“Autumn mornings: sunshine and crisp air, birds and calmness, year’s end and day’s beginnings.”

— Terri Guillemets



GCRA Committee Meetings

November 10 & 12, 2026

November 2026

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

December 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Board Holiday Luncheon, 12:00 Noon, Roost @ Hyatt	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23 (Office Closed for Christmas holidays)	24	25	26
27	28	29	30			

GCRA
Greenville County Redevelopment Authority

Administration Committee Meeting Agenda
Tuesday, November 10, 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) September Financials (Pages 7 – 10)

4. Other Business
   a) **November (Annual) Board Meeting Reminder – Thursday, 11/19 at 12:30pm**
   b) 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

October 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	$ 9,356.81	$ 30,643.19	23%
	Pendleton Place	$ 37,000.00	$ 7,857.94	$ 29,142.06	21%
	SHARE	$ 15,000.00	$ 2,044.04	$ 12,955.96	14%
	United Housing Connections - HMIS	$ 5,000.00	$ -	$ 5,000.00	0%
	United Housing Connections - Outreach	$ 14,000.00	$ 647.21	$ 13,352.79	5%
	United Housing Connections - Shelter	$ 14,000.00	$ 3,253.99	$ 10,746.01	23%
	United Ministries	$ 68,246.00	$ 10,378.89	$ 57,867.11	15%
	Total ESG Subrecipients:	**$ 195,246.00**	**$ 33,538.88**	**$ 161,707.12**	**17%**
CDBG Unincorporated	Greenville Free Medical Clinic	$ 90,000.00	$ 21,359.63	$ 68,640.37	24%
	HRC - Fair Housing	$ 55,000.00	$ 13,200.00	$ 41,800.00	24%
	Meals on Wheels	$ 55,000.00	$ -	$ 55,000.00	0%
	Public Education Partners	$ 5,000.00	$ 4,525.00	$ 475.00	91%
	SAFE (Serving At-risk Families Everywhere)	$ 5,000.00	$ 2,833.61	$ 2,166.39	57%
	Safe Harbor	$ 15,000.00	$ -	$ 15,000.00	0%
	The Salvation Army	$ 20,240.00	$ 6,713.26	$ 13,526.74	33%
	Upstate Warrior Solution	$ 50,000.00	$ 6,478.24	$ 43,521.76	13%
	Total CDBG Unincorporated Subrecipients:	**$ 295,240.00**	**$ 55,109.74**	**$ 240,130.26**	**19%**
	Total ESG/CDBG Unincorporated	**$ 490,486.00**	**$ 88,648.62**	**$ 401,837.38**	**18%**
CDBG Fountain Inn	Center for Community Services	$ 6,500.00	$ 3,087.46	$ 3,412.54	47%
	City of Fountain Inn Parks & Rec Seniors	$ 5,000.00	$ 4,883.56	$ 116.44	98%
	Total CDBG Fountain Inn Subrecipients:	**$ 11,500.00**	**$ 7,971.02**	**$ 3,528.98**	**69%**
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	$ 1,862.63	$ 3,137.37	37%
	Greer Community Ministries	$ 18,500.00	$ 18,500.00	$ -	100%
	Greer Relief	$ 24,750.00	$ 22,652.55	$ 2,097.45	92%
	Total CDBG Greer Subrecipients:	**$ 60,000.00**	**$ 43,015.18**	**$ 16,984.82**	**72%**
CDBG Mauldin	Center for Community Services	$ 5,000.00	$ 1,982.77	$ 3,017.23	40%
	City of Mauldin - Senior Program	$ 12,500.00		$ 12,500.00	0%
	Total CDBG Mauldin Subrecipients:	**$ 17,500.00**	**$ 1,982.77**	**$ 15,517.23**	**11%**
CDBG Simpsonville	Center for Community Services	$ 12,000.00	$ 4,967.21	$ 7,032.79	41%
	City of Simpsonville Senior Program	$ 10,000.00	$ 5,437.35	$ 4,562.65	54%
	Total CDBG Simpsonville Subrecipients:	**$ 22,000.00**	**$ 10,404.56**	**$ 11,595.44**	**47%**
	Total CDBG - All Municipalities	**$ 111,000.00**	**$ 63,373.53**	**$ 47,626.47**	**57%**
	Grand Total - ESG and CDBG	**$ 601,486.00**	**$ 152,022.15**	**$ 449,463.85**	**25%**

GCRA Financial Highlights
Month at a Glance September 2026

Government-Wide	Month	Change from Prior Month	%	Change from FY26 (FYTD)	%
Total Cash	16,621,263	Increase	0%	Increase	244%
Total Assets	48,125,040	Decrease	0%	Decrease	-2%
Notes Payable	4,360,333	Decrease	0%	Decrease	-10%
Debt-to-income			2%		3%
Net Position	40,821,776	Decrease	0%	Increase	0%
Net invest. in capital assets	11,800,570	Decrease	0%	Decrease	-1%
Unrestricted net assets	29,021,206	Decrease	0%	Increase	0%

Governmental Funds	Month	Change from Prior Month	YTD
Revenue	917,319	Increase	1,493,218
Expenditures	654,603	Increase	1,735,371
Net change in fund balance	262,716	Increase	(242,153)

Rental Portfolio	Month	Change from Prior Month	YTD
Net Income (loss)	(4,720)	Decrease	(3,315)

Local Government Invest. Pool				Interest	
LGIP Balance:	15,610,670	% of total cash:	94%	52,606	Month
		Avg Interest rate:	3.97%	162,341	FYTD

GCRA
Statement of Net Position
September 30, 2026

ASSETS	
Cash and cash equivalents	16,621,263
Grants receivable	324,605
Due from affiliates	9,917
Loans receivable	9,655,002
Real property held for inventory	9,302,920
Real property held for rental	13,068,674
Fixed assets	1,254,858
Accumulated depreciation	(2,522,962)
Deferred outflows of resources	410,763
Total assets and deferred outflows	**48,125,040**
LIABILITIES	
Accounts payable and accrued liabilities	246,784
Unearned revenue	286,550
Funds held in escrow	54,797
Noncurrent liabilities:	
Net pension liability	1,856,034
Notes payable	4,360,333
Deferred inflows of resources	498,766
Total liabilities and deferred inflows	**7,303,264**
NET POSITION	
Net investment in capital assets	11,800,570
Restricted net assets	
Unrestricted net assets	29,021,206
Total net position	**40,821,776**
Total Liabilities and Net Position	**48,125,040**

GCRA SUMMARY
Statement of Revenue & Expenditures
For the Three Months Ending Wednesday, September 30, 2026

	Consolidated Budget	September Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	12,877,735	464,605	600,758	12,276,977	40.2%
Loan repayment		116,148	362,970	(362,970)	24.3%
Sale of property	450,000	261,400	261,400	188,600	17.5%
Rental income		72,572	235,058	(235,058)	15.7%
Unrestricted income	5,149,858		25,000	5,124,858	1.7%
Miscellaneous income	11,093,655	2,594	8,032	11,085,623	0.5%
Total revenues	**29,571,248**	**917,319**	**1,493,218**	**28,078,030**	**100.0%**
EXPENDITURES					
Housing services					
Delivery of service	3,840,765	162,693	245,666	3,595,099	19.5%
Acquisition	160,000	64,000	64,000	96,000	5.1%
Disposition	588,650	25,384	88,537	500,113	7.0%
Property maintenance	299,484	29,090	91,797	207,687	7.3%
Demolition	292,692	1,919	1,919	290,773	0.2%
Rehabilitation	601,251	129,550	146,678	454,573	11.7%
New construction & housing	4,835,630	103,474	103,905	4,731,725	8.3%
Home repair program	475,486	34,794	60,776	414,710	4.8%
Facade improvements	162,966		250	162,716	0.0%
Economic development	251,784			251,784	0.0%
Infrastructure/public works	2,781,347	7,420	63,536	2,717,811	5.0%
Developer/housing partners	1,707,773		2,750	1,705,023	0.2%
Public service subrecipients	377,654		694	376,960	0.1%
Special projects	4,634,287			4,634,287	0.0%
Community housing dev. org.	1,397,068			1,397,068	0.0%
Housing assistance	99,818		20,333	79,485	1.6%
Shelter, outreach and other assistance	1,375,460	7,683	23,050	1,352,410	1.8%
Administration and planning	4,642,454	67,553	303,715	4,338,739	24.1%
Operating & capital reserves	6,103			6,103	0.0%
Interest expenditure	590,576	10,964	40,623	549,953	3.2%
Total expenditures	**29,121,248**	**644,524**	**1,258,229**	**27,863,019**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures	**450,000**	**272,795**	**234,989**	**215,011**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(450,000)	(10,079)	(477,142)	27,142	
Total other financing sources (uses)	**(450,000)**	**(10,079)**	**(477,142)**	**27,142**	
Net change in fund balances	**0**	**262,716**	**(242,153)**	**242,153**	

GCRA

Statement of Rev & Exp by Funding Source

For the Three Months Ending Wednesday, September 30, 2026

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	536,982		15,602		4,791			43,383	600,758
Loan repayment		42,749		65,592		74,176	17,479	162,974	362,970
Sale of property				(158,885)			127,128	293,156	261,399
Rental income		52,943		52,333				129,782	235,058
Unrestricted income								25,000	25,000
Miscellaneous income		3,533		4,344				155	8,032
Total revenues	**536,982**	**99,225**	**15,602**	**(36,616)**	**4,791**	**74,176**	**144,607**	**654,450**	**1,493,217**
EXPENDITURES									
Housing services									
Delivery of service	146,722	18,249	15,065			12,200	53,430		245,666
Acquisition								64,000	64,000
Disposition	23,789	16,477		13,031				35,240	88,537
Property maintenance		6,813		27,469				57,515	91,797
Demolition	1,919								1,919
Rehabilitation	125,000	2,100		54				19,523	146,677
New construction & housing			45,734	58,171					103,905
Home repair program	60,776								60,776
Facade improvements	250								250
Infrastructure/public works	50,079	13,457							63,536
Developer/housing partners							2,750		2,750
Public service subrecipients	694								694
Housing assistance								20,333	20,333
Shelter, outreach and other assistance								23,050	23,050
Administration and planning	83,792	6,771		5,172	4,791	16,267	144,588	42,334	303,715
Interest expenditure	5,021							35,602	40,623
Total expenditures	**498,042**	**63,867**	**60,799**	**103,897**	**4,791**	**28,467**	**200,768**	**297,597**	**1,258,228**
Excess (deficiency) of revenues over (under) expenditures	**38,940**	**35,358**	**(45,197)**	**(140,513)**		**45,709**	**(56,161)**	**356,853**	**234,989**
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(477,142)	(477,142)
Total other financing sources (uses)								**(477,142)**	**(477,142)**
Net change in fund balances	**38,940**	**35,358**	**(45,197)**	**(140,513)**		**45,709**	**(56,161)**	**(120,289)**	**(242,153)**

Rental
Statement of Revenue & Expense
For the Three Months Ending Wednesday, September 30, 2026

	Budget	September Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		72,572	235,058	(235,058)	99.9%
Unrestricted income	210,551			210,551	0.0%
Miscellaneous income	198,005	231	231	197,774	0.1%
Total revenues	**408,556**	**72,803**	**235,289**	**173,267**	**100.0%**
EXPENDITURES					
Housing services					
Disposition	163,697	22,741	62,356	101,341	29.5%
Property maintenance	299,485	29,090	91,797	207,688	43.4%
Rehabilitation	(60,729)	4,550	21,678	(82,407)	10.3%
Administration and planning			29	(29)	0.0%
Operating & capital reserves	6,103			6,103	0.0%
Interest expenditure		11,063	35,602	(35,602)	16.8%
Total expenditures	**408,556**	**67,444**	**211,462**	**197,094**	**100.0%**
Excess (deficiency) of revenues over (under) expenditures		**5,359**	**23,827**	**(23,827)**	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(10,079)	(27,142)	27,142	
Total other financing sources (uses)		**(10,079)**	**(27,142)**	**27,142**	
Net change in fund balances		**(4,720)**	**(3,315)**	**3,315**	

GCRA
Greenville County Redevelopment Authority

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

1) Opening and Roll Call

2) *Approval of Sales Price Profiles (Pages 12 – 18)

3) Operations Report for October
   a) Rental Portfolio & Delinquency Snapshot (Page 19)
   b) Home Sales Snapshot (Page 20)
   c) Public Works, Partners, & Repairs Snapshot (Page 20)

4) Other Business
   a) November (Annual) Board Meeting Reminder – Thursday, 11/19 at 12:30pm
   b) Development Updates/Executive Director Updates

*Committee Approval Required

Committee Members: *David Doser, Chair; James Hammond, Vice Chair; Denise Ernul; Robert Julian; Matthew Nocella; and DeAndra "DJ" Wilson*

Staff Assistance: *Joe Smith – Executive Director*
Levi Chesney – Project Manager
Meg Macauley – Senior Executive Assistant & Office Manager

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact Joe Smith at 242-9801, extension 114, or jsmith@gcra-sc.org.

Please let us know if you do not plan to participate.

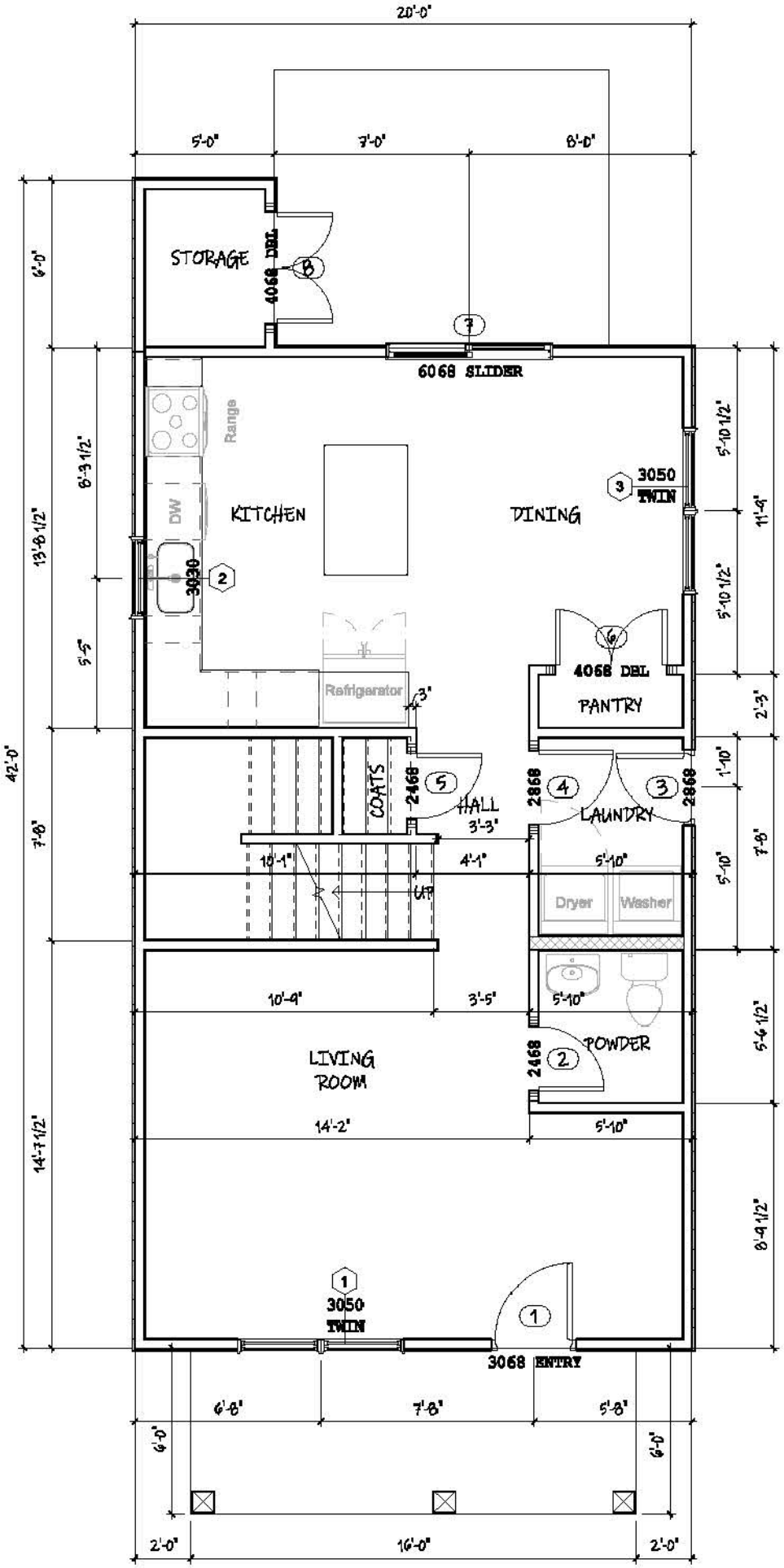
Greenville County Redevelopment Authority
Operations Committee Meeting
November 12, 2026
UPDATE – Sales Profile

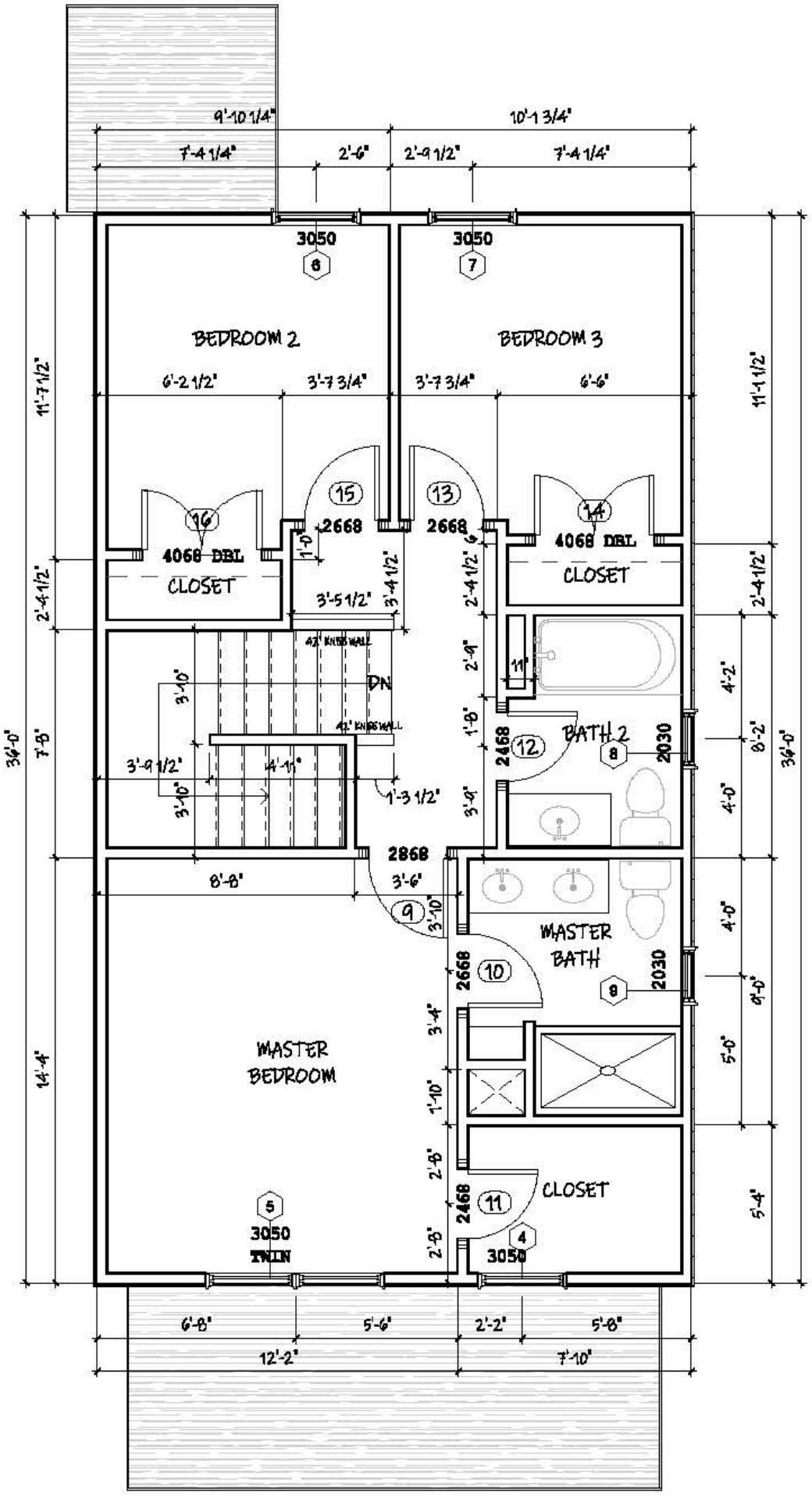
Funding:	CDBG
Target Area:	Judson
Property Address:	106 Heatherly Drive, Greenville SC
Property Description:	3bd/2 ½ba/1300 sq. ft. rental
Demo Cost:	$6,200.00
Construction Cost:	$238,301.00
Contractor:	Oak Valley Construction LLC
Appraised Value:	$280,000

In April of this year, the board approved the construction of a replacement home to be returned to the rental pool. Since that time, staff have decided to attempt to sell the new house instead, since Bramlett was converted to a Lease. If a sale is not completed within HUD's designated timeline of twelve months from Certificate of Occupancy, the property will be converted to rental.

Recommendation: **Approve Sales Price of up to $280,000**




20'-0"
5'-0"
7'-0"
6'-0"
42'-0"
6'-0"
13'-6 1/2"
7'-8"
14'-7 1/2"
STORAGE
4068 DBL
B
7
6068 SLIDER
Range
DW
KITCHEN
DINING
3050
TWIN
3
3030
2
6'-3 1/2"
5'-5"
5'-10 1/2"
11'-4"
6
4068 DBL
PANTRY
Refrigerator
3"
2'-3"
1'-10"
COATS
2468
5
HALL
3'-3"
2868
4
LAUNDRY
2868
3
10'-1"
4'-1"
UP
5'-10"
7'-8"
Dryer
Washer
10'-9"
3'-5"
5'-10"
LIVING
ROOM
2468
2
POWDER
5'-6 1/2"
14'-2"
5'-10"
8'-9 1/2"
1
3050
TWIN
1
3068 ENTRY
6'-8"
7'-8"
5'-8"
6'-0"
6'-0"
2'-0"
16'-0"
2'-0"


9'-10 1/4"
10'-1 3/4"
7'-4 1/4"
2'-6"
2'-9 1/2"
7'-4 1/4"
3050
6
3050
7
BEDROOM 2
BEDROOM 3
6'-2 1/2"
3'-7 3/4"
3'-7 3/4"
6'-6"
11'-7 1/2"
11'-1 1/2"
16
15
13
14
4068 DBL
CLOSET
2668
2668
4068 DBL
CLOSET
1'-0"
3'-5 1/2"
3'-4 1/2"
2'-4 1/2"
2'-4 1/2"
42" KNEE WALL
DN
3'-10"
2'-9"
11"
42" KNEE WALL
1'-8"
2468
12
BATH 2
8
2030
3'-9 1/2"
4'-11"
3'-10"
1'-3 1/2"
3'-9"
36'-0"
7'-8"
4'-2"
8'-2"
4'-0"
36'-0"
2868
8'-8"
3'-6"
9
3'-10"
WASTER
BATH
2668
10
8
2030
4'-0"
6'-0"
3'-4"
WASTER
BEDROOM
5'-0"
1'-10"
2'-8"
2468
11
CLOSET
5'-4"
14'-4"
5
3050
TWIN
2'-8"
4
3050
6'-8"
5'-6"
2'-2"
5'-8"
12'-2"
7'-10"

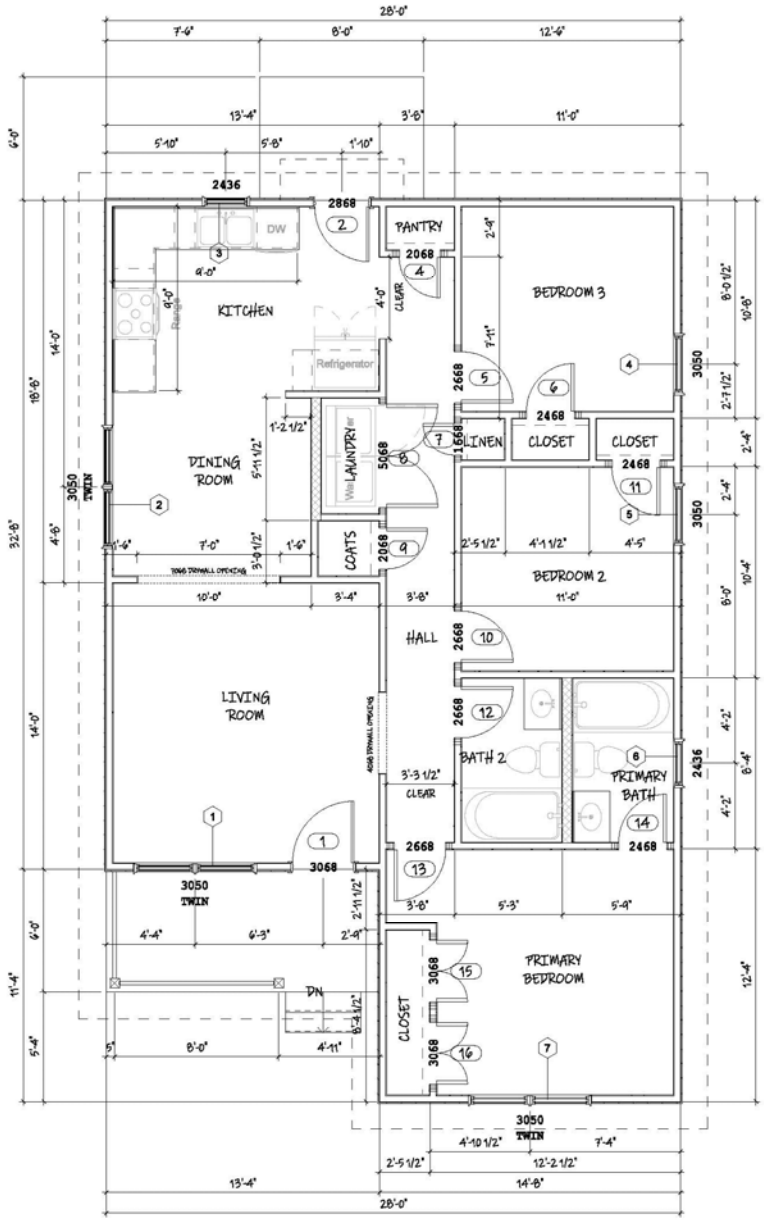
Greenville County Redevelopment Authority
Operations Committee Meeting
November 12, 2026
UPDATE – Sales Profile

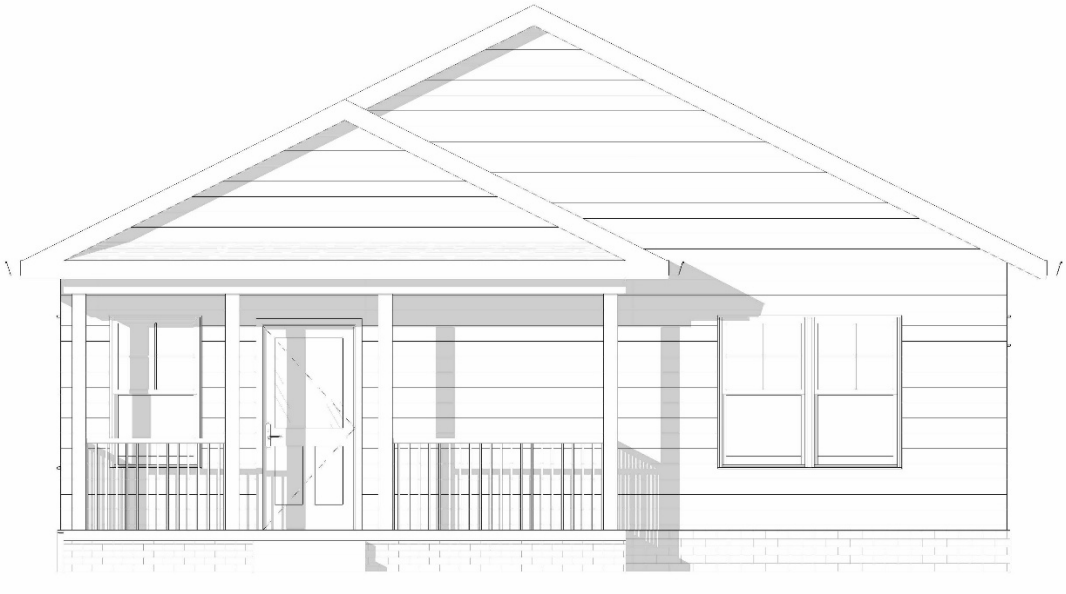
Funding:	HOME/AHF
Target Area:	Sans Souci
Target Buyer AMI:	3 at 120% AMI – 2 at 80% AMI
Property Address:	214 Morris Street
Property Description:	5 lots, single-family subdivision
Lot Cost:	$15,384.00
Construction Cost:	$1,248,324.00
Contractor:	Upland Builder Group
Appraised Value:	$270,000

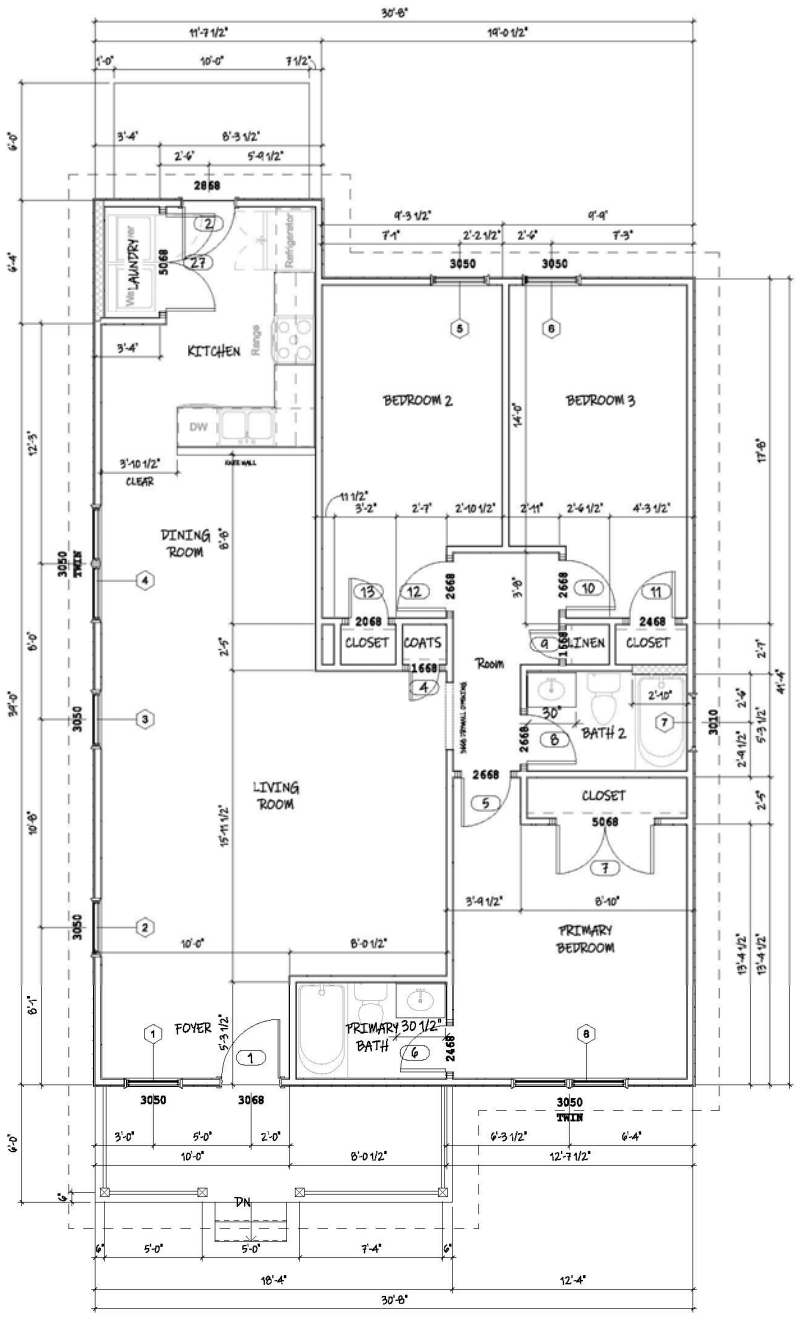
In July of this year, the board approved the construction of five single-family homes at Gridley Place. To be able to market the houses before they are fully constructed, staff are seeking approval to set the sales prices.

Recommendation: **Approve Sales Price of up to $270,000**

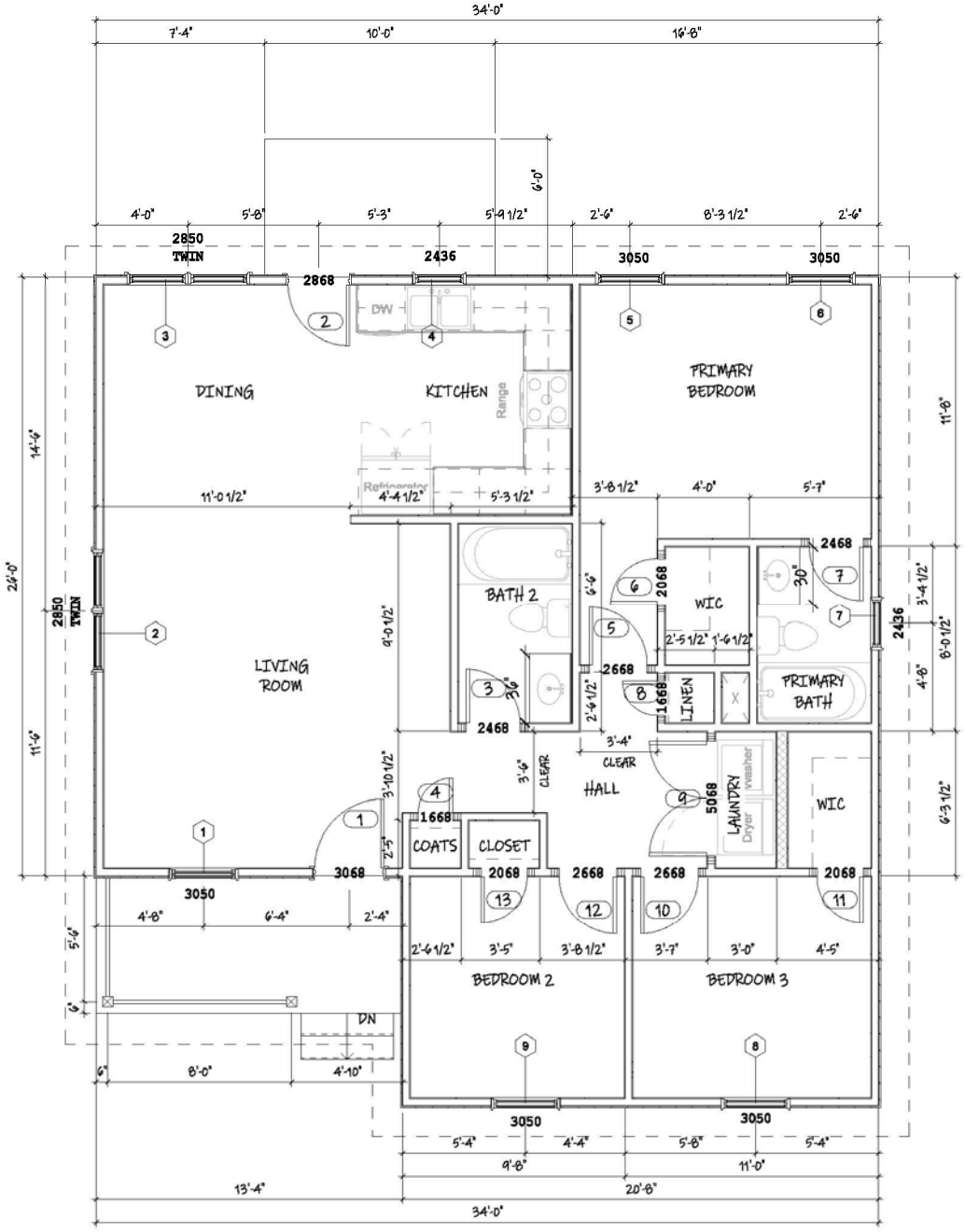



28'-0"
7'-6"
8'-0"
12'-6"
13'-4"
3'-8"
11'-0"
5'-10"
5'-8"
1'-10"
2436
2868
PANTRY
2068
BEDROOM 3
KITCHEN
DW
Range
Refrigerator
2668
2468
LINEN
CLOSET
CLOSET
DINING ROOM
WD
LAUNDRY
5068
1668
3050 TWIN
COATS
2068
BEDROOM 2
HALL
2668
LIVING ROOM
BATH 2
PRIMARY BATH
3068
3050 TWIN
PRIMARY BEDROOM
CLOSET
DN
3050 TWIN
4'-10 1/2"
7'-4"
2'-5 1/2"
12'-2 1/2"
13'-4"
14'-8"
28'-0"




LAUNDRY
KITCHEN
Range
Refrigerator
DW
BEDROOM 2
BEDROOM 3
DINING ROOM
LIVING ROOM
CLOSET
COATS
LINEN
CLOSET
Room
BATH 2
CLOSET
PRIMARY BEDROOM
PRIMARY BATH
FOYER
DN
30'-6"
19'-0 1/2"
11'-7 1/2"
10'-0"
7 1/2"
6'-0"
3'-4"
8'-3 1/2"
2'-6"
5'-9 1/2"
2858
9'-3 1/2"
9'-9"
7'-1"
2'-2 1/2"
2'-6"
7'-3"
3050
3050
5068
6'-4"
3'-4"
12'-3"
3'-10 1/2"
CLEAR
14'-0"
17'-6"
11 1/2"
3'-2"
2'-7"
2'-10 1/2"
2'-11"
2'-6 1/2"
4'-3 1/2"
6'-0"
3050
TWIN
2668
3'-8"
2068
1668
2468
2'-5"
2'-1"
5'-6"
41'-4"
30"
3010
2'-10"
2'-6"
5'-3 1/2"
2'-9 1/2"
10'-6"
15'-11 1/2"
2'-5"
3'-9 1/2"
6'-10"
10'-0"
6'-0 1/2"
8'-1"
5'-3 1/2"
30 1/2"
13'-4 1/2"
3050
3068
3050
TWIN
3'-0"
5'-0"
2'-0"
6'-3 1/2"
6'-4"
10'-0"
6'-0 1/2"
12'-7 1/2"
6"
5'-0"
5'-0"
7'-4"
6"
18'-4"
12'-4"
30'-6"




34'-0"
7'-4"
10'-0"
16'-8"
6'-0"
4'-0"
5'-8"
5'-3"
5'-9 1/2"
2'-6"
8'-3 1/2"
2'-6"
2850 TWIN
2436
3050
3050
2868
DW
DINING
KITCHEN
Range
Refrigerator
PRIMARY BEDROOM
11'-8"
14'-6"
11'-0 1/2"
4'-4 1/2"
5'-3 1/2"
3'-8 1/2"
4'-0"
5'-7"
2468
BATH 2
WIC
2068
6'-6"
30"
3'-4 1/2"
26'-0"
2850 TWIN
LIVING ROOM
9'-0 1/2"
2668
2436
8'-0 1/2"
2'-6 1/2"
1668
LINEN
PRIMARY BATH
4'-8"
2468
3'-4" CLEAR
3'-10 1/2"
3'-6" CLEAR
HALL
5068
LAUNDRY
washer
Dryer
WIC
6'-3 1/2"
11'-6"
1668
COATS
CLOSET
2'-5"
3068
2068
2668
2668
2068
3050
4'-8"
6'-4"
2'-4"
5'-6"
2'-6 1/2"
3'-5"
3'-8 1/2"
3'-7"
3'-0"
4'-5"
BEDROOM 2
BEDROOM 3
6"
DN
8'-0"
4'-10"
3050
3050
5'-4"
4'-4"
5'-8"
5'-4"
9'-8"
11'-0"
13'-4"
20'-8"
34'-0"

Operations Committee Report

November 2026 | Data through October 31, 2026

90.5%	$13,356	3	4	4
Rental occupancy 95 of 105 homes	**Tenant past due** 8 households; down $3,900 from Sept.	**Homes sold in Oct.** 320, 312 and 336 Lion Heart Ln	**Homes on the market** 1 available, 3 under contract	**Home repairs YTD** $56,170 spent of $210,000

RENTAL PORTFOLIO As of October 31, 2026

GCRA's rental list now includes 106 properties: 105 homes plus the Adult Day Center at 21 McBeth Street, which is leased and occupied. Of the 105 homes, 95 are occupied and 10 are vacant; all 10 are leasing or in rehab. The list no longer includes 106 Heatherly Drive, which staff now propose to sell, or the five vacant homes previously listed for redevelopment or demolition review (19 and 21 Young St, 6 Hardin St, 108 Harris St and 106 Lanford St).

Portfolio	Homes	Occupied	Vacant	Occupancy
Scattered-site affordable (HOME, CDBG, AHF, Bank)	62	57	5	91.9%
Senior and unrestricted rentals	43	38	5	88.4%
Total residential	**105**	**95**	**10**	**90.5%**

Vacancy status

Status	Homes	Properties
Leasing (move-in set or unit available)	2	37-B Hollywood Circle (tenant move-in Oct. 3); 5 Journey Lane
Rehab in process	6	324 E. Arlington Ave; 1 Journey Lane; 11 Journey Lane; 31 Norwood St; 32-B Hollywood Cir; 3-A Phoenix Bluff Ct
Rehab starting in November	2	2-A Phoenix Bluff Ct; 11 Buckner Ct
Total vacant	**10**	

RENTAL DELINQUENCY Tenant balances as of October 31, 2026

Eight households owe a combined $13,356, down from $17,256 in September (a decrease of $3,900, or 22.6%). Less than half of the balance ($6,081) is more than 30 days past due, held by four accounts. Three September accounts (133 Will St, 7 Journey Ln and 511 Trade St) no longer carry a balance; five accounts are new to the list, four of them owing only October rent and a late fee.

Property	October rent	Late fee	Past due 30+	Total due
112 Marie Street	$850.00	$200.00	$2,500.00	$3,550.00
3 14th Street	$950.00	$50.00	$1,556.00	$2,556.00
15 Speed Street	$1,000.00	$50.00	$1,200.00	$2,250.00
123 Baker Street Ext.	$1,150.00	$50.00	$0.00	$1,200.00
137 Will Street	$150.00	$100.00	$825.00	$1,075.00
17 Journey Lane	$925.00	$50.00	$0.00	$975.00
6 Estelle Street	$875.00	$50.00	$0.00	$925.00
21 Journey Lane	$775.00	$50.00	$0.00	$825.00
Total, October	**$6,675.00**	**$600.00**	**$6,081.00**	**$13,356.00**

September total past due: $17,256.00. No unit repair or utility charges were billed in October.

HOMES FOR SALE Report ending October 31, 2026

October activity: All three Fairview townhomes that were under contract at the end of September have sold. 320 Lion Heart Lane closed October 2 at $199,900, and 312 and 336 Lion Heart Lane closed October 30 at $219,900 and $199,900. 316, 323 and 332 Lion Heart Lane are now under contract, and 311 Lion Heart Lane is the one finished unit available.

Address	Area	Status	Sales price	Funding / notes
311 Lion Heart Lane	Greer (Fairview)	Available, complete	$219,900	Fairview townhomes, multiple sources
316 Lion Heart Lane	Greer (Fairview)	Under contract	$199,900	
323 Lion Heart Lane	Greer (Fairview)	Under contract	$199,900	
332 Lion Heart Lane	Greer (Fairview)	Under contract	$199,900	
1306 W. Bramlett Road	City View	Leased	$249,900	HOME; completed Nov. 2025
320 Lion Heart Lane	Greer (Fairview)	Sold Oct. 2, 2026	$199,900	Closed
312 Lion Heart Lane	Greer (Fairview)	Sold Oct. 30, 2026	$219,900	Closed
336 Lion Heart Lane	Greer (Fairview)	Sold Oct. 30, 2026	$199,900	Closed

Fairview townhomes sold to date: 10 (December 2024 – October 2026). Sales prices for 106 Heatherly Drive and Gridley Place are before the committee this month (page 3).

CAPITAL AND INFRASTRUCTURE PROJECTS Public Works, Partners, Repairs – October 2026

The Gridley Street stormwater right-of-way work was completed October 15. Six projects remain active: four under construction and two in bidding. Gridley North and Gridley South moved from permitting into construction, and the Spring Street lots in Greer joined the list in bidding. The four active projects with set budgets total $3,332,703. In home repair, GCRA completed three more jobs in October.

Project	Status	Funding	Total cost	Est. completion	Update
106 Heatherly Drive rebuild	Under construction	CDBG	$216,638	Mid-November	90% complete; certificate of occupancy expected early December; marketing materials in review
Fairview closeout	Under construction	CDBG	$348,725	November	Final inspections continuing
Gridley North (duplex rental)	Under construction	HOME / AHF	$1,632,500	Summer 2027	Grading underway
Gridley South (single-family for sale)	Under construction	HOME / AHF	$1,134,840	Summer 2027	Grading and foundations underway
Iola Wilson Street (roadway / ROW)	Bidding	CDBG	TBD	TBD	Bids due from CoTransCo (GLDTC)
Spring Street, City of Greer (2 lots)	Bidding	TBD	TBD	TBD	Single-family new construction; RFP issued, staff reviewing funding and budgets
ROW for Gridley Street Stormwater	Complete	CDBG	$330,130	October 15	Storm drainage complete; Phase 2 continues as construction progresses

HOME REPAIR PROGRAM Program year to date

Program	Jobs completed	Spent YTD	Annual goal	Remaining	Notes
Owner-occupied repairs, GCRA	4	$56,170	$160,000	$103,830	3 unincorporated county, 1 Mauldin
Owner-occupied repairs, Rebuild Upstate	0	$0	$50,000	$50,000	Waiting for funds to be expended
Total	**4**	**$56,170**	**$210,000**	**$153,830**	**26.7% of combined goal spent**

https://www.postandcourier.com/greenville/news/united-way-nonprofits-funding-alice-greenville/article_of99b723-3be1-4f71-a534-65062ff93cdo.html

Greenville United Way commits $2M to nonprofits as it changes funding strategy

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

OCT 26, 2026



United Way, one of Greenville County's largest and most consistent nonprofit funders, is laying out a new path for funding as it shifts its strategy.

SETH TAYLOR/STAFF

GREENVILLE — United Way says it will distribute $2 million to nonprofits in 2027 as part of a one-year grant cycle, outlining for the first time what donors and nonprofits can expect after it announced changes to its funding strategy that caught many organizations off guard.

Previously, United Way distributed $3 million each year during three-year grant cycles.

The **new funding** is dedicated to organizations helping a specific group: families struggling to make ends meet yet earning too much to qualify for traditional assistance, like food stamps or housing vouchers. **United Way** announced earlier this year it would refocus its efforts to reach these families.

That **shift in strategy** sparked consternation among some local nonprofits after United Way told them in July not to assume they would receive funding in 2027. Nonprofit leaders said they were left scrambling for replacement funds.

Those funds — and what United Way does with them — matter. The organization counts some of Greenville County's largest companies as donors, and it provides funding to some of the area's most influential nonprofits.

United Way President and CEO Meghan Barp said the number of families struggling to make ends meet — what United Way calls ALICE families — has continued to rise despite local organizations' best efforts. That means the status quo is no longer good enough.

ALICE refers to people who are Asset Limited, Income Constrained, Employed. These are the middle class workers at the core of the community, people working in restaurants, childcare facilities and grocery stores, according to United Way.

"This really is to invest in nonprofits in our community in Greenville County who are aligned with the ALICE framework," Barp said in an interview. "We are seeking the best ideas and strategies aligned with serving ALICE families in our community."

An ALICE family with two adults and two children would make between $31,200 and $72,311.

These workers aren't considered poor under federal guidelines, which means they aren't eligible for many forms of assistance. Yet paying the bills each month is still a struggle.

There are roughly 58,100 households living in this gap in Greenville County, according to United Way. Since 2010, that number has grown by 48 percent while the number of people living in poverty has remained largely unchanged.

For at least the next year, United Way will fund only those nonprofits helping ALICE families.

In its Request for Proposals, released Oct. 19, United Way wrote that "we are focusing our resources and expertise where we believe we can do the most good: helping ALICE families make sustainable, measurable improvements in their finances so they can reach stability."

That could mean nonprofits that traditionally received money from United Way won't this year. Others might receive more money than usual. Still others could be funded for the first time.

Before they receive funding, United Way is asking nonprofits to demonstrate how their programs reduce specific barriers for ALICE families and explain how they will identify ALICE households and track their progress over the next year.

The grants are capped at $200,000 and cannot exceed 20 percent of an organization's total budget. The money must supplement existing funding, not replace it. And the funding must be exclusively used to serve ALICE families, but organizations who serve multiple groups are still eligible to apply.

Organizations will also be part of cohorts that meet monthly to discuss progress, and United Way is asking nonprofits to document measurable progress among ALICE families, such as increasing their earnings or obtaining reliable transportation.

United Way will also redirect “up to $1 million” toward direct assistance for families, diverting some of the money it would normally provide to nonprofits.

Barp said United Way has chosen to focus on specific issues in the past, like childcare or transportation. The new strategy aims to address all the challenges a specific family might face.

“It's really trying to center the families first, so that we can help them in a tailored way versus only being able to help them with one issue that they might be facing,” she said.

As part of its effort to reach these families, United Way is conducting a survey to determine what challenges exist. It’s also forming an ALICE Lived Experience Council to guide its strategy over the coming years.

“It lets us hear directly from the people who are living the challenges every day,” Barp said. “And then again, it will help shape that strategy that we're designing that will ultimately help benefit them.”

Early results indicate that more than half of respondents could not cover an unexpected $400 expense, Barp said. Many said they’re falling behind, and some are putting off medical care, skipping meals and overdrawing their bank accounts.

One person told United Way, “Being in the middle is very hard. You're told that you make too much, but never enough at the same time.” Another said, “It all looks normal from the outside, but I am getting further and further behind.”

The survey is open to the public and is available **here**.

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.

Greenville News

GREENVILLE

Greenville homebuyers now need $93,000 income as mortgage rates rise



Ruth Cronin
Greenville News

Oct. 23, 2026, 7:59 a.m. ET

Data shows that mortgage interest rates are rising in the U.S., making it increasingly difficult to afford a home in Greenville.

The U.S. 30-year mortgage rate was 7.32% as of Oct. 22, according to Freddie Mac. This means that today, an income of about $93,000 is needed to comfortably afford the average Greenville home, according to a SureCalcs analysis.

The average Greenville home value is $328,460, up 1.6% over the past year, according to Zillow data from September 2026. For this house, a standard 20% down payment would be about $65,700, and the full monthly payment would be approximately $2,170 – $1,805 in principal and interest, $126 in property tax, and $239 in insurance, according to SureCalcs.

With these expenses, keeping housing costs at the recommended 28% of gross pay would take an income of around $93,000 per year, according to SureCalcs.

Last year at this time, the Freddie Mac mortgage rate was 6.19%, meaning that same $328,460 house would have taken an income of about $84,500 to afford, according to SureCalcs. This means that today's buyer would need to earn roughly $8,500 more to account for the rising mortgage rate alone.

What's leading to the rising mortgage rate?

Rising inflation is affecting both consumer purchasing power and mortgage rates, according to Joseph Von Nessen, a research economist at the University of South Carolina.

Inflation, driven up by energy costs, currently sits at 3.7%, according to the U.S. Bureau of Labor Statistics. Consumers are being more cautious with spending because their dollars don't stretch as far as they used to, leading housing demand to taper off in 2026, according to Von Nessen.

"Because prices are now rising faster than wages, that means that the average consumer is losing purchasing power, which makes it harder for them to make purchases in general, but especially more challenging when they're looking to purchase a big-ticket item like a home," Von Nessen said.

As inflation rises, lenders have to factor in where they expect inflation to go, leading them to mark up mortgage rates to achieve a positive return on their loans.

"Inflation has everything to do with affordability in 2026...it has a direct implication for mortgage interest rates, and it's why we've seen upward pressure on mortgage interest rates this year," Von Nessen said.

What does the rising mortgage rate mean for home buyers?

For an individual homebuyer, Von Nessen said that the rising mortgage rate can mean either a more expensive mortgage or a need to look more broadly at the type of housing they are considering.

"When the price of housing rises, then that's going to affect what communities, individuals look for, the type of housing they look for, and it changes the price point that they may qualify for because the degree to which they can qualify for a loan is going to change," Von Nessen said.

Upstate realtor Jolene Peddicord of Belle Haven Realty said that higher mortgage rates impact the entire homebuying transaction.

"When the rate goes up, buyers either have to accept a higher monthly payment, lower their purchase budget, or postpone buying," Peddicord said. "Even when someone wants to move, the payment can keep them from taking that next step."

Peddicord said that high mortgage rates can make things especially difficult for first-time homebuyers because they don’t typically have equity from another home to put toward the

purchase, and are left trying to balance the down payment, closing costs, and keeping their monthly rate affordable.

In November of 2025, the average age of a first-time homebuyer climbed to an all-time high of 40 years old, according to the National Association of Realtors.

Rising mortgage rates impact not only homebuyers, but the sellers too. Peddicord said that as rates climb, the pool of people who can afford a seller's home shrinks and selling can become more difficult.

"With more homes available, buyers can compare properties and be more selective," Peddicord said. "Sellers need to price against today's competition, prepare the home well, and consider whether offering help with financing costs would attract a buyer more effectively than a price reduction alone."

Could higher mortgage rates help stabilize the housing market?

While the rising mortgage rate puts a strain on homebuyers, it could still have positive effects on South Carolina's housing market.

Higher mortgage rates tend to translate into lower housing demand, which can, in turn, help stabilize housing prices, Von Nessen said. That lower demand could also allow the rapidly growing state to increase its housing supply and begin to catch up with population growth.

"One of the reasons why we've seen prices rise so quickly is because of a major imbalance between supply and demand," Von Nessen said. "And so as mortgage interest rates have risen, as the cost of owning a home has gone up, we've seen inventory levels begin to return to pre-pandemic norms. Over time, that will help stabilize prices."

Von Nessen said that the housing shortage in South Carolina is a solvable problem, to be accomplished by incentivizing new construction, but that it's not one that can be solved overnight.

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

WYFF – How the Iran war is raising mortgage costs for US homebuyers

October 28, 2026 – Christopher Salas, White House Correspondent

WASHINGTON — The war in Iran has driven up the cost of buying a home in America, according to experts, as the Federal Reserve held interest rates steady on Wednesday.

Just two days before the war began, the average 30-year mortgage rate fell to 5.98%. By Oct. 22, it had climbed to 7.32%, according to Freddie Mac.



"The Fed really hasn't been the main character for mortgage rates this year. The Iran war has been a much more significant influence," said Kate Wood, a lending expert at NerdWallet.

Wood said the connection is indirect. The war has pushed up energy costs and raised concerns that inflation could remain elevated.

"A lot of what we're seeing is actually investor concerns about inflation being translated through the bond market," Wood said.

Those concerns matter because mortgage rates are closely tied to longer-term Treasury yields, which are influenced by inflation expectations and other economic forces. When those yields rise, mortgage rates often follow.

The increased rates and the effects of the Iran war conflict with a major campaign promise from President Donald Trump.

"I will end the devastating inflation crisis immediately, bring down interest rates, and lower the cost of energy," Trump said during his nomination acceptance speech at the 2024 Republican National Convention.

What higher mortgage rates mean for homebuyers

The difference can add hundreds of dollars to the cost of financing a home.

Hearst Television's Get the Facts Data Team built an interactive calculator showing how mortgage interest charges have changed.

On a $400,000 mortgage loan, the interest charged in the first month would be approximately $2,440 at a 7.32% rate.
At the 5.98% rate recorded just before the Iran war, that same first month's interest would have been approximately $1,993.

The calculator measures the initial interest charge on a new loan, not the total monthly mortgage payment. That payment also includes principal, while property taxes and insurance can add to the overall cost.

What is the White House doing?

The Trump administration has announced several measures aimed at reducing housing costs, although much of the relief has yet to take effect.

On Oct. 22, Trump signed an executive order seeking to reduce certain refinancing expenses, create a conditional pilot program that would automatically cancel mortgage insurance for qualifying borrowers on future loans, and lower interest rates on certain USDA and VA direct home loans.

The order also established a task force to examine ways to expand manufactured and factory-built housing.

Wood said manufactured housing could offer one of the more meaningful opportunities to improve affordability because those homes can be built relatively quickly and at lower cost.

But she cautioned that much of the executive order involves developing programs and recommendations rather than delivering immediate savings.

She also questioned how much lower refinancing costs would help homeowners in the current market.
"Virtually no homeowners are in the money on a rate and term refinance," Wood said.

And while the administration's measures could reduce some housing expenses, they do not directly lower interest rates on most conventional mortgages.

Federal Reserve Chairman Kevin Warsh has also acknowledged that geopolitical tensions are affecting longer-term borrowing costs. In September, he identified global conflicts as one of several factors pushing up bond yields.

According to The Associated Press, Wall Street investors are anticipating another rate hike in December. But the Fed has not committed to that move.

Wood cautioned that even if the Fed raises its benchmark interest rate, mortgage rates won't necessarily move by the same amount. They respond to a broader range of economic forces.

For prospective buyers considering waiting for rates to fall, she offered some advice.

"If you are thinking, 'Oh, I'm going to sit around, I'm going to wait for mortgage rates to go down.' You can do that, but you do not know how long that wait is going to be," Wood said. "The right time to buy a home is always when it is the right time for you and your finances, not necessarily when you think it is the right market."