



What do we live for  
if it is not to make  
life less difficult for  
each other?

George Eliot

## GCRA Committee Meetings

March 10 & 12, 2026

# March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10 Administration Committee meeting, 12:30  Simpsonville City Council mtg., 6pm	11	12 Operations Committee meeting, 12:30  Ftn. Inn City Council mtg., 6pm	13	14
15	16 Mauldin City Council mtg., 7pm	17	18	19 Travelers Rest City Council mtg., 6pm	20	21
22	23	24 Board meeting, 12:30  Greer City Council mtg., 6:30pm	25	26	27	28
29	30	31				

# April 2026

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

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

1. Opening and Roll Call
2. \*Approval of PY 2026 CDBG Unincorporated Public Service Subrecipients (Page 5)
3. PY 2026 CDBG Municipal Subrecipient Information (Page 6)
4. \*Approval of PY 2026 ESG Subrecipients (Page 7)
5. \*Approval of PY 2026 Home Repair Subrecipient (Page 8)
6. \*Approval of PY 2026 Developer/Partner (Page 9)
7. \*Approval of PY 2026 Community Housing Development Organization (CHDO) (Page 9)
8. Administration Reports
  - a) Subrecipient Report (Page 10)
  - b) Timeliness Report (Page 11)
9. Financial Reports
  - a) Financial Highlights – KPI (Page 12)
  - b) January Financials (Pages 13 – 16)
10. Other Business
  - a) Executive Director Updates

**\*Committee Approval Required**

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

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

<b>FY27/PY26 CDBG Public Service Subrecipient Allocation</b>
--------------------------------------------------------------

<b>Unincorporated CDBG Subrecipients</b>			Budget:	\$	302,000.00
<b>Subrecipients</b>	<b>Request</b>	<b>Staff Recommends</b>	Requested:	\$	616,240.00

Communities in Schools	\$	30,000.00	\$	-
First Impression	\$	42,040.00	\$	-
Greenville Free Medical Clinic	\$	90,000.00	\$	90,000.00
HRC Fair Housing	\$	55,000.00	\$	37,000.00
Judson Comm. Partnership	\$	50,000.00	\$	-
Meals on Wheels	\$	55,000.00	\$	55,000.00
Public Ed. Partners	\$	10,000.00	\$	5,000.00
Respect Ya-Self CDC	\$	15,000.00	\$	-
SAFE	\$	19,160.00	\$	5,000.00
Safe Harbor	\$	50,000.00	\$	15,000.00
SHARE	\$	40,000.00	\$	-
The Salvation Army	\$	20,240.00	\$	10,000.00
Unity Health on Main	\$	89,800.00	\$	60,000.00
Upstate Warrior Solution	\$	50,000.00	\$	25,000.00
			<b>\$</b>	<b>302,000.00</b>

**Fountain Inn CDBG Subrecipients**

Budget: \$ 11,500.00

Subrecipients	Request	Staff Recommends	Requested:	
			\$	12,000.00

CCS	\$	7,000.00	\$	6,500.00
City of FI - Senior	\$	5,000.00	\$	5,000.00
			\$	<b>11,500.00</b>

**Greer CDBG Subrecipients**

Budget: \$ 60,000.00

Subrecipients	Request	Staff Recommends	Requested:	
			\$	91,750.00

City of Greer-Senior	\$	3,750.00	\$	3,750.00
City of Greer-Youth	\$	8,000.00	\$	8,000.00
Creative Advancement	\$	20,000.00	\$	5,000.00
Greer Comm. Ministries	\$	20,000.00	\$	18,500.00
Greer Relief	\$	40,000.00	\$	24,750.00
			\$	<b>60,000.00</b>

**Mauldin CDBG Subrecipients**

Budget: \$ 17,500.00

Subrecipients	Request	Staff Recommends	Requested:	
			\$	17,500.00

CCS	\$	5,000.00	\$	5,000.00
City of Mauldin - Senior	\$	12,500.00	\$	12,500.00
			\$	<b>17,500.00</b>

**Simpsonville CDBG Subrecipients**

Budget: \$ 22,000.00

Subrecipients	Request	Staff Recommends	Requested:	
			\$	22,000.00

CCS	\$	12,000.00	\$	12,000.00
City of Simpsonville - Seniors	\$	10,000.00	\$	10,000.00
			\$	<b>22,000.00</b>

## FY27/PY26 ESG Subrecipient Allocation

### **ESG:**

Budget: \$ 230,139.12

**Subrecipients**                      **Request**                      **Staff Recommends**      Requested: \$ 593,492.68

#### **Outreach & Shelter**

BootPrint	\$	10,000.00	\$	2,000.00
Pendleton Place	\$	50,000.00	\$	37,000.00
Safe Harbor	\$	50,000.00	\$	-
SC POST	\$	140,000.00	\$	-
SHARE	\$	20,000.00	\$	15,000.00
Step by Step	\$	79,333.00	\$	-
UHC Outreach	\$	19,300.00	\$	-
UHC Shelter	\$	14,000.00	\$	-
United Ministries	\$	105,000.00	\$	95,279.40
	\$	-	\$	-
			<b>\$</b>	<b>149,279.40</b>

#### **RRH & Prevention**

HRC RRH/HP case mgnt.	\$	65,000.00	\$	40,000.00
UHC - HMIS	\$	5,000.00	\$	5,000.00
GCRA RRH/HP	\$	35,859.68	\$	35,859.68
			<b>\$</b>	<b>80,859.68</b>

**\$ 230,139.08**

**FY27/PY26 Home Repair Allocation**

<b>Home Repair:</b>			Budget:	\$ 57,500.00
<b>Subrecipients</b>	<b>Request</b>	<b>Staff Recommends</b>	Requested:	\$ 295,000.00
Habitat for Humanity	\$ 45,000.00	\$ -		
Rebuild Upstate	\$ 250,000.00	\$ 57,500.00		

## FY27/PY26 Developer/Partner Allocation

Developer	Project Name	Activity	Home Request	AHF Request	Home Staff Recommends	AHF Staff Recommends	Total Funding
Community Works Carolina	FTHB	Down Payment	\$ 200,000.00	\$ 200,000.00	\$ 150,000.00	\$ 80,000.00	<b>\$ 230,000.00</b>
Fitch Irick, Inc	Worley Senior Apartments	Rental	\$ -	\$ 720,000.00	\$ -	\$ 720,000.00	<b>\$ 720,000.00</b>
Habitat for Humanity - CHDO	Saluda Bluffs	For-Sale	\$ 157,000.00	\$ -	\$ 157,000.00	\$ -	<b>\$ 157,000.00</b>
Homes of Hope, Inc.	Greenville Infill 2026	Rental	\$ 200,000.00	\$ 300,000.00	\$ -	\$ 165,000.00	<b>\$ 165,000.00</b>
Greer Community Outreach	Harris Street	Rental	\$ 500,000.00	\$ -	\$ -	\$ 125,000.00	<b>\$ 125,000.00</b>
							<b>\$ 1,397,000.00</b>

# Subrecipient Performance Report

February 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	\$ 23,076.90	\$ 16,923.10	58%
	Pendleton Place	\$ 36,870.44	\$ 12,055.81	\$ 24,814.63	33%
	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	\$ 9,409.00	\$ -	100%
	United Housing Connections - Shelter	\$ 13,500.00	\$ 7,952.74	\$ 5,547.26	59%
	United Ministries	\$ 54,500.00	\$ 31,791.69	\$ 22,708.31	58%
<b>Total ESG Subrecipients:</b>		<b>\$ 194,279.44</b>	<b>\$ 97,796.41</b>	<b>\$ 96,483.03</b>	<b>50%</b>
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ 34,093.55	\$ 60,906.45	36%
	HRC - Fair Housing	\$ 37,000.00	\$ 21,346.05	\$ 15,653.95	58%
	Meals on Wheels	\$ 55,000.00	\$ 30,028.89	\$ 24,971.11	55%
	Safe Harbor	\$ 35,000.00	\$ 8,820.90	\$ 26,179.10	25%
	Unity Health on Main	\$ 60,000.00	\$ 28,587.39	\$ 31,412.61	48%
	Upstate Warrior Solution	\$ 20,000.00	\$ 15,810.54	\$ 4,189.46	79%
<b>Total CDBG Unincorporated Subrecipients:</b>		<b>\$ 302,000.00</b>	<b>\$ 138,687.32</b>	<b>\$ 163,312.68</b>	<b>46%</b>
<b>Total ESG/CDBG Unincorporated</b>		<b>\$ 496,279.44</b>	<b>\$ 236,483.73</b>	<b>\$ 259,795.71</b>	<b>48%</b>
CDBG Fountain Inn	Center for Community Services	\$ 5,000.00	\$ 5,000.00	\$ -	100%
	City of Fountain Inn Parks & Rec Seniors	\$ 5,000.00	\$ 5,000.00	\$ -	100%
<b>Total CDBG Fountain Inn Subrecipients:</b>		<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ -</b>	<b>100%</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	\$ -	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%
<b>Total CDBG Greer Subrecipients:</b>		<b>\$ 60,000.00</b>	<b>\$ 52,331.04</b>	<b>\$ 7,668.96</b>	<b>87%</b>
CDBG Mauldin	Center for Community Services	\$ 3,500.00	\$ 3,014.78	\$ 485.22	86%
	City of Mauldin - Senior Program	\$ 12,500.00		\$ 12,500.00	0%
<b>Total CDBG Mauldin Subrecipients:</b>		<b>\$ 16,000.00</b>	<b>\$ 3,014.78</b>	<b>\$ 12,985.22</b>	<b>19%</b>
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 6,606.31	\$ 5,393.69	55%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ 1,200.00	\$ 8,800.00	12%
<b>Total CDBG Simpsonville Subrecipients:</b>		<b>\$ 22,000.00</b>	<b>\$ 7,806.31</b>	<b>\$ 14,193.69</b>	<b>35%</b>
<b>Total CDBG - All Municipalities</b>		<b>\$ 108,000.00</b>	<b>\$ 73,152.13</b>	<b>\$ 34,847.87</b>	<b>68%</b>
<b>Grand Total - ESG and CDBG</b>		<b>\$ 604,279.44</b>	<b>\$ 309,635.86</b>	<b>\$ 294,643.58</b>	<b>51%</b>



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

DATE: 03-02-26  
 TIME: 15:51  
 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 TO MEET TEST	
				UNADJUSTED	ADJUSTED FOR PI	UNADJ	ADJ	UNADJUSTED	ADJUSTED
2024	07-01-24	05-02-25	2,830,875.00	3,045,500.91	4,240,411.65	1.08	1.50		
2025	07-01-25	05-02-26	2,849,153.00	4,096,126.34	5,572,828.05	1.44	1.96		1,299,099

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**  
**Statement of Net Position**  
**January 31, 2026**

**ASSETS**

Cash and cash equivalents	14,488,148
Accounts receivable	36
Grants receivable	2,558,465
Loans receivable	10,142,157
Lease Receivable	93,450
Real property held for inventory	9,481,438
Real property held for rental	13,068,674
Fixed assets	842,691
Accumulated depreciation	(2,320,806)
Deferred outflows of resources	529,091
<b>Total assets and deferred outflows</b>	<b><u>48,883,344</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	143,634
Unearned revenue	2,209,031
Funds held in escrow	54,027
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,880,793
Deferred inflows of resources	331,566
<b>Total liabilities and deferred inflows</b>	<b><u>10,085,333</u></b>

**NET POSITION**

Net investment in capital assets	11,911,810
Restricted net assets	
Unrestricted net assets	26,886,201
<b>Total net position</b>	<b><u>38,798,011</u></b>

<b>Total Liabilities and Net Position</b>	<b><u>48,883,344</u></b>
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**GCRA SUMMARY**  
**Statement of Revenue & Expenditures**  
**For the Seven Months Ending Saturday, January 31, 2026**

	Budget	January Actual	YTD Actual	Variance	% Total
<b>REVENUES</b>					
Grant income	13,922,105	372,524	2,314,838	11,607,267	43.3%
Loan repayment		98,689	856,810	(856,810)	16.0%
Sale of property	800,000		1,603,750	(803,750)	30.0%
Rental income		72,731	535,912	(535,912)	10.0%
Unrestricted income	11,657,191		25,000	11,632,191	0.5%
Miscellaneous income	2,035,386	132	8,767	2,026,619	0.2%
<b>Total revenues</b>	<b>28,414,682</b>	<b>544,076</b>	<b>5,345,077</b>	<b>23,069,605</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	3,493,739	67,692	564,466	2,929,273	11.1%
Acquisition	140,000		1,103,750	(963,750)	21.8%
Disposition	288,997	44,118	179,486	109,511	3.5%
Property maintenance		30,037	193,728	(193,728)	3.8%
Demolition	401,451		2,208	399,243	0.0%
Rehabilitation	705,802	11,099	94,106	611,696	1.9%
New construction	4,676,288	166,458	603,947	4,072,341	11.9%
Home repair program	1,347,790	71,277	166,324	1,181,466	3.3%
Facade improvements	168,216			168,216	0.0%
Economic development	316,356		900	315,456	0.0%
Infrastructure/public works	2,296,210	23,024	148,938	2,147,272	2.9%
Developer/housing partners	2,105,571		582,258	1,523,313	11.5%
Public service subrecipients	947,988	26,126	239,511	708,477	4.7%
Special projects	4,495,182			4,495,182	0.0%
Community housing dev. org.	500,798		188,277	312,521	3.7%
Housing assistance	166,452	8,937	94,120	72,332	1.9%
Shelter, outreach and other assistance	1,050,827	30,326	174,217	876,610	3.4%
Administration and planning	3,949,430	92,888	630,900	3,318,530	12.5%
Interest expenditure	543,059	14,407	99,511	443,548	2.0%
<b>Total expenditures</b>	<b>27,594,156</b>	<b>586,389</b>	<b>5,066,647</b>	<b>22,527,509</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>820,526</b>	<b>(42,313)</b>	<b>278,430</b>	<b>542,096</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	(800,000)	152,108	(86,232)	(713,768)	
Intercompany transfers	(20,526)			(20,526)	
<b>Total other financing sources (uses)</b>	<b>(820,526)</b>	<b>152,108</b>	<b>(86,232)</b>	<b>(734,294)</b>	
<b>Net change in fund balances</b>		<b>109,795</b>	<b>192,198</b>	<b>(192,198)</b>	

SUMMARY  
Statement of Rev & Exp by Funding Source  
For the Seven Months Ending Saturday, January 31, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
<b>REVENUES</b>									
Grant income	1,313,142		587,460		151,442			262,795	2,314,839
Loan repayment		203,222		119,659		143,920	48,753	341,257	856,811
Sale of property				(227,600)			254,257	1,577,091	1,603,748
Rental income		130,260		110,084				295,568	535,912
Unrestricted income								25,000	25,000
Miscellaneous income		5,717						3,050	8,767
<b>Total revenues</b>	<b>1,313,142</b>	<b>339,199</b>	<b>587,460</b>	<b>2,143</b>	<b>151,442</b>	<b>143,920</b>	<b>303,010</b>	<b>2,504,761</b>	<b>5,345,077</b>
<b>EXPENDITURES</b>									
Housing services									
Delivery of service	419,479	33,926	40,066	55,032		15,964			564,467
Acquisition								1,103,749	1,103,749
Disposition	6,505	66,613		28,734				77,635	179,487
Property maintenance		28,281		50,335				115,112	193,728
Demolition		2,208							2,208
Rehabilitation		1,800		29,409				62,897	94,106
New construction			169,105	113,592				321,250	603,947
Home repair program	158,501						7,823		166,324
Economic development	900								900
Infrastructure/public works	75,092	10,349						63,497	148,938
Developer/housing partners			98,047	31,949			452,262		582,258
Public service subrecipients	231,001				8,510				239,511
Community housing dev. org.			188,277						188,277
Housing assistance					55,365			38,755	94,120
Shelter, outreach and other assistance					56,705			117,512	174,217
Administration and planning	300,730	38,526	92,012	11,992	30,862	21,285	97,302	38,190	630,899
Interest expenditure	120,935	(15,395)						(6,029)	99,511
<b>Total expenditures</b>	<b>1,313,143</b>	<b>166,308</b>	<b>587,507</b>	<b>321,043</b>	<b>151,442</b>	<b>37,249</b>	<b>557,387</b>	<b>1,932,568</b>	<b>5,066,647</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>172,891</b>	<b>(47)</b>	<b>(318,900)</b>		<b>106,671</b>	<b>(254,377)</b>	<b>572,192</b>	<b>278,430</b>
<b>OTHER FINANCING SOURCES (USES)</b>									
Net Proceeds from issuance of long term debt								(86,232)	(86,232)
Intercompany transfers		(20,527)						20,527	
<b>Total other financing sources (uses)</b>		<b>(20,527)</b>						<b>(65,705)</b>	<b>(86,232)</b>
<b>Net change in fund balances</b>		<b>152,364</b>	<b>(47)</b>	<b>(318,900)</b>		<b>106,671</b>	<b>(254,377)</b>	<b>506,487</b>	<b>192,198</b>

**Rental**  
**Statement of Revenue & Expense**  
**For the Seven Months Ending Saturday, January 31, 2026**

	<b>Budget</b>	<b>January Actual</b>	<b>YTD Actual</b>	<b>Variance</b>	<b>% Total</b>
<b>REVENUES</b>					
Rental income		72,731	535,912	(535,912)	99.9%
Miscellaneous income			552	(552)	0.1%
<b>Total revenues</b>		<b>72,731</b>	<b>536,464</b>	<b>(536,464)</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Disposition		33,378	139,687	(139,687)	19.2%
Property maintenance		30,037	193,728	(193,728)	26.6%
Rehabilitation		11,099	94,106	(94,106)	12.9%
New construction		160,500	321,250	(321,250)	44.2%
Interest expenditure		(44,440)	(21,424)	21,424	(2.9%)
<b>Total expenditures</b>		<b>190,574</b>	<b>727,347</b>	<b>(727,347)</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>(117,843)</b>	<b>(190,883)</b>	<b>190,883</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt		152,108	263,768	(263,768)	
Intercompany transfers			20,527	(20,527)	
<b>Total other financing sources (uses)</b>		<b>152,108</b>	<b>284,295</b>	<b>(284,295)</b>	
<b>Net change in fund balances</b>		<b>34,265</b>	<b>93,412</b>	<b>(93,412)</b>	

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

- 1) Opening and Roll Call
- 2) \*Approval of Fairview Townhomes Infrastructure Closeout (Page 18)
- 3) Operations Reports for February
  - a) Home Sales Report (Page 19)
  - b) Rental Property Reports (Pages 20 – 25)
  - c) Public Works, Partners, Repairs Report (Page 26)
- 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; 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](mailto:jsmith@gcra-sc.org).*

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

**Greenville County Redevelopment Authority  
Operations Committee Meeting  
March 12, 2026**

**Public Works Profile**

**Target Area:** City of Greer

**Project Name:** Fairview Townhomes Infrastructure Closeout

**Cost:** \$128,900.00

**Funding:** Unincorporated CDBG

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

A low bid of \$128,900.00 was received from THG Construction, Inc. to complete the infrastructure as designed for the closeout of Fairview Townhomes Infrastructure. This will include: complete paving, sidewalks, pond, storm water final inspection, and hydroseeding on non-constructed lots per City of Greer requirements.

**Recommendation:** Approve a contract with THG Construction, Inc. in the amount of \$128,900 for Fairview Townhomes Infrastructure Closeout.

## Homes for Sale Status Report February 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 - February 2026

	<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	Occupied	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	Occupied	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 - February 2026

	<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	Vacant - repairs underway	HOME	3BR/1.5BA
<b>34</b>	7 D Street	Judson	Vacant - repairs underway	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	Vacant - Being demolished	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	Vacant - repairs underway	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	<b>Vacant - repairs underway</b>	HOME, CDBG, Bank, AHF	3BR/2BA

### GCRA Rental Properties - February 2026

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>52</b>	29 Journey Lane	Mauldin	Vacant	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	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>55</b>	35 Journey Lane	Mauldin	Occupied	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	Vacant - being demolished	CDBG	2BR/1BA
<b>66</b>	21 Young Street	Sterling	Vacant - being demolished	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 - February 2026**

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>	
	<b><i>Senior Rental Units (FKA "Project 43"/Greenville Housing Futures)</i></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		Vacant	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			Occupied	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 - February 2026**

	<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 February 28, 2026**

Property Name	February	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$100.00	\$2,200.00		\$3,150.00
108 Harris Street	\$550.00	\$50.00			\$600.00
11 Journey Lane	\$875.00	\$50.00	\$3,500.00	Eviction	\$4,425.00
304 Miller Road	\$300.00	\$100.00	\$300.00		\$700.00
102 Telfair Street	\$950.00	\$100.00	\$1,150.00		\$2,200.00
	<b>\$3,525.00</b>	<b>\$400.00</b>	<b>\$7,150.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance For February**  
**\$11,075.00**

**TOTAL Past Due Balance For January**  
**\$26,307.00**

## Public Works, Partners, Repairs - February 2026

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Permitting	ROW for Gridley Street Stormwater	CDBG	\$248,005	April	County Permits Department staff reviewing documents for Gridley ROW storm water replacement (previously approved now being revisited by County Roads and Bridges Department).
Bidding	Iola Wilson Street (Roadway)	CDBG	\$2,132,000	TBD	County Roads and Bridges and Land Development Departments reviewing documents.
Complete	Operations Annex	Bank	\$321,063	February	Completed.
Under Construction	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	\$155,000	TBD	Under construction.
Under Construction	Active Day - Parking lot replacement	CDBG	\$38,000	TBD	Under construction.
# of Jobs Completed YTD	Repair Projects	\$ Spent YTD	Goal for the Year	Remaining	Comments
11	Owner-Occupied Repairs, GCRA	\$111,386	\$249,839	\$138,453	7 in Unincorporated County; 1 in City of Fountain Inn; 2 in Greer; 1 Simpsonville (Updated - \$66,645 for 6 projects)
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 News – Redevelopment authority wants to build 72 affordable units for seniors

February 24, 2026 – Bella Carpentier

The Greenville County Redevelopment Authority is eyeing property on Worley Road for new affordable senior housing.

The Greenville City Council passed a first reading of an ordinance on Feb. 23 to annex and rezone about six acres of land from Greenville County into the city. The redevelopment authority had submitted the annexation request and intends to use the property near the Sans Souci area to build 72 units of affordable housing for seniors.

Executive Director Joe Smith said the site currently poses some challenges for development, especially with a sanitary sewer infrastructure on the property. However, agency has been working with local utilities companies and has a plan in place to navigate those challenges.

"It requires some serious engineering to get the storm water and the sanitary sewer off the site," Smith said. "We have already been in conversations with the local utilities, and we think we have a path forward with that."

Advancing affordable housing is a significant priority for the City of Greenville's long-term plans. The GVL 2040 Comprehensive Plan, passed in 2021, created an outline for the city's development vision over a 20-year period. Part of the plan is to make 10% of all new housing units affordable.

The annexation request received unanimous approval from the six city council members and the mayor. Mayor Knox White spoke at the meeting about the request and thanked the organization for advancing the city's affordable housing goals.

"We're able to do so much more than we could do by ourselves," White said. "It's just been very impressive and inspiring to see what you've been able to do on that side of the fence for affordable housing, and we're happy to partner with you."

Smith said a timeline on the project is dependent on funding. The redevelopment authority is in the application process for a low-income housing tax credit, which is a federal program meant to incentivize affordable housing development. Smith said the authority is looking to build senior units that would cost under 70% of the area median Income.

"Once the funding is in place, then we plan to move as quickly as possible," Smith said.

# Greenville Journal – 72-unit affordable housing development planned near Greenville’s Unity Park

February 25, 2026 – Megan Fitzgerald



*Photo by Megan Fitzgerald*

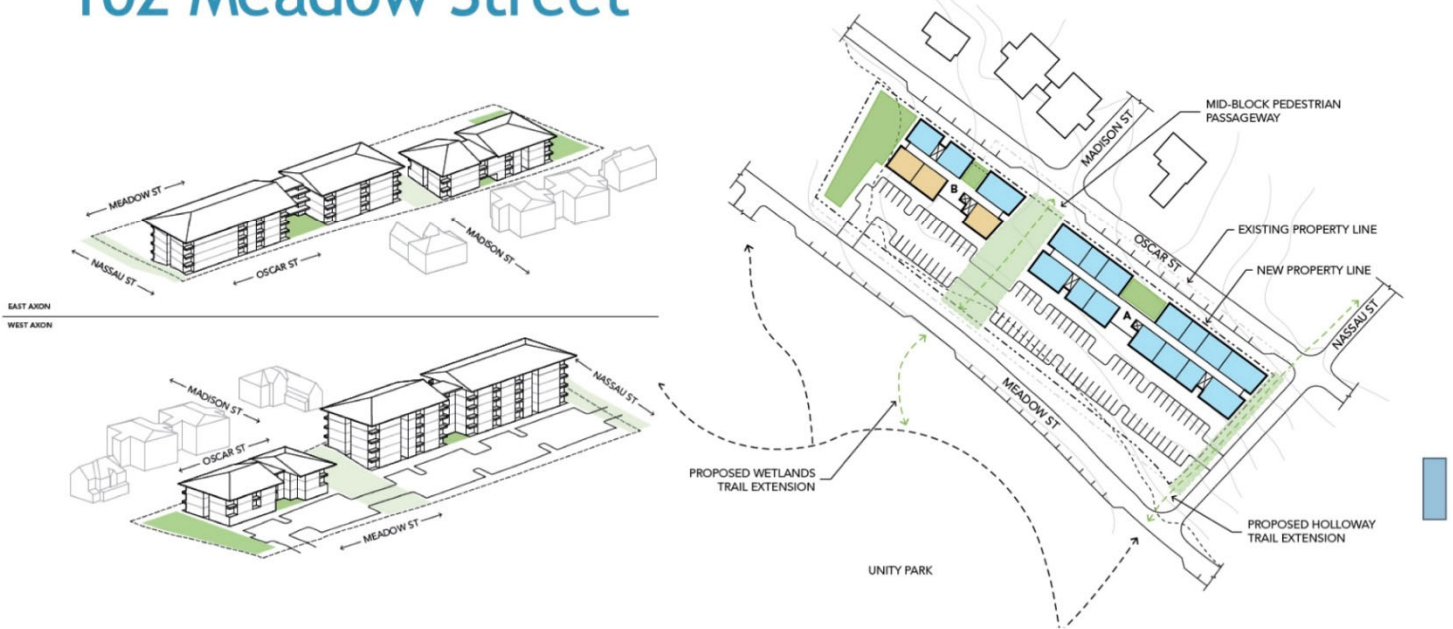
The Greenville Housing Fund has unveiled plans for a new affordable housing development steps from Greenville’s Unity Park.

A 72-unit apartment complex is envisioned at 102 Meadow St. in the Southernside neighborhood. The project would consist of three and four-story apartment buildings with one-, two- and three-bedroom units for low-income families.

Libba King, the vice president of real estate and capital markets for the Greenville Housing Fund, said the project would target families earning 30% to 70% of the area median income (AMI), with rents ranging from \$550 to \$1,760. Household AMI in Greenville County is about \$97,000.

The project, currently named Meadow Street Apartments, was presented at the city of Greenville’s Project Preview Meeting on Feb. 24. The city’s Design Review Board is expected to review the project’s site plan and massing in April.

# Certificate of Appropriateness: 102 Meadow Street



*Rendering by McMillan Pazdan Smith Architecture, provided by the city of Greenville*

Meadow Street Apartments would be constructed on approximately 2.5 acres of land owned by the Greenville Housing Fund between Meadow Street, Oscar Street and Nassau Street. The city donated 0.14-acres at the intersection of Meadow and Nassau streets to [the organization in 2023](#).

Blue Ridge Cascade has partnered with the Greenville Housing Fund to develop the affordable housing project. The North Carolina-based real estate development firm specializes in building Class A affordable housing projects nationwide.

The Greenville Housing Fund plans to apply for state and federal low-income housing tax credits to help finance the project. King said they have started the application process for the tax credits. The organization aims to close on the project's financing in early 2027 before moving on to construction.

Two additional affordable housing projects are underway or planned near Unity Park.

The Greenville Housing Fund is currently building [Southernside East](#), a \$24.5 million senior affordable housing project at the corner of West Washington and Hudson streets.

Southernside West will be a 54-unit senior affordable housing project planned at 825 W. Washington St. King said the Greenville Housing Fund hopes to close on the project's financing in early April and break ground in May.

# The New York Times – U.S. Mortgage Rates Fall Below 6% for First Time in Years

February 26, 2026 – Gregory Schmidt

## U.S. average 30-year fixed-rate mortgage



Source: Freddie Mac. By The New York Times

Mortgage rates have fallen below 6 percent for the first time in more than three years, offering a glimmer of hope that a frozen housing market may be set to thaw.

The average 30-year mortgage rate in the United States fell to 5.98 percent, the mortgage-financing giant Freddie Mac said Thursday, down from nearly 7 percent around the same time last year. The last time the rate was below 6 percent was in September 2022.

“That amounts to hundreds of dollars’ reduction in mortgage payments,” said Stijn Van Nieuwerburgh, a professor of real estate at Columbia Business School.

Mortgage rates peaked at just under 7.8 percent in October 2023 and drifted down gradually, stifling the market for Americans struggling to afford to buy homes as well as for homeowners reluctant to sell. Housing is a crucial driver of the U.S. economy, serving as the most important asset for millions of American households.

A mortgage rate at 6 percent or lower “gets people off the fence,” said Danielle Hale, the chief economist at Realtor.com, a listings site. But she added that there was no particular marker that would suddenly activate the housing market.

“It’s not a light switch,” she said. “I’d say it’s more of a dimmer switch.”

The evidence is patchy on whether lower mortgage rates have meaningfully spurred more transactions. Sales of existing homes jumped in December but fell back sharply in January, in part because of worse-than-usual weather, according to the [National Association of Realtors](#).

“We have not yet seen a catalyst for an inflection in housing activity,” Richard McPhail, the chief financial officer of Home Depot, said on a call with investors this week. The company, the nation’s largest home improvement retailer, reported flat quarterly sales and said homeowners were worried about [jobs, prices and general economic uncertainty](#).

The housing market began to freeze during the pandemic, as ultralow interest rates encouraged buyers to snap up homes when the economy reopened. The spurt of activity sent home prices soaring. Many homeowners also refinanced their mortgages to lock in lower rates, which made them reluctant to sell as rates then rose sharply.

Price gains have since eased, rising less than 1 percent in December from a year before, according to [Cotality](#), a real estate services provider. But prices remain relatively high in many regions.

Housing has become so expensive that a majority of Americans feel it is [out of reach](#), a recent New York Times/Siena poll found.

In his [State of the Union](#) address on Tuesday, President Trump highlighted falling mortgage rates “since I took office,” but those rates are heavily influenced by inflation, economic growth and moves in the 10-year Treasury bond yield, over which the president has little direct influence. Facing political pressure to address rising housing costs, Mr. Trump has ordered Freddie Mac and Fannie Mae to buy up to \$200 billion in [mortgage-backed bonds](#).

The Trump administration has floated other [measures to make housing more affordable](#), like discouraging institutional investors from buying homes, but analysts say those ideas would not be enough to meaningfully thaw the market.

“Proposals that work to boost demand don’t help the problem,” said Nancy Vanden Houten, the lead U.S. economist at Oxford Economics. Instead, she suggested ideas that might help supply, like an expansion of low-income housing.

“Home buying is not affordable for a lot of people,” she said, and “a decline in rates below 6 percent is not going to change that.”

The Senate and House both advanced legislation last year aimed at increasing the supply of housing, but Ms. Vanden Houten said more was needed at the state and local levels, like tax breaks and zoning changes that would make it easier for developers to build.

A recent report by Oxford Economics noted that California and Oregon, two of the most expensive states to buy homes, have eased zoning laws. And Los Angeles has lowered barriers to construction of accessory dwelling units, also known as “granny flats.”

Analysts are optimistic that more activity will take place this year, especially in the spring buying season.

More Americans now have a mortgage rate above 6 percent than those with a rate below 3 percent, according to Realtor.com. That suggests that more supply could come online as rates fall, with fewer homeowners feeling trapped by mortgages with far lower rates than what they would face if they sold and become buyers.

With the days of ultralow rates long gone, home buyers have reset their expectations about what a good rate is, Ms. Hale said. Many may have to consider moving because of family or job changes.

“The more time has passed since that rate was locked in,” she said, “the more likely it is that life has happened.”