"Struggle is a never ending process. Freedom is never really won, you earn it and win it in every generation."

CORETTA SCOTT KING

GCRA Committee Meetings

July 14 & 16, 2026

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	

August 2026

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

GCRA
Greenville County Redevelopment Authority

Administration Committee Meeting Agenda
Tuesday, July 14, 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) May 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

June 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	$ 40,000.00	$ -	100%
	Pendleton Place	$ 36,870.44	$ 36,870.44	$ -	100%
	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	$ 13,500.00	$ -	100%
	United Ministries	$ 54,500.00	$ 54,500.00	$ -	100%
	Total ESG Subrecipients:	**$ 194,279.44**	**$ 194,279.44**	**$ -**	**100%**
CDBG Unincorporated	Greenville Free Medical Clinic	$ 95,000.00	$ 95,000.00	$ -	100%
	HRC - Fair Housing	$ 37,000.00	$ 37,000.00	$ -	100%
	Meals on Wheels	$ 55,000.00	$ 55,000.00	$ -	100%
	Safe Harbor	$ 35,000.00	$ 35,000.00	$ -	100%
	Unity Health on Main	$ 60,000.00	$ 60,000.00	$ -	100%
	Upstate Warrior Solution	$ 20,000.00	$ 20,000.00	$ -	100%
	Total CDBG Unincorporated Subrecipients:	**$ 302,000.00**	**$ 302,000.00**	**$ -**	**100%**
	Total ESG/CDBG Unincorporated	**$ 496,279.44**	**$ 496,279.44**	**$ -**	**100%**
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	$ 4,306.28	$ 693.72	86%
	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**	**$ 59,306.28**	**$ 693.72**	**99%**
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**	**$ -**	**100%**
CDBG Simpsonville	Center for Community Services	$ 12,000.00	$ 12,000.00	$ -	100%
	City of Simpsonville Senior Program	$ 10,000.00	$ 10,000.00	$ -	100%
	Total CDBG Simpsonville Subrecipients:	**$ 22,000.00**	**$ 22,000.00**	**$ -**	**100%**
	Total CDBG - All Municipalities	**$ 108,000.00**	**$ 107,306.28**	**$ 693.72**	**99%**
	Grand Total - ESG and CDBG	**$ 604,279.44**	**$ 603,585.72**	**$ 693.72**	**100%**

GCRA Financial Highlights
Month at a Glance May 26

Government-Wide	Month	Change from Prior Month	%	Change from FY25 (FYTD)	%
Cash	16,811,636	Decrease	-4%	Increase	14%
Total Assets	49,066,813	Decrease	-1%	Increase	7%
Notes Payable	4,846,174	Decrease	0%	Increase	73%
Debt-to-income			2%		0%
Net Position	40,858,601	Increase	0%	Increase	3%
Net invest. in capital assets	11,891,076	Decrease	0%	Increase	0%
Unrestricted net assets	28,967,525	Increase	1%	Increase	4%
Governmental Funds	**Month**	**Change from Prior Month**	**%**	**YTD**	
Revenue	972,927	Increase	171%	9,848,469	
Expenditures	996,162	Increase	45%	7,749,783	
Net change in fund balance	(23,235)	Increase		2,098,686	
Rental Portfolio	**Month**	**Change from Prior Month**	**%**	**YTD**	
Net Income (loss)	13,844	Increase	201%	48,942	**
Local Government Invest. Pool				**Interest**	
LGIP Balance:	16,385,939	% of total cash:	97%	55,109	**Month**
		Avg Interest rate:	3.89%	537,736	**YTD**

Fairview Loan Balance $ 450,000 Due 8/30/26
Fairview remaining units to sell: 8 units

GCRA
Statement of Net Position
May 31, 2026

ASSETS	
Cash and cash equivalents	16,798,036
Accounts receivable	72
Grants receivable	287,777
Prepaid items	(1,758)
Loans receivable	10,000,880
Lease Receivable	93,450
Real property held for inventory	9,454,590
Real property held for rental	13,068,674
Fixed assets	1,254,858
Accumulated depreciation	(2,432,457)
Deferred outflows of resources	529,091
Total assets and deferred outflows	**49,053,213**
LIABILITIES	
Accounts payable and accrued liabilities	162,189
Unearned revenue	306,373
Funds held in escrow	82,028
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,846,174
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	**8,194,612**
NET POSITION	
Net investment in capital assets	11,891,076
Restricted net assets	
Unrestricted net assets	28,967,525
Total net position	**40,858,601**
Total Liabilities and Net Position	**49,053,213**

GCRA
Statement of Revenue & Expenditures
For the Eleven Months Ending Sunday, May 31, 2026

	Budget	May Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	13,922,105	737,777	3,731,159	10,190,946	37.9%
Loan repayment		124,894	1,330,219	(1,330,219)	13.5%
Sale of property	800,000	31,160	1,678,610	(878,610)	17.0%
Rental income		75,989	869,974	(869,974)	8.8%
Unrestricted income	8,005,728	85	2,227,585	5,778,143	22.6%
Miscellaneous income	6,043,811	3,022	10,922	6,032,889	0.1%
Total revenues	**28,771,644**	**972,927**	**9,848,469**	**18,923,175**	**100.0%**
EXPENDITURES					
Housing services					
Delivery of service	3,493,739	46,509	841,910	2,651,829	11.0%
Acquisition	125,773	31,160	1,178,610	(1,052,837)	15.4%
Disposition	395,590	25,731	318,603	76,987	4.2%
Property maintenance	160,367	18,849	318,541	(158,174)	4.2%
Demolition	352,350		24,675	327,675	0.3%
Rehabilitation	662,483	532	133,588	528,895	1.8%
New construction	4,676,288	99	640,151	4,036,137	8.4%
Home repair program	1,421,957	38,088	261,739	1,160,218	3.4%
Facade improvements	158,216	250	250	157,966	0.0%
Economic development	297,609		900	296,709	0.0%
Infrastructure/public works	2,160,294	165,924	400,001	1,760,293	5.2%
Developer/housing partners	2,105,571	520,089	1,429,180	676,391	18.7%
Public service subrecipients	947,988	31,404	387,178	560,810	5.1%
Special projects	4,495,182			4,495,182	0.0%
Community housing dev. org.	500,798		267,291	233,507	3.5%
Housing assistance	166,452	14,901	145,322	21,130	1.9%
Shelter, outreach and other assistance	1,050,827	20,173	251,322	799,505	3.3%
Administration and planning	3,949,430	59,383	872,838	3,076,592	11.4%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure	713,334	14,616	156,833	556,501	2.1%
Total expenditures	**27,951,117**	**987,708**	**7,628,932**	**20,322,185**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures	**820,527**	**(14,781)**	**2,219,537**	**(1,399,010)**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(800,000)	(8,454)	(120,851)	(679,149)	
Intercompany transfers	(20,527)			(20,527)	
Total other financing sources (uses)	**(820,527)**	**(8,454)**	**(120,851)**	**(699,676)**	
Net change in fund balances		**(23,235)**	**2,098,686**	**(2,098,686)**	

GCRA
Statement of Rev & Exp by Funding Source
For the Eleven Months Ending Sunday, May 31, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	2,477,028		685,096		234,777			334,258	3,731,159
Loan repayment		316,988		150,979		221,731	100,436	540,085	1,330,219
Sale of property				(227,600)			709,507	1,196,703	1,678,610
Rental income		209,357		174,783				485,834	869,974
Unrestricted income							2,200,000	27,585	2,227,585
Miscellaneous income		9,851		50			146	875	10,922
Total revenues	**2,477,028**	**536,196**	**685,096**	**98,212**	**234,777**	**221,731**	**3,010,089**	**2,585,340**	**9,848,469**
EXPENDITURES									
Housing services									
Delivery of service	538,677	47,539	40,784	78,471		30,478	92,688	13,272	841,909
Acquisition							455,250	723,360	1,178,610
Disposition	18,220	110,892		48,982				140,509	318,603
Property maintenance		46,880		81,882				189,780	318,542
Demolition	17,000	7,675							24,675
Rehabilitation		1,800		45,631				86,157	133,588
New construction			169,326	113,592				357,233	640,151
Home repair program	204,406						45,108	12,225	261,739
Facade improvements	250								250
Economic development	900								900
Infrastructure/public works	296,007	40,497						63,497	400,001
Developer/housing partners	450,000		102,667	181,949			694,214	350	1,429,180
Public service subrecipients	352,178				35,000				387,178
Community housing dev. org.			267,291						267,291
Housing assistance					76,305			69,018	145,323
Shelter, outreach and other assistance					92,610			158,712	251,322
Administration and planning	468,360	56,666	105,012	14,688	30,862	40,637	100,668	55,944	872,837
Interest expenditure	131,030	(15,395)						41,198	156,833
Total expenditures	**2,477,028**	**296,554**	**685,080**	**565,195**	**234,777**	**71,115**	**1,387,928**	**1,911,255**	**7,628,932**
Excess (deficiency) of revenues over (under) expenditures		**239,642**	**16**	**(466,983)**		**150,616**	**1,622,161**	**674,085**	**2,219,537**
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(120,851)	(120,851)
Intercompany transfers		(20,527)						20,527	
Total other financing sources (uses)		**(20,527)**						**(100,324)**	**(120,851)**
Net change in fund balances		**219,115**	**16**	**(466,983)**		**150,616**	**1,622,161**	**573,761**	**2,098,686**

Rental
Statement of Revenue & Expense
For the Eleven Months Ending Sunday, May 31, 2026

	Budget	May Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		75,989	869,974	(869,974)	99.9%
Unrestricted income	253,222			253,222	0.0%
Miscellaneous income	103,740	50	928	102,812	0.1%
Total revenues	**356,962**	**76,039**	**870,902**	**(513,940)**	**100.0%**
EXPENDITURES					
Housing services					
Acquisition	(14,227)			(14,227)	0.0%
Disposition	137,273	22,352	236,471	(99,198)	22.1%
Property maintenance	160,366	18,849	318,541	(158,175)	29.7%
Rehabilitation	(43,319)	532	133,588	(176,907)	12.5%
New construction			357,233	(357,233)	33.3%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure		12,008	25,803	(25,803)	2.4%
Total expenditures	**356,962**	**53,741**	**1,071,636**	**(714,674)**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures		**22,298**	**(200,734)**	**200,734**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(8,454)	229,149	(229,149)	
Intercompany transfers			20,527	(20,527)	
Total other financing sources (uses)		**(8,454)**	**249,676**	**(249,676)**	
Net change in fund balances		**13,844**	**48,942**	**(48,942)**	

GCRA
Greenville County Redevelopment Authority

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

1) Opening and Roll Call

2) *Approval of Construction Cost Profile (Pages 12 – 15)

3) Operations Reports for June
   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 – 4th Quarter (Pages 24 – 26)

4) Operations Reports – Year-End
   a) Loan Portfolio Report, Program Year 2025 (Page 27)
   b) Paid in Full Report, Program Year 2025 (Page 28)

5) 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
July 16, 2026
Construction Profile

Funding:	HOME/AHF
Target Area:	Sans Souci
Target Buyer AMI:	3 at 120% AMI – 2 at 80% AMI
Property Address:	214 Morris Street
Property Description:	5 lots, single-family subdivision
Lot Cost:	$15,384.00
Construction Cost:	$1,248,324.00*
Sales Price Range:	$260,000 – 280,000
Contractor:	Upland Builder Group
Construction Timeline:	appx. 9 months from start

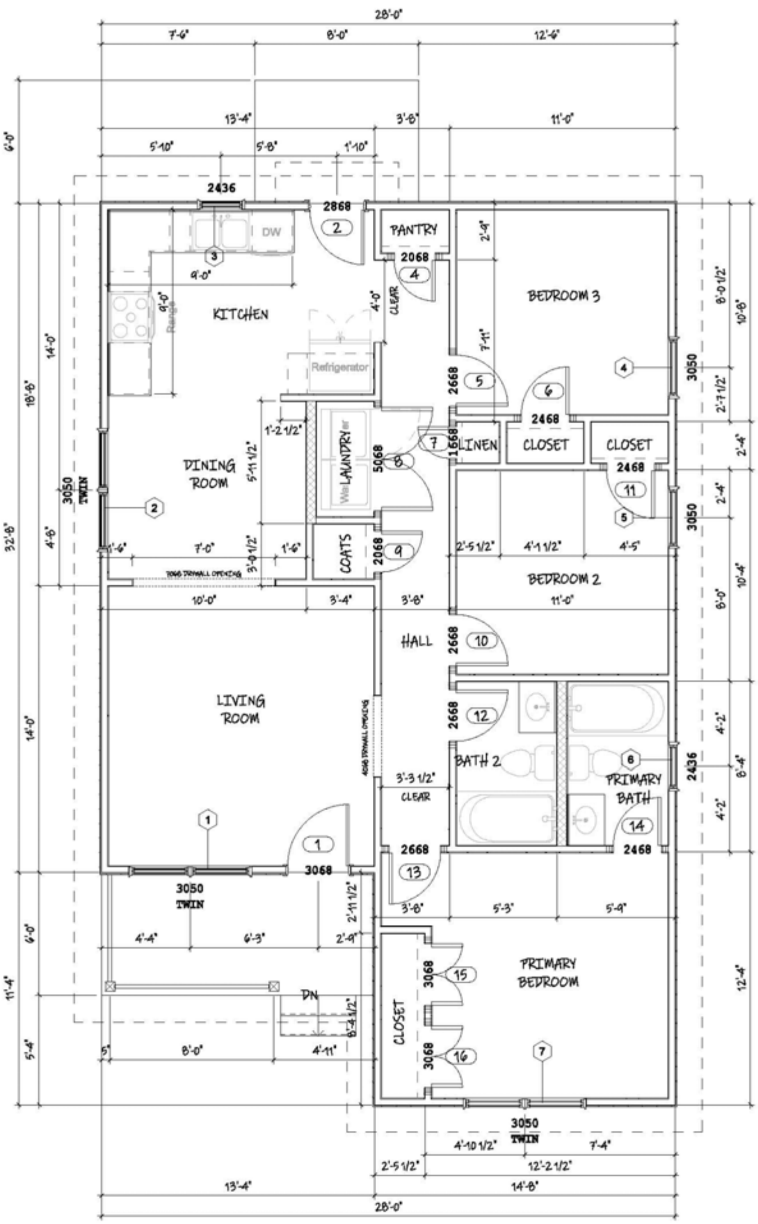
**This figure is comprised of the low bid of $1,134,840.00 plus 10%*

Recommendation: **Approve Construction Cost of up to $1,248,324.00.**

Bid packages were requested from general contractors publicly. There were four responsive bidders: Upland Builder Group, Oak Valley Construction, Cinderella Partners, and International Construction. Lot landscaping, subdivision landscape buffer, driveways, and vertical home construction are included in these bids. Bids ranged from $1,183,840.00 to $1,544,968.00.

Excluded from this bid is remaining ROW/infrastructure work: road paving, sewer laterals, and water taps.

Sales price(s) will be brought to the Committee/Board for approval close to construction completion.



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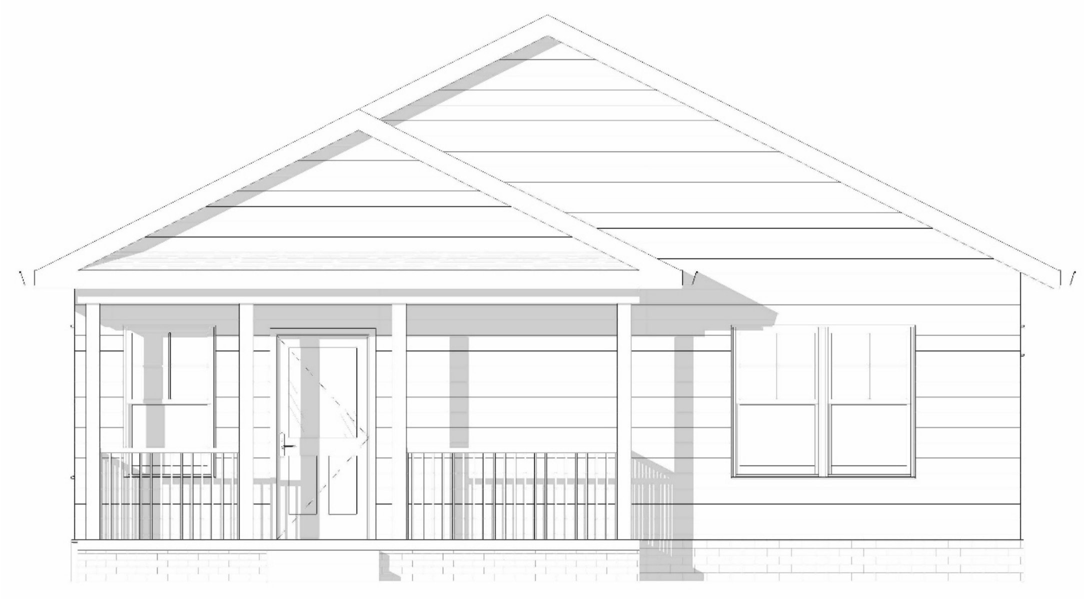

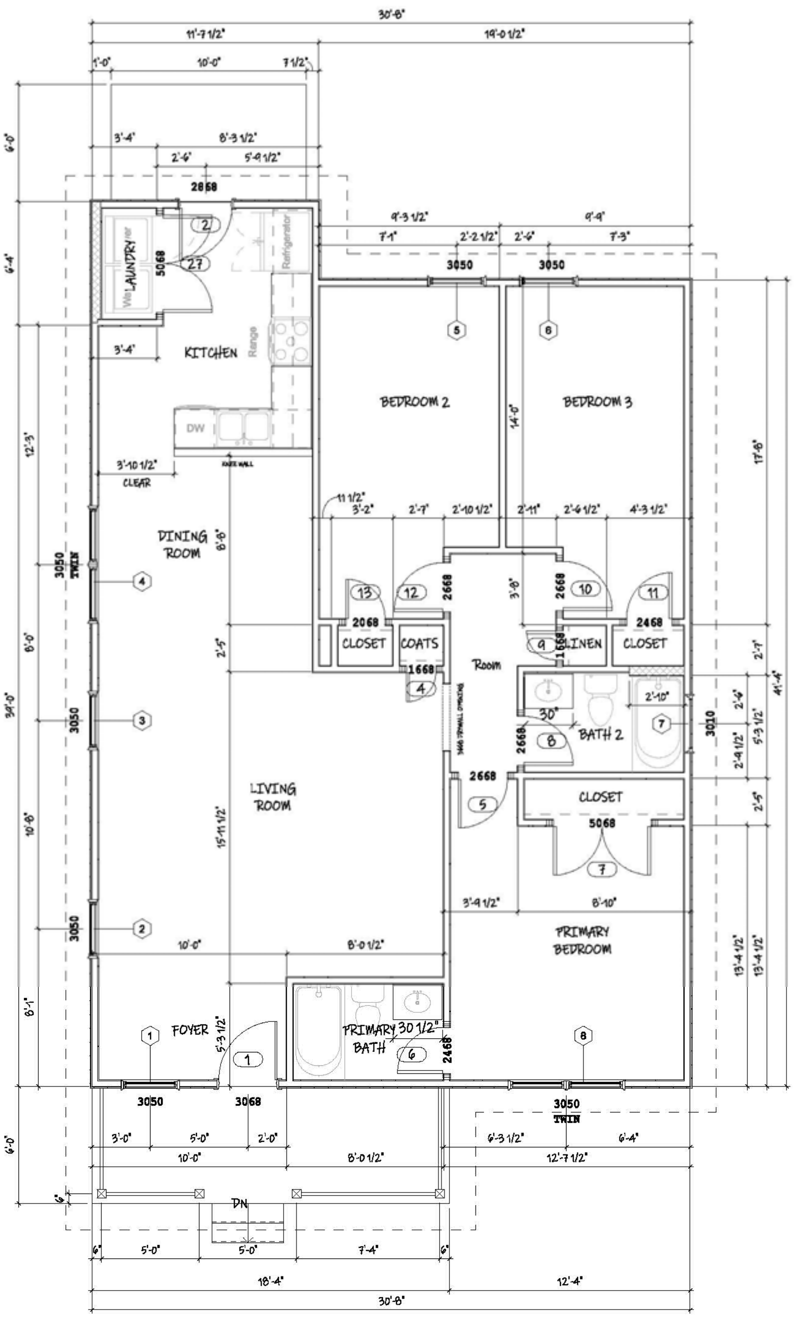
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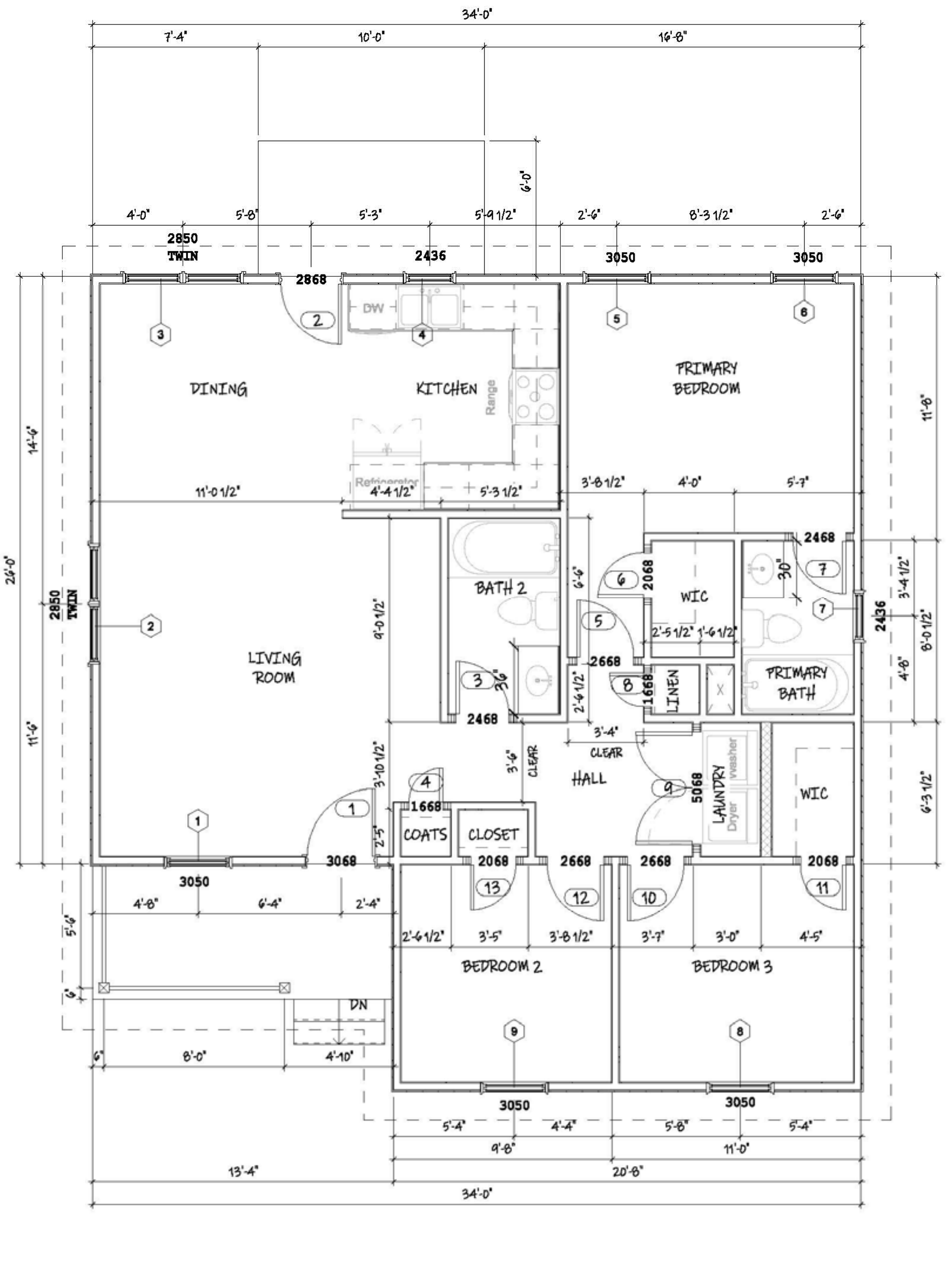
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Homes for Sale Status Report
June 2026

	Status	Completion	Address	Area	Acq. Cost	Demo Cost	Constr. Cost	Funding	Total Cost	Sales Price
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:

SOLD	*04/03/25*	*315 Lion Heart Lane*	*Greer*	*$250,000*
SOLD	*03/12/25*	*324 Lion Heart Lane*	*Greer*	*$250,000*
SOLD	*12/17/24*	*331 Lion Heart Lane*	*Greer*	*$250,000*
SOLD	*04/04/25*	*340 Lion Heart Lane*	*Greer*	*$250,000*
SOLD	*07/11/25*	*327 Lion Heart Lane*	*Greer*	*$250,000*
SOLD	*09/19/25*	*328 Lion Heart Lane*	*Greer*	*$250,000*

GCRA Rental Properties - June 2026

	Property Address	Community	Status	Funding	Rooms
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	**Vacant - possible future demo**	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 - June 2026

	Property Address	Community	Status	Funding	Rooms
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 - June 2026

	Property Address	Community	Status	Funding	Rooms
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 - June 2026

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

	Property Address	Community	Status	Funding	Rooms
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 June 30, 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	$1,100.00	Notice to Vacate	$1,750.00
11 Journey Lane	$875.00	$50.00	$3,400.00	Eviction	$4,325.00
17 Journey Lane	$925.00	$100.00	$400.00		$1,425.00
7 Journey Lane	$975.00	$50.00	$975.00	Notice to Vacate	$2,000.00
3 14th Street	$950.00	$50.00			$1,000.00
511 Trade Street	$950.00	$50.00	$1,900.00	Notice to Vacate	$2,900.00
102 Telfair Road	$950.00	$100.00	$950.00	Notice to Vacate	$2,000.00
133 Will Street	$1,019.88	$50.00	$1,050.00	Notice to Vacate	$2,119.88
129 Broadus Street	$600.00	$50.00			$650.00
	$8,644.88	**$700.00**	**$11,775.00**	**$0.00**	

TOTAL Past Due Balance for June
$21,119.88

TOTAL Past Due Balance for May
$16,800.00

Public Works, Partners, Repairs - June 2026

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Under Construction	ROW for Gridley Street Stormwater	CDBG	$248,005	Mid August	Waiting for Duke Power to relocate poles.
Bidding	Iola Wilson Street (Roadway)	CDBG	$2,132,000	TBD	Bids due mid-September from CoTransCo (GLDTC).
Under Construction	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	$155,000	TBD	Waiting for reinbursement request.
Permitting	Heatherly Re-build	CGBG	$216,638	Nov	Waiting for permits - Pre-Construction meeting complete, materials ordered, ready to begin as soon as permit is avaliable.
Underway	Fairview Close-out	CDBG	$201,160	July	Awaiting Greer final inspections and comments.
# of Jobs Completed YTD	**Repair Projects**	**$ Spent YTD**	**Goal for the Year**	**Remaining**	**Comments**
20	Owner-Occupied Repairs, GCRA	$225,210	$249,839	*$24,629*	3 Unincorporated - $35,494.00, 2 Simpsonville - $24,000.00
16	Owner-Occupied Repairs, Rebuild Upstate	$57,427	$57,500	*$73*	10 in Unincorporated County - $11,427.00
0	Owner-Occupied Repairs, Habitat for Humanity	$0	$25,000	*$25,000*	-

Memorandum

TO: GCRA Operations Committee

FROM: Joe Smith, Executive Director

RE: 4th Quarter Delinquency Report (April 1, 2026, to June 30, 2026)

DATE: July 16, 2026

The information reported represents the delinquency of GCRA accounts for the 4th Quarter of the current Program Year 2025. Each month has approximately **209** active accounts; only **158** of those accounts are reported to Equifax. The 209 accounts have a total principal balance of **$10,357,861.61**. Two Rehab Advances, one PITI loan, and one economic development loan were paid in full, and three façade loans completed their term. Nine 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 4th Quarter delinquency rate for GCRA was **3.8 percent.**

A total of **7** accounts were paid in full or completed loan term during the 4th Quarter. The total amount of payoff received was **$117,854.90**.

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

April 1, 2026 to June 30, 2026

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	7	$907.11	$18,571.48	0	0.0%
Escrow Mortgage	58	$38,069.38	$2,887,205.63	7	12.1%
Rehab Advance	80	$0.00	$1,481,252.60	0	0.0%
Escrow Only Accounts	13	$2,559.91	$498,495.30	**1**	7.7%
Partner	42	$87,764.06	$5,423,852.34	0	0.0%
Economic Development	2	$542.06	$13,484.26	0	0.0%
Façade	7	$0.00	$35,000.00	0	0.0%
TOTAL	**209**	**$129,842.52**	**$10,357,861.61**	**8**	**3.8%**

CLOSED ACCOUNTS: 4th Quarter, Program Year 2025

Rehab Advance Loans
PAID IN FULL - 4th QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0200942285	05/26/2026	11/06/2001	$31,795.00	$30,552.51	Family paid in full
0510603013	04/01/2026	06/24/2014	$23,965.00	$19,090.24	Family sold house
			Total	**$49,642.75**	

Escrow Loans
PAID IN FULL - 4th QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0314030560	09/23/2016	6/13/2003	$91,080.00	$44,624.40	sold house, pd in full
			Total	**$44,624.40**	

ED Loans
PAID IN FULL - 4th QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0600580101	06/01/2019	12/12/2023	$30,000.00	$23,587.75	sold houses, pd in full
			Total	**$23,587.75**	

Façade Loans
PAID IN FULL - 4th QRT

Loan Number	Last Transaction Date	Note Date	Amt Financed	Amount Received	
0701501407	04/08/2026	01/23/2020	$10,000.00	$0.00	completed term
0703082070	04/08/2026	12/21/2020	$20,000.00	$0.00	completed term
0703150208	04/08/2026	09/09/2020	$10,000.00	$0.00	completed term
			Total	**$0.00**	

TOTAL **$117,854.90**

Delinquency Report - Program Year 2025
July 1, 2025 to June 30, 2026

Quarter	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
1st Quarter	211	$64,669.27	$8,994,569.72	6	2.8%
2nd Quarter	205	$95,805.02	$9,821,681.09	8	3.9%
3rd Quarter	203	$97,600.88	$9,619,031.11	5	2.5%
4th Quarter	209	$129,842.52	$10,357,861.61	8	3.8%
Yearly Average	**207**	**$96,979.42**	**$9,698,285.88**	**7**	**3.25%**

CLOSED ACCOUNTS: Program Year 2025

Note Date	Amt Financed	Amount Received	Notes
01/29/2010	$35,453.00	$35,453.00	Heirs paid in full
09/29/2022	$4,050.00	$167.51	Homeowners paid in full
03/26/2018	$21,925.00	$7,237.18	Homeowner completed term
11/22/1991	$30,700.00	$22,040.00	Family Sold Property
03/22/1990	$22,415.00	$415.00	Homeowner pd over time
02/04/2022	$25,000.00	$17,356.20	Business owner pd in full
06/24/2014	$23,965.00	$19,090.24	Family Sold Property
01/23/2020	$10,000.00	$0.00	completed term
12/21/2020	$20,000.00	$0.00	completed term
09/09/2020	$10,000.00	$0.00	completed term
11/06/2001	$31,795.00	$30,552.51	Family paid in full
06/01/2019	$30,000.00	$23,587.75	sold house, pd in full
09/23/2015	$91,080.00	$44,624.40	sold house, pd in full
	TOTAL	**$200,523.79**	

https://www.postandcourier.com/greenville/news/greenville-simpsonville-sales-tax-road-funding/article_babd78e4-aac2-4e0b-a5bb-ed24e3b18f2d.html

Greenville and Simpsonville may pass new penny tax for roads, bypassing county

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

JUN 22, 2026

In 2024, Greenville County voters defeated the second attempt to pass a penny sales tax to fund road improvements. Now, both county and city governments are trying again.

CONOR HUGHES/STAFF

GREENVILLE — After years of failed efforts to pass a penny tax in Greenville County, cities are taking matters into their own hands and bucking county officials in the process.

Greenville and Simpsonville are both considering putting 1 percent **sales tax referendums** on the November ballot, and other Greenville County cities could do the same.

If passed, the taxes would fund repairs to the cities' roads and reduce property taxes for the cities' homeowners.

But they may also cause friction as Greenville County tries yet again to pass its own sales tax.

County Council Chair Benton Blount said having multiple referendums on the ballot could doom what is already an uphill battle in a tax-averse county, leaving rural areas without badly needed funding. And he suggested the county could reduce the portion of county sales tax cities receive if they pass their own taxes.

"My personal opinion would be if they move forward with their own penny, it would void them out of any discussion of the county penny," Blount said at a June 16 meeting.

While Blount said he understands why cities want their own referendums, he wants them to hold off, waiting to see the outcome of the county's effort.

"It just makes everything more difficult, and it raises the likelihood that any or all of them could fail," he said in an interview.

Wait — how can cities pass their own sales taxes?

The latest wrinkle in Greenville County's years-long effort to pass a sales and use tax is because of a **new state law**.

Greenville County — one of the few counties in South Carolina without a penny tax on the books — has twice tried and failed to pass a sales tax referendum to address its multibillion-dollar roads crisis.

Voters most recently **rejected the effort** by 3 percentage points in 2024 during a hard-fought and contentious election. Yet voters in the city of Greenville supported the referendum in both elections, according to Mayor Knox White.

This year, state legislators passed a new law that allows cities to pass their own 1 percent sales taxes. It was crafted by Greenville County lawmakers and lobbied for by Greenville County cities.

Under the law, cities can ask voters to approve a 1 percent sales tax on certain goods and services. Items like fuel, groceries or pharmacy purchases are exempt.

As much as 80 percent of the money may be used for infrastructure projects. At least 20 percent must be used to reduce property taxes for homeowners in the form of a rebate.

The tax can only last eight years, at which point cities can ask voters to renew it.

Here's the catch: Cities can only pass a sales tax if the county doesn't have one in place. And Greenville County is poised to put another sales tax on the ballot in November, meaning cities may have a narrow window to pass their own sales taxes before the county's goes into effect. Each city must decide by Aug. 17.

In Simpsonville, a proposed ordinance is already on the agenda June 23.

Fountain Inn will discuss the legality of a referendum during a special called meeting June 23. Mayor GP McLeer declined to give his opinion on such a tax, saying he wanted council members to come to their own conclusions first. But he said he supported the Legislature creating the tool.

Greer Mayor Rick Danner said Greer has no plans to put a referendum on the ballot in November, but it could prove useful in the future.

“Given the history of how those tax votes have gone in Greenville County the last several times they've tried it, I don't know that there's a real sense of urgency on our part,” Danner said.

Officials from Mauldin and Travelers Rest did not respond June 19.

What new sales taxes could mean for you

If cities succeed in putting a penny tax on the ballot, voters will have to weigh three things: higher taxes when they’re out buying goods or services, lower property taxes and — most importantly for many elected officials — millions of dollars for infrastructure.

Greenville City Council member Dorothy Dowe, who helped lobby for the new state law and supports a referendum in Greenville, said it would be a “game changer” for the city. She said Greenville could generate as much as $50 million annually.

Take Simpsonville as an example. It’s the furthest in its efforts to pass a sales tax.

According to a report from **City Administrator Tee Coker**, Simpsonville could generate as much as $54 million from the tax over eight years.

Simpsonville homeowners would receive a total of $10.8 million in tax credits, the equivalent of a 17.8 percent reduction in city property taxes, according to the report. Upwards of $43.3 million could be used for projects.

A spending plan drafted by the city would see $28 million go to street resurfacing and pavement rehabilitation, $12 million go to drainage improvements and $8 million go to safety improvements and sidewalk building.

That funding is equivalent to 180 years of resurfacing projects at today's funding levels, according to the report.

Simpsonville officials were not available for comment by the time of publication.

The city of Greenville will discuss its own sales tax for the first time publicly at a **June 22 work session** where staff will present proposed projects and City Council members will discuss whether to move forward.

Dowe said a penny tax would allow officials to more quickly address infrastructure issues and lower property taxes for homeowners when the city's cost of living is rapidly rising.

Given Greenville voters' past support for such a tax, she expects it would pass.

"Let us let our voters decide, not encumbered by the entire county voters," Dowe said.

Could city sales taxes doom the county's referendum?

As cities consider new sales taxes, Greenville County is in the middle of its own effort.

A proposed referendum would raise as much as $1.1 billion over the next eight years, funding road construction, land preservation and the Greenville Transit Authority.

But just two years after a similar referendum was defeated, there's no guarantee it would pass.

Blount — who previously opposed a penny tax for roads — sees it as a last-ditch attempt to convince voters a sales tax is the best option to fund road improvements.

Cities’ efforts to pass their own sales taxes could complicate that, Blount said. It may be politically unpalatable for voters to approve a county sales tax on top of cities’ sales taxes, he said.

It’s partly for that reason that some County Council members indicated the county could pull funding, assuming both taxes pass.

How much funding isn’t yet clear. Blount said if the city of Greenville and Greenville County both pass a 1 percent sales tax in November, the county could redistribute “a portion” of the county sales tax revenue collected in Greenville to other communities without a sales tax.

Asked about that possibility, Dowe said, “If a tax is generated in the city of Greenville, the city of Greenville should benefit from that tax revenue.”

The risk, Blount said, is that the county’s sales tax fails again while the cities’ taxes succeed, leaving the cities with more road funding while rural areas fall even further behind.

“Northern and southern Greenville County, which doesn't have these municipalities, are going to miss out on incredible road funding opportunities,” Blount said. “And we likely won't get a chance to do that again at that point. So, it's almost Greenville County's last shot.”

Spencer Donovan and Noah Ponder contributed to this story.

SETH TAYLOR

Seth Taylor covers Greenville and the Upstate for The Post and Courier. Born in Iowa, he worked in Wyoming at the Buffalo Bulletin before moving to the Palmetto State.

https://www.postandcourier.com/news/south-carolina-census-population-retirees-families/article_af1b8310-506f-4c9a-a099-d77568fd245c.html

Retirees and working families are reshaping SC counties as quickly as they move in

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM

JUN 25, 2026

Berkeley County has one of the youngest populations in South Carolina, largely due to all the people moving there, and that's meant more schools are needed. With new construction in the background a Berkeley County school bus waits in traffic on Nexton Parkway at Highway 176 between the Cane Bay and Nexton neighborhoods Thursday January 15, 2026, in Summerville.

GRACE BEAHM ALFORD/STAFF

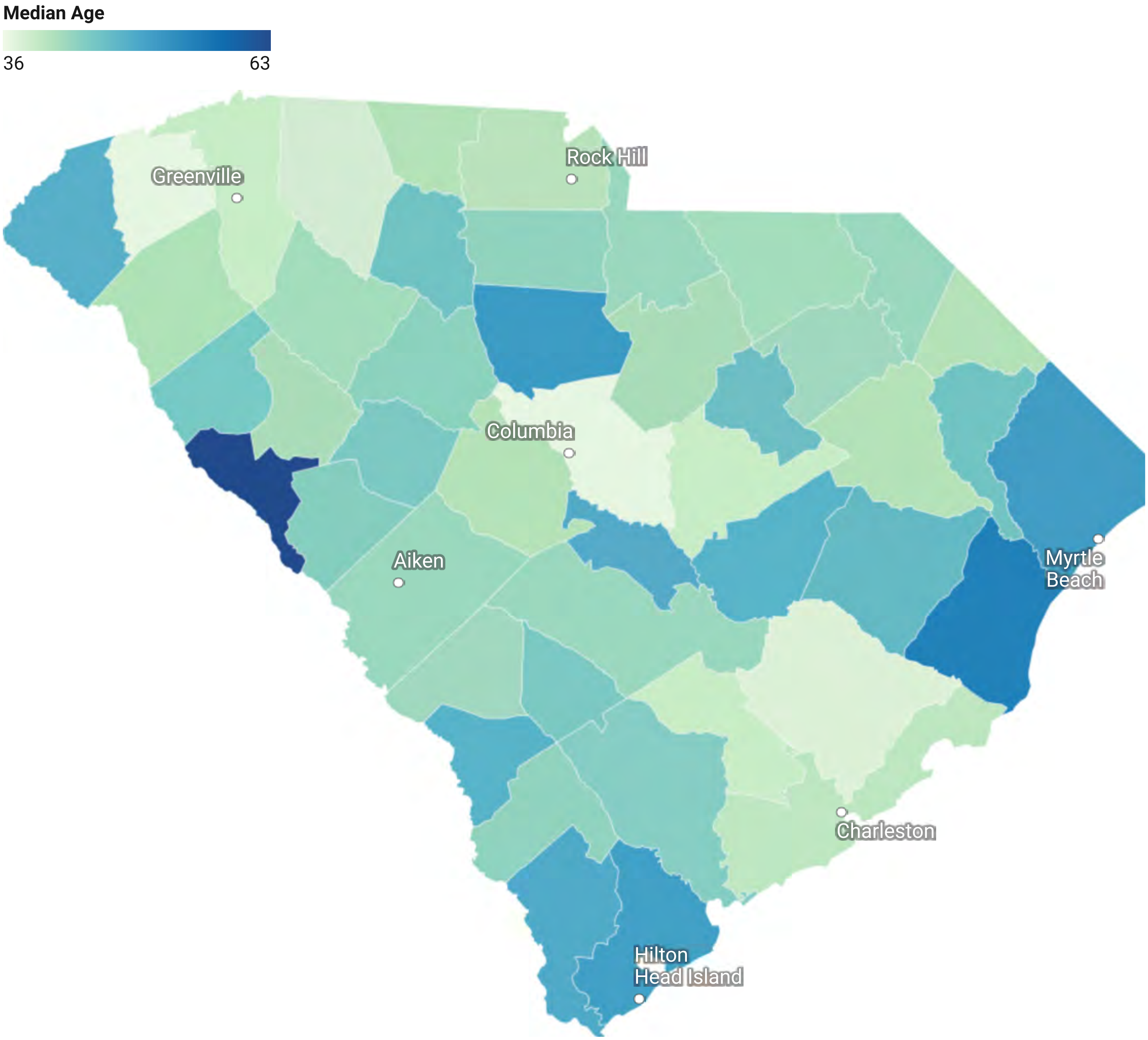
CHARLESTON — The flood of people moving to South Carolina, which remains **the most rapidly-growing state** in the nation, has been changing the demographics of its 46 counties in strikingly different ways.

In small but fast-growing McCormick County more than half the residents are now older than 62, the Census Bureau estimated in a fresh batch of data made public June 23.

The county has the highest median age in the state, largely due to **a development** on Lake Thurmond that's been attracting retirees.

A wide range of median age in SC counties

Largely due to people moving to SC from other states, some counties are filling with retirees while others attract working families and young adults.



Map: Brandon Lockett • Source: U.S. Census Bureau • Created with Datawrapper

Near the other end of the age scale is Berkeley County, where the median age of residents is 37.3. Half the residents there are older than that and half of them are younger.

The different age groups come with different abilities and needs. McCormick County, which has no hospital or urgent care center, could use a heartier health care network. Berkeley County **needs more schools** for all the arriving children whose parents are part of a robust workforce.

Kayelyn Gathers and Kaitlyn Williams practice assessing elderly patients' needs by working with medical mannequins during a class at Trident Technical College, Oct. 15, 2024, in North Charleston.

LAURA BILSON/STAFF

"We're building schools in high-growth areas as quickly as we can," said Berkeley County School Board member Mac McQuillin. "That's one of the biggest challenges at the school district."

While Berkeley is skewing younger, some of the S.C. counties people are flocking to from other states have **populations that are trending older**, such as Horry and Jasper counties at the north and south ends of the state's coastline.

“When you look at migration by age, it’s almost all retired people moving there,” said Daniel Tompkins, with the **South Carolina Census State Data Center**, part of the state Revenue and Fiscal Affairs Office.

“They need to look at places like Berkeley to figure out how to attract more of a workforce to support the ballooning older population,” he said.

Berkeley and Spartanburg counties are among the top-growth S.C. counties seeing an influx of working-age adults.

“I think the biggest driving factors are (home) affordability and the availability of jobs,” said McQuillin.

Across **multi-county metropolitan** areas the impacts on the workforce are easy to see in the numbers. Some examples:

- In the tri-county Charleston Metro Area the age group growing the most was 40 to 44 years old.
- In the **Greenville/Anderson/Greer metro area**, it was the 25-to-29 age group, followed by those 30 to 34.
- In the **Spartanburg metro area**, it was 35- to 39-year-olds.
- In the six-county Columbia metro area the most rapidly-rising age group was 75- to 79-year-olds, partly due to rural **Fairfield County**, which has the third-highest median age in the state.
- The Hilton Head/Bluffton/Port Royal metro area also saw the largest population gains in the 75-79 age group.

A couple drives a golf cart through the retirement community of Sun City Hilton Head in Beaufort County. Retirees moving to S.C. from other states have reshaped several high-growth counties.

FILE/MACON ATKINSON/STAFF

The state's population was estimated to be 5,570,274 in mid-2025, up nearly 80,000 from the prior year. State analysts expect **another one million residents** by 2042.

SC a racial outlier

In South Carolina, nearly all population gains have been from people moving in from other states, reshaping the Palmetto State as they arrive. The state had a negative birth rate — more deaths than births — for most of the 2020s.

That's very different from the nation as a whole where the U.S. population has been rising due to births and international migration.

From July 2024 to July 2025, the period covered by the latest census estimates, the nation gained 1,781,060 residents, with more than two-thirds of the increase coming from international migration. The natural increase (more births than deaths) was just 518,858, largely due to the non-Hispanic White population having a sharply negative birth rate.

Here's how U.S. and S.C. population growth has diverged.

The nation's White non-Hispanic population has been declining as deaths exceed births year after year; that's a negative 736,156 people in just the one year covered by the new census data. Meanwhile, South Carolina's White population has been growing **faster than any other state** because of who is moving in.

Jasper County has provided the most striking example in recent years. Adjacent to Beaufort County and not far from Hilton Head Island, Jasper has been filling up with large retirement communities and one result is it became the county with the **fastest-growing White population in the nation**.

As of July 1, 2025, the Census Bureau estimated the racial makeup of South Carolina's population was more than 68 percent White, which is up slightly from the 2020 census. It's also more than 24 percent Black, down from more than 25 percent in 2020.

Every racial and ethnic group in the state was larger in 2025 than in 2020 when the last national census was conducted, but some grew faster than others. That's where census data can get complex, because people can be identified as a single race, two or more races, a particular race alone or in combination with others, and Hispanic or non-Hispanic — an ethnicity that could be any race.

For example, **South Carolina's Hispanic population** grew by an estimated 22,323 people from 2024 to 2025, a 5 percent increase, compared to a 1.1 percent increase for the non-Hispanic population. Within that increase in the Hispanic population, more than threequarters of the gain came from White Hispanic residents, with the rest being Black, American Indian, Alaska Native, two or more races, Asian, or Native Hawaiian or Pacific Islander.

In other words, the small but rapidly growing Hispanic population in the Palmetto State is also a significant part of the growing White population, and a part of the growth of all other racial groups.

Depending on which definition is used, South Carolina's White residents account for bit above or below two-thirds the state's population, **which was also the case in 1960** when the state had 3.2 million fewer residents.

The state's Black population hasn't grown as quickly, and now accounts for just over 24 percent of S.C. residents, down from nearly 35 percent in 1960.

South Carolina's third-largest racial group is "two or more races," which is a category that didn't exist decades ago.

Reach David Slade at 843-937-5552. @DSladeNews on X

DAVID SLADE

David Slade is a senior Post and Courier reporter and personal finance columnist. Over more than three decades he's worked for multiple newspapers and magazines, and his reporting has been honored with more than 50 state, regional and national journalism awards. David reports on the impacts of South Carolina's rapid population growth and development. Reach him at 843-937-5552 or dslade@postandcourier.com

The Greenville Journal – Senior affordable housing complex opens off Woodruff Road in Greenville

June 25, 2026 – Megan Fitzgerald

Photo by Megan Fitzgerald

A new affordable housing complex for seniors recently opened off Woodruff Road in Greenville.

Southpointe Senior Residences contains 90 apartment units for low- and moderate-income renters over the age of 55. The units specifically target seniors earning 20% to 80% of the area median income.

A ribbon-cutting ceremony for the new apartment complex at 100 Southpointe Drive was held June 25.

Lowcountry Housing Communities partnered with the Greenville Housing Fund to develop the $16.5 million project. Other project partners included South Carolina Housing, the Greenville County Redevelopment Authority and The Greenville Housing Authority.

Photo by Megan Fitzgerald

“Our apartment community will provide much-needed affordable housing for the senior citizens of Greenville,” said Max Elbe, a principal with Lowcountry Housing Communities. “I am truly appreciative of our partners.”

South Carolina Housing awarded a 9% low income housing tax credit to Southpointe Senior in 2021. A $500,000 loan was provided to the project by the Greenville County Redevelopment Authority. In addition, The Greenville Housing Authority secured 20 project-based vouchers for the project.

Joe Smith, executive director of the GCRA, said Southpointe Senior is an example of how different types of financing can be used to create an affordable housing product that supports seniors in the local community.

Construction of Southpointe Senior kicked off in November 2024. Greenville-based Creative Builders served as the general contractor for the project.

The three-story apartment building consists of 40 one-bedroom apartments and 50 two-bedroom apartments. Residents at Southpointe Senior have access to various amenities including business center, a community room and a fitness center.

“I’m very grateful to be here, and I landed very softly,” said Judy Gannon, a resident at Southpointe Senior. “I’m feeling more at peace here than I have had in a long time.”

Article: *https://greenvillejournal.com/affordable-housing/senior-affordable-housing-complex-opens-off-woodruff-road-in-greenville/*