

W H E N
Y O U ' R E
G O O D T O
O T H E R S
Y O U ' R E
B E S T T O
Y O U R S E L F

B. Franklen

GCRA Committee Meetings

June 9 & 11, 2026

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				

July 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 Independence Day (obs.) (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	31	

Administration Committee Meeting Agenda
Tuesday, June 9, 2026 – 12:30 p.m.
GCRA Board Room

1. Opening and Roll Call
2. Administration Reports
 - a) Subrecipient Report (Page 5)
3. Financial Reports
 - a) Financial Highlights – KPI (Page 6)
 - b) April Financials (Pages 7 – 10)
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

May 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	\$ 30,038.04	\$ 6,832.40	81%
	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	\$ 11,516.85	\$ 1,983.15	85%
	United Ministries	\$ 54,500.00	\$ 45,416.70	\$ 9,083.30	83%
	Total ESG Subrecipients:		\$ 194,279.44	\$ 168,688.25	\$ 25,591.19
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	\$ 30,383.10	\$ 4,616.90	87%
	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%
	Total CDBG Unincorporated Subrecipients:		\$ 302,000.00	\$ 223,131.29	\$ 78,868.71
Total ESG/CDBG Unincorporated		\$ 496,279.44	\$ 391,819.54	\$ 104,459.90	79%
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	\$ -
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	\$ 3,500.00	-	100%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ 12,500.00	-	100%
	Total CDBG Mauldin Subrecipients:		\$ 16,000.00	\$ 16,000.00	\$ -
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 12,000.00	-	100%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ 7,543.82	\$ 2,456.18	75%
	Total CDBG Simpsonville Subrecipients:		\$ 22,000.00	\$ 19,543.82	\$ 2,456.18
Total CDBG - All Municipalities		\$ 108,000.00	\$ 100,543.82	\$ 7,456.18	93%
Grand Total - ESG and CDBG		\$ 604,279.44	\$ 492,363.36	\$ 111,916.08	81%

GCRA Financial Highlights
Month at a Glance April 26

Government-Wide	Month	Change from Prior Month	%	Change from FY25 (FYTD)	%
Cash	17,560,864	Increase	4%	Increase	19%
Total Assets	49,378,671	Increase	1%	Increase	7%
Notes Payable	4,854,628	Decrease	0%	Increase	74%
Debt-to-income			6%		0%
Net Position	40,709,151	Decrease	-1%	Increase	2%
Net invest. in capital assets	11,892,579	Decrease	0%	Increase	0%
Unrestricted net assets	28,816,572	Decrease	-1%	Increase	3%
Governmental Funds	Month	Change from Prior Month	%	YTD	
Revenue	359,015	Decrease	-87%	8,878,043	
Expenditures	688,124	Increase	52%	6,753,625	
Net change in fund balance	(329,109)	Decrease		2,124,418	
Rental Portfolio	Month	Change from Prior Month	%	YTD	
Net Income (loss)	(13,717)	Increase	42%	35,097	**
Local Government Invest. Pool				Interest	
LGIP Balance:	16,230,830	% of total cash:	92%	51,775	Month
		Avg Interest rate:	3.89%	482,627	YTD

Fairview Loan Balance \$ 450,000 Due 8/30/26

Fairview remaining units to sell: 8 units

1306 W. Bramlett For Sale \$ 275,000

Rental Portfolio:

** With intercompany transfers

GCRA
Statement of Net Position
April 30, 2026

ASSETS

Cash and cash equivalents	17,560,864
Accounts receivable	180
Due from affiliates	13,633
Loans receivable	10,058,234
Lease Receivable	93,450
Real property held for inventory	9,615,481
Real property held for rental	13,068,674
Fixed assets	842,691
Accumulated depreciation	(2,403,627)
Deferred outflows of resources	529,091
Total assets and deferred outflows	<u>49,378,671</u>

LIABILITIES

Accounts payable and accrued liabilities	161,126
Unearned revenue	761,255
Funds held in escrow	81,030
Due to affiliates	13,633
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,854,628
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	<u>8,669,520</u>

NET POSITION

Net investment in capital assets	11,864,972
Restricted net assets	
Unrestricted net assets	28,844,179
Total net position	<u>40,709,151</u>
 Total Liabilities and Net Position	 <u>49,378,671</u>

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Ten Months Ending Thursday, April 30, 2026

	Budget	April Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	13,922,105	123,817	2,993,383	10,928,722	33.7%
Loan repayment		110,544	1,205,325	(1,205,325)	13.6%
Sale of property	800,000	43,700	1,647,450	(847,450)	18.6%
Rental income		81,177	793,985	(793,985)	8.9%
Unrestricted income	8,005,728		2,227,500	5,778,228	25.1%
Miscellaneous income	6,043,811	(223)	7,900	6,035,911	0.1%
Total revenues	28,771,644	359,015	8,875,543	19,896,101	100.0%
EXPENDITURES					
Housing services					
Delivery of service	3,493,739	107,968	795,401	2,698,338	12.0%
Acquisition	125,773	43,700	1,147,450	(1,021,677)	17.3%
Disposition	395,590	40,060	304,790	90,800	4.6%
Property maintenance	160,367	40,375	299,692	(139,325)	4.5%
Demolition	352,350		24,675	327,675	0.4%
Rehabilitation	662,483	4,500	133,056	529,427	2.0%
New construction	4,676,288	40	640,053	4,036,235	9.6%
Home repair program	1,421,957		223,651	1,198,306	3.4%
Facade improvements	158,216			158,216	0.0%
Economic development	297,609		900	296,709	0.0%
Infrastructure/public works	2,160,296	52,693	222,160	1,938,136	3.3%
Developer/housing partners	2,105,569	276,797	909,092	1,196,477	13.7%
Public service subrecipients	947,988	29,394	355,774	592,214	5.4%
Special projects	4,495,182			4,495,182	0.0%
Community housing dev. org.	500,798		267,291	233,507	4.0%
Housing assistance	166,452	6,317	130,422	36,030	2.0%
Shelter, outreach and other assistance	1,050,827	20,076	231,149	819,678	3.5%
Administration and planning	3,949,430	43,161	813,454	3,135,976	12.2%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure	713,334	14,432	142,218	571,116	2.1%
Total expenditures	27,951,117	679,513	6,641,228	21,309,889	100.0%
Excess (deficiency) of revenues over (under) expenditures	820,527	(320,498)	2,234,315	(1,413,788)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(800,000)	(8,611)	(112,397)	(687,603)	
Intercompany transfers	(20,527)			(20,527)	
Total other financing sources (uses)	(820,527)	(8,611)	(112,397)	(708,130)	
Net change in fund balances		(329,109)	2,121,918	(2,121,918)	

GCRA
Statement of Rev & Exp by Funding Source
For the Ten Months Ending Thursday, April 30, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	1,786,618		684,983		209,288			312,494	2,993,383
Loan repayment		276,563		146,248		203,183	94,586	484,745	1,205,325
Sale of property				(227,600)			709,507	1,165,543	1,647,450
Rental income		190,233		158,828				444,924	793,985
Unrestricted income							2,200,000	27,500	2,227,500
Miscellaneous income		6,879		50			146	825	7,900
Total revenues	1,786,618	473,675	684,983	77,526	209,288	203,183	3,004,239	2,436,031	8,875,543
EXPENDITURES									
Housing services									
Delivery of service	538,677	43,488	40,784	78,471		27,867	66,114		795,401
Acquisition							455,250	692,200	1,147,450
Disposition	28,748	103,861		44,317				127,865	304,791
Property maintenance		43,750		77,374				178,568	299,692
Demolition	17,000	7,675							24,675
Rehabilitation		1,800		45,599				85,657	133,056
New construction			169,227	113,592				357,233	640,052
Home repair program	179,919						31,508	12,225	223,652
Economic development	900								900
Infrastructure/public works	140,393	18,270						63,497	222,160
Developer/housing partners			102,667	181,949			624,125	350	909,091
Public service subrecipients	332,952				22,822				355,774
Community housing dev. org.			267,291						267,291
Housing assistance					73,228			57,194	130,422
Shelter, outreach and other assistance					82,376			148,773	231,149
Administration and planning	431,525	51,265	105,012	14,688	30,862	37,156	100,668	42,278	813,454
Interest expenditure	128,422	(15,395)						29,191	142,218
Total expenditures	1,798,536	254,714	684,981	555,990	209,288	65,023	1,277,665	1,795,031	6,641,228
Excess (deficiency) of revenues over (under) expenditures	(11,918)	218,961		(478,464)		138,160	1,726,574	641,000	2,234,315
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(112,397)	(112,397)
Intercompany transfers		(20,527)						20,527	
Total other financing sources (uses)		(20,527)						(91,870)	(112,397)
Net change in fund balances	(11,918)	198,434		(478,464)		138,160	1,726,574	549,130	2,121,918

Rental
Statement of Revenue & Expense
For the Ten Months Ending Thursday, April 30, 2026

	Budget	April Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		81,177	793,985	(793,985)	99.9%
Unrestricted income	253,222			253,222	0.0%
Miscellaneous income	103,740		878	102,862	0.1%
Total revenues	356,962	81,177	794,863	(437,901)	100.0%
EXPENDITURES					
Housing services					
Acquisition	(14,227)			(14,227)	0.0%
Disposition	137,273	29,500	214,119	(76,846)	21.0%
Property maintenance	160,366	40,375	299,692	(139,326)	29.4%
Rehabilitation	(43,319)	4,500	133,056	(176,375)	13.1%
New construction			357,233	(357,233)	35.1%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure		11,908	13,796	(13,796)	1.4%
Total expenditures	356,962	86,283	1,017,896	(660,934)	100.0%
Excess (deficiency) of revenues over (under) expenditures		(5,106)	(223,033)	223,033	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(8,611)	237,603	(237,603)	
Intercompany transfers			20,527	(20,527)	
Total other financing sources (uses)		(8,611)	258,130	(258,130)	
Net change in fund balances		(13,717)	35,097	(35,097)	

**Operations Committee Meeting Agenda
Thursday, June 11, 2026 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) *Approval of Proposed Operations Goals for Program Year 2026 (Page 12)
- 3) Operations Reports for May
 - a) Home Sales Report (Page 13)
 - b) Rental Property Reports (Pages 14 – 19)
 - c) Public Works, Partners, Repairs Report (Page 20)
- 4) Other Business
 - a) Development Updates/Executive Director Updates

***Committee Approval Required**

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.

Proposed Operations Goals for Program Year 2026

GCRA Projects	Homeowner Repair Grants		New Construction for Rental		New Construction for Sale		Total Projects	
	#	\$	#	\$	#	\$	#	\$
Unincorporated	12	\$160,000	6	\$2,095,000	5	\$1,650,000	23	\$3,905,000
<i>Greer</i>	0		0		2	\$500,000	2	\$500,000
GRAND TOTAL GOALS:	12	\$160,000	6	\$2,095,000	7	\$2,150,000	25	\$4,405,000

<i>Partner Projects</i>	Habitat project - Saluda Bluff	2	\$163,000	2	\$163,000
-------------------------	--------------------------------	---	-----------	---	-----------

Infrastructure Project Commitments

Mauldin - Miller Road Sidewalk project - CDBG - \$700,000 committed

Travelers Rest - Swamp Rabbit Trail connection - TBD

Simpsonville - College Park improvements - TBD

Homes for Sale Status Report May 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 - May 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	Vacant - Rehab in process	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 - May 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	Vacant - Rehab in process	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 - May 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	Occupied	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 - May 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 - May 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 May 31, 2026

Property Name	May	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$100.00	\$2,000.00	payment plan	\$2,950.00
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
33 Journey Lane	\$1,200.00	\$50.00			\$1,250.00
511 Trade Street	\$950.00	\$50.00	\$950.00		\$1,950.00
102 Telfair	\$950.00	\$100.00			\$1,050.00
133 Will St	\$1,050.00	\$50.00	\$1,050.00		\$2,150.00
129 Broadus	\$700.00	\$100.00			\$800.00
	\$8,050.00	\$700.00	\$8,050.00	\$0.00	

TOTAL Past Due Balance for May
\$16,800.00

TOTAL Past Due Balance for April
\$14,803.00

Public Works, Partners, Repairs - May 2026

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Under Construction	ROW for Gridley Street Stormwater	CDBG	\$248,005	Mid June	Under Construction - Working with Greenville Water for conflicts with sewer and water crossings
Bidding	Iola Wilson Street (Roadway)	CDBG	\$2,132,000	TBD	Bidding
Under Construction	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	\$155,000	TBD	Under construction.
Permitting	Heatherly Re-build	CDBG	\$216,638	Nov	Contractor pulling permits / Permits 4 week wait time
Underway	Fairview Close out	CDBG	\$201,160	June	Work underway - sidewalks, paving, striping, rough grading, signage complete.
# of Jobs Completed YTD	Repair Projects	\$ Spent YTD	Goal for the Year	Remaining	Comments
15	Owner-Occupied Repairs, GCRA	\$165,716	\$249,839	\$84,123	9 in Unincorporated County; 1 in City of Fountain Inn; 4 in Greer; 1 Simpsonville (Updated - 1 repair in Greer - \$15,000.00)
10	Owner-Occupied Repairs, Rebuild Upstate	\$46,034	\$57,500	\$11,466	10 in Unincorporated County
0	Owner-Occupied Repairs, Habitat for Humanity	\$0	\$25,000	\$25,000	-

The Greenville Journal – ‘Missing middle’ momentum: Greenville pushes for attainable urban housing to handle growth

May 28, 2026 – Megan Fitzgerald



Photo by Megan Fitzgerald

Demand for housing continues to rise in Greenville as more people move to the city every year.

The city’s Planning and Development Department is exploring ways to expand Greenville’s housing supply by promoting the creation of missing middle housing. This concept refers to house-scale buildings containing multiple residential units. Examples include duplexes, triplexes, four-plexes, townhomes, cottage courts, courtyard apartments and similar developments.

Mary Douglas Hirsch, the city’s director of planning and development, said missing middle housing is “gentle density” that can be used for infill development within the city. Missing middle housing is ideal in walkable neighborhoods near retail, food, open space and other amenities. These housing types sit between detached single-family homes and high-rise apartments on the housing-density spectrum.

“We’re dusting off this concept as we’re looking at a variety of tools to achieve more housing. This is not the silver bullet,” Hirsch said.

Construction of these housing types has been widely missing in the United States since the early 1940s. Existing examples can be found in neighborhoods and historic districts across the city of Greenville, including in Hampton-Pickney, Greenline-Spartanburg and the West End.

Missing middle housing can appeal to a range of demographics, from empty nesters looking to downsize to young professionals. Greenville City Councilmember Tina Belge explained that this housing type can also provide more attainable options for middle-income households and create homeownership opportunities.

“We’ve gotten pretty imbalanced in our homeownership and rental in our city and homeownership is just not attainable for so many people,” Belge explained. “More missing middle housing is not only to lower price points so they can rent at a more affordable price, but maybe also purchase.”

Greenville housing study and planning

The concept of missing middle housing was reintroduced by Daniel Parolek, founding principal of California-based Opticos Design, in 2010. In 2019, the team at Opticos Design completed a two-part study of the regulatory barriers to creating these housing types in the city of Greenville and Greenville County. The study results and recommendations were presented to the Greenville City and County Councils in 2020.

Hirsch said the study set the stage for the creation and adoption of the [GVL2040 Comprehensive Plan](#) in 2021. The plan promotes missing middle housing strategies and outlines areas within the city suitable for this housing type, such as around downtown Greenville, Augusta Street and the Village of West Greenville. A five-year update of GVL2040 is currently underway.

The city also overhauled its zoning and land development regulations to adopt the new Greenville Development Code in 2023. Existing zoning barriers restricting the creation of missing middle housing were removed from the new code. A new zoning category, Neighborhood-Scale Zoning Districts, was also created for these housing types.

Neighborhood-Scale Zoning Districts allow low-intensity housing options ranging from 2.5 to 3 stories tall. These buildings can accommodate between 4 and 12 residential units, with a 16-unit max when the development bonus is applied. This zoning type can be found in pockets throughout the city, often as a transition between single-family residential neighborhoods and commercial areas.

Despite the new zoning framework, city staff have not seen many missing middle housing options, outside of townhomes, being created in Greenville. The city invited Tony Perez, senior associate with Opticos Design, to visit Greenville in May to meet with city officials, developers and the community about missing middle housing.

Perez led a housing workshop with the city’s Planning Commission on May 13. Commission members discussed the current barriers that prohibit developers from building missing middle housing, such as financing issues, utility fees and building codes. Hirsch explained that the city will explore ways to mitigate these barriers for developers.

Planning staff is also interested in completing a pilot project for missing middle housing on city-owned land in partnership with a home builder. Hirsch explained that the project would help test out building this housing type to work through any hurdles. The pilot project would also create new housing for the community.

“Over the summer, we’re going to be exploring this more and figuring out what our next steps are, but planning will be following up with other departments at the city and our city council on next steps,” Hirsch said. “We’ve got good momentum and interest, so I’d like to continue the conversation.”

Definition of missing middle housing

“House-scale buildings with multiple units in walkable neighborhoods.”

Source: [Opticos Design](#)

Examples of missing middle housing

- Duplex
- Triplex
- Cottage court
- Townhome
- Multiplex
- Courtyard apartments
- Accessory dwelling units
- Live/work building

Missing middle housing study

Opticos Design, the architects behind the missing middle housing movement, completed a two-part study of the city of Greenville and Greenville County in 2019. The study was commissioned by [Impact Greenville](#), a coalition consisting of the Greater Greenville Association of Realtors, Upstate Forever, the Greenville Housing Fund, Greenville Community Foundation and the city of Greenville.

Population growth

The city of Greenville had a total population of 79,396 residents in 2025. By 2030, the city’s population is projected to reach 85,616 residents.

Source: [City of Greenville](#)

Owner-occupied vs. renter-occupied units

Year: 2025

- Renter occupied: 56%
- Owner occupied: 44%

Year: 2030 (projected)

- Renter occupied: 54.5%
- Owner occupied: 45.5%

Source: [City of Greenville](#)

Greenville News – Here's how Greenville will spend \$3.75 million on affordable housing

May 29, 2026 – Ruth Cronin

[Greenville's new city budget](#) includes a combined \$3.75 million in funding for affordable housing.

Affordable housing is income restrictive housing in which rent varies by individual and should cost no more than one third of their monthly income, according to [the Department of Housing and Urban Development](#) (HUD). In Greenville, HUD defines the area median income for a single person household to be \$67,700.

This city money will be allocated to partner organizations, develop a master plan for Unity Park-area affordable housing, and allow the city flexibility to respond to opportunity as it arises during the next fiscal year, according to the city. The fiscal year begins July 1.



Southernside East, a 93-unit affordable housing complex for seniors, is currently being built near Unity Park. (Ruth Cronin)

Here's a breakdown of how the affordable housing money will be spent.

\$2.5 million to the Greenville Housing Fund

The largest budget allocation for affordable housing is a \$2.5 million investment in the [Greenville Housing Fund](#), a local nonprofit organization that works with developers, elected officials and the community to increase safe and accessible housing options.

The amount is an annual investment by the city.

"These funds allow the Greenville Housing Fund to close critical financing gaps on affordable housing projects that would otherwise not reach the closing table," said Libba King, vice president of real estate and capital markets for the Greenville Housing Fund.

Greenville City Councilwoman Dorothy Dowe said that in the past most of this money has been spent on low-income housing tax credit projects, which have helped build new affordable housing projects like [The Riley Overbrook](#) apartments and [Gateway at the Green](#).

\$750,000 to Greenville Together

The budget also designates \$750,000 for affordable housing and homeless support, city documents show.

City spokesperson Beth Brotherton said that these funds will support city led efforts to end homelessness, through collaboration with local organization [Greenville Together](#).

The city is the primary funding source for Greenville Together, according to Dowe.

"Our role is to connect people to services, and Greenville Together is that pathway to do that, so we fund them," Dowe said.

\$500,000 to "respond to opportunities when they arise"



Greenville Summit Building (Ruth Cronin)

New to the budget this year is an additional \$500,000 for affordable housing initiatives. Brotherton said that most of this money is currently undesignated.

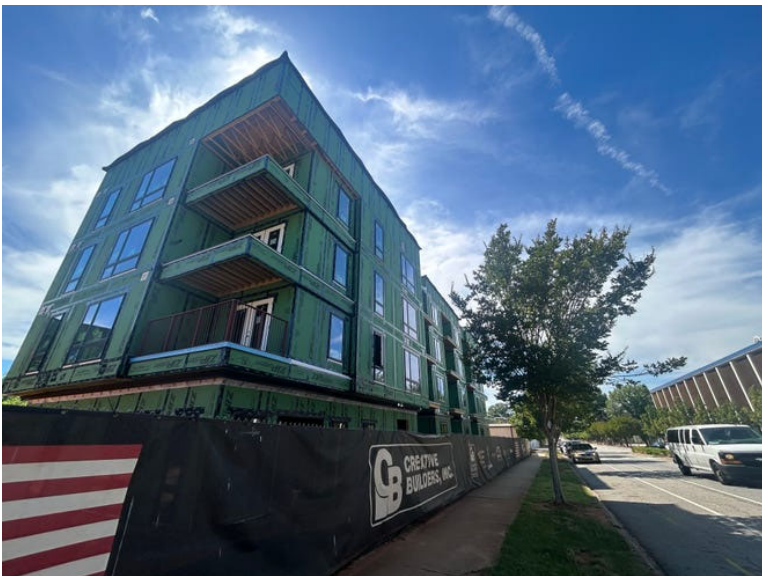
“The city manager likes to be nimble and able to respond to opportunities when they arise, whether that is land purchases or investments that can get housing projects across the finish line,” Brotherton said in an email to the Greenville News.

Dowe said that the city buying land as it becomes available is necessary to prevent developers from coming in and building high end condos.

The hope is that with the additional money available in the budget the city will be able to rely less on the tax credit program, which Dowe said can be cumbersome and unpredictable, and can get more affordable housing projects to market faster and with less restrictions.

“We’re transitioning to getting more aggressive with it, leaving no stone unturned and bringing more affordability to Greenville,” Dowe said.

Affordable housing plans for Unity Park area



Affordable housing units being built near Unity Park. (Ruth Cronin)

The new budget is also going to fund a master plan for affordable housing in the Unity Park area, according to Dowe.

In 2022, the Greenville Housing Fund announced plans to house 1,000 people near Unity Park, but those goals have since been scaled back and replaced with smaller projects.

Dowe said that this was in part due to [SC Housing](#) temporarily pausing its low-income housing tax credit program in 2022. The pause, combined with post-COVID supply chain problems, impacted the plans for Unity Park, according to Dowe.

Southernside East, a 93-unit complex for seniors, is under construction near Unity Park at the intersection of Hudson and West Washington streets. It is expected to open in 2027.

[Southernside West](#), a four-story development on West Washington Street, will bring 54 apartments to residents age 55 and up who earn between 30 and 80 percent of the area median income, according to the Greenville Housing Fund. The anticipated completion date is October, 2027.

Dowe said one of her primary goals for the upcoming fiscal year is more mixed income housing options.

“What we don’t want to repeat the mistakes of decades ago of what was known as Section 8 housing, where you concentrate poverty in an area,” Dowe said. “We believe more in a mixed income model to build a community.”

Ruth Cronin covers business, growth and development. Contact her at rcronin@usatodayco.com.

The Greenville Journal – Greenville County advances \$473M budget, penny sales tax referendum: Council Notes

June 3, 2026 – Jeannie Putnam



Greenville County Administration building. Photo by Jack Robert

Here's a recap of [Greenville County Council's](#) June 2 meeting:

Advanced: \$473.9M budget

Council voted 9 to 3 to advance an ordinance establishing a \$473.9 million budget for the 2026-2027 fiscal year, including around \$27 million for road maintenance.

The proposed budget was amended to include a 4% pay increase for all county employees. The ordinance previously planned for an average 2.5% pay increase for all county employees with an additional 2.5% for public safety workers. This item will go before the Council for final approval on June 16.

Other items:

Council voted to approve or advance several items, including:

- Sending an ordinance regarding a referendum to establish a penny tax for roads to the Committee of the Whole. If approved, the referendum would appear on November's ballot.
- The final reading of an ordinance to donate county-owned land to the Piedmont Public Service District. The 3.7-acre parcel in the area of Ridge Row and Langston streets near the Saluda River in Piedmont. The property will be used for recreation.