



PATIENCE AND PERSEVERANCE  
HAVE A MAGICAL EFFECT BEFORE  
WHICH DIFFICULTIES DISAPPEAR  
AND OBSTACLES VANISH.

*John Quincy Adams*

***GCRA Board Meeting  
February 25, 2025***

# March 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 Administration Committee meeting, 12:30  Simpsonville City Council mtg., 6pm	12	13 Operations Committee meeting, 12:30  Ftn. Inn City Council mtg., 6pm	14	15
16	17 Mauldin City Council mtg., 7pm	18	19	20 Travelers Rest City Council mtg., 6pm	21	22
23	24	25 Board meeting, 12:30  Greer City Council mtg., 6:30pm	26	27	28	29
30	31					

# April 2025

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 Good Friday (Office Closed)	19
20	21	22 Board meeting, 12:30	23	24	25	26
27	28	29	30			

**GCRA Board Meeting Agenda  
Tuesday, February 25, 2025 – 12:30 p.m.  
GCRA Board Room**

- 1) Call to Order Chair Barry Coleman
- 2) Invocation
- 3) \*Approval of January 28, 2025 Board Minutes (Page 5 – 8)
- 4) Administration Committee (Pages 9 – 12)
  - a) \*Approval of Financing for Annex Building
  - b) Financial Highlights – KPI (Page 13)
- 5) Operations Committee (Pages 14 – 17)
  - a) \*Approval of Annex Renovation Profile
- 6) Other Business
  - a) Executive Director Updates
- 7) Executive Session. When necessary, the Board convenes in Executive Session for the discussion of negotiations incidental to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the Redevelopment Authority of a claim, or other matters authorized by the South Carolina Freedom of Information Act.
- 8) Adjournment



**Minutes**  
**Greenville County Redevelopment Authority**  
**Regular Session**  
**Tuesday, January 28, 2025**

**Board Members Present:** Barry Coleman, Chair  
Denise Ernul, Vice Chair  
Amy Coleman, Treasurer  
Dean Doolittle  
David Doser  
James Hammond  
Robert Julian  
Jane Kizer  
Walter Moragne (virtually)  
Joanna Reese  
Diana Weir

**Guests:** Zach Hines  
Adam Taylor

**Staff Members Present:** Joe Smith, Executive Director  
Pamela Proner, Finance Director (virtually)  
Meg Macauley, Senior Executive Assistant & Office Manager

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m. Two guests, Mr. Zach Hines and Mr. Adam Taylor, requested to bring an item of business before the board. Mr. Smith informed them that all items of business must be published on the meeting agenda in advance, but that they were welcome to attend and observe the meeting and that he would be glad to meet with them afterwards to discuss their request.
2. **Invocation.** The invocation was offered by Mr. Doser.
3. **Approval of the December 5, 2024 Board Minutes.** On a motion by Mr. Doser, seconded by Mr. Hammond, the Board unanimously approved the minutes of the December 5, 2024 Board meeting as presented.
4. **Election of Vice Chair.** Mr. Coleman opened the floor for nominations for Vice Chair. Mr. Doser nominated Ms. Ernul; Ms. Coleman seconded the nomination. Ms. Coleman moved to close nominations for Vice Chair; Ms. Weir seconded. Ms. Ernul was appointed Vice Chair by acclamation.

5. **Administration Committee.** Mr. Coleman stated that there was no Administration Committee meeting. Mr. Smith noted that the Financial Highlights (KPI) report was provided on page 6 of the packet, and stated that the finances are in solid condition.
6. **Operations Committee.** Mr. Coleman stated that there were no approval items presented at the October Operations Committee meeting, and that Mr. Smith would reiterate Executive Director updates provided at the committee meeting for the full board.
7. **Other Business – Executive Director Updates.** Mr. Smith provided updates as follows:
  - a. **Board Composition.** Mr. Smith reiterated what was shared at the Operations Committee meeting: County Council staff have informed us that they will open the board vacancy for applications during their spring cycle as opposed to waiting until the standard fall cycle, as this is a special case. Until that time, the Operations Committee has five members, and the full board consists of eleven members. The committees will need to elect their officers at the February meetings; board officers are not eligible to be committee officers.
  - b. **Consolidated Plan Status.** Mr. Smith stated that staff had been planning to complete the Consolidated Plan process in-house, but found a consultant that could provide the services for which we had previously advertised. A proposal has been executed, and work is beginning immediately. Deadlines may shift a bit because the process is all predicated on GCRA having received a final budget from the federal government.

To that end, Mr. Smith addressed concerns regarding recent actions of the new administration to suspend all federal grants and loans, and the related memorandum sent from the Office of Management and Budget (OMB). Until further information is available, GCRA plans to carry out its business as usual. Our contracts are written with contingencies for federal funding being received. Mr. Smith noted that, if necessary, we can contact our representatives at the federal level to remind them how critical our funding is. Line items affecting GCRA’s funding have been in jeopardy before and were subsequently restored.
  - c. **Project Drive-In.** Mr. Smith stated that he has been in contact with the County Attorney’s office; the deed for the three parcels is complete and in final review, and recordation is expected next week. Mr. Smith added that he is also in conversation with the County Planning office regarding their offer of assistance with long-range planning for the property.
  - d. **Project Piedmont.** Mr. Smith showed a map of the parcel and spoke about the portion that is buildable and the portion that includes a power line easement and backs up to the Saluda River. He has spoken with County representatives about the possibility of them deeding this property to GCRA for development of an estimated 10 to 12 detached single-family homes, as well as a potential partnership with the County Recreation Department regarding access to the Saluda River.

- e. **Project Woodfield.** Mr. Smith stated that staff are working with engineers to restart the plan for developing the property into single-family affordable housing; several years have passed since GCRA's original consideration of plans for the parcel, so a budget update is necessary. Community outreach must occur before proceeding with receiving or developing the property; meetings with neighborhood residents will take place at the Upstate Circle of Friends facility.
- f. **“Project Ball Field,” “Project Railroad,” and Others.** Mr. Smith showed maps of several additional parcels about which he is in conversation with County representatives. Due diligence is necessary to determine if GCRA would be able to develop the parcels without great difficulty and expense.
- g. **Potential Partnership with United Ministries.** Mr. Smith has been in conversation with leadership of United Ministries regarding potential partnership for developing a transitional housing model which would be managed by United Ministries, with technical assistance provided by GCRA. Multiple sites have been discussed, and we are still working towards finding a suitable location for this project. Discussion ensued regarding the “tiny house” concept, density, and GCRA direct-production versus funding of partner agencies.
- h. **Board iPads.** Mr. Smith spoke about the expenses associated with GCRA iPads and Apple accounts, and invited anyone not using or benefiting from the iPads to consider returning them.
- i. **Board Retreat.** Mr. Smith stated that he and Chairman Coleman have decided not to schedule a board retreat for the springtime. Given the robust discussions that have been occurring at every committee and board meeting, it does not seem that a retreat is necessary in the immediate future. Mr. Smith reiterated that he always invites meetings, conversation, and questions, and welcomes any board member to speak to him with ideas or concerns at any time.

Mr. Hammond expressed concern about the need for GCRA to participate in the development of a high number of housing units, as was the consensus at the last retreat. Discussion then ensued regarding the way GCRA participates in the development of affordable housing, via in-house projects that are run directly by GCRA staff, as well as through the funding of housing development partners such as NHE, Mercy Housing, and the Greenville Housing Fund. While GCRA is able to focus on construction and sale of single-family detached homes, maintaining a rental portfolio, and providing repairs for owner-occupants, our housing partner agencies are able to layer funding in order to develop high-density affordable housing. In this way, GCRA contributes to the housing needs of households at 30-50 percent of area median income (AMI) as well as those in the 50-80 percent range.

Ms. Reese inquired about repairing existing housing stock. Mr. Smith explained that GCRA sometimes receives properties through foreclosure action on old loans; in the past, the houses were often repaired and resold, but in recent years, we have more often opted to repair the houses and add them to our rental portfolio. In addition, GCRA's owner-occupied repair loans and grants help to allow existing homeowners to age-in-place safely. Mr. Smith also shared that staff have just received notification that we are being awarded almost one million dollars in Disaster Assistance Program (DAP) funding through the State Housing Authority. The funds will be used for repairs to properties damaged by Hurricane Helene.

Ms. Kizer asked if there is any indication as to how the freezing of federal funds may affect Greenville County, and in turn, GCRA. Mr. Smith stated that there has been no communication from HUD or County representatives regarding the latest actions.

8. **Adjournment.** There being no further business, on a motion by Mr. Doser, seconded by Ms. Weir, the meeting was adjourned at 1:18 p.m.

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Secretary



## Memorandum

**To:** GCRA Board Members

**From:** Diana Weir, Administration Committee Chair

**Re:** Administration Committee Meeting, February 11, 2025

**Date:** February 11, 2025

- 1. Opening and Roll Call.** The Administration Committee met on Tuesday, February 11, 2025, at 12:30 p.m. Committee members present were Diana Weir, Chair; Jane Kizer, Vice Chair; Amy Coleman; Barry Coleman; Dean Doolittle; and Joanna Reese. Staff present were Joe Smith, Executive Director; Pamela Proner, Finance Director; José Reynoso, Senior Community Development Planner; and Meg Macauley, Senior Executive Assistant & Office Manager.
- 2. Invocation.** The invocation was offered by Ms. Weir.
- 3. Election of Committee Officers.** Mr. Coleman opened the floor to nominations for Committee Chair. Ms. Kizer nominated Ms. Weir; Ms. Reese seconded the motion. Mr. Doolittle moved to close nominations; Ms. Kizer seconded. Ms. Weir was elected Chair by acclamation. Ms. Weir then opened the floor to nominations for Committee Vice Chair. Ms. Coleman nominated Ms. Kizer; Ms. Weir seconded the motion. Ms. Reese moved to close nominations; Ms. Coleman seconded. Ms. Kizer was elected Vice Chair by acclamation.

**Action Items: The following items which were considered by the Administration Committee must be approved or ratified by the Board.**

- 4. Approval of Financing for Annex Building.** Mr. Smith gave a brief summary of the history of the Annex. He stated that staff originally bid the renovation work at the end of the year, and ultimately after two rounds of solicitation, a low bid in range of staff's cost estimate was received.

Mr. Smith then explained that the two visitors from last month's board meeting had expressed a desire to purchase the Annex property and thought the process for doing so was to present an offer to the board directly. After they observed the January board meeting, Mr. Smith met with them to discuss their request. Ultimately, their offer was declined and the gentlemen expressed their admiration for GCRA's mission and agreed that the best use of the property was the GCRA Annex.

Then Mr. Smith stated that, after internal conversations and speaking to bank representatives, a loan commitment was issued by the Bank of Travelers Rest with extremely favorable terms. Based on current economic conditions and political climate, GCRA's recommendation to the board is that debt be issued on the annex in order to conserve our capital position as it stands. The annex property is vital to efficient operation of the rental portfolio, continued growth of the organization, and ease of access for board and committee meetings. The annex also provides us space for future business stability.

Ms. Proner reiterated the excellent relationship GCRA has with its lenders, particularly the Bank of Travelers Rest. She referred to the memo and supporting documents on pages 5 through 10 of the packet and stated that GCRA has received a construction bid of \$321,063 for the interior remodeling of the GCRA Annex. She reviewed the details of the known and estimated costs for the Annex. Staff are requesting approval of a Bank of Travelers Rest loan of \$321,063 for a 20-year amortization with a balloon payment at 7 years, at an interest rate of 6.5 percent, with no prepayment penalty after three years.

Ms. Kizer expressed concern regarding taking on debt in light of the unknowns regarding the federal budget. Discussion ensued regarding how GCRA would proceed if federal funding were to be cut or eliminated. Mr. Smith discussed several areas in which GCRA would have to find cost savings in the event of drastic funding loss; he also said that staff had worked on contingency plans for that possibility. He reiterated the fact that GCRA is in excellent financial condition and that affords us multiple options to continue our mission and operate an annex property. Mr. Smith thanked the committee for their due diligence and concerns, and stated that he always welcomes questions and open discussion.

On a motion by Ms. Coleman, seconded by Ms. Reese, the Committee unanimously approved the financing request and Bank of Travelers Rest commitment letter as presented.

\* \* \* \* \*

**Please review the following items of business discussed at the Administration Committee meeting. These items will not be discussed in the Board Meeting unless there is a question or comment about them.**

## **5. Administration Reports**

- a. Subrecipient Report.** Mr. Reynoso presented the Subrecipient Report for January, stating that there have been a few reimbursement requests; staff are communicating with all subrecipients to encourage them to submit at least one request per month.

Mr. Reynoso also noted that CDBG and ESG applications for the Program Year 2025 funding cycle are due today, and that HOME and affordable housing development partner applications are due on February 20<sup>th</sup>. A committee of staff members from each department will meet to review and score the applications based on a multi-tiered grading system, and recommendations for funding will be presented to the Administration Committee at their March meeting.

- b. **HOME-ARP Subrecipient Performance Report.** Mr. Reynoso presented the report, stating that reimbursement requests have been steady. A new subrecipient, First Impressions, will be reflected in next month's report; GCRA will be funding a shelter for them.
- c. **CDBG Timeliness Test.** Mr. Reynoso presented the report, noting that the goal by May of 2025 is a ratio of 1.5; we are currently at a ratio of 1.64, meaning that by May, we need to disburse \$394,413 to be in compliance with CDBG guidelines.

## 6. Financial Reports

- a. **Financial Highlights – KPI.** Ms. Proner reviewed the financial report for the month of December. The cash balance increased slightly; Total Assets are about the same. Notes Payable decreased by about five percent, which is a positive anomaly. In December, the Notes Payable line was tied to Revenue, as we sold one Fairview townhome and paid off a portion of the bank note. Net Position and Capital Assets remained relatively unchanged. Revenue increased from the prior month. Expenditures increased, which is helpful because CDBG and HOME funding require expenditures on a particular timeline. Ms. Proner stated that the largest expenditures for the month were the final Fairview draw as well as housing assistance payments for ESG and HOME ARP. The Rental portfolio had a net income of \$4,300 for the month with a year-to-date balance of \$53,459.

GCRA's balance in the Local Government Investment Pool (LGIP) is \$8.6 million, representing 73 percent of total cash. \$35,220 in interest was earned in December, at an average interest rate of 4.74 percent. The rate is down slightly but is still profitable compared to the bank; in comparison, our best money market rate is 2.25 percent. Ms. Proner noted that she received a proposal from a local investor, but it includes many of the same instruments the LGIP already uses, with a combination of short- and long-term investments, so it doesn't make sense to pursue a change at this time.

Ms. Proner stated that we are still awaiting the remaining \$200,000 from the County. She recently received clarification from County officials regarding the delay; the funding was contingent upon taxes being collected, and the County has been waiting for tax payments that have been delinquent.

Ms. Proner stated that we have received \$500,000 in American Rescue Plan (ARP) funding through the County, have just been awarded nearly one million dollars in funding from the Disaster Assistance Program (DAP) through the State Housing Authority, and are receiving \$162,000 in Emergency Shelter Grant (ESG) Rapid Unsheltered Survivor Housing (RUSH) funds for national disaster relief.

- b. **December Financials.** There were no questions posed for Ms. Proner regarding the financial statements.

7. **Other Business – Executive Director Updates.** Mr. Smith provided updates as follows:
  - a. **Political Uncertainty.** Mr. Smith addressed the political uncertainty of late. He noted that the new HUD Secretary was confirmed on February 5<sup>th</sup> and that all GCRA programs are functioning normally at the moment.
  - b. **County Council Updates.** Mr. Smith stated that he would like to take new County Council members on tours of GCRA properties and projects. Mr. Smith has been in conversation with County Planning Department leadership regarding the potential for several properties to be deeded to GCRA; the Finance Committee and ultimately full Council will have to approve any such action.
  - c. **Annual Action Plan Meetings.** Mr. Smith stated that Annual Action Plan meetings with municipalities are underway; Fountain Inn and Travelers Rest have occurred, with Simpsonville, Mauldin, and Greer taking place in the next three weeks. At the upcoming City Council meetings, each of the municipalities are expected to adopt ordinances approving management of their federal grant funds by GCRA. Board members are welcome to attend the meetings.
  - d. **Top 5 Builder Concerns.** Mr. Smith shared a recently-published list of the primary concerns of builders at present: rising costs, political landscape, cost of labor, tariffs, and homeowner indecision.
  - e. **Fairview Townhomes.** Mr. Smith stated that one of the townhomes has been sold, with several applicants working with our realtor. He spoke about the difficulty in finding qualified buyers because of the narrow affordability window. Staff have recently learned that we are able to subsidize the purchases further. Mr. Smith noted that we have repaid a portion of the \$1.5 million bank loan that partially funded the project. Ms. Weir inquired how the homes are marketed; Mr. Smith responded that they are listed in the MLS, so every realtor has access to the listings. Mr. Smith shared that because of the challenges particular to townhome developments, staff are now considering changing the plans for Gridley Place from townhomes to single-family detached homes instead.
  - f. **Habitat for Humanity Dedication.** Mr. Smith showed a Facebook post by Habitat for Humanity of Greenville County highlighting the Women’s Build dedication that took place the previous Friday. He stated that GCRA contributed \$280,000 to the funding mixture for nine homes built on Sturtevant Street. He noted that attending a dedication is representative of the culmination of GCRA’s mission, and said that seeing a new homebuyer and her children in their home, where they will be safe and stable, is the best part of what we do.
8. **Adjournment.** There being no further business and on a motion by Ms. Kizer, the meeting was adjourned at 1:38 p.m.

**GCRA Financial Highlights**  
**Month at a Glance December 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	11,959,289	Increase	4%	Decrease	-3%
Total Assets	44,173,603	Increase	0%	Increase	9%
Notes Payable	3,296,147	Decrease	-5%	Increase	5%
Debt-to-income			2%		0%
Net Position	37,627,485	Increase	1%	Increase	10%
Net invest. in capital assets	12,103,085	Decrease	0%	Increase	33%
Unrestricted net assets	25,524,400	Increase	1%	Increase	2%

<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Revenue	1,227,121	Increase	168%	4,366,482
Expenditures	627,814	Increase	72%	4,807,680
Net Income (loss)	599,307	Increase	539%	(441,198)

<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Net Income (loss)	4,323	Decrease	-96%	53,459 *

<u>Local Government Invest. Pool</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
LGIP Balance	8,682,047	% of total cash:	73%	
Interest Earned	35,220	Avg Interest rate:	4.74%	229,623

**Notes:**

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

November Highlights:

New construction (final Fairview draw) and housing assistance were biggest activities

One Fairview home sale \$250,000; reduced notes payable by \$175,000

Rental Portfolio:

\*with intercompany transfer in Nov from Greer (\$83k)

## Memorandum

**To:** GCRA Board Members  
**From:** David Doser, Operations Committee Chair  
**Re:** Operations Committee Meeting, February 13, 2025  
**Date:** February 13, 2025

- 1. Opening and Roll Call.** The Operations Committee met on Thursday, February 13, 2025, at 12:30 p.m. Committee members present were David Doser, Chair; James Hammond, Vice Chair; Denise Ernul; Robert Julian; and Walter Moragne. Staff present were Joe Smith, Executive Director; Levi Chesney, Project Manager; and Meg Macauley, Senior Executive Assistant & Office Manager.
- 2. Invocation.** The invocation was offered by Mr. Doser.
- 3. Election of Committee Officers.** Mr. Smith opened the floor to nominations for Committee Chair. Ms. Ernul nominated Mr. Doser; Mr. Moragne seconded the motion. Ms. Ernul moved to close nominations; Mr. Hammond seconded. Mr. Doser was elected Chair by acclamation. Mr. Doser then opened the floor to nominations for Committee Vice Chair. Mr. Moragne nominated Mr. Hammond; Ms. Ernul seconded the motion. Mr. Moragne moved to close nominations; Ms. Ernul seconded. Mr. Hammond was elected Vice Chair by acclamation.

**Action Items: The following items which were considered by the Operations Committee must be approved or ratified by the Board.**

- 4. Approval of Annex Renovation Profile.** Mr. Smith referred to page 20 of the packet and presented the profile for approval. Questions were asked regarding the building design and project scope, obtaining a loan versus paying with cash, GCRA's funding sources, terms of the proposed loan from Bank of Travelers Rest, future use of the property, and GCRA's sustainability in the event of potential federal funding cuts.

Mr. Chesney and Mr. Smith showed the building plan on screen and spoke about the layout and scope of work for renovation. The project timeline after contract execution is estimated at six months. The building will include conditioned and unconditioned storage space, offices for current Operations staff and room for expansion, and a large conference room for board and committee meetings to be more comfortable and easily accessible. The Annex parcel also includes space that could be used for construction of an additional building for permanent office space to house all GCRA staff and operations if moving out of the County's administration building became necessary or preferable.

Mr. Smith explained that obtaining a bank loan, especially one with such favorable terms, is the conservative option at this point in order to preserve our capital position. He noted that there was considerable discussion in the Administration Committee meeting regarding the political climate, GCRA's financial position, and the Bank of Travelers Rest's offer; ultimately, the Administration Committee unanimously approved the financing profile and commitment letter. Mr. Smith stated that before the seven-year balloon payment is called, staff will pursue refinancing; he also noted that there is no repayment penalty after the first three years. Mr. Smith also stated that, in the event of drastic funding loss, staff would have to find cost savings; staff had worked on contingency plans for that possibility.

Mr. Smith explained that the two visitors from last month's board meeting had expressed a desire to purchase the Annex property and thought the process for doing so was to present an offer to the board directly. After they observed the January board meeting, Mr. Smith met with them to discuss their request. Ultimately, their offer was declined and the gentlemen expressed their admiration for GCRA's mission and agreed that the best use of the property was the GCRA Annex.

On a motion by Mr. Hammond, seconded by Mr. Julian, the committee voted unanimously to approve a contract with Upland Builders in the amount of \$321,063 for renovation of the Operations Annex as presented.

\* \* \* \* \*

**Please review the following items of business discussed at the Operations Committee meeting. These items will not be discussed in the Board meeting unless there is a question or comment about them.**

## **5. Operations Reports**

- a. Home Sales Report.** Mr. Chesney presented the Home Sales Status Report for January. He stated that three potential buyers for the Fairview townhomes have just submitted applications and preapproval letters. Questions were asked about purchase prices and subsidies; targeted income level of buyers; Phase II plans, and the homeowners' association. Mr. Smith responded that while the purchase price is \$250,000, the mortgage is about \$180,000. We may have to allow up to 100 percent AMI; HUD will allow a larger subsidy if needed, an additional \$10,000 that will make the difference in qualification for some buyers and will still allow for payment towards GCRA's bank loan and developer fee. Phase II of the Fairview Townhomes project is on hold for a distant future date; it may even be phased by individual building when the time comes. The homeowners' association has been created and recorded with restrictions in place, and will eventually be transferred to the homeowners completely.

- b. Rental Property Reports.** Mr. Chesney presented the Rental Report for January. He stated that of the two properties listed as vacant on the report, 15-A Pine Street is now finished and available, and only 112 Valentine Street is under repairs before being occupied again.

The Rental Delinquency Report for January showed a past due balance of \$20,883; this figure was reduced by about \$500 since packet publication. Tenants for 20 Marie Street and 11 Journey Lane are in eviction proceedings after lengthy delinquencies. Discussion ensued regarding the particulars of tenants who mismanage finances and make poor choices versus those who experience circumstances beyond their control.

- c. Operations Activity Report.** Mr. Chesney presented the Activity Report for January. Ten repair jobs for a total of \$93,579 have been completed year-to-date. Mr. Smith met recently with leadership of Rebuild Upstate; they are working through a backlog after the effects of Hurricane Helene overloaded them. GCRA has been awarded almost one million dollars in Disaster Assistance Program (DAP) funds, with training occurring next week and an 18-month timeline. The program will be marketed through neighborhood outreach/word-of-mouth and posting online. Mr. Julian asked about the pending demolition on page two of the report. Mr. Smith responded that this type of demolition action occurs at the request of municipalities when a structure is condemned and owners are unresponsive. GCRA staff handle the entire demolition process and a lien is placed against the property. If someone later seeks to acquire the property, they can purchase it and repay the lien.

- d. Public Works Report.** Mr. Chesney presented the Public Works Report for the month of January. The Iola Wilson Street project should be bid this spring and will be managed by CoTransCo. Mr. Smith stated that, in light of current interest rates and insurance costs, he asked staff to look at how many single-family detached homes could be built on the Gridley Place parcels as an alternative to the originally planned townhomes. Fewer taps and lower fees and the omission of a homeowners' association will present a cost savings.

Mr. Hammond expressed concern and frustration over the dearth of affordable housing units in Greenville County and the pivot from attempting higher density to a return to developing single-family detached housing. Discussion ensued regarding GCRA's position and ability to fund larger projects with partners in order to gain density while adhering to our mission of providing affordable housing to individuals via focus on detached single-family residences. Mr. Smith noted the necessity of bringing updated production numbers to the committee and board. More discussion ensued regarding the economic plight of typical GCRA clients, leading to their inability to purchase a home or find affordable rental housing to suit their income.



6. **Other Business – Executive Director Updates.** Mr. Smith provided updates as follows:
  - a. **County Council Updates.** Mr. Smith stated that he would like to meet soon with new County Council members. Mr. Smith has been in conversation with County Planning Department leadership regarding the potential for several properties to be deeded to GCRA; the Finance Committee and ultimately full Council will have to approve any such action.
  - b. **Top 5 Builder Concerns.** Mr. Smith shared a recently-published list of the primary concerns of builders at present: rising costs, political landscape, cost of labor, tariffs, and homeowner indecision. He noted that the expectation of rising material costs in light of impending tariffs is one reason staff are eager to have the annex renovation project completed quickly.
  - c. **Consolidated Plan.** Mr. Smith stated that the Consolidated Plan process is underway, being handled by consultants at Civitas and by GCRA Program staff.
  - d. **Subrecipient Funding Applications.** Mr. Smith stated that CDBG and ESG applications for the Program Year 2025 funding cycle were due on February 11<sup>th</sup> and HOME and affordable housing development partner applications are due on February 20<sup>th</sup>. A committee of staff members from each department will meet to review and score the applications based on a multi-tiered grading system, and recommendations for funding will be presented to the Administration Committee at their March meeting.
  - e. **Project Drive-In.** Mr. Smith stated that the deed conveying the property to GCRA was recorded this week; he has been in communication with the County Planning office regarding long-range planning assistance for what will be a long-term, multi-phase signature project. Discussion ensued about potential uses for the property.
7. **Adjournment.** There being no further business and on a motion by Mr. Julian, the meeting was adjourned at 1:48 p.m.

# The Post and Courier, Greenville

## Habitat Greenville dedicates Women's Build House

February 7, 2025

GREENVILLE, S.C. – Habitat for Humanity of Greenville County welcomed home Amber Meihofer's family Thursday afternoon.

Meihofer and her family are the new owners of a home on Sturtevant Street in part due to the efforts of the Habitat Greenville Women's Build, an annual program where women from across the community come together to help construct a home.

It was sponsored by Spero Financial, BASF, DRB Homes and Bitsy Cazel from Berkshire Hathaway HomeServices C. Dan Joyner Realtors. Grants provided by: South Carolina Realtors Association and the W.W. Burgiss Charities. Other partners include Greenville County Redevelopment Authority as well as Nimble Thimble Quilter's Guild, Carol Hoffman and Greg Hammond.

Sturtevant Street came about after Creative Builders and Fitch Irick developed The Assembly Apartments, a rental community featuring 284 units built over two phases between 2017 and 2022. There was a remaining parcel of 1.708 acres that was not going to be used. The companies donated the property to Habitat Greenville to facilitate the construction of nine homes.

"The Women's Build is one of the cornerstones of Habitat Greenville," said LaTonya Phillips, CEO and President of Habitat Greenville. "Women and children are the most likely to be affected by poor living conditions, and the Women's Build provides the opportunity for women to take a proactive step in serving their communities."

For Meihofer, this completes a journey she started six year ago with her four kids when she was encouraged by her friend and fellow Habitat homeowner, Lavonia Owens, to apply. She was actually not accepted her first time, but reapplied last year. She and her children are most excited to pick out paint for rooms, plant flowers in the front yard and simply make the house their own.

Habitat for Humanity of Greenville County opened its doors in 1985 to bring families, community partners, and volunteers together to construct affordable, energy-efficient homes that help families.

Article: [https://www.postandcourier.com/greenville/press-releases/habitat-greenville-dedicates-women-s-build-house/article\\_cd32e19a-8b27-5540-b30b-60607bc6b697.html](https://www.postandcourier.com/greenville/press-releases/habitat-greenville-dedicates-women-s-build-house/article_cd32e19a-8b27-5540-b30b-60607bc6b697.html)

