

**“THE GREATNESS OF A  
COMMUNITY IS MOST  
ACCURATELY MEASURED  
BY THE COMPASSIONATE  
ACTIONS OF ITS  
MEMBERS.”**

*-Coretta Scott King*

**GCRA Committee Meetings**

**May 12 & 14, 2026**

# 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						

# June 2026

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

**Administration Committee Meeting Agenda  
Tuesday, May 12, 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) March Financials (Pages 8 – 11)
4. 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.***

# Subrecipient Performance Report

April 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	\$ 32,307.66	\$ 7,692.34	81%
	Pendleton Place	\$ 36,870.44	\$ 23,206.56	\$ 13,663.88	63%
	Safe Harbor	\$ 35,000.00	\$ 35,000.00	\$ -	100%
	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	\$ 10,366.54	\$ 3,133.46	77%
	United Ministries	\$ 54,500.00	\$ 40,875.03	\$ 13,624.97	75%
<b>Total ESG Subrecipients:</b>		<b>\$ 194,279.44</b>	<b>\$ 156,164.79</b>	<b>\$ 38,114.65</b>	<b>80%</b>
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ 55,212.82	\$ 39,787.18	58%
	HRC - Fair Housing	\$ 37,000.00	\$ 29,884.17	\$ 7,115.83	81%
	Meals on Wheels	\$ 55,000.00	\$ 30,028.89	\$ 24,971.11	55%
	Safe Harbor	\$ 35,000.00	\$ 26,898.30	\$ 8,101.70	77%
	Unity Health on Main	\$ 60,000.00	\$ 58,553.49	\$ 1,446.51	98%
	Upstate Warrior Solution	\$ 20,000.00	\$ 19,068.82	\$ 931.18	95%
<b>Total CDBG Unincorporated Subrecipients:</b>		<b>\$ 302,000.00</b>	<b>\$ 219,646.49</b>	<b>\$ 82,353.51</b>	<b>73%</b>
<b>Total ESG/CDBG Unincorporated</b>		<b>\$ 496,279.44</b>	<b>\$ 375,811.28</b>	<b>\$ 120,468.16</b>	<b>76%</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	\$ 5,000.00	\$ -	100%
	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>\$ 55,000.00</b>	<b>\$ 5,000.00</b>	<b>92%</b>
CDBG Mauldin	Center for Community Services	\$ 3,500.00	\$ 3,500.00	\$ -	100%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ 5,507.83	\$ 6,992.17	44%
<b>Total CDBG Mauldin Subrecipients:</b>		<b>\$ 16,000.00</b>	<b>\$ 9,007.83</b>	<b>\$ 6,992.17</b>	<b>56%</b>
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 12,000.00	\$ -	100%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ 4,578.87	\$ 5,421.13	46%
<b>Total CDBG Simpsonville Subrecipients:</b>		<b>\$ 22,000.00</b>	<b>\$ 16,578.87</b>	<b>\$ 5,421.13</b>	<b>75%</b>
<b>Total CDBG - All Municipalities</b>		<b>\$ 108,000.00</b>	<b>\$ 90,586.70</b>	<b>\$ 17,413.30</b>	<b>84%</b>
<b>Grand Total - ESG and CDBG</b>		<b>\$ 604,279.44</b>	<b>\$ 466,397.98</b>	<b>\$ 137,881.46</b>	<b>77%</b>



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

DATE: 04-30-26  
 TIME: 8:44  
 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	2,872,650.10	4,268,788.96	1.01	1.50		

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 March 26**

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY25 (FYTD)</u>	<u>%</u>
Cash	16,881,240	Increase	16%	Increase	15%
Total Assets	48,962,807	Increase	0%	Increase	7%
Notes Payable	4,863,239	Decrease	0%	Increase	74%
Debt-to-income			1%		0%
Net Position	41,060,461	Increase	6%	Increase	3%
Net invest. in capital assets	11,892,579	Decrease	0%	Increase	0%
Unrestricted net assets	29,167,882	Increase	8%	Increase	5%
<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>	
Revenue	2,682,921	Increase	449%	8,516,528	
Expenditures	452,127	Decrease	-2%	6,065,502	
Net change in fund balance	2,230,794	Increase		2,451,026	
<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>	
Net Income (loss)	(23,765)	Decrease	-14%	48,813 **	
<u>Local Government Invest. Pool</u>				<u>Interest</u>	
LGIP Balance:	16,354,055	% of total cash:	97%	50,195	<b>Month</b>
		Avg Interest rate:	3.86%	430,852	<b>YTD</b>

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

1306 W. Bramlett For Sale

Received \$2.2 Million from County's FY26 Budget & Past Due from FY24

**Rental Portfolio:**

\*\* With intercompany transfers

**GCRA**  
**Statement of Net Position**  
**March 31, 2026**

**ASSETS**

Cash and cash equivalents	16,881,240
Accounts receivable	(44)
Grants receivable	240,153
Prepaid items	(1,200)
Loans receivable	10,126,441
Lease Receivable	93,450
Real property held for inventory	9,558,331
Real property held for rental	13,068,674
Fixed assets	842,691
Accumulated depreciation	(2,376,020)
Deferred outflows of resources	529,091
<b>Total assets and deferred outflows</b>	<b><u>48,962,807</u></b>

**LIABILITIES**

Accounts payable and accrued liabilities	160,723
Unearned revenue	9,543
Funds held in escrow	70,993
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,863,239
Deferred inflows of resources	331,566
<b>Total liabilities and deferred inflows</b>	<b><u>7,902,346</u></b>

**NET POSITION**

Net investment in capital assets	11,892,579
Restricted net assets	
Unrestricted net assets	<u>29,167,882</u>
<b>Total net position</b>	<b><u>41,060,461</u></b>
 <b>Total Liabilities and Net Position</b>	 <b><u>48,962,807</u></b>

**GCRA**  
**Statement of Revenue & Expenditures**  
**For the Nine Months Ending Tuesday, March 31, 2026**

	Budget	March Actual	YTD Actual	Variance	%
<b>REVENUES</b>					
Grant income	13,922,105	240,153	2,869,566	11,052,539	33.7%
Loan repayment		149,434	1,094,781	(1,094,781)	12.9%
Sale of property	800,000		1,603,750	(803,750)	18.8%
Rental income		91,702	712,808	(712,808)	8.4%
Unrestricted income	11,910,413	2,200,000	2,225,000	9,685,413	26.1%
Miscellaneous income	2,139,127	1,632	10,623	2,128,504	0.1%
<b>Total revenues</b>	<b>28,771,645</b>	<b>2,682,921</b>	<b>8,516,528</b>	<b>20,255,117</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Delivery of service	3,493,739	46,605	687,433	2,806,306	11.5%
Acquisition	125,773		1,103,750	(977,977)	18.5%
Disposition	395,590	64,687	264,731	130,859	4.4%
Property maintenance	160,367	50,260	259,317	(98,950)	4.3%
Demolition	352,350	21,909	24,675	327,675	0.4%
Rehabilitation	662,483	20,560	128,556	533,927	2.2%
New construction	4,676,287	83	640,013	4,036,274	10.7%
Home repair program	1,421,957	3,908	223,651	1,198,306	3.8%
Facade improvements	158,216			158,216	0.0%
Economic development	297,609		900	296,709	0.0%
Infrastructure/public works	2,160,296	11,732	169,467	1,990,829	2.8%
Developer/housing partners	2,105,571	46,974	632,294	1,473,277	10.6%
Public service subrecipients	947,988	73,562	326,380	621,608	5.5%
Special projects	4,495,182			4,495,182	0.0%
Community housing dev. org.	500,798		267,291	233,507	4.5%
Housing assistance	166,452	13,335	124,105	42,347	2.1%
Shelter, outreach and other assistance	1,050,827	15,343	211,073	839,754	3.5%
Administration and planning	3,949,430	60,213	770,294	3,179,136	12.9%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure	713,334	14,458	127,786	585,548	2.1%
<b>Total expenditures</b>	<b>27,951,118</b>	<b>443,629</b>	<b>5,961,716</b>	<b>21,989,402</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>820,527</b>	<b>2,239,292</b>	<b>2,554,812</b>	<b>(1,734,285)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt	(800,000)	(8,498)	(103,786)	(696,214)	
Intercompany transfers	(20,527)			(20,527)	
<b>Total other financing sources (uses)</b>	<b>(820,527)</b>	<b>(8,498)</b>	<b>(103,786)</b>	<b>(716,741)</b>	
<b>Net change in fund balances</b>	<b>-</b>	<b>2,230,794</b>	<b>2,451,026</b>	<b>(2,451,026)</b>	

**GCRA**  
**Statement of Rev & Exp by Funding Source**  
**For the Nine Months Ending Tuesday, March 31, 2026**

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
<b>REVENUES</b>									
Grant income	1,694,607		679,569		193,819			301,571	2,869,566
Loan repayment		249,334		137,992		185,779	88,692	432,984	1,094,781
Sale of property				(227,600)			709,507	1,121,843	1,603,750
Rental income		170,908		144,037				397,863	712,808
Unrestricted income							2,200,000	25,000	2,225,000
Miscellaneous income		7,102		50			146	3,325	10,623
<b>Total revenues</b>	<b>1,694,607</b>	<b>427,344</b>	<b>679,569</b>	<b>54,479</b>	<b>193,819</b>	<b>185,779</b>	<b>2,998,345</b>	<b>2,282,586</b>	<b>8,516,528</b>
<b>EXPENDITURES</b>									
Housing services									
Delivery of service	538,676	33,926	40,066	55,926		18,839			687,433
Acquisition							455,250	648,500	1,103,750
Disposition	27,233	97,023		37,927				102,548	264,731
Property maintenance		39,286		58,557				161,474	259,317
Demolition	17,000	7,675							24,675
Rehabilitation		1,800		41,099				85,657	128,556
New construction			169,187	113,592				357,234	640,013
Home repair program	179,919						31,508	12,224	223,651
Economic development	900								900
Infrastructure/public works	92,928	13,042						63,497	169,467
Developer/housing partners			98,047	31,949			502,298		632,294
Public service subrecipients	303,558				22,822				326,380
Community housing dev. org.			267,291						267,291
Housing assistance					70,151			53,954	124,105
Shelter, outreach and other assistance					69,984			141,091	211,075
Administration and planning	420,412	38,526	105,012	11,992	30,862	25,118	97,302	41,068	770,292
Interest expenditure	125,898	(15,395)						17,283	127,786
<b>Total expenditures</b>	<b>1,706,524</b>	<b>215,883</b>	<b>679,603</b>	<b>351,042</b>	<b>193,819</b>	<b>43,957</b>	<b>1,086,358</b>	<b>1,684,530</b>	<b>5,961,716</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(11,917)</b>	<b>211,461</b>	<b>(34)</b>	<b>(296,563)</b>		<b>141,822</b>	<b>1,911,987</b>	<b>598,056</b>	<b>2,554,812</b>
<b>OTHER FINANCING SOURCES (USES)</b>									
Net Proceeds from issuance of long term debt								(103,786)	(103,786)
Intercompany transfers		(20,527)						20,527	
<b>Total other financing sources (uses)</b>		<b>(20,527)</b>						<b>(83,259)</b>	<b>(103,786)</b>
<b>Net change in fund balances</b>	<b>(11,917)</b>	<b>190,934</b>	<b>(34)</b>	<b>(296,563)</b>		<b>141,822</b>	<b>1,911,987</b>	<b>514,797</b>	<b>2,451,026</b>

**Rental**  
**Statement of Revenue & Expense**  
**For the Nine Months Ending Tuesday, March 31, 2026**

	March	YTD		%	
	Budget	Actual	Actual	Variance	Total
<b>REVENUES</b>					
Rental income		91,702	712,808	(712,808)	99.9%
Unrestricted income	253,222			253,222	0.0%
Miscellaneous income	103,740	75	877	102,863	0.1%
<b>Total revenues</b>	<b>356,962</b>	<b>91,777</b>	<b>713,685</b>	<b>(356,723)</b>	<b>100.0%</b>
<b>EXPENDITURES</b>					
Housing services					
Acquisition	(14,227)			(14,227)	0.0%
Disposition	137,273	24,374	184,619	(47,346)	19.8%
Property maintenance	160,366	50,260	259,317	(98,951)	27.8%
Rehabilitation	(43,319)	20,560	128,556	(171,875)	13.8%
New construction			357,233	(357,233)	38.3%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure		11,850	1,888	(1,888)	0.2%
<b>Total expenditures</b>	<b>356,962</b>	<b>107,044</b>	<b>931,613</b>	<b>(574,651)</b>	<b>100.0%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>		<b>(15,267)</b>	<b>(217,928)</b>	<b>217,928</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Proceeds from issuance of long term debt		(8,498)	246,214	(246,214)	
Intercompany transfers			20,527	(20,527)	
<b>Total other financing sources (uses)</b>		<b>(8,498)</b>	<b>266,741</b>	<b>(266,741)</b>	
<b>Net change in fund balances</b>		<b>(23,765)</b>	<b>48,813</b>	<b>(48,813)</b>	

**Operations Committee Meeting Agenda  
Thursday, May 14, 2026 – 12:30 p.m.  
GCRA Board Room**

- 1) Opening and Roll Call
- 2) \*Approval of Public Works Project Change Order (Pages 13)
- 3) Operations Reports for April
  - a) Home Sales Report (Page 14)
  - b) Rental Property Reports (Pages 15 – 20)
  - c) Public Works, Partners, Repairs Report (Page 21)
- 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  
Committee Meeting  
May 14, 2026**

**Public Works Profile**

<b>Target Area:</b>	City of Greer
<b>Project Name:</b>	Fairview Townhomes Infrastructure Closeout
<b>Approved Cost:</b>	\$147,500
<b>Change order</b>	\$ 53,600
<b>New total</b>	\$201,160
<b>Funding:</b>	City of Greer CDBG
<b>Comments:</b>	This profile is being presented to the Board for their approval due to Change order cost in excess of \$50,000.

**Approved in March 2026:** A low bid of \$147,500 was received from Upland Builder Group 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.

<b>Change order:</b>	Additional changes requested by the <u>City of Greer</u> : <ul style="list-style-type: none"><li>• 300' wooden privacy fence</li><li>• 10'x16' stained wooden structure sun shelter with standing seam metal roof</li><li>• 750 Sq Ft. x 3" rubber mulch around sun shelter</li><li>• 2 in ground park benches</li><li>• Pet waste station</li><li>• 3 additional ADA sidewalk ramps with mats</li></ul>
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**Recommendation:** Approve a change order with Upland Builder Group for \$53,600 for Fairview Townhomes Infrastructure Closeout

## Homes for Sale Status Report April 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 - April 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	<b>Vacant - Rehab in process</b>	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 - April 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	Occupied	HOME	3BR/1.5BA
<b>34</b>	7 D Street	Judson	Occupied	HOME	3BR/2BA
<b>35</b>	8 D Street	Judson	Occupied	HOME	3BR/2BA
<b>36</b>	105 Goodrich Street	Judson	Occupied	HOME	3BR/1.5BA
<b>37</b>	102 Heatherly Drive	Judson	Occupied	HOME	2BR/2BA
<b>38</b>	106 Heatherly Drive	Judson	<b>Vacant - demo complete; replacement house to be built soon</b>	CDBG	2BR/1BA
<b>39</b>	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>40</b>	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>41</b>	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>42</b>	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>43</b>	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>44</b>	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>45</b>	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>46</b>	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>47</b>	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>48</b>	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>49</b>	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>50</b>	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
<b>51</b>	27 Journey Lane	Mauldin	<b>Occupied</b>	HOME, CDBG, Bank, AHF	3BR/2BA

### GCRA Rental Properties - April 2026

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
<b>52</b>	29 Journey Lane	Mauldin	Occupied	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	<b>Vacant - demo complete; redevelopment plans underway</b>	CDBG	2BR/1BA
<b>66</b>	21 Young Street	Sterling	<b>Vacant - demo complete; redevelopment plans underway</b>	CDBG	2BR/1BA
<b>67</b>	105 Hodgens Drive	Travelers Rest	Occupied	BANK	2BR/2BA
<b>68</b>	202 Roosevelt Avenue	Travelers Rest	Occupied	CDBG	2BR/2BA
<b>69</b>	102 Telfair Street	Worley Road	Occupied	HOME	3BR/2BA

**GCRA Rental Properties - April 2026**

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>	
	<b>Senior Rental Units (FKA "Project 43"/Greenville Housing Futures)</b>					
<b>70</b>	24-A Hollywood Circle	Greenline/ Spartanburg	Occupied	Unrestricted	2BR/1BA	
<b>71</b>	24-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>72</b>	26-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>73</b>	26-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>74</b>	28-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>75</b>	28-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>76</b>	30-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>77</b>	30-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>78</b>	32-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>79</b>	32-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>80</b>	34-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>81</b>	34-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>82</b>	37-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>83</b>	37-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
<b>84</b>	38-A Hollywood Circle		Occupied	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 - April 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 April 30, 2026**

Property Name	April	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	\$925.00	\$100.00	\$100.00		\$1,125.00
511 Trade Street	\$950.00	\$50.00	\$950.00		\$1,950.00
304 Miller Road	\$153.00	\$50.00			\$203.00
102 Telfair	\$950.00	\$50.00			\$1,000.00
133 Will St	\$1,050.00	\$50.00			\$1,100.00
129 Broadus	\$700.00	\$50.00			\$750.00
	<b>\$7,003.00</b>	<b>\$600.00</b>	<b>\$7,200.00</b>	<b>\$0.00</b>	

**TOTAL Past Due Balance for April**  
**\$14,803.00**

**TOTAL Past Due Balance for March**  
**\$10,525.00**

## Public Works, Partners, Repairs - April 2026

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Under Construction	ROW for Gridley Street Stormwater	CDBG	\$248,005	End May	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.
Permitting	Heatherly Re-build	CGBG	\$216,638	Nov	Contractor pulling permits
Under way	Fairview Close out	CDBG	\$147,500	June	Work underway
# of Jobs Completed YTD	Repair Projects	\$ Spent YTD	Goal for the Year	Remaining	Comments
14	Owner-Occupied Repairs, GCRA	\$149,716	\$249,839	\$100,123	9 in Unincorporated County; 1 in City of Fountain Inn; 3 in Greer; 1 Simpsonville (Updated - \$28,600 for 1 project in unicorp, 1 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	-