



GCRA Committee Meetings
April 8 & 10, 2025

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			

May 2025

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

Administration Committee Meeting Agenda
Tuesday, April 8, 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) February Financials (Pages 9 – 12)
4. Other Business
 - a) Executive Director Updates

***Committee Approval Required**

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

*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.

Subrecipient Performance Report					
March 2025					
Contract Period 7/01/2024 - 6/30/2025					
Contract	Subrecipient	PY 24 Contract Amount	Expenditures	Balance to Spend	PY 24 Percent Expended
ESG RUSH	United Ministries	\$ 150,496.58	\$ -	\$ 150,496.58	0%
Total RUSH Subrecipients:		\$ 150,496.58	\$ -	\$ 150,496.58	0%
ESG	HRC	\$ 40,000.00	\$ 35,000.07	\$ 4,999.93	88%
	Pendleton Place	\$ 51,587.40	\$ 27,292.43	\$ 24,294.97	53%
	SHARE	\$ 10,000.00	\$ 6,661.37	\$ 3,338.63	67%
	United Housing Connections - Outreach	\$ 16,000.00	\$ 7,491.70	\$ 8,508.30	47%
	United Housing Connections - Shelter	\$ 11,900.00	\$ 6,265.47	\$ 5,634.53	53%
	United Housing Connections - HMIS	\$ 5,000.00	\$ 5,000.00	\$ -	100%
	United Ministries	\$ 54,500.00	\$ 31,791.69	\$ 22,708.31	58%
Total ESG Subrecipients:		\$ 188,987.40	\$ 119,502.73	\$ 69,484.67	63%
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ 45,437.33	\$ 49,562.67	48%
	HRC - Fair Housing	\$ 37,000.00	\$ 26,208.22	\$ 10,791.78	71%
	HRC - FEC	\$ 10,000.00	\$ 6,500.00	\$ 3,500.00	65%
	Meals on Wheels	\$ 55,000.00	\$ 27,500.00	\$ 27,500.00	50%
	Safe Harbor	\$ 35,000.00	\$ 17,787.00	\$ 17,213.00	51%
	SHARE	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	50%
	Unity Health on Main	\$ 60,000.00	\$ 43,175.74	\$ 16,824.26	72%
Total CDBG Unincorporated Subrecipients:		\$ 302,000.00	\$ 171,608.29	\$ 130,391.71	57%
Total Unincorporated		\$ 490,987.40	\$ 291,111.02	\$ 199,876.38	59%
CDBG Greer	City of Greer Parks & Rec (Needmore Youth)	\$ 7,000.00	\$ -	\$ 7,000.00	0%
	City of Greer Parks & Rec (Cannon Senior)	\$ 3,000.00	\$ -	\$ 3,000.00	0%
	Creative Advancement	\$ 6,510.00	\$ 4,073.17	\$ 2,436.83	63%
	Greer Community Ministries	\$ 15,000.00	\$ 15,000.00	\$ -	100%
	Greer Relief	\$ 28,490.00	\$ 28,490.00	\$ -	100%
Total CDBG Greer Subrecipients:		\$ 60,000.00	\$ 47,563.17	\$ 12,436.83	79%
CDBG Mauldin	Center for Community Services	\$ 3,000.00	\$ 2,124.66	\$ 875.34	71%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ -	\$ 12,500.00	0%
Total CDBG Mauldin Subrecipients:		\$ 15,500.00	\$ 2,124.66	\$ 13,375.34	14%
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 5,018.29	\$ 6,981.71	42%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ -	\$ 10,000.00	0%
Total CDBG Simpsonville Subrecipients:		\$ 22,000.00	\$ 5,018.29	\$ 16,981.71	23%
CDBG Fountain Inn	Center for Community Services	\$ 5,000.00	\$ 2,824.90	\$ 2,175.10	56%
	Fountain Inn Parks & Recreation	\$ 5,000.00	\$ -	\$ 5,000.00	0%
Total CDBG Fountain Inn Subrecipients:		\$ 10,000.00	\$ 2,824.90	\$ 7,175.10	28%
Total CDBG - All Municipalities		\$ 107,500.00	\$ 57,531.02	\$ 49,968.98	54%
Grand Total - ESG, RUSH, and CDBG		\$ 748,983.98	\$ 348,642.04	\$ 400,341.94	47%

HOME-ARP Subrecipient Performance Report

March 2025

Contract Period 7/01/2023 - 6/30/2025

Subrecipient	Activity	PY 23-24 Contract Amount	Expenditures	Balance to Spend	% Expended
First Impression	Supportive Services	\$ 25,000.00	\$ 2,340.00	\$ 22,660.00	9%
First Impression	Non-Profit Capacity Building	\$ 2,000.00	\$ -	\$ 2,000.00	0%
Greer Relief	TBRA	\$ 303,906.00	\$ 303,835.00	\$ 71.00	100%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 75,000.00	\$ -	100%
Greer Relief	Non-Profit Operating Costs	\$ 25,000.00	\$ 20,636.00	\$ 4,364.00	83%
Greer Relief	Non-Profit Capacity Building	\$ 50,000.00	\$ 19,694.00	\$ 30,306.00	39%
Human Relations Commission	TBRA	\$ 403,906.00	\$ 401,778.00	\$ 2,128.00	99%
Human Relations Commission	Supportive Services	\$ 149,698.75	\$ 141,054.00	\$ 8,644.75	94%
Human Relations Commission	Non-Profit Operating Costs	\$ 51,827.24	\$ 49,158.00	\$ 2,669.24	95%
Human Relations Commission	Non-Profit Capacity Building	\$ 21,920.00	\$ 7,034.00	\$ 14,886.00	32%
Pendleton Place	Supportive Services	\$ 50,000.00	\$ 32,206.75	\$ 17,793.25	64%
Pendleton Place	Non-Profit Operating Costs	\$ 25,000.00	\$ 25,000.00	\$ -	100%
Pendleton Place	Non-Profit Capacity Building	\$ 25,000.00	\$ -	\$ 25,000.00	0%
Safe Harbor	Supportive Services	\$ 45,605.25	\$ 30,207.00	\$ 15,398.25	66%
Safe Harbor	Non-Profit Operating Costs	\$ 37,109.76	\$ 37,109.76	\$ -	100%
Safe Harbor	Non-Profit Capacity Building	\$ 37,891.00	\$ 33,374.00	\$ 4,517.00	88%
Step by Step Ministry Hope Project	Supportive Services	\$ 30,000.00	\$ 5,104.00	\$ 24,896.00	17%
Step by Step Ministry Hope Project	Non-Profit Operating Costs	\$ 20,000.00	\$ 20,000.00	\$ -	100%
The Salvation Army	TBRA	\$ 169,000.00	\$ 107,764.00	\$ 61,236.00	64%
The Salvation Army	Supportive Services	\$ 31,000.00	\$ 23,407.00	\$ 7,593.00	76%
The Salvation Army	Non-Profit Operating Costs	\$ 10,000.00	\$ 10,000.00	\$ -	100%
The Salvation Army	Non-Profit Capacity Building	\$ 10,000.00	\$ 8,555.00	\$ 1,445.00	86%
Unity Health on Main	Supportive Services	\$ 176,400.00	\$ 176,400.00	\$ -	100%
Unity Health on Main	Non-Profit Capacity Building	\$ 7,874.00	\$ 7,874.00	\$ -	100%
United Housing Connections	TBRA	\$ 78,000.00	\$ -	\$ 78,000.00	0%
United Housing Connections	Supportive Services	\$ 40,000.00	\$ 17,850.00	\$ 22,150.00	45%
United Housing Connections	Non-Profit Capacity Building	\$ 40,000.00	\$ 8,511.00	\$ 31,489.00	21%
Total HOME ARP Subrecipients:		\$ 1,941,138.00	\$ 1,563,891.51	\$ 377,246.49	81%



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

DATE: 04-02-25
TIME: 9:45
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	3,127,572.67	4,418,282.03	1.10	1.56		171,970

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 February 25

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY24 (FYTD)</u>	<u>%</u>
Cash	11,534,915	Increase	1%	Decrease	-7%
Total Assets	47,288,838	Increase	7%	Increase	16%
Notes Payable	3,352,206	Decrease	0%	Increase	7%
Debt-to-income			4%		0%
Net Position	37,578,800	Decrease	0%	Increase	10%
Net invest. in capital assets	12,045,453	Decrease	0%	Increase	33%
Unrestricted net assets	25,533,347	Decrease	0%	Increase	2%

<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Revenue	430,773	Decrease	-12%	5,286,880
Expenditures	406,337	Decrease	-56%	5,975,389
Net change in fund balance	24,436	Increase	-106%	(688,509)

<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Net Income (loss)	14,617	Increase	4029%	68,430 *

<u>Local Government Invest. Pool</u>	<u>Month</u>			<u>YTD</u>
LGIP Balance	8,746,492	% of total cash:	76%	
Interest Earned	30,470	Avg Interest rate:	4.56%	434,442

Notes:

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

Monthly Highlights:

Rental Portfolio:

*with intercompany transfer

GCRA
Statement of Net Position
2/28/2025

ASSETS

Cash and cash equivalents	11,534,915
Accounts receivable	(26)
Grants receivable	3,421,080
Loans receivable	10,275,069
Lease Receivable	29,690
Real property held for inventory	9,216,624
Real property held for rental	13,218,850
Fixed assets	878,684
Accumulated depreciation	(2,052,081)
Deferred outflows of resources	766,033
Total assets and deferred outflows	<u>47,288,838</u>

LIABILITIES

Accounts payable and accrued liabilities	222,325
Unearned revenue	3,206,747
Funds held in escrow	16,611
Noncurrent liabilities:	
Lease Liability	23,706
Net pension liability	2,576,345
Notes payable	3,352,206
Deferred inflows of resources	312,098
Total liabilities and deferred inflows	<u>9,710,038</u>

NET POSITION

Net investment in capital assets	12,045,453
Restricted net assets	
Unrestricted net assets	25,533,347
Total net position	<u>37,578,800</u>
 Total Liabilities and Net Position	 <u>47,288,838</u>

GCRA
Statement of Revenue and Expenditures
For the Eight Months Ending Friday, February 28, 2025

	Budget	February Actual	YTD Actual	Variance	% Total
REVENUES					
Federal grants	12,839,270	221,080	2,899,876	9,939,394	54.9%
Loan repayment		131,303	974,440	(974,440)	18.4%
Sale of property			260,000	(260,000)	4.9%
Rental income		78,182	601,111	(601,111)	11.4%
Unrestricted income	2,816,464		525,000	2,291,464	9.9%
Miscellaneous income	10,366,634	208	26,453	10,340,181	0.5%
Total revenues	26,022,368	430,773	5,286,880	20,735,488	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,884,589	32,226	345,098	2,539,491	5.6%
Acquisition	328,823			328,823	0.0%
Disposition	358,966	16,503	234,164	124,802	3.8%
Property maintenance	189,166	18,160	229,187	(40,021)	3.7%
Demolition	294,426		250	294,176	0.0%
Rehabilitation	220,292	10,947	49,091	171,201	0.8%
New construction	5,905,072	20	608,348	5,296,724	9.8%
Home repair program	627,332	3,595	130,506	496,826	2.1%
Facade improvements	178,066		14,850	163,216	0.2%
Economic development	288,604		995	287,609	0.0%
Infrastructure/public works	2,854,618	45,107	331,834	2,522,784	5.4%
Developer/housing partners	4,029,644		1,725,657	2,303,987	27.9%
Public service subrecipients	445,852	41,863	208,169	237,683	3.4%
Special projects	1,105,505			1,105,505	0.0%
Community housing dev. org.	362,261		18,981	343,280	0.3%
Housing assistance	583,474	5,733	367,204	216,270	5.9%
Shelter, outreach and other assistance	2,224,141	104,097	758,502	1,465,639	12.3%
Administration and planning	2,912,442	102,404	1,019,812	1,892,630	16.5%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	458,878	17,098	147,675	311,203	2.4%
Total expenditures	26,390,834	397,753	6,190,323	20,200,511	100.0%
Excess (deficiency) of revenues over (under) expenditures	(368,466)	33,020	(903,443)	534,977	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	452,330	(8,584)	214,934	237,397	
Intercompany transfers	(83,865)			(83,865)	
Total other financing sources (uses)	368,465	(8,584)	214,934	153,532	
Net change in fund balances		24,436	(688,509)	688,509	

GCRA
Statement of Revenue and Expenditures by Funding Source
For the Eight Months Ending Friday, February 28, 2025

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Federal grants	1,417,133		279,820		142,697			1,060,226	2,899,876
Loan repayment		145,519		125,695		306,062	86,640	310,524	974,440
Sale of property		(16,250)		(89,050)			127,128	238,172	260,000
Rental income		149,131		126,981				324,999	601,111
Unrestricted income							500,000	25,000	525,000
Miscellaneous income		8,338		150		70		17,895	26,453
Total revenues	1,417,133	286,738	279,820	163,776	142,697	306,132	713,768	1,976,816	5,286,880
EXPENDITURES									
Housing services									
Delivery of service	240,826	13,452	20,544	26,218		35,694	8,364		345,098
Disposition	8,450	80,890		38,499				106,325	234,164
Property maintenance		47,278		30,335				151,574	229,187
Demolition	250								250
Rehabilitation		8,132		8,232				32,727	49,091
New construction				156,018				452,330	608,348
Home repair program	105,000	11,426					14,081		130,507
Facade improvements	14,850								14,850
Economic development	995								995
Infrastructure/public works	259,840	9,315						62,679	331,834
Developer/housing partners			137,110	18,786			1,299,761	270,000	1,725,657
Public service subrecipients	208,169								208,169
Community housing dev. org.			18,981						18,981
Housing assistance					52,982			314,222	367,204
Shelter, outreach and other assistance					71,716		339,867	346,919	758,502
Administration and planning	435,103	17,599	103,335	9,165	17,998	47,592	308,895	80,124	1,019,811
Interest expenditure	60,100							87,575	147,675
Total expenditures	1,333,583	188,092	279,970	287,253	142,696	83,286	1,970,968	1,904,475	6,190,323
Excess (deficiency) of revenues over (under) expenditures	83,550	98,646	(150)	(123,477)		222,846	(1,257,200)	72,341	(903,443)
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								214,934	214,934
Intercompany transfers	(83,865)							83,865	
Total other financing sources (uses)	(83,865)							298,799	214,934
Net change in fund balances	(315)	98,646	(150)	(123,477)		222,846	(1,257,200)	371,140	(688,509)

Rental
Statement of Revenue & Expense
For the Eight Months Ending Friday, February 28, 2025

	Budget	February Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		78,182	601,111	(601,111)	99.8%
Miscellaneous income	224,227	76	1,063	223,164	0.2%
Total revenues	224,227	78,258	602,174	(377,947)	100.0%
EXPENDITURES					
Housing services					
Delivery of service	21			21	0.0%
Acquisition	(24,283)			(24,283)	0.0%
Disposition	13,300	15,788	189,361	(176,061)	34.1%
Property maintenance	189,166	18,160	229,186	(40,020)	41.3%
Rehabilitation	(94,968)	10,947	49,090	(144,058)	8.8%
Operating & capital reserves	138,683			138,683	0.0%
Interest expenditure	2,308	10,162	87,575	(85,267)	15.8%
Total expenditures	224,227	55,057	555,212	(330,985)	100.0%
Excess (deficiency) of revenues over (under) expenditures		23,201	46,962	(46,962)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(8,584)	(62,397)	62,397	
Intercompany transfers			83,865	(83,865)	
Total other financing sources (uses)		(8,584)	21,468	(21,468)	
Net change in fund balances		14,617	68,430	(68,430)	

**Operations Committee Meeting Agenda
Thursday, April 10, 2025 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) *Approval of Construction Cost & Sales Price Profile (Page 14)
- 3) Operations Reports for March
 - a) Home Sales Report (Page 15)
 - b) Rental Property Reports (Pages 16 – 21)
 - c) Operations Activity Report (Pages 22 – 23)
 - d) Public Works Report (Page 24)
 - e) Loan Portfolio Report – 3rd Quarter (Pages 25 – 27)
- 4) Other Business
 - a) Development Updates/Executive Director Updates

***Committee Approval Required**

Committee Members: *David Doser, Chair; James Hammond, Vice Chair; Denise Ernul; 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.

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

**Greenville County Redevelopment Authority
Operations Committee Meeting
April 10, 2025**

Construction Cost & Sales Price Profile UPDATE

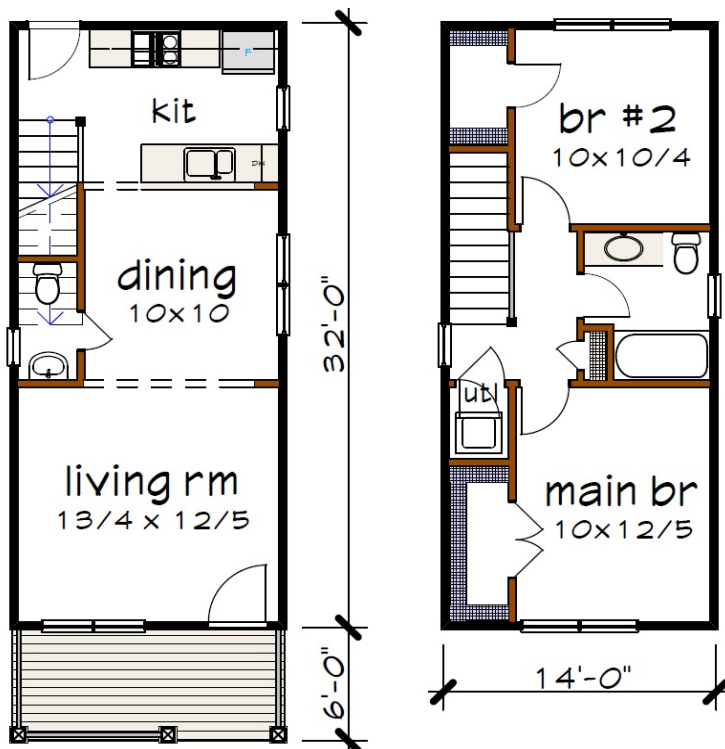
Funding:	HOME
Target Area:	City View
Property Address:	1306 W. Bramlett Road
Property Description:	New/2 bd/1.5 ba/896 sq. ft. – Thompson 0801A
Lot Cost:	\$4,107 + \$4,965 for Quiet Title/Legal Fees
Lot Clearing:	\$18,000 appx. for lot prep & brush removal
Construction Cost:	\$151,000*
Original Sales Price:	\$175,000
Sales Price:	\$275,000
Construction Timeline:	150 days from start

This profile was originally approved in 2021. It is now necessary to update construction cost and sales pricing.

**This figure is based upon an estimated cost of \$169/square foot plus 10 percent.*

Recommendation:

- Approve Construction Cost of up to \$151,000
- Approve Sales Price of \$275,000



Homes for Sale Status Report

March 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	Planning / Bidding	TBD	1306 W. Bramlett Road	City View	\$9,072	\$18,000	\$151,000	HOME	\$178,107	\$275,000
2	New - Complete	October 2024	311 Lion Heart Lane	Greer	\$217,118	\$79,200	\$3,904,813	Multiple	\$4,201,131	\$250,000
3	<u>New - Complete</u>	<u>October 2024</u>	<u>315 Lion Heart Lane</u>	<u>Greer</u>						<u>\$250,000</u>
4	New - Complete	October 2024	319 Lion Heart Lane	Greer						\$250,000
5	New - Complete	October 2024	323 Lion Heart Lane	Greer						\$250,000
6	New - Complete	October 2024	327 Lion Heart Lane	Greer						\$250,000
7	New - Complete	October 2024	312 Lion Heart Lane	Greer						\$250,000
8	New - Complete	October 2024	316 Lion Heart Lane	Greer						\$250,000
9	New - Complete	October 2024	320 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	<u>New - Complete</u>	<u>October 2024</u>	<u>340 Lion Heart Lane</u>	<u>Greer</u>						<u>\$250,000</u>

Report Ending March 31, 2025

Homes Sold FYTD: 2

Under Contract: 2

GCRA Rental Properties - March 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

GCRA Rental Properties - March 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
30	137 Will Street	Greer	Occupied	HOME	3BR/2BA
31	16 3rd Avenue	Judson	Occupied	HOME	3BR/1BA
32	1 D Street	Judson	Occupied	Bank	2BR/1BA
33	6 D Street	Judson	Occupied	HOME	3BR/1.5BA
34	7 D Street	Judson	Occupied	HOME	3BR/2BA
35	8 D Street	Judson	Occupied	BANK	3BR/2BA
36	105 Goodrich Street	Judson	Occupied	HOME	3BR/1.5BA
37	102 Heatherly Drive	Judson	Occupied	HOME	2BR/2BA
38	106 Heatherly Drive	Judson	Occupied	CDBG	2BR/1BA
39	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, 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

GCRA Rental Properties - March 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
51	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
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 - March 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
	<i>Senior Rental Units (FKA "Project 43"/Greenville Housing Futures)</i>				
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	Unrestricted	2BR/1BA
97	15-B Pine Street		Occupied	Unrestricted	2BR/1BA

GCRA Rental Properties - March 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	Occupied	Unrestricted	2BR/1BA

RENTAL REPORT

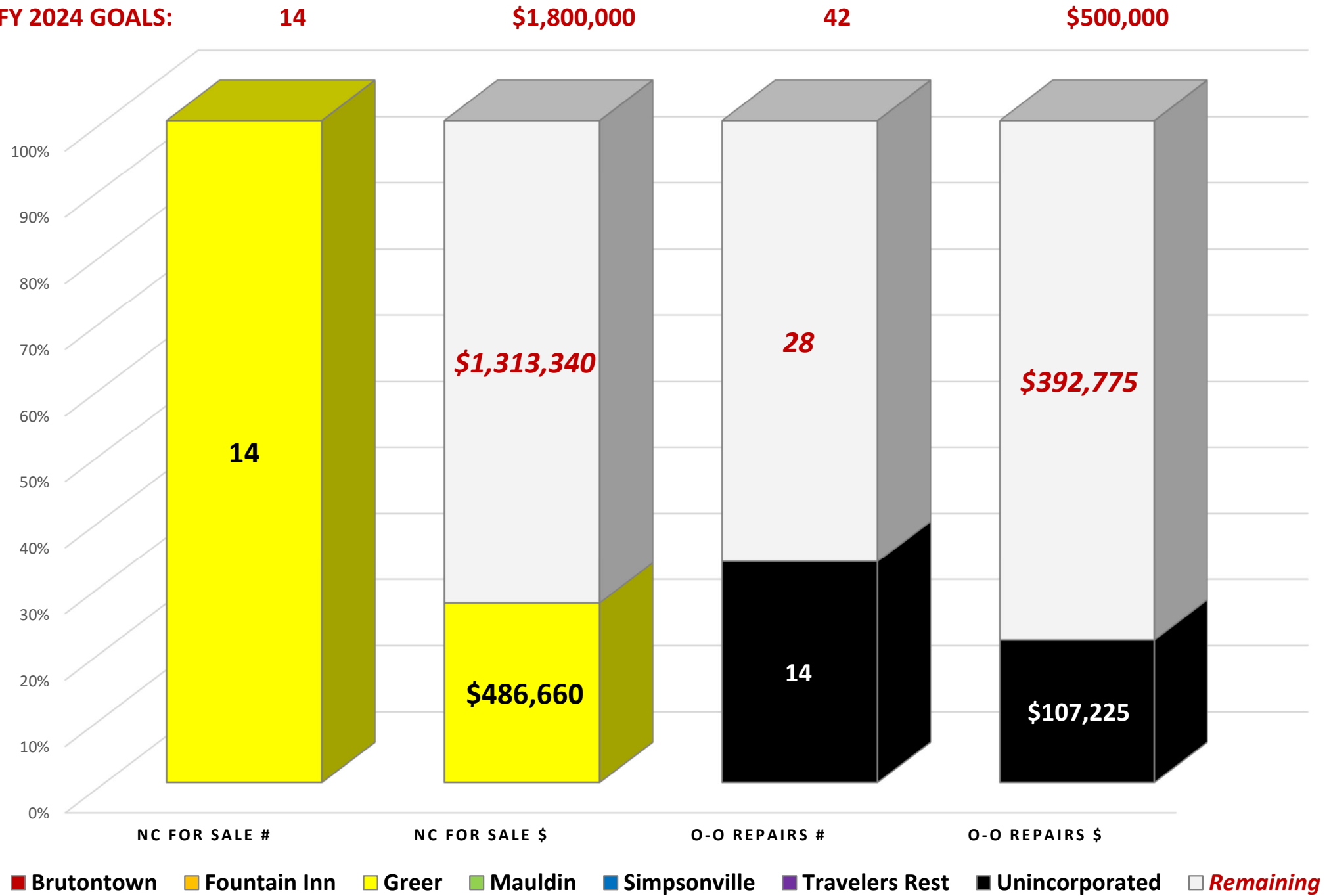
Tenant Balance for March 31, 2025

Property Name	March	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
114 Marie Street	\$1,050.00	\$0.00	\$2,750.00		\$3,800.00
107 Alice Avenue	\$700.00	\$100.00	\$700.00		\$1,500.00
106 Lanford Street	\$700.00	\$50.00	\$1,400.00		\$2,150.00
3 14th Street	\$550.00				\$550.00
11 Journey Lane	\$875.00	\$50.00	\$0.00		\$925.00
27 Journey Lane	\$975.00				\$975.00
33 Journey Lane	\$1,200.00	\$50.00	\$950.00		\$2,200.00
15 Speed Street	\$400.00	\$50.00			\$450.00
102 Telfair Street	\$250.00				\$250.00
304 Miller Road	\$300.00	\$150.00	\$300.00		\$750.00
	\$7,000.00	\$450.00	\$6,100.00	\$0.00	

TOTAL Past Due Balance For March
\$13,550.00

TOTAL Past Due Balance For February
\$19,313.00

Operations Activity Report YTD – New Construction & Repairs



Operations Activity Report YTD, FY 2024

Resale/Rental Repair Work; Demolitions; Partner Progress

<i>Repairs for Rental completed:</i>	1	\$84,208
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- 511 Trade Street (*insurance claim for water damage*)

<i>Demolitions completed:</i>	1	\$7,600
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- 411 Pendleton Road, Building #2

<i>Partner Activity:</i>		
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- | | | |
|--|----------|----------------|
| <ul style="list-style-type: none">• Habitat for Humanity repairs• Rebuild Upstate repairs | 1 | \$5,000 |
|--|----------|----------------|

<i>Operations Annex Progress:</i>		
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- | | | |
|---|--|--|
| <ul style="list-style-type: none">• Permitting and MEP designs in process – expect to begin construction end of April | | |
|---|--|--|

Public Works Projects - March 2025

STATUS	PROJECT	FUNDING SOURCE	TOTAL COST	ESTIMATED COMPLETION	COMMENTS
Planning phase	Gridley Place (212 Gridley Street & 214 Morris Street), Sans Souci	TBD	TBD	TBD	Infrastructure bidding due end of April - Converting south side of property to Single Family - North side to remain affordable duplex rentals.
Planning phase	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	Staff are working with engineers and Greenville County Land Development department on final land designs. Expect to begin bidding by end of April.

Memorandum

TO: GCRA Board

FROM: Joe Smith, Executive Director

RE: 3rd Quarter Delinquency Report (January 1, 2025, to March 31, 2025)

DATE: April 10, 2025

The information reported represents the delinquency of GCRA accounts for the 3rd Quarter of the current Program Year 2024. Each month has approximately **218** active accounts; only **169** of those accounts are reported to Equifax. The 223 accounts have a total principal balance of **\$11,097,017.72**. Four new Partner loans were added in the 3rd Quarter. Four Rehab Advances were paid in full, and one interest only was paid in full. Nine 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 3rd Quarter delinquency rate for GCRA was **2.3 percent**. The delinquency rate has decreased by 1.3 percent since reporting in the 2nd Quarter.

A total of **5** accounts were paid in full during the 3rd Quarter of 2024. The total amount of payoff received was **\$78,010.38**.

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

January 1, 2025 to March 31, 2025

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	7	\$917.45	\$19,532.17	0	0.0%
Escrow Mortgage	61	\$37,896.38	\$3,209,665.29	5	8.2%
Rehab Advance	86	\$0.00	\$1,625,311.13	0	0.0%
Escrow Only Accounts	15	\$3,005.97	\$545,686.13	0	0.0%
Partner	35	\$22,152.44	\$5,556,383.00	0	0.0%
Economic Development	4	\$1,461.55	\$55,440.00	0	0.0%
Façade	10	\$0.00	\$85,000.00	0	0.0%
TOTAL	218	\$65,433.79	\$11,097,017.72	5	2.3%

CLOSED ACCOUNTS: 3rd Quarter PY2024

Rehab Advance Loans PAID IN FULL 3rd QRT 2024

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0211805005	2/10/2025		\$22,226.00	\$22,226.00	Family paid in full
0211805051	2/10/2025		\$6,025.00	\$6,025.00	Family paid in full
0202411261	2/3/2025		\$39,175.00	\$39,175.00	Family paid in full
0231010901	1/15/2025		\$10,331.00	\$10,331.00	Family paid in full
Total				\$77,757.00	

Interest Only Loans PAID IN FULL 3rd QRT 2024

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0120105005	1/30/2025		\$23,945.00	\$253.38	Homeowner paid in full
Total				\$253.38	

\$78,010.38

Greenville Journal

Two Upstate Habitat for Humanity affiliates, BMW Manufacturing complete home build

March 29, 2025 – Staff



Habitat for Humanity of Greenville County, Habitat for Humanity of Spartanburg and [BMW Manufacturing](#) announced March 26 they completed a joint home build in [Greer](#).

The house was dedicated March 25 and serves as a home to Jessica Lyons and her four children. The Texas native moved to Greenville as a young teen after her parents' divorce. In subsequent years, Lyons has faced various challenges like two divorces, teenage motherhood and struggles with [addiction](#). She applied to Habitat's homeownership program in 2020 and was denied. She reapplied in 2023.

"Her story serves as an inspiration to others facing similar challenges, showing that with determination and support, it is possible to overcome adversity and build a brighter future," said LaTonya Phillips, president and CEO of [Habitat](#) Greenville.

Work on the house began in November 2024. Other project partners included [United Ministries](#) and [Greenville County Redevelopment Authority](#).