

“The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have too little.”



— *Franklin D. Roosevelt*

GCRA Committee Meetings

February 10 & 12, 2026

February 2026

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

March 2026

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

**Administration Committee Meeting Agenda
Tuesday, February 10, 2026 – 12:30 p.m.
GCRA Board Room**

1. Opening and Roll Call
2. Presentation by United Ministries (PowerPoint)
3. Administration Reports
 - a) Subrecipient Report (Page 5)
4. Financial Reports
 - a) Financial Highlights – KPI (Page 6)
 - b) December Financials (Pages 7 – 10)
5. Other Business
 - a) Executive Director Updates

***Committee Approval Required**

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

*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@qcra-sc.org.

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

Subrecipient Performance Report

January 2026

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	\$ 19,999.98	\$ 20,000.02	50%
	Pendleton Place	\$ 36,870.44	\$ 10,362.12	\$ 26,508.32	28%
	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	\$ 9,272.71	\$ 136.29	99%
	United Housing Connections - Shelter	\$ 13,500.00	\$ 6,759.24	\$ 6,740.76	50%
	United Ministries	\$ 54,500.00	\$ 27,250.02	\$ 27,249.98	50%
Total ESG Subrecipients:		\$ 194,279.44	\$ 87,154.34	\$ 107,125.10	45%
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ 34,093.55	\$ 60,906.45	36%
	HRC - Fair Housing	\$ 37,000.00	\$ 15,653.77	\$ 21,346.23	42%
	Meals on Wheels	\$ 55,000.00	\$ 30,028.89	\$ 24,971.11	55%
	Safe Harbor	\$ 35,000.00	\$ -	\$ 35,000.00	0%
	Unity Health on Main	\$ 60,000.00	\$ 28,587.39	\$ 31,412.61	48%
	Upstate Warrior Solution	\$ 20,000.00	\$ 9,178.96	\$ 10,821.04	46%
Total CDBG Unincorporated Subrecipients:		\$ 302,000.00	\$ 117,542.56	\$ 184,457.44	39%
Total ESG/CDBG Unincorporated		\$ 496,279.44	\$ 204,696.90	\$ 291,582.54	41%
CDBG Fountain Inn	Center for Community Services	\$ 5,000.00	\$ 4,845.23	\$ 154.77	97%
	City of Fountain Inn Parks & Rec Seniors	\$ 5,000.00	\$ 5,000.00	\$ -	100%
Total CDBG Fountain Inn Subrecipients:		\$ 10,000.00	\$ 9,845.23	\$ 154.77	98%
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	\$ -	100%
	Creative Advancement	\$ 5,000.00	\$ 2,331.04	\$ 2,668.96	47%
	Greer Community Ministries	\$ 18,500.00	\$ 18,500.00	\$ -	100%
	Greer Relief	\$ 28,500.00	\$ 28,500.00	\$ -	100%
Total CDBG Greer Subrecipients:		\$ 60,000.00	\$ 52,331.04	\$ 7,668.96	87%
CDBG Mauldin	Center for Community Services	\$ 3,500.00	\$ 2,863.53	\$ 636.47	82%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ -	\$ 12,500.00	0%
Total CDBG Mauldin Subrecipients:		\$ 16,000.00	\$ 2,863.53	\$ 13,136.47	18%
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 5,273.24	\$ 6,726.76	44%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ 1,200.00	\$ 8,800.00	12%
Total CDBG Simpsonville Subrecipients:		\$ 22,000.00	\$ 6,473.24	\$ 15,526.76	29%
Total CDBG - All Municipalities		\$ 108,000.00	\$ 71,513.04	\$ 36,486.96	66%
Grand Total - ESG and CDBG		\$ 604,279.44	\$ 276,209.94	\$ 328,069.50	46%

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

Government-Wide		Change from Prior Month		Change from FY25 (FYTD)	
	Month		%		%
Cash	14,362,775	Increase	2%	Decrease	-3%
Total Assets	48,698,832	Increase	3%	Increase	6%
Notes Payable	4,728,685	Decrease	0%	Increase	69%
Debt-to-income			3%		0%
Net Position	38,710,077	Increase	4%	Decrease	-3%
Net invest. in capital assets	11,778,917	Decrease	-1%	Decrease	-1%
Unrestricted net assets	26,931,160	Increase	6%	Decrease	-3%
Governmental Funds		Change from Prior Month		YTD	
	Month		%		
Revenue	591,319	Decrease	-8%	4,801,001	
Expenditures	500,013	Decrease	-49%	4,480,256	
Net change in fund balance	91,306	Increase	126%	320,745	
Rental Portfolio		Change from Prior Month		YTD	
	Month		%		
Net Income (loss)	26,934	Increase	264%	59,148	**
Local Government Invest. Pool				Interest	
LGIP Balance:	13,940,545	% of total cash:	97%	47,896	Month
		Avg Interest rate:	4.19%	292,342	YTD

Notes:

GCRA is still awaiting balance of \$200,000 from the County for the FY24 Budget.

Monthly Highlights:

Fairview Loan Balance \$ 450,000
Fairview remaining units to sale: 8 units

GCRA
Statement of Net Position
December 31, 2025

ASSETS

Cash and cash equivalents	14,362,775
Grants receivable	2,612,454
Prepaid items	2,114
Loans receivable	10,177,486
Lease Receivable	93,450
Real property held for inventory	9,303,296
Real property held for rental	13,068,674
Fixed assets	842,691
Accumulated depreciation	(2,293,199)
Deferred outflows of resources	529,091
Total assets and deferred outflows	<u>48,698,832</u>

LIABILITIES

Accounts payable and accrued liabilities	214,572
Unearned revenue	2,207,279
Funds held in escrow	40,371
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,728,685
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	<u>9,988,755</u>

NET POSITION

Net investment in capital assets	11,778,917
Restricted net assets	
Unrestricted net assets	26,931,160
Total net position	<u>38,710,077</u>
 Total Liabilities and Net Position	 <u>48,698,832</u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Six Months Ending Wednesday, December 31, 2025

	Budget	December Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	13,922,105	412,454	1,942,314	11,979,791	40.5%
Loan repayment		107,974	758,121	(758,121)	15.8%
Sale of property	800,000		1,603,750	(803,750)	33.4%
Rental income		70,431	463,181	(463,181)	9.6%
Unrestricted income	11,657,191		25,000	11,632,191	0.5%
Miscellaneous income	2,035,386	460	8,635	2,026,751	0.2%
Total revenues	28,414,682	591,319	4,801,001	23,613,681	100.0%
EXPENDITURES					
Housing services					
Delivery of service	3,493,739	80,990	496,774	2,996,965	11.1%
Acquisition	150,000		1,103,750	(953,750)	24.6%
Disposition	334,392	15,955	135,368	199,024	3.0%
Property maintenance		6,981	163,691	(163,691)	3.7%
Demolition	421,977	2,208	2,208	419,769	0.0%
Rehabilitation	324,398	1,890	83,007	241,391	1.9%
New construction	4,676,288	84,604	437,489	4,238,799	9.8%
Home repair program	1,347,790	15,000	95,047	1,252,743	2.1%
Facade improvements	168,216			168,216	0.0%
Economic development	316,356		900	315,456	0.0%
Infrastructure/public works	2,637,613	37,587	125,913	2,511,700	2.8%
Developer/housing partners	2,105,571		582,258	1,523,313	13.0%
Public service subrecipients	947,988	69,907	213,386	734,602	4.8%
Special projects	4,495,182			4,495,182	0.0%
Community housing dev. org.	500,798	18,828	188,277	312,521	4.2%
Housing assistance	166,452	20,635	85,182	81,270	1.9%
Shelter, outreach and other assistance	1,050,827	57,910	143,891	906,936	3.2%
Administration and planning	3,949,430	72,694	538,012	3,411,418	12.0%
Interest expenditure	527,665	14,824	85,103	442,562	1.9%
Total expenditures	27,614,682	500,013	4,480,256	23,134,426	100.0%
Excess (deficiency) of revenues over (under) expenditures	800,000	91,306	320,745	479,255	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(800,000)	(8,230)	(238,339)	(561,661)	
Total other financing sources (uses)	(800,000)	(8,230)	(238,339)	(561,661)	
Net change in fund balances		83,076	82,406	(82,406)	

GCRA
Statement of Rev & Exp by Funding Source
For the Six Months Ending Wednesday, December 31, 2025

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	1,020,774		562,460		133,029			226,052	1,942,315
Loan repayment		187,100		111,035		125,588	40,022	294,375	758,120
Sale of property				(227,600)			254,257	1,577,093	1,603,750
Rental income		113,088		95,025				255,068	463,181
Unrestricted income								25,000	25,000
Miscellaneous income		5,585						3,050	8,635
Total revenues	1,020,774	305,773	562,460	(21,540)	133,029	125,588	294,279	2,380,638	4,801,001
EXPENDITURES									
Housing services									
Delivery of service	356,307	29,421	40,050	55,032		15,964			496,774
Acquisition								1,103,750	1,103,750
Disposition	6,505	47,972		21,866				59,024	135,367
Property maintenance		23,136		41,881				98,674	163,691
Demolition		2,208							2,208
Rehabilitation		1,800		22,855				58,352	83,007
New construction			169,105	107,634				160,750	437,489
Home repair program	87,224						7,823		95,047
Economic development	900								900
Infrastructure/public works	57,449	4,967						63,497	125,913
Developer/housing partners			98,047	31,949			452,262		582,258
Public service subrecipients	204,875				8,510				213,385
Community housing dev. org.			188,277						188,277
Housing assistance					48,878			36,307	85,185
Shelter, outreach and other assistance					44,778			99,113	143,891
Administration and planning	245,426	32,520	67,012	11,102	30,862	21,285	97,302	32,502	538,011
Interest expenditure	62,088	(15,395)						38,410	85,103
Total expenditures	1,020,774	126,629	562,491	292,319	133,028	37,249	557,387	1,750,379	4,480,256
Excess (deficiency) of revenues over (under) expenditures		179,144	(31)	(313,859)		88,339	(263,108)	630,260	320,745
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(238,339)	(238,339)
Intercompany transfers		(20,527)						20,527	
Total other financing sources (uses)		(20,527)						(217,812)	(238,339)
Net change in fund balances		158,617	(31)	(313,859)		88,339	(263,108)	412,448	82,406

Rental
Statement of Revenue & Expense
For the Six Months Ending Wednesday, December 31, 2025

	December	YTD		%	
	Budget	Actual	Actual	Variance	Total
REVENUES					
Rental income		70,431	463,181	(463,181)	99.9%
Miscellaneous income		125	552	(552)	0.1%
Total revenues		70,556	463,733	(463,733)	100.0%
EXPENDITURES					
Housing services					
Disposition		15,146	106,310	(106,310)	19.8%
Property maintenance		6,981	163,691	(163,691)	30.5%
Rehabilitation		1,890	83,007	(83,007)	15.5%
New construction			160,750	(160,750)	29.9%
Interest expenditure		11,375	23,015	(23,015)	4.3%
Total expenditures		35,392	536,773	(536,773)	100.0%
Excess (deficiency) of revenues over (under) expenditures		35,164	(73,040)	73,040	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(8,230)	111,661	(111,661)	
Intercompany transfers			20,527	(20,527)	
Total other financing sources (uses)		(8,230)	132,188	(132,188)	
Net change in fund balances		26,934	59,148	(59,148)	

**Operations Committee Meeting Agenda
Thursday, February 12, 2026 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) Presentation by United Ministries (PowerPoint)
- 3) Operations Reports for January
 - a) Home Sales Report (Page 12)
 - b) Rental Property Reports (Pages 13 – 18)
 - c) Public Works, Partners, Repairs Report (Page 19)
- 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; Matthew Nocella; and 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@gcra-sc.org.

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

Homes for Sale Status Report January 2026

<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	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 - January 2026

	<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 2026

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
32	1 D Street	Judson	Occupied	HOME	2BR/1BA
33	6 D Street	Judson	Vacant - repairs underway	HOME	3BR/1.5BA
34	7 D Street	Judson	Vacant - repairs underway	HOME	3BR/2BA
35	8 D Street	Judson	Occupied	HOME	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	Vacant - house will be demolished and rebuilt	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	Vacant - repairs underway	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 2026

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
52	29 Journey Lane	Mauldin	Vacant	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	Vacant - Will be demolished and rebuilt	CDBG	2BR/1BA
66	21 Young Street	Sterling	Vacant - Will be demolished and rebuilt	CDBG	2BR/1BA
67	105 Hodgens Drive	Travelers Rest	Occupied	BANK	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 2026

	<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		Vacant	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			Occupied	Unrestricted	2BR/1BA
97	15-B Pine Street			Occupied	Unrestricted	2BR/1BA

GCRA Rental Properties - January 2026

	<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 January 31, 2026

Property Name	January	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$50.00	\$2,200.00		\$3,100.00
114 Marie Street	\$1,050.00	\$100.00	\$4,200.00		\$5,350.00
3 14th Street	\$950.00	\$100.00	\$1,900.00		\$2,950.00
133 Will Street	\$1,044.00	\$100.00	\$2,088.00		\$3,232.00
7 Journey Lane	\$975.00	\$150.00	\$1,950.00	\$75.00	\$3,150.00
11 Journey Lane	\$875.00	\$50.00	\$2,625.00		\$3,550.00
27 Journey Lane	\$975.00	\$150.00	\$1,950.00	eviction in process	\$3,075.00
304 Miller Road	\$300.00	\$50.00	\$300.00		\$650.00
102 Telfair Street	\$950.00	\$100.00	\$200.00		\$1,250.00
	\$7,969.00	\$850.00	\$17,413.00	\$75.00	

TOTAL Past Due Balance For January
\$26,307.00

TOTAL Past Due Balance For December
\$20,113.00

Public Works, Partners, Repairs - January 2026

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Permitting	ROW for Gridley Street Stormwater	CDBG	\$248,005	March	County Permits Department staff reviewing documents for Gridley ROW storm water replacement (previously approved now being revisited by County Roads and Bridges Department).
County review	Iola Wilson Street (Roadway)	CDBG	\$2,132,000	TBD	County Roads and Bridges and Land Development Departments reviewing documents.
Under Construction	Operations Annex	Bank	\$321,063	February	Completed; awaiting final inspections for occupancy.
Under Construction	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	\$155,000	TBD	Under 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 in Greer
9	Owner-Occupied Repairs, Rebuild Upstate	\$37,222	\$57,500	\$20,278	9 in Unincorporated County
0	Owner-Occupied Repairs, Habitat for Humanity	\$0	\$25,000	\$25,000	-

Greenville Journal – \$38M affordable housing development along Laurens Road begins construction

February 3, 2026 – Megan Fitzgerald



The Alliance is a \$38 million mixed-use project consisting of two, four-story buildings on 3.8 acres at 1200 Laurens Road, currently home to the Laurens Road Church of God. Rendering by McMillan Pazdan Smith Architecture

The Alliance, a \$38 million mixed-use development with affordable housing, will soon be under construction on Laurens Road in Greenville.

Two four-story buildings will be built on 3.8 acres at 1200 Laurens Road, at the intersection with Ackley Road. The development will sit on the current site of the Laurens Road Church of God on the edge of the Nicholtown neighborhood.

Taylor Davis, president of [NHE Inc.](#), said the buildings currently on the site will soon be demolished, and grading will begin over the next few weeks. NHE Inc. is developing the project in partnership with Jordon Development Company, SCG Development and HF Housing Inc., a nonprofit housing affiliate of Hollingsworth Funds.

The Alliance will include 100 units of affordable housing for households earning 70% or below the area median income. The available residences will specifically consist of:

- 10 units at 20% AMI
- 11 units at 30% AMI
- 68 units at 60% AMI
- 11 units at 70% AMI

Yvonne Reeder, a longtime Nicholtown resident, said the community has dreamed of an [affordable housing](#) concept like The Alliance for the neighborhood. The project’s development team started attending Nicholtown neighborhood meetings in 2021 to gather resident input on the project.

“I see The Alliance not just as a housing project, but as a new landmark. A beacon of light and a gateway into our community,” Reeder said. “It represents unity, progress, and hope as Nicholtown moves forward into the future.” Along with affordable housing, the mixed-use development will also feature 4,200 square feet of commercial space and approximately 5,000 square feet of amenities. Colette will lead the leasing effort for the project’s commercial space.

The Alliance received financing from SouthState Bank, Stratford Capital Group, Prudential Financial, Monarch Private Capital and the Greenville Housing Fund. The development was also awarded a federal and state [low-income housing tax credit in late 2024](#).

Construction of the mixed-use development is planned to be completed by the third quarter of 2027. Pre-leasing for The Alliance will begin in the spring of 2027.

Quotes

“The Alliance represents a meaningful investment in our community, ensuring access to high-quality homes for working families and seniors who can live closer to jobs, schools and other services.” – *Gage Weeks, president and CEO of Hollingsworth Funds*

“This project will be impactful for the City of Greenville and the Nicholtown community, and I am proud of our involvement.” – *John Bomar, CRE relationship manager with SouthState Bank*