



PY25 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

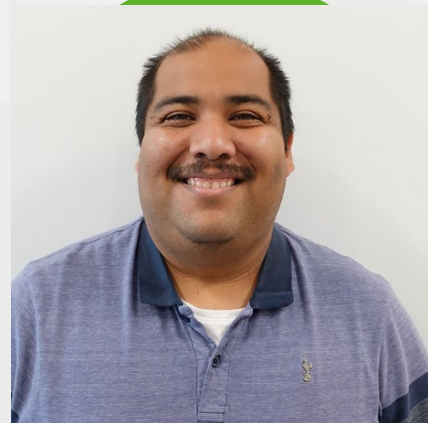
Greenville County Redevelopment Authority

September 17, 2026

GCRA Program Staff



Francisco Arnaiz, Program Director



Jose Reynoso, Senior Community Development Planner



Haley Howell, Associate Community Development Planner



Mary Rivera, Community Engagement Specialist

Agenda

GCRA Program Staff

About GCRA & Service Area

GCRA Neighborhood Revitalization

HUD Reports

Funding Sources

GCRA PY 25 Overview

Projects in Progress

Greenville County Employee Down Payment Program

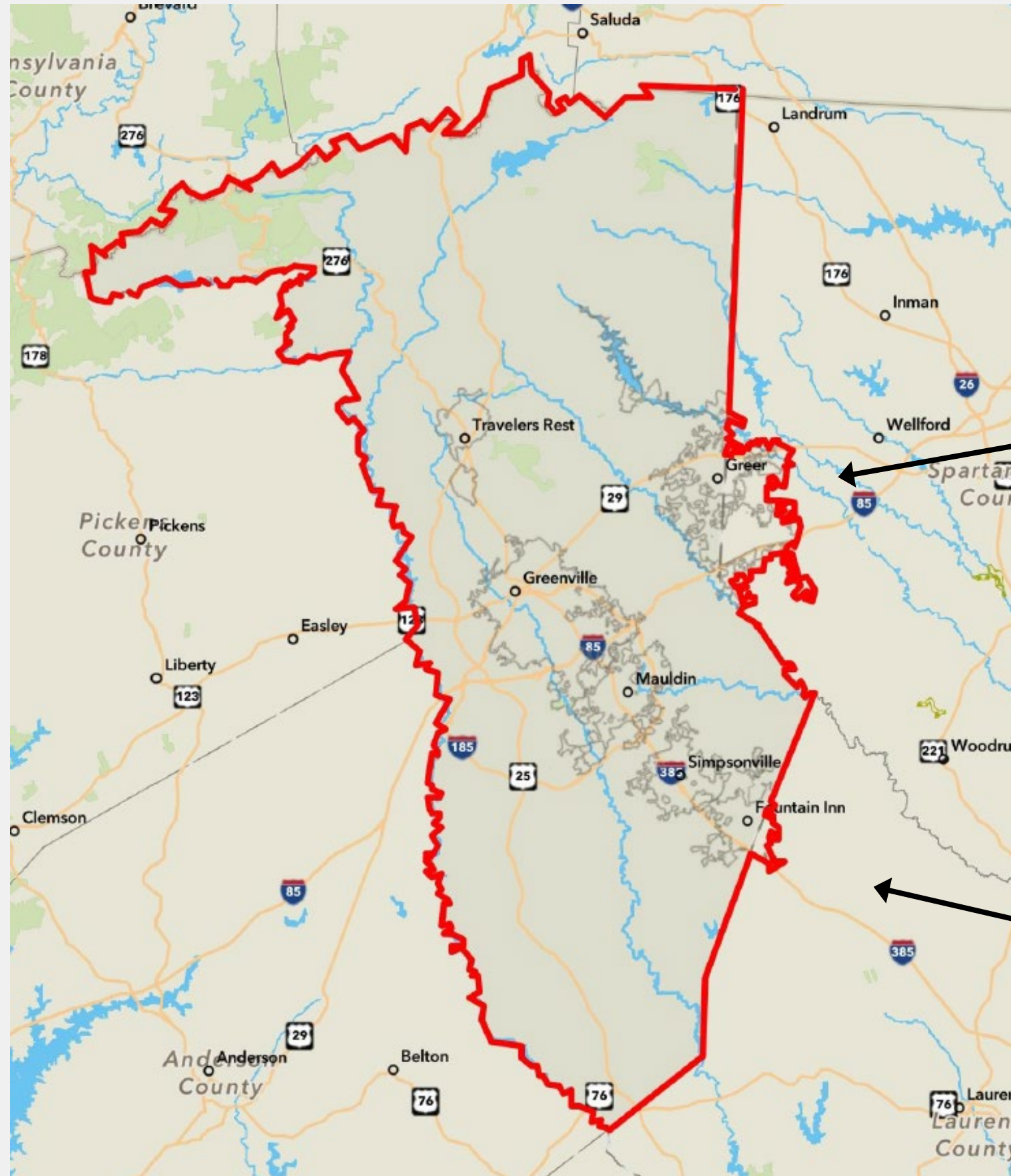


About GCRA



- GCRA works to improve the living conditions of the county's residents by building new homes, rehabilitating existing homes and improving the infrastructures within communities.
- Designated as the Administrator of Greenville County Entitlement Funds from HUD.
- Cooperative Agreement with Greenville County and five participating municipalities: Fountain Inn, Greer, Mauldin, Simpsonville and Travelers Rest. This is renewed every 3 years as required by HUD.
- Governed by a 12-member Board appointed by Greenville County Council.

GCRA Service Area



City of Greer including Spartanburg County

Fountain Inn including Laurens County

GCRA Neighborhood Revitalization Through the Years

Sidewalks



Boyd St: Simpsonville



Thrift Dr: Fountain Inn



Minus St: Sterling

GCRA Neighborhood Revitalization Through the Years

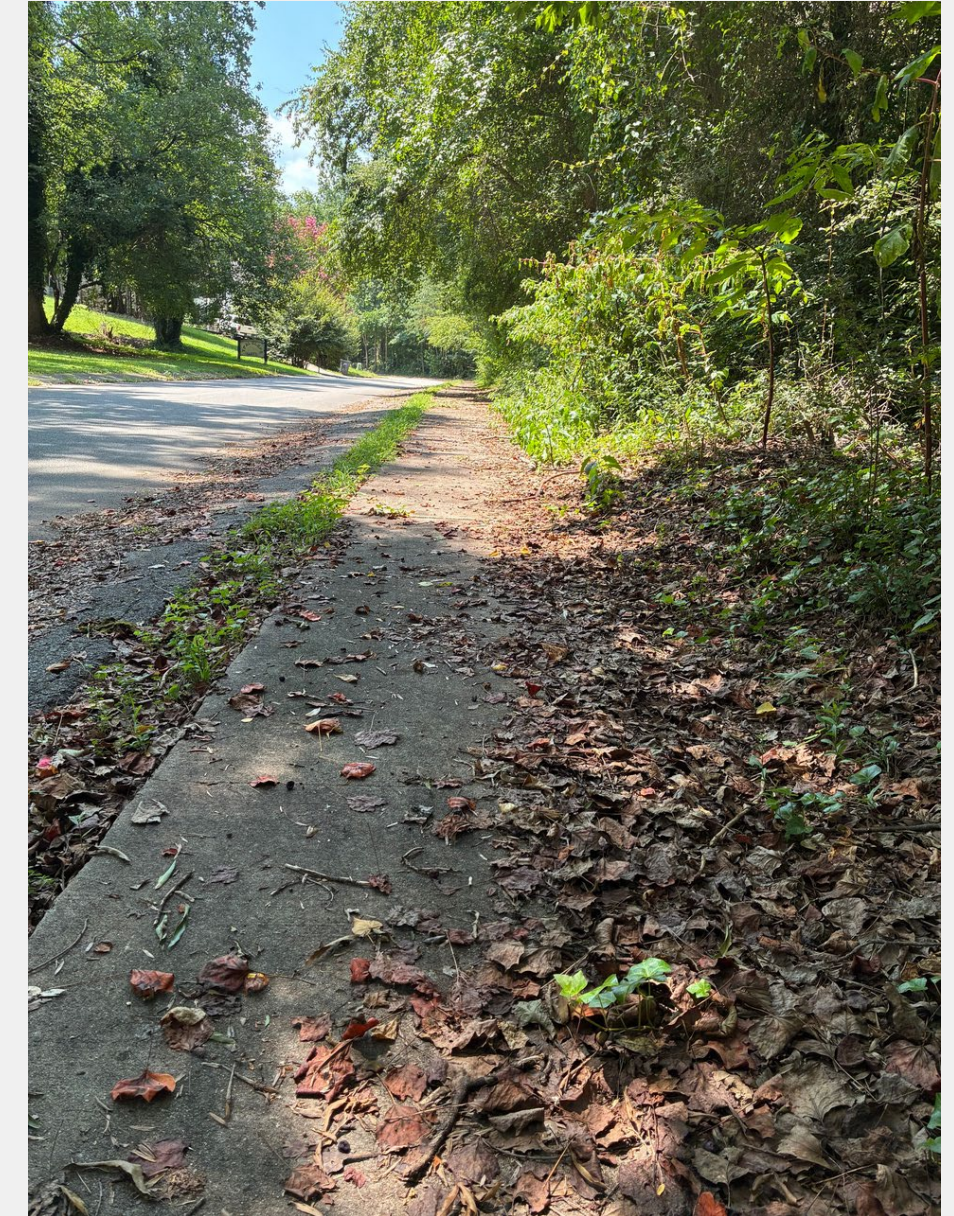
Sidewalks (Cont'd)



Needmore Community: Greer



Miller Rd: Mauldin



Athens St: Travelers Rest

GCRA Neighborhood Revitalization Through the Years

Neighborhoods



Miller Place: Mauldin



Freetown

GCRA Neighborhood Revitalization Through the Years

Neighborhoods (Cont'd)



Woodside Park: Simpsonville



Aldeda Terrace: Mauldin

GCRA Neighborhood Revitalization Through the Years

Neighborhoods (Cont'd)



Brutontown



Sturtevant St: Bramlet

GCRA Neighborhood Revitalization Through the Years

Neighborhoods (Cont'd)



Creekside: Greer



Parker Cone Apartments

GCRA Neighborhood Revitalization Through the Years

Parks



Century Park: Greer



Woodside Park: Fountain Inn



HUD Reports

Plan Name	Summary
Consolidated Plan (Con Plan)	5- year plan of use of Federal funds
Annual Action Plan (AAP)	1- year plan of use of Federal funds
CAPER	1- Year accomplishment report to HUD

Public Comment Period for Con Plan and AAP 30 days; Public Comment Period for CAPER is 15 days

Public Notice for all plans is 15 days in newspaper and digital distribution

Funding Sources



- **Greenville County Affordable Housing Fund (GCAHF)** – Local affordable housing investment under 120% AMI
- **HOME**– Federal affordable housing development under 80% AMI
- **HOME- ARP*** – Federal affordable housing and supportive services
- **CDBG**– Federal infrastructure, public services, home repair, and rehab public facilities
- **ESG**– Homelessness prevention, rapid rehousing, emergency shelter operations, and essential services

*One-time grant during Covid-19



ESG Activities

416 Persons assisted

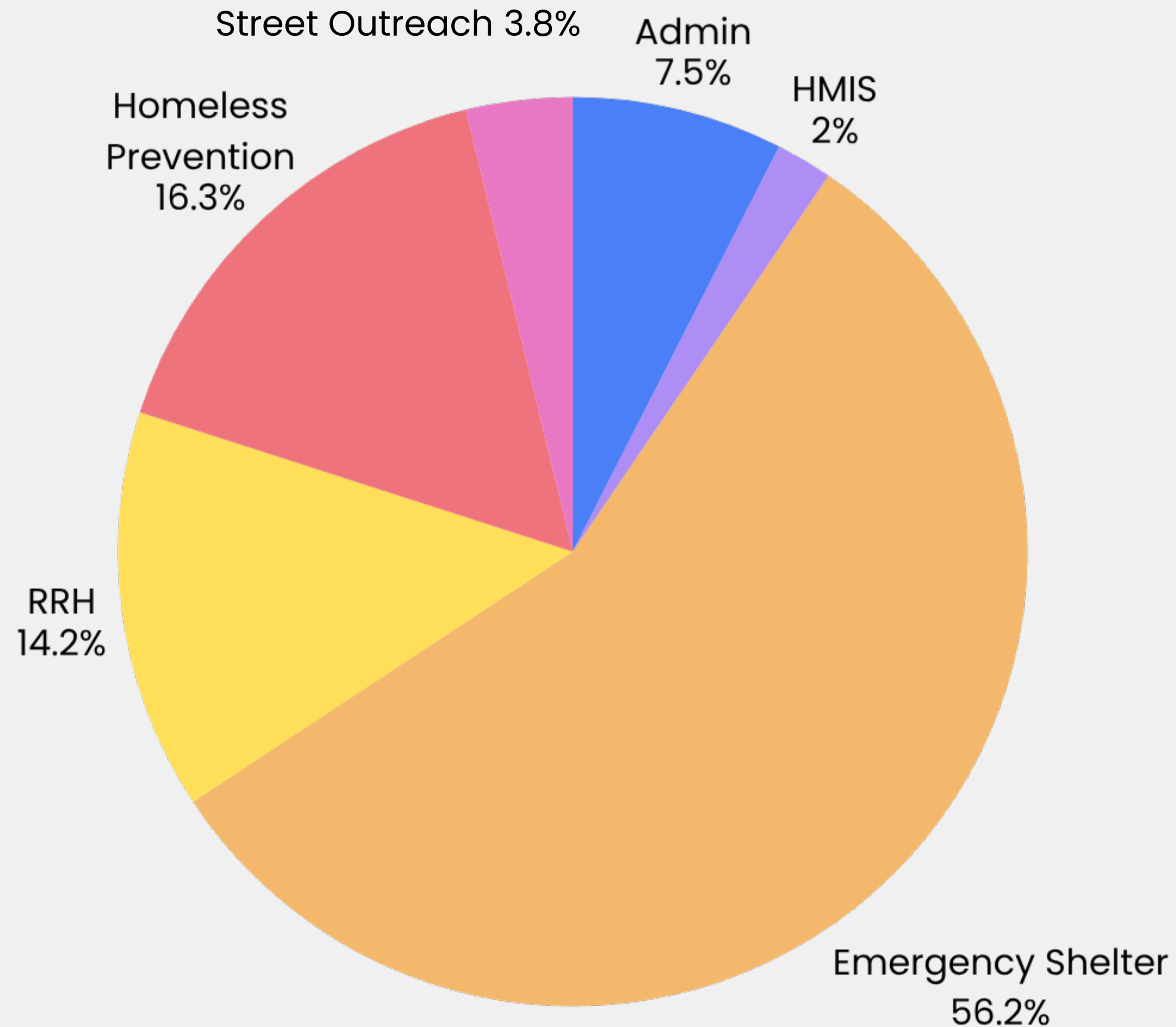
- Rapid Rehousing (RRH)
- Homelessness Prevention

- Shelter Operations
- Street Outreach
- Homeless Management Information System (HMIS)

ESG Subrecipients



ESG Expense by Component





CDBG Activities

10750 Persons assisted

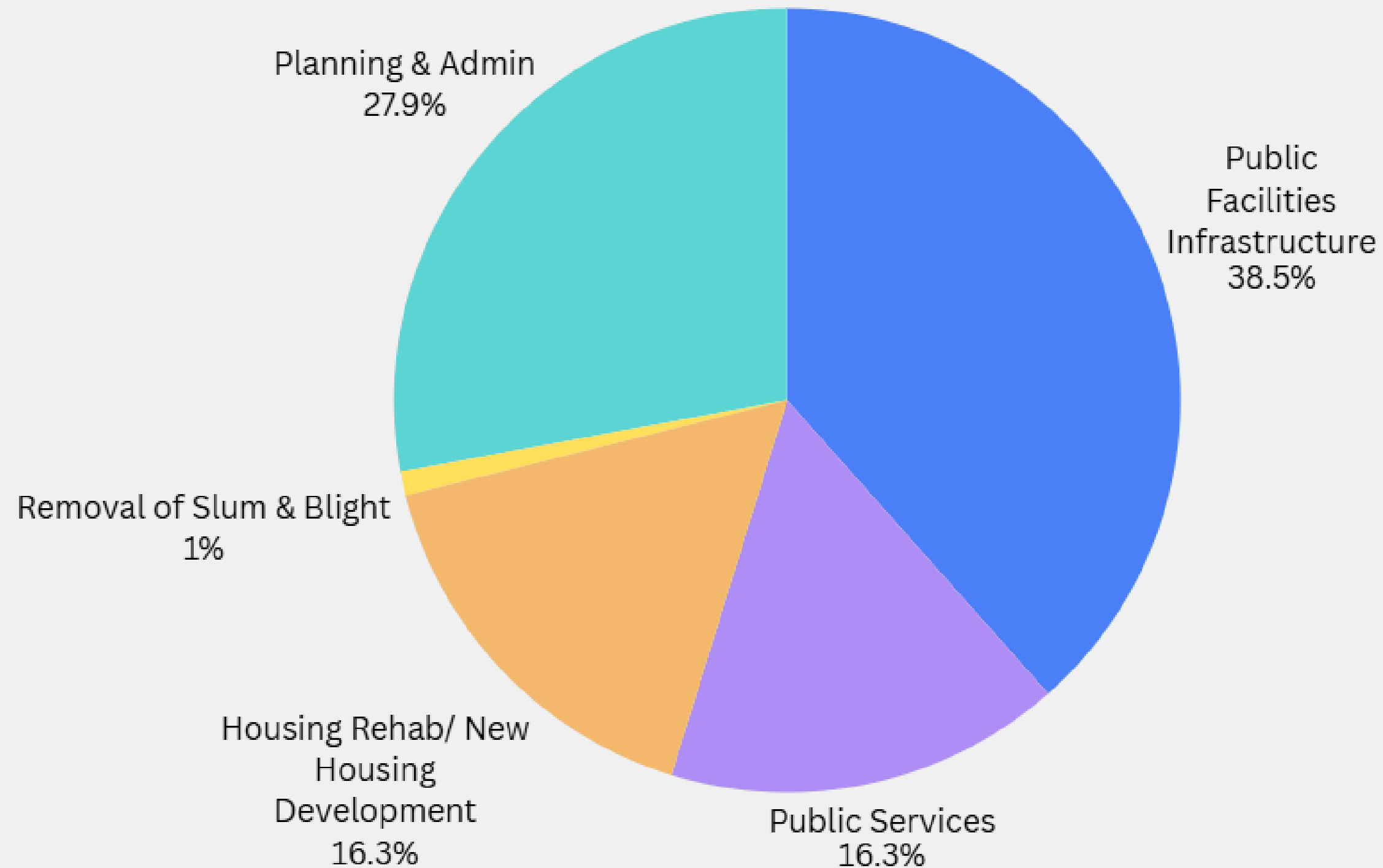
- Shelter operations
- Mortgage or utilities for low-income seniors
- Shelter costs for households fleeing domestic violence

- Case management
- Summer programs for youth
- Senior center supplies and equipment
- Financial assistance for rent

CDBG Public Service Subrecipients



CDBG Expense by Component



»»»»» HOME- ARP Activities

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services
- Homeless Prevention Services
- Housing Counseling
- Purchase and Development of Non-Congregate Shelter

HOME- ARP Subrecipients



DOING THE MOST GOOD



Program Year Expenditures

Source of Funds	Resources Made Available	Expended During PY
CDBG	\$3,288,477	\$3,380,162*
HOME	\$1,798,848	\$1,019,491
ESG	\$248,799	\$267,199*
GCAHF	\$2,000,000	\$1,444,956

*Remaining Rush Funds from 2024



Infrastructure



Repaved parking lot for Active Day: Day programs for adults with intellectual and developmental disabilities and aging seniors



Partner Projects



Harmony Ridge: 16 HVAC units
for Senior Affordable Housing



Habitat for Humanity: 3
homeownership units for
individuals up to 80% AMI



»»»»» In - House Projects



Home Ownership
1306 W Bramlett Rd



Home repair:
For seniors up to 80% AMI
32 units completed

Rental Units



GCRA owns and operates 112 rental unit properties across Greenville County, 53 of which are HOME funding assisted.



Projects in Progress



106 Heatherly Dr
New construction rental unit



Gridley Place
11 units; homeownership and rental
units: HOME & CDBG

Projects in Progress, Cont'd



Avery Landing: 153 affordable units
Up to 60% AMI: HOME & GCAHF



Worley Rd: 58 affordable senior rental units
Up to 60% AMI: LIHTC

Greenville County Employee Homebuyer Advantage



Eligibility Criteria

First-time homebuyer
Greenville County Employee
Minimum 1-year employment period
Must be primary residence
For additional requirements, see Program Guidelines

2 employee applications
underway

Questions?

To contact GCRA with any questions, you may email Julie Hallman at jhallman@gcra-sc.org or call her at (864) 242-9801, extension 109.

PUBLIC COMMENT



Public Comment Period : September 8- September 23, 2026

Email : ph@gcra-sc.org

Phone : (864) 242-9801 ext. 127

Written Comments to:

GCRA
ATTN: CAPER
301 University Ridge
Suite S-4300
Greenville, SC 29601



THANK YOU

Contact Us

 (864) 242-9801 ext. 127

 [Draft FY25 CAPER](#)

 ph@gcra-sc.org