



**GCRA Committee Meetings  
November 12 & 13, 2025**

# November 2025

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

# December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 <b>Board Holiday Luncheon, 12:00 Noon (Annex or CityRange)</b>	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24 <b>Christmas Eve (Office Closed)</b>	25 <b>Christmas Day (Office Closed)</b>	26 <b>Day After Christmas (Office Closed)</b>	27
28	29	30	31			

**Administration Committee Meeting Agenda  
Wednesday, November 12, 2025 – 12:30 p.m.  
GCRA Board Room**

1. Opening and Roll Call
2. \*Approval of Affordable Housing Development Consultant Contract (Page 5)
3. Administration Reports
  - a) Subrecipient Report (Page 6)
4. Financial Reports
  - a) Financial Highlights – KPI (Page 7)
  - b) September Financials (Pages 8 – 11)
5. Other Business
  - a) **November (Annual) Board Meeting Reminder - Thursday, 11/20 at 12:30pm**
  - b) Executive Director Updates

\*Committee Approval Required

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*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  
Francisco Arnaiz – Program Manager  
Meg Macauley – Senior Executive Assistant & Office Manager*

*If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact Joe Smith at 242-9801, extension 114, or [jsmith@gcra-sc.org](mailto:jsmith@gcra-sc.org).*

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



## Memorandum

**To:** Administration Committee

**From:** Joe Smith, Executive Director

**Date:** November 12, 2025

**Subject:** Affordable Housing Development Consultant Contract

### Background:

GCRA manages on behalf of Greenville County both Federal and local government investment into the development of affordable housing. Policy priorities are carried out through project prioritization aligning with County planning, and project characteristics (location, inclusion of services, deeper affordability, target population). GCRA must ensure that its level and form of investment both ensure long-term viability of the project and sufficient return to GCRA. A higher level of affordable housing development sophistication translates directly into maximized GCRA return on investment (which can then be used to financially sustain the Authority, as well as develop more units).

### Challenge:

The affordable housing landscape is dynamic and in constant flux. GCRA has access to both County sites and County funding. Additionally, changes in policy from the State Housing Finance Authority (SC Housing) and from the “One Big Beautiful Bill Act” will enable more affordable housing development to be built in 2026 and beyond.

GCRA investment in partner affordable housing projects in the last five years has been of a single form: 20–30-year mandatory debt payment at a one to two percent interest rate. There exists a multitude of ways to structure the GCRA investment in a transaction (financing as a lender, being an owner-investor, ground-leasing, and others). Project underwriting at award and at permanent loan closing are touchpoints where GCRA can ensure the level of investment is appropriate and return is maximized. GCRA needs external expertise to assist with analysis of our participation in tax credit transactions outside of the norm. Increased expertise in these areas is critical to position the GCRA as a local leader in the local affordable housing landscape.

### Starting Point:

Worley Road Project: Site deeded from County to GCRA, high-scoring site for tax credit development. In discussions with a developer regarding how to structure a deal, including how GCRA will be positioned in the transaction. GCRA has a need for external expertise to weigh in on how we position ourselves.

### Proposals:

Proposal #1: Civitas, LLC – Not to Exceed (NTE) 20 hours or \$3,000. This proposal involves Civitas, LLC conducting an analysis and delivering their recommendations.

Proposal #2: The Compass Group, LLC – NTE 60 hours or \$15,000. This proposal involves Compass Group, LLC working side-by-side with GCRA to level up our development expertise through the Worley Road Project as a “case study.”

### Recommendation:

Program and Finance recommend the Compass Group, LLC proposal as their approach favors more capacity and expertise building. This will enable GCRA to apply lessons learned at Worley Road to all future projects, internal and external. Program and Finance Director will work directly with the Compass Group, LLC.

**Staff Recommendation:** Staff recommend entering into a contract with the Compass Group, LLC for affordable housing development technical assistance.

# Subrecipient Performance Report

October 2025

*Contract Period 7/01/2025 - 6/30/2026*

Contract	Subrecipient	PY 25 Contract Amount	Expenditures	Balance to Spend	PY 25 Percent Expended
ESG	HRC	\$ 40,000.00	\$ 13,846.14	\$ 26,153.86	35%
	Pendleton Place	\$ 36,870.44	\$ 8,353.18	\$ 28,517.26	23%
	Safe Harbor	\$ 35,000.00	\$ 8,510.27	\$ 26,489.73	24%
	United Housing Connections - HMIS	\$ 5,000.00	\$ 5,000.00	\$ -	100%
	United Housing Connections - Outreach	\$ 9,409.00	\$ 4,527.10	\$ 4,881.90	48%
	United Housing Connections - Shelter	\$ 13,500.00	\$ 3,297.18	\$ 10,202.82	24%
	United Ministries	\$ 54,500.00	\$ 18,166.68	\$ 36,333.32	33%
<b>Total ESG Subrecipients:</b>		<b>\$ 194,279.44</b>	<b>\$ 61,700.55</b>	<b>\$ 132,578.89</b>	<b>32%</b>
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ 18,842.59	\$ 76,157.41	20%
	HRC - Fair Housing	\$ 37,000.00	\$ 12,807.63	\$ 24,192.37	35%
	Meals on Wheels	\$ 55,000.00	\$ -	\$ 55,000.00	0%
	Safe Harbor	\$ 35,000.00	\$ -	\$ 35,000.00	0%
	Unity Health on Main	\$ 60,000.00	\$ 12,442.19	\$ 47,557.81	21%
	Upstate Warrior Solution	\$ 20,000.00	\$ 3,954.17	\$ 16,045.83	20%
<b>Total CDBG Unincorporated Subrecipients:</b>		<b>\$ 302,000.00</b>	<b>\$ 48,046.58</b>	<b>\$ 253,953.42</b>	<b>16%</b>
<b>Total ESG/CDBG Unincorporated</b>		<b>\$ 496,279.44</b>	<b>\$ 109,747.13</b>	<b>\$ 386,532.31</b>	<b>22%</b>
CDBG Fountain Inn	Center for Community Services	\$ 5,000.00	\$ 3,192.61	\$ 1,807.39	64%
	City of Fountain Inn Parks & Recreation	\$ 5,000.00	\$ -	\$ 5,000.00	0%
<b>Total CDBG Fountain Inn Subrecipients:</b>		<b>\$ 10,000.00</b>	<b>\$ 3,192.61</b>	<b>\$ 6,807.39</b>	<b>32%</b>
CDBG Greer	City of Greer Parks & Rec (Needmore Youth)	\$ 5,000.00	\$ -	\$ 5,000.00	0%
	City of Greer Parks & Rec (Cannon Senior)	\$ 3,000.00	\$ -	\$ 3,000.00	0%
	Creative Advancement	\$ 5,000.00	\$ -	\$ 5,000.00	0%
	Greer Community Ministries	\$ 18,500.00	\$ 18,500.00	\$ -	100%
	Greer Relief	\$ 28,500.00	\$ 25,054.47	\$ 3,445.53	88%
<b>Total CDBG Greer Subrecipients:</b>		<b>\$ 60,000.00</b>	<b>\$ 43,554.47</b>	<b>\$ 16,445.53</b>	<b>73%</b>
CDBG Mauldin	Center for Community Services	\$ 3,500.00	\$ 1,371.46	\$ 2,128.54	39%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ -	\$ 12,500.00	0%
<b>Total CDBG Mauldin Subrecipients:</b>		<b>\$ 16,000.00</b>	<b>\$ 1,371.46</b>	<b>\$ 14,628.54</b>	<b>9%</b>
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 1,626.51	\$ 10,373.49	14%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ -	\$ 10,000.00	0%
<b>Total CDBG Simpsonville Subrecipients:</b>		<b>\$ 22,000.00</b>	<b>\$ 1,626.51</b>	<b>\$ 20,373.49</b>	<b>7%</b>
<b>Total CDBG - All Municipalities</b>		<b>\$ 108,000.00</b>	<b>\$ 49,745.05</b>	<b>\$ 58,254.95</b>	<b>46%</b>
<b>Grand Total - ESG and CDBG</b>		<b>\$ 604,279.44</b>	<b>\$ 159,492.18</b>	<b>\$ 444,787.26</b>	<b>26%</b>

**GCRA Financial Highlights**  
**Month at a Glance September 25**

<b>Government-Wide</b>	<b>Month</b>	<b>Change from Prior Month</b>	<b>%</b>	<b>Change from FY25 (FYTD)</b>	<b>%</b>
Cash	14,619,804	Increase	0%	Decrease	-1%
Total Assets	47,149,374	Decrease	-1%	Increase	3%
Notes Payable	4,689,004	Decrease	-2%	Increase	68%
Debt-to-income			3%		1%
Net Position	37,188,081	Decrease	0%	Decrease	-6%
Net invest. in capital assets	11,777,395	Decrease	0%	Decrease	-1%
Unrestricted net assets	25,410,686	Decrease	-1%	Decrease	-9%
<b>Governmental Funds</b>	<b>Month</b>	<b>Change from Prior Month</b>	<b>%</b>	<b>YTD</b>	
Revenue	637,576	Decrease	-1%	1,739,276	
Expenditures	538,724	Decrease	-7%	1,542,747	
Net change in fund balance	98,852	Increase	56%	196,529	
<b>Rental Portfolio</b>	<b>Month</b>	<b>Change from Prior Month</b>	<b>%</b>	<b>YTD</b>	
Net Income (loss)	14,311	Increase	-137%	1,429	
<b>Local Government Invest. Pool</b>				<b>Interest</b>	
LGIP Balance:	13,919,655	% of total cash:	95%	50,236	Month
		Avg Interest rate:	4.40%	146,452	YTD

**GCRA**  
**Statement of Net Position**  
**9/30/2025**

**ASSETS**

Cash and cash equivalents	14,619,804
Accounts receivable	(67)
Grants receivable	2,406,144
Prepaid items	513
Loans receivable	9,879,483
Lease Receivable	93,450
Real property held for inventory	7,843,812
Real property held for rental	13,144,950
Fixed assets	842,691
Accumulated depreciation	(2,210,247)
Deferred outflows of resources	529,091
<b>Total assets and deferred outflows</b>	<b><u>47,149,624</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	144,771
Unearned revenue	2,206,107
Funds held in escrow	123,562
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,689,254
Deferred inflows of resources	331,566
<b>Total liabilities and deferred inflows</b>	<b><u>9,961,542</u></b>

**NET POSITION**

Net investment in capital assets	11,873,945
Restricted net assets	
Unrestricted net assets	25,314,137
<b>Total net position</b>	<b><u>37,188,082</u></b>
<b>Total Liabilities and Net Position</b>	<b><u>47,149,624</u></b>

**GCRA SUMMARY**  
**Statement of Revenue & Expenditures**  
**For the Three Months Ending Tuesday, September 30, 2025**

	Budget	September Actual	YTD Actual	Variance	%
<b>REVENUES</b>					
Grant income	13,922,105	206,144	647,468	13,274,637	37.2%
Loan repayment		89,260	318,334	(318,334)	18.3%
Sale of property	800,000	250,000	500,000	300,000	28.7%
Rental income		87,804	243,351	(243,351)	14.0%
Unrestricted income	11,657,191		25,000	11,632,191	1.4%
Miscellaneous income	2,035,386	4,368	7,623	2,027,763	0.4%
<b>Total revenues</b>	<b>28,414,682</b>	<b>637,576</b>	<b>1,741,776</b>	<b>26,672,906</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	3,493,739	36,500	208,502	3,285,237	15.3%
Acquisition	150,000			150,000	0.0%
Disposition	334,392	18,990	78,166	256,226	5.7%
Property maintenance		9,944	103,741	(103,741)	7.6%
Demolition	421,977			421,977	0.0%
Rehabilitation	324,398	29,168	49,468	274,930	3.6%
New construction	4,676,288	175,721	254,885	4,421,403	18.7%
Home repair program	1,347,790	13,155	73,847	1,273,943	5.4%
Facade improvements	168,216			168,216	0.0%
Economic development	316,356			316,356	0.0%
Infrastructure/public works	2,637,612	4,635	10,071	2,627,541	0.7%
Developer/housing partners	2,105,571	84,658	142,158	1,963,413	10.4%
Public service subrecipients	947,988	20,463	57,365	890,623	4.2%
Special projects	4,495,182			4,495,182	0.0%
Community housing dev. org.	500,798			500,798	0.0%
Housing assistance	166,453	11,579	32,573	133,880	2.4%
Shelter, outreach and other assistance	1,050,827	7,169	33,634	1,017,193	2.5%
Administration and planning	3,949,430	122,340	272,988	3,676,442	20.1%
Interest expenditure	527,665	13,942	43,878	483,787	3.2%
<b>Total expenditures</b>	<b>27,614,682</b>	<b>548,264</b>	<b>1,361,276</b>	<b>26,253,406</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>800,000</b>	<b>89,312</b>	<b>380,500</b>	<b>419,500</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	(800,000)	(86,760)	(277,771)	(522,229)	
<b>Total other financing sources (uses)</b>	<b>(800,000)</b>	<b>(86,760)</b>	<b>(277,771)</b>	<b>(522,229)</b>	
<b>Net change in fund balances</b>	<b>0</b>	<b>2,552</b>	<b>102,729</b>	<b>(102,729)</b>	

**GCRA**  
**Statement of Rev & Exp by Funding Source**  
**For the Three Months Ending Tuesday, September 30, 2025**

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
<b>REVENUES</b>									
Grant income	456,933		89,950		33,635			66,949	647,467
Loan repayment		27,407		65,807		67,485	9,347	148,288	318,334
Sale of property				(227,600)			254,257	473,343	500,000
Rental income		60,960		47,012				135,379	243,351
Unrestricted income								25,000	25,000
Miscellaneous income		4,798						2,825	7,623
<b>Total revenues</b>	<b>456,933</b>	<b>93,165</b>	<b>89,950</b>	<b>(114,781)</b>	<b>33,635</b>	<b>67,485</b>	<b>263,604</b>	<b>851,784</b>	<b>1,741,775</b>
<b>EXPENDITURES</b>									
Housing services									
Delivery of service	178,677	6,801	11,055	8,072		3,897			208,502
Disposition	5,115	32,581		10,972				29,498	78,166
Property maintenance		19,703		27,626				56,412	103,741
Rehabilitation				17,800				31,668	49,468
New construction			50,701	107,634				96,550	254,885
Home repair program	72,224						1,623		73,847
Infrastructure/public works	7,397	3,473						(800)	10,070
Developer/housing partners			23,000				119,158		142,158
Public service subrecipients	57,365								57,365
Housing assistance					12,266			20,307	32,573
Shelter, outreach and other assistance					5,754			27,880	33,634
Administration and planning	118,492	2,371	5,195	888	15,615	5,196	97,302	27,929	272,988
Interest expenditure	11,960							31,918	43,878
<b>Total expenditures</b>	<b>451,230</b>	<b>64,929</b>	<b>89,951</b>	<b>172,992</b>	<b>33,635</b>	<b>9,093</b>	<b>218,083</b>	<b>321,362</b>	<b>1,361,275</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>5,703</b>	<b>28,236</b>		<b>(287,773)</b>		<b>58,392</b>	<b>45,521</b>	<b>530,421</b>	<b>380,500</b>
<b>OTHER FINANCING SOURCES (USES)</b>									
Net Proceeds from issuance of long term debt								(277,771)	(277,771)
Intercompany transfers		(20,527)						20,527	
<b>Total other financing sources (uses)</b>		<b>(20,527)</b>						<b>(257,244)</b>	<b>(277,771)</b>
<b>Net change in fund balances</b>	<b>5,703</b>	<b>7,709</b>		<b>(287,773)</b>		<b>58,392</b>	<b>45,521</b>	<b>273,177</b>	<b>102,729</b>

**Rental**  
**Statement of Revenue & Expense**  
**For the Three Months Ending Tuesday, September 30, 2025**

	September	YTD		%
	Budget	Actual	Actual	Variance
				Total
<b>REVENUES</b>				
Rental income		87,804	243,351	(243,351) 99.9%
Miscellaneous income			326	(326) 0.1%
<b>Total revenues</b>		<b>87,804</b>	<b>243,677</b>	<b>(243,677) 100.0%</b>
<b>EXPENDITURES</b>				
Housing services				
Disposition		15,636	53,326	(53,326) 15.9%
Property maintenance		9,944	103,741	(103,741) 31.0%
Rehabilitation		29,168	49,468	(49,468) 14.8%
New construction		96,550	96,550	(96,550) 28.8%
Interest expenditure		10,437	31,919	(31,919) 9.5%
<b>Total expenditures</b>		<b>161,735</b>	<b>335,004</b>	<b>(335,004) 100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>(73,931)</b>	<b>(91,327)</b>	<b>91,327</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Net Proceeds from issuance of long term debt		88,240	72,229	(72,229)
Intercompany transfers			20,527	(20,527)
<b>Total other financing sources (uses)</b>		<b>88,240</b>	<b>92,756</b>	<b>(92,756)</b>
<b>Net change in fund balances</b>		<b>14,309</b>	<b>1,429</b>	<b>(1,429)</b>

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

- 1) Opening and Roll Call
- 2) \*Approval of Construction Cost for Gridley Place Rental Duplexes (*Handout*)
- 3) Operations Reports for October
  - a) Home Sales Report (Page 13)
  - b) Rental Property Reports (Pages 14 – 19)
  - c) Public Works, Partners, Repairs Report (Page 20)
- 4) Other Business
  - a) Development Updates/Executive Director Updates

**\*Committee Approval Required**

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*Committee Members: David Doser, Chair; James Hammond, Vice Chair; Denise Ernul; Robert Julian; Walter Moragne; DeAndra “DJ” Wilson*

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

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

**Greenville County Redevelopment Authority  
Operations Committee Meeting  
November 13, 2025  
Construction Profile**

<b>Funding:</b>	HOME
<b>Target Area:</b>	Sans Souci
<b>Property Address:</b>	212 Gridley Street
<b>Property Description:</b>	6 new/3bd/2 ½ba/1516 sq. ft. rental duplexes
<b>Lot Cost:</b>	\$15,384
<b>Construction Cost:</b>	\$1,795,750 including alternate*
<b>Contractor:</b>	Upland Builder Group
<b>Construction Timeline:</b>	appx. 9 months from start

*\*This figure is comprised of the low bid of \$1,632,500 plus 10 percent.*

**Recommendation: Approve Construction Cost of up to \$1,795,750**



Five bid packages were requested from general contractors of which three general contractors attended the pre-bid meeting. There were two responsive bidders: Cely Construction and Upland Builder Group. Landscaping, driveways, sidewalks, and mail center are included in these bids.

## **Homes for Sale Status Report**

### **October 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 Under Construction	November 2025	1306 W. Bramlett Road	City View	\$9,072	\$18,000	\$151,000	HOME	\$178,072	\$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 New - Complete	October 2024	312 Lion Heart Lane	Greer						\$250,000
4 New - Complete	October 2024	316 Lion Heart Lane	Greer						\$250,000
5 New - Complete	October 2024	319 Lion Heart Lane	Greer						\$250,000
6 New - Complete	October 2024	320 Lion Heart Lane	Greer						\$250,000
7 New - Complete	October 2024	323 Lion Heart Lane	Greer						\$250,000
8 New - Complete	October 2024	332 Lion Heart Lane	Greer						\$250,000
9 New - Complete	October 2024	336 Lion Heart Lane	Greer						\$250,000

**Homes Sold PYTD: 6**

**Fairview Townhomes Sold:**

<i>SOLD</i>	<i>04/03/25</i>	<i>315 Lion Heart Lane</i>	<i>Greer</i>						<i>\$250,000</i>
<i>SOLD</i>	<i>03/12/25</i>	<i>324 Lion Heart Lane</i>	<i>Greer</i>						<i>\$250,000</i>
<i>SOLD</i>	<i>12/17/24</i>	<i>331 Lion Heart Lane</i>	<i>Greer</i>						<i>\$250,000</i>
<i>SOLD</i>	<i>04/04/25</i>	<i>340 Lion Heart Lane</i>	<i>Greer</i>						<i>\$250,000</i>
<i>SOLD</i>	<i>07/11/25</i>	<i>327 Lion Heart Lane</i>	<i>Greer</i>						<i>\$250,000</i>
<i>SOLD</i>	<i>09/19/25</i>	<i>328 Lion Heart Lane</i>	<i>Greer</i>						<i>\$250,000</i>

## GCRA Rental Properties - October 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>1</b>	6 Bryant Street	Brandon	Occupied	HOME	2BR/1BA
<b>2</b>	7 Saco Street	Brandon	Occupied	CDBG	3BR/1BA
<b>3</b>	203 Mack Street	Brutontown	Occupied	CDBG	3BR/1BA
<b>4</b>	10 Marie Street	Brutontown	<b>Occupied</b>	HOME	3BR/2BA
<b>5</b>	12 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>6</b>	18 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>7</b>	20 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>8</b>	110 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>9</b>	112 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>10</b>	114 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>11</b>	116 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>12</b>	120 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>13</b>	122 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
<b>14</b>	130 Marie Street	Brutontown	<b>Occupied</b>	HOME	2BR/1BA
<b>15</b>	106 2nd Street	Fountain Inn	Occupied	HOME	2BR/1BA
<b>16</b>	107 Alice Avenue	Freetown	Occupied	HOME	3BR/2BA
<b>17</b>	111 Arnold Street	Freetown	Occupied	HOME	2BR/1.5BA
<b>18</b>	123 Baker Street Ext.	Freetown	Occupied	HOME	4BR/2BA
<b>19</b>	3 14th Street	Greer	Occupied	CDBG	4BR/2BA
<b>20</b>	11 24th Street	Greer	Occupied	CDBG	2BR/1BA
<b>21</b>	129 Broadus Street	Greer	Occupied	CDBG	2BR/1BA
<b>22</b>	324 E. Arlington Avenue	Greer	Occupied	HOME	3BR/2BA
<b>23</b>	112 E. Church Street	Greer	Occupied	HOME	3BR/2BA
<b>24</b>	6 Hardin Street	Greer	Occupied	CDBG	3BR/2BA
<b>25</b>	108 Harris Street	Greer	Occupied	CDBG	2BR/1BA
<b>26</b>	106 Lanford Street	Greer	Occupied	CDBG	2BR/1BA
<b>27</b>	511 Trade Street	Greer	Occupied	CDBG	3BR/2BA
<b>28</b>	125 Will Street	Greer	Occupied	HOME	3BR/1.5BA
<b>29</b>	133 Will Street	Greer	Occupied	HOME	3BR/2BA
<b>30</b>	137 Will Street	Greer	Occupied	HOME	3BR/2BA
<b>31</b>	16 3rd Avenue	Judson	Occupied	HOME	3BR/1BA

## GCRA Rental Properties - October 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>32</b>	1 D Street	Judson	Occupied	HOME	2BR/1BA
<b>33</b>	6 D Street	Judson	Occupied	HOME	3BR/1.5BA
<b>34</b>	7 D Street	Judson	Occupied	HOME	3BR/2BA
<b>35</b>	8 D Street	Judson	Occupied	HOME	3BR/2BA
<b>36</b>	105 Goodrich Street	Judson	Occupied	HOME	3BR/1.5BA
<b>37</b>	102 Heatherly Drive	Judson	Occupied	HOME	2BR/2BA
<b>38</b>	106 Heatherly Drive	Judson	<b>Vacant - house will be demolished and rebuilt</b>	CDBG	2BR/1BA
<b>39</b>	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>40</b>	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>41</b>	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>42</b>	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>43</b>	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>44</b>	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>45</b>	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>46</b>	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>47</b>	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>48</b>	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>49</b>	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>50</b>	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>51</b>	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA

### GCRA Rental Properties - October 2025

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

**GCRA Rental Properties - October 2025**

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

### GCRA Rental Properties - October 2025

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

**RENTAL REPORT**  
**Tenant Balance for October 31, 2025**

<b>Property Name</b>	<b>September</b>	<b>Late Fee Due</b>	<b>Past Due 30+</b>	<b>Unit Repair or Utilities Charges</b>	<b>Total Due Per Unit</b>
112 Marie Street	\$850.00	\$100.00	\$250.00		\$1,200.00
114 Marie Street	\$1,050.00	\$100.00	\$2,100.00		\$3,250.00
3 14th Street	\$950.00	\$100.00	\$700.00		\$1,750.00
133 Will Street	\$1,044.00	\$50.00			\$1,094.00
11 Journey Lane	\$875.00	\$50.00	\$375.00		\$1,300.00
19 Journey Lane	\$1,000.00	\$50.00	\$2,000.00	under eviction	\$3,050.00
27 Journey Lane	\$975.00		\$1,325.00		\$2,300.00
304 Miller Road	\$300.00	\$50.00			\$350.00
102 Telfair Street	\$950.00	\$50.00	\$400.00		\$1,400.00
	<b>\$7,994.00</b>	<b>\$550.00</b>	<b>\$7,150.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For September**  
**\$15,694.00**

**TOTAL Past Due Balance For August**  
**\$19,332.00**

## Public Works, Partners, Repairs - October 2025

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Pre-construction	Site Prep for Duplexes & Single-Family Homes (212 Gridley Street & 214 Morris Street), Sans Souci	CDBG	\$248,005	TBD	Right of way work underway. Rental side home construction bids due 11/10 - profile to be presented to November Operations Committee. Single family (south side of property) has changed zoning back to single family detached and we are working on site design and applying for permits.
Permitting	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	County Permits Department staff reviewing documents.
Under Construction	Operations Annex	Bank	\$321,063	December	Trim out in process.
Planning	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	\$155,000	TBD	Habitat will subdivide before construction.

# of Jobs Completed YTD	Repair Projects	\$ Spent YTD	Goal for the Year	Remaining	Comments
5	Owner-Occupied Repairs, GCRA	\$44,742	\$249,839	\$205,097	3 in Unincorporated County; 1 in City of Fountain Inn; 1 Greer
6	Owner-Occupied Repairs, Rebuild Upstate	\$22,222	\$57,500	\$35,278	6 in Unincorporated County
0	Owner-Occupied Repairs, Habitat for Humanity	\$0	\$25,000	\$25,000	-

[https://www.postandcourier.com/greenville/news/sans-souci-affordable-housing-greenville-county/article\\_b5bcfa58-64co-4484-ac77-4cfd3d42e753.html](https://www.postandcourier.com/greenville/news/sans-souci-affordable-housing-greenville-county/article_b5bcfa58-64co-4484-ac77-4cfd3d42e753.html)

# Affordable rental, homeownership project coming to Greenville's Sans Souci community

BY CONOR HUGHES CHUGHES@POSTANDCOURIER.COM

OCT 30, 2025



Two properties in Sans Souci where the Greenville County Redevelopment Authority plans to build affordable housing are shown highlighted in red.

PROVIDED

GREENVILLE — The Greenville County Redevelopment Authority is moving forward with an affordable home ownership and rental project in Sans Souci that has been years in the making.

Staff members with GCRA — an agency that leverages millions in federal dollars to promote affordable housing — presented plans for the coming project to the Sans Souci Neighborhood Alliance at an Oct. 28 meeting, laying out what the two-phase development will entail.

The site is divided by Morris Street, with a smaller parcel to the north and a larger tract to the south.

Francisco Arnaiz, program manager for GCRA, said three duplexes, totaling six rental units, will be built on the smaller property. Five to-own, single-family homes will be built on the larger tract.

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Arnaiz said final costs of the project have not been finalized but the aim is to offer home prices and rents below market rates.

With site work and undergrounding for the project set to begin soon, Arnaiz said the GCRA plans to close off that section of Morris Street within the next month.

The two properties in question are currently empty. The GCRA purchased them from the Harvester's Outreach Ministries in 2017.

The coming project, Arnaiz said, aligns with the Sans Souci Community Plan published in 2018, which specifically references this GCRA's intentions to redevelop the site and encourages efforts to repurpose blighted or empty properties to promote affordable housing.

Sans Souci is a community in transition as growth radiates north from the city of Greenville and with the major, [\\$2 billion redevelopment of the former Union Bleachery](#) textile property in the offing nearby.

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In the years since GCRA first started working on the project, plans for the site have undergone multiple changes, with layouts including triplexes, townhomes and other options all under consideration at different points during the planning phase.

GCRA Executive Director Joe Smith said during the Oct. 28 meeting his team ultimately determined to move forward with duplexes to cut down on the insurance costs that come with larger attached housing complexes.

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## **CONOR HUGHES**

REPORTER

Conor Hughes covers Greenville County for The Post and Courier. He has been reporting on South Carolina's Upstate for close to a decade, writing about everything from crime, to development, to politics during that time.

[https://www.postandcourier.com/greenville/news/tina-belge-greenville-city-council-election/article\\_of600644-83fd-4785-a25c-64a6ab4aa127.html](https://www.postandcourier.com/greenville/news/tina-belge-greenville-city-council-election/article_of600644-83fd-4785-a25c-64a6ab4aa127.html)

## Tina Belge wins at-large Greenville City Council race after advocating for change

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

NOV 4, 2025



Tina Belge hugged supporters after declaring victory in the race for one of Greenville’s at-large City Council seats.

SETH TAYLOR/STAFF

**GREENVILLE** — Tina Belge declared victory in her race against Matt Alexander for one of Greenville’s [at-large City Council seats](#).

“I feel amazing,” Belge said in an interview. “This has been a dream of mine since I was 10 years old.”

The government consultant wooed voters with a promise to aggressively combat overdevelopment in a city that has long prioritized growth. With 31 of 34 precincts reporting at 11 p.m., Belge had secured 60 percent of the votes.

The first sign of victory came from the second floor of Other Lands, where Belge had hunkered down to tally the results.

Screams — of either joy or despair, it was hard to tell for those waiting — bounced down to the brewery where roughly 30 of her supporters had gathered.

“We did it!” Belge announced as she entered the room to cheers and applause. The crowd began chanting her name.

“This victory isn’t just mine. It belongs to every neighbor who believed we can build a city that works for everyone,” she said in a victory speech in which she began to tear up.

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Belge will replace [Russell Stall](#), who chose not to run again after two terms. Stall, a Democrat, tapped Belge as his chosen successor, while Alexander secured the support of the city’s powerful Republicans, like Mayor Knox White.

The race became a referendum on growth, an animating issue throughout the city. While both candidates remained largely positive and campaigned on similar issues, they staked out different visions for the city’s future.

[Belge](#) said she’d protect neighborhoods from the wave of growth and development consuming parts of the city, advocating for more aggressive policies.

[Alexander](#) presented himself as a steady hand who wouldn’t endanger Greenville’s success by making drastic changes.

Belge said her message of change resonated with voters fearful of the rapid pace of growth.

The city can’t stop growth, but it can better manage it, she said. She said voters turned to someone with a planning background to do it.

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“I think we had a message that really spoke to what Greenville cares about most,” she said.

Belge — who grew up in different parts of the Upstate — walked a tightrope throughout the campaign, applauding the city for its success while arguing it must do more to address growth.

She leaned heavily on her policy expertise with the Greenville County Redevelopment Authority, Keep Greenville County Beautiful and the Greenville Housing Fund, among other organizations. She now runs her own consulting business, Catalyst Community Consulting.

Belge campaigned on adding more affordable housing and transit options. She also said she’d support preserving the city’s trees and green space.

An Atlanta native, Alexander is a graduate of Furman University and Clemson University and a veteran of the U.S. Army. He’s a member of the Parker Group, the development firm behind such projects as The Commons, and has worked with the Greenville Downtown Airport and Homes of Hope.

During the campaign, he said he would prioritize public safety, responsible growth and affordability. He didn’t propose any dramatic policy changes, though. Instead, he promised to support the existing approach, refining only where necessary.

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Belge said she spoke with Alexander before declaring victory and told him she looked forward to working together for Greenville.

In the city’s other elections, long-term Councilmember Lillian Brock Flemming beat Mike Kilgore in the race for the District 2 seat. Councilmember Wil Brasington won his third term unchallenged. Deb Sofield, a Greenville Water commissioner, also won unchallenged.

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#### **SETH TAYLOR**

Seth Taylor covers Greenville and the Upstate for The Post and Courier. Born in Iowa, he worked in Wyoming at the Buffalo Bulletin before moving to the Palmetto State.