



Do what you can, with what
you have, where you are.

Theodore Roosevelt

quote fancy

GCRA Committee Meetings
October 8 and 10, 2024

October 2024

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

November 2024

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

**Administration Committee Meeting Agenda
Tuesday, October 8, 2024 – 12:30 p.m.
GCRA Board Room**

1. Opening and Roll Call
2. *Approval of the 2025 Holiday Schedule (Page 5)
3. *Approval of the 2025 Employer Insurance Rates – *Handout*
4. *Approval of Revisions to GCRA Board By-Laws (Page 6)
5. *Approval of Dissolution of Greenville Revitalization Corporation (Page 7)
6. Administration Reports
 - a) Subrecipient Report (Page 8)
 - b) HOME-ARP Subrecipient Report (Page 9)
 - c) CDBG Timeliness Test (Page 10)
7. Financial Reports
 - a) Financial Highlights – KPI (Page 11)
 - b) August Financials (Pages 12 – 15)
8. Other Business

* Committee Approval Required

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

*Staff Assistance: Joe Smith – Executive Director
Pamela Proner – Finance Director
Meg Macauley – Senior Executive Assistant & Office Manager
José Reynoso – Senior Community Development Planner*

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact Joe Smith at 242-9801, extension 114, or jsmith@gcra-sc.org.

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



GCRA

Greenville County Redevelopment Authority

Memorandum

To: Administration Committee

From: Joe Smith
Executive Director

Date: October 8, 2024

Subject: 2025 Holiday Schedule

GCRA OBSERVED HOLIDAYS Effective January 1, 2025

New Year's Day Holiday, Wednesday, January 1
Martin Luther King, Jr. Day, Monday, January 20
Presidents' Day, Monday, February 17
Good Friday, Friday, April 18
Memorial Day, Monday, May 26
Independence Day, Friday, July 4
Labor Day, Monday, September 1
Veterans' Day, Tuesday, November 11
Thanksgiving, Thursday, November 27
Day after Thanksgiving, Friday, November 28
Christmas Eve, Wednesday, December 24
Christmas Day, Thursday, December 25
Day after Christmas, Friday, December 26

The Executive Director, with the approval of the Board, may designate additional holidays.

Staff Recommendation: Approve the proposed 2025 Holiday Schedule.

Memorandum

To: Administration Committee

From: Joe Smith
Executive Director

Date: October 8, 2024

Subject: Board By-Law Revision

A review of the GCRA Board By-Laws has revealed a need for a revision as follows:

ARTICLE III – AUTHORITY BOARD, MEETINGS, AND COMMITTEES – Section 3.9

The annual meeting of the authority shall be held at the ~~November~~ ~~December~~ Board Meeting, unless otherwise specified by the Board, and shall include the election of officers as specified in Section 4.5, the receipt of the Authority’s Annual Report and such other organizational business as the members shall deem necessary.

The reason for this recommended change is to allow business to be conducted at a regular board meeting in our standard setting. The logistics of conducting a regular business meeting in a non-standard meeting room at a restaurant poses a challenge.

Staff Recommendation: Approve the By-Law revision as presented.



GCRA

Greenville County Redevelopment Authority

Memorandum

To: GCRA Administration Committee

From: Joe Smith
Executive Director

Date: October 8, 2024

Subject: Approval of Dissolution of Greenville Revitalization Corporation

The Greenville Revitalization Corporation (GRC) was established through action of the Greenville County Redevelopment Authority, and by-laws require that any alterations to the GRC's charter documents must be approved by the GCRA board. GCRA staff and the last remaining GRC board member, Lawson Wetli, believe it is an appropriate time to dissolve the GRC, as they have no remaining projects or funds. Ms. Wetli will handle necessary paperwork with the Secretary of State, and GCRA staff will facilitate the final tax return for GRC.

Staff Recommendation: Approve the dissolution of the Greenville Revitalization Corporation.

SUBRECIPIENT PERFORMANCE REPORT

August

Contract Period 07/01/24 - 6/30/25

Contract	Subrecipient	PY 24 Contract Amount	Expenditures	Balance to Spend	Previous Month Percent Expended	PY 24 Percent Expended
ESG	HRC	40,000.00		40,000.00		0%
	Pendleton Place	51,587.40		51,587.40		0%
	SHARE	10,000.00		10,000.00		0%
	United Housing Connections - Outreach	16,000.00		16,000.00		0%
	United Housing Connections - Shelter	11,900.00		11,900.00		0%
	United Housing Connections - HMIS	5,000.00		5,000.00		100%
	United Ministries	54,500.00		54,500.00		0%
Total ESG Subrecipients:		188,987.40	-	188,987.40		0%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	95,000.00		95,000.00		
	HRC - Fair Housing	37,000.00		37,000.00		0%
	HRC - FEC	10,000.00		10,000.00		0%
	Meals on Wheels	55,000.00		55,000.00		0%
	SHARE	10,000.00		10,000.00		0%
	Safe Harbor	35,000.00		35,000.00	0%	0%
	Unity Health on Main	60,000.00		60,000.00		0%
Total CDBG Unincorporated Subrecipients:		302,000.00	-	302,000.00		0%
Total Unincorporated		490,987.40	-	490,987.40		0%
CDBG Greer	Creative Advancement	6,510.00		6,510.00	0%	0%
	Greer Community Ministries	15,000.00		15,000.00	0%	0%
	Greer Parks & Recreation (Needmore Youth)	7,000.00	-	7,000.00	0%	0%
	Greer Parks & Recreation (Cannon Senior)	3,000.00		3,000.00	0%	0%
	Greer Relief	28,490.00		28,490.00	0%	0%
Total CDBG Greer Subrecipients:		60,000.00	-	60,000.00		0%
CDBG Mauldin	Center for Community Services	3,000.00		3,000.00	0%	0%
	City of Mauldin	12,500.00		12,500.00	0%	0%
Total CDBG Mauldin Subrecipients:		15,500.00	-	15,500.00		0%
CDBG Simpsonville	Center for Community Services	12,000.00		12,000.00	0%	0%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
Total CDBG Simpsonville Subrecipients:		22,000.00	-	22,000.00		0%
CDBG Fountain Inn	Center for Community Services	5,000.00		5,000.00	0%	0%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	-	10,000.00		0%
Total CDBG - All Municipalities		107,500.00	-	107,500.00		0%
Grand Total - ESG and CDBG		598,487.40	-	598,487.40		0%

HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

Contract Period 07/01/2023 - 6/30/2025

September 2024

		PY 23-24 Contract Amount	Expenditures	Balance to Spend	%	%
Subrecipient	Activity				Expended	Unused
Human Relations Commission	TBRA	\$ 403,906.00	\$ 329,982.00	\$ 73,924.00	82%	18%
Human Relations Commission	Supportive Services	\$ 149,698.75	\$ 125,000.00	\$ 24,698.75	84%	16%
Human Relations Commission	Non-Profit Operating Costs	\$ 51,827.24	\$ 44,200.00	\$ 7,627.24	85%	15%
Human Relations Commission	Non-Profit Capacity Building	\$ 21,920.00	\$ 7,034.00	\$ 14,886.00	32%	68%
Greer Relief	TBRA	\$ 303,906.00	\$ 198,970.00	\$ 104,936.00	65%	35%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 41,843.60	\$ 33,156.40	56%	44%
Greer Relief	Non-Profit Operating Costs	\$ 25,000.00	\$ 13,736.00	\$ 11,264.00	55%	45%
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	\$ 18,554.88	\$ 18,554.12	50%	50%
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	\$ 24,751.00	\$ 144,249.00	15%	85%
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	\$ 175,011.65	\$ 1,388.35	99%	1%
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:		\$1,876,245.99	\$ 1,000,521.13	\$ 875,724.86	53%	47%
As of 10/1/2024						



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

DATE: 10-01-24
 TIME: 14:10
 PAGE: 1

Current CDBG Timeliness Report
 Grantee : GREENVILLE COUNTY, SC

PGM YEAR	PGM YEAR START DATE	TIMELINESS TEST DATE	CDBG GRANT AMT	--- LETTER OF CREDIT BALANCE ---		DRAW RATIO		MINIMUM DISBURSEMENT UNADJUSTED	TO MEET TEST ADJUSTED
				UNADJUSTED	ADJUSTED FOR PI	UNADJ	ADJ		
2023	07-01-23	05-02-24	2,730,467.00	2,144,309.17	3,246,587.59	0.79	1.19		
2024	07-01-24	05-02-25	2,830,875.00	4,060,803.10	5,237,926.05	1.43	1.85		991,614

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 August 24

Government-Wide	Month	Change from Prior Month	%	Change from FY24 (FYTD)	%
Cash	11,622,373	Decrease	-4%	Decrease	-6%
Total Assets	43,342,586	Increase	6%	Increase	7%
Notes Payable	3,122,251	Decrease	0%	Decrease	0%
Debt-to-income			3%		2%
Net Position	37,121,019	Increase	8%	Increase	8%
Net invest. in capital assets	12,189,349	Increase	35%	Increase	34%
Unrestricted net assets	24,931,670	Decrease	-1%	Decrease	-1%

Governmental Funds	Month	YTD	Change from Prior Month	%
Revenue	597,619	1,191,248	Increase	1%
Expenditures	1,138,631	1,706,951	Increase	100%
Net Income (loss)	(541,012)	(515,703)	Decrease	-2268%

Rental Portfolio	Month	YTD	Change from Prior Month	%
Net Income (loss)	(14,026)	(12,414)	Decrease	20%

Local Government Invest. Pool	Month	YTD	
LGIP Balance	8,868,370	% of total cash:	76%
Interest Earned	41,263	Avg Interest rate:	5.48%
			111,881

Notes:

GCRA is still waiting on the \$200,000 FY24 Budget balance to be received from the County.

August biggest activity:

Fairview New construction \$393,436 (mostly AHF)

UHC Shelter Project @ Gordon Place \$289,367 (AHF)

Rental portfolio began in-take of P43 during August. While it took in \$8k in rent, it expended funds in legal and a little maintenance, causing the net loss. September is expected to look much better as new tenants will have fully transitioned to GCRA.

Rental P43 increased the total assets and net investment in capital assets.

GCRA
Statement of Net Position
8/31/2024

ASSETS

Cash and cash equivalents	11,622,373
Grants receivable	631,096
Prepaid items	335
Loans receivable	9,098,927
Lease Receivable	73,310
Real property held for inventory	9,250,530
Real property held for rental	13,218,850
Fixed assets	849,684
Accumulated depreciation	(1,879,185)
Deferred outflows of resources	766,033
Total assets and deferred outflows	<u>43,631,953</u>

LIABILITIES

Accounts payable and accrued liabilities	84,502
Unearned revenue	5,271
Funds held in escrow	61,836
Noncurrent liabilities:	
Lease Liability	59,265
Net pension liability	2,576,345
Notes payable	3,502,243
Deferred inflows of resources	312,098
Total liabilities and deferred inflows	<u>6,601,560</u>

NET POSITION

Net investment in capital assets	12,189,349
Restricted net assets	
Unrestricted net assets	24,841,044
Total net position	<u>37,030,393</u>
 Total Liabilities and Net Position	 <u>43,631,953</u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Two Months Ending Saturday, August 31, 2024

	Budget	August Actual	YTD Actual	Variance	% Total
REVENUES					
Federal grants	12,839,270	409,908	762,642	12,076,628	64.0%
Loan repayment		109,911	262,378	(262,378)	22.0%
Rental income		71,362	134,312	(134,312)	11.3%
Unrestricted income	3,016,464		25,000	2,991,464	2.1%
Miscellaneous income	10,366,634	6,438	6,916	10,359,718	0.6%
Total revenues	26,222,368	597,619	1,191,248	25,031,120	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,884,589	37,136	93,758	2,790,831	5.2%
Acquisition	328,823			328,823	0.0%
Disposition	358,966	27,783	44,914	314,052	2.5%
Property maintenance	189,166	26,136	49,849	139,317	2.8%
Demolition	294,426		250	294,176	0.0%
Rehabilitation	245,292	17,632	21,432	223,860	1.2%
New construction	6,605,321	393,436	393,436	6,211,885	22.0%
Home repair program	627,332	22,750	59,181	568,151	3.3%
Facade improvements	178,066			178,066	0.0%
Economic development	312,351	930	995	311,356	0.1%
Infrastructure/public works	2,889,736	98,087	110,151	2,779,585	6.2%
Developer/housing partners	3,529,394	400	147,108	3,382,286	8.2%
Public service subrecipients	445,852	8,136	29,651	416,201	1.7%
Special projects	1,105,505			1,105,505	0.0%
Community housing dev. org.	362,261	0	18,981	343,280	1.1%
Housing assistance	583,474	30,933	95,518	487,956	5.3%
Shelter, outreach and other assistance	2,224,141	369,250	381,200	1,842,941	21.3%
Administration and planning	2,912,442	161,911	305,554	2,606,888	17.1%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	458,878	23,994	35,212	423,666	2.0%
Total expenditures	26,674,698	1,218,514	1,787,190	24,887,508	100.0%
Excess (deficiency) of revenues over (under) expenditures	(452,330)	(620,895)	(595,942)	143,612	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	452,330	372,499	364,971	87,360	
Total other financing sources (uses)	452,330	372,499	364,971	87,360	
Net change in fund balances		(248,396)	(230,971)	230,972	

GCRA
Statement of Rev Exp by Funding Source
For the Two Months Ending Saturday, August 31, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	\$483,903		\$72,316		\$29,592		\$176,830	\$762,642
Loan repayment		36,463		18,955		50,278	156,682	262,378
Rental income		31,909		29,704			72,699	134,312
Unrestricted income							25,000	25,000
Miscellaneous income		6,211		150		35	520	6,916
Total revenues	483,903	74,583	72,316	48,809	29,592	50,313	431,731	1,191,247
EXPENDITURES								
Housing services								
Delivery of service	91,952	1,806						93,758
Disposition	3,745	11,454		7,645			22,069	44,914
Property maintenance		12,849		6,697			30,302	49,849
Demolition	250							250
Rehabilitation		8,132		7,750			5,550	21,432
New construction				13,445			379,992	393,436
Home repair program	46,650						12,531	59,181
Economic development	995							995
Infrastructure/public works	110,030	121						110,151
Developer/housing partners			150	82			146,876	147,108
Public service subrecipients	29,651							29,651
Community housing dev. org.			18,981					18,981
Housing assistance							95,518	95,518
Shelter, outreach and other assistance					11,594		369,607	381,200
Administration and planning	187,755	2,071	53,335	963	17,998		43,432	305,554
Interest expenditure	12,740						22,472	35,212
Total expenditures	483,768	36,433	72,466	36,582	29,592		1,128,349	1,787,189
Excess (deficiency) of revenues over (under) expenditures	135	38,150	(150)	12,227		50,313	(696,618)	(595,942)
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							364,971	364,971
Total other financing sources (uses)							364,971	364,971
Net change in fund balances	135	38,150	(150)	12,227		50,313	(331,647)	(230,971)

Rental
Statement of Revenue & Expense
For the Two Months Ending Saturday, August 31, 2024

	August	YTD		%	
	Budget	Actual	Actual	Variance	Total
REVENUES					
Rental income		71,362	134,312	(134,312)	99.6%
Miscellaneous income	224,227	145	557	223,670	0.3%
Total revenues	224,227	71,507	134,869	89,358	100.0%
EXPENDITURES					
Housing services					
Delivery of service		21		21	0.0%
Acquisition	(24,283)			(24,283)	0.0%
Disposition	13,300	23,018	38,509	(25,209)	29.1%
Property maintenance	189,166	26,136	49,849	139,317	37.7%
Rehabilitation	(94,968)	17,632	21,432	(116,400)	16.2%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	2,308	11,254	22,472	(20,164)	17.0%
Total expenditures	224,227	78,040	132,262	91,965	100.0%
Excess (deficiency) of revenues over (under) expenditures		(6,533)	2,607	(2,607)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(7,493)	(15,021)	15,021	
Total other financing sources (uses)		(7,493)	(15,021)	15,021	
Net change in fund balances		(14,026)	(12,414)	12,414	

**Operations Committee Meeting Agenda
Thursday, October 10, 2024 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) Operations Reports for September
 - a) Home Sales & Rental Property Reports (Pages 17 – 23)
 - b) Operations Activity Report (Pages 24 – 25)
 - c) Public Works Report (Page 26)
 - d) Loan Portfolio Report – 1st Quarter (Pages 27 – 29)
- 3) Other Business
 - a) Development Updates/Executive Director Updates

*** Committee Approval Required**

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

*Staff Assistance: Joe Smith – Executive Director
Meg Macauley – Senior Executive Assistant & Office Manager*

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact Joe Smith at 242-9801, extension 114, or jsmith@gcra-sc.org.

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

Homes for Sale Status Report September 2024

<u>Status</u>	<u>Completion</u>	<u>Address</u>	<u>Area</u>	<u>Acq. Cost</u>	<u>Demo Cost</u>	<u>Constr. Cost</u>	<u>Funding</u>	<u>Total Cost</u>	<u>Sales Price</u>
1 New - Under Construction	October 2024	311 Lion Heart Lane	Greer	\$217,118	\$79,200	\$3,904,813	Multiple	\$4,201,131	\$250,000
2 New - Under Construction	October 2024	315 Lion Heart Lane	Greer						\$250,000
3 New - Under Construction	October 2024	319 Lion Heart Lane	Greer						\$250,000
4 New - Under Construction	October 2024	323 Lion Heart Lane	Greer						\$250,000
5 New - Under Construction	October 2024	327 Lion Heart Lane	Greer						\$250,000
6 New - Under Construction	October 2024	331 Lion Heart Lane	Greer						\$250,000
7 New - Under Construction	October 2024	312 Lion Heart Lane	Greer						\$250,000
8 New - Under Construction	October 2024	316 Lion Heart Lane	Greer						\$250,000
9 New - Under Construction	October 2024	320 Lion Heart Lane	Greer						\$250,000
10 New - Under Construction	October 2024	324 Lion Heart Lane	Greer						\$250,000
11 New - Under Construction	October 2024	328 Lion Heart Lane	Greer						\$250,000
12 New - Under Construction	October 2024	332 Lion Heart Lane	Greer						\$250,000
13 New - Under Construction	October 2024	336 Lion Heart Lane	Greer						\$250,000
14 New - Under Construction	October 2024	340 Lion Heart Lane	Greer						\$250,000

Report Ending September 30, 2024

Homes Sold FYTD: 0

GCRA Rental Properties - September 2024

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

GCRA Rental Properties - September 2024

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
30	137 Will Street	Greer	Occupied	HOME	3BR/2BA
31	16 3rd Avenue	Judson	Occupied	HOME	3BR/1BA
32	1 D Street	Judson	Occupied	Bank	2BR/1BA
33	6 D Street	Judson	Occupied	HOME	3BR/1.5BA
34	7 D Street	Judson	Occupied	HOME	3BR/2BA
35	8 D Street	Judson	Occupied	BANK	3BR/2BA
36	105 Goodrich Street	Judson	Occupied	HOME	3BR/1.5BA
37	102 Heatherly Drive	Judson	Occupied	HOME	2BR/2BA
38	106 Heatherly Drive	Judson	Occupied	CDBG	2BR/1BA
39	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
40	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
41	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
42	7 Journey Lane	Mauldin	Leased - will occupy October 18	HOME, CDBG, Bank, GHF	3BR/2BA
43	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
44	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
45	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
46	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
47	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
48	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
49	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA
50	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3BR/2BA

GCRA Rental Properties - September 2024

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

GCRA Rental Properties - September 2024

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
Senior Rental Units (FKA "Project 43"/Greenville Housing Futures)					
70	24-A Hollywood Circle	Greenline/ Spartanburg	Occupied	State Housing	2BR/1BA
71	24-B Hollywood Circle		Occupied	State Housing	2BR/1BA
72	26-A Hollywood Circle		Vacant	State Housing	2BR/1BA
73	26-B Hollywood Circle		Occupied	State Housing	2BR/1BA
74	28-A Hollywood Circle		Occupied	State Housing	2BR/1BA
75	28-B Hollywood Circle		Occupied	State Housing	2BR/1BA
76	30-A Hollywood Circle		Occupied	State Housing	2BR/1BA
77	30-B Hollywood Circle		Occupied	State Housing	2BR/1BA
78	32-A Hollywood Circle		Occupied	State Housing	2BR/1BA
79	32-B Hollywood Circle		Occupied	State Housing	2BR/1BA
80	34-A Hollywood Circle		Vacant	State Housing	2BR/1BA
81	34-B Hollywood Circle		Vacant	State Housing	2BR/1BA
82	37-A Hollywood Circle		Occupied	State Housing	2BR/1BA
83	37-B Hollywood Circle		Occupied	State Housing	2BR/1BA
84	38-A Hollywood Circle		Occupied	State Housing	2BR/1BA
85	38-B Hollywood Circle		Occupied	State Housing	2BR/1BA
86	40-A Hollywood Circle		Occupied	State Housing	2BR/1BA
87	40-B Hollywood Circle		Occupied	State Housing	2BR/1BA
88	2-A Phoenix Bluff Court		Occupied	State Housing	2BR/1BA
89	2-B Phoenix Bluff Court		Occupied	State Housing	2BR/1BA
90	3-A Phoenix Bluff Court	Occupied	State Housing	2BR/1BA	
91	3-B Phoenix Bluff Court	Occupied	State Housing	2BR/1BA	
92	4-A Phoenix Bluff Court	Occupied	State Housing	2BR/1BA	
93	4-B Phoenix Bluff Court	Occupied	State Housing	2BR/1BA	
94	10-A Beech Street	Southernside	Occupied	State Housing	2BR/1BA
95	10-B Beech Street		Occupied	State Housing	2BR/1BA
96	15-A Pine Street		Occupied	State Housing	2BR/1BA
97	15-B Pine Street		Occupied	State Housing	2BR/1BA

GCRA Rental Properties - September 2024

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
98	9 Buckner Court	Viola Street	Occupied	State Housing	2BR/1BA
99	11 Buckner Court		Occupied	State Housing	2BR/1BA
100	15 Mansell Court		Occupied	State Housing	2BR/1BA
101	17 Mansell Court		Occupied	State Housing	2BR/1BA
102	19 Marsailles Court		Occupied	State Housing	2BR/1BA
103	21 Marsailles Court		Occupied	State Housing	2BR/1BA
104	11 St. Paul's Drive		Occupied	State Housing	2BR/1BA
105	13 St. Paul's Drive		Occupied	State Housing	2BR/1BA
106	1110 Bennett Street		Brandon Mill	Occupied	State Housing
107	108 West Avenue	Brandon Mill	Occupied	State Housing	2BR/1BA
108	906 Green Avenue	Green Avenue	Occupied	State Housing	2BR/1BA
109	267 Beacon Street	Mills Mill	Occupied	State Housing	2BR/1BA
110	116 Chandler Street	Sans Souci	Occupied	State Housing	2BR/1BA
111	20 Valentine Street	Sterling	Occupied	State Housing	2BR/1BA
112	112 Valentine Street	Sterling	Vacant	State Housing	2BR/1BA

RENTAL REPORT
Tenant Balance for September 30, 2024

Property Name	Due for September	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$100.00	\$400.00		\$1,350.00
114 Marie Street	\$1,050.00	\$100.00	\$850.00		\$2,000.00
20 Marie Street	\$800.00	\$50.00	\$2,800.00		\$3,650.00
106 Lanford Street	\$700.00	\$50.00			\$750.00
3 14th Street	\$950.00	\$50.00			\$1,000.00
11 Journey Lane	\$425.00	\$100.00	\$875.00		\$1,400.00
17 Journey Lane	\$925.00	\$50.00			\$975.00
29 Journey Lane	\$1,225.00	\$50.00	\$1,225.00		\$2,500.00
102 Telfair Street	\$950.00	\$100.00	\$850.00		\$1,900.00
111 Arnold Street	\$675.00	\$50.00	\$1,188.00		\$1,913.00
304 Miller Road	\$300.00	\$100.00	\$850.00		\$1,250.00
	\$8,850.00	\$800.00	\$9,038.00	\$0.00	

TOTAL Past Due Balance For September
\$18,688.00

TOTAL Past Due Balance For August
\$22,266.00

Operations Activity Report YTD – New Construction & Repairs

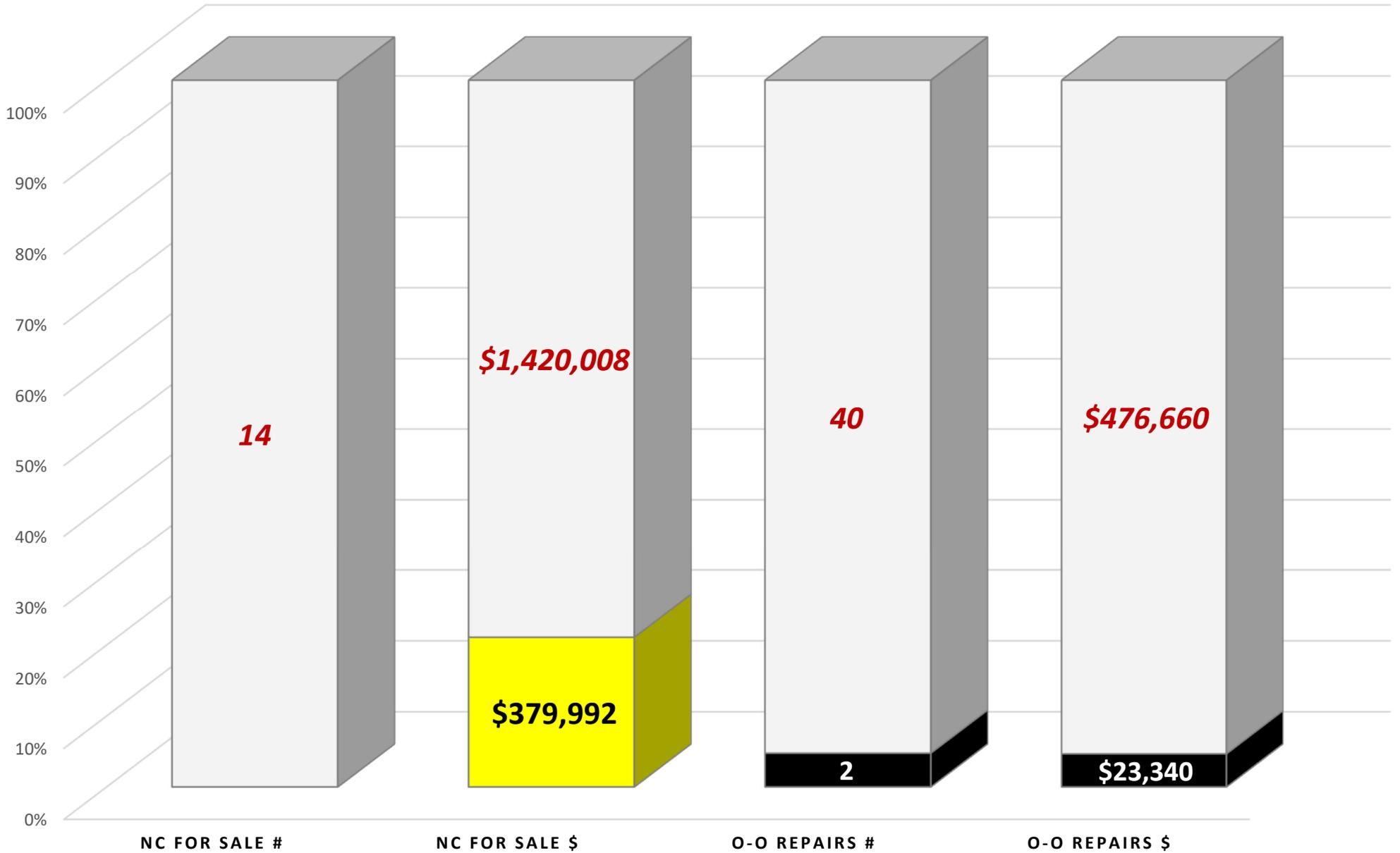
FY 2024 GOALS:

14

\$1,800,000

42

\$500,000



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

Operations Activity Report YTD, FY 2024

Resale/Rental Repair Work; Demolitions; Partner Progress

Repairs for Rental completed:

1 \$84,208

- 511 Trade Street (*insurance claim for water damage*)

Demolitions completed:

1 \$7,600

- 411 Pendleton Road, Building #2
- *Upcoming: 302 Sunnyside Drive, Greer (Code Enf.)*

Partner Activity:

- Habitat for Humanity repairs
- Rebuild Upstate repairs

Public Works Projects - September 2024

STATUS	PROJECT	FUNDING SOURCE	TOTAL COST	ESTIMATED COMPLETION	COMMENTS
Planning phase	Gridley Place Townhomes (212 Gridley Street & 214 Morris Street), Sans Souci	TBD	TBD	TBD	Engineer has submitted site plans to Greenville County Land Development. Architects will submit plans to County Building Department for approval prior to bidding. Will bid project in Fall of 2024; contract award depends upon availability of funding and sales progress of Fairview Townhomes, Greer.
Planning phase	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	Staff are working with engineer and Greenville County Land Development department; we hope to bid the project in November.

Memorandum

TO: GCRA Board

FROM: Joe Smith, Executive Director

RE: 1st Quarter Delinquency Report (July 1, 2024, to September 30, 2024)

DATE: October 10, 2024

The information reported represents the delinquency of GCRA accounts for the 1st Quarter of the current Program Year 2024. Each month has approximately **229** active accounts; only **179** of those accounts are reported to Equifax. The 229 accounts have a total principal balance of **\$10,185,746.67**. One Rehab Advance loan completed the foreclosure process and was sold to a third party. One Partner Loan was paid in full. The Economic Development Portfolio has six accounts with judgments filed against the owners and are not included in this data due to being in a “non-collection” status. The 1st Quarter delinquency rate for GCRA was **3.5 percent**. The delinquency rate has decreased by 2.05 percent since reporting in the 4th Quarter due to past due economic development loans being placed in collection with judgements recorded.

A total of **2** accounts were paid in full during the 1st Quarter of 2024. The total amount of payoff received was **\$87,594.96**.

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

July 1, 2024 to September 30, 2024

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	9	\$1,348.66	\$24,562.27	0	0.0%
Escrow Mortgage	64	\$38,848.03	\$3,468,056.81	5	7.8%
Rehab Advance	91	\$0.00	\$1,712,244.64	0	0.0%
Escrow Only Accounts	15	\$2,903.37	\$548,881.13	0	0.0%
Partner	32	\$15,883.98	\$4,244,916.46	1	3.1%
Economic Development	8	\$3,206.17	\$117,085.36	2	25.0%
Façade	10	\$0.00	\$70,000.00	0	0.0%
TOTAL	229	\$62,190.21	\$10,185,746.67	8	3.5%

CLOSED ACCOUNTS: PY 2024
1st Quarter

Interest Only Loans
PAID IN FULL - 1st Quarter

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0106160301	08/07/2024	04/20/2022	\$19,232.27	\$21,594.96	Foreclosure/Sold to Third Party
TOTAL RECEIVED				\$21,594.96	

Partner Loans
PAID IN FULL - 1st Quarter

Loan Number	Last Transaction Date	NoteDate	AmtFinanced	Amount Received	
0601400040	07/23/2024	12/12/2023	\$66,000.00	\$66,000.00	Completed project
TOTAL RECEIVED				\$66,000.00	

TOTAL **\$87,594.96**