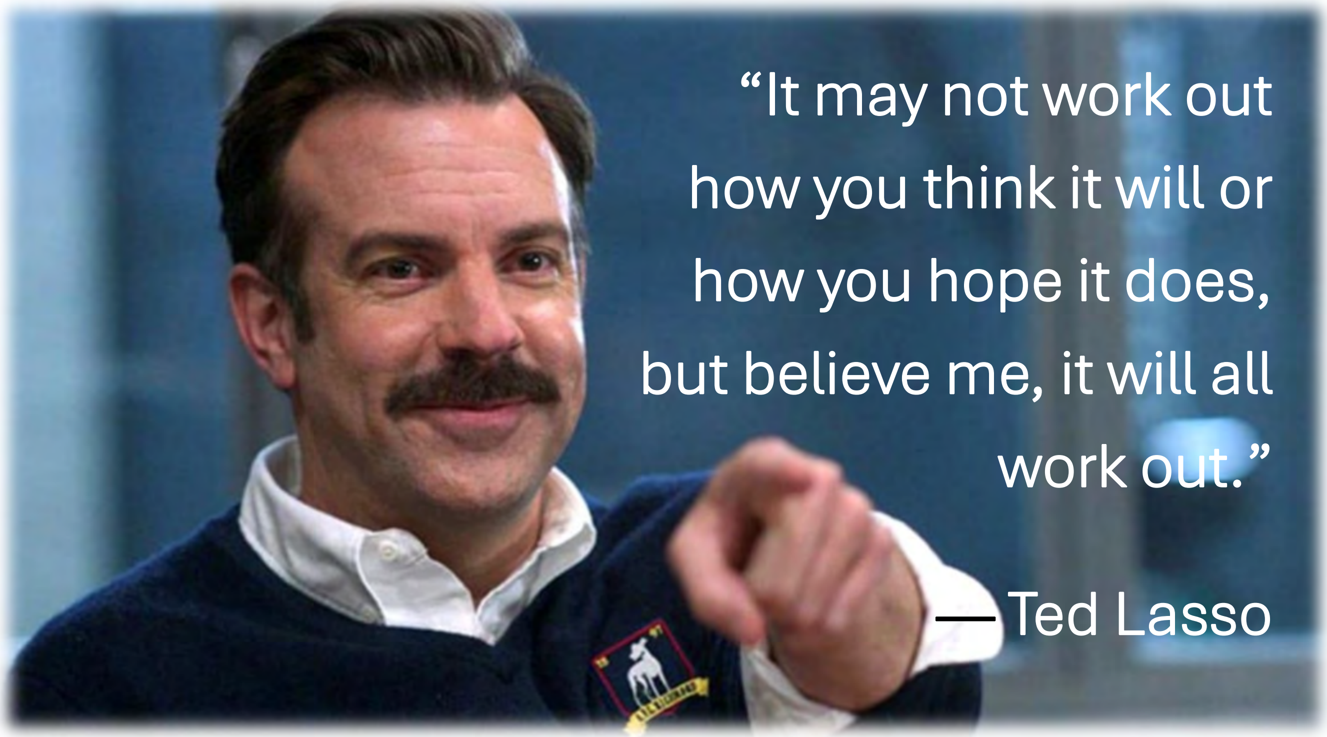

GCRA Committee Meetings

August 11 & 13, 2026

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 County Boards & Commissions application period closes for GCRA board vacancies					

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			

Greenville County Redevelopment Authority

Administration Committee Meeting Agenda
Tuesday, August 11, 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) June 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 Director
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

July 2026

Contract Period 7/01/2026 - 6/30/2027

Contract	Subrecipient	PY 26 Contract Amount	Expenditures	Balance to Spend	PY 26 Percent Expended
ESG	BootPrint	$ 2,000.00	$ -	$ 2,000.00	0%
	HRC	$ 40,000.00	$ -	$ 40,000.00	0%
	Pendleton Place	$ 37,000.00	$ -	$ 37,000.00	0%
	SHARE	$ 15,000.00	$ -	$ 15,000.00	0%
	United Housing Connections - HMIS	$ 5,000.00	$ -	$ 5,000.00	0%
	United Housing Connections - Outreach	$ 14,000.00	$ -	$ 14,000.00	0%
	United Housing Connections - Shelter	$ 14,000.00	$ -	$ 14,000.00	0%
	United Ministries	$ 68,246.00	$ -	$ 68,246.00	0%
	Total ESG Subrecipients:	**$ 195,246.00**	**$ -**	**$ 195,246.00**	**0%**
CDBG Unincorporated	Greenville Free Medical Clinic	$ 90,000.00	$ -	$ 90,000.00	0%
	HRC - Fair Housing	$ 55,000.00	$ -	$ 55,000.00	0%
	Meals on Wheels	$ 55,000.00	$ -	$ 55,000.00	0%
	Public Education Partners	$ 5,000.00	$ -	$ 5,000.00	0%
	SAFE (Serving At-risk Families Everywhere)	$ 5,000.00	$ -	$ 5,000.00	0%
	Safe Harbor	$ 15,000.00	$ -	$ 15,000.00	0%
	The Salvation Army	$ 20,240.00	$ -	$ 20,240.00	0%
	Upstate Warrior Solution	$ 50,000.00	$ -	$ 50,000.00	0%
	Total CDBG Unincorporated Subrecipients:	**$ 295,240.00**	**$ -**	**$ 295,240.00**	**0%**
	Total ESG/CDBG Unincorporated	**$ 490,486.00**	**$ -**	**$ 490,486.00**	**0%**
CDBG Fountain Inn	Center for Community Services	$ 6,500.00	$ -	$ 6,500.00	0%
	City of Fountain Inn Parks & Rec Seniors	$ 5,000.00	$ -	$ 5,000.00	0%
	Total CDBG Fountain Inn Subrecipients:	**$ 11,500.00**	**$ -**	**$ 11,500.00**	**0%**
CDBG Greer	City of Greer Parks & Rec (Senior Program)	$ 3,750.00	$ -	$ 3,750.00	0%
	City of Greer Parks & Rec (Youth Program)	$ 8,000.00	$ -	$ 8,000.00	0%
	Creative Advancement	$ 5,000.00	$ -	$ 5,000.00	0%
	Greer Community Ministries	$ 18,500.00	$ -	$ 18,500.00	0%
	Greer Relief	$ 24,750.00	$ -	$ 24,750.00	0%
	Total CDBG Greer Subrecipients:	**$ 60,000.00**	**$ -**	**$ 60,000.00**	**0%**
CDBG Mauldin	Center for Community Services	$ 5,000.00	$ -	$ 5,000.00	0%
	City of Mauldin - Senior Program	$ 12,500.00		$ 12,500.00	0%
	Total CDBG Mauldin Subrecipients:	**$ 17,500.00**	**$ -**	**$ 17,500.00**	**0%**
CDBG Simpsonville	Center for Community Services	$ 12,000.00	$ -	$ 12,000.00	0%
	City of Simpsonville Senior Program	$ 10,000.00	$ -	$ 10,000.00	0%
	Total CDBG Simpsonville Subrecipients:	**$ 22,000.00**	**$ -**	**$ 22,000.00**	**0%**
	Total CDBG - All Municipalities	**$ 111,000.00**	**$ -**	**$ 111,000.00**	**0%**
	Grand Total - ESG and CDBG	**$ 601,486.00**	**$ -**	**$ 601,486.00**	**0%**

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
Statement of Net Position
June 30, 2026

ASSETS	
Cash and cash equivalents	17,283,795
Loans receivable	9,828,304
Lease Receivable	93,450
Real property held for inventory	9,508,544
Real property held for rental	13,068,674
Fixed assets	1,254,858
Accumulated depreciation	(2,460,958)
Deferred outflows of resources	529,091
Total assets and deferred outflows	**49,105,758**
LIABILITIES	
Accounts payable and accrued liabilities	200,712
Unearned revenue	363,991
Funds held in escrow	87,997
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,837,475
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	**8,288,023**
NET POSITION	
Net investment in capital assets	11,862,574
Restricted net assets	
Unrestricted net assets	28,955,161
Total net position	**40,817,735**
Total Liabilities and Net Position	**49,105,758**

GCRA
Statement of Revenue & Expenditures
For the Twelve Months Ending Tuesday, June 30, 2026

	Budget	June Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	12,937,286	600,184	4,331,344	8,605,942	40.4%
Loan repayment	1,075,687	182,464	1,512,683	(436,996)	14.1%
Sale of property	695,743		1,678,610	(982,867)	15.7%
Rental income		74,348	944,322	(944,322)	8.8%
Unrestricted income	8,008,568	255	2,227,840	5,780,728	20.8%
Miscellaneous income	6,053,549	(113)	18,809	6,034,740	0.2%
Total revenues	**28,770,833**	**857,138**	**10,713,608**	**18,057,225**	**100.0%**
EXPENDITURES					
Housing services					
Delivery of service	3,592,409	22,108	864,018	2,728,391	10.3%
Acquisition	125,773		1,178,610	(1,052,837)	14.1%
Disposition	569,604	22,197	340,800	228,804	4.1%
Property maintenance	160,367	23,215	341,757	(181,390)	4.1%
Demolition	322,117		24,675	297,442	0.3%
Rehabilitation	593,661	6,683	140,271	453,390	1.7%
New construction	4,529,430	65	640,216	3,889,214	7.6%
Home repair program	600,360	103,135	364,874	235,486	4.4%
Facade improvements	158,216		250	157,966	0.0%
Economic development	265,314		900	264,414	0.0%
Infrastructure/public works	2,299,850	289,508	689,509	1,610,341	8.2%
Developer/housing partners	2,105,571	2,750	1,431,930	673,641	17.1%
Public service subrecipients	477,948	89,116	476,294	1,654	5.7%
Special projects	4,576,980			4,576,980	0.0%
Community housing dev. org.	500,798		267,291	233,507	3.2%
Housing assistance	179,488	15,731	161,054	18,434	1.9%
Shelter, outreach and other assistance	1,512,792	36,255	287,577	1,225,215	3.4%
Administration and planning	4,466,642	127,590	1,000,428	3,466,214	11.9%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure	716,129	16,295	173,128	543,001	2.1%
Total expenditures	**27,870,318**	**754,648**	**8,383,582**	**19,486,736**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures	**900,515**	**102,490**	**2,330,026**	**(1,429,511)**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(800,000)	(8,699)	(129,549)	(670,451)	
Intercompany transfers	(100,515)			(100,515)	
Total other financing sources (uses)	**(900,515)**	**(8,699)**	**(129,549)**	**(770,966)**	
Net change in fund balances	**-**	**93,791**	**2,200,477**	**(2,200,477)**	

GCRA
Statement of Rev & Exp by Funding Source
For the Twelve Months Ending Tuesday, June 30, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	2,975,652		685,171		267,199			403,322	4,331,344
Loan repayment		352,161		176,903		284,518	106,311	592,790	1,512,683
Sale of property				(227,600)			709,507	1,196,703	1,678,610
Rental income		224,407		188,638				531,277	944,322
Unrestricted income							2,200,000	27,840	2,227,840
Miscellaneous income		9,738		100			146	8,825	18,809
Total revenues	**2,975,652**	**586,306**	**685,171**	**138,041**	**267,199**	**284,518**	**3,015,964**	**2,760,757**	**10,713,608**
EXPENDITURES									
Housing services									
Delivery of service	538,677	54,246	40,809	78,471		39,896	98,646	13,272	864,017
Acquisition							455,250	723,360	1,178,610
Disposition	20,886	115,650		52,964				151,301	340,801
Property maintenance		51,196		87,503				203,057	341,756
Demolition	17,000	7,675							24,675
Rehabilitation		1,800		45,631				92,840	140,271
New construction			169,391	113,592				357,234	640,217
Home repair program	259,220						93,428	12,225	364,873
Facade improvements	250								250
Economic development	900								900
Infrastructure/public works	544,040	30,638						114,831	689,509
Developer/housing partners	450,000		102,667	181,949			696,964	350	1,431,930
Public service subrecipients	441,294				35,000				476,294
Community housing dev. org.			267,291						267,291
Housing assistance					83,997			77,057	161,054
Shelter, outreach and other assistance					117,340			170,237	287,577
Administration and planning	569,831	65,609	105,012	18,579	30,862	53,195	100,668	56,672	1,000,428
Interest expenditure	133,554	(15,395)						54,970	173,129
Total expenditures	**2,975,652**	**311,419**	**685,170**	**578,689**	**267,199**	**93,091**	**1,444,956**	**2,027,406**	**8,383,582**
Excess (deficiency) of revenues over (under) expenditures		**274,887**		**(440,648)**	**0**	**191,427**	**1,571,008**	**733,352**	**2,330,026**
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(129,549)	(129,549)
Intercompany transfers		(20,527)						20,527	
Total other financing sources (uses)		**(20,527)**						**(109,022)**	**(129,549)**
Net change in fund balances		**254,360**		**(440,648)**	**0**	**191,427**	**1,571,008**	**624,330**	**2,200,477**

Rental
Statement of Revenue & Expense
For the Twelve Months Ending Tuesday, June 30, 2026

	Budget	June Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		74,348	944,322	(944,322)	99.9%
Unrestricted income	253,222			253,222	0.0%
Miscellaneous income	103,740		928	102,812	0.1%
Total revenues	**356,962**	**74,348**	**945,250**	**(588,288)**	**100.0%**
EXPENDITURES					
Housing services					
Acquisition	(14,227)			(14,227)	0.0%
Disposition	137,273	19,328	255,799	(118,526)	22.5%
Property maintenance	160,366	23,215	341,757	(181,391)	30.1%
Rehabilitation	(43,319)	6,683	140,271	(183,590)	12.4%
New construction			357,233	(357,233)	31.5%
Operating & capital reserves	116,869			116,869	0.0%
Interest expenditure		13,771	39,575	(39,575)	3.5%
Total expenditures	**356,962**	**62,997**	**1,134,635**	**(777,673)**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures		**11,351**	**(189,385)**	**189,385**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(8,699)	220,451	(220,451)	
Intercompany transfers			20,527	(20,527)	
Total other financing sources (uses)		**(8,699)**	**240,978**	**(240,978)**	
Net change in fund balances		**2,652**	**51,593**	**(51,593)**	

Operations Committee Meeting Agenda
Thursday, August 13, 2026 – 12:30 p.m.
GCRA Board Room

1) Opening and Roll Call

2) Operations Report for July
   a) Rental Portfolio & Delinquency Snapshot (Page 12)
   b) Public Works, Partners, & Repairs Snapshot (Page 13)
   c) Home Sales & Development Snapshot (Page 13)

3) 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.

Monthly Committee Report

Program Update — July 2026

Prepared for Committee Review • August 2026

GCRA Greenville County Redevelopment Authority

This report summarizes GCRA rental portfolio performance, tenant delinquency, active public works and repair projects, and home sales activity for July 2026, drawn from the four monthly program reports.

92%	$19,325	6	9
PORTFOLIO OCCUPANCY	TOTAL TENANT PAST DUE	ACTIVE CONSTRUCTION / PERMITTING PROJECTS	NEW HOMES COMPLETED
103 of 112 units occupied	Down 8.5% vs. June ($21,120)	$3.66M pipeline (known costs)	6 Fairview Townhomes sold to date

Rental Portfolio Snapshot — 112 Units

GCRA manages 112 rental units across Brandon, Brutontown, Freetown, Greer, Judson, Mauldin, Sterling, the Southernside senior communities (Hollywood Circle / Phoenix Bluff Court), and other scattered-site neighborhoods. 103 units (92%) are occupied; 9 units are vacant, primarily due to active rehabilitation or planned redevelopment following demolition.

Property	Community	Status	Funding
324 E. Arlington Avenue	Greer	Vacant – rehab in process	HOME
6 Hardin Street	Greer	Vacant – possible future demo	CDBG
106 Heatherly Drive	Judson	Vacant – demo complete; new home planned	CDBG
5 Journey Lane	Mauldin	Vacant – rehab in process	HOME/CDBG/Bank/AHF
19 Young Street	Sterling	Vacant – demo complete; redevelopment underway	CDBG
21 Young Street	Sterling	Vacant – demo complete; redevelopment underway	CDBG
37-B Hollywood Circle	Southernside	Vacant – rehab in process	Unrestricted
2-B Phoenix Bluff Court	Southernside	Vacant – rehab starts August	Unrestricted
11 Buckner Court	Viola Street	Vacant – rehab starts August	Unrestricted

Delinquency Snapshot — July 2026

Total tenant past-due balances fell to $19,325 in July, down from $21,120 in June (a decrease of $1,795, or 8.5%). Six units carry balances 30+ days past due totaling $9,375; $650 in late fees and $9,300 in current-month (July) rent remain outstanding.

Property	July Rent Due	Late Fee	Past Due 30+	Total Due
11 Journey Lane	$875.00	$50.00	$3,400.00	$4,325.00
112 Marie Street	$850.00	$100.00	$2,000.00	$2,950.00
108 Harris Street	$550.00	$100.00	$1,650.00	$2,300.00
7 Journey Lane	$975.00	$50.00	$975.00	$2,000.00
102 Telfair Road	$950.00	$100.00	$950.00	$2,000.00
133 Will Street	$1,050.00	$50.00	$400.00	$1,500.00
Portfolio Total (all 11 accounts)	$9,300.00	$650.00	$9,375.00	$19,325.00

Note: table highlights the six largest past-due accounts; portfolio total reflects all 11 tenant accounts with balances.

Public Works, Partners & Repairs

Six development projects are active across bidding, permitting, and construction phases, representing roughly $3.66M in known project costs (excluding two projects still TBD). Two owner-occupied repair programs are entering a new program year with a combined goal of $210,000 and no jobs completed yet.

Status	Project	Funding	Total Cost	Est. Completion
Bidding	Iola Wilson Street (Roadway/ROW)	CDBG	TBD	TBD – bids due mid-Sept
Under Construction	Heatherly Re-build	CDBG	$216,638	November 2026
Under Construction	Fairview Close-out	CDBG	$348,725	In progress – final inspections
Under Construction	ROW for Gridley St. Stormwater	CDBG	$330,130	Mid-August 2026
Permitting	Gridley North (Duplex Rental)	HOME/AHF	$1,632,500	TBD
Permitting	Gridley South (Single-Family, For Sale)	HOME/AHF	$1,134,840	TBD

Repair Program	Jobs Completed YTD	$ Spent YTD	Annual Goal	Remaining
Owner-Occupied Repairs – GCRA	0	$0	$160,000	$160,000
Owner-Occupied Repairs – Rebuild Upstate	0	$0	$50,000	$50,000

New program year — no repair jobs completed or funds spent yet as of July 2026.

Home Sales & Development

GCRA has completed 9 new-construction homes: 1306 W. Bramlett Road in City View and 8 units at the Fairview Townhomes development on Lion Heart Lane in Greer. To date, 6 Fairview Townhomes have sold at $250,000 each (~$1.5M in sales). 1306 W. Bramlett Road is complete and currently listed for sale at $249,900 — not yet sold. Total construction investment across the Lion Heart Lane development is approximately $4.2M.

Address	Area	Status	Price
1306 W. Bramlett Road	City View	Complete (Nov 2025) – Listed, not sold	$249,900 (list)
315, 324, 331, 340, 327, 328 Lion Heart Ln	Greer	Sold Dec 2024 – Sep 2025 (6 units)	$250,000 each (sold)

Remaining inventory: 311, 312, 316, 319, 320, 323, 332, 336 Lion Heart Lane, list price $219,900 (6 units) and $199,900 (2 units)

Prepared for committee discussion. Figures reflect the four monthly program reports for July 2026: Rental Report, Delinquency Report, Public Works/Partners/Repairs Report, and Home Sales Status Report.

The Greenville Journal – Greenville to review 135-acre annexa. on application along Woodruff Road

July 24, 2026 – Megan Fitzgerald

Photo by Ryan Gilchrest

The city of Greenville may soon expand its municipal boundaries further down Woodruff Road through a proposed 135-acre annexation.

Approximately 87.46 acres of real property and 47.6 acres of right-of-way are proposed to be annexed into the city limits. If approved, this would represent the single largest annexation into the city since the Cherrydale area along North Pleasantburg Drive and Poinsett Highway in 2024.

The proposed annexation area includes multiple commercial properties along the high-traffic retail corridor, including the 60-acre Merovan Business Center. Other notable businesses proposed for annexation include:

- Sam's Club
- City Barbeque
- Dave's Hot Chicken
- Shake Shack
- TD Bank
- Chick-fil-A
- Zaxbys
- 7-Eleven
- Hurricane Express Wash
- Discount Tire
- Contender America
- Paul Mitchell The School Greenville

The city's Planning Commission will review the annexation application and concurrent rezoning request for the properties on Aug. 6. The meeting will be held at 4 p.m. at Greenville City Hall at 206 S. Main St. The commission will make a recommendation on the annexation to Greenville City Council.

Read more about annexations

The application uses the 75% annexation method allowed by state law. This method requires a signed petition by at least 75% of property owners with at least 75% of the assessed property value within the proposed annexation area. Property owners within the annexation boundary who do not sign the petition would also be annexed if approved.

The proposed zoning designations for the annexed properties would be Business General District (BG), Business Heavy District (BH) and Industrial Flex District (IX).

City Council is expected to conduct a public hearing at 5:30 p.m. on Aug. 24 for the proposed annexation. Community members can speak during the public hearing without prior notification. However, the city requests that residents who wish to speak email City Clerk Camilla Pitman at cpitman@greenvillesc.gov by noon on Aug. 24.

Annexation applications require two readings by City Council for final approval.

The Greenville Journal – Greenville public mee. ng offers details on penny tax proposal

July 29, 2026 – Megan Fitzgerald

Photo provided by the City of Greenville

The city of Greenville is considering asking voters to approve a penny tax to provide property tax relief to residents and fund critical infrastructure projects.

Estimates show that a 1% local sales tax could generate $511.6 million for the city of Greenville over the next eight years. The tax would add an extra penny to every dollar spent on qualifying retail purchases in the city, exempting most groceries, prescription medicines or gasoline.

Greenville City Council approved the first reading of an ordinance to add a 1% local sales tax referendum to the November ballot during its July 13 meeting. The second reading of the ordinance will take place on Aug. 10.

Before second reading, community members had the opportunity to learn more about the proposed penny tax during a drop-in-style public meeting held July 28.

Property tax relief

The city of Greenville's ability to impose a penny tax with voter approval was granted under the Municipal Tax Relief Act passed by the South Carolina General Assembly in May. Previously, only counties could propose such a tax.

The new state law allows municipalities within a county without a penny tax may propose their own. Greenville County is one of three counties in South Carolina without a local sales tax.

At least 20% of the generated tax revenue must be used to reduce property taxes for owner-occupied homes in the city under the new state law. The city estimates that $102.3 million will be used for property tax rebates over the next eight years.

"We haven't raised property taxes in a long time," said Greenville Mayor Knox White. "We've also had a lot of growth in the city, so we've been able to grow our budget without raising taxes, but an opportunity to roll back taxes in this case would be very appealing, I think, to city residents."

If approved by voters, the penny tax would take effect on May 1, 2o27 and remain in place for up to eight years.

Greenville City Manager Shannon Lavrin said the credit property owners would receive on their property tax bill will vary each year based on how much tax revenue the city collects. She said that homes valued at around $500,000 are estimated to receive approximately $600 a year in property tax relief.

The City of Greenville is proposing using $20 million in penny tax revenue to fund improvements along Wade Hampton Boulevard. Photo provided by the City of Greenville.

Infrastructure projects

The city of Greenville plans to use the remaining $409.3 million in penny tax revenue to fund 527 infrastructure projects. The proposed project list can't be altered after City Council's second vote on the penny tax ordinance.

The majority of the tax revenue – nearly $295 million – is slated to fund 470 roadway improvement projects across the city, such as street resurfacing, sidewalk enhancements, traffic congestion relief, bridge replacements and intersection improvements.

Under this category, the city plans to fund the $11 million replacement of the nearly 100-year-old Queen Street bridge. The bridge serves as a key connection between the Southernside and West Greenville neighborhoods. The project was originally selected for Greenville County's capital projects sales tax program that was rejected by voters in 2024.

The other categories of infrastructure projects include:

- 12 stormwater and road-related drainage projects – $32.4 million
- 25 sewer infrastructure projects – $41.9 million
- 18 public assembly facilities, administration buildings and public safety projects – $17.6 million
- two fire station replacements – $24 million

Clint Link, the city's director of engineering services, explained that many of the infrastructure projects have been identified by the city for several years but lack the necessary funding to start construction.

For example, the city has recognized a need to improve Wade Hampton Boulevard since the completion of the corridor's strategic plan in 2019. A $20 million improvement project has been planned for the seven-lane highway, which is now proposed to receive penny tax revenue.

John Slipke, co-vice president of the Haynie-Sirrine Neighborhood Association, commended the city for creating a project list that he feels is neighborhood-focused. He is also pleased by the more than $1.1 million in tax revenue slated to be used to improve Haynie Street, one of the neighborhood's high-traffic roadways.

"I regard this as a transformational opportunity to really focus on the infrastructure projects that have real meaning and represent a lot of improvement to the city," Slipke said.

Tax considerations

The city of Greenville is one of several municipalities in Greenville County moving toward a final vote on penny tax proposals. Other cities include Travelers Rest, Mauldin and Simpsonville.

In addition, Greenville County Council gave final approval to add its own local sales tax referendum to the ballot at its July 21 meeting. The county's proposed transportation sales tax would go towards local road projects, greenbelts and public transit.

If voters approve both a county and city penny tax in November, all qualifying purchases in the city of Greenville would see a 2-cent-per-dollar sales tax increase.

Steve Schofield, a city resident and co-founder of Pangaea Brewing Company, shared concerns about how a penny tax would increase prices for his customers at Tuesday's public meeting. He currently pays the city's 2% local hospitality tax along with 6% state and federal taxs.

"While yes, this is a huge increase to me, I know this is going to benefit the place that I'm living in and the community that I'm in, at the end of the day, so that is a huge plus overall," Schofield said.

For more information, visit greenvillesc.gov/municipal-tax-relief-act.

Interactive map

The city of Greenville has created an interactive map to display the 527 infrastructure projects that would receive revenue generated from the proposed 1% local sales tax. The map is available online at experience.arcgis.com/experience/7290fd5d078642b39ffa194bd9c14788.

Project tiers

City staff has prioritized the infrastructure projects into three tiers to reflect the order in which each would be funded and completed. Notable tier one projects include:

- **West Greenville Community Center replacement:** A $10 million project to replace the existing center originally built in 1978.
- **Queen Street Bridge replacement:** A $11 million project to replace the approximately 100-year-old neighborhood bridge.
- **Greenville Transit Center renovation:** A $6 million project to renovate the existing transit facility in downtown Greenville.
- **Wade Hampton Boulevard roadway project:** A $20 million project to improve the corridor between Church Street and Pleasantburg Drive.
- **Salters Road realignment:** A $12.2 million project to reconfigure the roadway to tie into the intersection at Woodruff Road and Mall Connector Road.
- **Chestnut Street connector:** A $5 million project to create a link between the southern and northern parts of the Greenline-Spartanburg neighborhood.

The Greenville Journal – Greenville County students design . ny, affordable homes for Soteria graduates

July 30, 2026 – Megan Fitzgerald

Photo provided by Soteria Community Development Corp.

A tiny home project in Greenville County aims to create more affordable housing for people who were formerly incarcerated.

The vision for the Tiny House Collaborative originated within the architecture department at the Fine Arts Center in Greenville County Schools. Department Chair Catherine Smith-Gates instructed her students to design three tiny homes for those experiencing homelessness in the fall of 2022.

These designs will be used to create a tiny home community for Soteria Community Development Corp., a Greenville-based nonprofit assisting men and women who were previously imprisoned. Five homes are planned for graduates of the organization's one-year transitional program, each with a monthly rent of around $400 to $500.

Jerry Blassingame, CEO of Soteria CDC, said it can be difficult for people released from prison to access affordable housing. He explained that landlords often reject an applicant with a criminal record.

"We've been trying to get the stock of housing up for people with criminal backgrounds," Blassingame said. "This tiny home community will be another step where people with criminal backgrounds can rent a safe, quality place to live for a period of time."

The Greenville Homeless Alliance, which dissolved in 2025, was previously a key partner in the Tiny House Collaborative. In 2024, the nonprofit organization received a $97,125 grant from Greenville Women Giving for the tiny home program. Soteria CDC raised the remaining funding for the $700,000 pilot project.

The first tiny home, named the Murphy House, was built by students at the school district's J Harley Bonds Career Center. Smith-Gates explained that the 128-square-foot house features a full bathroom, a kitchen and a small living area with a fold-down bed. The home was delivered and set on a permanent foundation on Soteria's two-acre property in Travelers Rest on July 21.

TreeHugger Customs, a Greenville-based construction company, will work alongside Soteria program participants to complete the first tiny house and construct the four remaining homes for the pilot project. The Murphy House is expected to be ready in three months, with the entire project aimed to be completed by next spring.

"This is a huge first step for Greenville," Smith-Gates said. "We're hopeful it will, you know, create an opportunity for other people to step on the bandwagon and provide housing for people who really need it."

Architecture partners

Three local architecture firms volunteered to create the construction documents for the Tiny House Collaborative:

- Craig Gaulden Davis Architecture
- Johnston Design Group
- Architecture 22

Article: *https://greenvillejournal.com/community/greenville-county-students-design-tiny-affordable-homes-for-soteria-graduates/*