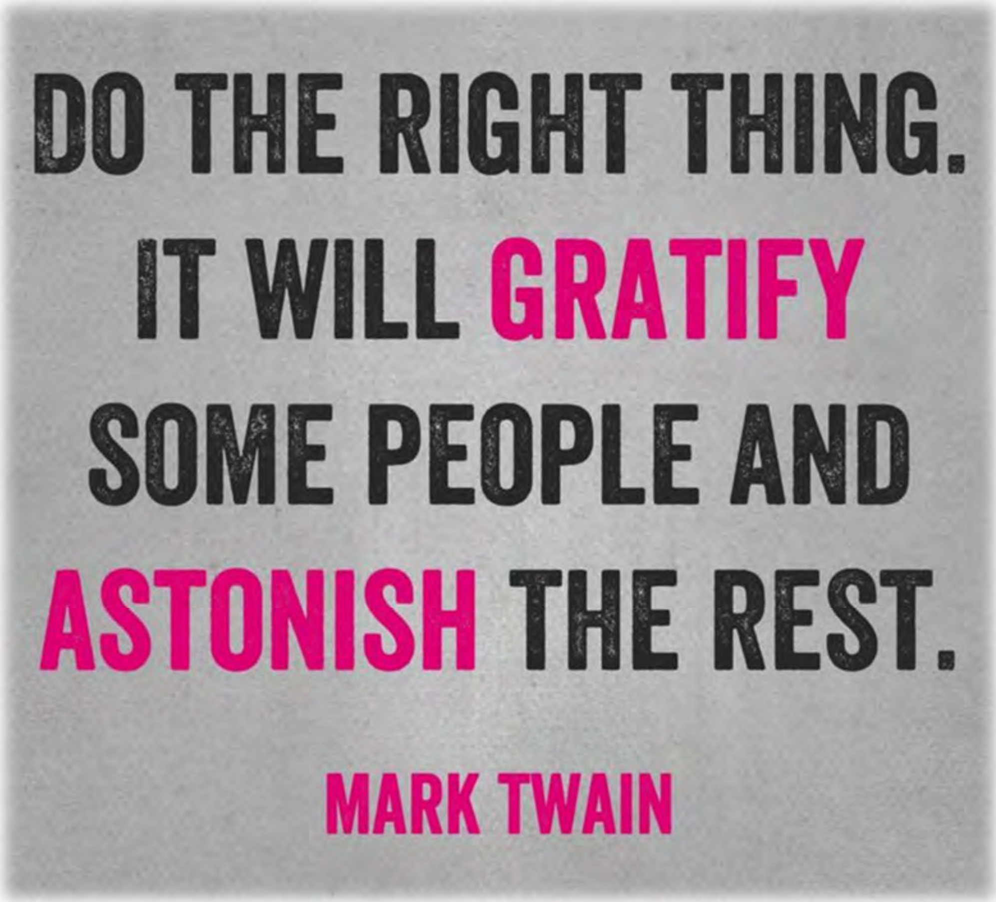

GCRA Committee Meetings

September 8 & 10, 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

Administration Committee Meeting Agenda
Tuesday, September 8, 2026 – 12:30 p.m.
GCRA Board Room

1. Opening and Roll Call

2. *Approval of Fiscal Year 2027 Consolidated Budget (Pages 5 – 7)

3. Administration Reports
   a) Subrecipient Report (Page 8)

4. Financial Reports
   a) Financial Highlights – KPI (Page 9)
   b) July Financials (Pages 10 – 13)

5. 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.

Greenville County Redevelopment Authority

Memorandum

To: **GCRA Administration Committee**

From: **Joe Smith**
Executive Director

Date: **September 8, 2026**

Subject: **FY 2027 Consolidated Budget**

The Greenville County Redevelopment Authority (GCRA) Fiscal Year 2027 Consolidated Budget has been prepared in accordance with governmental accounting principles and reflects the Authority's planned financial resources and expenditures for the fiscal year. The budget incorporates Annual Action Plan (AAP) funding, carryforward appropriations from prior years, unrestricted resources, Affordable Housing Fund resources, program income, special grant funding, and other financing activities.

Budget Overview

The FY2027 Consolidated Budget totals **$29.57 million in revenues and other financing sources** and **$29.12 million in expenditures**, resulting in an operating excess of approximately **$450,000**. This operating excess is offset by a corresponding **$450,000 net financing use**, resulting in a balanced budget with no planned increase or decrease in overall fund balance.

Consistent with governmental fund accounting, revenues are budgeted when they are expected to become available and measurable, while expenditures are recognized when the related commitments and obligations are expected to be incurred during the fiscal year. The budget includes both current-year allocations and approved carryforward appropriations required for the completion of multiyear projects and grant activities.

Revenue Structure

Total budgeted revenues of **$29.57 million** are derived from several funding sources. Grant revenues account for approximately **$12.88 million**, representing Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), HOME-ARP, Emergency Solutions Grant (ESG), and various special grant resources. These federal and grant-funded resources continue to serve as the primary funding source for community development and affordable housing programs.

The budget also includes approximately **$5.15 million in unrestricted and Affordable Housing Fund revenues**, together with **$11.09 million in beginning fund balances, program income, and miscellaneous revenues** carried forward from prior periods. These resources provide flexibility to address local housing priorities, economic development activities, strategic initiatives, and long-term community investments.

Program Expenditures

The FY2027 budget reflects GCRA's continued commitment to affordable housing, neighborhood revitalization, infrastructure investments, homelessness prevention, and community development activities.
The largest expenditure category is **New construction & housing**, with budgeted expenditures of approximately **$5.94 million**. These funds support affordable housing development initiatives, housing partnerships, and direct construction activities throughout the Authority's service area.

The **Administration and planning** category totals approximately **$4.64 million** and includes personnel costs, program administration, compliance activities, technology, occupancy costs, professional services, and grant management functions necessary to administer federal, state, and local programs.

The budget dedicates approximately **$2.78 million** to **Infrastructure and public works** projects. These investments support public improvements that enhance neighborhoods, increase accessibility, remove blight, and stimulate economic development within target communities.

Housing and Community Development Priorities

GCRA continues to prioritize affordable housing preservation and production through a combination of direct development activities and partnerships with nonprofit and private-sector organizations. Approximately **$1.53 million** is budgeted for developer and housing partner initiatives, while approximately **$400 thousand** supports Community Housing Development Organization (CHDO) activities. These investments leverage federal HOME requirements while expanding opportunities for affordable homeownership and rental housing.

The budget also includes significant funding for **home repair, rehabilitation, acquisition, demolition, façade improvements, and economic development activities**. Together, these investments preserve existing housing stock, address unsafe or deteriorated properties, encourage private investment, and strengthen neighborhood conditions throughout Greenville County.

Homelessness and Public Services

Consistent with federal entitlement program objectives, the budget allocates resources to homelessness prevention and support services. Funding for shelter operations, outreach activities, rapid rehousing, housing stability initiatives, and related assistance totals approximately **$1.38 million**. Public service allocations for **$377 thousand** also provide support to community-based organizations delivering essential services to county residents.

Fund Balance and Carryforward Resources

The FY2027 budget incorporates substantial carryforward and beginning fund balance resources from prior years. These balances primarily represent restricted grant funds, program income, Affordable Housing Fund balances, and project-specific appropriations that remain legally committed for authorized housing and community development purposes. The inclusion of carryforward appropriations ensures continuity of multiyear projects and allows the Authority to meet contractual and regulatory requirements.

Because many housing, infrastructure, and development projects span multiple fiscal years, governmental budgeting requires the reappropriation of available resources until project completion. As a result, carryforward balances represent ongoing project commitments rather than unassigned resources.

Financial Outlook

The FY2027 Consolidated Budget demonstrates a fiscally responsible approach that maintains structural balance while continuing significant investments in affordable housing, neighborhood revitalization, public infrastructure, homelessness assistance, and strategic development initiatives. Through the combination of federal grants, local resources, program income, and prior-year fund balances, GCRA is positioned to advance its mission of improving housing opportunities and strengthening communities throughout Greenville County during Fiscal Year 2027.

Staff Recommendation: Approve the GCRA FY 2027 Consolidated Budget.

Greenville County Redevelopment Authority
Statement of Revenue & Expenditures
For the Fiscal Year 2027

	AAP Budget	CAR Budget	Consolidated Budget
REVENUES			
Grant income	$4,272,295	$8,605,439	$12,877,735
Sale of property		450,000	450,000
Unrestricted income	25,000	5,124,858	5,149,858
Miscellaneous income		11,093,655	11,093,655
Total revenues	**4,297,295**	**25,273,952**	**29,571,247**
EXPENDITURES			
Housing services			
Delivery of service	603,283	3,237,482	3,840,765
Acquisition	20,000	140,000	160,000
Disposition	65,000	523,650	588,650
Property maintenance		299,484	299,484
Demolition	20,000	272,692	292,692
Rehabilitation	25,000	576,251	601,251
New construction & housing	504,246	5,431,384	5,935,630
Home repair program	190,000	285,486	475,486
Facade improvements	5,000	157,966	162,966
Economic development		251,784	251,784
Infrastructure/public works	1,159,459	1,621,888	2,781,347
Developer/housing partners	170,000	1,359,020	1,529,020
Public service subrecipients	393,000	(15,346)	377,654
Special projects		4,713,040	4,713,040
Community housing dev. org.	163,561	233,507	397,068
Housing assistance	81,384	18,434	99,818
Shelter, outreach and other assistance	150,246	1,225,214	1,375,460
Administration and planning	739,117	3,903,337	4,642,454
Operating & capital reserves		6,103	6,103
Interest expenditure	8,000	582,576	590,576
Total expenditures	**4,297,295**	**24,823,953**	**29,121,247**
Excess (deficiency) of revenues over (under) expenditures		**450,000**	**450,000**
OTHER FINANCING SOURCES (USES)			
Net Proceeds from issuance of long term debt		(450,000)	(450,000)
Total other financing sources (uses)		**(450,000)**	**(450,000)**

Subrecipient Performance Report

August 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 July 26

Government-Wide	Month	Change from Prior Month	%	Change from FY26 (FYTD)	%
Cash	17,082,335	Decrease	-1%	Decrease	-1%
Total Assets	48,827,525	Decrease	-1%	Decrease	-1%
Notes Payable	4,828,934	Decrease	0%	Decrease	0%
Debt-to-income			7%		7%
Net Position	40,742,890	Decrease	0%	Decrease	0%
Net invest. in capital assets	11,858,099	Decrease	0%	Decrease	0%
Unrestricted net assets	28,884,791	Decrease	0%	Decrease	0%

Governmental Funds	Month	Change from Prior Month	%	YTD
Revenue	290,635	Decrease	-66%	290,635
Expenditures	324,019	Decrease	-57%	324,019
Net change in fund balance	(33,384)	Decrease		(33,384)

Rental Portfolio	Month	Change from Prior Month	%	YTD
Net Income (loss)	16,229	Increase	512%	16,229

Local Government Invest. Pool				Interest	
LGIP Balance:	16,668,286	% of total cash:	98%	54,957	**Month**
		Avg Interest rate:	3.90%	54,957	**YTD**

GCRA
Statement of Net Position
July 31, 2026

ASSETS	
Cash and cash equivalents	17,082,335
Accounts receivable	36
Grants receivable	30,443
Loans receivable	9,791,747
Real property held for inventory	9,535,773
Real property held for rental	13,068,674
Fixed assets	1,254,858
Accumulated depreciation	(2,465,433)
Deferred outflows of resources	529,091
Total assets and deferred outflows	**48,827,524**
LIABILITIES	
Accounts payable and accrued liabilities	175,702
Unearned revenue	312,331
Funds held in escrow	43,639
Noncurrent liabilities:	
Net pension liability	2,392,464
Notes payable	4,828,934
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	**8,084,636**
NET POSITION	
Net investment in capital assets	11,858,099
Restricted net assets	
Unrestricted net assets	28,884,789
Total net position	**40,742,888**
Total Liabilities and Net Position	**48,827,524**

GCRA
Statement of Revenue & Expenditures
For the One Month Ending Friday, July 31, 2026

	Budget	July Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	12,877,735	72,697	72,697	12,805,038	25.0%
Loan repayment		105,866	105,866	(105,866)	36.4%
Sale of property	450,000			450,000	0.0%
Rental income		87,116	87,116	(87,116)	30.0%
Unrestricted income	5,149,858	25,000	25,000	5,124,858	8.6%
Miscellaneous income	11,093,655	(44)	(44)	11,093,699	(0.0%)
Total revenues	**29,571,248**	**290,635**	**290,635**	**29,280,613**	**100.0%**
EXPENDITURES					
Housing services					
Delivery of service	3,840,765	127,653	127,653	3,713,112	40.5%
Acquisition	160,000			160,000	0.0%
Disposition	588,650	21,729	21,729	566,921	6.9%
Property maintenance	299,484	22,373	22,373	277,111	7.1%
Demolition	292,692			292,692	0.0%
Rehabilitation	601,251	10,746	10,746	590,505	3.4%
New construction	4,935,630	66	66	4,935,564	0.0%
Home repair program	475,486	9,482	9,482	466,004	3.0%
Facade improvements	162,966			162,966	0.0%
Economic development	251,784			251,784	0.0%
Infrastructure/public works	2,781,347	44,716	44,716	2,736,631	14.2%
Developer/housing partners	1,529,020	2,750	2,750	1,526,270	0.9%
Public service subrecipients	377,654			377,654	0.0%
Special projects	4,713,040			4,713,040	0.0%
Community housing dev. org.	1,397,068			1,397,068	0.0%
Housing assistance	99,818	17,037	17,037	82,781	5.4%
Shelter, outreach and other assistance	1,375,460	7,683	7,683	1,367,777	2.4%
Administration and planning	4,642,454	36,713	36,713	4,605,741	11.6%
Operating & capital reserves	6,103			6,103	0.0%
Interest expenditure	590,576	14,529	14,529	576,047	4.6%
Total expenditures	**29,121,248**	**315,477**	**315,477**	**28,805,771**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures	**450,000**	**(24,842)**	**(24,842)**	**474,842**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(450,000)	(8,541)	(8,541)	(441,459)	
Total other financing sources (uses)	**(450,000)**	**(8,541)**	**(8,541)**	**(441,459)**	
Net change in fund balances		**(33,383)**	**(33,383)**	**33,383**	

GCRA
Statement of Rev & Exp by Funding Source
For the One Month Ending Friday, July 31, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	47,901		76					24,720	72,697
Loan repayment		13,416		11,638		19,967	5,823	55,022	105,866
Rental income		23,312		19,595				44,209	87,116
Unrestricted income								25,000	25,000
Miscellaneous income		(44)							(44)
Total revenues	**47,901**	**36,684**	**76**	**31,233**		**19,967**	**5,823**	**148,951**	**290,635**
EXPENDITURES									
Housing services									
Delivery of service		5,061				2,782	119,809		127,652
Disposition	3,545	4,800		3,628				9,756	21,729
Property maintenance		2,655		9,238				10,480	22,373
Rehabilitation		600						10,146	10,746
New construction			66						66
Home repair program	9,482								9,482
Infrastructure/public works	42,443	2,274							44,717
Developer/housing partners							2,750		2,750
Housing assistance								17,037	17,037
Shelter, outreach and other assistance								7,683	7,683
Administration and planning	13,858	6,771				3,710	4,862	7,512	36,713
Interest expenditure	2,608							11,921	14,529
Total expenditures	**71,936**	**22,161**	**66**	**12,866**		**6,492**	**127,421**	**74,535**	**315,477**
Excess (deficiency) of revenues over (under) expenditures	**(24,035)**	**14,523**	**10**	**18,367**		**13,475**	**(121,598)**	**74,416**	**(24,842)**
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(8,541)	(8,541)
Total other financing sources (uses)								**(8,541)**	**(8,541)**
Net change in fund balances	**(24,035)**	**14,523**	**10**	**18,367**		**13,475**	**(121,598)**	**65,875**	**(33,383)**

Rental
Statement of Revenue & Expense
For the One Month Ending Friday, July 31, 2026

	Budget	July Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		87,116	87,116	(87,116)	100.0%
Unrestricted income	210,551			210,551	0.0%
Miscellaneous income	198,005			198,005	0.0%
Total revenues	**408,556**	**87,116**	**87,116**	**321,440**	**100.0%**
EXPENDITURES					
Housing services					
Disposition	163,697	17,305	17,305	146,392	27.8%
Property maintenance	299,484	22,373	22,373	277,112	35.9%
Rehabilitation	(60,729)	10,746	10,746	(71,475)	17.2%
Operating & capital reserves	6,103			6,103	0.0%
Interest expenditure		11,921	11,921	(11,921)	19.1%
Total expenditures	**408,555**	**62,345**	**62,345**	**346,211**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures		**24,771**	**24,771**	**(24,771)**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(8,541)	(8,541)	8,541	
Total other financing sources (uses)		**(8,541)**	**(8,541)**	**8,541**	
Net change in fund balances		**16,230**	**16,230**	**(16,230)**	

GCRA
Greenville County Redevelopment Authority

Operations Committee Meeting Agenda
Thursday, September 10, 2026 – 12:30 p.m.
GCRA Board Room

1) Opening and Roll Call

2) *Approval of Public Works Project Change Order (Page 15)

3) *Approval of Amendment to the *Operations Program Guidelines* (Pages 16 – 19)

4) *Approval of Lease Purchase Profile (Page 20)

5) Operations Report for August
   a) Rental Portfolio & Delinquency Snapshot (Pages 21 – 22)
   b) Public Works, Partners, & Repairs Snapshot (Page 22)
   c) Home Sales & Development Snapshot (Page 23)

6) 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
Committee Meeting
September 10, 2026
Public Works Profile

Target Area: City of Greer

Project Name: Fairview Townhomes Infrastructure Closeout

Approved Cost: $147,500

Previously approved: $53,600.00

Change Order (2): $54,565.00

New Total: $255,655

Funding: City of Greer CDBG

Comments: This profile is being presented to the Operations Committee and Board for their approval due to Change Order cost in excess of $50,000.

Approved in March 2026: A low bid of $147,500 was received from Upland Builder Group to complete the infrastructure as designed for the closeout of Fairview Townhomes Infrastructure including complete paving, sidewalks, pond, storm water final inspection, and hydroseeding on non-constructed lots per City of Greer requirements.

Approved in May 2026: Additional work requested by the City of Greer in the amount of $53,600.00 were approved which included: 300' wooden privacy fence, 10'x16' stained wooden structure sun shelter with standing seam metal roof, 750 Sq Ft. x 3" rubber mulch around sun shelter, 2 in-ground park benches, Pet waste station, 3 additional ADA sidewalk ramps with mats.

Current Change Order: Additional changes requested by the City of Greer: The ask reflects the site visit remarks and storm drain video footage review by the City of Greer engineering.

- **Stain 300 LF of privacy fence**
- **Replace / repair 8-meter boxes**
- **Flush Storm water drains**
- **Grind / level 4' section of sidewalk**
- **Mow site and provide general clean up**
- **Adjust retention pond to engineering specs**
- **Cap and raise 6 sewer clean outs**
- **Replace 2 existing crossing mats match new mat color (safety yellow)**

Recommendation: Approve additional change order with Upland Builder Group for $54,565.00 for Fairview Townhomes Infrastructure Closeout.

GCRA
Greenville County Redevelopment Authority

Memorandum

To: **GCRA Operations Committee**

From: **Joe Smith**
Executive Director

Date: **September 10, 2026**

Subject: **Restoration of Part 5 D of the *Operations Program Guidelines* – Lease Purchase Homeownership Program**

In 2018, a complete review and edit of the *Operations Program Guidelines* was made. At that time, the Lease Purchase Homeownership Program was archived, as it had not been utilized in several years.

Staff have recently identified a potential buyer who they believe would be an ideal fit for the program. Therefore, staff are requesting to reinstate the Lease Purchase Homeownership Program to the *Operations Program Guidelines*. The chapter follows in its entirety for reference.

This policy recommendation is presented to the Operations Committee for review and approval and will require ratification by the full GCRA Board.

Recommendation: Approve restoration of Part Five (D): Lease Purchase Homeownership Program, to *Operations Program Guidelines*.

PART FIVE (D)
LEASE-PURCHASE HOMEOWNERSHIP PROGRAM

SECTION I. PURPOSE OF PROGRAM

The purpose of the Lease-Purchase Homeownership Program is to provide homeownership opportunities for homeownership applicants that may not fully meet the homeownership requirements but are good homeownership prospects.

SECTION II. GUIDELINES FOR ELIGIBILITY

A homeownership applicant who qualifies under the following guidelines and pays an application fee may be eligible to participate in the Lease-Purchase Program. Applicants may not qualify for the Lease-Purchase Program if they qualify to purchase a home under GCRA's Homeownership Program under requirements in Part Five (A) within three months. Applicants will be required to meet GCRA's Homeownership Program requirements in Part Five (A) prior to the final purchase of the home.

A. Employment – The applicant must provide verification of employment for a minimum of one year, with probability of continued employment. Exceptions will be made and approved by the Board for persons with continuous employment, but who have switched jobs recently or have been promoted with another employer.

B. Income – Applicants must meet the U.S. Department of Housing and Urban Development income guidelines of the Homeownership Program prior to the execution of a lease purchase agreement. Income is considered to be all sources of funds received by all persons in the household.

C. Credit History – A credit report will be required for all applicants. The credit history should demonstrate willingness and ability to meet credit obligations. The overall pattern of making payments will be considered. Collection accounts and a disregard for former credit responsibilities must be explained and may require repayment. Underwriting criteria are provided below.

D. Ability to Pay – Income should be sufficient to cover monthly housing expenses without exceeding generally accepted lending guidelines (30 percent of gross income). Other debt will be analyzed for total obligations (to a maximum of 42 percent of gross income, depending on the lender).

E. Compliance with Program Requirements – The applicant will comply with all other requirements of Part Five (A) of the GCRA Homeownership Program and other program requirements that may be applicable.

F. Loan to Value – Applicants are responsible for securing financing that are consistent with the GCRA Homeownership requirements. Loans can be made up to 99 percent of the sales price of the house. Applicants can request an updated appraisal at their cost prior to closing.

H. Delinquent accounts – Up to two delinquent accounts are allowed with reasonable explanation. Applicants must maintain at least 12 months of continuous payment history with creditors while participating in the lease-purchase program.

I. Collections – Medical collections up to $1,000 are acceptable. Non-medical collections must be repaid before closing to purchase a home.

J. Counseling – Successful completion of homebuyer counseling is required before a lease-purchase agreement will be executed.

K. Alternative Credit – Alternative credit is acceptable for determining credit history except after bankruptcy.

L. Bankruptcy – Chapter 7 and 13 bankruptcies are acceptable with discharge for two years.

SECTION III. LEASE-PURCHASE ARRANGEMENT

The Operations Committee may approve a lease-purchase agreement for a period of one year with a maximum six-month lease extension. For a lease-purchase the following will be required.

A. Applicants will be required to make monthly payments. A security deposit will not be required at time of application. The first month's payment due in full will be required at the time of the execution of agreement. Monthly rent payments will be calculated based upon anticipated total mortgage payment (including escrow of taxes and insurance). Rental payments will be applied to the purchase of the home minus taxes and insurance paid by the Redevelopment Authority during the lease period.

B. A five-day grace period each month will be allowed for rent payments during the time of the lease-purchase agreement. A late payment will result in the applicant being considered in breach of the agreement.

C. Applicants will be required to purchase the home within 18 months or less of signing a lease purchase agreement. Applicants if evicted for cause will forfeit all payments made to the Redevelopment Authority. Applicants who do not purchase occupied homes at the time of lease expiration will forfeit all payments and the GCRA may proceed with the foreclosure process.

D. Applicants will be required to execute a GCRA Lease with Purchase Option contract as prepared by the GCRA attorney or GCRA staff. Applicants cannot sublease the property to another person nor allow any other person to occupy the property without the approval of the Redevelopment Authority.

E. In the case of a home under construction, a Lease-Purchase profile may be approved, but may not be executed until a Certificate of Occupancy is provided to the agency. Otherwise, a qualified buyer pre-approved by a lender may submit a contract for sale for the home in question. In this case, the proposed Lease-Purchase agreement is either transferred to another property if available, or forfeited.

F. Applicants must agree to quarterly inspections of the property by GCRA staff as well as homebuyer and credit counseling sessions throughout the lease period. Applicants must also agree to quarterly credit checks by GCRA.

G. Applicants will be responsible for the maintenance of the lawn, landscaping, and other standard up-keep of the property (such as cleaning of gutters, etc.).

H. Applicants will be required to maintain renter's insurance during the time of the lease period.

I. Applicants may not make modifications to the property (changing the landscaping, painting, construction, etc.) without the express written consent of GCRA.

J. Purchased appliances through the Lease Purchase Program are the responsibility of the applicant and ownership of appliances will be the responsibility of the applicant regardless of the outcome of the lease-purchase term.

Greenville County Redevelopment Authority
Operations Committee Meeting
September 10, 2026
Lease-Purchase Profile

Applicant:	Kaneesha Penny
Property:	1306 W. Bramlett Road, Greenville, South Carolina
Proposed Lease Term:	One Year
Proposed Monthly Rent:	$1,040
Proposed Purchase Price:	$245,000
GCRA Subsidy:	$40,000

Applicant Profile:
Ms. Kaneesha Penny is being recommended for consideration under GCRA's lease-purchase program for the property located at 1306 W. Bramlett Road, Greenville, South Carolina.

Ms. Penny has stable employment and a demonstrated positive rental history. Her annual gross income is **$41,774.76**, placing her at approximately **56 percent of Area Median Income (AMI)**. Her current credit score is **601**.

Ms. Penny currently pays **$1,435 per month in rent** and has maintained her rental obligation without a negative rental history. The proposed monthly rent of **$1,040** would reduce her current monthly housing expense by approximately **$395 per month**, providing a more affordable housing payment while she works toward mortgage readiness and eventual homeownership.

Recommendation
Staff recommend a **one-year lease-purchase agreement at $1,040 per month**, subject to GCRA's standard eligibility, underwriting, property, and funding-source requirements.

The proposed rent represents approximately 30 percent of Ms. Penny's gross monthly income and is approximately $395 less than her current monthly rental obligation. This provides a reasonable and potentially more sustainable housing payment while giving Ms. Penny an opportunity to improve her credit and overall mortgage readiness.

From a property perspective, the home has been on the market for more than 90 days without receiving another offer. Approving a lease-purchase arrangement would provide GCRA with a qualified occupant and reduce the risk and carrying costs associated with continued vacancy, while simultaneously creating a structured opportunity for Ms. Penny to transition from renting to homeownership.

Recommendation: Approve lease-purchase for Ms. Penny, subject to GCRA program and funding requirements.

Greenville County Redevelopment Authority

Monthly Committee Report

Program Update — August 2026

Prepared for Committee Review • September 2026

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

89%
PORTFOLIO OCCUPANCY
100 of 112 units occupied (down from 92% in July)

$15,025
TOTAL TENANT PAST DUE
Down 22.2% vs. July ($19,325)

6
ACTIVE CONSTRUCTION / PERMITTING PROJECTS
$3.66M pipeline (known costs)

9
NEW HOMES COMPLETED
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, and other scattered-site neighborhoods. **100 units (89%) are occupied; 12 units are vacant** — three more than in July, as 108 Harris Street, 106 Lanford Street and 11 Journey Lane moved to vacant status.

Property	Community	Status	Funding
324 E. Arlington Avenue	Greer	Vacant – rehab in process	HOME
6 Hardin Street	Greer	Vacant – possible future demo	CDBG
108 Harris Street	Greer	Vacant – possible future demo **(new)**	CDBG
106 Lanford Street	Greer	Vacant – possible future demo **(new)**	CDBG
106 Heatherly Drive	Judson	Vacant – demo complete; replacement under construction	CDBG
5 Journey Lane	Mauldin	Vacant	HOME/CDBG/Bank/AHF
11 Journey Lane	Mauldin	Vacant – rehab in process **(new)**	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 to start August	Unrestricted
11 Buckner Court	Viola Street	Vacant – rehab to start August	Unrestricted

Month-over-Month Summary — July vs. August 2026

Metric	July 2026	August 2026	Change
Occupied rental units	103 of 112 (92%)	100 of 112 (89%)	– 3 units
Total tenant past due	$19,325	$15,025	– $4,300 (22.2%)
Balances 30+ days past due	$9,375	$7,750	– $1,625 (17.3%)
Tenant accounts with a balance	11	8	– 3 accounts
Repair jobs completed YTD	0	1	+ 1 job
Repair funds spent YTD	$0	$15,000	+ $15,000

Delinquency Snapshot — August 2026

Total tenant past-due balances fell to **$15,025** in August, down $4,300 (22.2%) from July's $19,325 and down 28.9% from June's $21,120. Accounts carrying a balance dropped from 11 to **8**. Six accounts hold balances 30+ days past due totaling $7,750; $450 in late fees and $6,825 in current-month (August) rent remain outstanding.

Property	August Rent Due	Late Fee	Past Due 30+	Total Due
112 Marie Street	$850.00	$100.00	$2,850.00	$3,800.00
133 Will Street	$1,050.00	$50.00	$1,050.00	$2,150.00
9 Journey Lane	$1,025.00	$50.00	$975.00	$2,050.00
7 Journey Lane	$975.00	$50.00	$975.00	$2,000.00
511 Trade Street	$850.00	$50.00	$950.00	$1,850.00
3 14th Street	$375.00	$50.00	$950.00	$1,375.00
15 Speed Street	$1,000.00	$50.00	—	$1,050.00
129 Broadus Street	$700.00	$50.00	—	$750.00
Portfolio Total (8 accounts)	$6,825.00	$450.00	$7,750.00	$15,025.00

All eight accounts with balances are shown. 11 Journey Lane, 108 Harris Street and 102 Telfair Road cleared or closed out their July balances; 112 Marie Street's 30+ balance grew from $2,000 to $2,850.

Public Works, Partners & Repairs

Six development projects remain active across bidding, permitting, and construction phases, representing roughly **$3.66M** in known project costs (excluding Iola Wilson Street, still TBD). Heatherly has progressed from foundation to framing, and the Gridley Street stormwater right-of-way work restarted August 8. A **$54,565 change order on the Fairview closeout goes to the Board on September 10**. The owner-occupied repair programs recorded their first completion of the program year, with $15,000 of the combined $210,000 goal spent.

Status	Project	Funding	Total Cost	Est. Completion / Notes
Bidding	Iola Wilson Street (Roadway/ROW)	CDBG	TBD	TBD – bids due from CoTransCo (GLDTC)
Under Construction	Heatherly Re-build	CDBG	$216,638	November 2026 – framing in process, foundation complete
Under Construction	Fairview Close-out	CDBG	$348,725	In progress – final inspections; **change order pending Board approval**
Under Construction	ROW for Gridley St. Stormwater	CDBG	$330,130	Mid-August 2026 – restarted August 8
Permitting	Gridley North (Duplex Rental)	HOME/AHF	$1,632,500	TBD – in permitting
Permitting	Gridley South (Single-Family, For Sale)	HOME/AHF	$1,134,840	TBD – in permitting

Owner-Occupied Repair Programs

Repair Program	Jobs YTD	$ Spent YTD	Annual Goal	Remaining
Owner-Occupied Repairs – GCRA	1	$15,000	$160,000	$145,000
Owner-Occupied Repairs – Rebuild Upstate	0	$0	$50,000	$50,000
Combined	1	$15,000	$210,000	$195,000

First repair job of the program year completed in August (unincorporated Greenville County). $15,000 spent against the $160,000 GCRA goal. Rebuild Upstate has not yet started its new program year.

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. Six Fairview Townhomes have sold at $250,000 each (~$1.5M in sales); no additional closings occurred in August. 1306 W. Bramlett Road remains complete and listed at $249,900. 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)
311, 312, 316, 319, 320, 323, 332, 336 Lion Heart Ln	Greer	Complete (Oct 2024) – inventory; 3 under contract	$219,900 / $199,900

Under contract (3): 312, 319 and 320 Lion Heart Lane. Remaining inventory (8 units): 311 and 312 Lion Heart Lane at $219,900; 316, 319, 320, 323, 332 and 336 Lion Heart Lane at $199,900. Homes sold program-year-to-date: 6.

Prepared for committee discussion. Figures reflect the four monthly program reports for August 2026: Rental Report, Delinquency Report (Tenant Balance for August 31, 2026), Public Works/Partners/Repairs Report, and Homes for Sale Status Report. July 2026 comparatives are drawn from the prior month's committee snapshot.

https://www.postandcourier.com/greenville/news/greenville-domestic-abuse-shelter-new-location/article_e5be8a8f-ea7e-4d99-b5e3-62db368e7df5.html

Greenville domestic abuse shelter opens new campus to double its capacity as need grows

BY SPENCER DONOVAN SDONOVAN@POSTANDCOURIER.COM

AUG 24, 2026

Safe Harbor, which provides emergency shelter and a 24/7 helpline to domestic abuse survivors in Greenville, completed its new campus on Gordon Street.

SPENCER DONOVAN/STAFF

GREENVILLE — Survivors of domestic abuse can soon seek emergency shelter and other resources on **Greenville's** westside, where **Safe Harbor**, a domestic abuse resource agency, has centralized its operations in a renovated former textile building.

Situated next to an **affordable housing complex** on Gordon Street, Safe Harbor's new campus will double the agency's capacity to serve survivors once operations fully expand over the next year. Residential suites, common areas, a kitchen, meeting spaces and case management offices now sit under one roof.

Safe Harbor serves people in Greenville, Anderson, Pickens and Oconee counties with emergency shelter, therapy and case management, housing assistance, education and outreach and prevention efforts. Staff operate an emergency shelter helpline 24/7 at 800-291-2139.

The need for shelter and resources has grown alongside the Upstate's population, Safe Harbor officials said. South Carolina has for years had **one of the highest rates** in the U.S. of women killed by men.

"Survivors deserve more than refuge," said Julie Pringle, interim CEO, at an Aug. 21 ribbon-cutting ceremony. "They deserve dignity, hope and the opportunity to build a brighter future."

Safe Harbor's resource office and shelter previously occupied different locations, meaning survivors might have had to take multiple buses to reach those resources.

Residents will relocate to the new campus in the coming days, said Michelle Gilbert, director of housing, education and advocacy for **Safe Harbor**. They will start with about 20 people, the same number they serve now, and ramp up over the next year to serve 65 people.

The larger space will require more employees and resources.

"Being able to grow into the space will also allow us the opportunity to bring on new staff, you know, as we continue to expand," Gilbert said.

The campus only serves women and children, but they want to expand to all groups in the future, Gilbert said.

"Domestic abuse is a community issue, and oftentimes we ask survivors to go hide, but it happens in plain sight," Gilbert said.

Safe Harbor, which provides emergency shelter and a 24/7 helpline to domestic abuse survivors in Greenville, completed its new campus on Gordon Street.

SPENCER DONOVAN/STAFF

That's why creating a more accessible and visible centralized campus — without sacrificing safety — was so important, Gilbert said.

SPENCER DONOVAN

REPORTER

Spencer Donovan covers Greenville for The Post and Courier. He's an Atlanta native and graduate of the University of Georgia. You can find him on walks around town, eating at local restaurants and hiking in the mountains.

The Post & Courier, Greenville – New street, hotels, residences part of massive redevelopment next to Greenville's Fluor Field

August 26, 2026 – Spencer Donovan

GREENVILLE — Rising above Fluor Field's back fence, a proposed development would deliver a new street, two hotels, hundreds of apartments, a parking garage and new retail storefronts in **Greenville's** West End.

Proposed by developer Raj Patel of Accente Group Inc., the project would transform more than 3.5 acres **on Augusta Street** that houses the former Greenlink bus system maintenance center and two city-run surface parking lots.

Patel said his company worked with the city planning department for over a year to cultivate a pedestrian-friendly design. He is seeking a certificate of appropriateness for the project from the **Design Review Board**.

Architectural renderings by **ODA Architecture** depict a new street, dubbed Lantern Way, cutting through the dense complex to connect Augusta Street with South Main Street, where a small city-owned public parking lot currently sits.

Ground-floor restaurants, shops and bars give way to public plazas and pocket parks. A parking garage remains obscured by the buildings, some of which wrap around Gather GVL, a food hall. Other buildings line the outfield fence at **Fluor Field**, which is separated from the development by a railroad.

"It is going to be a new happening place for the West End because it is integrated. It is cohesive," Patel said at the city's **project preview meeting** on Aug. 25.

Hotel rooftops would hold bars and restaurants, while the residential buildings would reserve rooftops for their occupants. Parking — obscured by buildings or underground — will mostly serve residents and hotel guests, but some spaces will be available to the public.

Patel said the phased project would take about five to seven years to complete. He declined to give a total investment estimate. A business registered to Patel bought the property for about $8 million in 2025 and pursued an environmental cleanup agreement for the former industrial site with the S.C. Department of Environmental Services. At the time, details about Accente's plans for the site were sparse, but the company said in filings that its future development would expand the tax base by $60 million.

Accente's engineering contractor has determined that cleanup will only need to focus on a very small section of the property, Patel said. The project would eliminate the remaining industrial land in the West End, which for years held various industrial operations along with residences. Fluor Field itself was built on a former lumber yard.

The project site's industrial history stretches back nearly a century, according to DES documents. It has held, among other things, warehouses, a gas station, a railyard and a beer distributor. Greenlink began using part of it for maintenance, washing, fueling and storage in the early 1980s. Fuel storage tanks were housed underground before regulations were created.

In spring 2023, Greenville City Council moved to **purchase the property** for $9.7 million but backed out later that year. Later that year, a Philadelphia-based parking and real estate development company made an offer that fell through. In late 2024, a North Carolina company focused on multifamily investments moved to purchase the site.

Both offers fell through, at least in part, because of the buyers' plans to use the area for parking — which isn't in line with the city's development code — so they passed on the purchase of the property, according to 2025 meeting **minutes** from the board of the Greenville Transit Authority, the public body behind Greenlink.

Spencer Donovan, Reporter
Spencer Donovan covers Greenville for The Post and Courier. He's an Atlanta native and graduate of the University of Georgia. You can find him on walks around town, eating at local restaurants and hiking in the mountains.

A massive development, depicted in this rendering by ODA Architecture, has been proposed for the former Greenlink site. It would include two hotels, a new street, retail storefronts and hundreds of apartments.

A site plan for the proposed redevelopment of the former Greenlink site. It would include two hotels, a new street, retail storefronts and hundreds of apartments.

Greenville News – Greenville County Square update: Construction, housing, retail up next

August 27, 2026 – Ruth Cronin

The massive downtown redevelopment of Greenville County Square is entering a long-awaited new phase: vertical construction. The project, which Greenville City Council helped facilitate by passing an ordinance in 2020, will transform about 40 acres south of downtown along University Ridge and Church Street into a mixed-use development featuring residential and commercial space.

The development, which includes the Greenville County Administration Building, has already become a hub for the county. Two interconnected buildings completed in 2023 as part of the project are home to county offices and services. Housing, offices, and retail space will become part of the development in the coming years.

On Aug. 24 the city's planning department, along with Greenville County administrator Joe Kernell, gave the Greenville City Council an update on the project.

The Greenville County Square development will transform 40 acres in downtown Greenville into a mixed-use space. City of Greenville meeting documents

Officials said that the project is on schedule. Interior roads and utility work on the 40-acres were completed in the spring, including 31 miles of conduit for electric, according to Kernell.

The property is ready for vertical construction to begin which is expected to continue over the next three years, Kernell said. Phase one will include construction of 10 mixed-use buildings, supported by three parking decks.

Greenville Mayor Knox White said that he wants the county square development to fit in with downtown, having a similar tree scape and walkability.

"It's really on us to make sure that in the future when people are walking around this area, they feel like they're in Greenville," White said.

What's coming to the county square?

A rendering shows a multi-family residential building with retail on the ground floor. The building is planned for the Greenville County Square development. City of Greenville meeting documents.

The county square development plans include apartments, townhomes, a grocery store, and office and retail space.
Here are the projects that are approved or conditionally approved:
A seven-story multi-family building along University Ridge, the street that will run through the heart of the square. The ground floor will have retail space, with residential units on the upper floors.
A six-story multi-family residential building with ground floor retail, located opposite of the county administration building.
A single floor Whole Foods grocery store, which will serve as one of the developments anchors.
A three-story retail and office building.
A two-story retail and office building.
A two-story building for restaurant and entertainment use.
A two-story building for restaurant use.

Confirmed retail tenants include Whole Foods, Williams Sonoma and Pottery Barn, according to the city.

A date is still not set for when Whole Foods might be complete, something that city council members said residents are highly invested in. Kernell said that the grocer doesn't want to be "on an island", so they don't plan on breaking ground until others have done so.

A rendering shows a planned Whole Foods grocery store at the Greenville County Square. City of Greenville meeting documents.

The county square should soon see movement on the Solaire Townhomes, a luxury development on University Ridge, being built by Copper Builders. Framing for the townhomes is expected to begin this month.

The townhomes will be built in two phases, and 16 of the 21 townhomes planned for phase one have already been pre-sold, according to Greenville's deputy director of planning Michael Frixen.

"We've seen strong demand and success with our presales, a clear signal that Greenville is ready for this level of design and quality in the heart of the community," said William Donahue, president of Copper Builders. "Horizontal construction is complete for phase one and vertical construction will begin very soon. We remain committed to our vision of a high-quality residential development that reflects the character of one of the city's most significant redevelopments."

A rendering shows Solaire Townhomes, luxury townhomes being built by Copper Builders as part of the Greenville County Square development. Provided by Copper Builders

The city has also received a letter of interest for a 155-room hotel, a condominium project and a build-to-suit office building. If these contracts are executed, they will be announced in the fall, according to the city.

The city's 11th parking garage will also be located at the county square. The 400-space Howe Street parking garage, which broke ground in July, is expected to be complete by May. The parking spaces will support the future county square businesses, as well as help reduce congestion in the West End and around Flour Field.

"This will be a major asset for the West End," Frixen said.

At the city council workshop, councilor John DeWorken said he hopes the development can attract a Fortune 500 company to the Upstate.

"If there is a city in South Carolina that deserves a Fortune 500 company, it is the city of Greenville," DeWorken said. "And if there's a location in the city or county as well that deserves a Fortune 500 company, it is this development."

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

https://www.postandcourier.com/greenville/news/greenville-parking-garage-county-square/article_2b572d75-f8ed-4635-8395-d1c098757oc1.html

New Greenville garage will add needed parking in the West End

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

AUG 31, 2026

Dirt is officially moving on a new parking garage in the West End with space for roughly 385 vehicles.

SETH TAYLOR/STAFF

GREENVILLE — Parking in the West End is set to get a little easier with the construction of a new parking garage, part of the County Square redevelopment.

Announced in 2024, dirt is now officially moving on the five-story deck with space for roughly 385 vehicles. It's a partnership between the city and **RocaPoint Partners**, the firm behind the $1 billion redevelopment of County Square.

The deck — near the corner of Howe Street and University Ridge — will serve both future businesses at County Square and existing businesses in the West End, particularly Fluor Field.

“This will be a major asset for the West End once the parking garage is finished,” said Michael Frixen, deputy director of planning.

The city says construction should be complete around May 2027, about a year later than RocaPoint originally planned.

Parking has been a concern in the West End for several years. Multiple surface parking lots have been closed during redevelopment, even as more people visit the area. That’s increased pressure on neighborhoods.

City officials cite the new garage as a key part of the solution, particularly for people attending Greenville Drive games. The garage is just two blocks from Fluor Field.

The city is investing $13.4 million to build the garage, which it will own and operate once it’s complete.

A proposed **pedestrian bridge** connecting the garage to Augusta Street is no longer part of the project, however.

City Communications Director Beth Brotherton said that’s due in part to construction and design challenges. The city also believes there will be enough sidewalks and streetscape improvements to make walking from the garage safe and convenient.

The garage is one of the first signs of vertical construction on the County Square property. Nearby, **Solaire townhomes**, a 48-unit luxury development, is also under construction.

Roads and utilities across County Square were completed earlier this year and much of the prep work is finished, according to the city. Construction on other sites — like Whole Foods, office space and apartment complexes — is yet to begin, though.

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/greenville/news/united-way-greenville-nonprofits-strategic-realignment/article_ec78021d-da10-4818-b6cf-89e10aac5340.html

United Way tells Greenville nonprofits funding not guaranteed as it fixes 'lackluster' use of money

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

SEP 2, 2026

United Way, one of Greenville County's largest and most consistent nonprofit funders, announced it is reevaluating its strategy. That means it won't give money to all the organizations it normally does.
SETH TAYLOR/STAFF

GREENVILLE — Saying its current strategy isn't working, the United Way is changing how it doles out millions of dollars in charitable money across Greenville County in a move that could mean a host of nonprofits might not receive funding that for years they've come to expect.

The Greenville County chapter — part of more than 1,000 under the umbrella of the massive global charitable network — recently told nonprofits that they should craft their 2027 budgets without assuming there will be funding from the United Way.

That has left dozens of recipients, with little warning, wondering if they will be on the chopping block and scrambling to figure out how to make up the deficit if they are.

The reason: Despite years of work, the number of people struggling to make ends meet continues to rise, United Way CEO Meghan Barp said in a recent interview with The Post and Courier addressing a July email sent to nonprofit leaders announcing the change.

“If we don't act now, the alternative isn't decide later,” Barp said. “It's recommitting for years to a model we know has already been tested and that we have found has plateaued.”

But as United Way charts its future, it leaves many questions unanswered.

In the email, Barp wrote that its new strategy “may look substantially different from our current funded-partner model.”

While Barp told The Post and Courier the United Way still anticipates providing some funding in early 2027, it doesn’t know how much, who it will go to or when exactly it will arrive. Nor does it know how it will decide. Some groups might see larger investments in 2027, Barp said. Others will likely no longer be a “good fit.”

That means 42 of Greenville’s most influential nonprofits, who collectively received roughly $3 million from United Way in 2026, are in limbo.

Nonprofit leaders who spoke to The Post and Courier said they are grateful for United Way’s years of support and understand the need to shift strategy. But they questioned the decision to pause funding with little warning.

Some had already begun budgeting or had even approved budgets before they learned of United Way’s plans in July. They now face difficult decisions, competing with each other for what money is left and weighing whether to cut services. Because United Way has not yet said who it will fund, nonprofits said they must assume they won't receive money.

"The funding is just — I'm really not sure where I go, to be honest with you," said Leda Young, executive director of **Pleasant Valley Connection**, a community center that she said receives roughly $60,000 of its $400,000 budget from United Way.

"This is devastating for the nonprofit community," said Lisa O'Connell-Hall, CEO of **Jasmine Road**. The organization, which helps survivors of sex trafficking, prostitution and addiction, receives $50,000 of its $1 million program budget from United Way.

"We're not going to be able to do it all," said Caroline Robertson, executive director of **Greer Relief**. The nonprofit offers services to people living in poverty in Greer. In 2025, $75,000 of its roughly $1 million cash budget came from United Way.

"We're going to have to cut a lot of money and raise more or something to keep our programs the same," Robertson said. "Something's going to have to give."

Barp defended United Way's decision, saying 2026 is the final year of United Way's grant cycle, so nonprofits knew future funding was not guaranteed. She also emphasized United Way's contributions make up less than 4 percent of its partners' budgets in 75 percent of cases.

Ultimately, she said, the shift in strategy is necessary.

"The people walking through our doors, the people who are really reaching out to us for help, they continue to have lackluster resource navigation," Barp said. "And not because nonprofits aren't working hard, or because they don't care — they do. We have a lot of good nonprofits. It is an ineffective system as it currently exists."

The premier nonprofit partner

The United Way is widely known as the nonprofit that shows up at your office, campaigns with your coworkers and asks you to make a regular donation as part of your paycheck.

It counts some of the Upstate's most influential companies as large donors, like Michelin, GE Vernova and Prisma Health. And in turn, it directs those donations to some of the Upstate's most influential nonprofits.

On its **corporate giving** page, United Way describes itself as the "premier nonprofit partner of hundreds of local organizations" and "serves as the vital bridge between our community's corporate, public, private and nonprofit leaders."

The United Way does more than fund local nonprofits — it leads initiatives such as Greenville Together and OnTrack Greenville and operates services including the 211 emergency phone line and volunteer income tax assistance. But directing funds to local nonprofits remains a prominent piece of its mission.

In 2025, United Way invested just over $3 million in 47 nonprofit organizations across the county. That funding helped more than 14,000 people, according to the United Way's impact report.

In some cases, it has been a reliable donor for decades.

Take the Greenville Literacy Association, which received $80,000 of its $1 million budget from United Way in 2026.

Victoria Novak, executive director of the GLA, said the United Way funded nearly all of GLA's budget when it was founded 61 years ago. More recently, it's built its budget assuming the United Way would fund roughly 10 percent of it.

GLA approved its budget this summer believing that would remain the case. Then it received the news.

“A relationship of this length, it's been meaningful,” Novak said. “Now it's just, where are they going with it? And that's what I want to know most. Because where do we fit?”

A model that isn’t working

For years, the United Way has focused on helping people who make too much to qualify for state and federal benefits but too little to be safe and secure.

These people are considered **Asset Limited, Income Constrained, Employed**, commonly referred to as ALICE. In 2024, they made up one-third of Greenville County residents, more than 81,000 people.

Yet despite efforts by the United Way and others, the number of ALICE families has steadily increased in recent years. From 2010 to 2024, ALICE families grew by 27 percent, although they continued to make up the same share of the population.

That’s evidence the current strategy isn’t cutting it, Barp said.

“We have a unique ability to do something, built on a community that says we want something different and special for our community,” Barp said. “And I believe that that's possible for our ALICE families if we're willing to be courageous enough to do the right thing.”

What the right thing is, isn’t yet clear.

In response to questions about problems with the current model and what the United Way will do differently in the future, Barp said the organization is still in the middle of its strategic planning process.

However, funding nonprofit organizations will still “remain vital to our work,” Barp said, adding that the United Way will invest “where our values and strategic interests align.”

The United Way’s decision comes as contributions to the organization have declined.

From 2014 to 2024, contributions decreased from almost $17.8 million to nearly $12.1 million, according to the organization’s tax forms. In the same period, the United Way’s distributions to local nonprofits decreased from roughly $8.5 million to $4 million.

Even as the United Way determines its future direction, it continues to fundraise, Barp said.

In fact, three days before informing nonprofit leaders not to expect funding, the organization announced that Michelin North America President Matthew Cabe would “lead the Upstate's largest philanthropic campaign, mobilizing business leaders to fund more than $9 million in annual community investment.”

Barp said the United Way will be transparent with donors about its plans and where donations will go as it re-evaluates its strategy.

Asked what the money collected during the current campaign will be used for, she said, “an investment in the community aligned with our mission.”

The ripple effects

Pleasant Valley Connection is a central gathering place for the Pleasant Valley neighborhood, a historically Black community in southern Greenville.

It operates after-school programs for children and teens. It hosts events for seniors. It leads classes to teach parenting skills and college and career readiness.

Young said she knew the United Way grant that makes up for roughly 15 percent of Pleasant Valley's budget was coming to an end. But it still came as a shock to learn there would be no chance to apply for funding — and potentially no funding at all.

She doesn't know where she'll get another $60,000, or what she might have to cut to make up the difference. The fact the announcement came with relatively little warning makes it even more difficult, she said.

"I can't just say it's easy to locate $60,000, that I can just pull from an expense side and say we don't need that," Young said. "Because we need every penny, and we need all of the resources that we currently have to operate."

Nonprofit leaders told The Post and Courier they're exploring all options to fill the potential funding gap. They're going back to donors, applying for new grants and diversifying their revenue streams. In some cases, they're also considering cutting services.

While nonprofit leaders said they hope they will ultimately receive funding in 2027, they can't rely on it.

"I don't know any nonprofit that's going to sit back and say, 'Oh, we'll just assume that they're going to fund us,'" O'Connell-Hall said. "We're all assuming we've got to look elsewhere."

With dozens of nonprofits all seeking new funding at the same time, Greenville County's philanthropic resources could be spread thin, especially because it comes at the same time as nonprofits face growing pressures.

Katy Smith said local nonprofits are seeing costs rise because of inflation, wage pressures and the end of pandemic-era federal relief. Smith is the CEO of Greater Good Greenville, which helps connect local nonprofits and funders. It is not funded by the United Way.

Greater Good Greenville's survey of 152 local nonprofit leaders earlier this year found that 69 percent of local organizations faced rising demand for services — yet 72 percent had seen funding cut and 69 percent expressed concern about their future stability.

"Demand for help is higher than ever — especially from ALICE families who are working hard but struggling to keep up with basic everyday costs," Smith wrote in a statement. "When budgets of those nonprofits who help them are already stretched thin, any shifts or pauses in local funding hits frontline organizations immediately, making it much harder to maintain services and support without interruption."

Some nonprofits will be able to absorb the cost better than others. Leaders at the Hispanic Alliance — which receives $50,000 and has a budget of more than $1 million — said they believe they'll be able to continue services without any major disruptions.

But the Alliance's CEO, Adela Mendoza, said she fears the ripple effects of the United Way's changes will have greater consequences for the community.

"Nonprofits will adapt. We always do," she said. "The people served by our nonprofit ecosystem will suffer most."

SETH TAYLOR

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The Greenville Journal – Poe Mill annexation moves forward: Greenville Planning Commission notes

September 4, 2026 – Megan Fitzgerald

Photo by Megan Fitzgerald

Here is a recap of the city of Greenville's Planning Commission meeting on Sept. 3.

Approved: Five annexation applications

The commission recommended approval of five annexation applications, including an application for the former site of the historic Poe Mill. The proposed annexation includes five parcels of land comprising 12.85 acres on Buncombe Road, A Street, 1st Avenue, 2nd Avenue, 3rd Avenue and Hammett Street.

Poe Mill was a textile mill that operated from 1896 until 1977. A fire destroyed much of the historic textile mill in the early 2000s, and the remaining structure was later demolished. Only two smokestacks, foundations and parking lots remain on the site, which has been used as a DIY outdoor skatepark.

Michigan-based Contour Development Group plans to transform a majority of the property into a major development called The Village of Poe Mill. According to the city, the property owner now wants to redevelop the site within the city. The property is located near the historic American Spinning Mill, which was annexed into the city in 2025, and the Prisma Health Swamp Rabbit Trail Orange Line.

The portion of the site planned for redevelopment is currently zoned as a Planned Development District in Greenville County, which allows a five-story, mixed-use development with up to 428 multifamily units. The proposed city zoning designations for the annexed parcels are Community Five District (RC-5) and Neighborhood Flex C District (RNX-C).
The other annexation applications include:

- 3.79 acres of land at 607 Furman Road and 1521 Poinsett Hwy., which contains a self-storage facility, with the proposed city zoning of Industrial Flex District (IX)

- 1.26 acres of land on Anderson Road, Martin Row and Conwell Street in the historic Sterling neighborhood planned for a townhome redevelopment project, with the proposed city zoning of Neighborhood C District (RN-C)

- 0.73 acres of land at 207 Butler Springs Road, which contains a single-family home, with the proposed city zoning of House B District (RH-B)

- 0.004 acres of land at 125 Sumner St., with the proposed city zoning of Neighborhood A District (RN-A)

The annexation requests will need to go through first and second readings with Greenville City Council for final approval. The first reading of the applications is expected to take place at City Council's Sept. 28 meeting.