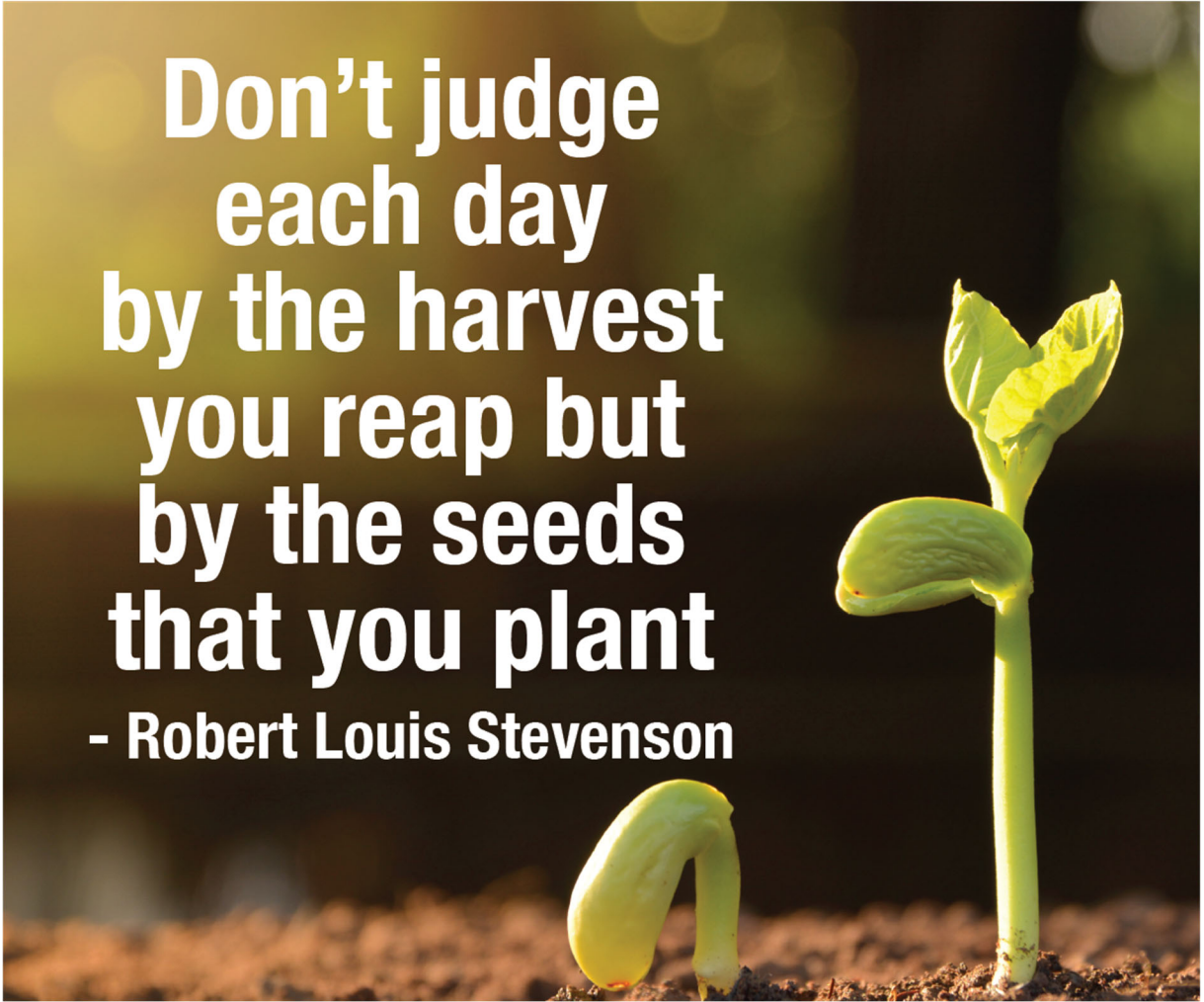


**Don't judge  
each day  
by the harvest  
you reap but  
by the seeds  
that you plant**

**- Robert Louis Stevenson**



**GCRA Committee Meetings**

**January 14 & 16, 2025**

# January 2025

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

# February 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 Administration Committee meeting, 12:30	12	13 Operations Committee meeting, 12:30  Ftn. Inn City Council mtg., 6pm	14	15
16	17 Presidents' Day (Office Closed)	18	19	20 Travelers Rest City Council mtg., 6pm	21	22
23	24	25 Board meeting, 12:30	26	27	28	

**Administration Committee Meeting Agenda  
Tuesday, January 14, 2025 – 12:30 p.m.  
GCRA Board Room**

1. Opening and Roll Call
2. Administration Reports
  - a) Subrecipient Report (Page 5)
  - b) HOME-ARP Subrecipient Report (Page 6)
  - c) CDBG Timeliness Test (Page 7)
3. Financial Reports
  - a) Financial Highlights – KPI (Page 8)
  - b) November Financials (Pages 9 – 12)
4. Other Business
  - a) Executive Director Updates

**\*Committee Approval Required**

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*Committee Members: Amy Coleman, Barry Coleman, Dean Doolittle, Jane Kizer, Joanna Reese, and Diana Weir*

*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@qcra-sc.org](mailto:jsmith@qcra-sc.org).*

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

**SUBRECIPIENT PERFORMANCE REPORT**

December

*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	21,666.71	18,333.29		54%
	Pendleton Place	51,587.40		51,587.40		0%
	SHARE	10,000.00	5,447.92	4,552.08	20%	54%
	United Housing Connections - Outreach	16,000.00	4,589.74	11,410.26	19%	29%
	United Housing Connections - Shelter	11,900.00	4,189.15	7,710.85	26%	35%
	United Housing Connections - HMIS	5,000.00	5,000.00	-		0%
	United Ministries	54,500.00	13,625.01	40,874.99	25%	25%
<b>Total ESG Subrecipients:</b>		<b>188,987.40</b>	<b>54,518.53</b>	<b>134,468.87</b>		<b>29%</b>
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	95,000.00	35,293.70	59,706.30		
	HRC - Fair Housing	37,000.00	16,958.26	20,041.74	33%	46%
	HRC - FEC	10,000.00	3,500.00	6,500.00	20%	35%
	Meals on Wheels	55,000.00		55,000.00		0%
	SHARE	10,000.00		10,000.00		0%
	Safe Harbor	35,000.00	17,787.00	17,213.00	51%	51%
	Unity Health on Main	60,000.00	10,240.15	49,759.85	17%	17%
<b>Total CDBG Unincorporated Subrecipients:</b>		<b>302,000.00</b>	<b>83,779.11</b>	<b>218,220.89</b>		<b>28%</b>
<b>Total Unincorporated</b>		<b>490,987.40</b>	<b>138,297.64</b>	<b>352,689.76</b>		<b>28%</b>
CDBG Greer	Creative Advancement	6,510.00		6,510.00	0%	0%
	Greer Community Ministries	15,000.00	15,000.00	-	0%	100%
	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%
<b>Total CDBG Greer Subrecipients:</b>		<b>60,000.00</b>	<b>15,000.00</b>	<b>45,000.00</b>		<b>25%</b>
CDBG Mauldin	Center for Community Services	3,000.00	1,028.04	1,971.96	14%	34%
	City of Mauldin	12,500.00		12,500.00	0%	0%
<b>Total CDBG Mauldin Subrecipients:</b>		<b>15,500.00</b>	<b>1,028.04</b>	<b>14,471.96</b>		<b>7%</b>
CDBG Simpsonville	Center for Community Services	12,000.00	2,888.27	9,111.73	13%	24%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
<b>Total CDBG Simpsonville Subrecipients:</b>		<b>22,000.00</b>	<b>2,888.27</b>	<b>19,111.73</b>		<b>13%</b>
CDBG Fountain Inn	Center for Community Services	5,000.00	935.88	4,064.12	13%	19%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
<b>Total CDBG Fountain Inn Subrecipients:</b>		<b>10,000.00</b>	<b>935.88</b>	<b>9,064.12</b>		<b>9%</b>
<b>Total CDBG - All Municipalities</b>		<b>107,500.00</b>	<b>19,852.19</b>	<b>87,647.81</b>		<b>18%</b>
<b>Grand Total - ESG and CDBG</b>		<b>598,487.40</b>	<b>158,149.83</b>	<b>440,337.57</b>		<b>26%</b>

# HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

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

December 2024

		PY 23-24 Contract Amount	Expenditures	Balance to Spend	%	%
<b>Subrecipient</b>	<b>Activity</b>				<b>Expended</b>	<b>Unused</b>
Human Relations Commission	TBRA	\$ 403,906.00	\$ 394,532.00	\$ 9,374.00	98%	2%
Human Relations Commission	Supportive Services	\$ 149,698.75	\$ 133,644.00	\$ 16,054.75	89%	11%
Human Relations Commission	Non-Profit Operating Costs	\$ 51,827.24	\$ 46,869.00	\$ 4,958.24	90%	10%
Human Relations Commission	Non-Profit Capacity Building	\$ 21,920.00	\$ 7,034.00	\$ 14,886.00	32%	68%
Greer Relief	TBRA	\$ 303,906.00	\$ 246,689.00	\$ 57,217.00	81%	19%
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	\$ 5,444.00	\$ 19,556.00	22%	78%
Pendleton Place	Non-Profit Capacity Building	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Safe Harbor	Supportive Services	\$ 45,605.00	\$ 15,739.00	\$ 29,866.00	35%	65%
Safe Harbor	Non-Profit Operating Costs	\$ 37,109.00	\$ 30,926.00	\$ 6,183.00	83%	17%
Safe Harbor	Non-Profit Capacity Building	\$ 37,891.00	\$ 18,349.00	\$ 19,542.00	48%	52%
Step by Step Ministry Hope Project	Supportive Services	\$ 30,000.00	\$ 3,854.00	\$ 26,146.00	13%	87%
Step by Step Ministry Hope Project	Non-Profit Operating Costs	\$ 20,000.00	\$ 19,982.00	\$ 18.00	100%	0%
The Salvation Army	TBRA	\$ 169,000.00	\$ 59,677.00	\$ 109,323.00	35%	65%
The Salvation Army	Supportive Services	\$ 31,000.00	\$ 22,198.00	\$ 8,802.00	72%	28%
The Salvation Army	Non-Profit Operating Costs	\$ 10,000.00	\$ 4,269.00	\$ 5,731.00	43%	57%
The Salvation Army	Non-Profit Capacity Building	\$ 10,000.00	\$ 3,586.00	\$ 6,414.00	36%	64%
Unity Health on Main	Supportive Services	\$ 176,400.00	\$ 174,942.00	\$ 1,458.00	99%	1%
Unity Health on Main	Non-Profit Capacity Building	\$ 7,874.00	\$ 7,874.00	\$ -	100%	0%
United Housing Connections	TBRA	\$ 78,000.00	\$ -	\$ 78,000.00	0%	100%
United Housing Connections	Supportive Services	\$ 40,000.00	\$ 10,803.00	\$ 29,197.00	27%	73%
United Housing Connections	Non-Profit Capacity Building	\$ 40,000.00	\$ -	\$ 40,000.00	0%	100%
<b>Total HOME ARP Subrecipients:</b>		<b>\$1,914,136.99</b>	<b>\$ 1,261,990.60</b>	<b>\$ 652,146.39</b>	<b>66%</b>	<b>34%</b>
<b>As of 12/23/2024</b>						



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

DATE: 01-07-25  
 TIME: 11:40  
 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	3,482,636.01	4,790,653.76	1.23	1.69		544,341

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, 2025**. 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 November 24**

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY24 (FYTD)</u>	<u>%</u>
Cash	11,507,313	Increase	2%	Decrease	-7%
Total Assets	44,024,175	Increase	0%	Increase	8%
Notes Payable	3,478,875	Decrease	0%	Increase	11%
Debt-to-income			4%		1%
Net Position	37,312,103	Increase	0%	Increase	9%
Net invest. in capital assets	12,131,901	Decrease	0%	Increase	34%
Unrestricted net assets	25,180,202	Increase	1%	Increase	0%

<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Revenue	457,952	Decrease	-36%	3,139,360
Expenditures	364,167	Decrease	-66%	4,179,929
Net Income (loss)	93,785	Increase	-126%	(1,040,569)

<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Net Income (loss)	100,952	Increase	-4497%	49,136
** without interco transfer	17,087			(34,729)

<u>Local Government Invest. Pool</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
LGIP Balance	8,750,668	% of total cash:	76%	
Interest Earned	34,300	Avg Interest rate:	4.86%	194,404

**Notes:**

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

November Highlights:

A number of smaller activities ongoing - Home repair, rental activity, maintenance, housing assistance

Rental Portfolio:

Intercompany Transfer from Greer boosts income



**GCRA**  
**Statement of Net Position**  
**11/30/2024**

**ASSETS**

Cash and cash equivalents	11,507,313
Grants receivable	311,490
Prepaid items	(4,348)
Loans receivable	9,889,516
Lease Receivable	51,636
Real property held for inventory	9,370,696
Real property held for rental	13,218,850
Fixed assets	878,684
Accumulated depreciation	(1,965,633)
Deferred outflows of resources	766,033
<b>Total assets and deferred outflows</b>	<b><u>44,024,237</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	211,890
Unearned revenue	2,190
Funds held in escrow	89,189
Noncurrent liabilities:	
Lease Liability	41,485
Net pension liability	2,576,345
Notes payable	3,478,875
Deferred inflows of resources	312,098
<b>Total liabilities and deferred inflows</b>	<b><u>6,712,073</u></b>

**NET POSITION**

Net investment in capital assets	12,131,901
Restricted net assets	
Unrestricted net assets	<u>25,180,264</u>
<b>Total net position</b>	<b><u>37,312,165</u></b>
 <b>Total Liabilities and Net Position</b>	 <b><u>44,024,237</u></b>

**GCRA**  
**Statement of Revenue Expenditures**  
**For the Five Months Ending Saturday, November 30, 2024**

	Budget	November Actual	YTD Actual	Variance	% Total
<b>REVENUES</b>					
Federal grants	12,839,270	311,490	2,108,320	10,730,950	67.2%
Loan repayment		72,037	624,747	(624,747)	19.9%
Sale of property			10,000	(10,000)	0.3%
Rental income		74,328	363,898	(363,898)	11.6%
Unrestricted income	3,016,464		25,000	2,991,464	0.8%
Miscellaneous income	10,366,634	97	7,395	10,359,239	0.2%
<b>Total revenues</b>	<b>26,222,368</b>	<b>457,952</b>	<b>3,139,360</b>	<b>23,083,008</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	2,884,589	70,471	339,639	2,544,950	8.1%
Acquisition	328,823			328,823	0.0%
Disposition	358,966	20,735	153,621	205,345	3.7%
Property maintenance	189,166	20,263	130,077	59,089	3.1%
Demolition	294,426		250	294,176	0.0%
Rehabilitation	220,292	883	37,446	182,846	0.9%
New construction	6,605,322	6,241	414,712	6,190,610	9.9%
Home repair program	627,332	34,294	103,025	524,307	2.5%
Facade improvements	178,066		14,850	163,216	0.4%
Economic development	312,351		995	311,356	0.0%
Infrastructure/public works	2,830,870	25,700	233,974	2,596,896	5.6%
Developer/housing partners	3,529,394	6,575	1,140,657	2,388,737	27.3%
Public service subrecipients	445,852	14,016	85,986	359,866	2.1%
Special projects	1,105,505			1,105,505	0.0%
Community housing dev. org.	362,261		18,981	343,280	0.5%
Housing assistance	583,474	28,308	220,562	362,912	5.3%
Shelter, outreach and other assistance	2,224,141	26,458	595,522	1,628,619	14.2%
Administration and planning	2,912,442	91,307	596,560	2,315,882	14.3%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	458,878	18,854	93,010	365,868	2.2%
<b>Total expenditures</b>	<b>26,590,833</b>	<b>364,105</b>	<b>4,179,867</b>	<b>22,410,966</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(368,465)</b>	<b>93,847</b>	<b>(1,040,507)</b>	<b>672,042</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	452,330	(7,899)	341,603	110,727	
Intercompany transfers	(83,865)			(83,865)	
<b>Total other financing sources (uses)</b>	<b>368,465</b>	<b>(7,899)</b>	<b>341,603</b>	<b>26,862</b>	
<b>Net change in fund balances</b>		<b>85,948</b>	<b>(698,904)</b>	<b>698,904</b>	

**GCRA**  
**Statement of Rev Exp by Funding Source**  
**For the Five Months Ending Saturday, November 30, 2024**

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
<b>REVENUES</b>								
Federal grants	1,062,070		221,001		49,248		776,002	2,108,321
Loan repayment		62,754		43,317		237,923	280,753	624,747
Sale of property		8,500					1,500	10,000
Rental income		87,975		76,482			199,441	363,898
Unrestricted income							25,000	25,000
Miscellaneous income		6,465		150		35	745	7,395
<b>Total revenues</b>	<b>1,062,070</b>	<b>165,694</b>	<b>221,001</b>	<b>119,949</b>	<b>49,248</b>	<b>237,958</b>	<b>1,283,441</b>	<b>3,139,361</b>
<b>EXPENDITURES</b>								
Housing services								
Delivery of service	191,001	11,142	12,872	5,452		32,346	86,826	339,639
Disposition	8,450	39,185		28,031			77,956	153,622
Property maintenance		31,597		14,684			83,796	130,077
Demolition	250							250
Rehabilitation		8,132		8,232			21,083	37,447
New construction				34,720			379,992	414,712
Home repair program	88,944						14,081	103,025
Facade improvements	14,850							14,850
Economic development	995							995
Infrastructure/public works	205,507	4,838					23,629	233,974
Developer/housing partners			85,963	7,869			1,046,825	1,140,657
Public service subrecipients	85,986							85,986
Community housing dev. org.			18,981					18,981
Housing assistance					11,518		209,044	220,562
Shelter, outreach and other assistance					19,732		575,790	595,522
Administration and planning	344,808	14,519	103,335	3,788	17,998	28,919	83,192	596,559
Interest expenditure	37,667						55,343	93,010
<b>Total expenditures</b>	<b>978,458</b>	<b>109,413</b>	<b>221,151</b>	<b>102,776</b>	<b>49,248</b>	<b>61,265</b>	<b>2,657,557</b>	<b>4,179,868</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>83,612</b>	<b>56,281</b>	<b>(150)</b>	<b>17,173</b>		<b>176,693</b>	<b>(1,374,116)</b>	<b>(1,040,507)</b>
<b>OTHER FINANCING SOURCES (USES)</b>								
Net Proceeds from issuance of long term debt							341,603	341,603
Intercompany transfers	(83,865)						83,865	
<b>Total other financing sources (uses)</b>	<b>(83,865)</b>						<b>425,468</b>	<b>341,603</b>
<b>Net change in fund balances</b>	<b>(253)</b>	<b>56,281</b>	<b>(150)</b>	<b>17,173</b>		<b>176,693</b>	<b>(948,648)</b>	<b>(698,904)</b>

**GCRA**  
**Statement of Revenue Expense**  
**For the Five Months Ending Saturday, November 30, 2024**

	November	YTD		%	
	Budget	Actual	Actual	Variance	Total
<b>REVENUES</b>					
Rental income		74,328	363,898	(363,898)	99.8%
Miscellaneous income	224,227	116	859	223,368	0.2%
<b>Total revenues</b>	<b>224,227</b>	<b>74,444</b>	<b>364,757</b>	<b>(140,530)</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	21			21	0.0%
Acquisition	(24,283)			(24,283)	0.0%
Disposition	13,300	17,465	138,231	(124,931)	38.3%
Property maintenance	189,166	20,263	130,077	59,089	36.0%
Rehabilitation	(94,968)	883	37,446	(132,414)	10.4%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	2,308	10,847	55,343	(53,035)	15.3%
<b>Total expenditures</b>	<b>224,227</b>	<b>49,458</b>	<b>361,097</b>	<b>(136,870)</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>24,986</b>	<b>3,660</b>	<b>(3,660)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt		(7,899)	(38,389)	38,389	
Intercompany transfers		83,865	83,865	(83,865)	
<b>Total other financing sources (uses)</b>		<b>75,966</b>	<b>45,476</b>	<b>(45,476)</b>	
<b>Net change in fund balances</b>		<b>100,952</b>	<b>49,136</b>	<b>(49,136)</b>	

**Operations Committee Meeting Agenda  
Thursday, January 16, 2025 – 12:30 p.m.  
GCRA Board Room**

- 1) Opening and Roll Call
- 2) Operations Reports for November & December
  - a) Home Sales Report (Page 14)
  - b) Rental Property Report (Pages 15 – 21)
  - c) Operations Activity Report (Pages 22 – 23)
  - d) Public Works Report (Page 24)
  - e) Loan Portfolio Report – 2<sup>nd</sup> Quarter (Pages 25 – 27)
- 3) Other Business
  - a) Development Updates/Executive Director Updates

**\*Committee Approval Required**

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*Committee Members: David Doser, Denise Ernul, James Hammond, Robert Julian, and Walter Moragne*

*Staff Assistance: Joe Smith – Executive Director  
Levi Chesney – Project Manager  
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](mailto:jsmith@gcra-sc.org).*

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

**Homes for Sale Status Report  
November/December 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 - Complete	October 2024	311 Lion Heart Lane	Greer	\$217,118	\$79,200	\$3,904,813	Multiple	\$4,201,131	\$250,000
2	New - Complete	October 2024	315 Lion Heart Lane	Greer						\$250,000
3	New - Complete	October 2024	319 Lion Heart Lane	Greer						\$250,000
4	New - Complete	October 2024	323 Lion Heart Lane	Greer						\$250,000
5	New - Complete	October 2024	327 Lion Heart Lane	Greer						\$250,000
6	New - Complete	October 2024	312 Lion Heart Lane	Greer						\$250,000
7	New - Complete	October 2024	316 Lion Heart Lane	Greer						\$250,000
8	New - Complete	October 2024	320 Lion Heart Lane	Greer						\$250,000
9	New - Complete	October 2024	324 Lion Heart Lane	Greer						\$250,000
10	New - Complete	October 2024	328 Lion Heart Lane	Greer						\$250,000
11	New - Complete	October 2024	332 Lion Heart Lane	Greer						\$250,000
12	New - Complete	October 2024	336 Lion Heart Lane	Greer						\$250,000
13	New - Complete	October 2024	340 Lion Heart Lane	Greer						\$250,000

**Report Ending December 31, 2024**

**Homes Sold FYTD: 1**

## GCRA Rental Properties - November/December 2024

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

## GCRA Rental Properties - November/December 2024

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



## GCRA Rental Properties - November/December 2024

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

**GCRA Rental Properties - November/December 2024**

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

### GCRA Rental Properties - November/December 2024

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

**RENTAL REPORT**  
**Tenant Balance for November 30, 2024**

<b>Property Name</b>	<b>Due for November</b>	<b>Late Fee Due</b>	<b>Past Due 30+</b>	<b>Unit Repair or Utilities Charges</b>	<b>Total Due Per Unit</b>
114 Marie Street	\$1,050.00	\$0.00	\$1,150.00		\$2,200.00
20 Marie Street	\$800.00	\$50.00	\$4,100.00		\$4,950.00
3 14th Street	\$950.00	\$50.00			\$1,000.00
11 Journey Lane	\$425.00	\$100.00	\$1,575.00		\$2,100.00
27 Journey Lane	\$975.00	\$50.00			\$1,025.00
29 Journey Lane	\$1,225.00	\$50.00	\$1,975.00		\$3,250.00
102 Telfair Street	\$950.00	\$100.00	\$750.00		\$1,800.00
304 Miller Road	\$300.00	\$100.00	\$550.00		\$950.00
	<b>\$6,675.00</b>	<b>\$500.00</b>	<b>\$10,100.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For November**  
**\$17,275.00**

**TOTAL Past Due Balance For October**  
**\$21,363.00**

**RENTAL REPORT**  
**Tenant Balance for December 31, 2024**

<b>Property Name</b>	<b>Due for December</b>	<b>Late Fee Due</b>	<b>Past Due 30+</b>	<b>Unit Repair or Utilities Charges</b>	<b>Total Due Per Unit</b>
114 Marie Street	\$1,050.00	\$0.00	\$850.00		\$1,900.00
20 Marie Street	\$800.00	\$50.00	\$4,100.00		\$4,950.00
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	\$2,625.00		\$3,150.00
27 Journey Lane	\$975.00	\$50.00			\$1,025.00
29 Journey Lane	\$1,225.00	\$50.00	\$3,200.00		\$4,475.00
15 Speed Street	\$1,000.00	\$50.00	\$500.00		\$1,550.00
102 Telfair Street	\$950.00	\$100.00	\$2,200.00		\$3,250.00
111 Arnold Street	\$675.00	\$50.00			\$725.00
304 Miller Road	\$300.00	\$100.00	\$300.00		\$700.00
	<b>\$9,050.00</b>	<b>\$650.00</b>	<b>\$13,775.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For December**  
**\$23,475.00**

**TOTAL Past Due Balance For November**  
**\$17,275.00**

# Operations Activity Report YTD – New Construction & Repairs

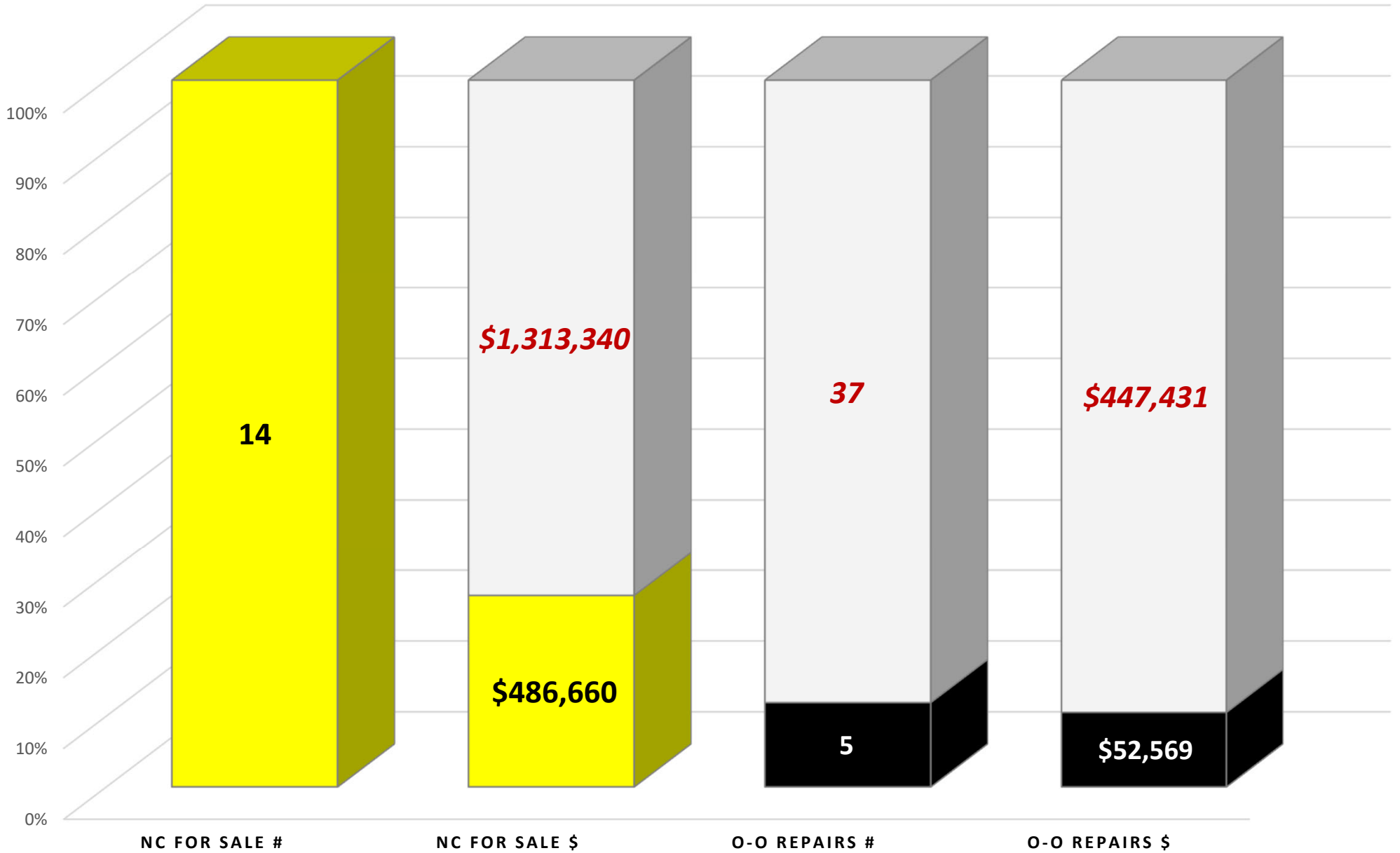
**FY 2024 GOALS:**

**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 1 \$5,000
- Rebuild Upstate repairs

***Operations Annex Progress:***

- Re-bidding end of January - original bidding wasn't sufficient

## Public Works Projects - November/December 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	Land disturbance permits have been issued and staff are working with engineering to gain sewer permits from Metro Connects. Some delay has occurred between the County and Metro Connects and that is being resolved. Expect to start bidding mid February or as soon as the delay is resolved in sewer permitting.
Planning phase	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	Staff are working with engineer and Greenville County Land Development department on final designs for land disturbance permits. Expect to begin bidding by end of March.



## Memorandum

**TO:** GCRA Board

**FROM:** Joe Smith, Executive Director

**RE:** 2<sup>nd</sup> Quarter Delinquency Report (October 1, 2024 to December 31, 2024)

**DATE:** January 16, 2025

The information reported represents the delinquency of GCRA accounts for the 2<sup>nd</sup> Quarter of the current Program Year 2024. Each month has approximately **223** active accounts; only **174** of those accounts are reported to Equifax. The 223 accounts have a total principal balance of **\$9,783,320.75**. Three principal/interest/escrow loans were paid in full and one economic development loan was paid in full. Six economic development loans have judgments filed against the owners and are not included in this data due to being in a “non-collection” status. The 2<sup>nd</sup> Quarter delinquency rate for GCRA was **3.6 percent**. The delinquency rate has increased by 0.2 percent since reporting in the 1<sup>st</sup> Quarter.

A total of **4** accounts were paid in full during the 2<sup>nd</sup> Quarter of 2024. The total amount of payoff received was **\$166,22.09**.

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

## October 1, 2024 to December 31, 2024

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	8	\$1,148.66	\$20,969.60	0	0.0%
Escrow Mortgage	61	\$36,892.54	\$3,256,059.08	5	8.2%
Rehab Advance	90	\$0.00	\$1,707,683.11	0	0.0%
Escrow Only Accounts	15	\$2,903.37	\$547,531.13	0	0.0%
Partner	31	\$15,780.92	\$4,046,334.00	0	0.0%
Economic Development	7	\$2,640.03	\$114,743.83	3	42.9%
Façade	11	\$0.00	\$90,000.00	0	0.0%
<b>TOTAL</b>	<b>223</b>	<b>\$59,365.52</b>	<b>\$9,783,320.75</b>	<b>8</b>	<b>3.6%</b>

## CLOSED ACCOUNTS: 2nd Quarter FY2024

### Principal Interest/Taxes/Insurance Loans PAID IN FULL 2nd QRT 2024

Fund Type	Loan Number	Last TransactionDate	Note Date	Amt Financed	Amount Received	
MLF	0302348103	12/31/2024	12/17/2003	\$71,050.00	\$40,356.40	Homeowner did a reverse mortgage
MLF	0300011468	12/2/2024	12/30/1998	\$49,373.00	\$2,797.13	Homeowner completed term
MLF	0390315035	10/18/2024	5/29/2019	\$138,000.00	\$123,121.60	Homeowner refinanced
<b>Total</b>					<b>\$166,275.13</b>	

### Economic Development Loan PAID IN FULL 2nd QRT 2024

Fund Type	Loan Number	LastTransaction Date	Note Date	Amt Financed	Amount Received	
CBDG	0600550101	10/15/2024	2/15/2018	\$30,000.00	\$546.96	Business owner completed term
<b>Total</b>					<b>\$546.96</b>	

**TOTAL                    \$166,822.09**

# Housing Market Unlikely to Thaw in 2025 Due to Affordability Challenges and 'Lock-in Effect'

December 16, 2024

## Fannie Mae Economists Share 5 Housing Market Predictions for New Year

WASHINGTON, DC – Affordability and the so-called “lock-in effect” are expected to keep housing activity subdued in 2025, with existing home sales forecast to move only slightly upward from recent multi-decade lows, according to the [December 2024 commentary](#) from the Fannie Mae (FNMA/OTCQB) Economic and Strategic Research (ESR) Group. The broader economy is expected to remain on solid footing and expand at an above-trend pace through 2026 as it navigates elevated core inflationary pressures and heightened policy uncertainty.

As part of its latest outlook, Fannie Mae’s economists shared [five predictions](#) for the housing market in 2025. They expect:

- Average mortgage rates will decline modestly but remain above 6 percent, with likely bouts of volatility.
- Existing homes sales will remain near 30-year lows, but location matters.
- New home sales will remain a bright spot in the housing market (where they can be built).
- National home price growth will decelerate.
- Multifamily housing will remain in a holding pattern.

“From an affordability perspective, we think 2025 will look a lot like 2024, with mortgage rates above 6 percent, home price growth easing from recent highs but staying positive, and supply remaining below pre-pandemic levels,” said Mark Palim, Fannie Mae Senior Vice President and Chief Economist. “Still, heightened mortgage rate volatility may present opportunities for would-be homebuyers to take advantage of temporary lows, and we may see stretches where housing activity is boosted by lower rates — but, on average, we expect mortgage rates to remain elevated and a hindrance to activity. While we think conditions on a national basis will remain challenging, we’re seeing meaningful regional differences in market conditions, and the homebuying experience — as the adage goes — will continue to be a local one. For example, in the Sun Belt, where construction has been robust for a few years and homebuilders are targeting first-time homebuyers with some offerings, we expect to see relatively strong housing activity. By comparison, we’re not expecting to see the same in the supply-constrained Northeast. And while we foresee the current affordability crunch hampering activity through our forecast horizon, we expect nominal wage growth will outpace home price growth for the first time in more than a decade in 2025, slowly but surely providing some much-needed relief to potential homebuyers.”

Visit the [Economic and Strategic Research](#) site at [fanniemae.com](http://fanniemae.com) to read the full December 2024 Economic Outlook, including the [Economic Developments Commentary](#), [Economic Forecast](#), [Housing Forecast](#), and [Multifamily Market Commentary](#). To receive e-mail updates with other housing market research from Fannie Mae’s Economic and Strategic Research Group, please [click here](#).

# Greenville Housing Fund outlines 2025 priorities during annual meeting

Megan Fitzgerald, December 18, 2024



The Greenville Housing Fund held its annual meeting on Dec. 10 at the Southern First Bank headquarters in Greenville. Photo by Megan Fitzgerald

The **Greenville Housing Fund** continues to make strides toward improving the affordable housing deficit in Greenville County.

In 2024, the nonprofit organization helped [secure low-income housing tax credits](#) for two key affordable housing projects: Southernside Senior and The Alliance. The GHF also broke ground on [Southpointe Senior](#), a \$23 million affordable housing project, in late November.

“We are having a really significant impact on affordable [workforce housing](#), and we want to keep that momentum going,” said Bryan Brown, CEO of the GHF.

Around 100 elected officials, industry partners and community stakeholders gathered to hear these accomplishments during the Greenville Housing Fund’s annual meeting Dec. 10. The event featured guest speakers including Greenville Mayor Knox White and Greenville County Councilman Ennis Fant, a panel discussion, and a presentation of the organization’s 2025 priorities.

## Development pipeline

Looking toward the future, Brown said the GHF plans to focus more on neighborhood-scale affordable housing developments. Two projects are in the GHF’s 2025 pipeline that fit this category and will be created with local neighborhood partners.

The Huddle at Sterling is a \$2.1 million duplex project that will be developed through a joint venture partnership with The Sterling Land Trust. The project will consist of 10 mixed-income rental homes with 18 total bedrooms.

The second project is the Villas at Southernside, an 11-unit affordable townhome development on West Washington Street. The GHF will partner with Homes of Hope to complete the \$3.25 million project. The city of Greenville donated the land for the project.

<https://greenvillejournal.com/community/greenville-housing-fund-outlines-2025-priorities-at-annual-meeting/>

Libba King, GHF's vice president of real estate and capital markets, said the organization's project pipeline also includes large multi-family efforts in the 2024 low-income housing tax credit round with South Carolina Housing. These projects include:

- **Northgate Manor and Victoria Arms:** Two affordable housing projects totaling 120 units being developed in partnership with the Greer Housing Authority. In total, the projects are expected to cost \$29 million.
- **570 Davis Road:** A 180-unit project in Piedmont being developed in partnership with AMCS Development. The project is expected to cost \$51.8 million.

## Priority efforts

In 2025, the GHF also plans to formally launch the Greenville Community Home Trust, a program that focuses on home acquisition, renovation and home ownership.

King said the program seeks to provide a deep subsidy per single-family home and lessen the need for long-term public subsidies for homeownership opportunities with every sale thereafter. Other benefits include preventing the displacement of the workforce in high-growth areas and creating avenues of wealth building via shared equity.

"We'll be putting a big effort next year to really bring more light to this," King said.

The GHF, in partnership with the city of Greenville, is also seeking the U.S. Housing and Urban Development's Pro Housing Grant. The organization hopes to hear back about the \$5 million grant in the first quarter of 2025.

If awarded, the grant would be used to support several efforts including the construction and preservation of affordable housing. Tiffany Santagati, GHF's vice president of operations, explained the grant would also help the organization hire a consultant to update the data set for the Greenville affordable housing strategy. Some funding will be used for the Greenville Community Home Trust and to support community education and training efforts.

Other priorities of the GHF in 2025 include:

- Pursuing opportunities for permanent supportive housing to help with homelessness
- Launch homeowner preservation program 2.0 in conjunction with the city of Greenville
- Build an effective resident support program with Leadwell 360, a Greenville-based business consultant
- Weaving diversity, equity and inclusion in all internal and external operations

"We understand that we have a lot of work to do," Santagati said. "We look forward to partnering with you and the broader community."

## By the numbers

Since its inception, the Greenville Housing Fund has directed \$21,662,000 toward affordable and workforce housing.

- 730 homes preserved
- 1,018 homes produced
- 1,748 homes with GHF Investment
- 93 homes supported with tax incentives

## Advocacy agenda

The Greenville Affordable Housing Coalition — convened by the Greenville Housing Fund — released its 2025 advocacy agenda during its Dec. 10 meeting. The coalition aims to cut the affordable housing deficit in half by creating 10,000 affordable units and preserve 3,000 existing affordable homes.

Learn more about the coalition by visiting [greenvillehousingfund.com/greenville-affordable-housing-coalition](https://greenvillehousingfund.com/greenville-affordable-housing-coalition).

## Habitat for Humanity of Greenville dedicates Sturtevant home

DEC 18, 2024

GREENVILLE, S.C. – Christmas came a little early for Matrice Sullivan Friday afternoon.

And it helps when you had a major hand in making your Christmas present a reality.

Sullivan and Habitat for Humanity of Greenville County dedicated her home on Sturtevant Street Friday afternoon. A Greenville native and proud mother of three, Sullivan reflected on all of the hard work that went into building her new home, especially at this time of the year.

“Thank you, thank you, thank you,” she said. “You have helped me give the best Christmas present to my kids!”

Sullivan’s house was sponsored by Bon Secours St. FrancisHealth System, and its completion marked 10 years that the healthcare leader has supported Habitat Greenville. The families of the other houses supported by Bon Secours were at Friday’s dedication to welcome Sullivan as well.

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“Bon Secours is happy to support Habitat for Humanity. Affordable housing is one of our focus areas for this year,” said Sean Dogan, Director of Community Health for Bon Secours St. Francis. “To support a deserving family with the gift of stable, affordable housing bring joy to our heart. Blessings to all in this important work.”

Sullivan had rented a house for the past eight years in the Sterling neighborhood. The house had some issues, and it was difficult to get needed repairs done. That is when she decided to take part in the Habitat process.

Habitat’s homeowner preparation program includes courses in personal finance, budgeting, mortgages, credit, home maintenance and repair, and others. In addition, the prospective homeowner and family members must be willing to volunteer with Habitat. Known as “sweat equity,” this includes working on the construction of the prospective homeowner’s home, other Habitat homes and possibly volunteering at other nonprofit organizations.

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“Habitat teaches you so much,” she said. “And the staff walks through it with you. I love that!”