

*"Spring is the time of the year when it is
summer in the sun and winter in the shade."
- Charles Dickens*



GCRA Committee Meetings
April 14 & 16, 2026

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		

May 2026

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

**Administration Committee Meeting Agenda
Tuesday, April 14, 2026 – 12:30 p.m.
GCRA Board Room**

1. Opening and Roll Call
2. Administration Reports
 - a) Subrecipient Report (Page 5)
 - b) Timeliness Report (Page 6)
3. Financial Reports
 - a) Financial Highlights – KPI (Page 7)
 - b) February Financials (Pages 8 – 11)
4. 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@gcra-sc.org.

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

Subrecipient Performance Report

March 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	\$ 29,230.74	\$ 10,769.26	73%
	Pendleton Place	\$ 36,870.44	\$ 16,633.40	\$ 20,237.04	45%
	Safe Harbor	\$ 35,000.00	\$ 22,821.78	\$ 12,178.22	65%
	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	\$ 9,124.73	\$ 4,375.27	68%
	United Ministries	\$ 54,500.00	\$ 36,333.36	\$ 18,166.64	67%
Total ESG Subrecipients:		\$ 194,279.44	\$ 128,553.01	\$ 65,726.43	66%
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ 55,212.82	\$ 39,787.18	58%
	HRC - Fair Housing	\$ 37,000.00	\$ 27,038.33	\$ 9,961.67	73%
	Meals on Wheels	\$ 55,000.00	\$ 30,028.89	\$ 24,971.11	55%
	Safe Harbor	\$ 35,000.00	\$ 18,513.00	\$ 16,487.00	53%
	Unity Health on Main	\$ 60,000.00	\$ 52,660.99	\$ 7,339.01	88%
	Upstate Warrior Solution	\$ 20,000.00	\$ 19,068.82	\$ 931.18	95%
Total CDBG Unincorporated Subrecipients:		\$ 302,000.00	\$ 202,522.85	\$ 99,477.15	67%
Total ESG/CDBG Unincorporated		\$ 496,279.44	\$ 331,075.86	\$ 165,203.58	67%
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%
Total CDBG Fountain Inn Subrecipients:		\$ 10,000.00	\$ 10,000.00	\$ -	100%
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	\$ 5,000.00	\$ -	100%
	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	\$ 55,000.00	\$ 5,000.00	92%
CDBG Mauldin	Center for Community Services	\$ 3,500.00	\$ 3,014.78	\$ 485.22	86%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ 1,160.20	\$ 11,339.80	9%
Total CDBG Mauldin Subrecipients:		\$ 16,000.00	\$ 4,174.98	\$ 11,825.02	26%
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 6,606.31	\$ 5,393.69	55%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ 4,578.87	\$ 5,421.13	46%
Total CDBG Simpsonville Subrecipients:		\$ 22,000.00	\$ 11,185.18	\$ 10,814.82	51%
Total CDBG - All Municipalities		\$ 108,000.00	\$ 80,360.16	\$ 27,639.84	74%
Grand Total - ESG and CDBG		\$ 604,279.44	\$ 411,436.02	\$ 192,843.42	68%



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

DATE: 04-06-26
 TIME: 14:19
 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	3,903,728.70	5,379,698.44	1.37	1.89		1,105,969

NOTE: If ***** appears in place of ratio, then ratio cannot be calculated because either the grantee's current year grant has not been obligated in LOCCS or the current program year start and end dates have not been entered in IDIS.

GCRA Financial Highlights
Month at a Glance February 26

Government-Wide		Change from Prior Month		Change from FY25 (FYTD)	
	Month		%		%
Cash	14,567,206	Increase	1%	Decrease	-1%
Total Assets	48,953,207	Increase	0%	Increase	7%
Notes Payable	4,871,736	Decrease	0%	Increase	74%
Debt-to-income			4%		0%
Net Position	38,853,827	Increase	0%	Decrease	-2%
Net invest. in capital assets	11,920,186	Increase	0%	Increase	1%
Unrestricted net assets	26,933,641	Increase	0%	Decrease	-3%
Governmental Funds		Change from Prior Month		YTD	
	Month		%		
Revenue	488,530	Decrease	-10%	5,833,607	
Expenditures	460,497	Decrease	-21%	5,613,373	
Net change in fund balance	28,033	Increase	-166%	220,234	
Rental Portfolio		Change from Prior Month		YTD	
	Month		%		
Net Income (loss)	(20,834)	Decrease	161%	72,578	**
Local Government Invest. Pool				Interest	
LGIP Balance:	14,003,860	% of total cash:	96%	41,469	Month
		Avg Interest rate:	3.89%	380,657	YTD

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

Rental Portfolio:

** With intercompany transfers

GCRA
Statement of Net Position
February 28, 2026

ASSETS

Cash and cash equivalents	14,567,206
Accounts receivable	(224)
Grants receivable	2,514,575
Loans receivable	10,160,363
Lease Receivable	93,450
Real property held for inventory	9,525,794
Real property held for rental	13,068,674
Fixed assets	842,691
Accumulated depreciation	(2,348,413)
Deferred outflows of resources	529,091
Total assets and deferred outflows	<u>48,953,207</u>

LIABILITIES

Accounts payable and accrued liabilities	158,743
Unearned revenue	2,208,072
Funds held in escrow	62,982
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,871,736
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	<u>10,099,381</u>

NET POSITION

Net investment in capital assets	11,920,186
Restricted net assets	
Unrestricted net assets	26,933,640
Total net position	<u>38,853,826</u>
 Total Liabilities and Net Position	 <u>48,953,207</u>

GCRA
Statement of Revenue & Expenditures
For the Eight Months Ending Saturday, February 28, 2026

	Budget	February Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	(13,922,105)	314,575	2,629,413	(16,551,518)	45.1%
Loan repayment		88,537	945,347	(\$945,347)	16.2%
Sale of property	(800,000)		1,603,750	(\$2,403,750)	27.5%
Rental income		85,194	621,106	(\$621,106)	10.6%
Unrestricted income	(11,910,413)		25,000	(\$11,935,413)	0.4%
Miscellaneous income	(2,139,127)	224	8,991	(\$2,148,118)	0.2%
Total revenues	(28,771,645)	488,530	5,833,607	(34,605,252)	100.0%
EXPENDITURES					
Housing services					
Delivery of service	(3,493,739)	76,361	640,827	(4,134,566)	11.6%
Acquisition	(125,773)		1,103,750	(1,229,523)	20.0%
Disposition	(426,270)	20,557	200,044	(626,314)	3.6%
Property maintenance	(160,367)	15,329	209,057	(369,424)	3.8%
Demolition	(401,451)	558	2,766	(404,217)	0.1%
Rehabilitation	(662,483)	13,890	107,996	(770,479)	2.0%
New construction	(4,676,287)	35,983	639,930	(5,316,217)	11.6%
Home repair program	(1,347,790)	53,420	219,744	(1,567,534)	4.0%
Facade improvements	(168,216)			(168,216)	0.0%
Economic development	(316,356)		900	(317,256)	0.0%
Infrastructure/public works	(2,296,210)	8,797	157,735	(2,453,945)	2.9%
Developer/housing partners	(2,105,571)	3,063	585,321	(2,690,892)	10.6%
Public service subrecipients	(947,988)	13,306	252,817	(1,200,805)	4.6%
Special projects	(4,495,182)			(4,495,182)	0.0%
Community housing dev. org.	(500,798)	79,014	267,291	(768,089)	4.8%
Housing assistance	(166,452)	16,650	110,770	(277,222)	2.0%
Shelter, outreach and other assistance	(1,050,827)	21,513	195,730	(1,246,557)	3.5%
Administration and planning	(3,949,430)	79,181	710,081	(4,659,511)	12.9%
Operating & capital reserves	(116,869)			(116,869)	0.0%
Interest expenditure	(543,059)	13,818	113,328	(656,387)	2.1%
Total expenditures	(27,951,118)	451,440	5,518,087	(33,469,205)	100.0%
Excess (deficiency) of revenues over (under) expenditures	(820,527)	37,090	315,520	(1,136,047)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	800,000	(9,057)	(95,288)	895,288	
Intercompany transfers	20,527			20,527	
Total other financing sources (uses)	820,527	(9,057)	(95,288)	915,815	
Net change in fund balances		28,033	220,232	(220,232)	

GCRA
Statement of Rev & Exp by Funding Source
For the Eight Months Ending Saturday, February 28, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	1,505,539		671,474		164,908			287,492	2,629,413
Loan repayment		219,460		127,608		164,538	50,982	382,759	945,347
Sale of property				(227,600)			254,257	1,577,093	1,603,750
Rental income		151,733		127,066				342,307	621,106
Unrestricted income								25,000	25,000
Miscellaneous income		5,691		50				3,250	8,991
Total revenues	1,505,539	376,884	671,474	27,124	164,908	164,538	305,239	2,617,901	5,833,607
EXPENDITURES									
Housing services									
Delivery of service	494,945	33,926	40,066	55,926		15,964			640,827
Acquisition								1,103,750	1,103,750
Disposition	15,315	62,668		32,963				89,098	200,044
Property maintenance		28,749		51,260				129,048	209,057
Demolition		2,766							2,766
Rehabilitation		1,800		37,099				69,097	107,996
New construction			169,105	113,592				357,233	639,930
Home repair program	179,919						27,600	12,225	219,744
Economic development	900								900
Infrastructure/public works	83,158	11,080						63,497	157,735
Developer/housing partners			98,047	31,949			455,325		585,321
Public service subrecipients	244,307				8,510				252,817
Community housing dev. org.			267,291						267,291
Housing assistance					61,266			49,504	110,770
Shelter, outreach and other assistance					64,270			131,460	195,730
Administration and planning	372,516	38,526	97,012	11,992	30,862	21,285	97,302	40,586	710,081
Interest expenditure	123,290	(15,395)						5,433	113,328
Total expenditures	1,514,350	164,120	671,521	334,781	164,908	37,249	580,227	2,050,931	5,518,087
Excess (deficiency) of revenues over (under) expenditures	(8,811)	212,764	(47)	(307,657)		127,289	(274,988)	566,970	315,520
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(95,288)	(95,288)
Intercompany transfers		(20,527)						20,527	0
Total other financing sources (uses)		(20,527)						(74,761)	(95,288)
Net change in fund balances	(8,811)	192,237	(47)	(307,657)		127,289	(274,988)	492,209	220,232

Rental
Statement of Revenue & Expense
For the Eight Months Ending Saturday, February 28, 2026

	February	YTD		%	
	Budget	Actual	Actual	Variance	Total
REVENUES					
Rental income		85,194	621,106	(621,106)	99.9%
Unrestricted income	(253,222)			(253,222)	0.0%
Miscellaneous income	(103,740)	250	802	(104,542)	0.1%
Total revenues	(356,962)	85,444	621,908	(978,870)	100.0%
EXPENDITURES					
Housing services					
Acquisition	14,227			14,227	0.0%
Disposition	(137,273)	20,557	160,245	(297,518)	19.4%
Property maintenance	(160,366)	15,329	209,057	(369,423)	25.4%
Rehabilitation	43,319	13,890	107,996	(64,677)	13.1%
New construction		35,983	357,233	(357,233)	43.3%
Operating & capital reserves	(116,869)			(116,869)	0.0%
Interest expenditure		11,462	(9,962)	9,962	(1.2%)
Total expenditures	(356,962)	97,221	824,569	(1,181,531)	100.0%
Excess (deficiency) of revenues over (under) expenditures		(11,777)	(202,661)	202,661	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(9,057)	254,712	(254,712)	
Intercompany transfers			20,527	(20,527)	
Total other financing sources (uses)		(9,057)	275,239	(275,239)	
Net change in fund balances		(20,834)	72,578	(72,578)	

**Operations Committee Meeting Agenda
Thursday, April 16, 2026 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) *Approval of Construction Cost Profile (Pages 13 – 15)
- 3) Operations Reports for March
 - a) Home Sales Report (Page 16)
 - b) Rental Property Reports (Pages 17 – 22)
 - c) Public Works, Partners, Repairs Report (Page 23)
 - d) Loan Portfolio Report – 3rd Quarter (Pages 24 – 26)
- 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.

**Greenville County Redevelopment Authority
Operations Committee Meeting
April 16, 2026
Construction Profile**

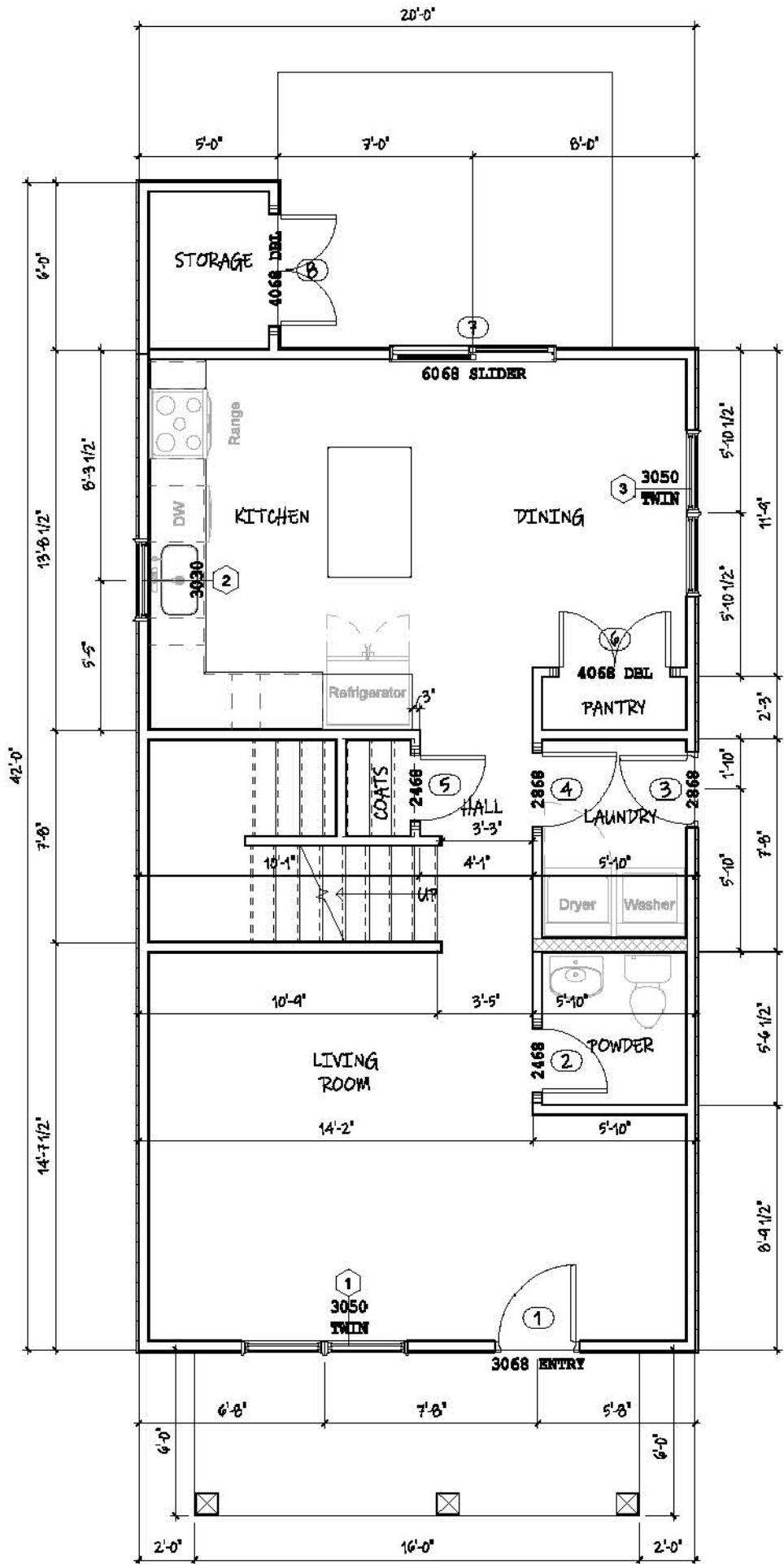
Funding:	CDBG
Target Area:	Judson
Property Address:	106 Heatherly Drive, Greenville SC
Property Description:	3bd/2 ½ba/1300 sq. ft. rental
Demo Cost:	\$6,200.00
Construction Cost:	\$238,301.00
Contractor:	Oak Valley Construction LLC
Construction Timeline:	appx. 6 months from start

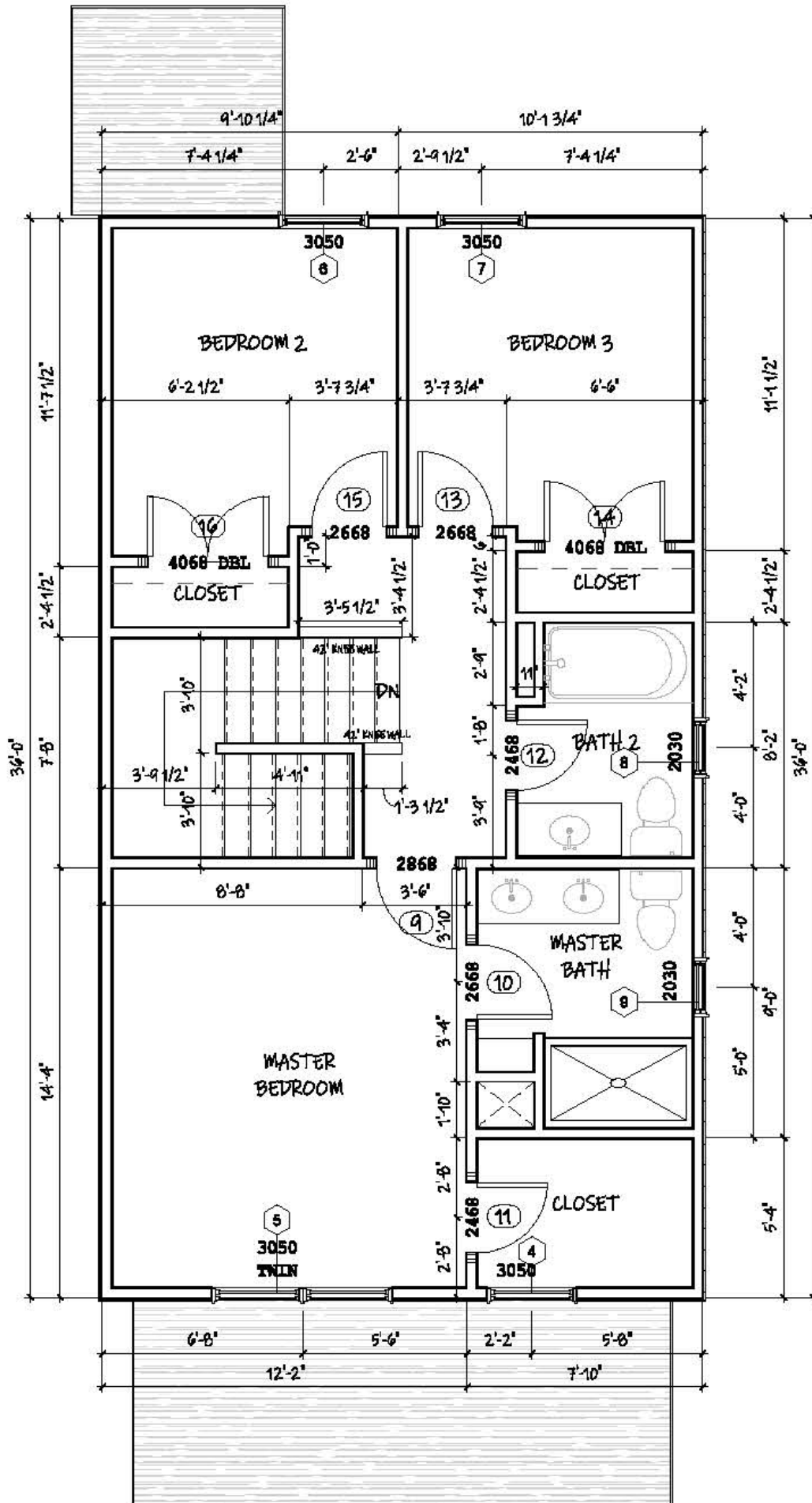
**This figure is comprised of the low bid of \$216,638 plus 10 percent.*

Recommendation: Approve Construction Cost of up to \$238,301.00

Four bid packages were requested from contractors directly plus public interest search for 60 days of which there were two responsive bidders: Oak Valley Construction LLC and Upland Builder Group.







Homes for Sale Status Report March 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 - March 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

GCRA Rental Properties - March 2026

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
30	137 Will Street	Greer	Occupied	HOME	3BR/2BA
31	16 3rd Avenue	Judson	Occupied	HOME	3BR/1BA
32	1 D Street	Judson	Occupied	HOME	2BR/1BA
33	6 D Street	Judson	Occupied	HOME	3BR/1.5BA
34	7 D Street	Judson	Occupied	HOME	3BR/2BA
35	8 D Street	Judson	Occupied	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 - demo complete; replacement house to be built soon	CDBG	2BR/1BA
39	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
40	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
41	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
42	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
43	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
44	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
45	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
46	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
47	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
48	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
49	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA

GCRA Rental Properties - March 2026

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
50	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
51	27 Journey Lane	Mauldin	Vacant	HOME, CDBG, Bank, AHF	3BR/2BA
52	29 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
53	31 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
54	33 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
55	35 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
56	37 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
57	304 Miller Road	Mauldin	Occupied	HOME	3BR/1BA
58	279 Moore Street	Mills Mill	Occupied	HOME	2BR/1BA
59	321 Tremont Avenue	Mills Mill	Occupied	HOME	3BR/1BA
60	21 McBeth (Adult Day center)	Monaghan	Occupied	CDBG	
61	31 Norwood Street	Monaghan	Occupied	HOME	2BR/1BA
62	15 Speed Street	Monaghan	Occupied	CDBG	3BR/2BA
63	114 Westwood Drive	Simpsonville	Occupied	HOME	3BR/2BA
64	6 Estelle Street	Sterling	Occupied	HOME	3BR/2BA
65	19 Young Street	Sterling	Vacant - demo complete; redevelopment plans underway	CDBG	2BR/1BA
66	21 Young Street	Sterling	Vacant - demo complete; redevelopment plans underway	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 - March 2026

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

GCRA Rental Properties - March 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 March 31, 2026

Property Name	March	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	payment plan	\$3,150.00
108 Harris Street	\$550.00	\$100.00	\$550.00	payment plan	\$1,200.00
11 Journey Lane	\$875.00	\$50.00	\$3,400.00	payment plan	\$4,325.00
17 Journey Lane	\$100.00	\$50.00			\$150.00
511 Trade Street	\$950.00	\$50.00			\$1,000.00
304 Miller Road	\$300.00	\$100.00	\$300.00		\$700.00
	\$3,625.00	\$450.00	\$6,450.00	\$0.00	

TOTAL Past Due Balance for March
\$10,525.00

TOTAL Past Due Balance for February
\$11,075.00

Public Works, Partners, Repairs - March 2026

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Under Construction	ROW for Gridley Street Stormwater	CDBG	\$248,005	End of April	under Construction
Bidding	Iola Wilson Street (Roadway)	CDBG	\$2,132,000	TBD	County Roads and Bridges and Land Development Departments reviewing documents.
Under Construction	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	\$155,000	TBD	Under construction.
Completed	Active Day - Parking lot replacement	CDBG	\$38,000	TBD	Completed
# of Jobs Completed YTD	Repair Projects	\$ Spent YTD	Goal for the Year	Remaining	Comments
12	Owner-Occupied Repairs, GCRA	\$121,116	\$249,839	\$128,723	8 in Unincorporated County; 1 in City of Fountain Inn; 2 in Greer; 1 Simpsonville (Updated - \$9730.00 for 1 project in unicorp)
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	-

Memorandum

TO: GCRA Board

FROM: Joe Smith, Executive Director

RE: 3rd Quarter Delinquency Report (January 1, 2026 to March 31, 2026)

DATE: April 16, 2026

The information reported represents the delinquency of GCRA accounts for the 3rd Quarter of the current Program Year 2025. Each month has approximately **203** active accounts; only **159** of those accounts are reported to Equifax. The 203 accounts have a total principal balance of **\$9,619,031.11**. One new Partner loan was added in the 3rd Quarter. Two Rehab Advances were paid in full. One economic loan was paid in full. Ten economic development loans have judgments filed against the owners and are not included in this data due to being in a “non-collection” status. The 3rd Quarter delinquency rate for GCRA was **2.5 percent**. The delinquency rate has decreased by 1.4 percent since reporting in the 2nd Quarter.

A total of **3** accounts were paid in full during the 3rd Quarter of 2025. The total amount of payoff received was **\$36,861.44**.

GCRA has approved one mortgage deferment to homeowners due to loss of income. GCRA has been working closely with Greer Relief and United Housing Connections to provide mortgage assistance to homeowners who have fallen behind for various reasons. GCRA will continue to work with each individual mortgage holder to assist on a case-by-case basis, offering payment plans, deferments, forbearance agreements, and recorded loan modifications to bring the accounts back to a current status. GCRA continues to work with SC Help which in turn provides mortgage assistance to clients who qualify for their mortgage assistance program.

90-Day Mortgage Status Report

January 1, 2026 to March 31, 2026

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	6	\$803.21	\$14,160.53	0	0.0%
Escrow Mortgage	59	\$38,654.38	\$2,973,771.45	5	8.5%
Rehab Advance	81	\$0.00	\$1,479,824.60	0	0.0%
Escrow Only Accounts	13	\$25,590.91	\$509,560.30	0	0.0%
Partner	36	\$32,010.32	\$4,581,155.86	0	0.0%
Economic Development	2	\$542.06	\$15,558.37	0	0.0%
Façade	6	\$0.00	\$45,000.00	0	0.0%
TOTAL	203	\$97,600.88	\$9,619,031.11	5	2.5%

CLOSED ACCOUNTS: 3rd Quarter PY2025

Rehab Advance Loans PAID IN FULL 3rd QRT 2025

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0510603013	3/17/2026	6/24/2014	\$23,965.00	\$19,090.24	Family Sold Property
0200015689	1/12/2026	3/25/1990	\$22,415.00	\$415.00	Homeowner pd over time
Total				\$19,505.24	

Economic Development Loans PAID IN FULL 3rd QRT 2025

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0602031900	3/16/2016	2/4/2022	\$25,000.00	\$17,356.20	Business owner pd in full
Total				\$17,356.20	

\$36,861.44 Total Received