

**“A day without laughter is a day
wasted.”**

- Charlie Chaplin

welcome

APRIL

GCRA Committee Meetings

Administration: April 9, 2024

Operations: April 11, 2024

>>> April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	Admin. Committee Meeting 12:30 pm Board Room	10	Ops. Committee Meeting 12:30 pm Board Room	12	13
14	15	16	17	Public Meeting- Unincorporated Area @ 3:00pm	19	20
21	22	Board Meeting 12:30 pm Board Room	24	25	26	27
28	29	30				

>>> May 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12 Mother's Day	13 County Council Finance Committee Meeting @ 5:00pm	14 Admin. Committee Meeting 12:30 pm Board Room	15	16 Ops. Committee Meeting 12:30 pm Board Room	17	18
19	20	21 Committee of the Whole Meeting @ 5:00pm	22	23	24	25
26	27 Memorial Day Office Closed	28 Board Meeting 12:30 pm Board Room	29	30	31	



ADMINISTRATION COMMITTEE MEETING AGENDA TUESDAY, APRIL 9, 2024 – 12:30 PM GCRA BOARD ROOM

1. Opening and Roll Call
2. Invocation
3. Approval of City of Fountain Inn’s Request to Proceed with a Change of Use Process of a CDBG Funded Property (Page 5)
4. Gridley Place Updates (Pages 6-10)
5. Administration Reports
 - a) Subrecipient Report (Page 11)
 - b) HOME-ARP Subrecipient Report (Page 12)
 - c) CDBG Timeliness Test (Page 13)
6. Financial Reports
 - a) Financial Highlights-KPI (Page 14)
 - b) Financial Statements (Page 15-16)
 - c) Funding Sources (Page 17)
 - d) Rental Program Income (Page 18)
7. Other Business
 - a) Planning Updates
8. **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

Memorandum

To: Administrative Committee

From: John Castile
Executive Director

Date: April 9, 2024

Subject: Approval of City of Fountain Inn’s request to proceed with a change of use process of a CDBG funded property.

In 1984, The Greenville County Redevelopment Authority and the City of Fountain Inn agreed to restrict certain parcels of land in an effort to construct public greenspace and recreational facilities. (See attached) The parcels are currently mandated for recreational use only. As you can imagine, the City of Fountain Inn has experienced significant growth and development.

The City of Fountain Inn revisited this issue in recent years and found a more suitable site that better fit their recreational needs and decided to construct recreational facilities at that location. A different location that is adjacent to the parcels in question. The parcels in question are adjacent to a substantial park spanning approximately 13 acres, which includes baseball fields, a football field, and a playground. This existing facility will continue to provide ample space and amenities for recreational activities within the vicinity.

The City of Fountain Inn has identified a pressing need within their community for affordable housing that aligns with the national objective set forth by the U.S. Department of Housing and Urban Development (HUD). To address this need, the city intends to utilize the aforementioned parcels for the development of affordable housing that will serve the broader community. GCRA staff have been working with the City of Fountain Inn to identify future locations for affordable housing. We believe this to be an ideal location.

In order to move this process forward, the City of Fountain Inn is requesting the removal of a deed restriction pertaining to certain parcels of land owned by the City of Fountain Inn, identified by tax map numbers 0345000I00606, 0345000I00605, 0345000I00600, and the attached deed and plat. Once removed, a new deed restriction will be placed on the property which restricts it to at least 51% of the total proposed housing units be used for affordable housing to serve low to moderate income households (households earning up to 80% of the Area Median Income - AMI).

If approved by the GCRA Board, the City of Fountain Inn will proceed with a public participation process as required by HUD, notifying the public of the proposed use change, consistent with 24 CFR 570.505 requirement. Upon approval by HUD, the property can then be used for affordable housing.

Recommendation: Approve the City of Fountain Inn’s request to proceed with a change of use process of a CDBG funded property.



FOUNTAIN INN

est 1886

To the Greenville County Redevelopment Authority (GCRA),

I am writing to request the removal of a deed restriction pertaining to certain parcels of land owned by the City of Fountain Inn, identified by tax map numbers 0345000100606, 0345000100605, 0345000100600, and the attached deed and plat. Currently, these parcels are subject to a restriction mandating their use solely for recreational purposes.

The City of Fountain Inn has identified a pressing need within our community for affordable housing that aligns with the national objective set forth by the U.S. Department of Housing and Urban Development (HUD). To address this need, the City intends to utilize the aforementioned parcels for the development of affordable housing that will serve the broader community.

It's important to note that the proposed development of affordable housing will not compromise the recreational opportunities available to our residents. The parcels in question are adjacent to a substantial park spanning approximately 13 acres, which includes baseball fields, a football field, and a playground. This existing facility will continue to provide ample space and amenities for recreational activities within the vicinity.

Removing the deed restriction on these parcels will enable the City of Fountain Inn to address the critical need for affordable housing while simultaneously fostering community development and inclusivity. By leveraging these parcels for affordable housing, we can enhance the livability of our community and contribute to the overall well-being of our residents.

We firmly believe that the proposed development aligns with the broader goals and objectives of the GCRA. By providing affordable housing options, we can promote socio-economic diversity, address housing inequalities, and contribute to the overall vitality and sustainability of our community.

We kindly request that the GCRA consider our proposal to remove the deed restriction on the specified parcels of land. We are committed to working collaboratively with the Authority to ensure that this endeavor aligns with the best interests of our community and adheres to all relevant regulations and guidelines.

Thank you for your attention to this matter. Should you require any additional information or clarification, please do not hesitate to contact me directly.

Sincerely,

Shawn M. Bell
City Administrator
City of Fountain Inn

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Fountain Inn, South Carolina

Vol 1206 pp 801

KNOW ALL MEN BY THESE PRESENTS, that GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

in consideration of Ten and No/100(\$10.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto The Town of Fountain Inn, South Carolina, so long as the property is used for recreational purposes:

All that certain piece, parcel or tract of land, with any and all improvements thereon, lying and being in the Town of Fountain Inn, Greenville County, South Carolina, containing 17.63 acres, more or less, and being shown and designated as Tract A on a plat entitled "Survey for Dan River, Inc., Ft. Inn Plant," by Webb Surveying and Mapping Co., dated July, 1982, and recorded in Plat Book 9A, at page 78, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of First Street, at the northern point of the below-described property, and running thence along the southwest side of First Street, S. 27-59-23 E. 98.66 feet to an iron pin; thence continuing along the southwest side of First Street, S. 31-41-23 E. 217.32 feet to an iron pin; thence N. 53-32-54 E. 289.33 feet to an iron pin; thence S. 36-40-13 E. 129.62 feet to an iron pin; thence S. 52-54-45 W. 592.81 feet to a point, marked by an old C.I. Monument; thence S. 37-24-00 E. 202 feet to an iron pin on the northwest side of Shaw Street; thence along the northwest side of Shaw Street, S. 53-03-30 W. 39.5 feet to an iron pin; thence along a cul-de-sac at the southwest end of Shaw Street, the radius of which is 50 feet, the chords of which are S. 84-08-49 W. 48.97 feet, S. 8-50-22 W. 71.91 feet, S. 81-10-15 E. 70.12 feet, and N. 17-43-07 E. 59.95 feet, to an iron pin on the southeast side of Shaw Street; thence S. 37-36-18 E. 147.9 feet to an iron pin at the corner of Tract B; thence along Tract B, S. 29-33-58 W. 405.22 feet to an iron pin at the property line of Gault and Jones; thence along with property line of Gault and Jones, N. 86-26-41 W. 662.34 feet to a point in the center line of a branch; thence along said branch, N. 7-52-08 E. 515.69 feet to a point at a triple sycamore; thence along the old run of said branch, N. 9-16-42 E. 293.92 feet to a point at the corner of property of Dan River, Inc.; thence N. 53-03-50 E. 670.88 feet to an iron pin on the southwest side of First Street, the point of beginning.

This is the same property conveyed unto the Grantor herein by deed of Dan River, Inc., recorded in Deed Book 1175, at page 582 on October 12, 1982. 18(699)345-1-6

This conveyance is subject to any easements, rights of way for road or other purposes, or other covenants and conditions that will appear of record or by inspection of the premises. (continued on back)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 13th day of February, 19 84

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY (SEAL)

By: *[Signature]* (SEAL)

Its: *[Signature]* (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13th day of February 19 84
[Signature] (SEAL) *[Signature]*
Notary Public for South Carolina

My commission expires 1/30/90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 13th day of February 19 84
[Signature] (SEAL) n/a
Notary Public for South Carolina

My commission expires 1/30/90

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

0.80

4328 W-2

Vol 1206 p 802

This property has been acquired or developed with Federal financial assistance provided by the Greenville County Redevelopment Authority as a part of the Community Development Block Grant Program for Greenville County. Pursuant to that program, the property must be used for public outdoor recreation use and may not be converted to any other use without the prior express written approval of the Authority. Should the Authority not approve said conversion and the property not be used for public recreational purposes, title and ownership of said property shall revert to the Authority, its successors and assigns.

RECORDED FEB 24 1984 at 9:04 A/M

25970

2080

125970 KY
FEB 24 1984

DOUGLAS F. DENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY
REDEVELOPMENT AUTHORITY

TO

THE TOWN OF FOUNTAIN INN

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this
24th day of February 1984
at 9:04 A/M. recorded in Book 1206 of
Deeds, page 801

Register of Deeds Conveyance GREENVILLE County

I hereby certify that the within Deed has been this
day of _____
19____ recorded in Book _____ page _____

Auditor _____ County
Tract A First St.
Ft. Inn

FEB 24 1984

FILED
GREENVILLE CO. S. C.
OCT 12 11 30 AM '82
DONNIE S. TANKERSLEY
R.M.C.

1,637,500
617,000

N53-03-50E
TOTAL 670.88
POWER LINE

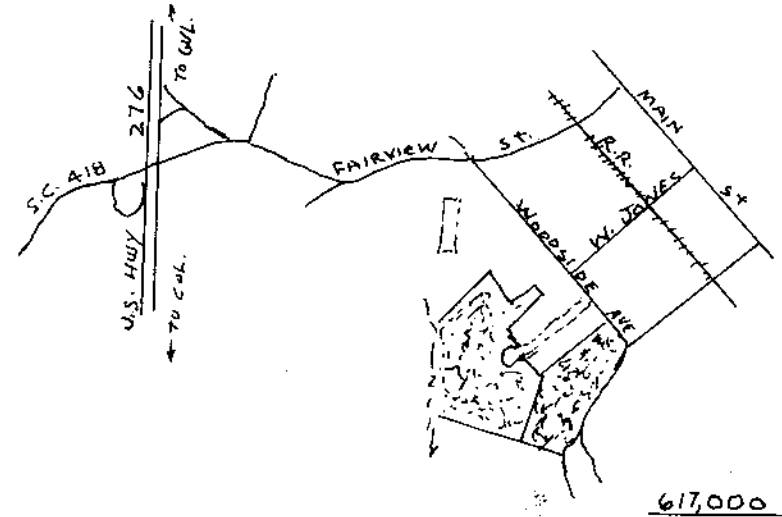
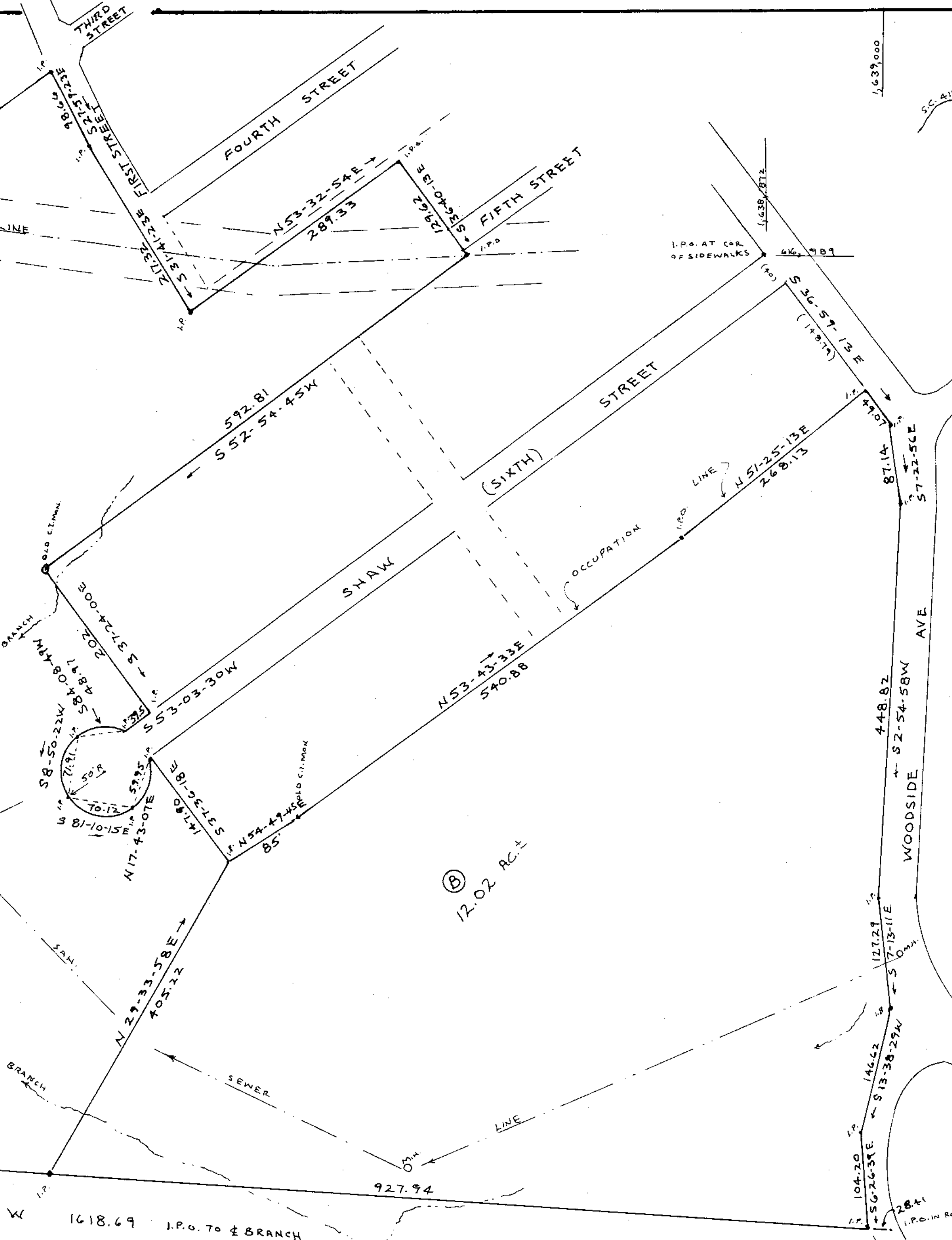
(A)
17.63 AC. ±

(B)
12.02 AC. ±

MOKLEBY
N 7-52-08E → 515.69
N 7-16-42E
273.92
OLD RUN OF BRANCH
SEWER
SANITARY
LINE
OLD C.I. MON.

662.34 TO E BRANCH
N 86-26-41W 1618.69 I.P.O. TO E BRANCH
927.94
SAN. BRANCH
SEWER LINE

GAULT & JONES



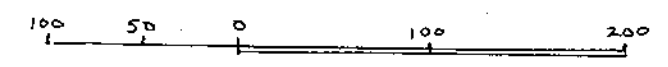
OCT 12 1982
9019
9-A-78

SURVEY FOR
DAN RIVER INC.
FT. INN PLANT

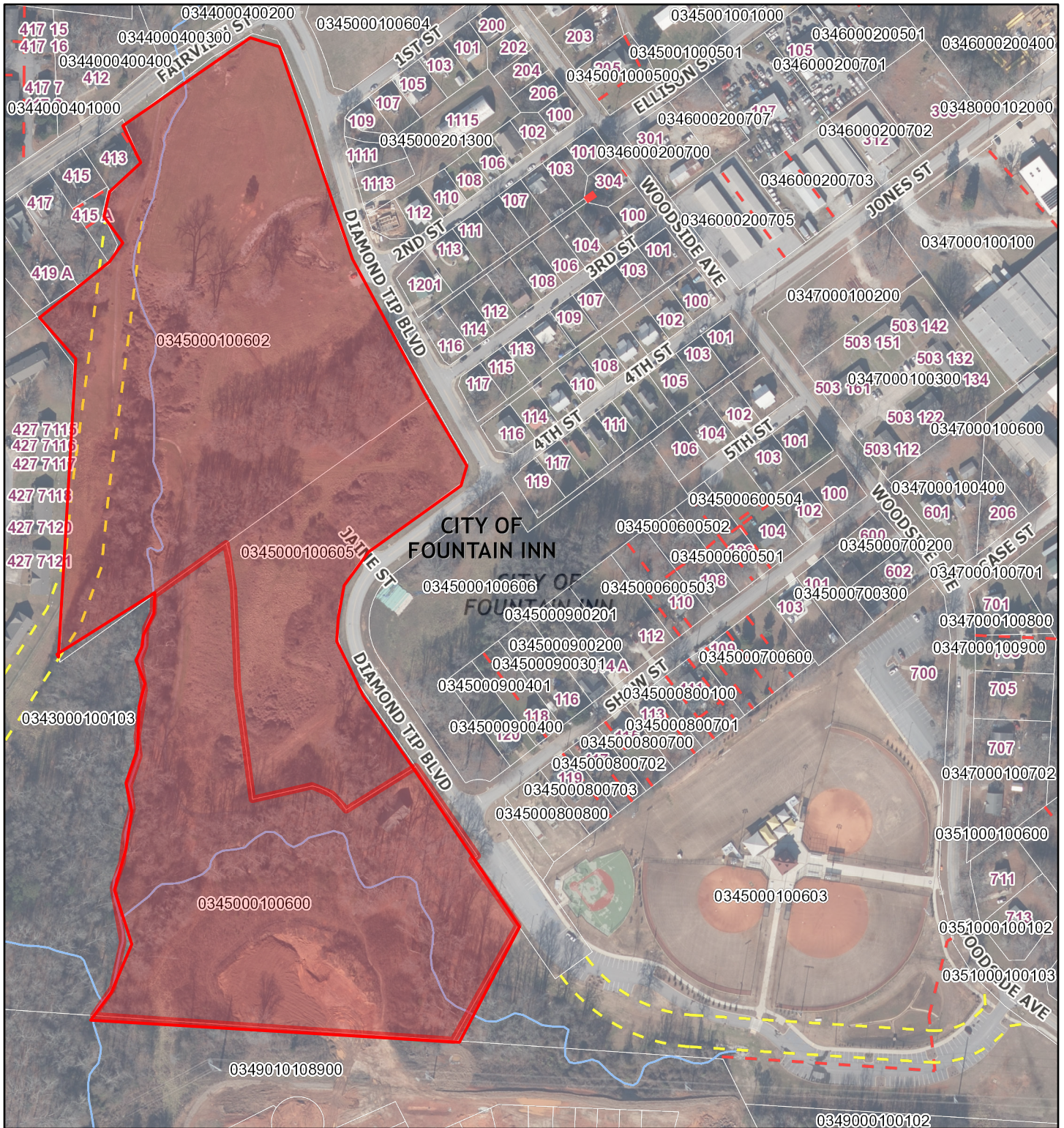
GREENVILLE COUNTY S. C.
WEBB SURVEYING & MAPPING CO.
SCALE 1" = 100'
JULY 1982

MACTOPILED
THIS PLAT FOR RECORDING
RECORDED
INDEXED
JULY 1982
GREENVILLE COUNTY S. C.

CLOSURE DATUM 1:5000+

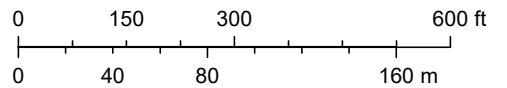


Fountain Inn - Change of use - properties



April 3, 2024

1:3,200



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division

San Souci Homeownership units

Presentation

by the Greenville County
Redevelopment Authority - April 2024

Gridley Place Homes



GCRA



SITE PLAN



PERSPECTIVE



Location (bounded by Gridley and Bailey Streets. Morrison St. frontage)

212 Gridley Street (0.46 acres) – formerly burnt church.

214 Gridley Street (1.03 acres) abandoned gymnasium.

Rezoning - Approved **2023**

Total acres – 1.49 acres rezoned from R-75 to Flexible Review District (FRD)

Final Development Plan - Approved

Proposed Land use

14 single family attached residential units consisting of 8 Duplex buildings

Proposed Redevelopment

- Homeownership units
 - Fee Simple lots
- 3 bedrooms and 2.5 baths with attached 1 car garage
 - 1516 square feet

Area Name/Access	Use	Min Density	Max Flood	Max Gross S.F./A	Max Height
Gridley Street & Morris Street Townhomes - 2.188 Acres	Townhomes	5.4 units/acre	1.50 SF	1,500 SF/Unit	45'

TOWNHOME SQUARE FOOTAGE:

STANDARD UNIT
2 STORY
3 BEDROOM, 3 BATH
GROSS SQUARE FOOTAGE = 1,828 SF
HEATED SQUARE FOOTAGE = 1,516 SF

ADA UNIT
2 STORY
3 BEDROOM, 3 BATH
GROSS SQUARE FOOTAGE = 1,912 SF
HEATED SQUARE FOOTAGE = 1,604 SF

UTILITY INFORMATION:

WATER + SEWER / S.S. WATER
WASTEWATER COLLECTOR + METROCONNECTS
WASTEWATER TREATMENT + REINA
POWER + CREEK POWER
TRASH + ROLL OUT 811S

PARKING DATA:

MULTIFAMILY STRUCTURE OR GROUP DEVELOPMENT OVER FOUR UNITS
• 2 SPACES PER THREE OR MORE BEDROOM UNIT

REGULAR SPACES REQ'D: 28 SPACES
REGULAR SPACES PROVIDED: 42 SPACES (14 IN GARAGES AND 28 IN DRIVEWAYS)

SITE DATA:

PIN 0155.00-08-001.02
TOTAL SITE = 1.49 AC (64,833 SF)

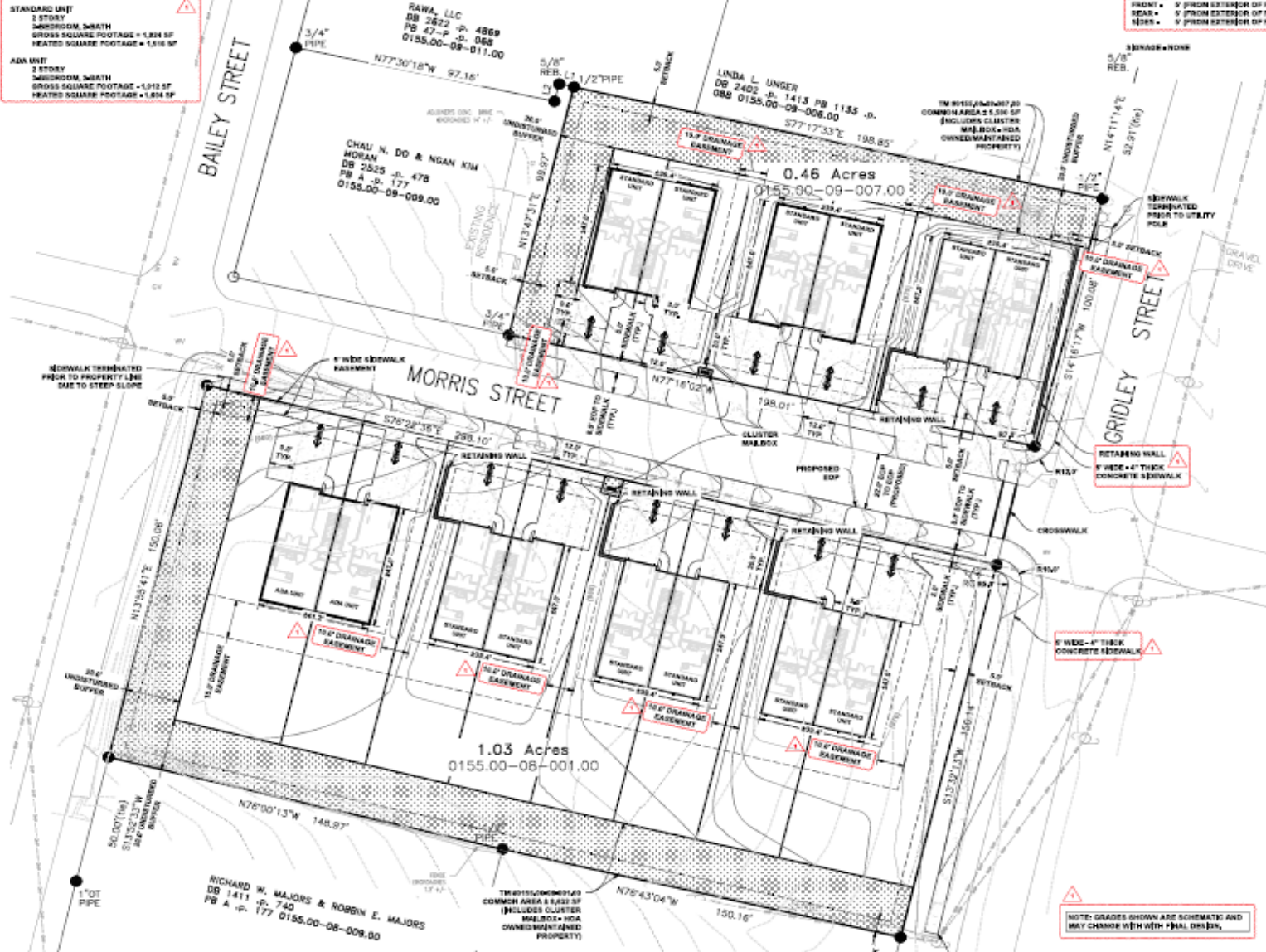
UNIT COUNT: 12 • THREE BEDROOM STANDARD UNITS
2 • THREE BEDROOM ADA UNITS

ZONING: PFD

setbacks:
FRONT • 5' (FROM EXTENSION OF PFD BOUNDARY)
REAR • 5' (FROM EXTENSION OF PFD BOUNDARY)
SIDE • 5' (FROM EXTENSION OF PFD BOUNDARY)



- LOCATION MAP** NOT TO SCALE
- SITE NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICES AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/PORCHES.
 - ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
 - THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 - ALL WORK ON STATE, COUNTY, OR CITY HIGHWAYWAY (INCLUDING DRIVEWAY APPROX. WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
 - ALL CURBING TO BE 12" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
 - ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAILED OFFSITE TO AN APPROVED LANDFILL.
 - TRUNCATED DORIES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN, SEE DETAIL SHEETS FOR PROPER SIGNING.



811 Know what's below, Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONSTRUCTION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CALLING UTILITY LOCATION SERVICES AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.

LEGEND

BL BUILDING LINE	TL TO TELEPHONE POLE	Ⓞ DRAIN TRAP	Ⓞ DRAIN TRAP
CL CENTERLINE	☐ CABLE TV FEDERAL	Ⓞ TOP/NOTION CURB	Ⓞ TOP/NOTION CURB
Ⓞ CORRODED METAL PIPE	Ⓞ BELLEFONNE	Ⓞ GROW TOP/NOTION WALL	Ⓞ WETTED CLAY PIPE
CT CURB TOP	Ⓞ BATTERY	Ⓞ VENTED CLAY PIPE	Ⓞ WETTED CLAY PIPE
Ⓞ DRAINAGE EASEMENT	Ⓞ 3" LATCH BAR	Ⓞ VENTED CLAY PIPE	Ⓞ WETTED CLAY PIPE
Ⓞ EDGE OF PAVEMENT	Ⓞ 2" STOP	Ⓞ SOLIC TRUSS	Ⓞ WETTED CLAY PIPE
Ⓞ FINISHED FLOOR ELEVATION	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ FINISHED GRADE	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ INVERT ELEVATION	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE
Ⓞ 3000 PSI SET	Ⓞ 3" ELEVATION	Ⓞ 3" ELEVATION	Ⓞ WETTED CLAY PIPE

Approved Planning & Zoning Division

SITE DESIGN, INC.
44 THE RIVER + SEVENTH + LANDSCAPE ARCHITECTS

1101 GREENWOOD STREET, SUITE 100
GREENVILLE, SOUTH CAROLINA 29615
P: 864.431.9111
WWW.SITEDESIGNINC.COM

DATE: 03/10/2024
DRAWN BY: JBC
CHECKED BY: MBH
DATE: 07/05/2024

3834991 | HSEBET@sig.com

GRIDLEY & MORRIS STREET TOWNHOMES

GREENVILLE COUNTY SOUTH CAROLINA

HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DESIGNED BY: JBC
DRAWN BY: JBC
CHECKED BY: MBH
DATE: 07/05/2024

FINAL DEVELOPMENT PLAN

SHEET 1 OF 2

C200

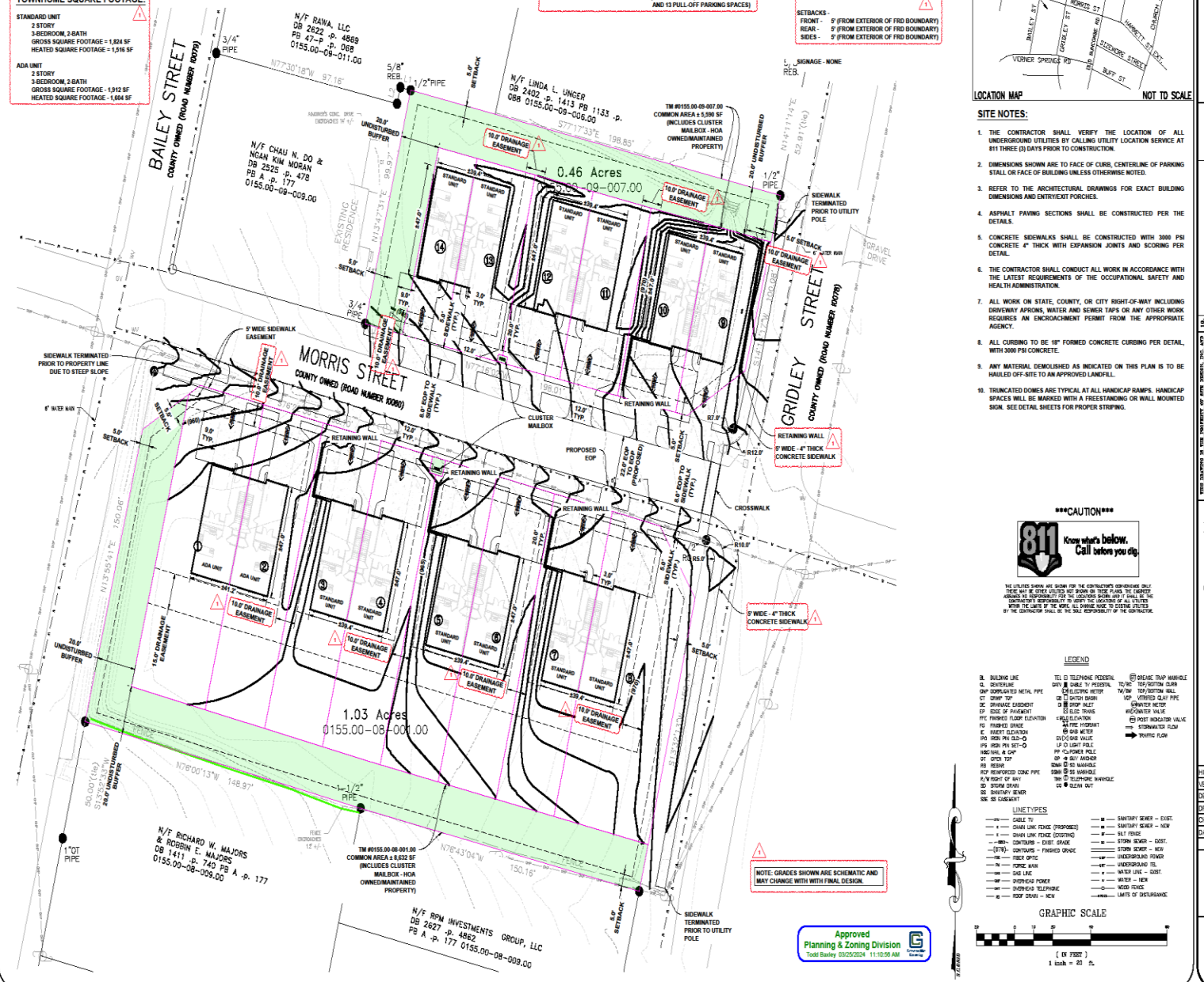
Area Name/Notes	Use	Min. Ducts	Max. Pipe	Max. Girth	Max. Spacing
Drain, Sanit. & Storm Sewer	Townhomes	5.5 inch	1.5 inch	1.5 inch	4'

UTILITY INFORMATION:
 WATER - GREENVILLE WATER
 WASTEWATER COLLECTION - METROCONNECTS
 WASTEWATER TREATMENT - RENA
 POWER - DUKE ENERGY
 TRASH - ROLL OUT BINS

PARKING DATA:
 MULTIFAMILY STRUCTURE OR GROUP DEVELOPMENT OVER FOUR UNITS
 - 2 SPACES PER THREE OR MORE BEDROOM UNIT
 REGULAR SPACES REQD: 28 SPACES
 REGULAR SPACES PROVIDED: 41 SPACES (14 IN GARAGES, 14 SEMI GARAGES AND 13 PULL-OUT PARKING SPACES)

SITE DATA:
 PIN 0155-00-00-007.00 & 0155-00-00-001.00
 TOTAL SITE: 1.48 ACRES EXISTING
 1.47 ACRES PROPOSED WITH SITE TRANSFORM
 UNIT COUNT: 12 - THREE BEDROOM STANDARD UNITS
 2 - THREE BEDROOM ADA UNITS
 ZONING: FFD
 SETBACKS: FRONT - 0' (FROM EXTERIOR OF FRD BOUNDARY)
 REAR - 0' (FROM EXTERIOR OF FRD BOUNDARY)
 SIDES - 0' (FROM EXTERIOR OF FRD BOUNDARY)

TOWNHOME SQUARE FOOTAGE:
 STANDARD UNIT
 2 STORY
 3 BEDROOM, 2 BATH
 GROSS SQUARE FOOTAGE - 1,824 SF
 HEATED SQUARE FOOTAGE - 1,516 SF
 ADA UNIT
 2 STORY
 3 BEDROOM, 2 BATH
 GROSS SQUARE FOOTAGE - 1,912 SF
 HEATED SQUARE FOOTAGE - 1,604 SF



LOCATION MAP (NOT TO SCALE)

SITE NOTES:
 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
 2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FINISHES.
 4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
 5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
 6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
 8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
 9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULLED OFF-SITE TO AN APPROVED LANDFILL.
 10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

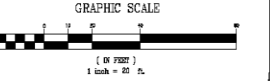


LEGEND

DL BUILDING LINE	TL TELEPHONE PEDERSTAL	OP DRIVEWAY TRAP MANHOLE
QU UNWATERLINE	GNY CABLE TO PROPERTY	TOW TOP/BOTTOM CLAPS
QW OPERATED METAL PIPE	COLLECTION HEAD	TAU/TM TOP/BOTTOM WALL
CT DRIVE TOP	CB CATCH BASIN	UP UNDRYED CLAY PIPE
DE DRAINAGE EASEMENT	SB STOP SIGN	CG GRATEWAY
EP EDGE OF PAVEMENT	EL ELOE TRANS	IN/OUT WATER VALVE
FE FINISHED FLOOR ELEVATION	CL CLOSURE	IP POST INSULATION WALL
FS FINISHED GRADE	PH FIRE HOSEWET	ST STEPWATER PUMP
FF FINISH FLOOR	FR FLOOR FINISH	STP STEPWATER PUMP
FR FINISHED GRADE	RU ROOF RISE	
FO FINISH FLOOR	DQ DUB VALVE	
FP FINISH FLOOR	UP UP VALVE	
FR FINISHED GRADE	PP C-CORNER POLE	
FR FINISHED GRADE	SM SHOWER MANHOLE	
FR FINISHED GRADE	SR SHOWER MANHOLE	
FR FINISHED GRADE	SS SHOWER MANHOLE	
FR FINISHED GRADE	SS SHOWER MANHOLE	
FR FINISHED GRADE	SS SHOWER MANHOLE	

LINETYPES

--- CABLE TV	--- SANITARY SEWER - EXIST
- - - CHAIN LINK FENCE (PROPOSED)	- - - SANITARY SEWER - NEW
- - - CHAIN LINK FENCE (EXISTING)	- - - 24" FENCE
- - - CONTOUR - DRIVE GRADE	- - - STORM SEWER - EXIST
- - - CONTOUR - FINISHED GRADE	- - - STORM SEWER - NEW
- - - DRIVE TOP	- - - UNDERGROUND POWER
- - - DRIVE TOP	- - - UNDERGROUND TEL
- - - DRIVE TOP	- - - UNDERGROUND WATER
- - - DRIVE TOP	- - - WASTELINE - EXIST
- - - DRIVE TOP	- - - WASTELINE - NEW
- - - DRIVE TOP	- - - WOOD FENCE
- - - DRIVE TOP	- - - LIMIT OF DISTURBANCE



SITE DESIGN, INC.
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 PH: 847-277-3488

NO.	DATE	DESCRIPTION
1	03/16/2024	ISSUED FOR FINAL SUBMITTAL COMMENTS
2	03/26/2024	ISSUED FOR FINAL COUNTY SUBMISSION COMMENTS
3	03/26/2024	ISSUED FOR FINAL COUNTY SUBMISSION COMMENTS

GRIDLEY & MORRIS STREET TOWNHOMES
 GREENVILLE COUNTY SOUTH CAROLINA

HORIZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DESIGNED BY: JMC
 DRAWING DATE: JMC
 CHECKED BY: KKB
 DATE: 07/23/2023
 SHEET 1 OF 2

FINAL DEVELOPMENT PLAN
 C200

Subdivision Approval Process: 2024

14 lots (with zero lot lines)

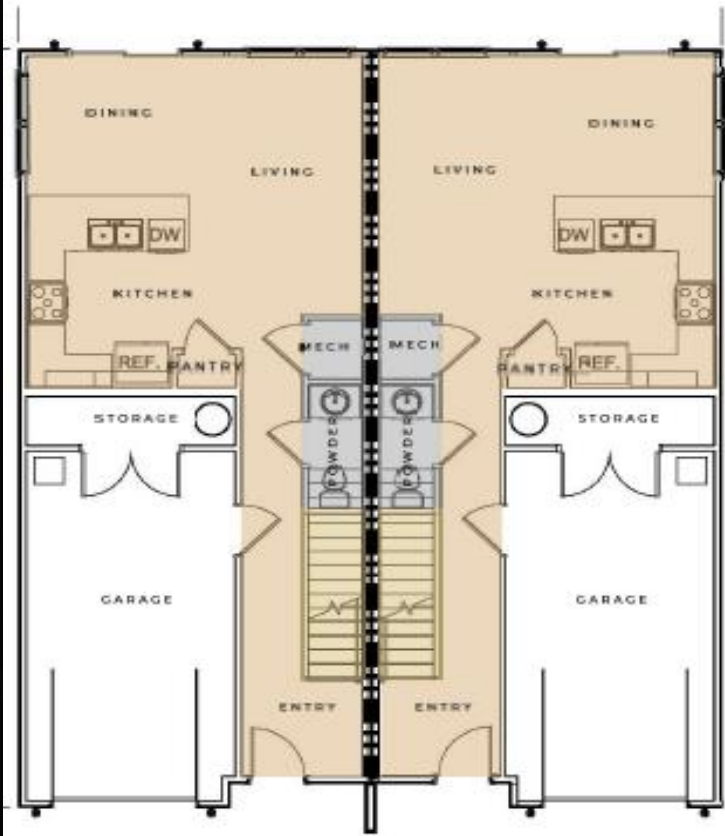
212 Gridley Street
 3 Duplex buildings - 6 lots for the units
 214 Gridley Street
 4 Duplex buildings - 8 lots for the units

- Proposed Activities:
- Subdivision Signs posting - 4/8/2024
- SAC meeting - 4/15/2024

Planning Commission meeting
 5/22/2024 @ 4:30 pm.

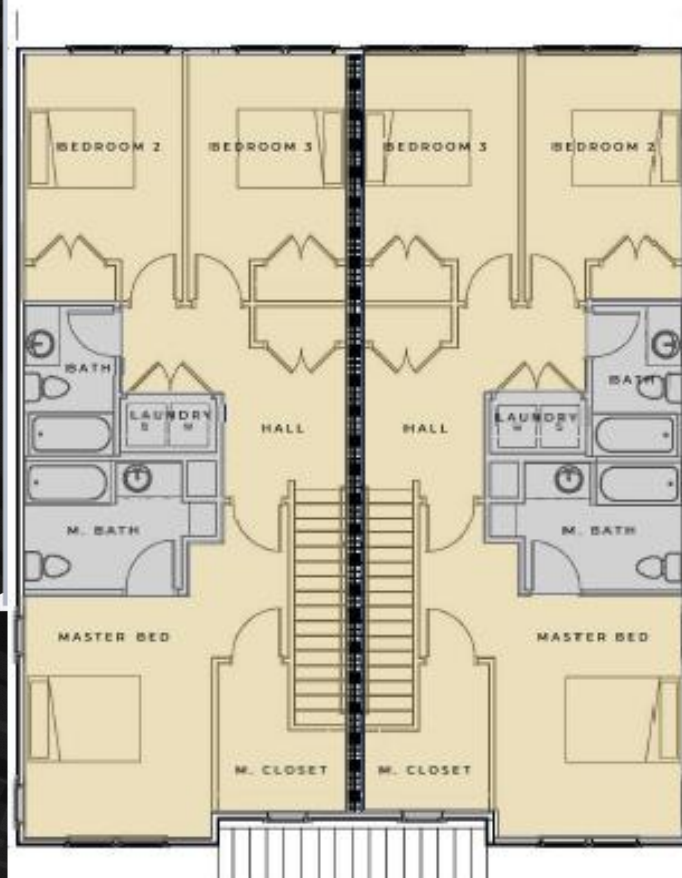
TOTAL SF - 1516 SF

LEVEL 1 - 604 SF



1st FLOOR

LEVEL 2 - 912 SF



2ND FLOOR



Front Elevation

SUBRECIPIENT PERFORMANCE REPORT						
		March				
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	2,298.97	701.03	0%	77%
	HRC	35,000.00	15,163.65	19,836.35	43%	43%
	Pendleton Place	45,000.00	27,624.91	17,375.09	39%	61%
	SHARE	12,000.00	3,055.60	8,944.40	25%	25%
	United Housing Connections - Outreach	16,000.00	11,355.24	4,644.76	62%	71%
	United Housing Connections - Shelter	11,908.63	8,287.56	3,621.07	61%	70%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	36,437.59	16,319.41	62%	69%
Total ESG Subrecipients:		180,665.63	109,223.52	71,442.11		60%
CDBG Unincorporated	Greenville Free Medical Clinic	90,000.00	53,030.64	36,969.36	59%	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	50%	50%
	Safe Harbor	35,000.00	7,653.80	27,346.20	21%	22%
	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	165,977.18	132,022.82	
Total Unincorporated		478,665.63	275,200.70	203,464.93		57%
CDBG Greer	Creative Advancement	11,000.00	8,323.29	2,676.71	76%	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	3,069.60	1,930.40	11%	61%
	City of Mauldin	10,500.00	7,751.28	2,748.72	71%	74%
Total CDBG Mauldin Subrecipients:		15,500.00	10,820.88	4,679.12		70%
CDBG Simpsonville	Center for Community Services	12,000.00	6,770.81	5,229.19	19%	56%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
Total CDBG Simpsonville Subrecipients:		22,000.00	6,770.81	15,229.19		31%
CDBG Fountain Inn	Center for Community Services	5,000.00	4,257.92	742.08	29%	85%
	Fountain Inn Parks & Recreation	5,000.00	-	5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	4,257.92	5,742.08		43%
Total CDBG - All Municipalities		107,500.00	68,587.19	38,912.81		64%
Grand Total - ESG and CDBG		586,165.63	343,787.89	242,377.74		59%

HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

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

March 2024

Subrecipient	Activity	PY 23 Contract Amount	Expenditures	Balance to Spend	% Expended	% Unused
Human Relations Commission	TBRA	\$ 300,000.00	\$ 214,563.00	\$ 85,437.00	72%	28%
Human Relations Commission	Supportive Services	\$ 125,000.00	\$ 57,292.00	\$ 67,708.00	46%	54%
Human Relations Commission	Non-Profit Operating Costs	\$ 44,200.00	\$ 20,258.00	\$ 23,942.00	46%	54%
Human Relations Commission	Non-Profit Capacity Building	\$ 12,700.00	\$ 3,743.00	\$ 8,957.00	29%	71%
Greer Relief	TBRA	\$ 200,000.00	\$ 105,845.00	\$ 94,155.00	53%	47%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 21,521.00	\$ 53,479.00	29%	71%
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	\$ 3,043.00	\$ 42,562.00	7%	93%
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	\$ 2,975.00	\$ 166,025.00	2%	98%
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 Capacity Building	\$ 7,874.00	\$ 4,238.00	\$ 3,636.00	54%	46%
Total HOME ARP Subrecipients:		\$ 1,468,888.00	\$ 489,194.00	\$ 979,694.00	33%	67%
As of 4/2/2024						



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

DATE: 04-02-24
 TIME: 16:44
 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	2,306,207.66	3,436,805.81	0.84	1.26		

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 February 24

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior</u>		<u>Change from</u>	
		<u>Month</u>	<u>%</u>	<u>FY23 (FYTD)</u>	<u>%</u>
Cash	10,996,345	Decrease	-5%	Decrease	-19%
Total Assets	38,053,806	Decrease	0%	Decrease	-1%
Notes Payable	2,113,081	Decrease	-1%	Decrease	-11%
Debt-to-income	4%			3%	
Net Position	32,650,782	Decrease	0%	Decrease	-1%
Net invest. in capital assets	9,287,857	Increase	4%	Increase	2%
Unrestricted net assets	23,362,925	Decrease	-2%	Decrease	-2%

<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>	<u>Change from Prior</u>	
			<u>Month</u>	<u>%</u>
Revenue	414,806	5,043,233	Decrease	-24%
Expenditures	1,201,842	7,252,354	Decrease	-15%
Net Income (loss)	(787,036)	(2,209,121)	Increase	-9%

<u>Rental Portfolio</u>	<u>Month</u>	<u>YTD</u>	<u>Change from</u>	
			<u>FY23 (FYTD)</u>	<u>%</u>
Net Income (loss)	19,653	(7,997)	Decrease	-200%

Notes:

In February, GCRA traded cash for WIP & the Annex to net a 0% change in total assets, thus leading to the swap in net asset accounts.

Acquisition of Annex \$400,000 (Unrestricted)

E. Fairview Project \$ 420,000 (AHF)

GCRA
Statement of Net Position
February 29, 2024

ASSETS

Cash and cash equivalents	10,996,345
Grants receivable	202,552
Prepaid items	175
Loans receivable	8,843,859
Lease Receivable	111,896
Real property held for inventory	7,547,714
Real property held for rental	10,194,601
Fixed assets	849,684
Accumulated depreciation	(1,756,428)
Deferred outflows of resources	1,063,408
Total assets and deferred outflows	<u><u>38,053,806</u></u>

LIABILITIES

Accounts payable and accrued liabilities	109,422
Unearned revenue	5,089
Funds held in escrow	31,186
Noncurrent liabilities:	
Lease Liability	94,823
Net pension liability	2,651,834
Notes payable	2,113,081
Deferred inflows of resources	397,589
Total liabilities and deferred inflows	<u><u>5,403,024</u></u>

NET POSITION

Net investment in capital assets	9,287,857
Restricted net assets	
Unrestricted net assets	23,362,925
Total net position	<u><u>32,650,782</u></u>
Total Liabilities and Net Position	<u><u>38,053,806</u></u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Eight Months Ending Thursday, February 29, 2024

	Budget	February Actual	YTD Actual	Variance	% Total
REVENUES					
Federal grants	12,887,580	202,552	2,799,322	10,088,258	55.5%
Loan repayment	41,674	153,340	668,594	(626,920)	13.3%
Sale of property			949,500	(949,500)	18.8%
Rental income		53,916	461,587	(461,587)	9.2%
Unrestricted income	2,979,438		125,000	2,854,438	2.5%
Miscellaneous income	10,054,485	4,997	39,230	10,015,255	0.8%
Total revenues	25,963,177	414,805	5,043,233	20,919,944	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,877,584	108,005	667,696	2,209,888	9.2%
Acquisition	(32,337)	392,364	402,364	(434,701)	5.5%
Disposition	223,240	741	82,988	140,252	1.1%
Property maintenance	41,438	12,054	120,155	(78,717)	1.7%
Demolition	177,555		54,878	122,677	0.8%
Rehabilitation	427,457	64,116	235,375	192,082	3.2%
New construction	5,310,907		912,402	4,398,505	12.6%
Home repair program	681,214	57,280	354,767	326,447	4.9%
Facade improvements	105,000		250	104,750	0.0%
Economic development	170,034		1,055	168,979	0.0%
Infrastructure/public works	2,538,415	6,436	600,098	1,938,317	8.3%
Developer/housing partners	5,422,751	424,339	1,313,925	4,108,826	18.1%
Public service subrecipients	325,265	27,500	172,641	152,624	2.4%
Special projects	1,111,237			1,111,237	0.0%
Community housing dev. org.	469,084		91,000	378,084	1.3%
Housing assistance	1,028,004	4,166	326,468	701,536	4.5%
Shelter, outreach and other assistance	2,710,881	28,661	189,332	2,521,549	2.6%
Administration and planning	2,860,957	71,642	1,039,700	1,821,257	14.3%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure	826,700	4,538	687,260	139,440	9.5%
Total expenditures	27,463,177	1,201,842	7,252,354	20,210,823	100.0%
Excess (deficiency) of revenues over (under) expenditures	(1,500,000)	(787,037)	(2,209,121)	709,121	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	1,500,000	(16,086)	(254,038)	1,754,038	
Total other financing sources (uses)	1,500,000	(16,086)	(254,038)	1,754,038	
Net change in fund balances		(803,123)	(2,463,159)	2,463,159	

GCRA
Statement of Rev & Exp by Funding Source
For the Eight Months Ending Thursday, February 29, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	1,690,129		224,971		145,253		738,968	2,799,321
Loan repayment		159,396		148,931		222,352	137,915	668,594
Sale of property		90,302		535,969			323,229	949,500
Rental income		116,795		119,454			225,338	461,587
Unrestricted income							125,000	125,000
Miscellaneous income		27,923		9,793			1,515	39,231
Total revenues	1,690,129	394,416	224,971	814,147	145,253	222,352	1,551,965	5,043,233
EXPENDITURES								
Housing services								
Delivery of service	289,773	111,629	12,972	75,936		171,955	5,431	667,696
Acquisition							402,364	402,364
Disposition	9,645	39,108		3,131		1,750	29,354	82,988
Property maintenance		42,622		39,948			37,584	120,154
Demolition	54,878							54,878
Rehabilitation	88,507	119,047		17,092			10,728	235,374
New construction			68,940	505,062			338,400	912,402
Home repair program	146,578	16,588					191,601	354,767
Facade improvements	250							250
Economic development	1,055							1,055
Infrastructure/public works	494,406	169,611					(63,917)	600,100
Developer/housing partners	46,452		17,541	1,176			1,248,757	1,313,926
Public service subrecipients	172,641							172,641
Community housing dev. org.							91,000	91,000
Housing assistance					53,356		273,112	326,468
Shelter, outreach and other assistance					74,326		115,005	189,331
Administration and planning	386,196	46,030	125,518	61,781	17,571	39,811	362,793	1,039,700
Interest expenditure						621,100	66,160	687,260
Total expenditures	1,690,381	544,635	224,971	704,126	145,253	834,616	3,108,372	7,252,354
Excess (deficiency) of revenues over (under) expenditures	(252)	(150,219)		110,021		(612,264)	(1,556,407)	(2,209,121)
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							(254,038)	(254,038)
Total other financing sources (uses)							(254,038)	(254,038)
Net change in fund balances	(252)	(150,219)		110,021		(612,264)	(1,810,445)	(2,463,159)

Rental
Statement of Revenue & Expense
For the Eight Months Ending Thursday, February 29, 2024

	Budget	February Actual	YTD Actual	Variance	%
					Total
REVENUES					
Sale of property			226,500	(226,500)	32.9%
Rental income		53,918	461,600	(461,600)	67.0%
Miscellaneous income	263,464	170	870	262,594	0.1%
Total revenues	263,464	54,088	688,970	(425,506)	100.0%
EXPENDITURES					
Housing services					
Delivery of service	91,860			91,860	0.0%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	2,000	610	33,637	(31,637)	12.3%
Property maintenance	41,438	12,054	120,155	(78,717)	43.8%
Rehabilitation	(76,993)	850	51,902	(128,895)	18.9%
Administration and planning	49,706	297	2,374	47,332	0.9%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure		4,538	66,160	(66,160)	24.1%
Total expenditures	263,465	18,349	274,228	(10,763)	100.0%
Excess (deficiency) of revenues over (under) expenditures		35,739	414,742	(414,742)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(16,086)	(254,038)	254,038	
Intercompany transfers			(168,700)	168,700	
Total other financing sources (uses)		(16,086)	(422,738)	422,738	
Net change in fund balances		19,653	(7,996)	7,996	

**OPERATIONS COMMITTEE MEETING AGENDA
THURSDAY, APRIL 11, 2024 – 12:30 P.M.
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) Introduction of New Staff Member, Stewart Burnett
- 3) Operations Reports for March
 - a) Home Sales & Rental Property Reports (Pages 20 – 24)
 - b) Operations Activity Report (Pages 25–26)
 - c) Public Works Report (Page 27)
 - d) Loan Portfolio Report – 3rd Quarter (Pages 28 – 30)
- 4) Other Business
 - a) Development Updates

*** Committee Approval Required**

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

HOMES FOR SALE STATUS REPORT MARCH 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>
1 New - Under Construction	Summer 2024	Fairview Townhomes, Phase I (14 units)	Greer	\$91,801	\$3,726,000	Multiple	\$3,817,801	TBD
2 ON HOLD	TBD	235 Canteen Avenue	Greer	\$0	<i>\$162,840</i>	HOME	\$187,840	TBD
3 ON HOLD	TBD	255 Canteen Avenue	Greer	\$12,710	<i>\$173,246</i>	HOME	\$210,956	TBD
4 Possible Habitat partnership	TBD	1306 W. Bramlett Road	City View	\$9,107	TBD	HOME	TBD	\$175,000

Report Ending March 31, 2024

Homes Sold FYTD: 4

GCRA Rental Properties - March 2024

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

GCRA Rental Properties - March 2024

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

GCRA Rental Properties - March 2024

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

RENTAL REPORT
Tenant Balance for March 31, 2024

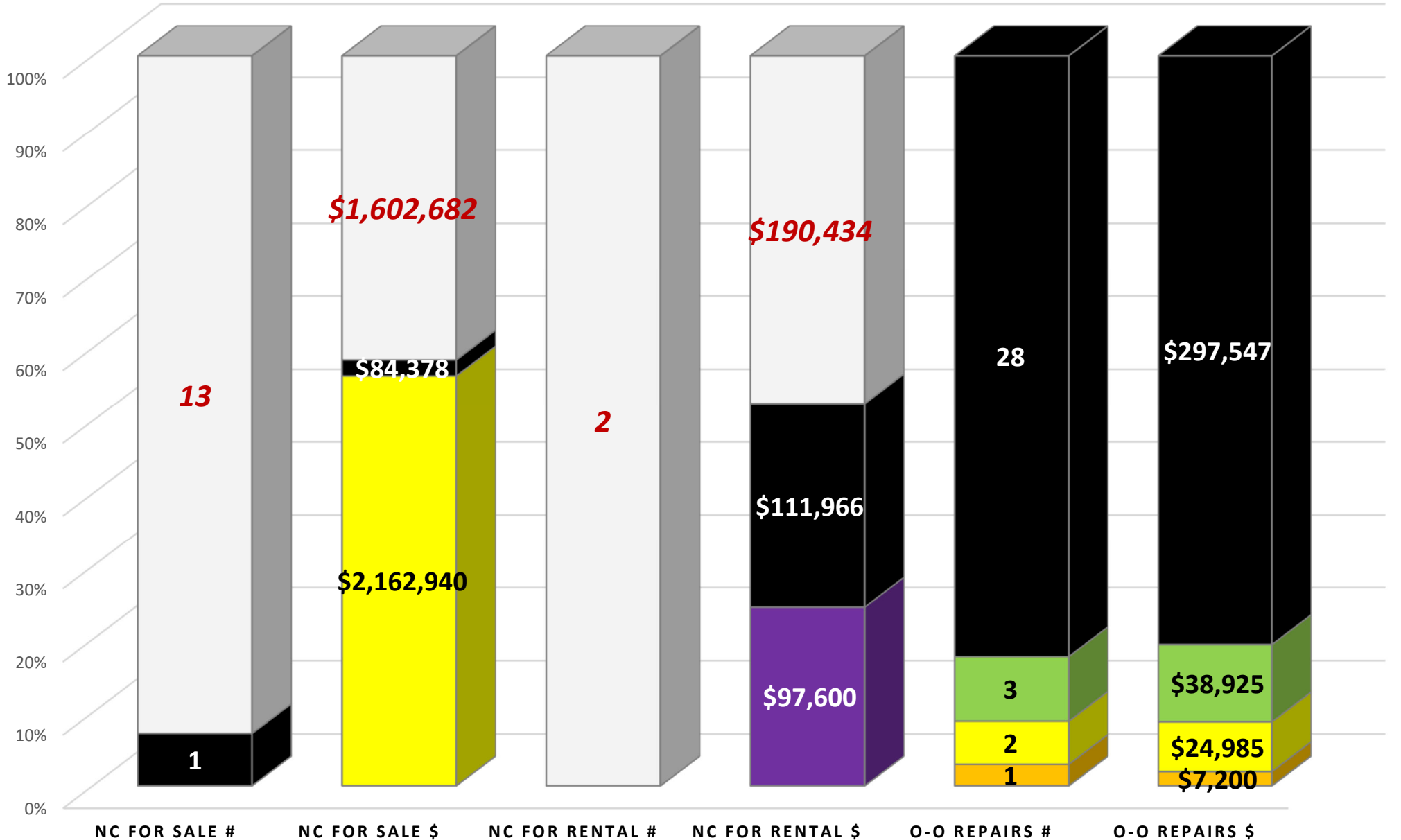
Property Name	Due for March	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
114 Marie Street	\$1,050.00	\$100.00	\$1,050.00		\$2,200.00
20 Marie Street	\$800.00	\$100.00	\$1,200.00		\$2,100.00
3 14th Street	\$950.00	\$100.00	\$950.00		\$2,000.00
11 Journey Lane	\$875.00	\$100.00	\$1,280.00		\$2,255.00
27 Journey Lane		\$50.00			\$50.00
202 Roosevelt Avenue	\$750.00	\$50.00			\$800.00
111 Arnold Street	\$675.00	\$150.00	\$1,350.00		\$2,175.00
107 Alice Avenue	\$700.00	\$150.00	\$700.00		\$1,550.00
304 Miller Road	\$300.00	\$100.00	\$600.00		\$1,000.00
	\$6,100.00	\$900.00	\$7,130.00	\$0.00	

TOTAL Past Due Balance For March
\$14,130.00

TOTAL Past Due Balance For February
\$12,113.00

Operations Activity Report YTD – New Construction & Repairs

FY 2023 GOALS: 14 \$3,850,000 2 \$400,000 25 \$300,000



■ Brutontown
 ■ Fountain Inn
 ■ Greer
 ■ Mauldin
 ■ Simpsonville
 ■ Travelers Rest
 ■ Unincorporated
 ■ Remaining

Operations Activity Report YTD, FY 2023:

Resale/Rental Repair Work; Demolitions; Partner Progress

Repairs for Rental completed: 5 \$63,226

- 15 Journey Lane, Mauldin
- 16 3rd Avenue, Judson
- 108 Harris Street, Greer
- 15 Speed Street, Monaghan
- 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
- *Upcoming: 411 Pendleton Road, Building #2*

Partner Activity:

- Habitat for Humanity repairs 0 \$0
- Rebuild Upstate repairs 5 \$22,668

PUBLIC WORKS PROJECTS - MARCH 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 is expected to take one to two weeks to complete; contractor is waiting for an opening in their schedule to work in this small project.
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. Property to be posted with signs by 4/8; Planning Commission meeting for final approval 5/22.
Planning phase	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	CoTransCo is still in the surveying phase; the project will be bid after this is complete.

MEMORANDUM

TO: GCRA Board

FROM: John Castile, Executive Director

RE: 3rd Quarter Delinquency Report (January 1, 2024 to March 31, 2024)

DATE: April 11, 2024

The information reported represents the delinquency of GCRA accounts for the 3rd Quarter of the current Fiscal Year 2023. Each month has approximately **243** active accounts; only **186** of those accounts are reported to Equifax. The 243 accounts have a total principal balance of **\$10,026,079.74**. There are four active foreclosures; three are in the Rehab Advance Portfolio and one is in the Principal/Interest/Escrow Portfolio. The Economic Development Portfolio has four accounts with a judgment filed. The 3rd Quarter delinquency rate for GCRA was **4.1% percent**. The delinquency rate has decreased by 1.2% since reporting in the 2nd Quarter.

A total of **7** accounts were paid in full during the 3rd Quarter of 2023. The total amount of payoff received was **\$201,937.38**. The accounts were paid in full by completing the term of the mortgage and a business owner paying a mortgage off early.

GCRA has approved one mortgage deferment to homeowners due to loss of income. GCRA has been working closely with Greer Relief and United Housing Connections to provide mortgage assistance to homeowners who have fallen behind for various reasons. GCRA will continue to work with each individual mortgage holder to assist on a case-by-case basis, offering payment plans, deferments, forbearance agreements, and recorded loan modifications to bring the accounts back to a current status. GCRA continues to work with SC Help which in turn provides mortgage assistance to clients who qualify for their mortgage assistance program.

90-DAY MORTGAGE STATUS REPORT

January 1, 2024 to March 31, 2024

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	11	\$1,892.78	\$46,076.57	0	0.0%
Escrow Mortgage	65	\$39,073.84	\$3,563,856.18	3	4.6%
Rehab Advance	95	\$0.00	\$1,839,812.99	0	0.0%
Escrow Only Accounts	15	\$2,795.91	\$551,001.13	2	13.3%
Partner	30	\$29,262.88	\$3,700,185.40	0	0.0%
Economic Development	15	\$5,494.00	\$245,147.47	5	33.3%
Façade	12	\$0.00	\$80,000.00	0	0.0%
TOTAL	243	\$78,519.41	\$10,026,079.74	10	4.1%

CLOSED ACCOUNTS: FY 2023

3rd Quarter

Rehab Advance Loans PAID IN FULL 3rd QRT

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0200022654	02/22/2024	05/22/1998	\$31,935.00	\$24,545.21	Heirs Sold Property
0261541041	03/28/2024	01/13/2029	\$78,092.00	\$78,092.00	Heirs Sold Property

TOTAL RECEIVED \$102,637.21

Interest Non-Escrow PAID IN FULL 3rd QRT

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0102330202	02/13/2024	09/23/2023	\$5,575.00	\$4,943.27	Homeowner Paid in Full
0100094951	03/19/2024	07/03/2022	\$19,005.00	\$3,151.49	Heirs Sold Property

TOTAL RECEIVED \$8,094.76

Escrow Only PAID IN FULL 3rd QRT

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0500233228	02/23/2024	03/20/2007	\$45,680.26	\$50,143.25	Homeowner Paid in Full
0501551101	03/19/2024	01/04/2012	\$16,621.00	\$16,621.00	Foreclosure bought by third party

TOTAL RECEIVED \$66,764.25

Principal, Interest, Escrow PAID IN FULL 3rd QRT

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0301551101	01/10/2024	01/04/2012	\$28,305.09	\$24,441.16	Foreclosure bought by third party

TOTAL RECEIVED \$24,441.16

TOTAL \$201,937.38



NATIONAL COALITION *for* HOMELESS VETERANS



PREPARED WITH THE GENEROUS SUPPORT OF THE NATIONAL EQUITY FUND AND THE TECHNICAL ASSISTANCE COLLABORATIVE, INC. (TAC)

THE HOUSING NEEDS OF AGING VETERANS





EXECUTIVE SUMMARY

Although general veteran homelessness has decreased in recent years, this outcome is not equally true across all veteran populations.¹ More than ever, there is an increasing risk of aging veterans becoming homeless or housing insecure.² The experience of service providers who are reporting a surge of aging veterans coming through their programs, is reinforced by data showing dramatic increases in sheltered homelessness among older adults.³ In the fall of 2022, the National Coalition for Homeless Veterans (NCHV) engaged a research fellow to help identify critical gaps in the system of care and actionable steps to focus attention on the needs of aging veterans experiencing homelessness or housing insecurity.

The Research Fellow, under the guidance of NCHV's TA Center, conducted a thorough literature review, interviewed key stakeholders, administered a survey to veteran service providers, and conducted nearly a dozen focus groups (with veterans and service providers) to determine the best path forward to address homelessness among aging and elderly veterans. During the project we identified four key themes:

- The **housing needs** of aging veterans are **nuanced and complex**
- The lack of **coordination and integration across systems** makes providing and accessing resources more difficult.
- A holistic approach that ensures veterans have **access to quality support services** would improve housing outcomes and quality of life
- **Complicated funding streams** are confusing and hamper the ability to provide necessary services.

Tackling these challenges will require a comprehensive approach that addresses the short-term needs of aging veterans today and the long-term systemic changes required for the future. With that in mind, the discussion around each theme includes an overview of related challenges, promising practices that address those barriers, and recommendations for moving forward.

[1] Tsai, J., Pietrzak, R. H., & Szymkowiak, D. (2021). The problem of veteran homelessness: An update for the new decade. *American Journal of Preventive Medicine*, 60(6), 774-780.

[2] Tsai, J., Mehta, K., Montgomery, A. E., Elbogen, E., & Hooshyar, D. (2021). Changing demography of homeless adult populations. *Perspectives in public health*, 141(3), 177-184.

[3] Henry, M., Travis, A., de Sousa, T., Marson, J., Prestera, E., and Tano, C. (2023) 2021 Annual Homeless Assessment Report to Congress: Part 2 Estimates of Homelessness in the United States.

INTRODUCTION

On a single night in January 2022, 33,129 veterans were experiencing homelessness in the United States.⁴ Of those veterans, 28 percent had patterns of chronic homelessness. While veteran homelessness is decreasing, by 11% since 2020 and more than 55% since 2010, homelessness is more common among veterans than in the overall population.⁵ The veteran population is also aging. The total of veterans over 65 years old already numbers more than 18.2 million,⁶ and those aged 85 or more receiving care is expected to grow 535% in the next 20 years.⁷ For those that need care, their needs are also increasing as more than half (57%) have at least three or more chronic conditions.⁸

Research also suggests that the number of people aged 65 and over who experience homelessness is growing rapidly and will peak in 2030.⁹ Despite overall declines in the number of people experiencing sheltered homelessness from 2019 to 2022 due to the pandemic, that number increased by 10,000 for adults 65 and over.¹⁰ The data suggests that some people are aging into chronic homelessness while others are experiencing it for the first time when they are 65 or older.¹¹ Another recent study found that almost half (44 percent) of the participants experienced their first episode of homelessness after the age of 50,¹² which results in a unique set of barriers and service needs. Further, the 2023 Annual Homelessness Assessment Report found that more than 20 percent of people experiencing homelessness were 55 or older, and that nearly half of them were unsheltered or sleeping in places not meant for human habitation.¹³

There is a growing concern that existing systems, programs, and providers are not able to comprehensively meet the increasing needs of aging veterans experiencing homelessness or housing insecurity. In August 2022, the National Coalition for Homeless Veterans (NCHV) engaged a research fellow to help us understand the gaps in the system of care for aging veterans and identify innovative and promising approaches in the field. NCHV conducted a thorough literature review, interviewed key stakeholders, administered a survey to veteran service providers, and facilitated focus groups with veterans and service providers (See Appendix for details). This research brief summarizes our findings and recommendations.

[4] De Sousa, S., Andrichik, A., Cuellar, M., Marson, J., Presetera, E., and Rush, K. (2023). 2022 Annual Homeless Assessment: Report to Congress. DIANE Publishing.

[5] Ibid.

[6] Department of Veterans Affairs, Veterans Benefits Administration, Benefits Assistance Service. (n.d.). VA.gov | Veterans Affairs. <https://www.benefits.va.gov/persona/veteran-elderly.asp>

[7] Bonvissuto, K. (2023). Growing aging veteran population prompts support for expanding access to assisted living. McKnight's Senior Living. <https://www.mcknightsseniorliving.com/home/news/growing-aging-veteran-population-prompts-support-for-expanding-access-to-assisted-living/>

[8] Popham, L., Tavares, J., & Cohen, M. (2019). A profile of older US Veterans. National council on aging. Arlington (VA): National Council on Aging.

[9] Dennis P Culhane, Dan Treglia, Thomas Byrne, Stephen Metraux, et al. "The Emerging Crisis of Aged Homelessness: Could Housing Solutions Be Funded from Avoidance of Excess Shelter, Hospital and Nursing Home Costs?" (2019). Available at: http://works.bepress.com/dennis_culhane/223/.

[10] Henry, M., Travis, A., de Sousa, T., Marson, J., Prestera, E., and Tano, C. (2023) 2021 Annual Homeless Assessment Report to Congress: Part 2 Estimates of Homelessness in the United States.

[11] Ibid.

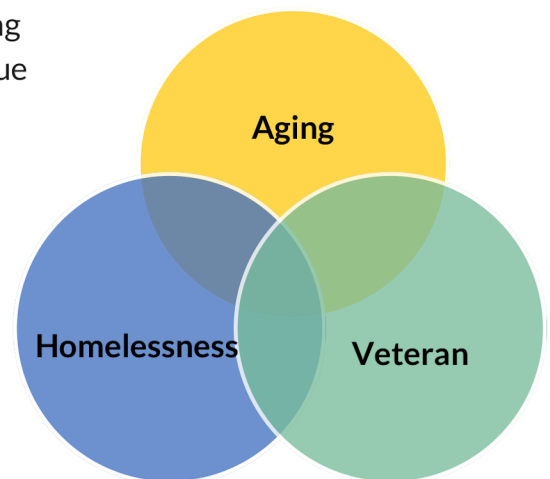
[12] <http://ohioaging.org/wp-content/uploads/KUSHEL-CLOSING.pdf>

[13] <https://www.huduser.gov/portal/sites/default/files/pdf/2023-AHAR-Part-1.pdf>



ONE POPULATION, THREE SYSTEMS

As we began this project, one fact became strikingly clear: aging veterans facing homelessness or housing insecurity are a unique subpopulation at the intersection of three different systems: Veteran, Homelessness, and Aging (see figure). Each of these populations brings their own strengths and barriers as do the systems that serve them. Discussing each one individually is beyond the scope of this project. However, when they are combined or layered together those barriers are compounded making serving them effectively much more complex. Furthermore, none of these systems were designed to work with each other, or with this specific subpopulation.



The implications of this reality touch each of the key themes we discovered during the project:

- The **housing needs** of aging veterans are **nuanced and complex**
- The **lack of coordination and integration across systems** makes providing and accessing resources more difficult.
- A holistic approach that ensures veterans have **access to quality support services** would improve housing outcomes and quality of life
- **Complicated funding streams** are confusing and hamper the ability to provide necessary services.

Although these issues are common to veterans experiencing housing instability, they take on new, different, and more complicated variations for aging and elderly veterans. It is also important to note that while we have isolated these factors to better understand the challenges and possible solutions, we recognize their connection and mutual impact.

NUANCED AND COMPLEX HOUSING NEEDS: AFFORDABILITY, ACCESSIBILITY, ADAPTABILITY

AFFORDABILITY

The United States is facing a housing affordability crisis with a nationwide shortage of more than 7 million affordable rental units for extremely low-income households¹⁴. Not surprisingly, our survey found that cost of housing (and lack of affordable options) was the most common challenge facing aging veteran experiencing or at-risk of homelessness. Affordability barriers come in many forms, including market rents that exceed voucher amounts, high entry deposits that can equal three months' rent or more, significant rent increases at lease renewal, and competition from other low-income renters.

In addition to the quantity of affordable units, service providers and veterans highlighted the need for quality housing. Some veterans spoke of inadequate housing, including roach and rat-infested apartments, mold inside walls, and kitchens with appliances that did not work, among other housing insufficiencies. Veterans and providers also criticized the location of affordable housing, including buildings that accept HUD-VASH vouchers, as being in high-crime neighborhoods with no transportation and few amenities. Lastly, veterans in our focus groups noted that they did not understand the housing market and how to get the resources needed to secure safe housing. One veteran said:



“Because I didn’t fully understand the housing market, I became like, I hate to say, prey for predatory, landlords.”

However, housing challenges are not just about affordability and quantity as veteran housing needs are a much more nuanced issue. Specifically, our findings indicate that housing also needs to be more accessible and adaptable.

Promising Practice:

Supportive Services for Veteran Families (SSVF) Shallow Subsidy

Shallow Subsidy, a service available to veterans enrolled in SSVF Rapid Rehousing or Prevention, provides a rental subsidy or up to 50% of fair market rate (FMR). The subsidy amount remains fixed regardless of the veteran's income for up to two years. While not limited to this population, Shallow Subsidies are being used to help aging veterans on fixed incomes to obtain/maintain stable housing. The two-year certification means aging veterans can continue to receive the subsidy while working to increase income (through benefits and/or employment) or while waiting for a permanent subsidized housing space to become available. More information about Shallow Subsidy can be found [here](#).

[14] <https://nlihc.org/gap>

NUANCED AND COMPLEX HOUSING NEEDS: AFFORDABILITY, ACCESSIBILITY, ADAPTABILITY

ACCESSIBILITY

According to the Center for Disease Control and Prevention (CDC), 1 out of every 4 adults in the United States has some type of disability¹⁵. The rates of disability are even higher among older adults and veterans. We also know that prolonged experience of homelessness causes people to age prematurely, as much as 10 to 20 years beyond their chronological age. This means that veterans in their 50s who have experienced chronic homelessness may have the physiological characteristics, including physical and mental health issues, of someone in their 70s or 80s.

Therefore, it is essential that housing options for aging veterans experiencing homelessness are not only affordable, but also accessible. This has implications not only at the unit level, that is making each unit accessible for veterans with various physical limitations, but also at the system level. We need to look at the spectrum of housing options, from emergency shelter to transitional and permanent housing, to ensure that they meet the needs of aging veterans. The adaptations made during the pandemic, most notably the shift away from congregate shelter settings, address some of the common barriers confronting aging veterans including dormitory-style sleeping and shared bathrooms.

Promising Practice

Faced with an increase in the number of aging veterans being referred to transitional housing, the New England Center and Home for Veterans (NECHV) knew something had to change. In a one-year period more than 2/3 of the veterans they served were over 50, with 37 percent aged 62 or over. For these veterans, many experiencing homelessness for the first time, the typical bunk-bed congregate style of transitional housing lacked dignity and privacy and increased trauma and interpersonal conflicts. In response, NECHV began a reconfiguration project at one of its facilities. When completed, the new space will feature approximately 20 private rooms that can safely serve aging and vulnerable veterans.

[15] <https://www.cdc.gov/ncbddd/disabilityandhealth/infographic-disability-impacts-all.html>

NUANCED AND COMPLEX HOUSING NEEDS: AFFORDABILITY, ACCESSIBILITY, ADAPTABILITY

ADAPTABILITY

If housing veterans is one side of the equation, then keeping people in their homes is the other side. With more than 10 million veterans over the age of 55, there are more older veterans than ever.¹⁶ A recent report found that the number of female veterans over the age of 65 is expected to increase by 237% by 2041.¹⁷ As veterans live longer, the complexities of maintaining housing increase often requiring wrap-around services that address health and well-being.

Veterans and providers noted that a more comprehensive housing sustainability plan is needed to allow veterans to stay housed. For many veterans this may include increased opportunities to age in place. This requires more support for family members of veterans, as well as in-home mental health, substance use, and other treatment modalities so that veterans can stay in their homes. Units of varying size or with adaptable interiors could create space for live-in caregivers as veterans' needs increase. Small and inexpensive changes like installing grip bars in bathrooms could be the difference between a veteran safely staying in housing and having to move or becoming displaced.

Recommendations for Moving Forward

- Develop new subsidized housing specifically designed for low- or no-income aging and disabled veterans.
- Prioritize the adaptation of existing spaces across the housing continuum – from emergency shelter through market rate housing – to make it accessible and adaptable to meet the needs of people as they age.

[16] Statista. (2023). U.S. veterans 2021, by age and gender. <https://www.statista.com/statistics/250267/us-veterans-by-age-and-gender/>

[17] Kehrt, S. (2023). America Faces a Tidal Wave of Aging Veterans, Including a 237% Increase in Women Over 65 by 2041. The War Horse. <https://thewarhorse.org/america-faces-sharp-increase-in-aging-military-veterans/>