



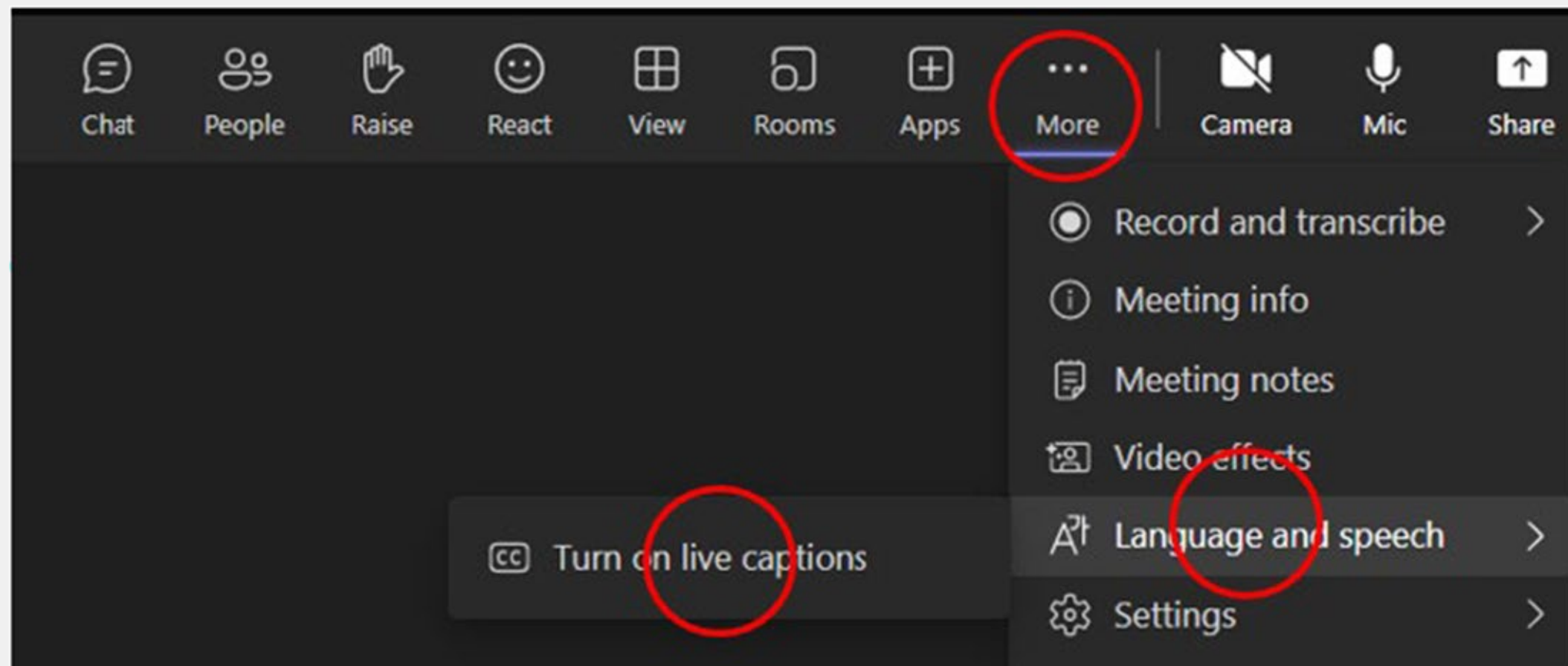
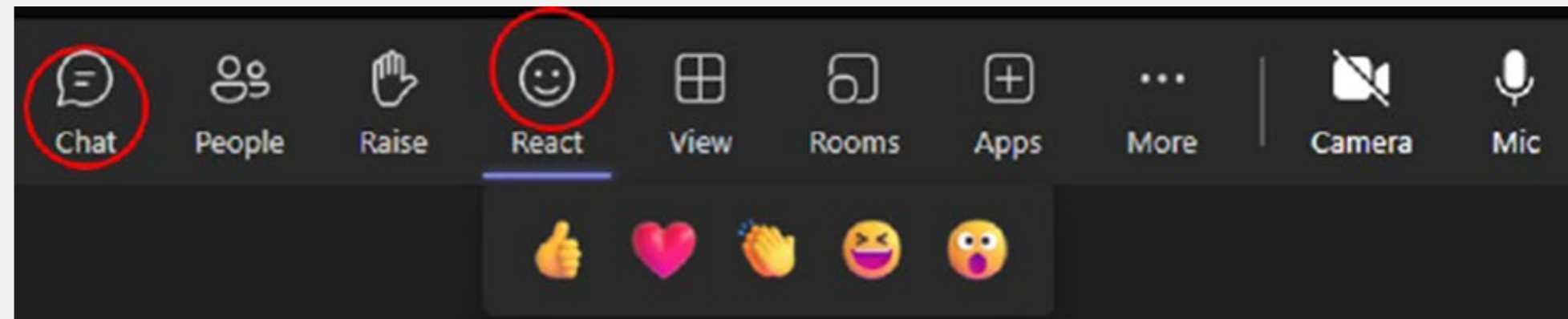
GCRA

**PY24
CONSOLIDATED
ANNUAL
PERFORMANCE
AND EVALUATION
REPORT**

Greenville County Redevelopment Authority

September 17, 2025

TEAMS GUIDE



GCRA PROGRAM STAFF



Francisco Arnaiz, Program Manager



Jose Reynoso, Senior Community Development Planner



Haley Howell, Associate Community Development Planner



Mary Rivera, Associate Community Engagement Specialist

AGENDA

Teams Guide

GCRA Program Staff

GCRA History

HUD Plans

GCRA Projects

HUD Funding

Projects in Progress

Discussion

GCRA History



1974:

GCRA founded

Solely focused on Home Repair
& Public Works

1990's

Freetown Neighborhood

2010's

Creekside

Habitat for Humanity GCRA partnership



1980's

Judson Mill

2000's

Brutontown Neighborhood

2020's

Fairview Townhomes





HUD PLANS

Plan Name	Summary
Consolidated Plan	5-year plan of use of Federal funds
Annual Action Plan	1-year plan of use of Federal funds
CAPER	1-year accomplishment report

Public Comment Period for all Plans is 30 days

Public Notice for all Plans is 15 days in advance in newspaper and digital distribution



HOMELESSNESS ACTIVITIES

Emergency Solutions Grant (ESG)
386 persons assisted

- Rapid Rehousing
- Homelessness Prevention

- Shelter
- Street Outreach
- Rapid Unsheltered Survivor Housing (RUSH): 160 persons assisted

ESG Subrecipients





CDBG ACTIVITIES

9227 Low-and Moderate-Income (LMI) persons assisted

- Shelter operations
- Mortgage or utilities for low-income seniors
- Shelter costs for households fleeing domestic violence

- Case management
- Summer programs for youth
- Senior center supplies and equipment
- Financial assistance for rent

CDBG Subrecipients



»»»»» FACADE IMPROVEMENTS

Up to \$5,000
3 facades improved



Houni's Italian Ice
Simpsonville



Chelsea's Ladies Apparel
Greer



Smith & James
Greer



INFRASTRUCTURE



Miller Place Sidewalks



Fairview Infrastructure

PARTNER PROJECTS



Harmony Ridge: Senior
Affordable Housing



Nehemiah: Homeownership up to
80% AMI



Habitat for Humanity:
Sturtevant Street Project
5 homeownership units





IN-HOUSE PROJECTS



Fairview Townhomes:
14 homeownership units up to 80% AMI



Home Repair:
For seniors up to 80% AMI
32 units completed

RENTAL UNITS

GCRA owns and operates 112 rental unit properties across Greenville County,
53 of which are HOME funding assisted.



FUNDING SOURCES



- **Greenville County Affordable Housing Fund (GCAHF)**– Local affordable housing investment under 120% AMI
- **HOME**– Federal affordable housing development under 80% AMI
- **HOME-ARP**– Federal affordable housing and supportive services
- **CDBG**– Federal infrastructure, public services, home repair, and rehab

PROJECTS IN PROGRESS



Southpoint Senior
Apartments, 90 affordable
rental units: GCAHF



Gridley Place
11 units; homeownership and
rental units: HOME & CDBG



PROJECTS IN PROGRESS, CONT'D



Avery Landing: 153 affordable
Units up to 60% AMI: HOME &
GCAHF

Paragon: 88 affordable units up
to 20%- up to 80% AMI: HOME,
GCAHF, and HOME-ARP

Lakeview at Berea: 40
affordable homeownership
and rental units: HOME & GCAHF

DISCUSSION



4552 0302

Please enter code into mentimeter.com if using PC

Please scan the QR code to join our discussion

PUBLIC COMMENT



Public Comment Period: September 9 – September 25, 2025

Email: ph@gcra-sc.org

Phone: (864) 242-9801 ext. 127

Written Comments to:

GCRA
ATTN: CAPER
301 University Ridge
Suite S-4300
Greenville, SC 29601





THANK YOU

Contact Us

 (864) 242-9801 ext. 127

 <https://gcra-sc.org/fy-2024-caper-report/>

 ph@gcra-sc.org