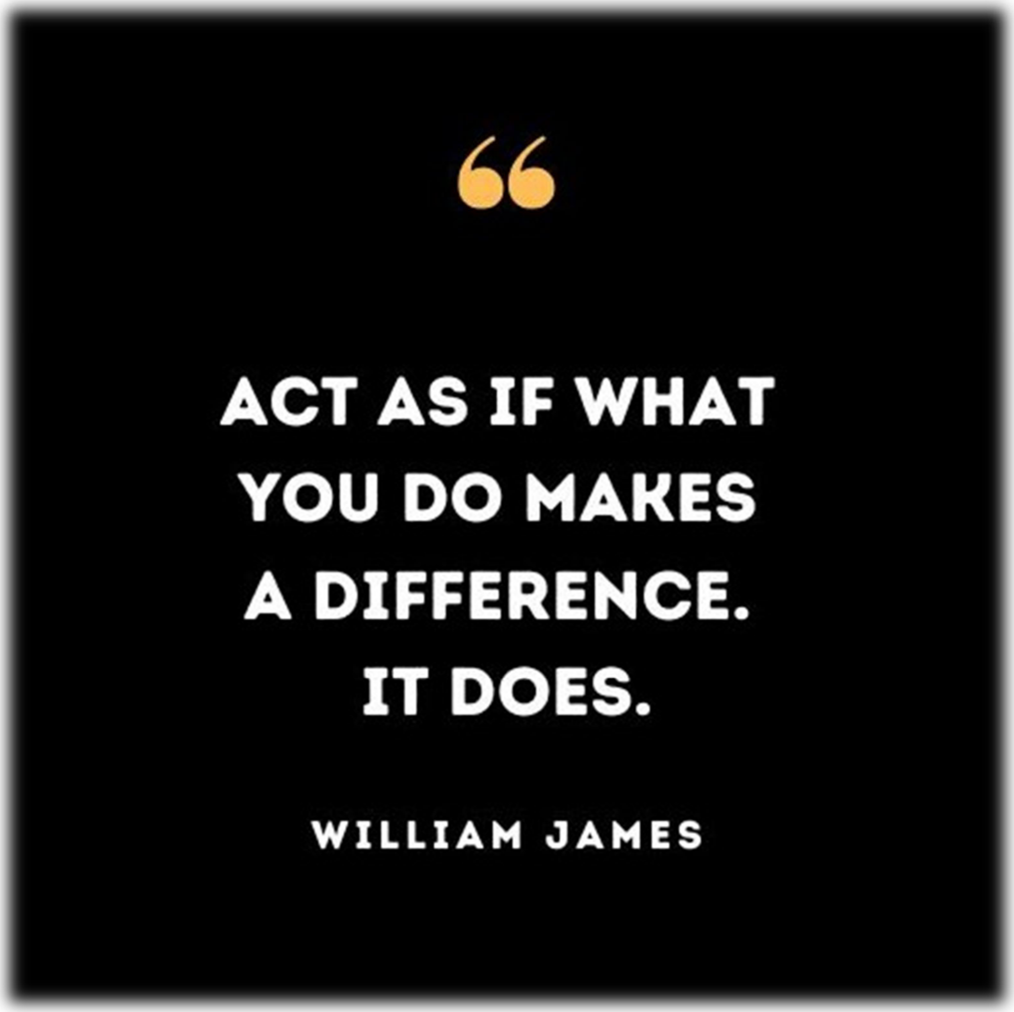

GCRA Board Meeting

August 25, 2026

September 2026

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

October 2026

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

GCRA
Greenville County Redevelopment Authority

GCRA Board Meeting Agenda
Tuesday, August 25, 2026 – 12:30 p.m.
GCRA Board Room

1) Call to Order — Chair Jane Kizer

2) Invocation

3) *Approval of July 28, 2026 Board Minutes (Pages 5 – 7)

4) *Approval of Payoff of Countybank E. Fairview Loan (Page 8)

5) Administration Committee (Pages 9 – 12)
   a) Financial Highlights – KPI (Page 13)

6) Operations Committee (Pages 14 – 16)

7) Other Business
   a) Executive Director Updates

8) Executive Session. When necessary, the Board convenes in Executive Session for the discussion of negotiations incidental to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the Redevelopment Authority of a claim, or other matters authorized by the South Carolina Freedom of Information Act.
   a) **Personnel Discussion**

9) Adjournment

GCRA
Greenville County Redevelopment Authority

Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, July 28, 2026

Board Members Present:	Jane Kizer, Chair Denise Ernul, Vice Chair Diana Weir, Treasurer Barry Coleman Dean Doolittle David Doser James Hammond Robert Julian Matthew Nocella Joanna Reese Paul Schweikardt DeAndra "DJ" Wilson
Staff Members Present:	Joe Smith, Executive Director Pamela Proner, Finance Director Francisco Arnaiz, Program Manager Meg Macauley, Senior Executive Assistant & Office Manager
Guest Present:	Russell Dodds, prospective board applicant Katherine Winslow, prospective board applicant

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m. She introduced Ms. Katherine Winslow, who may seek appointment to the board. All board and staff members, as well as returning guest, Mr. Russell Dodds, introduced themselves.

2. **Invocation.** The invocation was offered by Ms. Ernul.

3. **Approval of the June 23, 2026 Board Minutes.** <u>On a motion by Ms. Weir, seconded by Mr. Doser, the Board unanimously approved the minutes of the June 23, 2026 Board meeting as presented.</u>

4. **Administration Committee.** There were no approval items presented at the committee meeting.

   a. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of May, stating that Revenue and Expenditures show increases as the year draws to a close. The LGIP interest rate has been holding steady at 3.89 percent for several months.

GCRA staff manage the City of Greer's Fairview loan for them, but Greer has the choice of either extending the loan and continuing to pay interest or using their funds to pay it off early; GCRA funds will not be used. If the note is extended, the rate will increase from 6.7 to 7.19 percent, and closing and reappraisal fees will be incurred. Meanwhile, we have made significant headway as a result of lowering the sales price.

5. Operations Committee.

a. **Approval of Construction Cost Profile.** Mr. Doser stated that the committee approved the construction cost of up to $1,248,324 to build five new homes for sale on Morris Street. Three different floor plans will be used; the contractor, Upland Builders, is the same company already awarded contracts for the infrastructure work and duplexes at Gridley Place. Mr. Smith added that we plan to sell the homes, but if we are faced with unfavorable market conditions, we can opt to rent them if needed. He also noted that the whole Gridley project was funded with HOME and AHF dollars, with no loans.

<u>On a motion by Ms. Weir, the Board unanimously approved the construction cost of up to $1,248,384 as presented.</u>

6. Other Business – Executive Director Updates.

a. **Penny Tax Referendum.** Mr. Smith stated that the penny tax referendum passed and will be on the November ballot. The municipalities of Mauldin, Simpsonville, and Travelers Rest are all now working on passage of their own penny tax referenda.

b. **Marketing & Education.** Mr. Smith thanked Ms. Proner for her update regarding the Fairview loan and her communication with the bank, and he stated that staff are reviewing a potential cash purchase offer for one of the Fairview townhomes. He added that Homes of Hope staff are starting to see sales activity for some of their newly constructed homes, so it is encouraging to see stagnation finally start to move.

Mr. Smith stated that there has been increased interest from county employees since Greenville County staff have been spearheading the messaging internally. He emphasized that certainly not all interested employees who contact us will qualify, and noted that we have been surprised by the variety of questions and scenarios posed.

c. **Partner Projects – Worley Road.** Mr. Smith stated that we are still working with MetroConnects and Site Design regarding options for sewer improvements on the site, but it appears that the better option will be to build closer to the road as opposed to building lower on the site and having to install a lift station at great expense.

d. **Community Led Housing Development Event.** Mr. Smith stated that last Friday, he participated in the Village Engage Fourth Friday Conversation at Mill Village Ministries, to panel with Reverends Curtis Johnson and Stacey Mills regarding community support of and engagement in affordable housing initiatives. The event began with a racial wealth gap simulation to explore how policies since the Civil War have affected the black community particularly regarding lost opportunities. Participants discussed ways in which affordable housing providers like GCRA may be able to provide technical assistance to help churches develop housing on property they own. Mr. Smith stated that the conversation was excellent and noted that Ms. Ernul and Ms. Wilson were also in attendance.

Questions were posed and discussion ensued about the location of the churches' properties; details of potential developments; how to bring infrastructure to areas of Greenville County where it is lacking; local politics and attitudes towards density and development; how other surrounding counties have invited business and development by proactive decision-making; and how to combat distrust in government entities by attending events, speaking to people in groups and individually about what we do, and developing excellent affordable housing products. Ms. Ernul praised the new ideas GCRA is pursuing such as collaborations with and or technical assistance for churches, which aligns well with our mission.

e. **Fountain Inn Property Update.** Mr. Smith stated that he and Mr. Arnaiz recently met with Fountain Inn representatives to discuss the potential change of use for a parcel that was originally designated to be a park, but which Fountain Inn may prefer to develop for affordable housing. Fountain Inn will likely deed the parcel back to GCRA. Discussion ensued regarding available acreage, road frontage and potential lot sizes, and the possibility of partnering with the modular builder whose factory Mr. Smith toured last month.

f. **Board Application Deadline.** Ms. Macauley reminded the board that the deadline for applying to County Council for board appointment is August 31st; a confirmation email from Ms. Julie Wallace of Council staff should be received shortly after submission.

7. **Executive Session**. <u>On a motion by Ms. Ernul, seconded by Ms. Weir, the Board voted unanimously to enter Executive Session at 1:11 p.m. to discuss a contractual matter.</u>

<u>On a motion by Ms. Weir, seconded by Ms. Ernul, the Board voted unanimously to exit the Executive Session</u>. Executive Session adjourned at 1:35 p.m.

8. **Approval of United Ministries Lease Agreement.** Mr. Smith referenced the memorandum and draft document from the packet. Questions were asked and answered regarding some minor details of the lease agreement.

<u>On a motion by Ms. Reese, seconded by Mr. Hammond, the Board unanimously approved the proposed lease agreement with United Ministries as presented.</u>

9. **Adjournment.** <u>There being no further business, on a motion by Ms. Ernul, seconded by Ms. Wilson, the meeting was adjourned at 1:37 p.m.</u>

____

Secretary

GCRA

Greenville County Redevelopment Authority

Memorandum

To: **GCRA Board**

From: **Joe Smith**
Executive Director

Date: **August 25, 2026**

Subject: **Countybank E. Fairview Loan**

The current loan for the 503 E. Fairview Project matures on August 30, 2026, at which time the remaining principal balance will be due as a balloon payment. Staff evaluated both Countybank refinancing options and compared them to paying the note in full at maturity.

Following the significant price reduction implemented on July 17, 2026, GCRA has secured two executed contracts with closings scheduled for September. In addition, a potential third contract, which would fully satisfy the remaining loan balance, is currently under consideration, with an update expected imminently.

Based on these developments, staff recommends paying off the loan in full using unrestricted funds on a temporary basis. The unrestricted funds would be reimbursed as units are sold, at the same release rate required by the bank of $175,000 per unit. Staff believes the costs associated with refinancing would have a greater negative financial impact than the temporary loss of investment earnings on the unrestricted funds.

One of the refinancing options presented by Countybank included the following terms:

- 186 monthly payments, with the first six payments consisting of interest only. The remaining payments would include both principal and interest.
- The first 36 payments would be based on a 180-month amortization schedule at a fixed interest rate of 7.19% (an increase from the current 6.73%). Thereafter, the interest rate would adjust annually to the greater of Prime plus 1.0% or 4.5%.
- Estimated refinancing fees of approximately $18,000.

Staff Recommendation: Approve the temporary use of $450,000 in unrestricted funds to retire the Countybank loan for the 503 E. Fairview Project. The unrestricted funds will be reimbursed from proceeds generated by the sale of the next three units, thereby restoring the fund balance.

GCRA
Greenville County Redevelopment Authority

Memorandum

To: GCRA Board Members

From: Joanna Reese, Administration Committee Chair

Re: Administration Committee Meeting, August 11, 2026

Date: August 11, 2026

1. **Opening and Roll Call.** The Administration Committee met on Tuesday, August 11, 2026, at 12:30 p.m. Committee members present were Joanna Reese, Chair; Dean Doolittle, Vice Chair; Barry Coleman; Jane Kizer; and Diana Weir. Paul Schweikardt was absent. Staff present were Joe Smith, Executive Director; Pamela Proner, Finance Director; Francisco Arnaiz, Program Director; and Meg Macauley, Senior Executive Assistant & Office Manager.

2. **Invocation.** The invocation was offered by Ms. Weir.

* * * * *

Please review the following items of business discussed at the Administration Committee meeting. These items will not be discussed in the Board Meeting unless there is a question or comment about them.

3. **Administration Reports**

   a. **Subrecipient Report.** Mr. Arnaiz stated that we have begun a new fiscal year, so the report has been reset with no draws yet. Typically, subrecipients begin making reimbursement requests a month or two into the new program year. Some former subrecipients who were not awarded funds this year will be provided technical assistance to help them understand what might help them with successful applications in the future. Ms. Reese inquired about new subrecipients for this year. Mr. Arnaiz responded that the new ones include Public Education Partners and SAFE.

4. Financial Reports

a. Financial Highlights – KPI. Ms. Proner provided updates, noting that this is a good picture of what we have done for the entire year; we can now fully compare twelve months of reporting to the prior year. Cash has increased by 17 percent over last year, and Total Assets have increased by three percent. Notes Payable is representative of the Annex loan. Net Position remains virtually unchanged.

For the month, Revenue and Expenditures have decreased slightly, ending with a net income. The rental portfolio shows a positive balance. We are invested as heavily in the LGIP as possible, and the interest rate is still holding steady; $52,682 in interest was earned for the month, for a total of $590,418 for the fiscal year.

Ms. Proner noted that the Fairview loan still carries a balance and matures at the end of the month; we are working through the available options. The bank has required a reappraisal which is in progress. Staff will bring a recommendation to the board this month regarding how best to proceed.

The auditors have completed their week of work in the GCRA office; Ms. Proner views it very positively, noting that processes in place are excellent and that we improve each year. The auditors always ask staff helpful questions and make recommendations, and are fast with turnaround of our report because it is due to the County Finance Department quickly. Mr. Smith added that he is impressed every year with how adeptly GCRA's finance staff do their jobs; he is quite pleased with how smoothly the audit process has gone.

b. June Financials. There were no questions posed regarding the financial statements.

5. Other Business – Executive Director Updates.

a. Board Application Deadline. Ms. Macauley reminded the board that the deadline for applying to County Council for board appointment is August 31st. Mr. Julian's and Ms. Weir's have been received, and Mr. Coleman will submit his soon. Meanwhile, three others from new applicants have been received. Discussion ensued about how GCRA has become more visible in the community and that our reputation with the county is positive.

b. Penny Tax Referenda. Mr. Smith stated that the City of Greenville's referendum passed its third reading, and it appears that several other municipalities will also have a penny tax on their ballots in November. Mr. Smith noted a recent article on WYFF's website that summarized the penny tax situation well, and another regarding several significant road projects that have been put on hold due to inflation; the passage of one or more penny taxes could make a tremendous contribution to budgets for road improvements.

c. **Marketing & Education.** Mr. Smith stated that several contracts are expected for Fairview townhomes in the coming weeks. An offer may soon be made for the house on W. Bramlett Road as well.

There has been a lot of interest from county employees regarding the down payment program; only one so far is likely to be ready to purchase a home now, and has been referred to seek a realtor and lender. Mr. Smith emphasized the importance of the interested folks contacting us first because of a general lack of knowledge about home-buying readiness and the very involved process of finding and closing on a home. Ms. Hallman can speak to them at length about obtaining a realtor and mortgage company, taking a first-time homebuyer course, and other details; many folks may not be ready or willing to purchase a home immediately, but they will become more educated and can at least begin the process.

d. **Groundbreaking Event.** On August 5th, Mr. Smith attended the groundbreaking for Southernside West, a 54-unit affordable senior apartment project in the City of Greenville. GCRA did not contribute any funds to this project, but we are partners with Greenville Housing Fund and Creative Builders and others in attendance and always want to support the development of affordable housing.

e. **Partner Projects.** Mr. Smith stated that conversations with City of Greenville officials indicate positivity towards the United Ministries project. He will meet with Ms. Bebber and Mr. Randolph next week to discuss preparing annexation and rezoning applications for submittal to the City, likely in September. United Ministries staff have already received an additional $1.5 million donation, bringing them to $3 million, which is almost half of what they need to fund the project.

f. **Washington, DC Trip.** Mr. Smith shared that he was invited last week by the Greenville Chamber of Commerce to join leaders from other housing agencies in Greenville and Charleston for a visit to Washington, DC in mid-September for an audience with HUD Secretary, Scott Turner; Senator Tim Scott; Secretary of Transportation, Sean Duffy; and Congressman William Timmons to discuss HUD's role and the preferred focus for South Carolina. Mr. Smith noted that he still believes housing is primarily a local issue and the Federal government cannot change local problems like permitting delays within Greenville County; however, more funding to assist with infrastructure would be helpful and it is exciting to have the chance to speak with decision-makers in Washington.

g. **Safe Harbor Event.** Mr. Smith shared that Safe Harbor staff have invited us to a ribbon cutting for their new domestic violence shelter next Friday, August 21st at 9:00 am; Ms. Macauley will forward an email invitation to the board.

h. Other Questions/Discussion. Mr. Doolittle inquired about the large LGIP cash balance and whether those funds are spoken for. Ms. Proner responded that while our funding is budgeted towards projects, before it is actually expended, we keep it in the LGIP investment account for maximum interest earnings. GCRA partnerships with developers are typically long-term projects, for which funds may not be spent for two years or so. Ms. Proner stated that it is essential to understand that we do not simply hold an excess of funds. Ms. Reese suggested the analogy of "envelope budgeting" wherein HUD essentially provides a number of envelopes to GCRA that become one budget, but it is not a nebulous quantity of cash. Ms. Proner concurred and stated that she appreciated Mr. Doolittle's question and noted that if board members ever receive questions from Council members or others and are unsure of how best to respond, staff are happy to assist with details and context.

Mr. Smith agreed and encouraged the board, when they have the appropriate audience, to speak about inflation and the huge increases in recent years in the cost of starter homes; how GCRA manages, allocates, and spends our funds; how we pivoted in recent years to begin providing quality affordable rental units; and how we are creative in partnerships and development, and wisely invest and spend to continue producing and managing as much affordable housing as possible. GCRA is financially sound, involving ourselves in solid deals, and working to maintain and expand partnerships.

6. Adjournment. There being no further business and on a motion by Ms. Weir, seconded by Mr. Coleman, the meeting was adjourned at 1:22 p.m.

GCRA Financial Highlights
Month at a Glance June 26

Government-Wide	Month	Change from Prior Month	%	Change from FY25 (FYTD)	%
Cash	17,283,795	Increase	3%	Increase	17%
Total Assets	49,105,758	Increase	0%	Increase	7%
Notes Payable	4,837,475	Decrease	0%	Increase	73%
Debt-to-income			3%		0%
Net Position	40,817,736	Decrease	0%	Increase	3%
Net invest. in capital assets	11,862,574	Decrease	0%	Increase	0%
Unrestricted net assets	28,955,162	Decrease	0%	Increase	4%
Governmental Funds	**Month**	**Change from Prior Month**	**%**	**YTD**	
Revenue	857,138	Decrease	-12%	10,713,608	
Expenditures	754,648	Decrease	-24%	8,383,582	
Net change in fund balance	102,490	Increase		2,330,026	
Rental Portfolio	**Month**	**Change from Prior Month**	**%**	**YTD**	
Net Income (loss)	2,652	Decrease	81%	51,593	**
Local Government Invest. Pool				**Interest**	
LGIP Balance:	16,288,621	% of total cash:	94%	52,682	**Month**
		Avg Interest rate:	3.90%	590,418	**YTD**

Notes:

Monthly Highlights:

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

Fairview remaining units to sell: 8 units

GCRA
Greenville County Redevelopment Authority

Memorandum

To: GCRA Board Members

From: David Doser, Operations Committee Chair

Re: Operations Committee Meeting, August 13, 2026

Date: August 13, 2026

1. **Opening and Roll Call.** The Operations Committee met on Thursday, August 13, 2026, at 12:30 p.m. Committee members present were David Doser, Chair; James Hammond, Vice Chair, Denise Ernul; Matthew Nocella; and DeAndra "DJ" Wilson. Robert Julian was absent. Staff present were Joe Smith, Executive Director; Levi Chesney, Project Manager; and Meg Macauley, Senior Executive Assistant & Office Manager.

2. **Invocation.** The invocation was offered by Mr. Doser.

* * * * *

Please review the following items of business discussed at the Operations Committee meeting. These items will not be discussed in the Board meeting unless there is a question or comment about them.

3. **Operations Reports**

   a. **Rental Portfolio and Delinquency Snapshot.** Mr. Chesney stated that he wanted to provide a more streamlined "snapshot" version of the reports the board had been receiving, so the new report provides primarily summaries and notable changes.

   The rental portfolio remains at nearly 100 percent occupancy, with the exception only of houses under construction or repair. Construction has finally begun for the replacement rental home at 106 Heatherly Drive; Mr. Chesney showed photos of freshly poured footings.

   The Rental Delinquency Report for July reflected a balance of $19,325, a slight decrease since June. The tenant for 11 Journey Lane is planning to fight our eviction proceedings. Questions were asked and discussion ensued regarding the GCRA's timing for filing evictions, examples of some recent struggles regarding tenants being delinquent and or damaging our units, reasons for delinquencies, and how staff work with tenants towards bringing accounts current.

b. **Public Works, Partners, & Repairs Snapshot.** Mr. Chesney stated that we are still working to complete final close-out for the Fairview infrastructure project; City of Greer representatives have requested additional work several times. Utility companies have finally moved everything necessary for Gridley Place work to begin. After waiting 18 weeks, our contractor moved on to another job; he should be able to mobilize at Gridley by the end of August or early September. The owner-occupied repair program is entering a new program year with a combined expenditure goal of $210,000 with no jobs completed yet.

c. **Home Sales & Development Snapshot.** Mr. Chesney referenced the summary and stated that Mr. Smith will provide updates momentarily.

4. **Other Business – Executive Director Updates.**

a. **Marketing & Education.** Mr. Smith stated that a contract for one Fairview townhome has been signed, with several more expected in the coming weeks. An offer may soon be made for the house on W. Bramlett Road as well. Questions were asked and discussion ensued regarding pricing and subsidy amounts, the details of paying off the bank loan, and lessons learned and possibilities for eventual additional construction at Fairview.

There has been a lot of interest from county employees regarding the down payment program; only one so far is likely to be ready to purchase a home now, and has been referred to seek a realtor and lender. Mr. Smith emphasized the importance of the interested folks contacting us first because of a general lack of knowledge about home-buying readiness and the very involved process of finding and closing on a home. Ms. Hallman can speak to them at length about obtaining a realtor and mortgage company, taking a first-time homebuyer course, and other details; many folks may not be ready or willing to purchase a home immediately, but they will become more educated and can at least begin the process.

b. **Washington, DC Trip.** Mr. Smith shared that he was invited last week by the Greenville Chamber of Commerce to join leaders from other housing agencies in Greenville and Charleston for a visit to Washington, DC in mid-September for an audience with HUD Secretary Scott Turner; Senator Tim Scott; Secretary of Transportation, Sean Duffy; and Congressman William Timmons to discuss HUD's role and the preferred focus for South Carolina. Mr. Smith noted that he still believes housing is primarily a local issue and the Federal government cannot change local problems like permitting delays within Greenville County; however, more funding to assist with infrastructure would be helpful and it is exciting to have the chance to speak with decision-makers in Washington.

c. **Partner Projects.** Mr. Smith shared that United Ministries staff have already received an additional $1.5 million donation, bringing them to $3 million, which is almost half of what they need to fund the project. Mr. Smith will meet with Ms. Bebber and Mr. Randolph next week to discuss preparing annexation and rezoning applications for submittal to the City of Greenville, likely in September.

Mr. Smith added that it appears that the better option for Project Worley will be to build closer to the road as opposed to building lower on the site and having to install a lift station at great expense.

d. **Board Application Deadline.** Ms. Macauley reminded the board that the deadline for applying to County Council for board appointment is August 31st. Mr. Julian's and Ms. Weir's have been received, and Mr. Coleman and Mr. Doser will submit theirs soon. Meanwhile, three others from new applicants have been received.

e. **Safe Harbor Event.** Mr. Smith referenced the email invitation that Ms. Macauley forwarded regarding the ribbon cutting for Safe Harbor's new domestic violence shelter next Friday, August 21st at 9:00 am; board members are certainly welcome to attend but do not need to feel pressure to do so, as several staff members will be in attendance.

f. **Groundbreaking Event.** On August 5th, Mr. Smith attended the groundbreaking for Southernside West, a 54-unit affordable senior apartment project in the City of Greenville. GCRA did not contribute any funds to this project, but we are partners with Greenville Housing Fund and Creative Builders and others in attendance and always want to support the development of affordable housing.

g. **Other Questions/Discussion.** Mr. Hammond asked what GCRA's next big project after Gridley Place will be. Mr. Smith responded that we will likely move forward to Belle Meade; engineering is basically complete and a cost estimate is pending. A current unknown is the cost for Iola Wilson Street; if the low bid is reasonable, the project will proceed. Mr. Chesney added that we are also planning four replacement units for Young Street in Sterling. Staff are preparing an RFP for development proposals for Project Drive-In that should be published next month. We hope to receive a proposal from the modular housing folks when construction for two Spring Street houses in Greer go out for bids.

5. **Adjournment.** There being no further business and on a motion by Mr. Nocella, seconded by Ms. Ernul, the meeting was adjourned at 1:26 p.m.

https://www.postandcourier.com/greenville/news/southernside-west-affordable-apartments-greenville-park/article_5ab19b4a-3f00-439d-a398-3314b6f68d5b.html

54 new apartments begin construction near Unity Park in Greenville

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

AUG 5, 2026

Southernside West will be home to 54 people making less than $54,000 when construction is complete.

CITY OF GREENVILLE/PROVIDED

GREENVILLE — The dream of building an affordable community at Unity Park is one step closer to reality after construction began on a second batch of affordable apartments.

Steps from the park and within sight of 93 additional apartments already under construction, **Southernside West** will be a four-story building with 54 affordable apartments for people over 55.

“Our City Council recognizes that housing affordability must be one of Greenville's most important focuses,” City Council member Dorothy Dowe said at an Aug. 5 groundbreaking. “We are committed to this priority.”

Building affordable apartments at Unity Park is Greenville’s most high-profile attempt to ease housing struggles as more people with more money flock to the city.

Even before Unity Park was open, the city began buying up land around the park and reserving it for affordable housing. It donated the land to the Housing Fund, hoping it would kickstart development.

Progress has been **slower than promised**, though, and the **Housing Fund** has **scaled back plans** in the face of challenges: City leaders cite trouble acquiring tax credits, declining federal funding, the COVID-19 pandemic, high interest rates, inflation and tariffs, among other things.

After years of work, Southernside West and Southernside East are the first visible evidence that housing is coming. They are sister developments, blocks from each other on Washington Street, and both serve people over 55.

Southernside East, with 93 apartments, began construction in July 2025 and is scheduled to finish by the end of the year.

Southernside West is scheduled to finish by the end of 2027. It’s a $19 million complex where people making between roughly $20,000 and $54,000 today will be able to live.

The work is symbolic in Southernside, a historically Black neighborhood that’s endured major changes as Greenville develops.

Previously, the site of Southernside West was the home of the Southernside Block Partnership, a community center founded by Lila Mae Brock.

City Council member Lillian Flemming — Brock’s daughter — said Southernside West represents years of work to better the community.

“When you build something in a neighborhood that's vital and needed by the people who live in the neighborhood, as well as other people in the city, then it's not just construction,” Flemming said. “It is building hope. It's building life structure. It's building a place for little children to have great memories.”

City Council member Lillian Brock Flemming shared memories of growing up in Southernside while celebrating construction of new affordable housing in the neighborhood Aug. 5.

SETH TAYLOR/STAFF

Mayor Knox White said the 147 affordable apartments for seniors will allow people who've lived their whole lives in Southernside to keep living there. For others who grew up there and left, they'll be able to return. But the city plans to pivot towards different types of housing next, White said, like workforce housing, missing middle housing and single-family housing.

"At the end of the day, we want the children back here again," White said. "We want families back here again. We want the neighborhood to look something like it looked throughout much of its history."

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.

The Greenville Journal – Greenville adds penny tax proposal to November ballot: City Council notes

August 10, 2026 – Megan Fitzgerald

Photo by Ryan Gilchrest

City Council unanimously approved the second and final reading of an ordinance to add a 1% municipal sales tax referendum to the November general election ballot. [The first reading](#) of the ordinance was held July 13.

If approved by voters, the proposed penny tax would take effect on May 1, 2027. It would add an extra penny to every dollar spent on eligible retail purchases in the city, exempting most groceries, prescription medicines or gasoline.

The city of Greenville estimates that a penny tax could generate $511.6 million over the next eight years, around $64 million annually. Approximately 20% of the generated tax revenue – $102.3 million – would be used for property tax relief for owner-occupied homes in the city.

The remaining $409.3 million would fund an expansive list of capital improvements throughout the city, estimated to cost approximately $410.2 million. The tax revenue would specifically go towards:

- $294.3 million for 464 roadway improvement projects
- $41.9 million for 25 sewer infrastructure projects
- $32.4 million for 12 stormwater enhancement projects
- $17.6 million for 18 public assembly facilities, administration buildings and public safety projects
- $24 million for two fire station projects

Minor revisions were made to the city's proposed project list prior to City Council's final reading. The total number of projects proposed to receive penny tax revenue decreased from 527 to 521. Each project was organized into three priority tiers to reflect the order in which they would be funded and completed.

The Greenville Journal – Explainer: How to build a subdivision in Greenville County

August 13, 2026 – Jay King

Photo by Ryan Gilchrest

To the casual observer, Greenville County's rapid growth may make it seem like new subdivisions are popping up with little warning and even less public input.

The reality is there is a legally mandated process in place that must be followed and that often takes years to complete.

The team charged with overseeing that process for Greenville County is the office of Subdivision Administration, which falls under the county's planning department. Led by Subdivision Administrator Meagan Staton, the staff of five works to ensure each project follows the requirements spelled out in the county's land development regulations.

The following is a general, simplified description of the subdivision planning process.

Process overview

A major subdivision is defined as any division of land into seven or more lots, or any subdivision of land that requires the construction of infrastructure like new roads, water and sewer service extensions, or drainage improvements.

The first step in subdivision development is determining whether a proposed project is within a zoned or an unzoned area of the county. Zoned areas typically have additional requirements and restrictions, depending on the zoning classification. This determination shapes next steps, but the process for zoned and unzoned projects is broadly similar.

The next step is a pre-submittal meeting between the developer and Subdivision Administration staff. At this stage, the developer will typically present a conceptual plan. Staff will advise what is required to submit a preliminary plan, which is the next step in the process.

The requirements for what must be included in the preliminary plan are extensive and include proposed lot and street layout, location of proposed water and sewer infrastructure, floodplain information, and the location of houses and other significant structures. If any of the required information is lacking or incomplete, the preliminary plan submission will be rejected.

“We only want applications that truly meet all of the checklist requirements,” Staton said.

Once a preliminary plan submission is deemed complete, it is sent out for technical review by members of the Subdivision Advisory Committee. The SAC includes members of other county departments responsible for things like floodplain management, roads and bridges and stormwater management. It also includes representatives of outside agencies like water and wastewater utilities, Greenville County Schools and the state Department of Transportation, among others.

The SAC meets monthly, and although there is not a public comment opportunity during these meetings, Staton said such meetings are a chance for the public to learn detailed information about a proposed subdivision project.

The final stage that determines whether a project moves forward is overseen by the Greenville County Planning Commission. Its decisions to approve or deny are binding and must be arrived at using the county’s land development regulations. Planning Commission meetings are also the venue where the public has the opportunity to weigh in on a project.

Subdivision Administration’s role is procedural and centered on ensuring each project complies with the county’s land development regulations. It is not a decision making body and therefore does not set policy.

Staton said the above process can take as little as two or three months but can last up to seven years, and all of this has to be completed before any construction can take place.

For more information, visit greenvillecounty.org/landdevelopment.

Good to know

A **major subdivision** is defined as any division of land into seven or more lots or any subdivision of land that requires the construction of infrastructure like new roads, water and sewer service extensions, or drainage improvements.

https://www.postandcourier.com/greenville/news/greenville-county-people-struggling-basics/article_73504f28-77dd-4df9-89ee-56761cd2c7f0.html

As costs rise, more Greenville County residents can't make ends meet

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

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A new report found that more than a third of people in Greenville County — roughly 81,000 — struggled to make ends meet in 2024.

SETH TAYLOR/STAFF

GREENVILLE — More than a third of county residents struggled to make ends meet in 2024, according to newly released data from United Way.

That means more than 81,000 people have to make tough decisions about what they can afford on any given day.

The data reflect the fact that while Greenville County is growing — and in many cases thriving — many people are still struggling, said Meghan Barp, president and CEO of **United Way of Greenville County**.

“They are the people who make our community run smoothly and efficiently, right? They're teaching our kids. They are keeping our community safe. They are serving us meals,” she said.

The data was released as part of United Way’s **ALICE report**, a tool used to measure how many people are above the federal poverty level but still struggle to afford necessities like housing, childcare, food, transportation or health care.

These people often can’t qualify for state or federal aid, meaning they fall into a gap where there are few resources to help them, Barp said.

In Greenville County, 10 percent of households, or about 23,700, lived below the poverty level in 2024. An additional 25 percent, roughly 58,100, still couldn’t make ends meet, according to the report.

While 2024 is the most recent year for which data is available, Barp said recent changes to federal policy and rising costs have likely made the problem worse in the ensuing years. United Way has seen the demand for its services increase substantially, she said.

Nationwide, affordability and the rising cost of living have become a dominant political issue. In Greenville, issues like affordable housing, homelessness and access to public transportation have become routine problems for local governments and nonprofits alike.

In 2024, the number of people struggling in Greenville County reached the second highest it's been since 2010, part of a steady upward trend over the past 15 years.

“The county's prosperity is real, which we know, and so is the gap,” Barp said.

Within the county, however, levels of poverty vary widely.

In Eastern Greenville County, near Berea and Parker, just over half of households struggled to afford necessities, according to the report. In the Simpsonville area, that number is 22 percent.

Black residents are almost twice as likely to struggle as White residents. Hispanic residents are also more likely to struggle, according to the data.

Greenville County still fares better than South Carolina as a whole, though, where 41 percent of residents struggled in 2024.

Addressing these issues is a challenge, Barp said, because the problems vary so widely. Some families might struggle with housing costs, others with healthcare costs. That means they must make tradeoffs, at times choosing between paying the rent, paying the electric bill or putting food on the table.

“These are folks who are working in our community, but the wages aren't keeping up with the costs of what we're seeing in terms of basic essentials that we need for our families,” Barp said.

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.