

*“Then join in hand, brave Americans all!
By uniting we stand, by dividing we fall.”
~ John Dickinson*



**GCRA Committee Meetings
Administration: July 9, 2024
Operations: July 11, 2024**

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			

August 2024

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



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

1. Opening and Roll Call
2. *Approval of Additional HOME – ARP Funds to Greenville County Human Relations Commission (Page 5)
3. *Approval of the Submission and Execution of Voluntary Cleanup Contract (VCC) with SCDHEC for the former Woodmont High School Property Pages 6-7)
4. Administration Reports
 - a) Subrecipient Report (Page 8)
 - b) HOME-ARP Subrecipient Report (Page 9)
5. Financial Reports
 - a) Financial Highlights – KPI (Page 10)
 - b) Financial Statements (Pages 11-12)
 - c) Funding Sources (Page 13)
 - d) Rental Program Income (Page 14)
6. Other Business
 - a) GCRA Owned Projects (Page 15-34)
7. Committee Approval Required

Committee Members: Amy Coleman, Chair; Jane Kizer, Vice-Chair; Robert Julian; Charlotte 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/Executive Assistant*

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact John Castile at 242-9801, extension 114

Please let us know if you do not plan to participate.

Memorandum

To: Administration Committee

From: John Castile
Executive Director

Date: July 9, 2024

Subject: Approval of Additional HOME – ARP Funds to Greenville County Human Relations Commission

To date, the GCRA Board approved a total of \$481,900 of the Greenville County HOME-American Rescue Plan (ARP) fund to Greenville County Human Relation Commission (GCHRC) for Tenant Based Rental Assistance (TBRA - \$300,000), Supportive Services (\$125,000) and Operating/Capacity Building (\$56,900). The GCHRC has expended their TBRA fund and assisted one hundred forty-two (142) households to prevent homelessness.

Therefore, they are requesting an additional \$100,000 to continue to administer the TBRA program, providing direct financial assistance (via third party payments to vendors) to pay for rent and utility arears and deposits, and as well as monthly rent and utility payments for at risk or homeless households.

Recommendation: Approve HOME-ARP fund of a total of **\$100,000** to GCHRC for Tenant Based Rental Assistance (TBRA), \$12,350.00 for Supportive Services, \$9,200.00 for Non-Profit Capacity Building, and \$7,627.24 for Non-Profit Operating Costs to provide direct assistance to homeless or at risk of homeless households prevent homelessness in the Community. Financial assistance shall consist of rent arears, deposits, monthly rent, and utility payments.

HOME-ARP Category:	Previously Approved:	Amount Requested:	Amount Recommended:
TBRA	\$300,000.00	\$100,000.00	\$100,000.00
Supportive Services	\$125,000.00	\$ 25,000.00	\$ 12,350.00
Non-Profit Capacity Building	\$ 12,700.00	\$ 18,000.00	\$ 9,200.00
Non-Profit Operating Costs	\$ 44,200.00	\$ 18,000.00	\$ 7,627.24
Total Requested	\$481,900.00	\$161,000.00	\$129,177.24

Date Board Approved _____ **Denied** _____

Memorandum

To: GCRA Administration Committee

From: John Castile
Executive Director

Date: July 9, 2024

Subject: Approval of the Submission and Execution of Voluntary Cleanup Contract (VCC) with SCDHEC for the former Woodmont High School property.

GCRA staff is requesting approval for the submission and execution of a Voluntary Cleanup Contract (VCC) with South Carolina Department of Health and Environmental Control (SCDHEC) for the Woodmont High School, located on 150 Woodmont School Road in Greenville, identified as TM# 0602020101501. GCRA is currently interested in acquiring the property from Greenville County and will execute a memorandum of understanding with the County for the transfer of property to GCRA. The VCC contract shall protect and identify GCRA as a Non-Responsible Party to any potential contamination to the site and is therefore eligible to be a bona fide prospective purchaser for the property. The proposed use of the property is a mixed-use development consisting of residential, office, multi-purpose meeting room and recreational facility. The Brownfield Assessment grant will help with the redevelopment planning process and resulting of conceptual site plan designs for the property.

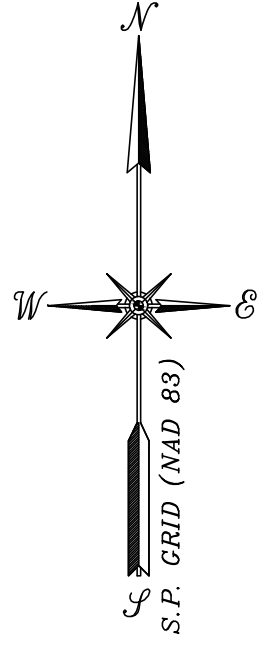
The Phase I Environmental Site Assessment (ESA) on the subject property has been completed by Stantec. Asbestos study and Phase II-ESA will also be completed by Stantec. The VCC provides liability protection incentives to the non-responsible agency (GCRA) against lawsuit from SCDHEC for existing contamination(s).

Recommendation: Approve the Submission and Execution of a Voluntary Cleanup Contract with SCDHEC for the former Woodmont Highschool property.

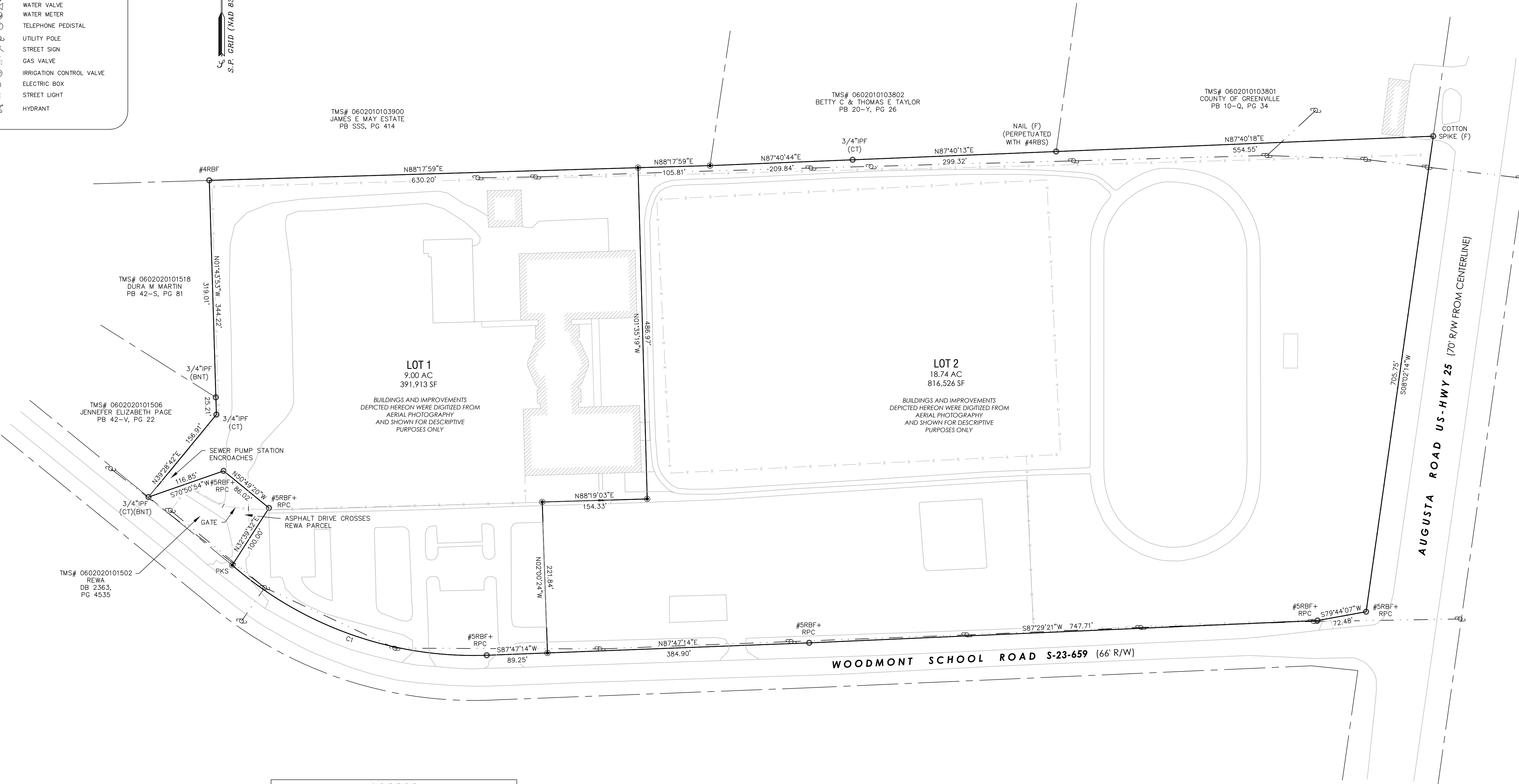
Date Committee Approved/Denied _____

LEGEND:

	SET #4 REBAR
	IRON FOUND
	BOUNDARY LINE
	ADJACENT BOUNDARY
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND DRAINAGE LINE
	OVERHEAD POWER LINE
	UNDERGROUND FIBEROPTIC LINE
	UNDERGROUND ELECTRIC LINE
	FLOOD ZONE BOUNDARY
	RIVER TOP OF BANK
	SEWER MANHOLE
	DRAINAGE MANHOLE
	WATER VALVE
	WATER METER
	TELEPHONE PEDISTAL
	UTILITY POLE
	STREET SIGN
	GAS VALVE
	IRRIGATION CONTROL VALVE
	ELECTRIC BOX
	STREET LIGHT
	HYDRANT



VICINITY MAP (N.T.S)



TMS# 0602010103900
JAMES E. MAY ESTATE
PB SSS, PG 414

TMS# 0602010103802
BETTY C & THOMAS E TAYLOR
PB 20-Y, PG 26

TMS# 0602010103801
COUNTY OF GREENVILLE
PB 10-Q, PG 34

TMS# 0602020101518
DURA M. MARTIN
PB 42-S, PG 81

LOT 1
9.00 AC
391,913 SF

LOT 2
18.74 AC
816,526 SF

BUILDINGS AND IMPROVEMENTS
DEPICTED HEREON WERE DIGITIZED FROM
AERIAL PHOTOGRAPHY
AND SHOWN FOR DESCRIPTIVE
PURPOSES ONLY

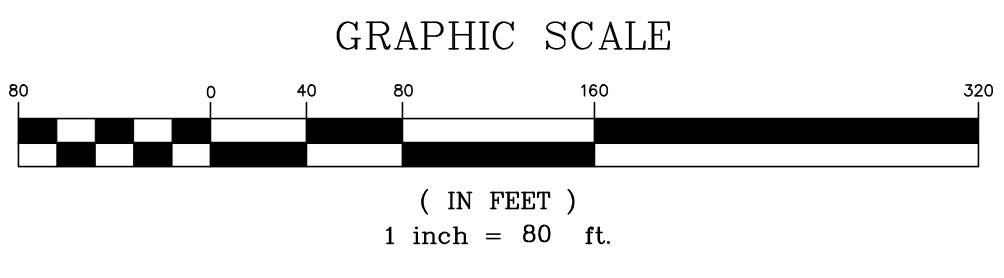
BUILDINGS AND IMPROVEMENTS
DEPICTED HEREON WERE DIGITIZED FROM
AERIAL PHOTOGRAPHY
AND SHOWN FOR DESCRIPTIVE
PURPOSES ONLY

TMS# 0602020101506
JENNEFER ELIZABETH PAGE
PB 42-V, PG 22

TMS# 0602020101502
REWA
DB 2363,
PG 4535

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH	CB	TAN
C1	406.25'	539.96'	043°06'29"	396.74'	S70°30'29"E	213.28'



- NOTES:
1. THIS PLAT REPRESENTS A BOUNDARY AND SUBDIVISION SURVEY ONLY. IMPROVEMENTS DEPICTED HEREON WERE DIGITIZED FROM AERIAL PHOTOGRAPHY AND SHOWN FOR DESCRIPTIVE PURPOSES ONLY. OTHER IMPROVEMENTS AND UTILITIES EXIST ON SITE THAT ARE NOT DEPICTED.
 2. IT IS EXPRESSLY UNDERSTOOD THAT HBU SURVEYING & PLANNING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS FRESH WATER WETLANDS.
 3. AREA BY COORDINATE METHOD.

STATE CERTIFICATION:
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

1 Aviation Lane, STE 5
Greenville, SC 29607
p: 864.380.1094
www.hbusurveying.com

JOB# 20014-WoodmontHS
DATE: 10/1/2020

SUBDIVISION SURVEY
PREPARED FOR:
GREENVILLE COUNTY
TMS# 0602020101501

**SUBDIVISION OF LANDS DEPICTED ON PLAT PREPARED FOR GREENVILLE COUNTY RECREATION DISTRICT
BY THOMAS P. DOWLING, PLS DATED 31 JULY 2008 AND RECORDED IN PLAT BOOK 1073 AT PAGE 17
IN THE REGISTER OF DEEDS OFFICE FOR GREENVILLE COUNTY;
SITUATE IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA**

10-1-2020
BRIAN PATE, PLS# 25436

SUBRECIPIENT PERFORMANCE REPORT						
		June				
Contract Period 07/01/23 - 6/30/24						
Contract	Subrecipient	PY 23 Contract Amount	YTD Expenditures	Balance to Spend	Previous Month Percent Expended	PY 23 Percent Expended
ESG	BootPrint	3,000.00	3,000.00		77%	100%
	HRC	35,000.00	35,000.00	-	78%	100%
	Pendleton Place	45,000.00	45,000.00	-	85%	100%
	SHARE	12,000.00	5,845.89	6,154.11	25%	49%
	United Housing Connections - Outreach	16,000.00	16,000.00	-	89%	100%
	United Housing Connections - Shelter	11,908.63	11,908.63	-	87%	100%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	52,757.00	-	90%	100%
Total ESG Subrecipients:		180,665.63	174,511.52	6,154.11		97%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	90,000.00	85,953.40	4,046.60	87%	96%
	HRC - Fair Housing	38,000.00	38,000.00	-	100%	100%
	Meals on Wheels	55,000.00	55,000.00	-	50%	100%
	Safe Harbor	35,000.00	35,000.00	-	47%	100%
	Unity Health on Main	55,000.00	55,000.00	-	90%	100%
	Upstate Warrior Solution	25,000.00	25,000.00	-	100%	100%
Total CDBG Unincorporated Subrecipients:		298,000.00	293,953.40	4,046.60		99%
Total Unincorporated		478,665.63	468,464.92	10,200.71		98%
CDBG Greer	Creative Advancement	11,000.00	11,000.00	-	76%	100%
	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	4,550.00	450.00	60%	91%
	Greer Relief	17,000.00	17,000.00	-	91%	100%
Total CDBG Greer Subrecipients:		60,000.00	52,550.00	7,450.00		88%
CDBG Mauldin	Center for Community Services	5,000.00	4,784.07	215.93	74%	96%
	City of Mauldin	10,500.00	10,500.00	-	74%	100%
Total CDBG Mauldin Subrecipients:		15,500.00	15,284.07	215.93		99%
CDBG Simpsonville	Center for Community Services	12,000.00	12,000.00	-	66%	100%
	Simpsonville Parks & Recreation	10,000.00	2,839.95	7,160.05	28%	28%
Total CDBG Simpsonville Subrecipients:		22,000.00	14,839.95	7,160.05		67%
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%	100%
Total CDBG Fountain Inn Subrecipients:		10,000.00	9,988.14	11.86		100%
Total CDBG - All Municipalities		107,500.00	92,662.16	14,837.84		86%
Grand Total - ESG and CDBG		586,165.63	561,127.08	25,038.55		96%

HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

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

June 2024

Subrecipient	Activity	PY 23 Contract Amount	Expenditures	Balance to Spend	% Expended	% Unused
Human Relations Commission	TBRA	\$ 300,000.00	\$ 283,576.00	\$ 16,424.00	95%	5%
Human Relations Commission	Supportive Services	\$ 125,000.00	\$ 104,166.00	\$ 20,834.00	83%	17%
Human Relations Commission	Non-Profit Operating Costs	\$ 44,200.00	\$ 36,833.00	\$ 7,367.00	83%	17%
Human Relations Commission	Non-Profit Capacity Building	\$ 12,700.00	\$ 4,261.00	\$ 8,439.00	34%	66%
Greer Relief	TBRA	\$ 200,000.00	\$ 198,970.00	\$ 1,030.00	99%	1%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 21,521.00	\$ 53,479.00	29%	71%
Greer Relief	Non-Profit Operating Costs	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Greer Relief	Non-Profit Capacity Building	\$ 50,000.00	\$ -	\$ 50,000.00	0%	100%
Pendleton Place	Supportive Services	\$ 50,000.00	\$ -	\$ 50,000.00	0%	100%
Pendleton Place	Non-Profit Operating Costs	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Pendleton Place	Non-Profit Capacity Building	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Safe Harbor	Supportive Services	\$ 45,605.00	\$ 12,555.00	\$ 33,050.00	28%	72%
Safe Harbor	Non-Profit Operating Costs	\$ 37,109.00	\$ 15,462.00	\$ 21,647.00	42%	58%
Step by Step Ministry Hope Project	Supportive Services	\$ 30,000.00	\$ -	\$ 30,000.00	0%	100%
Step by Step Ministry Hope Project	Non-Profit Operating Costs	\$ 20,000.00	\$ -	\$ 20,000.00	0%	100%
The Salvation Army	TBRA	\$ 169,000.00	\$ 8,500.00	\$ 160,500.00	5%	95%
The Salvation Army	Supportive Services	\$ 31,000.00	\$ 4,645.00	\$ 26,355.00	15%	85%
The Salvation Army	Non-Profit Operating Costs	\$ 10,000.00	\$ -	\$ 10,000.00	0%	100%
The Salvation Army	Non-Profit Capacity Building	\$ 10,000.00	\$ -	\$ 10,000.00	0%	100%
Unity Health on Main	Supportive Services	\$ 176,400.00	\$ 112,323.00	\$ 64,077.00	64%	36%
Unity Health on Main	Non-Profit Capacity Building	\$ 7,874.00	\$ 4,238.00	\$ 3,636.00	54%	46%
United Housing Connections	TBRA	\$ 78,000.00	\$ -	\$ 78,000.00	0%	100%
United Housing Connections	Supportive Services	\$ 40,000.00	\$ -	\$ 40,000.00	0%	100%
United Housing Connections	Non-Profit Capacity Building	\$ 40,000.00	\$ -	\$ 40,000.00	0%	100%
Total HOME ARP Subrecipients:		\$ 1,626,888.00	\$ 807,050.00	\$ 819,838.00	50%	50%
As of 7/1/2024						

GCRA Financial Highlights
Month at a Glance May 24

Government-Wide	Month	Change from Prior Month	%	Change from FY23 (FYTD)	%
Cash	12,296,992	Increase	10%	Decrease	-9%
Total Assets	40,509,628	Increase	4%	Increase	6%
Notes Payable	2,825,533	Increase	8%	Increase	19%
Debt-to-income			1%		2%
Net Position	34,357,155	Increase	5%	Increase	4%
Net invest. in capital assets	9,098,954	Decrease	0%	Decrease	0%
Unrestricted net assets	25,258,201	Increase	7%	Increase	6%

Governmental Funds	Month	YTD	Change from Prior Month	%
Revenue	2,253,012	8,723,138	Increase	400%
Expenditures	816,106	10,335,409	Decrease	-36%
Net Income (loss)	1,436,906	(1,612,271)	Increase	267%

Rental Portfolio	Month	YTD	Change from FY23 (FYTD)	%
Net Income (loss)	(137,174)	34,365	Increase	330%

Local Government Invest. Pool	Month	YTD
LGIP Balance	9,191,838	% of total cash: 75%
Interest Earned	41,294	Avg Interest rate: 5.52%
		98,417

Notes:

In May, we received \$1,800,000 of the \$2 million budget from County (Cash & Revenue)

Fairview construction loan draws comprise the most significant activity (Notes Payable, Expenditures)

Other: Rehabilitation, home repair, & housing assistance are ongoing activities

GCRA
Statement of Net Position
May 31, 2024

ASSETS

Cash and cash equivalents	\$12,296,992
Grants receivable	285,714
Prepaid items	(26,376)
Due from affiliates	300
Loans receivable	8,863,652
Lease Receivable	93,719
Real property held for inventory	8,833,265
Real property held for rental	10,055,633
Fixed assets	849,684
Accumulated depreciation	(1,806,363)
Deferred outflows of resources	1,063,408
Total assets and deferred outflows	<u><u>40,509,628</u></u>

LIABILITIES

Accounts payable and accrued liabilities	158,081
Unearned revenue	3,107
Funds held in escrow	38,984
Due to affiliates	300
Noncurrent liabilities:	
Lease Liability	77,044
Net pension liability	2,651,834
Notes payable	2,825,533
Deferred inflows of resources	397,589
Total liabilities and deferred inflows	<u><u>6,152,473</u></u>

NET POSITION

Net investment in capital assets	9,098,954
Restricted net assets	
Unrestricted net assets	25,258,201
Total net position	<u><u>34,357,155</u></u>
 Total Liabilities and Net Position	 <u><u>\$40,509,628</u></u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Eleven Months Ending Friday, May 31, 2024

	Budget	May Actual	YTD Actual	Variance	%
REVENUES					
Federal grants	12,887,580	285,714	3,868,196	9,019,384	44.3%
Loan repayment	41,674	115,780	1,056,069	(1,014,395)	12.1%
Sale of property			1,176,000	(1,176,000)	13.5%
Rental income		50,380	639,363	(639,363)	7.3%
Unrestricted income	2,979,438	1,800,000	1,925,000	1,054,438	22.1%
Miscellaneous income	10,054,485	1,138	58,510	9,995,975	0.7%
Total revenues	25,963,177	2,253,012	8,723,138	17,240,038	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,877,584	166,582	937,502	1,940,082	9.1%
Acquisition	370,027		402,364	(32,337)	3.9%
Disposition	223,490	6,787	144,272	79,218	1.4%
Property maintenance	41,438	7,796	170,251	(128,813)	1.6%
Demolition	177,555		54,878	122,677	0.5%
Rehabilitation	427,457	60,400	369,057	58,400	3.6%
New construction	5,353,690	222,915	3,208,397	2,145,293	31.0%
Home repair program	681,214	48,249	508,348	172,866	4.9%
Facade improvements	105,000	(250)		105,000	0.0%
Economic development	170,034		1,055	168,979	0.0%
Infrastructure/public works	2,538,165	15,879	634,457	1,903,708	6.1%
Developer/housing partners	5,379,968	12,058	275,913	5,104,055	2.7%
Public service subrecipients	325,265	32,239	254,395	70,870	2.5%
Special projects	708,873			708,873	0.0%
Community housing dev. org.	469,084		261,826	207,258	2.5%
Housing assistance	1,028,004	39,557	455,349	572,655	4.4%
Shelter, outreach and other assistance	2,710,881	67,832	512,028	2,198,853	5.0%
Administration and planning	2,860,957	121,836	1,414,663	1,446,294	13.7%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure	826,700	14,226	730,654	96,046	7.1%
Total expenditures	27,463,177	816,106	10,335,409	17,127,768	100.0%
Excess (deficiency) of revenues over (under) expenditures	(1,500,000)	1,436,906	(1,612,271)	112,270	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	1,500,000	215,466	458,414	1,041,586	
Total other financing sources (uses)	1,500,000	215,466	458,414	1,041,586	
Net change in fund balances		1,652,372	(1,153,857)	1,153,856	

GCRA
Statement of Rev Exp by Funding Source
For the Eleven Months Ending Friday, May 31, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	2,124,657		437,197		206,353		1,099,989	3,868,196
Loan repayment		186,656		285,018		297,217	287,178	1,056,069
Sale of property		90,302		535,969			549,729	1,176,000
Rental income		166,542		164,686			308,135	639,363
Unrestricted income							1,925,000	1,925,000
Miscellaneous income		42,139		14,654			1,717	58,510
Total revenues	2,124,657	485,639	437,197	1,000,327	206,353	297,217	4,171,748	8,723,138
EXPENDITURES								
Housing services								
Delivery of service	393,337	226,871	18,372	98,696		183,259	16,967	937,502
Acquisition							402,364	402,364
Disposition	12,570	78,799		3,248		1,750	47,905	144,272
Property maintenance		54,974		55,120			60,158	170,252
Demolition	54,878							54,878
Rehabilitation	150,690	189,998		17,640			10,728	369,056
New construction			68,940	505,062			2,634,395	3,208,397
Home repair program	158,682	16,588					333,078	508,348
Economic development	1,055							1,055
Infrastructure/public works	526,864	169,787					(62,195)	634,456
Developer/housing partners	65,544		53,541	1,176			155,653	275,914
Public service subrecipients	254,395							254,395
Community housing dev. org.			170,826				91,000	261,826
Housing assistance					65,326		390,023	455,349
Shelter, outreach and other assistance					123,456		388,572	512,028
Administration and planning	503,714	88,648	125,518	134,023	17,571	54,883	490,307	1,414,664
Interest expenditure	2,928					621,100	106,625	730,653
Total expenditures	2,124,657	825,665	437,197	814,965	206,353	860,992	5,065,580	10,335,409
Excess (deficiency) of revenues over (under) expenditures		(340,026)		185,362		(563,775)	(893,832)	(1,612,271)
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							458,414	458,414
Total other financing sources (uses)							458,414	458,414
Net change in fund balances		(340,026)		185,362		(563,775)	(435,418)	(1,153,857)

Rental
Statement of Revenue & Expense
For the Eleven Months Ending Friday, May 31, 2024

	<u>Budget</u>	<u>May Actual</u>	<u>YTD Actual</u>	<u>Variance</u>	<u>% Total</u>
REVENUES					
Sale of property			453,000	(453,000)	41.4%
Rental income		50,380	639,363	(639,363)	58.5%
Miscellaneous income	263,464	76	1,094	262,370	0.1%
Total revenues	263,464	50,456	1,093,457	(829,993)	100.0%
EXPENDITURES					
Housing services					
Delivery of service	91,860	118,726	138,747	(46,887)	22.4%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	2,000		56,571	(54,571)	9.1%
Property maintenance	41,437	7,796	170,251	(128,814)	27.4%
Rehabilitation	(76,993)		52,901	(129,894)	8.5%
Administration and planning	49,706	42,361	95,485	(45,779)	15.4%
Operating & capital reserves	187,791			187,791	0.0%
Interest expenditure		11,298	106,625	(106,625)	17.2%
Total expenditures	263,464	180,181	620,580	(357,116)	100.0%
Excess (deficiency) of revenues over (under) expenditures		(129,725)	472,877	(472,877)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(7,449)	(269,812)	269,812	
Intercompany transfers			(168,700)	168,700	
Total other financing sources (uses)		(7,449)	(438,512)	438,512	
Net change in fund balances		(137,174)	34,365	(34,365)	



GCRA Housing Development Projects

(Homeownership and Rental Units)

Greer

Brutontown

Sans Souci

Locations:

Greer - Fairview Townhomes – 33 Homeownership Units

- Phase 1 – 14 units
- Phase 2 - 19 units

Brutontown - Iola Wilson and Emory Estates – 28 Rental and Homeownership Units

- Phase 1 – 14 Rental Units (Iola Wilson)
- Phase 2 – 14 Homeownership Units – Emory Estates

Sans Souci – Gridley Place – 14 Homeownership Units

- 14 Homeownership Units

GCRA- Projects

- ❑ Provide a total of 75 affordable, safe and decent homeownership and rental opportunities in the City of Greer (Fairview Townhomes), Brutontown Community (Iola – Wilson & Emory) and Sans Souci (Gridley Place), South Carolina.
- ❑ Provide infill and missing middle housing that is affordable to mixed income households.
- ❑ The housing units' types:
 - ❑ Sixty-one (61) Homeownership units.
 - ❑ Fourteen (14) Rental units (Brutontown community – seniors, veterans and small size households)
- ❑ The housing units will be approximately 800 - 1,526 square feet, consisting of 2 and 3 bedrooms and 2 - 2.5 baths (duplex and townhome style). Two - off-street parking spaces are provided per unit.
- ❑ The housing units will be developed in phases.
- ❑ The units are targeted for households with annual income from 20% - 100% Area Median Income.

Site: 3.1 acre site in the Sunnyside neighborhood
Mixed-income housing

Proposed income range: 50% - 100% AMI

Must be First Time Home buyers.

Down payment/closing cost financial assistance will be available.

Homebuyer pre-purchase counseling is required.

Fairview Townhomes, Greer 33 Homeownership Units

BUILDING B
Phase 1

BUILDING C
Phase 2

PLAY STRUCTURE
Phase 2



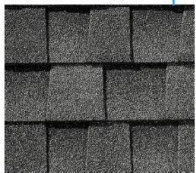
EAST FAIRVIEW TOWNHOMES



GREER, SOUTH CAROLINA



Exterior Elevation



Architectural
Asphalt Shingle Roof



Standing Seam
Metal Roof



Hardie Shingle Siding
(Straight Edge)



Vertical Board &
Batten Siding

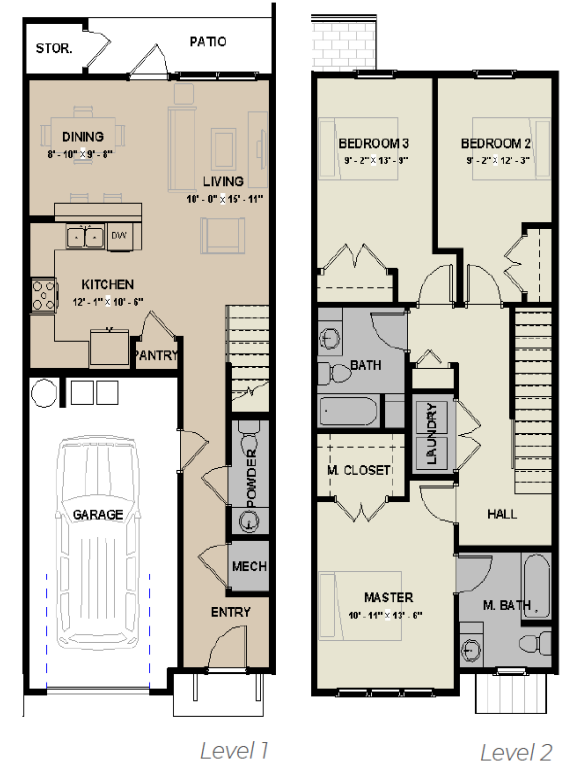
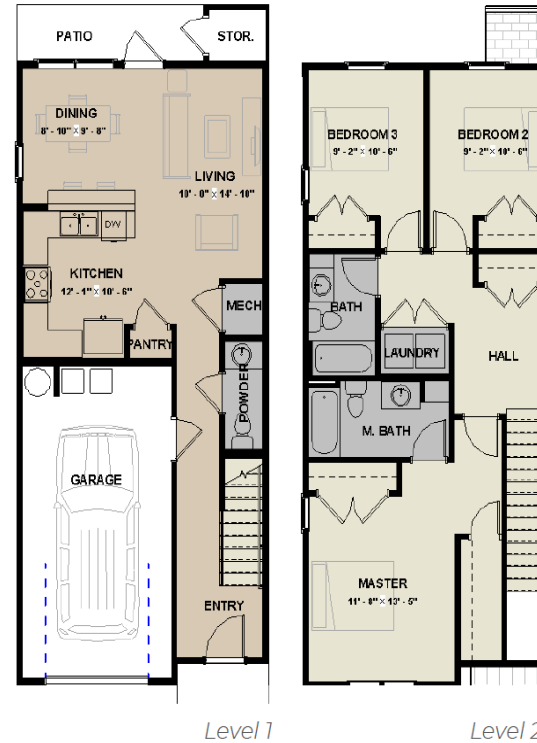


Hardie Plank Lap
Siding

Building A

UNIT 1 - 1,345 SQ. FT.

UNIT 2 - 1,345 SQ. FT.



CRAIG
GAULDEN
DAVIS

BUILDING A



Phase 1 – Construction in progress



Greer - Fairview Townhomes Phase 1: Construction in progress 14 units (up to 80% AMI)

Sans Souci Neighborhood Gridley Place Homes 14 Homeownership units





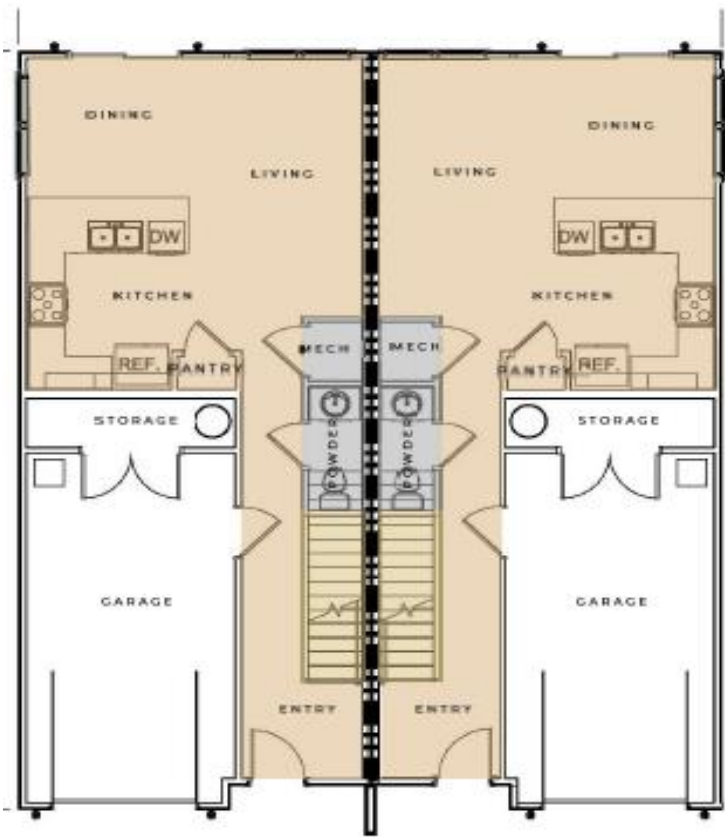
Gridley Place: Sans Souci

Proposed Redevelopment

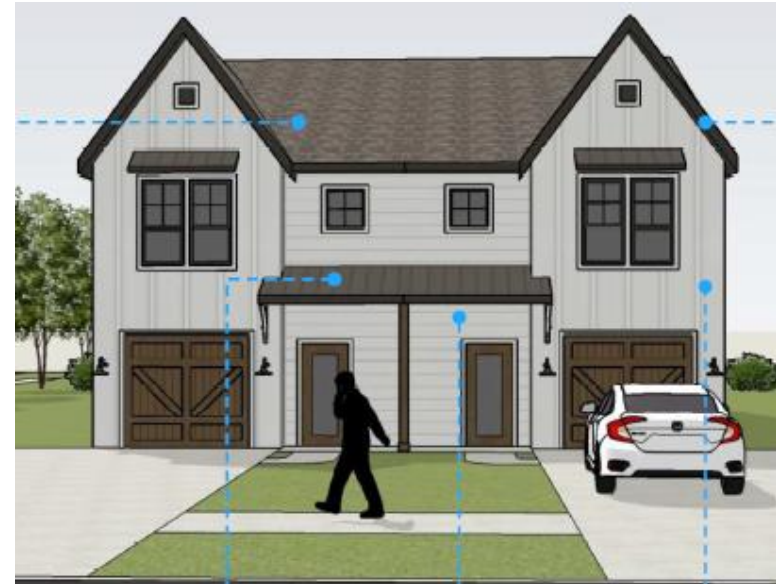
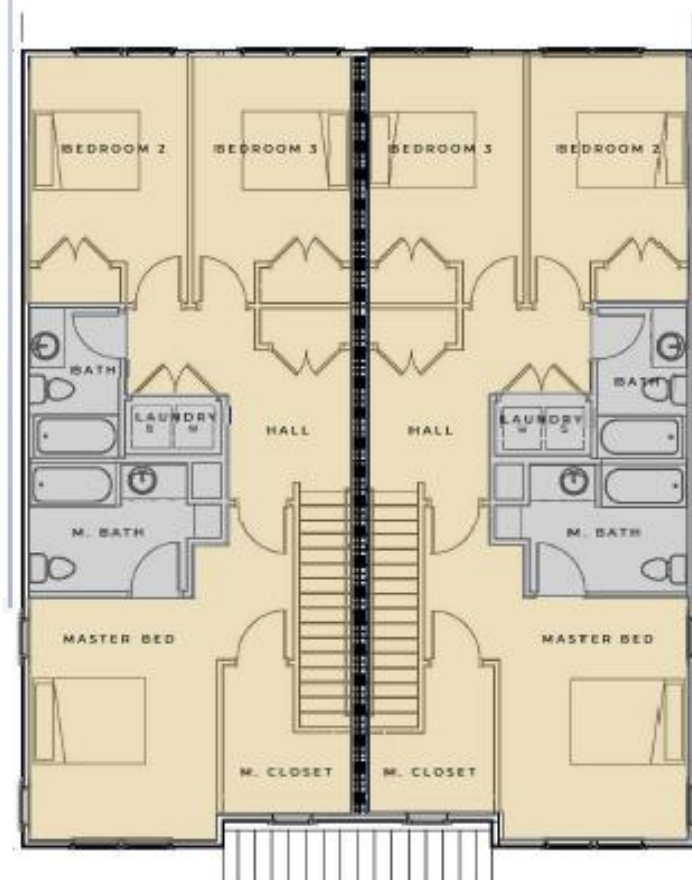
- Homeownership units
 - Fee Simple lots
- 3 bedrooms and 2.5 baths with attached 1 car garage
 - 1516 square feet

TOTAL SF - 1516 SF

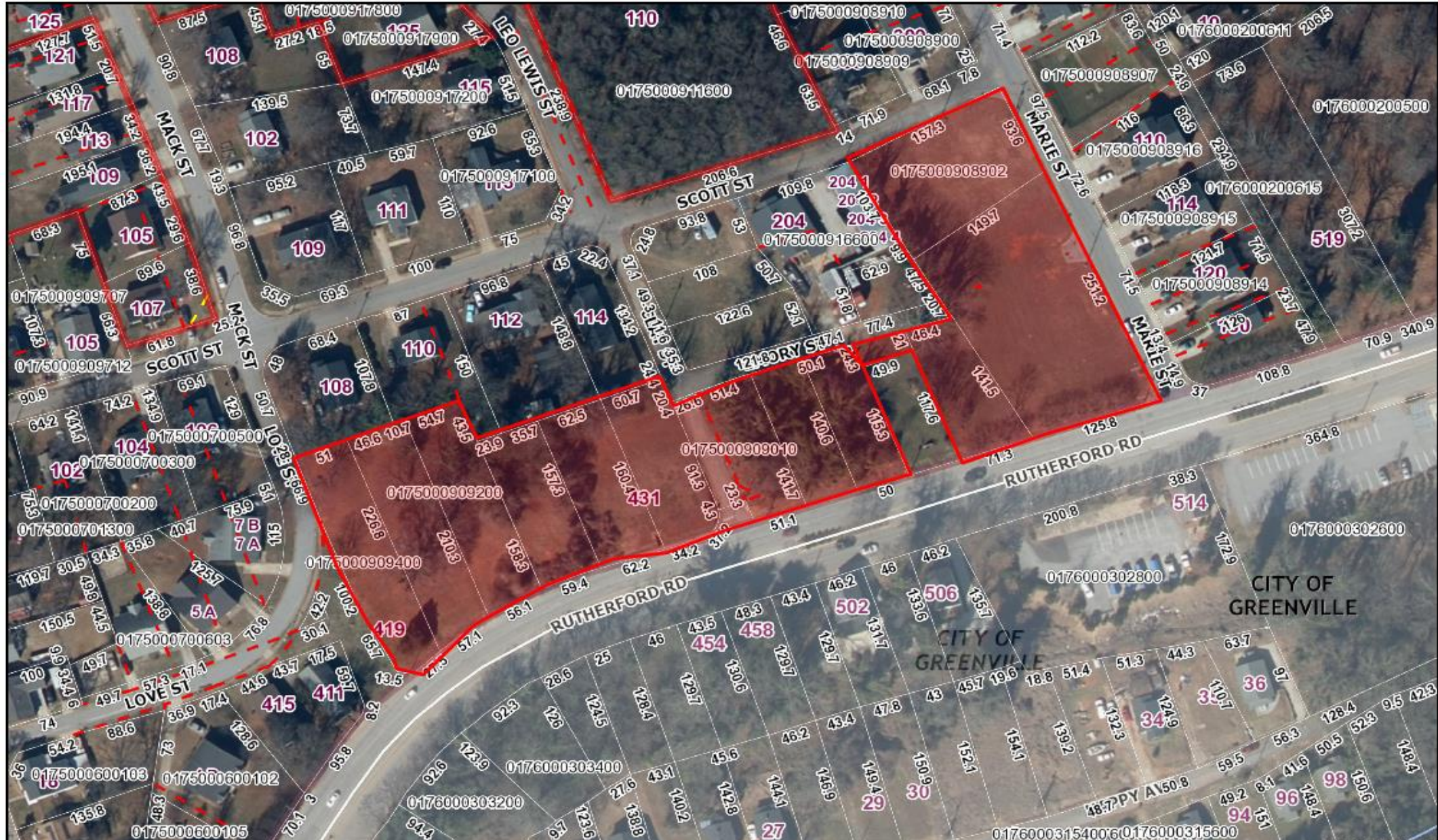
LEVEL 1 - 604 SF



LEVEL 2 - 912 SF



Brutontown - Iola Wilson & Emory



BRUTONTOWN DUPLEXES

14 Rental Units



GCRA

Greenville County Redevelopment Authority

GREENVILLE, SOUTH CAROLINA



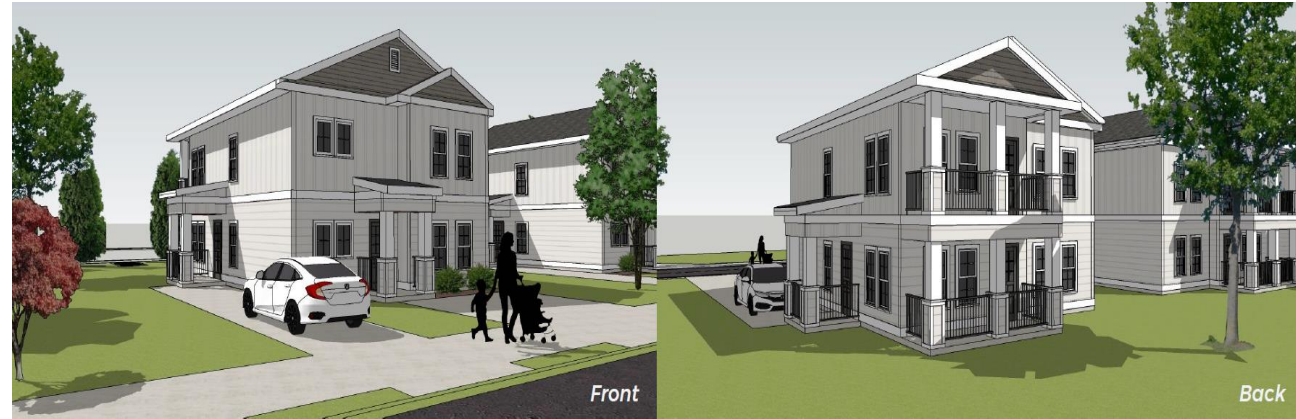
- Phase 1:
- 14 Rental Units
 - Target Income
 - 20% - 50% AMI
 - Target Population
 - Seniors
 - Veterans
 - Small Households



Approximately 600 square feet of space

BRUTONTOWN DUPLEXES

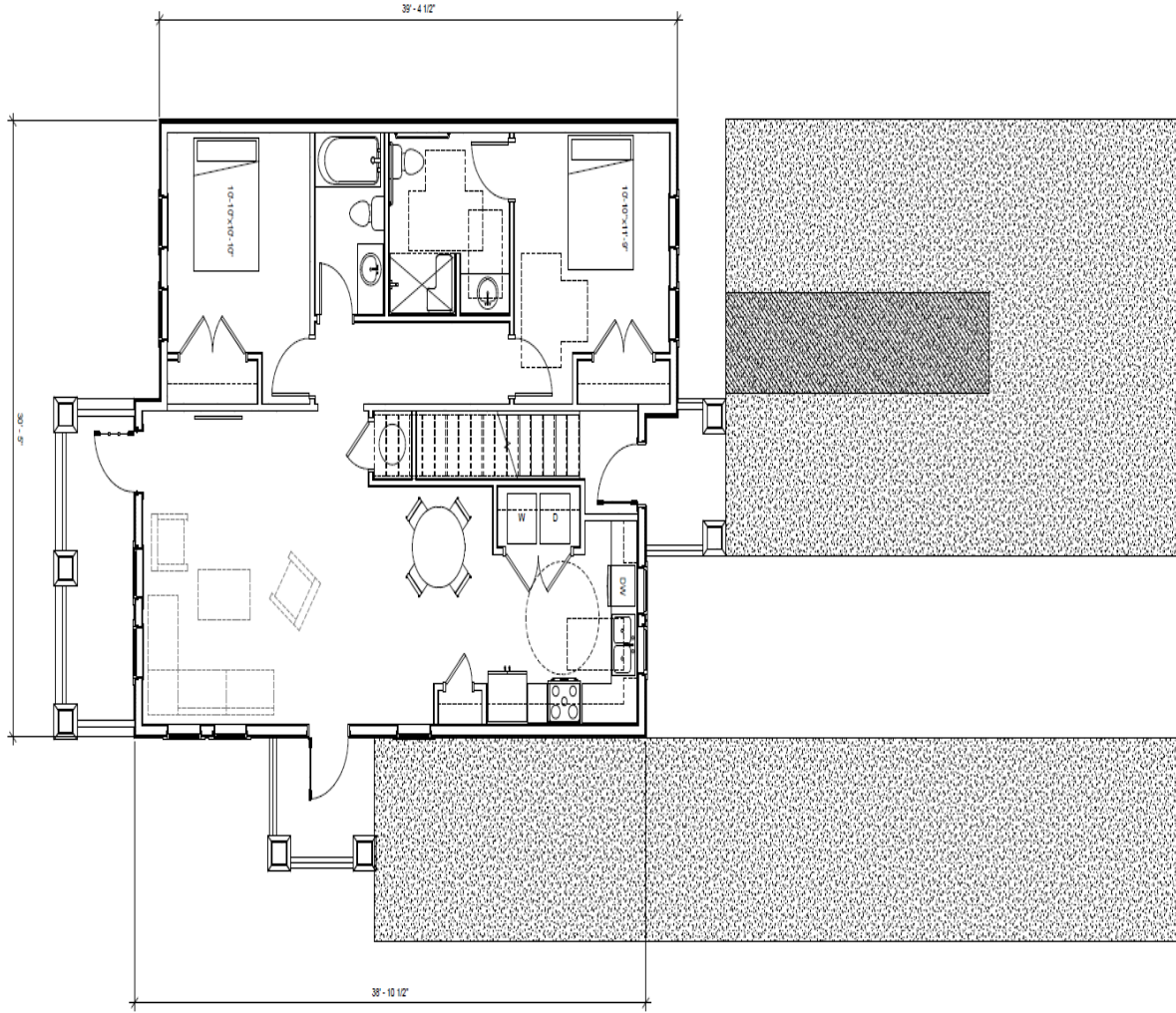
GREENVILLE, SOUTH CAROLINA



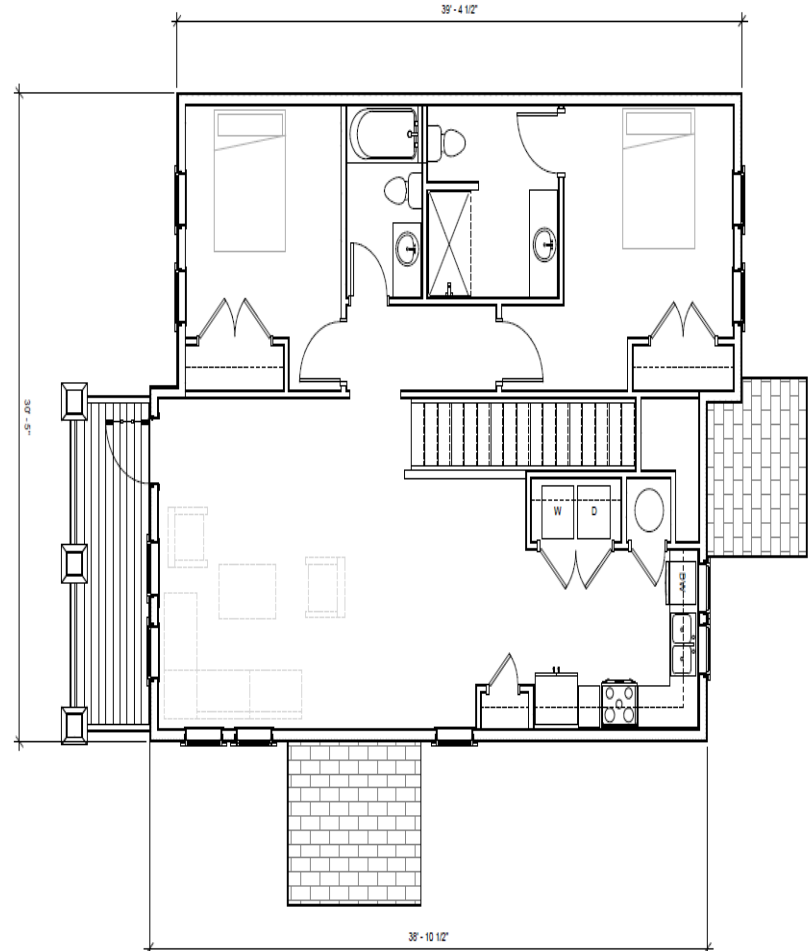
CRAIG
GAULDEN
DAVIS

SITE OVERVIEW

1 LEVEL 1 - WORKING



2 LEVEL 2 - WORKING

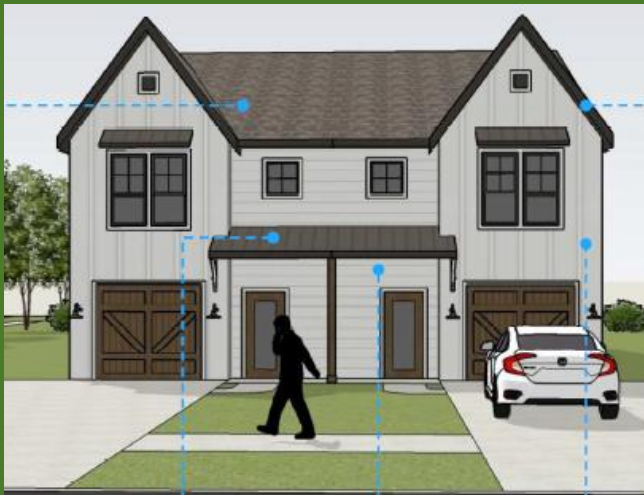


F1

Funding sources

- Greenville County HOME
- Greenville County HOME-ARP (Iola Wilson Rental units- Brutontown)
- Greenville County CDBG
- Greenville County American Rescue Fund
- Greenville County Affordable Housing Fund
- Greenville Legislative Delegation Transportation Committee (GLDTC) for Brutontown infrastructure
- Bank Financing*

Development Budget Gridley Place – 14 Homeownership Units (7 Side Duplex Buildings)



Sans Souci - Gridley Place - 14 Units				
	Summary Budget		Total	Per Unit Cost
1	Acquisition		\$41,600	\$2,971
2	Site Improvement & Demolition		\$340,000	\$24,286
3	Construction Cost		\$2,500,000	\$178,571
4	Professional fees		\$51,000	\$3,643
5	Interim Costs		\$23,000	\$1,643
6	Financing Fees		\$10,000	\$714
7	Soft Cost		\$4,000	\$286
8	Development Reserves		\$480,000	\$34,286
	Total		\$3,449,600	\$246,400

Cost Share	Percentage	Amount
GCRA	34	\$1,169,600.00
Other Source(s)	66	\$2,280,000.00
TOTAL	100	\$3,449,600.00

Development Budget – Iola – Wilson 14 Rental Units

7 Stacked Duplex
buildings



CRAIG
GAULDEN
DAVIS

SITE OVERVIEW

Brutontown - Iola Wilson Rental Units		14 Units	
Summary Budget		Total	Per Unit Cost
1	Acquisition	\$65,000	\$4,643
2	Site Improvement & Demolition	\$300,000	\$21,429
3	Construction Cost	\$2,090,000	\$149,286
4	Professional fees	\$32,000	\$2,286
5	Interim Costs	\$2,000	\$143
6	Financing Fees	\$0	\$0
7	Soft Cost	\$7,500	\$536
8	Development Reserves	\$350,000	\$25,000
Total		\$2,846,500	\$203,321
Cost Share		Percentage	Amount
GCRA		45%	\$1,280,925.00
Other Source(s)		55%	\$1,565,575.00
TOTAL		100%	\$2,846,500.00

QUESTIONS

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

301 UNIVERSITY RIDGE, SUITE S-4300

GREENVILLE, SC 29601

www.gcra-sc.org

Tel: 864-242-9801

Imma Nwobodu, Program Director (Ext 115) (inwobodu@gcra-sc.org)

John Castile, Executive Director (Ext 114) (jcastile@gcra-sc.org)

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

- 1) Opening and Roll Call
- 2) Operations Reports for June
 - a) Home Sales & Rental Property Reports (Pages 36 – 40)
 - b) Operations Activity Report (Pages 41 – 42)
 - c) Public Works Report (Page 43)
 - d) Loan Portfolio Report – 4th Quarter (Pages 44– 46)
- 3) Operations Reports – Year-End
 - a) Delinquency Report, Fiscal Year 2023 (Page 47)
 - b) Paid in Full Report, Fiscal Year 2023 (Page 48)
- 4) Other Business
 - a) Development Updates

*** Committee Approval Required**

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

Staff Assistance: John Castile – Executive Director
Joe Smith – Operations Director
Meg Macauley – Project Coordinator
Beverly Robertson – Human Resource Manager/Assistant to the Executive Director

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact John Castile or Joe Smith at 242-9801, extension 114 or 117.

PLEASE CALL IF YOU CANNOT ATTEND

HOMES FOR SALE STATUS REPORT

JUNE 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	July 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 June 30, 2024

Homes Sold FYTD: 4

GCRA Rental Properties - June 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 - June 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	Vacant	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 - June 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	6 Estelle Street	Sterling	Complete - available for rental	HOME	3B/2B
65	19 Young Street	Sterling	Occupied	CDBG	2B/1B
66	21 Young Street	Sterling	Occupied	CDBG	2B/1B
67	105 Hodgens Drive	Travelers Rest	Complete - available for rental	CDBG	2B/2B
68	202 Roosevelt Avenue	Travelers Rest	Vacant - repairs underway	CDBG	2B/2B
69	102 Telfair Street	Worley Road	Occupied	HOME	3B/2B

RENTAL REPORT
Tenant Balance for June 30, 2024

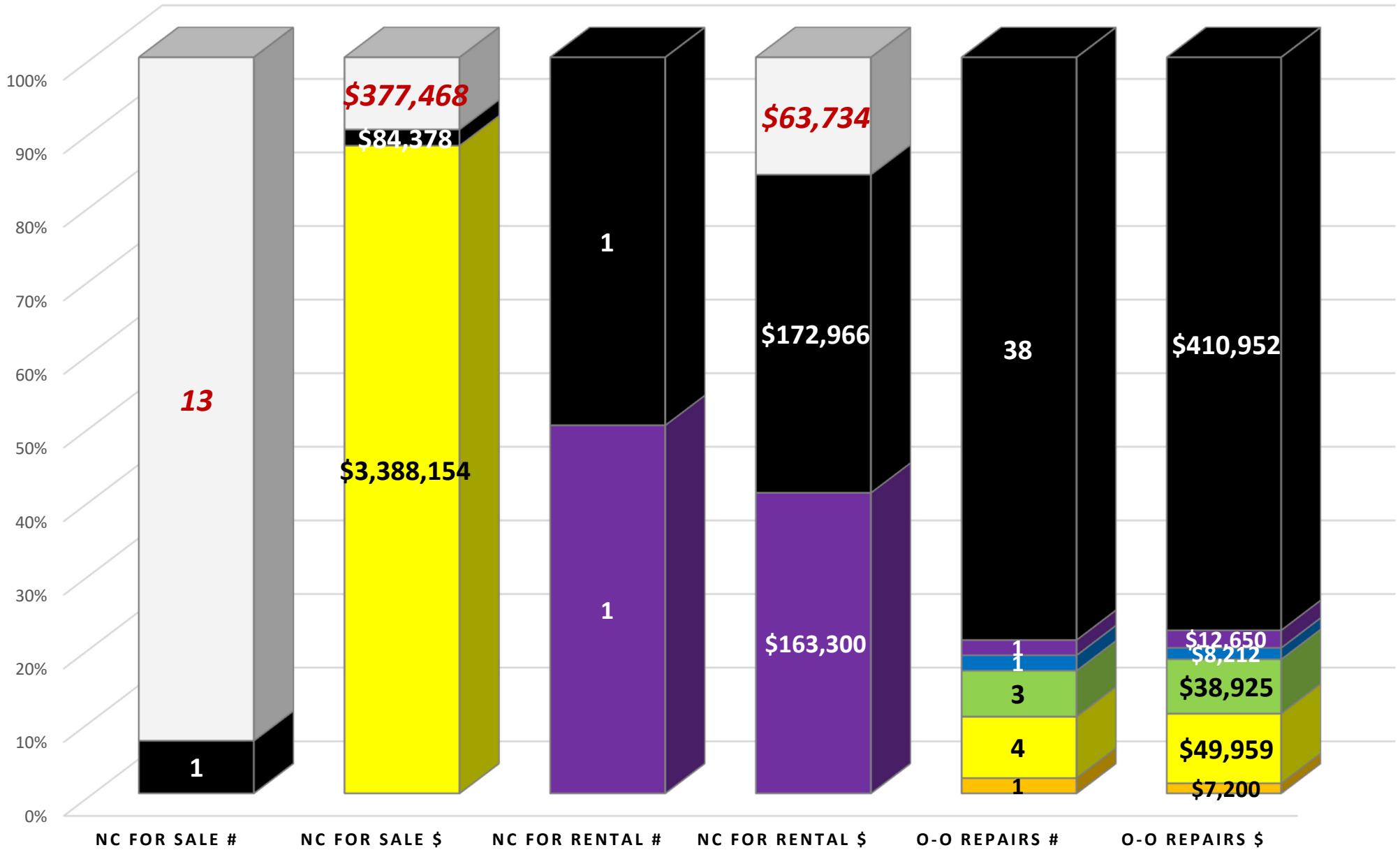
Property Name	Due for June	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie St	\$850.00	\$50.00	\$50.00		\$950.00
114 Marie Street	\$1,050.00	\$100.00	\$850.00		\$2,000.00
20 Marie Street	\$800.00	\$100.00	\$400.00		\$1,300.00
3 14th Street	\$950.00	\$100.00	\$1,803.00		\$2,853.00
11 Journey Lane	\$875.00	\$100.00	\$1,100.00		\$2,075.00
25 Journey Lane	\$1,075.00	\$150.00	\$1,225.00		\$2,450.00
102 Telfair Street	\$950.00	\$50.00			\$1,000.00
111 Arnold Street	\$675.00	\$50.00	\$463.00		\$1,188.00
304 Miller Road	\$300.00	\$100.00	\$250.00		\$650.00
	\$7,525.00	\$800.00	\$6,141.00	\$0.00	

TOTAL Past Due Balance For June
\$14,466.00

TOTAL Past Due Balance For May
\$21,168.00

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 1 \$5,000
- Rebuild Upstate repairs 10 \$45,033

PUBLIC WORKS PROJECTS - JUNE 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 has scheduled to begin the week of July 8th.
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.

MEMORANDUM

TO: GCRA Board

FROM: John Castile, Executive Director

RE: 4th Quarter Delinquency Report (April 1, 2024 to June 30, 2024)

DATE: July 11, 2024

The information reported represents the delinquency of GCRA accounts for the 4th Quarter of the current Fiscal Year 2023. Each month has approximately **237** active accounts; only **180** of those accounts are reported to Equifax. The 237 accounts have a total principal balance of **\$7,287,337.68**. Three Rehab Advance loans completed the foreclosure process and were sold to a third party. The Economic Development Portfolio has six accounts with a judgment filed against the owner. The 4th Quarter delinquency rate for GCRA was **5.5 percent**. The delinquency rate has increased by 1.4 percent since reporting in the 3rd Quarter due to past due economic development loans.

A total of **5** accounts were paid in full during the 4th Quarter of 2023. The total amount of payoff received was **\$104,758.31**.

The year closed out with an average of 243 active accounts and loan balances totaling \$8,972,709.11. The year end delinquency rate on average was 4.74 percent.

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

90-Day Mortgage Status Report

April 1, 2024 to June 30, 2024

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	10	\$1,617.46	\$28,248.55	0	0.0%
Escrow Mortgage	64	\$38,848.06	\$351,584.61	4	6.3%
Rehab Advance	91	\$0.00	\$1,716,175.66	0	0.0%
Escrow Only Accounts	15	\$2,903.37	\$550,036.13	0	0.0%
Partner	33	\$30,432.36	\$4,330,802.23	0	0.0%
Economic Development	14	\$5,014.20	\$240,490.50	9	64.3%
Façade	10	\$0.00	\$70,000.00	0	0.0%
TOTAL	237	\$78,815.45	\$7,287,337.68	13	5.5%

**CLOSED ACCOUNTS: FY 2023
4th Quarter**

**Rehab Advance Loans
PAID IN FULL - 4th Quarter**

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0200002497	06/26/2024	12/27/2001	\$24,340.00	\$24,340.00	Foreclosure/Sold to Third Party
0215801181	06/26/2024	11/29/2012	\$61,076.93	\$61,076.93	Foreclosure/Sold to Third Party
0200127418	05/09/2024	04/01/2021	\$10,791.00	\$160.90	Heirs complete repayment plan
0200518817	04/23/2024	08/26/1992	\$20,240.00	\$19,130.00	Heirs paid in full

TOTAL RECEIVED \$104,707.83

**Economic Development Loans
PAID IN FULL - 4th Quarter**

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0600650101	04/04/2024	11/29/2018	\$12,000.00	\$50.48	Business owner completed term

TOTAL RECEIVED \$50.48

TOTAL \$104,758.31

Delinquency Report - Fiscal Year 2023 July 1, 2023 to June 30th 2024

Quarter	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
1st Quarter	246	\$80,824.00	\$9,284,709.36	10	4.1%
2nd Quarter	245	\$74,913.83	\$9,292,709.64	13	5.3%
3rd Quarter	243	\$78,519.41	\$10,026,079.74	10	4.1%
4th Quarter	237	\$78,815.45	\$7,287,337.68	13	5.5%
Yearly Average	243	\$78,268.17	\$8,972,709.11	12	4.74%

CLOSED ACCOUNTS: FY 2023

Last Transaction Date	Note Date	Amt Financed	Amount Received	
09/01/2023	11/25/1998	\$126,894.00	\$36,954.78	Beyond Housing Project Completed
09/01/2023	01/31/2020	\$25,000.00	\$2,313.75	Business Owner Paid off Loan
11/07/2023	02/24/1984	\$11,285.00	\$100.00	Completed term
12/07/2023	09/23/2008	\$22,971.00	\$400.00	Completed term
01/10/2024	01/04/2012	\$28,305.09	\$24,441.16	Foreclosure bought by third party
02/13/2024	09/23/2023	\$5,575.00	\$4,943.27	Homeowner Paid in Full
02/22/2024	05/22/1998	\$31,935.00	\$24,545.21	Heirs Sold Property
02/23/2024	03/20/2007	\$45,680.26	\$50,143.25	Homeowner Paid in Full
03/19/2024	07/03/2022	\$19,005.00	\$3,151.49	Heirs Sold Property
03/19/2024	01/04/2012	\$16,621.00	\$16,621.00	Foreclosure bought by third party
03/28/2024	01/13/2029	\$78,092.00	\$78,092.00	Heirs Sold Property
04/04/2024	11/29/2018	\$12,000.00	\$50.48	Business owner completed term
04/23/2024	08/26/1992	\$20,240.00	\$19,130.00	Heirs paid in full
05/09/2024	04/01/2021	\$10,791.00	\$160.90	Heirs completed repayment plan
06/26/2024	12/27/2001	\$24,340.00	\$24,340.00	Foreclosure/Sold to third Party
06/26/2024	11/29/2012	\$61,076.93	\$61,076.93	Foreclosure/Sold to third Party
	TOTAL	\$539,811.28	\$346,464.22	