

A beautiful  
day begins  
with a  
beautiful  
mindset.

***GCRA Committee Meetings***

***Admin. May 14, 2024***

***Ops. May 16, 2024***

# May 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12 Mothers' Day	13	14 Administration Committee meeting, 12:30	15	16 Operations Committee meeting, 12:30	17	18
19	20	21	22	23	24	25
26	27 Memorial Day (Office Closed)	28 Board meeting, 12:30	29	30	31	

# June 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 Greenville County Finance Meeting @ 5:00pm	11 Administration Committee meeting, 12:30	12	13 Operations Committee meeting, 12:30	14	15
16 Fathers' Day	17	18 Greenville County Meeting of the Whole @ 5:00pm	19	20	21	22
23	24	25 Board meeting, 12:30	26	27	28	29
30						

**ADMINISTRATION COMMITTEE MEETING AGENDA  
TUESDAY, MAY 14, 2024 – 12:30 PM  
GCRA BOARD ROOM**

1. Opening and Roll Call
2. Invocation
3. \*Approval of Submission of Application for Funding from SC Housing for 2024 Small Rental Development Program (SRDP) for Brutontown-Iola Wilson Rental Affordable Housing Project (Pages 5 – 9)
4. \*Approval of Revision of the First Time Homebuyers Program (FTHBP) and a Name Change to Greenville County Homeownership Assistance Program (GCHAP) (Pages 10 – 23)
5. Administration Reports
  - a) Subrecipient Report (Page 24)
  - b) HOME-ARP Subrecipient Report (Page 25)
  - c) CDBG Timeliness Test (Page 26)
6. Financial Reports
  - a) Financial Highlights – KPI (Page 27)
  - b) Financial Statements (Pages 28 – 29)
  - c) Funding Sources (Page 30)
  - d) Rental Program Income (Page 31)
7. Other Business
  - a) Planning Updates

**\* Committee Approval Required**

---

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

*Staff Assistance: John Castile – Executive Director  
Imma Nwobodu – Program Director  
Pamela Proner – Finance Director  
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, Imma Nwobodu, or Pamela Proner at 242-9801, extension 114, 115, or 116.*

**PLEASE CALL IF YOU CANNOT ATTEND**



## Memorandum

**To:** Administration Committee

**From:** John Castile  
Executive Director

**Date:** May 14, 2024

**Subject:** Approval of Submission of Application for funding from SC Housing for 2024 Small Rental Development Program (SRDP) for Brutontown – Iola Wilson Rental Affordable Housing Project

The Greenville County Redevelopment Authority (GCRA) staff is proposing to apply for funding from the South Carolina State Housing and Finance Development Authority (SC Housing) for its 2024 SRDP rental application cycle to leverage funding for our **Brutontown - Iola Wilson Affordable Rental Housing Project**. The Brutontown Community is GCRA’s Strategy Neighborhood. The Master Plan was adopted in 2003. The proposal consists of new construction of seven (7) stacked duplex buildings (14 units) of approximately eight hundred (800) square feet each. The project location is within the Phase 2D section of the community and is between Rutherford Road, Love Street, and the proposed Iola-Wilson Street. This development will target senior and small family households with rent affordable to extremely low-income and low-income households. This project will continue GCRA’s efforts at revitalization of the Brutontown community by providing safe, sanitary, sustainable, and affordable housing. All rezoning, site and subdivision approvals have been obtained.

SC Housing approved GCRA’s ‘Intent to Apply’ request. The deadline for the full application is July 15, 2024. Conditional commitment letters will be issued on October 15, 2024. Award Agreements of approved applications will be issued Summer 2025.

**Staff Recommendation:** The GCRA staff recommends approval to submit application for funding from SC Housing and to execute any necessary documentation upon approval of the fund to complete the rental housing development in the Brutontown Community project.

**Date Approved/Denied:** \_\_\_\_\_

# Brutontown Community – Proposed Senior and Small Family Rental Development



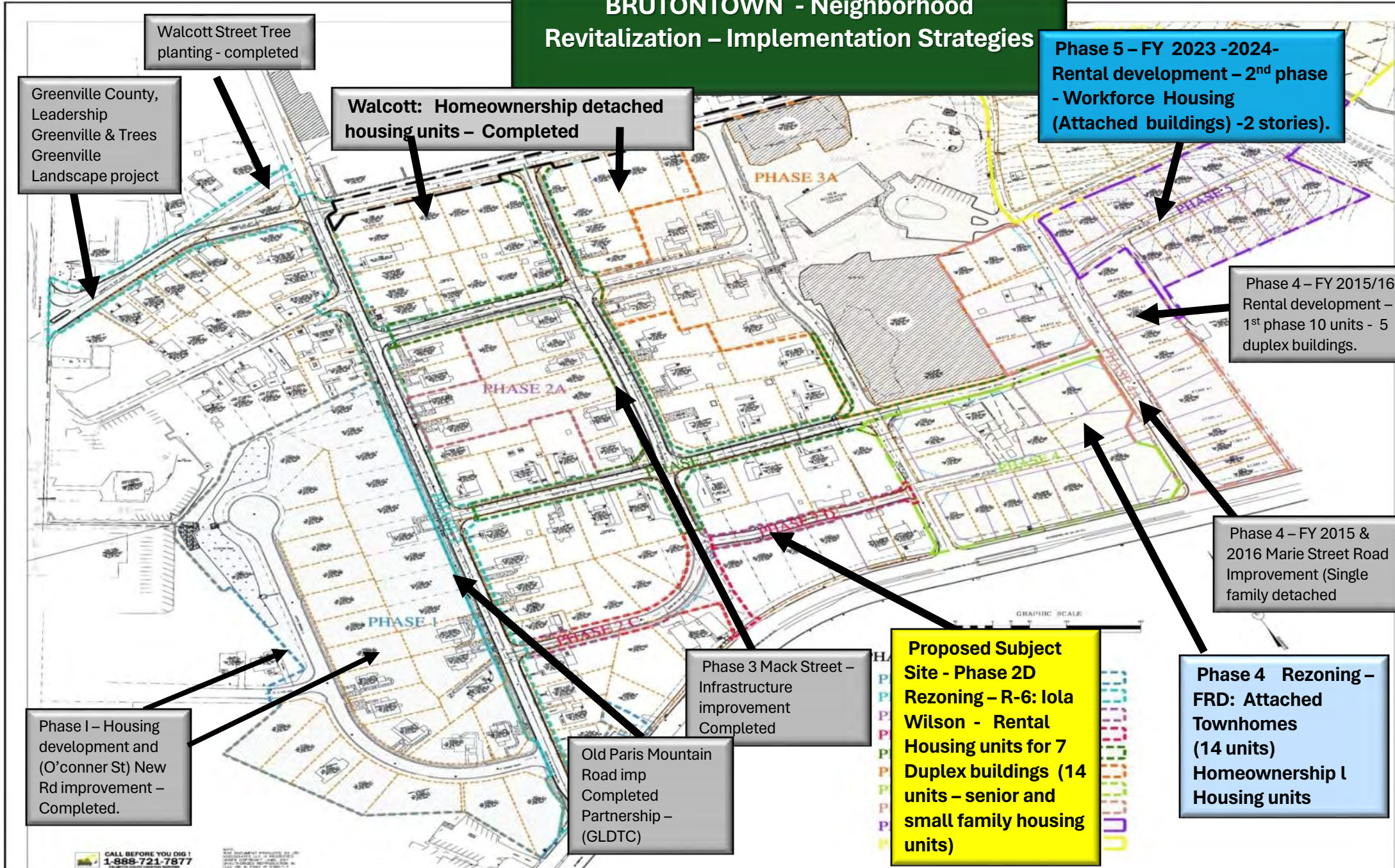
Frontage on Rutherford



Frontage on Proposed new Road

Proposed R-6  
Duplex Buildings  
Approximately 800 square heated space

# BRUTONTOWN - Neighborhood Revitalization – Implementation Strategies



Walcott Street Tree planting - completed

Greenville County, Leadership Greenville & Trees Greenville Landscape project

Walcott: Homeownership detached housing units – Completed

Phase 5 – FY 2023 -2024- Rental development – 2<sup>nd</sup> phase - Workforce Housing (Attached buildings) -2 stories).

Phase 4 – FY 2015/16 Rental development – 1<sup>st</sup> phase 10 units - 5 duplex buildings.

Phase 4 – FY 2015 & 2016 Marie Street Road Improvement (Single family detached)

Phase I – Housing development and (O’conner St) New Rd improvement – Completed.

Phase 3 Mack Street – Infrastructure improvement Completed

Old Paris Mountain Road imp Completed Partnership – (GLDTC)

**Proposed Subject Site - Phase 2D Rezoning – R-6: Iola Wilson - Rental Housing units for 7 Duplex buildings (14 units – senior and small family housing units)**

Phase 4 Rezoning – FRD: Attached Townhomes (14 units) Homeownership l Housing units

CALL BEFORE YOU DIG! 1-888-721-7877

REVISIONS	
NO.	DESCRIPTION

APPROVALS	PROJECT ENG	DATE
	JTH	

CAROLINA PROFESSIONAL ENGINEERS & SURVEYORS  
 JTH ASSOCIATES, LLC  
 No. 00257  
 STATE OF NORTH CAROLINA  
 DATE:  

CAROLINA PROFESSIONAL ENGINEERS & SURVEYORS  
 JTH ASSOCIATES, LLC  
 No. 00257  
 STATE OF NORTH CAROLINA  
 CERTIFICATE OF REGISTRATION  
 DATE:  

**JTH**  
 JTH ASSOCIATES, LLC  
 ENGINEERS & PLANNERS  
 145 BELLEMEAD ROAD, SUITE 106  
 GREENVILLE, SOUTH CAROLINA 29615  
 864-635-3320

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

BRUTONTOWN PHASE DRAWING

DATE	MAR 2010	SHEET	1
SCALE	1" = 60'	OF	1
PROJECT	XXXX		

DWG. NO.



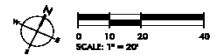
BRUTONTOWN | GCRA - PHASE 2  
GREENVILLE COUNTY, SC

CONCEPTUAL PLAN - SAC PRESUBMITTAL MEETING

R-6 CONCEPT - DUPLEX - 7 LOTS  
JULY 15, 2022

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION.

## Phase 2D – Subdivision – Iola Wilson 7 lots – 14 units stacked duplex units



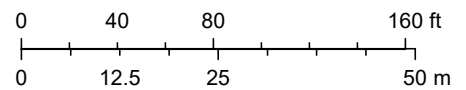


# Brutontown-Iola Wilson Rental Affordable Housing Project (Phase 2D)



May 2, 2024

1:960



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



## Memorandum

**To:** Administration Committee

**From:** John Castile  
Executive Director

**Date:** May 14, 2024

**Subject:** Approval of revision to the First Time Homebuyers Program (FTHBP) and a name change to Greenville County Homeownership Assistance Program (GCHAP)

As a result of the increase of home prices in the region and in addition to the increased mortgage interest rate, homeownership is unattainable for our target population. It has become impossible for First Time Homebuyers to be able to save sufficient funds for the downpayment/closing costs requirement of 3% to 3.5% using Fannie Mae or FHA products required for the purchase of their homes. To address these and other market conditions, GCRA staff is proposing to revise the First Time Homebuyers Program (FTHBP) guidelines and recommend a name change.

The FTHBP provides direct financial assistance to first-time homebuyers with downpayment and closing cost towards the purchase of their first home. The current maximum amount of funds provided to each homebuyer is \$10,000. The HOME fund provides homebuyers with annual income of up to 80% of the Area Median Income and was forgivable over 8 years. In the past 5 years, we received private donations of approximately \$25,000 each year for the program. These funds were used to assist middle-income first-time homebuyers for downpayment/closing cost with annual income of 81% to 120% AMI. Up to \$5,000 per homebuyer was provided and forgiven over 5 years. If we do not make adjustments, we will have limited to no participation in this program.

Staff reviewed other programs from the SC Housing; Charleston County and City; and in other neighboring states with comparable products. Additionally, staff monitored the sales and mortgage interest rates in the region for period, and is thereby recommending the following changes:

1. Increase the amount of financial assistance to up to \$30,000 per homebuyer.
2. Increase threshold sales price amount consistent with SC Housing limit.
3. Use combined funding sources of HOME and GC Affordable Housing Fund.
4. Provide financial assistance for homebuyers with up to 120% AMI.
5. Increase the affordability and forgivable period up to 10 years.
6. Name change to **Greenville County Homeownership Assistance Program (GCHAP)**

See attached Program guidelines. The recommended changes are consistent with others, including SC Housing, organizations providing similar assistance.

**Staff Recommendation:** Please approve the revised program guidelines and name change to the Greenville County Homeownership Assistance Program (GCHAP).

**Date Approved/Denied:** \_\_\_\_\_

# Greenville County Homeownership Assistance Program (HAP)

---

Presented by Greenville County Redevelopment Authority  
May 2024



# Agenda

---

1. About GCRA
2. About GCHAP
3. Eligible Homebuyers
4. Qualifying Jurisdiction
5. Funding Sources, Uses and Maximum Amount
6. Income Eligibility
7. Program Requirement





# Homeownership Assistance Program (HAP)

**formerly called  
“First Time Home  
Buyers Program”**

# About GCRA

---

- ❑ Established in 1974. The Greenville County Redevelopment Authority (GCRA) takes a holistic approach to revitalize communities. GCRA works to improve the living conditions of the county's residents by building new homes, rehabilitating existing homes and improving the infrastructures within communities.
- ❑ Designated as the Administrator of Greenville County Entitlement Funds from HUD.
- ❑ Cooperative Agreement with Greenville County and five participating municipalities: Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest. This is renewed every 3 years as required by HUD.
- ❑ Governed by a 12-member Board appointed by Greenville County Council.

# About Greenville County HAP



- The GCHAP financial assistance helps first-time home buyers with down payment and closing cost towards the purchase of a home and provides wealth building through homeownership.
- The program helps to offset financial requirements about downpayments and mortgage insurance premiums.
- It makes homeownership attainable to potential to first time homebuyers, as they are able to save less without the burden of providing substantial upfront fund for downpayment and closing cost.

# Greenville County Homeownership assistance Program (GCHAP)

## Eligible Homebuyers

- The Greenville County Homeownership Assistance program targets first time homebuyers earning between 50% - 120% of the Area Median Income. A first-time homebuyer is defined as a household that has not owned a home or has not a home within a three-year period. The homes must be the primary residence of the potential buyer(s).
- The exception to the three-year requirement are as follows:
  - A displaced homemaker, a single person or parent who is divorced and no longer owns a home.
  - The owner of a property that does not meet local codes and standards and cannot meet regulations for less than the cost of the new construction.



# Greenville County Homeownership Assistance Program (GCHAP)

## Qualifying Jurisdiction

---

- The HAP can be used towards the purchase of a newly constructed home or an existing home. The properties must meet building code standards upon inspection of the property by GCRA construction official. All building code violations must be addressed before fund is approved for the potential homebuyer.
- Qualifying Jurisdiction:
  - The qualifying jurisdiction includes Greenville County, consisting of the Cities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest.
  - Spartanburg County, within City limits of Greer.
  - Lauren County, within City limits of Fountain Inn.

# Greenville County Homeownership Assistance Program

## Funding Sources, Uses and Maximum Fund

- ❑ The HAP program will be funded with HOME fund and Greenville County Affordable Housing Fund (GCAHF)
- ❑ Maximum amount of fund provided shall be \$30,000.
  - ❑ \$20,000 of HOME fund and \$10,000 of GCAHF
- ❑ The HOME fund is a forgivable loan for 10 years. (1/10<sup>th</sup> forgiven each year). This can also be used as downpayment or closing cost towards the purchase of the home. If the house is sold prior to the 10 years affordability/forgivable period, the remainder of the funds is recaptured for the remaining years of the affordability period. A three (3%) percent interest is assessed on the outstanding balance.
- ❑ The GCAHF is a deferred payment loan. It can be used as down payment and closing cost. It is a second mortgage with no interest rate and repaid **at a 100%** when the house is sold, or mortgage is refinanced, after 10 years. If house is sold or refinanced prior to the 10 years, a 3% interest rate is assessed on the loan.

# Greenville County Homeownership Assistance Program

## Income Eligibility

- ❑ Households earning up to 80% of the Area median Income adjusted to household size (using HUD annual income table) are eligible for up to the \$30,000. Up to \$20,000 HOME fund and \$10,000 (GCAHF) are provided to eligible homebuyer, calculated based on need. The HOME fund will be used first. A 10-year affordability and forgivable period for the HOME fund is required. If the house is sold or refinanced at or after 10 years, the HOME funds are forgiven and considered paid in full, the GCAHF is recaptured at 100%.
- ❑ Households earning 81% to 120% of Area Median Income adjusted to household size are eligible for \$10,000 of the GCAHF deferred loan program only. No HOME fund is provided. A ten-year affordable period is required to be able to obtain a 0% interest repayment period. (This is a soft 2<sup>nd</sup> mortgage). If house is sold or refinanced at or after the 10 years, \$10,000 repayment is required without any interest assessed on the loan.

# Greenville County Homeownership Assistance Program Program Requirement

A thick green horizontal line is positioned below the title. On the left side of the slide, there are several geometric shapes: a teal triangle pointing right, a yellow triangle pointing down, and a green triangle pointing down.

- Income Eligibility Certification
- No more than 36% front-end and 44% back-end Debt To Income (DTI) Ratio
- Pre-purchase homeowner education class
- Obtain mortgage approval/commitment
- Property must be environmentally cleared
- Must pass property inspection
- If HOME fund is to be used for the financial assistance, the Seller is provided with voluntary acquisition letter using Federal funding.



# Current HUD Income Table

---

- Greenville County
- Spartanburg County
- Lauren County

# Maximum Prices



---

## New Construction (up to 80% AMI)

- Threshold price will be same as State program from SC Housing

## New Construction (81% - 120% AMI)

- Threshold price will be same as the Same program from SC Housing

## Existing Homes (up to 80% AMI)

- Threshold price will be same as State from from SC Housing

## Existing homes (81% 120% AMI)

- Threshold price will be the same as State program from Sc Housing

# Thank you



---

Greenville County Redevelopment  
Authority

[www.gcra-sc.org](http://www.gcra-sc.org)

864-242-9801

**SUBRECIPIENT PERFORMANCE REPORT**

April

*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	77%	77%
	HRC	35,000.00	23,542.72	11,457.28	43%	67%
	Pendleton Place	45,000.00	27,624.91	17,375.09	61%	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	71%	71%
	United Housing Connections - Shelter	11,908.63	8,287.56	3,621.07	70%	70%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	36,437.59	16,319.41	69%	69%
<b>Total ESG Subrecipients:</b>		<b>180,665.63</b>	<b>117,602.59</b>	<b>63,063.04</b>		<b>65%</b>
CDBG Unincorporated	Greenville Free Medical Clinic	90,000.00	69,280.03	20,719.97	59%	77%
	HRC - Fair Housing	38,000.00	38,000.00	-	85%	100%
	Meals on Wheels	55,000.00	27,500.00	27,500.00	50%	50%
	Safe Harbor	35,000.00	10,887.80	24,112.20	21%	31%
	Unity Health on Main	55,000.00	49,287.13	5,712.87	71%	90%
	Upstate Warrior Solution	25,000.00	6,497.25	18,502.75	26%	26%
	<b>Total CDBG Unincorporated Subrecipients:</b>		<b>298,000.00</b>	<b>201,452.21</b>	<b>96,547.79</b>	
<b>Total Unincorporated</b>		<b>478,665.63</b>	<b>319,054.80</b>	<b>159,610.83</b>		<b>67%</b>
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%
<b>Total CDBG Greer Subrecipients:</b>		<b>60,000.00</b>	<b>46,737.58</b>	<b>13,262.42</b>		<b>78%</b>
CDBG Mauldin	Center for Community Services	5,000.00	3,457.50	1,542.50	61%	69%
	City of Mauldin	10,500.00	7,751.28	2,748.72	71%	74%
<b>Total CDBG Mauldin Subrecipients:</b>		<b>15,500.00</b>	<b>11,208.78</b>	<b>4,291.22</b>		<b>72%</b>
CDBG Simpsonville	Center for Community Services	12,000.00	7,975.37	4,024.63	56%	66%
	Simpsonville Parks & Recreation	10,000.00	2,839.95	7,160.05	0%	28%
<b>Total CDBG Simpsonville Subrecipients:</b>		<b>22,000.00</b>	<b>10,815.32</b>	<b>11,184.68</b>		<b>49%</b>
CDBG Fountain Inn	Center for Community Services	5,000.00	4,988.14	11.86	85%	100%
	Fountain Inn Parks & Recreation	5,000.00	-	5,000.00	0%	0%
<b>Total CDBG Fountain Inn Subrecipients:</b>		<b>10,000.00</b>	<b>4,988.14</b>	<b>5,011.86</b>		<b>50%</b>
<b>Total CDBG - All Municipalities</b>		<b>107,500.00</b>	<b>73,749.82</b>	<b>33,750.18</b>		<b>69%</b>
<b>Grand Total - ESG and CDBG</b>		<b>586,165.63</b>	<b>392,804.62</b>	<b>193,361.01</b>		<b>67%</b>







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

DATE: 05-06-24  
 TIME: 15:11  
 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 TO MEET TEST	
				UNADJUSTED	ADJUSTED FOR PI	UNADJ	ADJ	UNADJUSTED	ADJUSTED
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	2,144,309.17	3,246,587.59	0.79	1.19		

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 March 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	10,662,521	Decrease	-3%	Decrease	-21%
Total Assets	38,106,988	Increase	0%	Decrease	0%
Notes Payable	2,111,510	Decrease	0%	Decrease	-11%
Debt-to-income			2%		3%
Net Position	32,724,008	Increase	0%	Decrease	0%
Net invest. in capital assets	9,143,307	Decrease	-2%	Increase	0%
Unrestricted net assets	23,580,701	Increase	1%	Decrease	-1%

<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>	<u>Change from Prior</u>	
			<u>Month</u>	<u>%</u>
Revenue	976,343	6,019,574	Increase	80%
Expenditures	989,713	8,242,065	Decrease	-30%
Net Income (loss)	(13,370)	(2,222,491)	Increase	98%

<u>Rental Portfolio</u>	<u>Month</u>	<u>YTD</u>	<u>Change from</u>	
			<u>FY23 (FYTD)</u>	<u>%</u>
Net Income (loss)	212,359	204,364	Increase	2460%

<u>Local Government Invest. Pool</u>	<u>Month</u>		
LGIP Balance	8,001,797	% of total cash:	75%
Interest Earned	20,885	Avg Interest rate:	5.54%

**Notes:**

Property Sale (Rental) 434 Lindberg, Slater	\$	226,500
E. Fairview Project exp	\$	214,568
CHDO-Habitat for Humanity exp	\$	170,826

**GCRA**  
**Statement of Net Position**  
**3/31/2024**

**ASSETS**

Cash and cash equivalents	\$10,662,521
Accounts receivable	49
Grants receivable	520,211
Prepaid items	(5,363)
Due from affiliates	(10,172)
Loans receivable	8,827,368
Lease Receivable	105,862
Real property held for inventory	7,799,807
Real property held for rental	10,055,633
Fixed assets	849,684
Accumulated depreciation	(1,762,010)
Deferred outflows of resources	1,063,408
<b>Total assets and deferred outflows</b>	<b><u>38,106,998</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	111,013
Unearned revenue	2,545
Funds held in escrow	29,774
Due to affiliates	(10,172)
Noncurrent liabilities:	
Lease Liability	88,897
Net pension liability	2,651,834
Notes payable	2,111,510
Deferred inflows of resources	397,589
<b>Total liabilities and deferred inflows</b>	<b><u>5,382,989</u></b>

**NET POSITION**

Net investment in capital assets	9,143,307
Restricted net assets	
Unrestricted net assets	23,580,701
<b>Total net position</b>	<b><u>32,724,008</u></b>
 <b>Total Liabilities and Net Position</b>	 <b><u>\$38,106,998</u></b>

**GCRA**  
**Statement of Revenue & Expenditures**  
**For the Nine Months Ending Sunday, March 31, 2024**

	Budget	March Actual	YTD Actual	Variance	% Total
<b>REVENUES</b>					
Federal grants	\$12,887,580	\$520,211	\$3,319,532	\$9,568,048	55.1%
Loan repayment	41,674	161,955	830,548	(788,874)	13.8%
Sale of property		226,500	1,176,000	(1,176,000)	19.5%
Rental income		63,137	524,725	(524,725)	8.7%
Unrestricted income	2,979,438		125,000	2,854,438	2.1%
Miscellaneous income	10,054,485	4,540	43,769	10,010,716	0.7%
<b>Total revenues</b>	<b>25,963,177</b>	<b>976,343</b>	<b>6,019,574</b>	<b>19,943,603</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	2,877,584	55,756	723,452	2,154,133	8.8%
Acquisition	370,027		402,364	(32,337)	4.9%
Disposition	223,490	43,193	126,181	97,309	1.5%
Property maintenance	41,438	30,579	150,733	(109,296)	1.8%
Demolition	177,555		54,878	122,677	0.7%
Rehabilitation	427,457	27,499	262,874	164,583	3.2%
New construction	5,353,690		912,402	4,441,288	11.1%
Home repair program	681,214	30,330	385,097	296,118	4.7%
Facade improvements	105,000		250	104,750	0.0%
Economic development	170,034		1,055	168,979	0.0%
Infrastructure/public works	2,538,166	11,246	611,343	1,926,823	7.4%
Developer/housing partners	5,379,968	314,439	1,628,364	3,751,604	19.8%
Public service subrecipients	325,265	24,599	197,240	128,025	2.4%
Special projects	708,873			708,873	0.0%
Community housing dev. org.	469,084	170,826	261,826	207,258	3.2%
Housing assistance	1,028,004	49,039	375,507	652,497	4.6%
Shelter, outreach and other assistance	2,710,881	88,954	278,286	2,432,594	3.4%
Administration and planning	2,860,957	126,077	1,165,777	1,695,180	14.1%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure	826,700	17,176	704,436	122,264	8.5%
<b>Total expenditures</b>	<b>27,463,177</b>	<b>989,713</b>	<b>8,242,065</b>	<b>19,221,112</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(1,500,000)</b>	<b>(13,370)</b>	<b>(2,222,491)</b>	<b>722,490</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	1,500,000	(1,571)	(255,609)	1,755,609	
<b>Total other financing sources (uses)</b>	<b>1,500,000</b>	<b>(1,571)</b>	<b>(255,609)</b>	<b>1,755,609</b>	
<b>Net change in fund balances</b>		<b>(14,941)</b>	<b>(2,478,100)</b>	<b>2,478,099</b>	

GCRA  
Statement of Rev & Exp by Funding Source  
For the Nine Months Ending Sunday, March 31, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
<b>REVENUES</b>								
Federal grants	\$1,852,028		\$423,278		\$165,571		\$878,655	\$3,319,532
Loan repayment		169,105		240,701		247,013	173,729	830,548
Sale of property		90,302		535,969			549,729	1,176,000
Rental income		134,645		137,430			252,650	524,725
Unrestricted income							125,000	125,000
Miscellaneous income		28,528		13,727			1,515	43,769
<b>Total revenues</b>	<b>1,852,028</b>	<b>422,580</b>	<b>423,278</b>	<b>927,827</b>	<b>165,571</b>	<b>247,013</b>	<b>1,981,278</b>	<b>6,019,575</b>
<b>EXPENDITURES</b>								
Housing services								
Delivery of service	327,882	125,782	12,972	75,936		175,449	5,431	723,452
Acquisition							402,364	402,364
Disposition	9,645	63,633		3,248		1,750	47,905	126,181
Property maintenance		50,944		48,894			50,895	150,733
Demolition	54,878							54,878
Rehabilitation	98,007	136,498		17,640			10,728	262,874
New construction			68,940	505,062			338,400	912,402
Home repair program	146,578	16,588					221,931	385,097
Facade improvements	250							250
Economic development	1,055							1,055
Infrastructure/public works	505,651	169,611					(63,919)	611,343
Developer/housing partners	51,977		41,438	1,176			1,533,774	1,628,364
Public service subrecipients	197,240							197,240
Community housing dev. org.			170,826				91,000	261,826
Housing assistance					53,356		322,151	375,507
Shelter, outreach and other assistance					94,644		183,642	278,286
Administration and planning	459,115	53,356	125,518	70,198	17,571	44,471	395,548	1,165,777
Interest expenditure						621,100	83,336	704,436
<b>Total expenditures</b>	<b>1,852,278</b>	<b>616,412</b>	<b>419,694</b>	<b>722,154</b>	<b>165,571</b>	<b>842,770</b>	<b>3,623,186</b>	<b>8,242,065</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(250)</b>	<b>(193,832)</b>	<b>3,584</b>	<b>205,673</b>		<b>(595,757)</b>	<b>(1,641,908)</b>	<b>(2,222,490)</b>
<b>OTHER FINANCING SOURCES (USES)</b>								
Net Proceeds from issuance of long term debt							(255,609)	(255,609)
<b>Total other financing sources (uses)</b>							<b>(255,609)</b>	<b>(255,609)</b>
<b>Net change in fund balances</b>	<b>(250)</b>	<b>(193,832)</b>	<b>3,584</b>	<b>205,673</b>		<b>(595,757)</b>	<b>(1,897,517)</b>	<b>(2,478,099)</b>

**Rental**  
**Statement of Revenue & Expense**  
**For the Nine Months Ending Sunday, March 31, 2024**

	<u>Budget</u>	<u>March Actual</u>	<u>YTD Actual</u>	<u>Variance</u>	<u>% Total</u>
<b>REVENUES</b>					
Sale of property		226,500	453,000	(453,000)	46.3%
Rental income		63,143	524,743	(524,743)	53.6%
Miscellaneous income	263,464		870	262,594	0.1%
<b>Total revenues</b>	<b>263,464</b>	<b>289,643</b>	<b>978,613</b>	<b>(715,149)</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	91,860	8,291	8,291	83,568	2.4%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	2,000	18,668	52,305	(50,305)	14.9%
Property maintenance	41,438	30,579	150,733	(109,296)	43.1%
Rehabilitation	(76,993)	999	52,901	(129,894)	15.1%
Administration and planning	49,706		2,374	47,332	0.7%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure		17,176	83,336	(83,336)	23.8%
<b>Total expenditures</b>	<b>263,464</b>	<b>75,713</b>	<b>349,940</b>	<b>(86,477)</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>213,930</b>	<b>628,673</b>	<b>(628,672)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt		(1,571)	(255,609)	255,609	
Intercompany transfers			(168,700)	168,700	
<b>Total other financing sources (uses)</b>		<b>(1,571)</b>	<b>(424,309)</b>	<b>424,309</b>	
<b>Net change in fund balances</b>		<b>212,359</b>	<b>204,364</b>	<b>(204,364)</b>	

**OPERATIONS COMMITTEE MEETING AGENDA  
THURSDAY, MAY 16, 2024 – 12:30 P.M.  
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) \*Approval of Legal Services Contract (Page 33)
- 3) Operations Reports for April
  - a) Home Sales & Rental Property Reports (Pages 34 – 38)
  - b) Operations Activity Report (Pages 39 – 40)
  - c) Public Works Report (Page 41)
- 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 Welli*

*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***





# GCRA

Greenville County Redevelopment Authority

## Memorandum

**To:** GCRA Operations Committee  
**From:** Joe Smith, Operations Director  
**Date:** May 16, 2024  
**Subject:** Approval of Legal Services Contract

Staff are requesting approval of a professional services contract with Bell Carrington Price & Gregg for one year with two one-year renewal terms. The contract shall begin July 1, 2024.

**Staff Recommendation:** Approve a contract to provide professional services as indicated to the Greenville County Redevelopment Authority.

**Operations Committee Approval:** \_\_\_\_\_

## **HOMES FOR SALE STATUS REPORT**

### **APRIL 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	\$162,840	HOME	\$187,840	TBD
3 ON HOLD	TBD	255 Canteen Avenue	Greer	\$12,710	\$173,246	HOME	\$210,956	TBD
4 Possible Habitat partnership	TBD	1306 W. Bramlett Road	City View	\$9,107	TBD	HOME	TBD	\$175,000

**Report Ending April 30, 2024**

**Homes Sold FYTD: 4**

### GCRA Rental Properties - April 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	Occupied	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 - April 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 - April 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	Occupied	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 April 30, 2024**

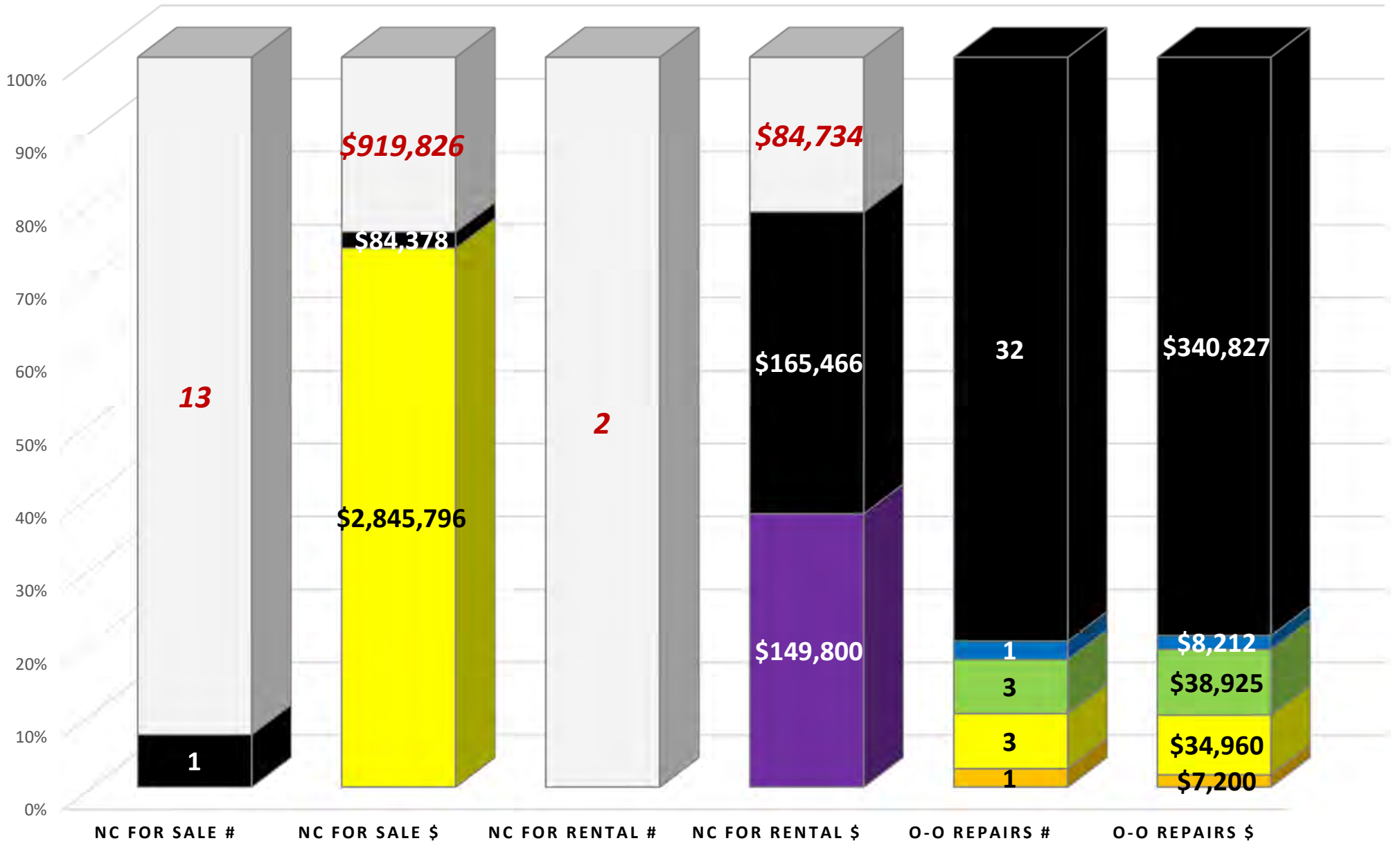
<b>Property Name</b>	<b>Due for March</b>	<b>Late Fee Due</b>	<b>Past Due 30+</b>	<b>Unit Repair or Utilities Charges</b>	<b>Total Due Per Unit</b>
114 Marie Street	\$1,050.00	\$150.00	\$2,100.00		\$3,300.00
20 Marie Street	\$800.00	\$100.00	\$1,200.00		\$2,100.00
3 14th Street	\$950.00	\$100.00	\$1,900.00		\$2,950.00
11 Journey Lane	\$875.00	\$150.00	\$1,280.00		\$2,305.00
25 Journey Lane	\$1,075.00	\$50.00			\$1,125.00
202 Roosevelt Avenue	\$750.00	\$50.00	\$750.00		\$1,550.00
111 Arnold Street	\$675.00	\$100.00	\$363.00		\$1,138.00
107 Alice Avenue	\$700.00	\$150.00	\$1,400.00		\$2,250.00
304 Miller Road	\$300.00	\$100.00	\$600.00		\$1,000.00
	<b>\$7,175.00</b>	<b>\$950.00</b>	<b>\$9,593.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For April**  
**\$17,718.00**

**TOTAL Past Due Balance For March**  
**\$14,130.00**

# 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 3<sup>rd</sup> 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 8 \$35,853



## PUBLIC WORKS PROJECTS - APRIL 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 was posted with signs; 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.