operating	n/a	n/a	n/a
Non-profit Capacity Building	\$ 85,000	\$ 40,000	n/a
<b>Total</b>	<b>\$203,000</b>	<b>\$158,000</b>	

Type of Supportive Services proposed: **Outreach and life skills and Homeless Prevention Services through the Home Again Program**

Board Decision: Approved ( )

Denied ( )

**2. Name of Agency: Safe Harbor**

Proposed eligible Activities	Amount Requested	Recommended	Qualifying Population
Tenant Based Rental Assistance (TBRA)	\$	\$	
Supportive Services	\$		
Non-Profit Operating	\$		n/a
Non-profit Capacity Building	\$ 38,000	\$ 37,891	n/a
<b>Total</b>	<b>\$ 38,000</b>	<b>\$ 37,891</b>	

Board Decision: Approved ( )

Denied ( )

**3. Name of Agency: 1<sup>ST</sup> Impression**

Proposed eligible Activities	Amount Requested	Approved	Qualifying Population
Tenant Based Rental Assistance (TBRA)	\$		
Supportive Services	\$ 32,500	\$ 25,000	QP1,2,3, & 4
Non-Profit Operating	\$		n/a
Non-profit Capacity Building	\$ 2,000	\$ 2,000	n/a
<b>Total</b>	<b>\$ 36,500</b>	<b>\$27,000</b>	

Type of Supportive Services proposed: **Referral and assistance for food pantry**

Board Decision: Approved ( )

Denied ( )

**NOTE: QP- 1: Literally homeless; QP-2: At risk of homelessness; QP-3 Domestic Violence/Fleeing QP-4 - Others**

## HOME-ARP Non-Congregate Shelter (NCS)

No.	Applicant Name	Project Location	Project Name	Community Neighborhood	Census Tract	Target population	Type of project	HOME-ARP	Total Request	Project Total Cost	Proposed # of Units	Per Unit Subsidy Request	Recommended HOME-ARP Award	Per Unit Subsidy Award
1	Safe Harbor, Inc.	100 Gordon St. Greenville, SC 29611	Safe Harbor Shelter and Headquarters	Judson Mill, Village No. 2	21.04	QP-3	NCS	\$250,000	\$ 250,000	\$ 19,947,831	21	\$ 11,905	\$ 250,000	\$11,905
2	The Salvation Army of Greenville, SC	417 Rutherford St. Greenville, SC 29609	The Salvation Army Social Services Campus	Park Place	9.00	QP1, QP-3	NCS	\$415,153	\$ 415,153	\$ 23,697,340	15	\$ 27,677	\$ 180,000	\$12,000
Total								\$665,153	\$665,153	\$43,645,171	36	Total - Fund Applications	\$430,000	

Notes: \$430,000 in award will require re-allocating approx. \$15,000 to the NCS activity

# HOME, Greenville County Affordable Housing Fund (GCAHF) , and CHDO Proposals

No.	Applicant Name	Project Location	Project Name	Community Neighborhood	Census Tract	Target Population	Type of project	HOME fund Request	Affordable Housing Fund (AHF) Fund	Total Request	Project Total Cost	Proposed # of Units	Per Unit Subsidy Request	CHDO	HOME	AHF
1	Greenville Leased Housing Associates I, LLLP	6615 Augusta Rd. Greenville SC 29605	Avery Landing	East Gantt	34.01	153 units - 51% - 60% AMI	Rental - New Construction (apartments)	\$0	\$600,000	\$ 600,000	\$ 53,166,887	153	\$ 3,922	\$ -	\$100,000	\$500,000
2	Homes of Hope, Inc.	Scattered Sites*	MSJ Greenville 7	Judson Mil, San Souci, Monaghan Mill	08.00, 22.03, 23.02	31-50% AMI, 2 units at 10 Zarline wil be formerly homeless families	Rental - New Construction (SFR & Townhouses)	\$100,000	\$0	\$100,000	\$ 1,463,110	7	\$ 14,286	\$ -	\$100,000	\$0
3	Beyond Housing	#5 10th Street Greenville SC 29611	5th10th Affordable Housing Project	Judson Mills Village	21.05	80%-120% AMI	Homeownership - New Construction	\$0	\$199,000	\$ 199,000	\$ 257,510	1	\$ 199,000	\$ -	\$0	\$0
Total - Fund Applications								\$100,000	\$799,000	\$899,000	\$54,887,507	161	Total - Fund Applications	\$0	\$200,000	\$500,000
4	CHDO - Habitat for Humanity	117, 119, 121, 123 Sturtevant St	Keeping Homes Affordable (Sturtevant)	Bramlet Park/Parker	22.02	2 units = 31%-50% AMI 2 units = 51%-60% AMI	Homeownership - New Construction	\$160,000	\$0	\$ 160,000	\$ 736,000	4	\$ 40,000	\$ 188,277	\$0	\$0
Grand Total								\$160,000	\$0	\$160,000	\$736,000	164	Total - Fund Applications	\$188,277	\$200,000	\$500,000

Notes: \* CHDO \$ is a placeholder until HUD FY2024 allocation

FY25 PY24 -CDBG Public Infrastructure Improvement													
No.	Applicant Name	Project Location	Project Name	Community Neighborhood	Census Tract	Target population	Type of project	CDBG	Total Request	Project Total Cost	Proposed # of Units	Per Unit Subsidy Request	CDBG
1	MetroConnects	Area NW of SC-253/Old Buncombe Rd	Union Bleachery Mill Village Sewer Improvements Phase 1	Union Bleachery	23.01	Low to Moderate Income Area	Infrastructure Improvements	\$500,000	\$ 500,000	\$ 6,271,650	n/a	n/a	\$ 500,000
	Total - Fund Applications							\$500,000	\$500,000	\$6,271,650	0	Total - Fund Applications	\$500,000

To be funded in 2 funding cycles: FY25 & FY26

Notes:

SUBRECIPIENT PERFORMANCE REPORT						
		February				
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	15,163.65	19,836.35	43%	43%
	Pendleton Place	45,000.00	17,415.02	27,584.98	0%	39%
	SHARE	12,000.00	3,055.60	8,944.40	25%	25%
	United Housing Connections - Outreach	16,000.00	9,959.05	6,040.95	53%	62%
	United Housing Connections - Shelter	11,908.63	7,237.47	4,671.16	52%	61%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	32,928.93	19,828.07	55%	62%
Total ESG Subrecipients:		180,665.63	90,759.72	89,905.91		50%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	90,000.00	53,030.64	36,969.36	49%	59%
	HRC - Fair Housing	38,000.00	32,174.02	5,825.98	85%	85%
	Meals on Wheels	55,000.00	27,500.00	27,500.00	0%	50%
	Safe Harbor	35,000.00	7,330.40	27,669.60	21%	21%
	Unity Health on Main	55,000.00	39,121.47	15,878.53	71%	71%
	Upstate Warrior Solution	25,000.00	6,497.25	18,502.75	26%	26%
Total CDBG Unincorporated Subrecipients:		298,000.00	165,653.78	132,346.22		56%
Total Unincorporated		478,665.63	256,413.50	222,252.13		54%
CDBG Greer	Creative Advancement	11,000.00	8,323.29	2,676.71	22%	76%
	Greer Community Ministries	20,000.00	20,000.00	-	100%	100%
	Greer Parks & Recreation (Needmore Youth)	7,000.00	-	7,000.00	0%	0%
	Greer Parks & Recreation (Cannon Senior)	5,000.00	3,000.00	2,000.00	60%	60%
	Greer Relief	17,000.00	15,414.29	1,585.71	91%	91%
Total CDBG Greer Subrecipients:		60,000.00	46,737.58	13,262.42		78%
CDBG Mauldin	Center for Community Services	5,000.00	542.00	4,458.00	11%	11%
	City of Mauldin	10,500.00	7,437.57	3,062.43	71%	71%
Total CDBG Mauldin Subrecipients:		15,500.00	7,979.57	7,520.43		51%
CDBG Simpsonville	Center for Community Services	12,000.00	2,298.00	9,702.00	19%	19%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
Total CDBG Simpsonville Subrecipients:		22,000.00	2,298.00	19,702.00		10%
CDBG Fountain Inn	Center for Community Services	5,000.00	1,437.00	3,563.00	0%	29%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	1,437.00	8,563.00		14%
Total CDBG - All Municipalities		107,500.00	58,452.15	49,047.85		54%
Grand Total - ESG and CDBG		586,165.63	314,865.65	271,299.98		54%



# HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

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

February 2024

		PY 23 Contract Amount	Expenditures	Balance to Spend	% Expended	% Unused
Subrecipient	Activity					
Human Relations Commission	TBRA	\$ 300,000.00	\$ 202,331.00	\$ 97,669.00	67%	33%
Human Relations Commission	Supportive Services	\$ 125,000.00	\$ 46,875.00	\$ 78,125.00	38%	63%
Human Relations Commission	Non-Profit Operating Costs	\$ 44,200.00	\$ 16,575.00	\$ 27,625.00	38%	63%
Human Relations Commission	Non-Profit Capacity Building	\$ 12,700.00	\$ 1,243.00	\$ 11,457.00	10%	90%
Greer Relief	TBRA	\$ 200,000.00	\$ 73,112.00	\$ 126,888.00	37%	63%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 7,497.00	\$ 67,503.00	10%	90%
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	\$ 55,716.00	\$ 120,684.00	32%	68%
Unity Health on Main	Non-Profit Operating Costs	\$ 7,874.00	\$ 4,238.00	\$ 3,636.00	54%	46%
<b>Total HOME ARP Subrecipients:</b>		<b>\$ 1,468,888.00</b>	<b>\$ 407,587.00</b>	<b>\$ 1,061,301.00</b>	<b>28%</b>	<b>72%</b>
As of	3/6/2024					



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

DATE: 03-07-24  
TIME: 14:14  
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	2,458,404.76	3,660,920.58	0.90	1.34		

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**

*NOTE: If \*\*\*\*\* appears in place of ratio, then ratio cannot be calculated because either the grantee's current year grant has not been obligated in LOCCS or the current program year start and end dates have not been entered in IDIS.*

GCRA Financial Highlights  
Month at a Glance January 24

<u>Government-Wide</u>	<u>Month</u>	<u>Change from</u>		<u>Change from</u>	
		<u>Prior Month</u>	<u>%</u>	<u>FY23 (FYTD)</u>	<u>%</u>
Cash	11,621,170	Decrease	-8%	Decrease	-14%
Total Assets	38,148,678	Decrease	-1%	Decrease	0%
Notes Payable	2,129,167	Decrease	0%	Decrease	-10%
Debt-to-income	3%			2%	
Net Position	32,705,858	Decrease	-1%	Decrease	-1%
Net investment in capital assets	8,907,319	Decrease	0%	Decrease	-2%
Unrestricted net assets	23,798,539	Decrease	-1%	Increase	0%

<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>
Revenue	543,739	4,628,426
Expenditures	1,406,688	6,050,510
Net Income (loss)	(862,949)	(1,422,084)

Rental Portfolio		
Net Income (loss)	4,369	(27,650)

Notes:

Rehabilitation of 6 Estelle (Rental Portfolio) and 105 Hodges \$130,000 (T.R.)

Fairview project \$648,000

CHDO, Housing assistance, Shelter & Outreach \$300,000

**GCRA**  
**Statement of Net Position**  
**January 31, 2024**

**ASSETS**

Cash and cash equivalents	\$11,621,170
Accounts receivable	(49)
Grants receivable	401,459
Prepaid items	268
Loans receivable	8,970,777
Lease Receivable	117,904
Real property held for inventory	7,066,421
Real property held for rental	10,194,601
Fixed assets	447,319
Accumulated depreciation	(1,734,601)
Deferred outflows of resources	1,063,408
<b>Total assets and deferred outflows</b>	<b><u>38,148,677</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	135,849
Unearned revenue	4,534
Funds held in escrow	23,096
Noncurrent liabilities:	
Lease Liability	100,750
Net pension liability	2,651,834
Notes payable	2,129,167
Deferred inflows of resources	397,589
<b>Total liabilities and deferred inflows</b>	<b><u>5,442,819</u></b>

**NET POSITION**

Net investment in capital assets	8,907,319
Restricted net assets	
Unrestricted net assets	23,798,539
<b>Total net position</b>	<b><u>32,705,858</u></b>

<b>Total Liabilities and Net Position</b>	<b><u>\$38,148,677</u></b>
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**GCRA**  
**Statement of Revenue & Expenditures**  
**For the Seven Months Ending Wednesday, January 31, 2024**

	<b>Budget</b>	<b>January Actual</b>	<b>YTD Actual</b>	<b>Variance</b>	<b>% Total</b>
<b>REVENUES</b>					
Federal grants	11,874,464	401,459	2,589,733	9,284,731	56.0%
Loan repayment	41,674	82,467	515,253	(473,579)	11.1%
Sale of property			949,500	(949,500)	20.5%
Rental income		59,205	407,671	(407,671)	8.8%
Unrestricted income	2,979,438		125,000	2,854,438	2.7%
Miscellaneous income	11,067,601	608	41,269	11,026,332	0.9%
<b>Total revenues</b>	<b>25,963,177</b>	<b>543,739</b>	<b>4,628,426</b>	<b>21,334,751</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	2,877,584	105,401	559,691	2,317,893	9.3%
Acquisition	(32,337)	10,000	10,000	(42,337)	0.2%
Disposition	223,240	17,235	82,247	140,993	1.4%
Property maintenance	41,438	20,610	108,101	(66,663)	1.8%
Demolition	177,555		54,878	122,677	0.9%
Rehabilitation	427,457	130,808	171,259	256,198	2.8%
New construction	5,310,907	139,257	912,402	4,398,505	15.1%
Home repair program	453,803	27,685	297,487	156,316	4.9%
Facade improvements	105,000		250	104,750	0.0%
Economic development	170,034		1,055	168,979	0.0%
Infrastructure/public works	2,465,826	(331,272)	593,662	1,872,164	9.8%
Developer/housing partners	5,722,751	839,525	889,586	4,833,165	14.7%
Public service subrecipients	325,265	57,547	145,141	180,124	2.4%
Special projects	1,111,237			1,111,237	0.0%
Community housing dev. org.	469,084	91,000	91,000	378,084	1.5%
Housing assistance	1,028,004	136,011	322,301	705,703	5.3%
Shelter, outreach and other assistance	2,710,881	72,274	160,671	2,550,210	2.7%
Administration and planning	2,860,957	82,282	968,058	1,892,899	16.0%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure	826,700	8,325	682,722	143,978	11.3%
<b>Total expenditures</b>	<b>27,463,177</b>	<b>1,406,688</b>	<b>6,050,511</b>	<b>21,412,666</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(1,500,000)</b>	<b>(862,949)</b>	<b>(1,422,085)</b>	<b>(77,915)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	1,500,000	(10,138)	(237,952)	1,737,952	
<b>Total other financing sources (uses)</b>	<b>1,500,000</b>	<b>(10,138)</b>	<b>(237,952)</b>	<b>1,737,952</b>	
<b>Net change in fund balances</b>		<b>(873,087)</b>	<b>(1,660,037)</b>	<b>1,660,037</b>	

GCRA  
Statement of Revenue Expense by Funding Source  
For the Seven Months Ending Wednesday, January 31, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
<b>REVENUES</b>								
Federal grants	1,537,932		224,971		141,891		684,939	2,589,733
Loan repayment		125,149		64,763		199,057	126,285	515,254
Sale of property		90,302		535,969			323,229	949,500
Rental income		101,400		105,151			201,120	407,671
Unrestricted income							125,000	125,000
Miscellaneous income		23,045		9,793			8,431	41,269
<b>Total revenues</b>	<b>1,537,932</b>	<b>339,896</b>	<b>224,971</b>	<b>715,676</b>	<b>141,891</b>	<b>199,057</b>	<b>1,469,004</b>	<b>4,628,427</b>
<b>EXPENDITURES</b>								
Housing services								
Delivery of service	263,969	60,933	12,972	75,936		140,450	5,431	559,691
Acquisition							10,000	10,000
Disposition	9,645	38,977		2,788		1,750	29,087	82,247
Property maintenance		34,948		35,855			37,298	108,101
Demolition	54,878							54,878
Rehabilitation	51,207	92,731		16,592			10,728	171,258
New construction			68,940	505,062			338,400	912,402
Home repair program	126,578	16,588					154,321	297,487
Facade improvements	250							250
Economic development	1,055							1,055
Infrastructure/public works	493,369	169,567					(69,274)	593,662
Developer/housing partners	39,059		17,541	1,176			831,810	889,586
Public service subrecipients	145,141							145,141
Community housing dev. org.							91,000	91,000
Housing assistance					53,356		268,945	322,301
Shelter, outreach and other assistance					70,964		89,707	160,671
Administration and planning	353,504	37,629	125,518	60,456	17,571	21,795	351,585	968,058
Interest expenditure						621,100	61,622	682,722
<b>Total expenditures</b>	<b>1,538,655</b>	<b>451,373</b>	<b>224,971</b>	<b>697,865</b>	<b>141,891</b>	<b>785,095</b>	<b>2,210,660</b>	<b>6,050,510</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(723)</b>	<b>(111,477)</b>		<b>17,811</b>		<b>(586,038)</b>	<b>(741,656)</b>	<b>(1,422,083)</b>
<b>OTHER FINANCING SOURCES (USES)</b>								
Net Proceeds from issuance of long term debt							(237,952)	(237,952)
<b>Total other financing sources (uses)</b>							<b>(237,952)</b>	<b>(237,952)</b>
<b>Net change in fund balances</b>	<b>(723)</b>	<b>(111,477)</b>		<b>17,811</b>		<b>(586,038)</b>	<b>(979,608)</b>	<b>(1,660,035)</b>

**Rental**  
**Statement of Revenue & Expense**  
**For the Seven Months Ending Wednesday, January 31, 2024**

	<b>Budget</b>	<b>January Actual</b>	<b>YTD Actual</b>	<b>Variance</b>	<b>% Total</b>
<b>REVENUES</b>					
Sale of property			226,500	(226,500)	35.7%
Rental income		59,208	407,682	(407,682)	64.2%
Miscellaneous income	263,464	100	700	262,764	0.1%
<b>Total revenues</b>	<b>263,464</b>	<b>59,308</b>	<b>634,882</b>	<b>(371,418)</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	91,860			91,860	0.0%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	2,000	4,561	33,027	(31,027)	12.9%
Property maintenance	41,437	20,610	108,101	(66,664)	42.2%
Rehabilitation	(76,993)	11,008	51,052	(128,045)	20.0%
Administration and planning	49,706	297	2,078	47,628	0.8%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure		8,325	61,622	(61,622)	24.1%
<b>Total expenditures</b>	<b>263,464</b>	<b>44,801</b>	<b>255,880</b>	<b>7,584</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>14,507</b>	<b>379,002</b>	<b>(379,002)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt		(10,138)	(237,952)	237,952	
Intercompany transfers			(168,700)	168,700	
<b>Total other financing sources (uses)</b>		<b>(10,138)</b>	<b>(406,652)</b>	<b>406,652</b>	
<b>Net change in fund balances</b>		<b>4,369</b>	<b>(27,650)</b>	<b>27,650</b>	

**OPERATIONS COMMITTEE MEETING AGENDA  
THURSDAY, MARCH 14, 2024 – 12:30 P.M.  
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) \*Approval to Accept Transfer of 43 Parcels from Nonprofit (Page 33)
- 3) \*Approval of Associate Maintenance Technician & Associate Housing Specialist Positions (Page 34)
- 4) Operations Reports for February
  - a) Home Sales & Rental Property Reports (Pages 35 – 39)
  - b) Operations Activity Report (Pages 40)
  - c) Public Works Report (Page 41)
- 5) Other Business
  - a) Development Updates

**\* Committee Approval Required**

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*Committee Members: Barry Coleman, Chair; James Hammond, Vice-Chair; David Doser; Denise Ernul; Walter Moragne; and Lawson Wetli*

*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***



## Memorandum

**To:** Operations Committee

**From:** Joe Smith, Operations Director

**Date:** March 14, 2024

**Subject:** Approval to Accept Transfer of 43 Parcels from Nonprofit

The Executive Director of Greenville Housing Futures (GHF), a nonprofit housing agency, is retiring and dissolving the nonprofit. GHF has been in conversation with Redevelopment Authority leadership about the possibility of deeding their entire rental portfolio to GCRA. The portfolio includes 43 properties across several communities in Greenville County, the majority of which are in the city limits of Greenville. The monthly rent collected from all of the properties is \$18,562 (\$222,744 annual gross); the units are debt-free. The units were built between 2007 and 2013, and all have been well-maintained; therefore, staff do not expect a significant amount of capital improvements to be necessary in the immediate future. All of the tenants are seniors and are stable residents, representing a low delinquency rate and easy management oversight. Their current occupancy rate is 98 percent (one vacancy). Management of these additional properties will require additional staff soon; this added cost will be borne by the cash flow of the additional units.

Two vacant parcels in Judson are also included in the proposed transfer; staff will investigate the suitability of the parcels for construction of additional housing units.

Staff are recommending acceptance of the transfer of ownership. GHF is expected to dissolve and to deed the properties to GCRA within the next two months, with GCRA's attorney to handle the legal processes for both actions.

**Recommendation:** Approve acceptance of 43 rental units from Greenville Housing Futures.

## Memorandum

**To:** Operations Committee

**From:** Joe Smith, Operations Director

**Date:** March 14, 2024

**Subject:** Approval of Associate Maintenance Technician & Associate Housing Specialist Positions

The GCRA rental portfolio currently consists of 70 units with an occupancy rate of 94 percent. If GCRA accepts the transfer of the 43 senior rental units from Greenville Housing Futures, our portfolio will expand to 113 units. We will therefore have a need for two additional staff positions.

We are proposing to immediately hire an additional maintenance technician with a total annual salary of \$42,000; the total benefit package for this position will be approximately \$74,000. A capital outlay of approximately \$32,000 will be necessary to equip the position with a van, tools, and supplies.

We are also proposing to add an associate housing specialist position in order to assist with lease management, collection activities, provide backup for existing staff, and to continue the customer service level which our residents require. The annual salary for this position will also be \$42,000, with a total benefit package of approximately \$74,000.

Our current portfolio runs with a small positive margin. The cost of both proposed positions and capital expenses can be funded through the expanded rental portfolio.

**Recommendation:** Approve addition of Associate Maintenance Technician & Associate Housing Specialist Positions.

## HOMES FOR SALE STATUS REPORT FEBRUARY 2024

	<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>
	<u>Former rental home now listed</u>								
<u>1</u>	<u>for sale</u>	<u>2020</u>	<u>434 Lindberg Street</u>	<u>Slater</u>	<u>\$0</u>	<u>\$135,000</u>	<u>Bank</u>	<u>\$135,000</u>	<u>\$226,500</u>
2	New - Under Construction	Summer 2024	Fairview Townhomes, Phase I (14 units)	Greer	\$91,801	\$3,726,000	Multiple	\$3,817,801	TBD
3	ON HOLD	TBD	235 Canteen Avenue	Greer	\$0	\$162,840	HOME	\$187,840	TBD
4	ON HOLD	TBD	255 Canteen Avenue	Greer	\$12,710	\$173,246	HOME	\$210,956	TBD
5	Possible Habitat partnership	TBD	1306 W. Bramlett Road	City View	\$9,107	TBD	HOME	TBD	\$175,000

Report Ending February 29, 2024

Homes Sold FYTD: 3

### GCRA Rental Properties - February 2024

	<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	<b>Occupied</b>	CDBG	2B/1B
<b>27</b>	511 Trade Street	Greer	Vacant - repairs underway	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 - February 2024

	<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	Vacant	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	Occupied	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 - February 2024

	<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>Occupied</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	New construction underway	HOME	3B/2B
<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	New construction underway	CDBG	2B/2B
<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

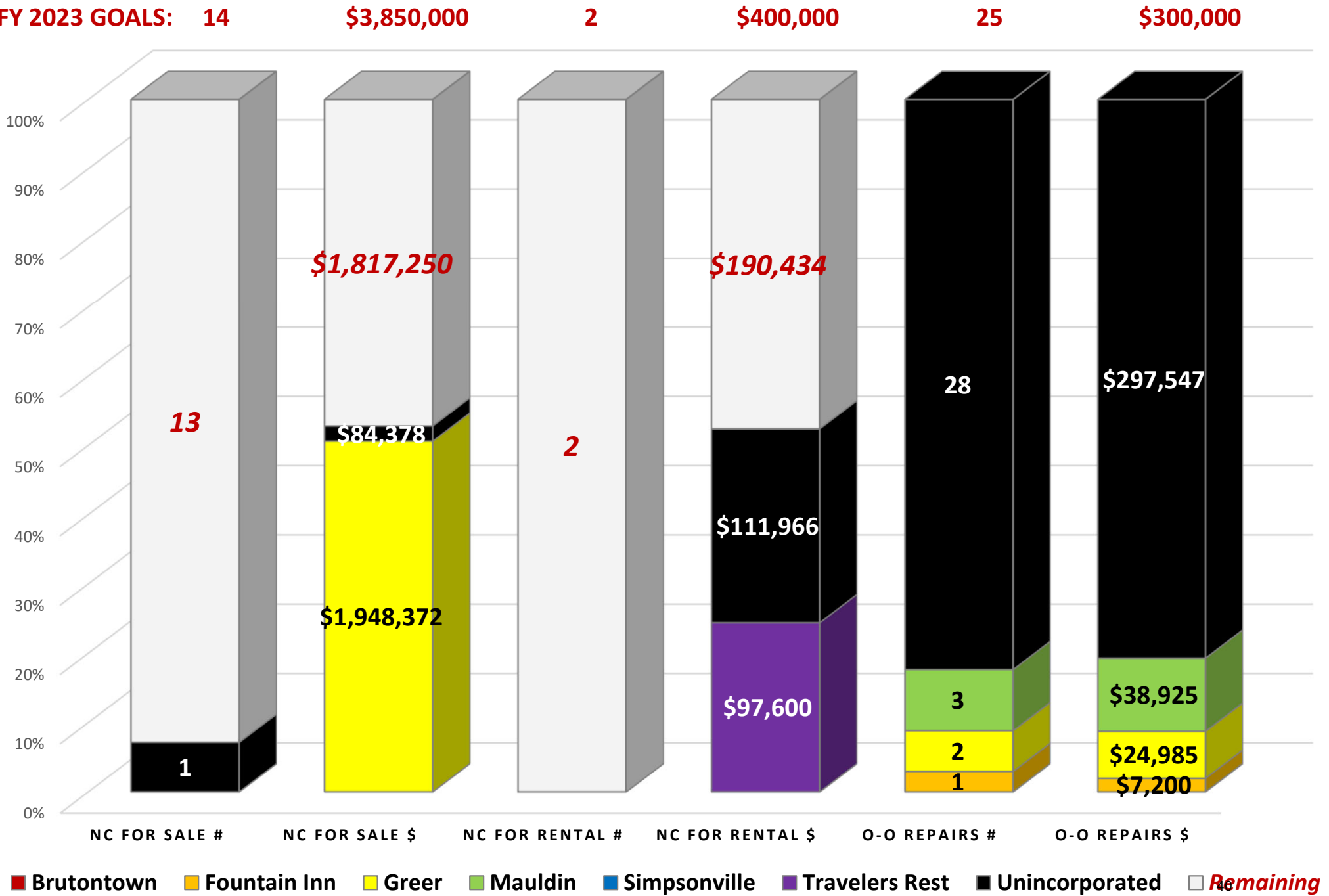
## Tenant Balance for February 29, 2024

Property Name	Due for February	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
114 Marie Street	\$950.00	\$100.00	\$1,050.00		\$2,100.00
20 Marie Street	\$800.00	\$50.00	\$400.00		\$1,250.00
3 14th Street	\$950.00	\$150.00	\$950.00		\$2,050.00
19 Journey Lane	\$1,000.00	\$300.00	\$1,000.00		\$2,300.00
25 Journey Lane	\$1,075.00	\$150.00	\$1,225.00		\$2,450.00
29 Journey Lane	\$349.63	\$50.00			\$399.63
111 Arnold Street	\$675.00	\$100.00	\$188.00		\$963.00
102 Tefair Street	\$950.00	\$50.00			\$1,000.00
107 Alice Avenue	\$700.00	\$50.00	\$700.00		\$1,450.00
304 Miller Road	\$300.00	\$100.00	\$300.00		\$700.00
	<b>\$7,749.63</b>	<b>\$1,100.00</b>	<b>\$5,813.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For February**  
**\$14,662.63**

**TOTAL Past Due Balance For January**  
**\$16,724.63**

# Operations Activity Report YTD – New Construction & Repairs





# Operations Activity Report YTD, FY 2023:

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

### *Repairs for Rental completed:*

5    \$46,276

- 15 Journey Lane, Mauldin
- 16 3<sup>rd</sup> Avenue, Judson
- 15 Speed Street, Monaghan
- 16 3<sup>rd</sup> Avenue, Judson
- 106 Lanford Street, Greer
- *Underway: 511 Trade Street*

### *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 | 0 | \$0      |
| • Rebuild Upstate repairs      | 5 | \$22,668 |

## PUBLIC WORKS PROJECTS - FEBRUARY 2024

STATUS	PROJECT	FUNDING SOURCE	TOTAL COST	ESTIMATED COMPLETION	COMMENTS
WIP	Miller & Old Mill Roads Sidewalks, City of Mauldin	City of Mauldin CDBG	\$73,330	Spring 2024	Contract with Foothills Contracting Service, LLC executed March 5th. Work to commence within several weeks and is expected to take one to two weeks to complete.
Planning phase	Gridley Place Townhomes (212 Gridley Street & 214 Morris Street), Sans Souci	TBD	TBD	TBD	Project is progressing through Subdivision Advisory Committee; Site Design, Inc. (engineer) is coordinating requested revisions.
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.