

If you have an important point to make, don't try to be subtle or clever. Use a pile driver. Hit the point once. Then come back and hit it again. Then hit it a third time – a tremendous whack.

Winston Churchill

GCRA Committee Meetings

Administration: June 11, 2024

Operations: June 13, 2024

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						

July 2024

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

**ADMINISTRATION COMMITTEE MEETING AGENDA
TUESDAY, June 11, 2024 – 12:30 PM
GCRA BOARD ROOM**

1. Opening and Roll Call
2. Invocation
3. *Approval of Funding Request from Southpoint Senior Residence (Pages 5-18)
4. Administration Reports
 - a) Subrecipient Report (Page 19)
 - b) HOME-ARP Subrecipient Report (Page 20)
 - c) CDBG Timeliness Test (Page 21)
5. Financial Reports
 - a) Financial Highlights – KPI (Page 22)
 - b) Financial Statements (Pages 23-24)
 - c) Funding Sources (Page 25)
 - d) Rental Program Income (Page 26)
6. 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: June 11, 2024

Subject: Approval of Funding for Southpointe Senior Residence for Senior Rentals

Staff has received an “off cycle” funding request from an affordable senior housing developer. Southpointe Senior Residences is a shovel ready senior community located at 111 Halter Circle in Greenville. Southpointe’s goal is to provide affordable rental options for low-income seniors in unincorporated Greenville County. The residential building will be three stories and will house 90 units (140 total bedrooms). The unit mix will consist of 40 one-bedroom and 50 two-bedroom units targeting seniors with annual incomes set at 20%, 50%, and 60% of the area median income. The site is located close to community amenities such as grocery stores, public transit, pharmacies, shopping, banks, parks, and other services.

The land was purchased by Southpointe Senior Residences in January of 2022 and the development has secured all applicable permits from Greenville County. Low Income Housing Tax Credits and a South Carolina Housing Trust Fund Loan have been awarded to the developer and they are seeking gap financing from GCRA and the Greenville Trust fund to “greenlight” the project. The total development cost is estimated to be \$23,300,000. A conventional construction and permanent loan has been committed to the development. Even with this large conventional loan the project still has a financing gap of \$1,100,000. In order to bridge the funding gap, Southpointe requested a \$720,000 loan from the Greenville County Redevelopment Authority with a favorable 1% interest rate with a 20-year term and amortizing over 20 years. The \$720,000 loan will be used to fund hard construction costs. This additional \$720,000 of funding would enable SouthPointe to proceed with the construction of Southpointe Senior Residences in a manner that ensures its sustainability and financial security for both the development itself and its future residents.

After reviewing the application, staff is recommending funding the project from the GCAHF in the amount of \$500,000 (a loan @ 1% for 20 years) which is consistent with the level of funding

for other similar projects. The Greenville Housing fund has agreed to over the balance which will allow the project to move forward. Creative Builders will be the General Contractor.

Staff recommends approval.

Date Board Approved _____ **Denied** _____

Lowcountry Housing, LLC

Senior Housing Communities
111 Halter Circle Greenville SC

ABOUT

- Lowcountry Housing Communities, LLC (LCHC) is an owner/developer of multi-family and senior real estate assets.
- LCHC has over 20 years of experience in the affordable housing industry.
- LCHC has completed 20 quality properties and will complete another six properties in Georgia and South Carolina.
- LCHC utilizes equity from the syndication of affordable, historic and energy tax credits and borrows HOME funds and conventional debt to bring its developments to fruition

PRINCIPALS

- Max Elbe is a Principal of Lowcountry Housing Communities, LLC. Mr. Elbe has over 20 years of experience in all aspects of the affordable housing industry and since 2010 he has been a principal developer/owner of 20 deals in the Southeast.
- Ben Elbe is a Principal of Lowcountry Housing Communities, LLC. Ben has over 15 years of experience in the affordable housing industry and has been involved in the production of 1,500 affordable housing units throughout the Southeast.
- Robert Haley is a principal with Lowcountry Housing Communities, LLC (“LCH”). Robert has over 20 years experience in real estate and the low-income housing tax credit industry. Prior to joining LCH, Robert was the president of Peachtree Housing Communities (“PHC”) where he oversaw the development and operations of 17 properties in Georgia and South Carolina.

PROJECTS

LOWCOUNTRY HOUSING COMMUNITIES - previous developments continued

Property Name	Property Address	Units	Award Year	Status
Ribaut Senior Village	1224 Ribaut Rd, Beaufort, SC 29902	49	2017	Leased Up
Laurel Street Village II	220 Laurel Court, Honea Path, SC 29654	34	2016	Leased Up
Irby Senior Village	125 Federal Ct, Florence, SC 29505	40	2016	Leased Up
Evermore Senior Village	2225 Oakland Spring Dr, Snellville, GA 30039	86	2016	Leased Up
Magnolia Senior Village	131 Sojourner Way, Hartsville, SC 29550	32	2015	Leased Up
Peachtree Senior Village	120 North Peachtree St, Liberty, SC 29657	40	2015	Leased Up
Pointe North Village II	2703 Pointe North Blvd, Albany, GA 31721	46	2015	Leased Up
Laurel Street Village	90 Peachtree Street, Honea Path, SC 29654	42	2014	Leased Up
A.L. Miller Village	2241 Montpelier Ave, Macon, GA 31204	71	2014	Leased Up
Park Senior Village	211 Park Street, Leesburg, GA 31763	50	2014	Leased Up
Longleaf Senior Village	205 Bushwillow Circle, Aiken, SC 29801	50	2013	Leased Up
Horizon Senior Village	5335 Wrightsboro Rd, Grovetown, GA 30813	68	2013	Leased Up
Pointe North Senior Village	2703 Pointe North Blvd, Albany, GA 31721	59	2013	Leased Up
Conners Senior Village Phase II	9501 Conners Rd, Villa Rica, GA 30180	60	2012	Leased Up
Fairgrounds Senior Village	197 Fairgrounds Rd, Laurens, SC, 29360	42	2012	Leased Up
Oak Forest Senior	963 Oak Forest Dr, Eastman, GA 31023	40	2011	Leased Up
Conners Senior Village	9501 Conners Rd, Villa Rica, GA 30180	60	2010	Leased Up
Forrester Senior Village	197 Forrester Pkwy, Leesburg, GA 31763	50	2010	Leased Up



EVERMORE SENIOR VILLAGE

Developed by the owners of Lowcountry Housing Communities

Evermore Senior Village is a 86 unit senior housing development for those age fifty-five and older. The property is located at 2225 Oakland Park Blvd, Snellville, Georgia 30039. [Learn More](#)

FAIRGROUNDS SENIOR VILLAGE

Developed by the owners of Lowcountry Housing Communities

Fairgrounds Senior Village ("Fairgrounds") is a 42 unit apartment community designed for seniors (age 55 and older). Fairgrounds is located at 197 Fairgrounds Road in Laurens, SC on the northwest corner of the Fairgrounds Road/Osborne Road intersection, just north of U.S. Highway 76 (East Main Street). [Learn More](#)



HORIZON SENIOR VILLAGE

Developed by the owners of Lowcountry Housing Communities

Horizon Senior Village is a 68 unit senior housing development for those age fifty-five and older located in the city of Grovetown, Columbia County, Georgia (a suburb of Augusta) off of Wrightsboro Rd, Grovetown, GA 30813. Horizon Senior Village provides quality affordable housing to the residents of Columbia County in a location within two miles of a multitude of shopping and dining opportunities.

[Learn More](#)



IRBY SENIOR VILLAGE

Developed by the owners of Lowcountry Housing Communities

Irby Senior Village is located in Florence, SC off Federal Court and Irby Street. The property consists of 40 total one and two bedroom units. All of the units will be located in one three story building that is elevator assisted.

[Learn More](#)

POINTE NORTH VILLAGE PHASE II

Developed by the owners of Lowcountry Housing Communities

Pointe North Village Phase II is a 46 unit senior housing development for those age fifty-five and older and is located in Albany, Dougherty County, Georgia. The property is located off Pointe North Boulevard, adjacent to Pointe North Senior Village located at 2703 Pointe North Blvd, Albany, Georgia 31702. [Learn More](#)



RIBAUT SENIOR VILLAGE

Developed by the owners of Lowcountry Housing Communities

Ribaut Senior Village is located at 1224 Ribaut Road, Beaufort, SC 29902. The property consists of 49 apartments in one 3-story elevator assisted building targeted to seniors. 100% of the units were designed, equipped and to be occupied by older person(s) fifty-five years of age or older. [Learn More](#)

SOUTHPOINTE SENIOR HOUSING

- Located at 111 Halter Circle, Greenville SC
- 90 Units Senior Community (40) 1- bedroom,(50)2- bedrooms
- Proposed elderly age of 55 years
- 9 units designated to serve persons with disabilities
- Three Story Building
- Targeting annual incomes set at 20%, 50%, 60% AMI.
- Total development cost \$23,300,000.00
- Low Income Tax Credits
- Shovel Ready Project

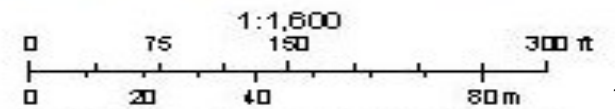
AMENITIES

- Access to Public Transit
- Community gathering space with kitchenette
- Fitness Center
- Business Center
- Laundry Facilities
- On site Office
- ADA accessible sidewalks throughout the complex

111 Halter Cir



June 5, 2024



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

RECOMMENDATION

- Pledge 500k from the Greenville County Affordable Housing Fund
- 90% loan , 10% grant
- Terms: 1% interest rate / 20-year amortization
- Contingent upon securing funding for the remaining balance of 600k.

SUBRECIPIENT PERFORMANCE REPORT						
		May				
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	27,133.75	7,866.25	67%	78%
	Pendleton Place	45,000.00	38,368.75	6,631.25	61%	85%
	SHARE	12,000.00	3,055.60	8,944.40	25%	25%
	United Housing Connections - Outreach	16,000.00	14,193.13	1,806.87	71%	89%
	United Housing Connections - Shelter	11,908.63	10,339.87	1,568.76	70%	87%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	47,317.19	5,439.81	69%	90%
Total ESG Subrecipients:		180,665.63	147,707.26	32,958.37		82%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	90,000.00	77,988.15	12,011.85	77%	87%
	HRC - Fair Housing	38,000.00	38,000.00	-	100%	100%
	Meals on Wheels	55,000.00	27,500.00	27,500.00	50%	50%
	Safe Harbor	35,000.00	16,385.60	18,614.40	31%	47%
	Unity Health on Main	55,000.00	49,287.13	5,712.87	90%	90%
	Upstate Warrior Solution	25,000.00	25,000.00	-	26%	100%
Total CDBG Unincorporated Subrecipients:		298,000.00	234,160.88	63,839.12		79%
Total Unincorporated		478,665.63	381,868.14	96,797.49		80%
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	3,683.88	1,316.12	61%	74%
	City of Mauldin	10,500.00	7,751.28	2,748.72	71%	74%
Total CDBG Mauldin Subrecipients:		15,500.00	11,435.16	4,064.84		74%
CDBG Simpsonville	Center for Community Services	12,000.00	10,454.75	1,545.25	66%	87%
	Simpsonville Parks & Recreation	10,000.00	2,839.95	7,160.05	28%	28%
Total CDBG Simpsonville Subrecipients:		22,000.00	13,294.70	8,705.30		60%
CDBG Fountain Inn	Center for Community Services	5,000.00	4,988.14	11.86	100%	100%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	4,988.14	5,011.86		50%
Total CDBG - All Municipalities		107,500.00	76,455.58	31,044.42		71%
Grand Total - ESG and CDBG		586,165.63	458,323.72	127,841.91		78%



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

DATE: 06-04-24
 TIME: 9:06
 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 April 24

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY23 (FYTD)</u>	<u>%</u>
Cash	11,202,920	Increase	5%	Decrease	-17%
Total Assets	39,124,509	Increase	3%	Increase	2%
Notes Payable	2,610,067	Increase	24%	Increase	10%
Debt-to-income			4%		3%
Net Position	32,695,228	Decrease	0%	Decrease	-1%
Net invest. in capital assets	9,121,131	Decrease	0%	Decrease	0%
Unrestricted net assets	23,574,097	Decrease	0%	Decrease	-1%

<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>	<u>Change from Prior Month</u>	<u>%</u>
Revenue	450,553	6,470,127	Decrease	-54%
Expenditures	1,277,236	9,519,300	Increase	29%
Net Income (loss)	(826,683)	(3,049,173)	Increase	4%

<u>Rental Portfolio</u>	<u>Month</u>	<u>YTD</u>	<u>Change from FY23 (FYTD)</u>	<u>%</u>
Net Income (loss)	(32,825)	171,538	Increase	2049%

<u>Local Government Invest. Pool</u>	<u>Month</u>	<u>YTD</u>
LGIP Balance	8,441,872	% of total cash: 75%
Interest Earned	36,239	Avg Interest rate: 5.52%
		57,123

Notes:

Fairview has entered bank draw phase in funding for verticles.

Fairview continues to be largest expenditure.

GCRA
Statement of Net Position
4/30/2024

ASSETS

Cash and cash equivalents	11,202,920
Accounts receivable	(49)
Grants receivable	262,950
Prepaid items	(76,580)
Loans receivable	8,915,246
Lease Receivable	99,803
Real property held for inventory	8,535,680
Real property held for rental	10,055,633
Fixed assets	849,684
Accumulated depreciation	(1,784,186)
Deferred outflows of resources	<u>1,063,408</u>
Total assets and deferred outflows	<u><u>39,124,509</u></u>

LIABILITIES

Accounts payable and accrued liabilities	647,289
Unearned revenue	3,869
Funds held in escrow	35,663
Noncurrent liabilities:	
Lease Liability	82,970
Net pension liability	2,651,834
Notes payable	2,610,067
Deferred inflows of resources	<u>397,589</u>
Total liabilities and deferred inflows	<u>6,429,281</u>

NET POSITION

Net investment in capital assets	9,121,131
Restricted net assets	
Unrestricted net assets	<u>23,574,097</u>
Total net position	<u><u>32,695,228</u></u>
 Total Liabilities and Net Position	 <u><u>\$39,124,509</u></u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Ten Months Ending Tuesday, April 30, 2024

	Budget	April Actual	YTD Actual	Variance	%
REVENUES					
Federal grants	12,887,580	262,950	3,582,482	9,305,098	55.4%
Loan repayment	41,674	109,741	940,289	(898,615)	14.5%
Sale of property			1,176,000	(1,176,000)	18.2%
Rental income		64,259	588,983	(588,983)	9.1%
Unrestricted income	2,979,438		125,000	2,854,438	1.9%
Miscellaneous income	10,054,485	13,603	57,373	9,997,112	0.9%
Total revenues	25,963,177	450,553	6,470,127	19,493,050	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,877,584	47,468	770,919	2,106,665	8.1%
Acquisition	370,027		402,364	(32,337)	4.2%
Disposition	223,490	11,304	137,484	86,006	1.4%
Property maintenance	41,438	11,721	162,455	(121,017)	1.7%
Demolition	177,555		54,878	122,677	0.6%
Rehabilitation	427,457	45,783	308,657	118,800	3.2%
New construction	5,353,690	505,312	1,417,713	3,935,977	14.9%
Home repair program	681,214	75,002	460,099	221,115	4.8%
Facade improvements	105,000		250	104,750	0.0%
Economic development	170,034		1,055	168,979	0.0%
Infrastructure/public works	2,538,165	7,234	618,577	1,919,588	6.5%
Developer/housing partners	5,379,968	203,259	1,831,624	3,548,344	19.2%
Public service subrecipients	325,265	24,915	222,155	103,110	2.3%
Special projects	708,873			708,873	0.0%
Community housing dev. org.	469,084		261,826	207,258	2.8%
Housing assistance	1,028,004	40,285	415,792	612,212	4.4%
Shelter, outreach and other assistance	2,710,881	165,911	444,197	2,266,684	4.7%
Administration and planning	2,860,957	127,050	1,292,827	1,568,130	13.6%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure	826,700	11,992	716,428	110,272	7.5%
Total expenditures	27,463,177	1,277,236	9,519,300	17,943,877	100.0%
Excess (deficiency) of revenues over (under) expenditures	(1,500,000)	(826,683)	(3,049,173)	1,549,173	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	1,500,000	498,557	242,948	1,257,052	
Total other financing sources (uses)	1,500,000	498,557	242,948	1,257,052	
Net change in fund balances		(328,126)	(2,806,225)	2,806,225	

SUMMARY
Statement of Rev & Exp by Funding Source
For the Ten Months Ending Tuesday, April 30, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	1,959,616		437,197		181,688		1,003,982	3,582,483
Loan repayment		178,098		249,807		274,415	237,968	940,288
Sale of property		90,302		535,969			549,729	1,176,000
Rental income		151,345		151,283			286,355	588,983
Unrestricted income							125,000	125,000
Miscellaneous income		42,082		13,777			1,514	57,373
Total revenues	1,959,616	461,827	437,197	950,836	181,688	274,415	2,204,548	6,470,127
EXPENDITURES								
Housing services								
Delivery of service	354,789	134,726	16,557	80,269		179,148	5,430	770,919
Acquisition							402,364	402,364
Disposition	10,620	73,961		3,248		1,750	47,905	137,484
Property maintenance		54,044		51,763			56,648	162,455
Demolition	54,878							54,878
Rehabilitation	123,490	156,798		17,640			10,729	308,657
New construction			68,940	505,062			843,711	1,417,713
Home repair program	158,682	16,588					284,829	460,099
Facade improvements	250							250
Economic development	1,055							1,055
Infrastructure/public works	512,774	169,723					(63,920)	618,577
Developer/housing partners	53,486		53,541	1,176			1,723,421	1,831,624
Public service subrecipients	222,155							222,155
Community housing dev. org.			170,826				91,000	261,826
Housing assistance					61,735		354,057	415,792
Shelter, outreach and other assistance					102,383		341,814	444,197
Administration and planning	467,687	56,013	125,518	129,924	17,571	49,403	446,711	1,292,827
Interest expenditure						621,100	95,328	716,428
Total expenditures	1,959,866	661,853	435,382	789,082	181,689	851,401	4,640,027	9,519,300
Excess (deficiency) of revenues over (under) expenditures	(250)	(200,026)	1,815	161,754		(576,986)	(2,435,479)	(3,049,173)
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							242,948	242,948
Total other financing sources (uses)							242,948	242,948
Net change in fund balances	(250)	(200,026)	1,815	161,754		(576,986)	(2,192,531)	(2,806,225)

Rental
Statement of Revenue & Expense
For the Ten Months Ending Tuesday, April 30, 2024

	April	YTD		%	
	Budget	Actual	Actual	Variance	Total
REVENUES					
Sale of property			453,000	(453,000)	43.4%
Rental income		64,259	588,983	(588,983)	56.5%
Miscellaneous income	263,464	130	1,018	262,446	0.1%
Total revenues	263,464	64,389	1,043,001	(779,537)	100.0%
EXPENDITURES					
Housing services					
Delivery of service	91,860	11,730	20,021	71,839	4.5%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	2,000	4,266	56,571	(54,571)	12.8%
Property maintenance	41,438	11,721	162,455	(121,017)	36.9%
Rehabilitation	(76,993)		52,901	(129,894)	12.0%
Administration and planning	49,706	50,750	53,124	(3,418)	12.1%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure		11,992	95,328	(95,328)	21.6%
Total expenditures	263,465	90,459	440,400	(176,935)	100.0%
Excess (deficiency) of revenues over (under) expenditures		(26,070)	602,601	(602,602)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(6,755)	(262,363)	262,363	
Intercompany transfers			(168,700)	168,700	
Total other financing sources (uses)		(6,755)	(431,063)	431,063	
Net change in fund balances		(32,825)	171,538	(171,539)	

**OPERATIONS COMMITTEE MEETING AGENDA
THURSDAY, JUNE 13, 2024 – 12:30 P.M.
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) *Approval of Proposed Operations Goals for Fiscal Year 2024 (Page 28)
- 3) Operations Reports for May
 - a) Home Sales & Rental Property Reports (Pages 29 – 33)
 - b) Operations Activity Report (Pages 34–35)
 - c) Public Works Report (Page 36)
- 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

Proposed Operations Goals for Fiscal Year 2024

	Homeowner Repair Grants		Homeowner Repair Loans		New Construction for Rental - HOME		New Construction - AHF	New Construction for Sale		Total Projects		
	#	\$	#	\$	#	\$	\$	#	\$	#	\$	
Brutontown										0	\$0	
Unincorporated	40	\$480,000	2	\$20,000					14	\$1,800,000	56	\$2,300,000
Fountain Inn										0	\$0	
Greer										0	\$0	
Mauldin										0	\$0	
Simpsonville										0	\$0	
Travelers Rest										0	\$0	
GCRA SUBTOTALS:	40	\$ 480,000	2	\$ 20,000	0	\$ -	\$ -	14	\$ 1,800,000	56	\$2,300,000	
Dominium					153	\$100,000	\$500,000			153	\$600,000	
Habitat for Humanity	5	\$25,000								5	\$25,000	
Habitat - Sturtevant Street								4	\$155,000	4	\$155,000	
Homes of Hope					7	\$100,000				7	\$100,000	
Rebuild Upstate	15	\$57,500								15	\$57,500	
Safe Harbor					21	\$250,000				21	\$250,000	
Salvation Army					15	\$180,000				15	\$180,000	
PARTNER SUBTOTALS:	20	\$82,500	0	\$0	196	\$630,000	\$500,000	4	\$155,000	220	\$1,367,500	
GRAND TOTAL GOALS:	60	\$562,500	2	\$20,000	196	\$630,000	\$500,000	18	\$1,955,000	276	\$3,667,500	

Annual Sales Goal = 13

Infrastructure Projects: Gridley Place Townhomes Site Prep, Sans Souci Cost TBD
 Iola Wilson Street, Brutontown Cost TBD
 Sanitary Sewer, Union Bleachery \$500,000 (CDBG) over 2 years

HOMES FOR SALE STATUS REPORT MAY 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	June 2024	Fairview Townhomes, Phase I (14 units)	Greer	\$91,801	\$3,726,000	Multiple	\$3,817,801	\$210,000
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 May 31, 2024

Homes Sold FYTD: 4

GCRA Rental Properties - May 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 - May 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 - May 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	Vacant	CDBG	2B/2B
70	102 Telfair Street	Worley Road	Occupied	HOME	3B/2B

RENTAL REPORT
Tenant Balance for May 31, 2024

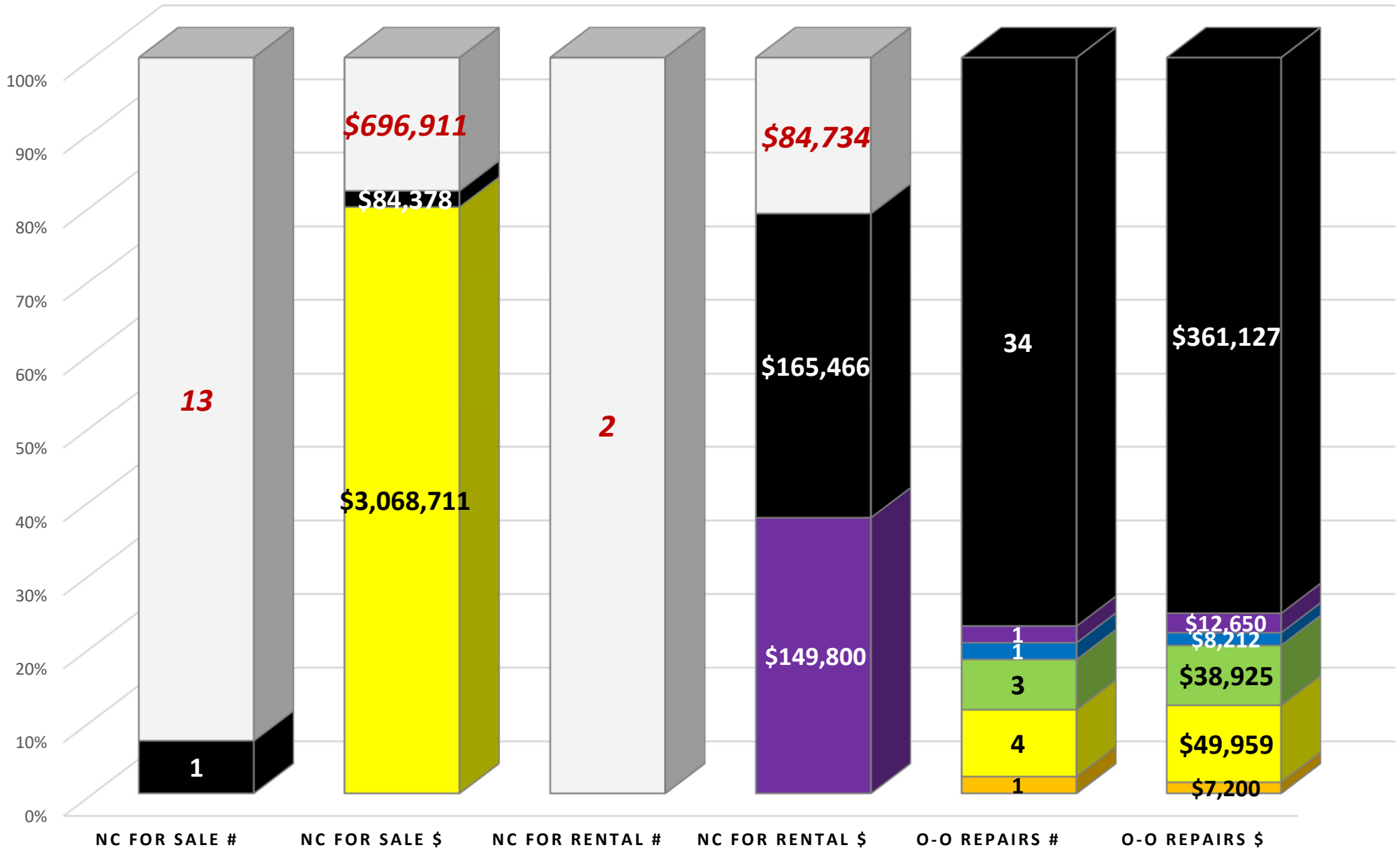
Property Name	Due for May	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
114 Marie Street	\$1,050.00	\$150.00	\$3,150.00		\$4,350.00
20 Marie Street	\$800.00	\$100.00	\$2,000.00		\$2,900.00
3 14th Street	\$950.00	\$100.00	\$1,900.00		\$2,950.00
11 Journey Lane	\$875.00	\$150.00	\$2,155.00		\$3,180.00
25 Journey Lane	\$1,075.00	\$50.00	\$1,075.00		\$2,200.00
111 Arnold Street	\$675.00	\$100.00	\$563.00		\$1,338.00
107 Alice Avenue	\$700.00	\$150.00	\$2,100.00		\$2,950.00
304 Miller Road	\$300.00	\$100.00	\$900.00		\$1,300.00
	\$6,425.00	\$900.00	\$13,843.00	\$0.00	

TOTAL Past Due Balance For May
\$21,168.00

TOTAL Past Due Balance For April
\$17,718.00

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*
- *Upcoming: 302 Sunnyside Drive, Greer*

Partner Activity:

- Habitat for Humanity repairs 0 \$0
- Rebuild Upstate repairs 8 \$35,853

PUBLIC WORKS PROJECTS - MAY 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	Final approval obtained at Planning Commission meeting on 5/22. Staff now awaiting timing and budget before bidding.
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.

Habitat for Humanity of Greenville County

MAY 30, 2024



GREENVILLE, S.C. – On a street off of White Horse Road, the Samora family walked into the first home they have ever owned Wednesday afternoon.

And 30 some community and business leaders were there to make it happen.

Habitat for Humanity Greenville CEO Build is an annual event where business owners leaders the board room and help build a house, said Monroe Free, President and CEO of Habitat Greenville. Each of the participating CEOs pledges company funding and staff volunteer hours to help build the project houses. They also work on-site personally during construction alongside their own team members, community volunteers and future Habitat families, to broaden their perspectives on issues of importance to our community.

“For 12 years, we have brought together diverse groups of people who unite under one mission: affordable housing,” Free said. “They do this because they believe that a strong Greenville starts with strong families. And strong families start at home.”

CEOs on this year's build at 115 Sturtevant were Scott Weaver of Carolina Foothills Federal Credit Union; Jane Harrison Fisher, chairwoman of the 2023 CEO Build as well as Chief Operating Officer with Coldwell Banker Caine; Bob Morris of the Community Foundation of Greenville; John Boyanoski of Complete PR; Stephen Davis of Davis and Floyd; Phil Howard of Ethox Chemicals; Chris Bailey of Greater Greenville Association of Realtors; Tommy Jenkins of Greenville Maintenance Services; Dr. Keith Miller of Greenville Technical College; Seabrook Marchant of Marchant Real Estate; Kerri Paulino of Meritage Homes; Hank McCullough of Piedmont Natural Gas; Josh Covington of QLM and Southern Harmony; Brian McKay of Spero Financial; Steve Spinks of Spinx; David Lominack of TD Bank; Randy Hunter of Terminix; Delisa English of The Blood Connection; Steve Magruder of Warehouse Services, Kirsten Zinkann of Kirsten Zinkann Real Estate; Mike Coggins of South State Bank; Douglas Deitz of The Reynolds Company, Walmart Distribution and John Castile of the Greenville County Redevelopment Authority.

An Iowa native, Michelle Samora and her four children moved to South Carolina in 2021, and she found work with a health care management company and in home health care as a companion aide. Having known about Habitat since her teens, she decided to apply for the home-ownership program.

Michelle said she enjoyed working on her sweat equity in the ReStore with her oldest son. The budgeting, meal prep, and other financial education classes have been a huge help to her, but most important to her are the relationships built with others in the program. Her home is the fifth completed of the currently planned nine Habitat homes on Sturtevant, which sits on 1.708 acres donated by Creative Builders and Fitch Irick.

“Home ownership wouldn't be possible for me at this time without the program due to the rising cost of property, and the high and increasing interest rates,” she said. “This program is a blessing for me and my family and I'm very thankful.”

About Habitat for Humanity of Greenville County:

Habitat for Humanity of Greenville County opened its doors in 1985 to bring families, community partners, and volunteers together to construct affordable, energy-efficient homes that help families build strength, stability, and self-reliance. As of April 2024, Habitat Greenville has completed the construction of 410 homes. Habitat Greenville ReStores are located at 3033 Wade Hampton Boulevard in Taylors and 1818 Woodruff Road in Greenville. Call 864-312-5016 for free donation pickups. Learn more at www.habitatgreenville.org.

Habitat for Humanity CEO Monroe Free to retire at end of year

Megan Fitzgerald · June 3, 2024



Monroe Free, president and CEO of Habitat for Humanity of Greenville County, first joined the organization in 2009. Photo by Reel Video and Stills

Monroe Free, president and CEO of **Habitat for Humanity of Greenville County**, will retire in December, the organization announced June 3.

Free joined **Habitat Greenville** in 2009 and has led the organization through many accomplishments including expanding its operations and celebrating its 400th home built. He previously spent 20 years serving in non-profit leadership roles in Tennessee.

“Habitat Greenville has impacted thousands of lives over the years,” Free said. “I am honored to have played but a small part in it.”

Who is replacing Monroe Free as CEO?



LaTonya Phillips was selected to be the new CEO of Habitat for Humanity of Greenville County. Photo provided by Habitat for Humanity of Greenville County

LaTonya Phillips was selected to fill Free's role at Habitat Greenville. She brings more than 20 years of experience in leadership, philanthropy, team management and more. She most recently worked for AGFA Healthcare as the global leader of the DEI Gender Employee Resource Task Group and a healthcare IT customer trainer.

For the past three years, Phillips has served on Habitat Greenville Board's executive committee and was board chair for the past year. She is also involved in United Ministries and Greenville Women Giving.

Eighteen months ago, **Habitat Greenville** hired a consultant to help look for a new CEO. Free said he shared with the transition and search committee that Phillips should be considered for Habitat's future leadership.

"Her passion for affordable housing coupled with her leadership skills and professional experience made her an ideal candidate," Free said.

Phillips will spend the next six months transitioning into her new role by working alongside Free. She said she is beyond humble to get this opportunity.

"I look forward to continuing to build upon the successes of this organization alongside our clients, staff, volunteers and donors," said Phillips. "I have loved serving with Habitat for the past few years, and this is the ideal next step for bringing my passion for affordable housing together with my professional background."

Richard Hagins with US&S will become the new chairperson of Habitat Greenville's board.

TOP STORY

Years after backlash, Salvation Army unveils \$16M Greenville homeless shelter project

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

MAY 23, 2024

1 of 2



A line of older buildings at The Salvation Army in Greenville will be the location of a new homeless shelter.

SPENCER DONOVAN/STAFF

GREENVILLE — The Salvation Army plans to undertake a **\$16 million renovation** of its Greenville campus, the latest public glimpse at plans to rebuild one of the area’s largest homeless shelters as the region’s growing economic prosperity falls unevenly.

The Christian service organization will rebuild much of the Rutherford Street campus that hosts men’s, women’s and family shelters, which lies in an area with a highly visible homeless population and multiple **homeless service providers**.

More than \$9 million has been raised so far for the renovation campaign, Major Mike Harris said at a May 22 announcement.

Greenville's economic prosperity has worsened homelessness, Harris told The Post and Courier. For example, landlords have realized they can raise the rent on their properties by hundreds of dollars, which means many renters can't afford to stay in that unit.

"You get more people left in the dust," Harris said. "So we're seeing more people come to us who have not been homeless before."



A family unit at The Salvation Army in Greenville houses a woman and her children.

SPENCER DONOVAN/STAFF

The "Rebuilding Hope, Restoring Lives" capital campaign is part of the renovation plans for the campus that first became public eight years ago, Harris said.

Back then, those plans drew **blowback from nearby residents** in the newly higher income Stone Avenue area, who blasted the project over fears it would attract more homeless individuals to the area.

The Salvation Army officials and homeless advocates said at the time that the homelessness problem existed because of nearby encampments and other factors, not by increasing the number of resources for homeless people.



Photos line the walls of a temporary shelter unit for a family who lives at The Salvation Army in Greenville.

SPENCER DONOVAN/STAFF

Outside mediators were brought in to help generate understanding about the people served by The Salvation Army, which has existed in Greenville for nearly 120 years.

Harris, who was assigned to The Salvation Army command for Greenville in 2023, said he understands the fears over the renovation, but ultimately he doesn't believe that more people will come because of the renovation.

“What it allows us to do is to be more intentional about solving the problem for some,” Harris said. “So you come into our facility and our desire always is to progress you. Many folks in our shelters are employed.”

The shelter has stipulations, such as prohibiting people from entering if they're using drugs or alcohol — “that's for the safety of everybody,” Harris said.



'I feel like a girl again:' Woman uses TikTok to document journey out of homelessness

BY CONOR HUGHES CHUGHES@POSTANDCOURIER.COM



GREENVILLE NEWS

Greenville's commitment to affordable housing questioned at tense City Council meeting

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

So far, The Salvation Army has raised nearly \$9.5 million for the capital campaign and are asking for the public's help in raising more money. The current cinderblock shelter buildings were constructed in the 1980 and struggle to meet the need.

They will rebuild the aging men's and women's shelters and create new units where families can stay together. In the emergency shelter's current setup, fathers cannot stay with their children.

A new, larger dining hall will use more natural light. The current Chapel will remain in place with a new facade to match the other improvements.



GREENVILLE NEWS

A courtroom for the homeless: Greenville aims to have one this winter

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

The new 143-bed capacity — up from 85 shelter beds spread across multiple buildings — was a limit set during the conversations that grew out of the 2016 conflict over the initial renovation push, Harris said.

The men's shelter, which is open 24 hours a day, 365 days per year, has three urinals, two to three toilets, and six showers to serve up to 50 men.

The women's shelter, where families can stay, has some inhabitable units and bunk beds that aren't accessible for people with disabilities or limited mobility.

New, on-site transitional housing will help people who have found stability and want to move toward greater independence.

Educational services, case management, mental health professionals and spiritual guidance will help bolster people in transitional housing. Harris didn't immediately have a number of transitional housing units they hope to build.



A bird's eye conceptual drawing depicts a \$16 million renovation for the homeless shelter at campus of The Salvation Army in Greenville.

MCMILLAN PAZDAN SMITH VIA THE SALVATION ARMY



GREENVILLE NEWS

Stories of desperation unfold as advocates try to count the Greenville homeless

BY CONOR HUGHES CHUGHES@POSTANDCOURIER.COM

City Manager Shannon Lavrin spoke at the May 22 announcement, saying organizations like The Salvation Army provide hope even as housing affordability and availability become increasingly critical issues.

Lavrin referenced the recently approved city budget, which includes new funding for homeless support services.

“Together, we can help ensure that Greenville is a city where everyone has a place to call home and no one is left behind,” Lavrin said.

Follow **Spencer Donovan** on Twitter @sdonovan5.

SPENCER DONOVAN

REPORTER

Spencer Donovan covers the city of Greenville for The Post and Courier. You can find him on walks around Greenville, eating at local restaurants and hiking in the mountains.

TOP STORY

Greenville's commitment to affordable housing questioned at tense City Council meeting

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

MAY 14, 2024



Citizens questioned Greenville's commitment to affordable housing during an unusually long and tense City Council meeting, with some speakers praising city leaders for their action so far and others demanding they allocate more money to address the persistent housing crisis.

SPENCER DONOVAN/STAFF

GREENVILLE — Citizens prosecuted Greenville's commitment to affordable housing during an unusually long and tense City Council meeting, with some speakers praising city leaders for their action so far and others demanding they allocate more money to address

the persistent housing crisis.

Members of the interfaith **GOAL Justice** coalition have asked the city to commit greater annual funding for the Greenville Housing Fund — a nonprofit the city created in 2017 with the prime goal of creating more affordable housing — with a portion of funds restricted to build housing for the lowest-income households.

That request has been met with defense and pushback from the mayor and City Council members, who said at their May 13 meeting that the housing fund wasn't the only tool to address the affordable housing crisis, and that they lead municipalities across the state and county in investments on the issue.

Some council members have publicly called GOAL's methods adversarial.

The group invited the mayor and council to publicly commit to more spending at a rally **attended by 1,600 people** in April, but only one council member attended, and she said the city was already doing enough.

City leaders have repeatedly said they're doing all they can to address the housing crisis in Greenville, whose identity in the last 30 years has metamorphosed from that of a struggling former mill town to a growing city known for its vibrant downtown popular in national travel lists.



GREENVILLE NEWS

No longer 'disadvantaged:' Vacant plot eyed for luxury townhomes near downtown Greenville

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

But despite the city's efforts to build housing in lower-income Black communities, the influx of higher income White residents that in recent decades has fueled skyrocketing property values has priced out Black renters in particular. Greenville's **Black population**

has fallen in recent years, while its White population has dramatically increased.

In recent years, that has prompted an outcry as Greenville’s historically Black, lower-income communities face tidal waves of gentrification. Some of these special emphasis neighborhoods — as designated by the city — are now majority White and higher-income.

Feliccia Smith, who works on GOAL’s housing committee, asked City Council at its May 13 meeting to prioritize creation of affordable housing and help maintain existing lower-income housing units, which sometimes have shoddy renovations and poor, dangerous maintenance conditions.



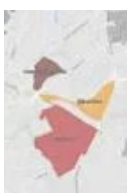
GREENVILLE

Beleaguered nonprofit to sell off blighted Upstate apartment complexes

BY CONOR HUGHES CHUGHES@POSTANDCOURIER.COM

She said she supports the \$12.1 million in affordable housing funds that the city is providing in its budget this year, but she asked that one-third of that money be reserved for the lowest-income earners.

“People from all walks of life are affected,” Smith said. “Teachers, police officers, firefighters, veterans and so many more that work in and make Greenville the community that we all love. However, many are finding it impossible to afford to live in ‘Yeah, That Greenville.’”



GREENVILLE NEWS

Greenville's Black communities disappearing as new money flows in

BY CONOR HUGHES CHUGHES@POSTANDCOURIER.COM

GOAL Justice, which stands for Greenville Organized for Accountable Leadership, is a coalition of congregations from different faiths in the greater Greenville area.

They've asked the city of Greenville and Greenville County to contribute a combined \$20 million annually with two organizations that create affordable housing: Greenville Housing Fund for the city and the Greenville County Redevelopment Authority for the county.

In April, GOAL invited the mayor and City Council to publicly commit \$10 million in recurring, annual contributions to the housing fund by the fiscal year that begins in July 2025. One-third of that, GOAL has asked, must be reserved for households annually making 30 percent of the area median income, or about \$27,000.

The \$20 million in combined local spending, GOAL has said, is needed to help the more than 30,000, or **about 7 percent, of Greenville County households that cannot afford their housing.**

At the April rally, more than 1,600 people packed a Simpsonville church to ask city and county leaders to answer their questions publicly.



GREENVILLE NEWS

Interfaith group makes bolder \$20M ask of Greenville leaders for affordable housing

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

Only Councilwoman Lillian Brock-Flemming attended from the city council, and she said that was because she missed the event last year because of illness. She answered yes to GOAL's requests, but made the caveat that she believes the city already has committed to the amount of money GOAL requested.

At the May 13 council meeting, Flemming acknowledged part of the problem but said that it's an issue affecting communities across the country.

“We have lost a lot of wonderful people in the city of Greenville because they could not find places to live,” said Flemming, who has served on council for more than 40 years.

She said the city had to focus on other investments, too, like building sidewalks and repaving streets in the long-neglected special emphasis neighborhoods, and protecting open space to help provide clean air.

Under criticism from public speakers, the mayor and City Council members defended their support for affordable housing, with some saying they were open to exploring new ways but saying GOAL’s requests weren’t effective, realistic or even legal. They had back-and-forth discussions with speakers during the public comment portion of the May 13 meeting, which isn’t common for council members to do.



GREENVILLE NEWS

Greenville wants sister cities to help fund affordable housing, transit. Will they?

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

This year, the city has a \$2.5 million contribution to the Greenville Housing Fund in its proposed budget. However, that money has already been reserved to pay back part of a \$12 million loan the housing fund took out to jump-start construction.

Council members rattled off other contributions in the proposed budget, such as the city’s community development department, which is funded with grants from the federal Department of Housing and Urban Development, and whose staff are paid at least in part with those federal funds.

White said all of the city's **fee-in-lieu of tax**, or "FILOT," programs, will have a portion set aside dedicated for affordable housing. For example, 20 percent of the city's tree fund will be reserved for tree plantings on affordable housing projects, City Councilwoman Dorothy Dowe said. The idea is to help developers lower costs to make affordable housing construction financially viable.



GREENVILLE NEWS

Greenville uses new law to tap \$1M in tourism taxes for workforce housing at Unity Park

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

The city recently purchased the site of an old church near Unity Park to reserve the land for workforce housing with about \$1 million in local tourism tax revenues. Other nearby property that was **donated to the city for affordable housing** was recently rezoned, meaning the contractor can move ahead with the building process.

Still, GOAL representatives said the city wasn't using best practices for addressing the root of the problem: a critical shortage of affordable housing.

One particularly tense exchange came when Kat Stellern, who works in the city and lives in the county, told the council the housing fund wasn't organized effectively.

The national best practice to make a housing fund work, Stellern said, requires a dedicated income stream and an ordinance that governs how that fund is allocated.



GREENVILLE NEWS

Unity Park \$54M high-rise will owe only half its taxes after city affordable-housing deal

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

“The Greenville Housing Fund lacks both of those things, and so it is impotent, said Stellern, who’s involved with GOAL. “It is not successful like other housing funds that have been successful across our country.”

Stellern referenced plans from cities like Raleigh, N.C. But council members said that under South Carolina law, they can’t pass an ordinance restricting funds that will be spent by future iterations of council.

Stellern repeated the requests from GOAL, and said she supports the city’s upcoming budget and its \$12 million support for affordable housing. But she said that still isn’t enough.

Mayor Knox White responded.

“I think you might want to start by talking to members of the housing fund about what they think they need to do their job and why,” White said. “I’m not so sure the way you describe it is actually the best approach, but we can have more discussions about that.”



GREENVILLE NEWS

'It's a compromise': Greenville approves delayed Nicholtown townhomes

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

Later in the meeting, Tiffany Santagati, vice president of operations for the housing fund, thanked the city for its \$35 million support and for its “unwavering commitment” to the housing fund.

The money has contributed to more than 1,500 new homes, she said, 10 percent of which have been reserved for people making 30 percent AMI and below.

“Your commitment to provide affordable, stable and safe housing has been remarkable and honestly life changing to so many people,” Santagati said.

In addressing Stellern, White said the city has partnered with multiple developers and providers that work on projects for households at the lowest income levels, including Homes of Hope and Genesis Homes.



GREENVILLE NEWS

As economic hurdles persist, Greenville affordable housing fund eyes new tactics in 2024

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM



GREENVILLE NEWS

How Greenville will use \$12M of its landmark affordable housing pledge

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

Stellern said they had met with those entities, who said they cannot reach the 30 percent AMI range and below because it is too costly.

“And so we are here as a faith-based organization to give you all the moral impetus to do what is hard and what seems impossible, and that is to reach those that are the least of these that need the most help.” Stellern said.

City Councilman John DeWorken asked Stellern if the GOAL coalition had made similar requests of other cities throughout Greenville County.

“Have you addressed the other municipalities with this same passion?” DeWorken said.

GREENVILLE NEWS



Greenville buys land in gentrified Nicholtown community to fend off expensive homes

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

Stellern said they were working with to establish a relationship with those other cities through the Greenville County government, adding that the combined budgets of those cities — roughly \$168 million for the fiscal year ending this summer — doesn't come close to the budget for the city of Greenville, which has a budget of about \$267 million.

“We recognize that the problem we started in the city is going to start showing up in those other municipalities,” Stellern said. “You all have the start of the problem because this is where the start of the transformation in our community came from. You guys have always mentioned you're willing to lead the way. That is what we're asking for.”

Follow Spencer Donovan on Twitter [@sdonovan5](https://twitter.com/sdonovan5).

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Spencer Donovan covers the city of Greenville for The Post and Courier. You can find him on walks around Greenville, eating at local restaurants and hiking in the mountains.