

"Home is a shelter from
storms — all sorts of
storms."

William J. Bennett



GCRA Committee Meetings

February 11 & 13, 2025

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	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	

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	21	22
23	24	25 Board meeting, 12:30 Greer City Council mtg., 6:30pm	26	27	28	29
30	31					

**Administration Committee Meeting Agenda
Tuesday, February 11, 2025 – 12:30 p.m.
GCRA Board Room**

1. Opening and Roll Call
2. *Election of Committee Officers
3. *Approval of Annex Renovation Financing (Pages 5 – 10)
4. Administration Reports
 - a) Subrecipient Report (Page 11)
 - b) HOME-ARP Subrecipient Report (Page 12)
 - c) CDBG Timeliness Test (Page 13)
5. Financial Reports
 - a) Financial Highlights – KPI (Page 14)
 - b) December Financials (Pages 15 – 18)
6. Other Business
 - a) Executive Director Updates

*Committee Approval Required

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
José Reynoso – Senior Community Development Planner
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.



Memorandum

To: GCRA Administration Committee

From: Joe Smith
Executive Director

Date: February 11, 2025

Subject: Approval of Financing for Annex Building

GCRA has received a construction bid of \$321,063 on the upfit/interior remodel of the annex building.

The total upfit cost outlay is expected as follows:

<u>Description</u>	<u>Cost</u>	<u>Status</u>
Parcel purchase (Unrestricted)	\$ 402,364	Paid
Upfit costs expended-to-date (Rental)	\$ 62,321	Paid
Construction bid for approval	\$ 321,063	proposed financing
Potential future costs	\$ 46,200	future out of pocket
Total Annex cost when complete	<u>\$ 831,948</u>	

GCRA is requesting approval for the Bank of Travelers Rest Loan to assist in the construction of this project. Bank of Travelers Rest is a local bank, who has provided construction loan financing on past projects. We continue to maintain a great working relationship with the bank. The bank has provided a commitment letter outlining the following construction loan terms:

Loan amount: \$321,063

Term: 20-year amortization, balloon at 7 years

Rate: 6.5%

Repayment: no prepayment penalty after 3-year period

Staff Recommendation: Approve the financing request.



February 6, 2025

Greenville County Redevelopment Authority
Joe Smith, Executive Director
Barry Coleman, Board Chair
Pamela Proner, Finance Director
301 University Ridge, Suite S-4300
Greenville, SC 29601

Dear Mr. Smith, Mr. Coleman and Ms. Proner:

This letter constitutes the commitment of Bank of Travelers Rest (the “Bank”) to make a loan (the “Loan”) to the borrower described below (the “Borrower”) under the following terms and conditions:

<u>Borrower:</u> (“Borrower”)	Greenville County Redevelopment Authority
<u>Principal Amount of Loan:</u>	\$321,063.00
<u>Collateral:</u>	1 st real estate mortgage on property and improvements located at 411 Pendleton Street, Greenville SC 29611 further described as tax map 0235000900100
<u>Loan Purpose:</u>	to renovate commercial office space for Greenville County Redevelopment Authority
<u>Loan Interest Rate:</u>	6.50%
<u>Repayment Terms:</u>	12 consecutive monthly interest payments followed by 83 monthly principal and interest payments. A balloon payment will be due on the 84 th month (maturity) equal to the current outstanding balance of principal and interest plus any accrued fees. The loan is amortized over 240 months.

Fee: \$14.00 flood determination fee and \$495.00 document preparation fee. All third-party costs will still apply including appraisal and inspection fees.

Prepayment Privilege/Penalty: There will be a 2% pre-payment penalty for the first three years of the loan.

Commitment is conditioned upon and the Borrower hereby certifies the Property being properly zoned without the restriction of conditional zoning or a non-conforming use, and water, sewer, electricity and other necessary utilities being available to the Property in adequate supply without notice of any service interruption.

Counsel: The Bank will require such documents as it considers appropriate to be executed in connection with the loan. Such documents may be prepared by the Borrowers' counsel; however, the Bank reserves the right to have all documents reviewed and approved by its counsel, and if needed, contract our counsel in order to perfect and obtain all documents required per bank policy, the expense of which, if any, will be borne by the Borrower.

Requirements: Prior to closing, the Bank shall be furnished in form and content, to the satisfaction of the Bank and its counsel, the following:

- 1) **Appraisal-**The commitment is subject to a satisfactory on-site inspection by the Bank and is further subject to a satisfactory appraisal prepared by an appraiser acceptable to the Bank. The Borrower shall pay the cost of the appraisal. The Bank reserves the right to review the appraisal or request additional information, have the appraisal reviewed by another Bank approved appraiser or order a second appraisal, request consultation with outside Bank approved Architect, Engineer, or Attorney upon receipt of the appraisal. Same with regards to inspection upon presentation for loan advances on construction projects. All costs for the review or second appraisal may be borne by the borrower. Loan is not to exceed 85% of the appraised value of the collateral or construction cost plus land value, whichever is less.
- 2) **Financial Statements-**The Borrower shall provide the Bank audited financial statements no later than October 31 of each year.
- 3) **Environmental Protection-**An environmental fact sheet is incorporated herein by reference. In the event that there is a notice of any environmental problems, evidence of the nature of the problem and its remedy will be required and such information may include opinions and certification from appropriate governmental authority, your counsel, and/or an environmental specialist acceptable to us. At the Bank's discretion, an environmental Phase I report may be required. Should the Property contain hazardous material of any quantity or material unacceptable to us, the Bank reserves the right to void this commitment. All costs will be borne by the borrower.

- 4) Construction Profile- A copy of the final Construction Profile detailing plans and specifications must be furnished to the Bank. The Bank will take Assignment of these documents. The Bank will require contractors to provide lien releases upon each draw request and a final lien release prior to the last draw request being paid.
- 5) Contractor/Builders License: Bank will be provided with copies of all current contractor/builder's license. The Bank will also require copies of all appropriate licenses, permits, etc. that allow them to transact business in the state, county, or city of the proposed project.

At closing the following documents will be required to be completed to the satisfaction of the Bank and its counsel:

- 6) Note and Security Agreement
- 7) Errors and Omissions Agreement.
- 8) Corporate Resolution
- 9) First (1st) Real Estate Mortgage on land (and improvements) located at 411 Pendleton Street, Greenville, SC 29611.
- 10) Insured Closing Letter
- 11) Survey-A Survey, not more than one year old, prepared and certified by a registered land surveyor showing the location of any and all setback and side lines, existing buildings, proposed buildings, and streets, roads, right-of way, easements, encroachments, etc. The survey shall include a certification as to the location of the Property within any flood hazard area. Survey shall be waived if attorney's Title Insurance does not take exception to survey on title policy.
- 12) Builder's Risk Insurance will be required throughout the construction period.
- 13) Title Insurance-A standard ALTA title insurance commitment, insuring the Bank's first lien position, together with copies of all exceptions to title except general utility easements and other easements, which are shown and referenced by recordation information on the survey is to be provided, prior to closing, by a company licensed to do business in South Carolina and acceptable to the Bank. After closing, a final title insurance policy is to be issued in accordance with the title commitment and be otherwise satisfactory to us. For construction loans, the Bank may require title updates for draw requests and will require a final title update when construction has been complete prior to the final draw being issued. The Borrower will pay any and all fees associated with these title updates.
- 14) Hazard Insurance-A hazard insurance policy to include fire, vandalism and malicious mischief and extended coverage. The insurance policy must be in an amount sufficient to avoid

co-insurance liability and equal to the total replacement cost of any improvements. The insurance policy shall be issued by a company licensed to do business in South Carolina. Shall show the Bank as mortgagee and shall contain an endorsement acceptable to the Bank designating the Bank as mortgagee and loss payee.

15) Flood Insurance-A flood insurance policy in the amount of the Loan if the improved portion of the property (or any part thereof) is located in a flood hazard area. (An independent flood insurance determination shall be made by the Bank or its representatives or agents.) If the improvements or any portion thereof is located in a flood area, the Bank at its sole option may terminate this commitment. If, after closing, the Property (or any part thereof) is remapped and the improvements are determined to be located in a flood hazard area, the Borrower shall be required to obtain and maintain a flood insurance policy in accordance with the provisions of this paragraph.

16) Certificate of Occupancy-Bank must receive a copy of the Certificate of Occupancy or other evidence stating that the building can be used for the purpose specified in the loan request.

Assignment of Leases and Rents: Borrower irrevocably grants, bargains, conveys and mortgages to Bank as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as “Leases”) and rents, issues and profits (all referred to as “Rents”). Borrower will promptly provide Bank with true and correct copies of all existing and future Leases, Borrower may collect, receive, enjoy and use the Rents so long as Borrower is not in default under the terms of the Security Instrument.

Borrower agrees that this assignment is immediately effective between the parties to this commitment and effective as to third parties on the recording of the Mortgage. On receiving notice of default, Borrower will endorse and deliver to Bank any payment of Rents in Borrower’s possession and will receive any Rents in trust for Bank and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in the Note. Borrower warrants that no default exists under the Leases or any applicable landlord/tenant law. Borrower agrees to maintain and require any tenant to comply with terms of the Leases and applicable law.

Standard Provisions: This commitment is for the sole purpose and exclusive benefit of the Borrower and may not be assigned by the Borrower. No third party is intended to receive any benefit, in any respect, from this commitment.

This commitment may be canceled by the Bank if the Borrower at or before the closing of the Loan shall file a petition in bankruptcy under any of the provisions of the bankruptcy laws, or if a petition in bankruptcy shall be filed against the Borrower, or if they shall make an assignment for the benefit of the creditors, or otherwise shall become insolvent.

This commitment and all terms and provisions hereto shall survive the closing of the loan and shall not be merged into any of the loan documents. This commitment shall be interpreted,

construed and enforced according to the Laws of the State of South Carolina. All expenses incident to the making, closing and enforcement of the loan, including, without limitation, attorney fees, insurance premiums, UCC-1 recording costs shall be paid by the Borrower. If this commitment is acceptable, please indicate by signing in the space provided on the enclosed copy of this commitment and return the copy to us no later than February 20, 2025. If accepted, the loan must close by March 20, 2025 or this commitment shall thereafter be voidable at the option of the Bank.

Waiver of Appraisal Rights: A waiver of appraisal rights shall be a condition of the Loan. The Loan documents shall including the following statement, which shall be executed by the Borrower. “The Laws of South Carolina provide that in any real estate foreclosure proceeding a defendant against whom a personal judgement is taken or asked may within thirty days after the sale of the mortgaged property apply to the court for an order of appraisal. The statutory appraisal value as approved by the court would be substituted for the high bid and may decrease the amount of any deficiency owing in connection with the transaction. THE UNDERSIGNED HEREBY WAVES AND RELINQUISHES THE STATUTORY APPRAISAL RIGHTS WHICH MEANS THE HIGH BID AT THE JUDICIAL FORECLOSURE SALE WILL BE APPLIED TO THE DEBT REGARDLESS OF ANY APPRAISED VALUE OF THE MORTGAGES PROPERTY.”

This correspondence and all documents related to this loan commitment are privileged information between Bank of Travelers Rest and the recipient only.

Thank you for the opportunity to make this commitment. We look forward to serving you on this loan as well as your future banking needs.

Sincerely,



Elizabeth S. Steifle
Senior Vice President
NMLS# 789453

Accepted this _____ day of _____, 2025

Greenville County Redevelopment Authority

By: _____
Joe Smith,, Executive Director

By: _____
Barry Coleman, Board Chair

SUBRECIPIENT PERFORMANCE REPORT

January

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	28,333.39	11,666.61	54%	71%
	Pendleton Place	51,587.40		51,587.40		0%
	SHARE	10,000.00	5,447.92	4,552.08	54%	54%
	United Housing Connections - Outreach	16,000.00	4,589.74	11,410.26	29%	29%
	United Housing Connections - Shelter	11,900.00	6,017.24	5,882.76	35%	51%
	United Housing Connections - HMIS	5,000.00	5,000.00	-		0%
	United Ministries	54,500.00	13,625.01	40,874.99	25%	25%
Total ESG Subrecipients:		188,987.40	63,013.30	125,974.10		33%
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	46%	46%
	HRC - FEC	10,000.00	3,500.00	6,500.00	35%	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	32,314.93	27,685.07	17%	54%
Total CDBG Unincorporated Subrecipients:		302,000.00	105,853.89	196,146.11		35%
Total Unincorporated		490,987.40	168,867.19	322,120.21		34%
CDBG Greer	Creative Advancement	6,510.00	4,073.17	2,436.83	0%	63%
	Greer Community Ministries	15,000.00	15,000.00	-	100%	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%	100%
Total CDBG Greer Subrecipients:		60,000.00	47,563.17	12,436.83		79%
CDBG Mauldin	Center for Community Services	3,000.00	1,028.04	1,971.96	34%	34%
	City of Mauldin	12,500.00		12,500.00	0%	0%
Total CDBG Mauldin Subrecipients:		15,500.00	1,028.04	14,471.96		7%
CDBG Simpsonville	Center for Community Services	12,000.00	2,888.27	9,111.73	24%	24%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
Total CDBG Simpsonville Subrecipients:		22,000.00	2,888.27	19,111.73		13%
CDBG Fountain Inn	Center for Community Services	5,000.00	935.88	4,064.12	19%	19%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	935.88	9,064.12		9%
Total CDBG - All Municipalities		107,500.00	52,415.36	55,084.64		49%
Grand Total - ESG and CDBG		598,487.40	221,282.55	377,204.85		37%

HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

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

January 2025

		PY 23-24 Contract Amount	Expenditures	Balance to Spend	% Expended	% Unused
Subrecipient	Activity					
Human Relations Commission	TBRA	\$ 403,906.00	\$ 401,212.83	\$ 2,693.17	99%	1%
Human Relations Commission	Supportive Services	\$ 149,698.75	\$ 136,113.96	\$ 13,584.79	91%	9%
Human Relations Commission	Non-Profit Operating Costs	\$ 51,827.24	\$ 47,632.00	\$ 4,195.24	92%	8%
Human Relations Commission	Non-Profit Capacity Building	\$ 21,920.00	\$ 7,034.00	\$ 14,886.00	32%	68%
Greer Relief	TBRA	\$ 303,906.00	\$ 295,963.00	\$ 7,943.00	97%	3%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 75,000.00	\$ -	100%	0%
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	\$ 19,694.00	\$ 30,306.00	39%	61%
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	\$ 45,605.25	\$ 20,528.00	\$ 25,077.25	45%	55%
Safe Harbor	Non-Profit Operating Costs	\$ 37,109.76	\$ 34,019.00	\$ 3,090.76	92%	8%
Safe Harbor	Non-Profit Capacity Building	\$ 37,891.00	\$ 23,359.00	\$ 14,532.00	62%	38%
Step by Step Ministry Hope Project	Supportive Services	\$ 30,000.00	\$ 5,104.00	\$ 24,896.00	17%	83%
Step by Step Ministry Hope Project	Non-Profit Operating Costs	\$ 20,000.00	\$ 20,000.00	\$ -	100%	0%
The Salvation Army	TBRA	\$ 169,000.00	\$ 66,377.00	\$ 102,623.00	39%	61%
The Salvation Army	Supportive Services	\$ 31,000.00	\$ 23,367.00	\$ 7,633.00	75%	25%
The Salvation Army	Non-Profit Operating Costs	\$ 10,000.00	\$ 9,025.00	\$ 975.00	90%	10%
The Salvation Army	Non-Profit Capacity Building	\$ 10,000.00	\$ 4,929.00	\$ 5,071.00	49%	51%
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	\$ 12,230.00	\$ 27,770.00	31%	69%
United Housing Connections	Non-Profit Capacity Building	\$ 40,000.00	\$ -	\$ 40,000.00	0%	100%
Total HOME ARP Subrecipients:		\$ 1,914,138.00	\$ 1,403,583.79	\$ 510,554.21	73%	27%
As of 1/30/2025						



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

DATE: 02-04-25
TIME: 8:45
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	3,331,613.15	4,640,725.52	1.18	1.64		394,413

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 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)

GCRA
Statement of Net Position
12/31/2024

ASSETS

Cash and cash equivalents	11,959,289
Accounts receivable	49
Grants receivable	272,992
Prepaid items	(1,383)
Due from affiliates	13,329
Loans receivable	9,818,362
Lease Receivable	44,351
Real property held for inventory	9,197,496
Real property held for rental	13,218,850
Fixed assets	878,684
Accumulated depreciation	(1,994,449)
Deferred outflows of resources	766,033
Total assets and deferred outflows	<u>44,173,603</u>

LIABILITIES

Accounts payable and accrued liabilities	290,850
Unearned revenue	5,617
Funds held in escrow	16,173
Due to affiliates	13,329
Noncurrent liabilities:	
Lease Liability	35,559
Net pension liability	2,576,345
Notes payable	3,296,147
Deferred inflows of resources	312,098
Total liabilities and deferred inflows	<u>6,546,118</u>

NET POSITION

Net investment in capital assets	12,103,085
Restricted net assets	
Unrestricted net assets	25,524,400
Total net position	<u>37,627,485</u>
 Total Liabilities and Net Position	 <u>44,173,603</u>

GCRA
Statement of Revenue Expenditures
For the Six Months Ending Tuesday, December 31, 2024

	Budget	December Actual	YTD Actual	Variance	%
REVENUES					
Federal grants	12,839,270	272,992	2,381,313	10,457,957	54.5%
Loan repayment		122,858	747,605	(747,605)	17.1%
Sale of property		250,000	260,000	(260,000)	6.0%
Rental income		81,037	444,935	(444,935)	10.2%
Unrestricted income	3,016,464	500,000	525,000	2,491,464	12.0%
Miscellaneous income	10,366,634	234	7,629	10,359,005	0.2%
Total revenues	26,222,368	1,227,121	4,366,482	21,855,886	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,884,589	88,912	428,551	2,456,038	8.9%
Acquisition	328,823			328,823	0.0%
Disposition	358,966	17,196	170,817	188,149	3.6%
Property maintenance	189,166	40,881	170,958	18,208	3.6%
Demolition	294,426		250	294,176	0.0%
Rehabilitation	220,292		37,446	182,846	0.8%
New construction	6,605,322	193,568	608,280	5,997,042	12.7%
Home repair program	627,332	23,886	126,911	500,421	2.6%
Facade improvements	178,066		14,850	163,216	0.3%
Economic development	312,351		995	311,356	0.0%
Infrastructure/public works	2,830,871	49,219	283,193	2,547,678	5.9%
Developer/housing partners	3,529,394		1,140,657	2,388,737	23.7%
Public service subrecipients	445,852	35,257	121,243	324,609	2.5%
Special projects	1,105,505			1,105,505	0.0%
Community housing dev. org.	362,261		18,981	343,280	0.4%
Housing assistance	583,474	69,762	290,324	293,150	6.0%
Shelter, outreach and other assistance	2,224,141	27,866	623,387	1,600,754	13.0%
Administration and planning	2,912,442	65,178	661,738	2,250,704	13.8%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	458,878	16,089	109,099	349,779	2.3%
Total expenditures	26,590,834	627,814	4,807,680	21,783,154	100.0%
Excess (deficiency) of revenues over (under) expenditures	(368,466)	599,307	(441,198)	72,732	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	452,330	(182,728)	158,875	293,455	
Intercompany transfers	(83,865)			(83,865)	
Total other financing sources (uses)	368,465	(182,728)	158,875	209,590	
Net change in fund balances		416,579	(282,323)	282,322	

GCRA
Statement of Rev & Exp by Funding Source
For the Six Months Ending Tuesday, December 31, 2024

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	\$1,213,093		\$221,001		\$84,081		\$863,137	\$2,381,313
Loan repayment		73,049		91,648		261,443	321,464	747,605
Sale of property		8,500					251,500	260,000
Rental income		111,307		91,960			241,668	444,935
Unrestricted income							525,000	525,000
Miscellaneous income		6,599		150		35	845	7,629
Total revenues	1,213,093	199,455	221,001	183,758	84,081	261,478	2,203,614	4,366,481
EXPENDITURES								
Housing services								
Delivery of service	217,946	11,888	12,872	6,388		35,694	143,762	428,551
Disposition	8,450	43,254		31,569			87,544	170,817
Property maintenance		39,446		24,070			107,443	170,958
Demolition	250							250
Rehabilitation		8,132		8,232			21,083	37,446
New construction				155,950			452,330	608,280
Home repair program	105,000	7,831					14,081	126,911
Facade improvements	14,850							14,850
Economic development	995							995
Infrastructure/public works	239,122	6,100					37,970	283,193
Developer/housing partners			85,963	7,869			1,046,825	1,140,657
Public service subrecipients	121,243							121,243
Community housing dev. org.			18,981					18,981
Housing assistance					40,262		250,061	290,324
Shelter, outreach and other assistance					25,821		597,567	623,387
Administration and planning	378,950	15,514	103,335	4,332	17,998	47,592	94,018	661,738
Interest expenditure	42,738						66,362	109,099
Total expenditures	1,129,544	132,165	221,151	238,410	84,081	83,286	2,919,046	4,807,681
Excess (deficiency) of revenues over (under) expenditures	83,549	67,290	(150)	(54,652)		178,192	(715,432)	(441,200)
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							158,875	158,875
Intercompany transfers	(83,865)						83,865	
Total other financing sources (uses)	(83,865)						242,740	158,875
Net change in fund balances	(316)	67,290	(150)	(54,652)		178,192	(472,692)	(282,324)

Rental
Statement of Revenue & Expense
For the Six Months Ending Tuesday, December 31, 2024

	December	YTD		%	
	Budget	Actual	Actual	Variance	Total
REVENUES					
Rental income		81,037	444,935	(444,935)	99.8%
Miscellaneous income	224,227	109	969	223,258	0.2%
Total revenues	224,227	81,146	445,904	(221,677)	100.0%
EXPENDITURES					
Housing services					
Delivery of service	21			21	0.0%
Acquisition	(24,283)			(24,283)	0.0%
Disposition	13,300	17,196	155,427	(142,127)	34.9%
Property maintenance	189,166	40,881	170,958	18,208	38.3%
Rehabilitation	(94,968)		37,446	(132,414)	8.4%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	2,308	11,018	66,362	(64,054)	14.9%
Total expenditures	224,227	69,095	430,193	(205,966)	96.5%
Excess (deficiency) of revenues over (under) expenditures		12,051	15,711	(15,711)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(7,728)	(46,117)	46,117	
Intercompany transfers			83,865	(83,865)	
Total other financing sources (uses)		(7,728)	37,748	(37,748)	
Net change in fund balances		4,323	53,459	(53,459)	

**Operations Committee Meeting Agenda
Thursday, February 13, 2025 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) *Election of Committee Officers
- 3) *Approval of Annex Renovation Profile (Page 20)
- 4) Operations Reports for January
 - a) Home Sales Report (Page 21)
 - b) Rental Property Reports (Pages 22 – 27)
 - c) Operations Activity Report (Pages 28 – 29)
 - d) Public Works Report (Page 30)
- 5) Other Business
 - a) Development Updates/Executive Director Updates

*Committee Approval Required

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@qcra-sc.org.

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



GCRA

Greenville County Redevelopment Authority

**Greenville County Redevelopment Authority
Operations Committee Meeting
February 13, 2025**

Renovation Profile

Project Name: GCRA Operations Annex

Cost: \$321,063.00

Funding: Bank of Travelers Rest

Comments: This profile is being presented to the Operations Committee and Board for their approval due to cost in excess of \$50,000.

A low bid of \$321,063.00 was received from Upland Builders to provide renovation construction services at the Annex.

Recommendation: Approve a contract with Upland Builders in the amount of \$321,063.00 for renovation of the GCRA Operations Annex.

Homes for Sale Status Report
January 2025

<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 January 31, 2025

Homes Sold FYTD: 1

GCRA Rental Properties - January 2025

	<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
30	137 Will Street	Greer	Occupied	HOME	3BR/2BA
31	16 3rd Avenue	Judson	Occupied	HOME	3BR/1BA

GCRA Rental Properties - January 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
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, AHF	3BR/2BA
40	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
41	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
42	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
43	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
44	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
45	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
46	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
47	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
48	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
49	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
50	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
51	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA

GCRA Rental Properties - January 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
52	29 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
53	31 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
54	33 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
55	35 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
56	37 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	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 - January 2025

	<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	Unrestricted	2BR/1BA	
71	24-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
72	26-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
73	26-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
74	28-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
75	28-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
76	30-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
77	30-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
78	32-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
79	32-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
80	34-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
81	34-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
82	37-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
83	37-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
84	38-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
85	38-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
86	40-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
87	40-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
88	2-A Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
89	2-B Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
90	3-A Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
91	3-B Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
92	4-A Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
93	4-B Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
94	10-A Beech Street		Southernside	Occupied	Unrestricted	2BR/1BA
95	10-B Beech Street			Occupied	Unrestricted	2BR/1BA
96	15-A Pine Street			Vacant - repairs underway	Unrestricted	2BR/1BA
97	15-B Pine Street			Occupied	Unrestricted	2BR/1BA

GCRA Rental Properties - January 2025

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

RENTAL REPORT
Tenant Balance for January 31, 2025

Property Name	Due for January	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
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	\$100.00	\$700.00		\$1,500.00
3 14th Street	\$950.00	\$50.00	\$950.00		\$1,950.00
11 Journey Lane	\$425.00	\$100.00	\$2,625.00		\$3,150.00
27 Journey Lane	\$783.00	\$50.00			\$833.00
33 Journey Lane	\$1,200.00	\$50.00	\$900.00		\$2,150.00
15 Speed Street	\$1,000.00	\$100.00			\$1,100.00
102 Telfair Street	\$950.00	\$100.00	\$1,250.00		\$2,300.00
304 Miller Road	\$300.00	\$150.00	\$600.00		\$1,050.00
	\$8,158.00	\$750.00	\$11,975.00	\$0.00	

TOTAL Past Due Balance For January
\$20,883.00

TOTAL Past Due Balance For December
\$23,475.00

Operations Activity Report YTD – New Construction & Repairs

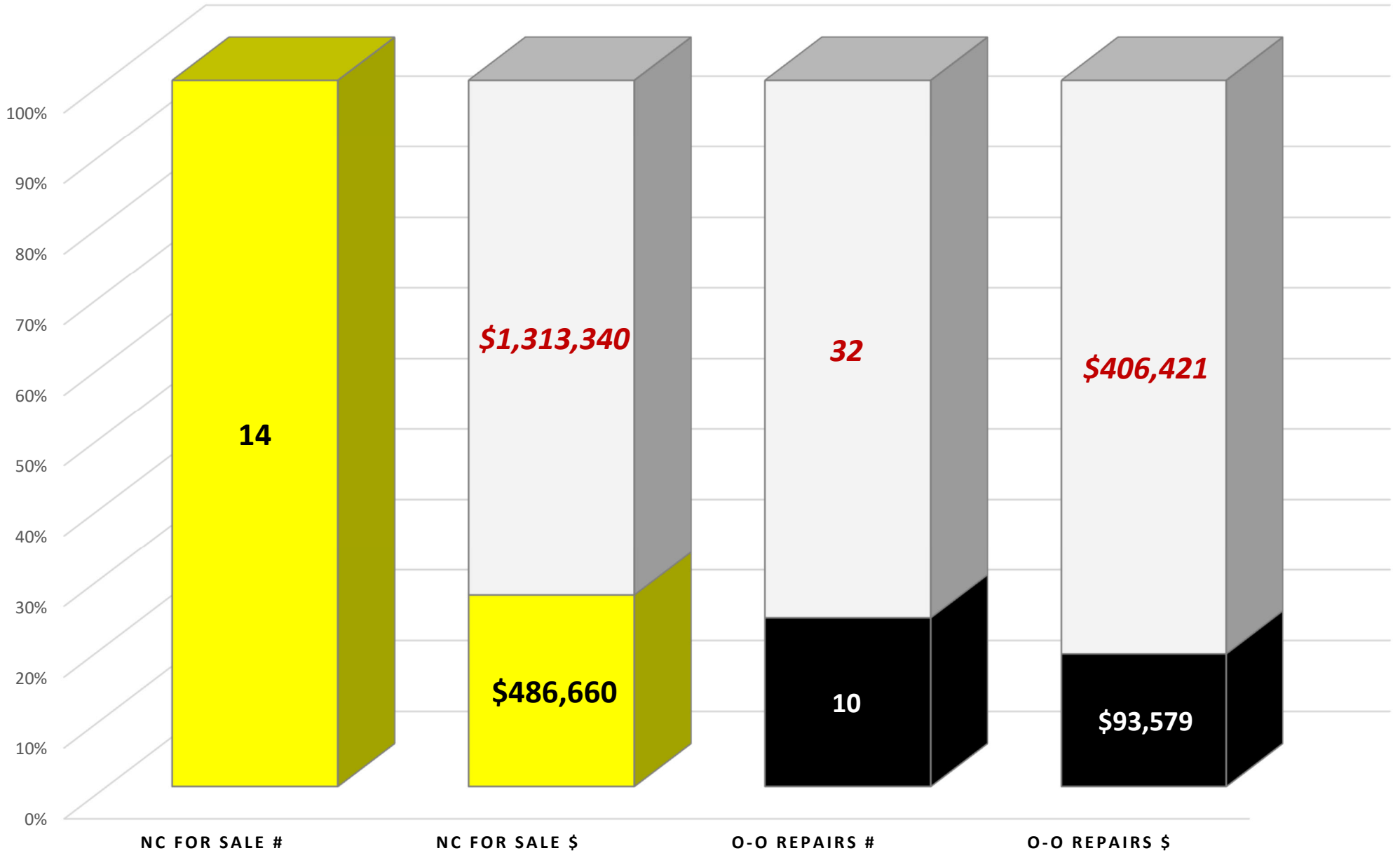
FY 2024 GOALS:

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: 1 \$5,000

- Habitat for Humanity repairs
- Rebuild Upstate repairs

Operations Annex Progress:

- Job was rebid – profile in packet

Public Works Projects - January 2025

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.

Gracely announces retirement as Simpsonville City Administrator

STAFF REPORT – January 28, 2025



Simpsonville City Council voted to accept City Administrator Dianna Gracely’s letter of retirement on Tuesday, concluding her 33 years of public service on June 30.

After serving as Simpsonville’s city administrator for seven years, Gracely submitted her letter of retirement to City Council at the Committee of the Whole meeting. Gracely previously served as city administrator for Landrum and Travelers Rest.

“I am extremely proud of the things we have accomplished together during my tenure,” Gracely said to Council.

During Gracely’s tenure, the City of Simpsonville has made numerous accomplishments: a healthy fund balance; establishment of a Capital Improvements Fund; renovation of the now Simpsonville Arts Center; creation of a vibrant downtown with full occupancy; construction of Simpsonville’s green line addition to the Swamp Rabbit Trail with Phase 2 of the trail in progress; building a beautiful and functional Municipal Complex that will serve employees and the public for decades to come; improvements to the downtown park; renovation of and

securing naming rights for the CCNB Amphitheatre at Heritage Park; bring sanitation back in-house with significant improvement in customer service; rebranding; and much more.

Gracely intends to serve as city administrator until June 30 to assist staff with the budget process and transition to her successor.

“Simpsonville is in the enviable position of having a strong financial outlook, of having addressed large capital needs, of having a great staff of true professionals, and many other factors that will make this position attractive to qualified candidates,” Gracely said.

While Council will be spearheading the process for choosing her successor, Gracely has offered her assistance in the process. Council will start the process of fielding, selecting and interviewing candidates in the spring.

“It has been an honor and a pleasure to work with you and for the citizens of this great city,” Gracely said.



A Message from Susan McLarty

It is with both joy and sadness that I share with you my plans to retire from the Greenville Homeless Alliance (GHA).

With joy, I will shift my focus on care and compassion to family and caregiving for aging parents. At the right time, I will explore new ways to channel my calling of care and compassion for the community.



For the past seven years, GHA has worked to make affordable housing a priority in our community. Initially, the focus was on workforce housing, and while that is an important need here and across the country, the GHA continued to advocate for those with unstable

In May 2018, I started an incredible journey. With fifteen years of mission outreach and congregational care experience at Westminster Presbyterian and eleven at Milliken & Company, I was invited to lead a new collaborative partnership, a role for which I had an immense learning curve. The GHA partners had a bold vision for tackling the conditions and systems that lead to and perpetuate homelessness. The vision stemmed from intense planning among homeless service providers that led to a white paper outlining specific strategies, many of which have been implemented by partners through the collaborative support of the GHA. It has been my honor and privilege over the last seven years to help turn that vision into reality.



During this time, we have created an alliance, unique for the needs of Greenville County, and survived a global pandemic. I have witnessed the transformation of our community at every level in seeing, hearing, and valuing people of all types and ages experiencing homelessness plus the tremendous need for safe, affordable housing. I have also witnessed the dedication of our direct service partners at a time when homelessness reached an all-time high for our country.

Leading GHA has been a joy, challenge, and honor. I am tremendously proud of the success we've had and the progress we've made. It has been a privilege to work alongside the GHA staff, each committed to making the above not only possible, but extraordinary.

A Message from the GHA Steering Committee

After thoughtful deliberation of the mission and structure of GHA's collective model, our community's renewed focus on the issues of homelessness we championed, and given the many successes under Susan's leadership, the Steering Committee has decided to dissolve GHA in the coming months. We will work with our community partners to determine how our current initiatives may seed the work of the emerging Greenville homelessness task force that began last year. This transition marks the end of one chapter and the beginning of another in our community's fight against homelessness. Since GHA's founding, we have stood in the gap and brought together organizations, community leaders, and individuals to work to make homelessness brief and rare. As our work transitions, we are proud to hand over our initiatives to the very partners our work has strengthened and who will be instrumental in ensuring the progress we have made

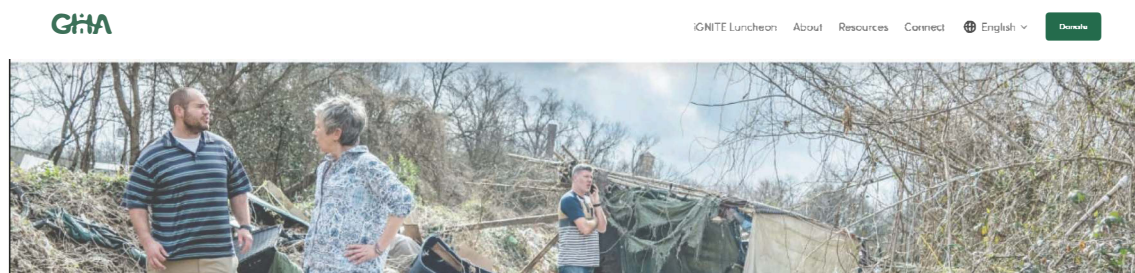
This transition comes as part of a strategic shift in momentum in the homelessness sector toward new approaches that will build upon the foundation we have laid. By integrating our programs and resources into the work of our partners, we are fostering a more streamlined approach to addressing homelessness. The relationships, data, and best practices developed through our collective approach will continue to guide efforts, now with greater capacity, agility, and focus.

We are immensely grateful to everyone who has been part of this journey—our founders, partners, funders, volunteers, and the individuals whose resilience has inspired our mission. Though GHA will no longer exist as a formal entity, its legacy will live on through the strengthened collaboration and renewed commitment of our community to end homelessness in Greenville. Together, we have proven that meaningful change happens when we unite, and we are confident that this transition will lead to an even greater impact.

Over the coming months, we will finalize and implement our transition plan. On March 4, we will celebrate our collective accomplishments at the iGNITE Luncheon. We are committed to ensuring a smooth transition so the work can continue to support a shared vision of safe, affordable homes for all residents of Greenville County.

GHA's Legacy and Lasting Impact

As we conclude the work of GHA, we want to extend our deepest gratitude for your unwavering dedication, collaboration, and passion in the fight to end homelessness. Our shared vision has resulted in real, measurable change, all made possible through your efforts. The impact of our collective work will endure far beyond this initiative, serving as a testament to what is possible when we come together for a common purpose. The following is a snapshot and celebration of the work we have accomplished together:



Safe Affordable Homes for All.

The Greenville Homeless Alliance (GHA) is fiercely committed to ending homelessness in Greenville County.

- Creating a first of its type [website](#) for Greenville County, with centralized resources to [get help](#), a comprehensive [resource guide](#), an innovative [housing navigator](#) pilot, [eviction resources](#) for tenants and landlords, and a wealth of [data](#) and meaningful information.

- Piloting ideas like the [New Lease on Life](#) that grew out of the Motel Displacement Response Plan into the HOME Again program at [United Housing Connections](#).
- [Preventing](#) 61 people of all ages, including a premature infant, from homelessness when the Economy Inn was condemned on the coldest night of 2021 by utilizing the motel plan.
- Supporting the collaboration of [New Horizon Family Health Services and Miracle Hill Ministries](#) to open the first and only [medical respite beds](#) in South Carolina and increasing awareness of the program in the community.
- Advocating for and educating the community on the importance of permanent supportive housing as United Housing Connections developed [Church Street Place](#).



- Promoting and accelerating the creation of the [Homeless Court](#) and leveraging annual funds towards homeless services in the City of Greenville.
- Mobilizing community partners and individuals to advocate for affordable housing in the City of Greenville, for the formation of a housing fund, and for annual allocations topping 10 million.
- Leading a similar mobilization effort for Greenville County to allocate five million towards affordable housing, and for Greenlink to offer expanded hours to cover all three work shifts.

eight stories of hope that honor those experiencing homelessness in Greenville and the GHA partner organizations that walked alongside them.



- Creating dynamic, inclusive [partnerships](#) that amplify the voices and stories of those previously unheard.
- Connecting people to the short videos on [GHA's YouTube channel](#) including 3 GHA Mythbusters, 19 Stories of Hope, 10 Eviction in Greenville County videos, 30 Partner Profiles, and more.
- Launching working groups in 2021 who created an Advocacy Training Academy and Homelessness 101 that delivered 205 training courses to over 14,000 participants.
- Securing funds for a [Housing Navigator](#) and [GVL iGNITE Fund](#), used to house chronically homeless individuals and families and put them on a path to stability, saving taxpayers over \$533,000 just in year 1 of the program.
- Facilitating the development of a microhome pilot collaborative with Greenville County Schools [architecture students](#) and [Soteria Community Development Corporation](#).

If you have any questions about the transition of our work to ensure the vision of a Greenville County without homelessness, please reach out to GHA Co-Chairs Matt Johnson at (864) 915-7428 or Addy Matney at (864) 505-8679.