



WACCAMAW
R E G I O N A L
COUNCIL OF GOVERNMENTS

WACCAMAW HOME CONSORTIUM

2016-2020 Five Year Consolidated Plan

&

2016 Annual Action Plan

Prepared for:

The U.S. Department of Housing and Urban Development

By:

The Waccamaw HOME Consortium
c/o Waccamaw Regional Council of Governments
Georgetown, South Carolina

Consolidated Plan

GEORGETOWN COUNTY

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This Consolidated Plan is designed to satisfy the statutory requirements for the Waccamaw HOME Consortium (WHC) to receive funding allocations from the US Department of Housing and Urban Development (HUD) through the HOME Investment Partnerships (HOME) Program. The plan covers a five-year time span, from FY 2016 to FY 2020. The Waccamaw HOME Consortium (WHC) receives approximately \$850,000 annually. This plan identifies eligible activities and how they have been prioritized to meet the needs of residents in Georgetown, Horry, and Williamsburg counties (excluding Briarcliffe Acres).

Under the HOME Program, local governments are able to partner and form a “consortium” in order to receive HOME funding for affordable housing. WHC was formed in 2006 as a regional collaborative to receive direct funding. At the time of the consortium’s creation, the area’s jurisdictions would not have individually qualified for direct funding under HUD’s formula criteria.

The overarching goal of WHC is to enable local jurisdictions to work together to develop a collaborative approach to address local and regional housing needs. Georgetown County serves as the lead agency for the consortium. The Waccamaw Regional Council of Governments (WRCOG) administers the program on behalf of the county and consortium.

The format for the 2016 – 2020 plan is dictated by the IDIS system. This is the system through which HUD funding recipients must create Consolidated Plans, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER). The entire process is completed using a prescribed format and includes HUD-provided data. The sections of the Consolidated Plan are described below:

1. *Managing the Process*: This section describes the lead agency and citizen participation process.

1. *Needs Assessment:* This section identifies and assesses the needs of low income persons within the region; provides an analysis of Comprehensive Housing Affordability Strategy (CHAS) data by tenure, race, renter, owner, income, and supply; identifies needs for affordable housing, including cost burden, supply/demand of affordable units; assesses homeless housing and service needs, as well as needs for housing and related services for special needs populations; and includes an assessment of lead-based paint needs.

1. *Housing Market Analysis:* This section provides an overview of the supply and demand of housing, including public housing, existing facilities and services for homeless and special needs populations and barriers to affordable housing. This section also includes an overview of the general demographic characteristics of the community, including economic conditions, population, employment and workforce, housing market trends, income and housing cost.

1. *Strategic Plan:* This section describes how WHC plans to address extremely low-income to moderate-income residents' needs for decent affordable housing, a suitable living environment and economic opportunity. The plan outlines strategies for providing affordable housing opportunities and services to priority needs populations. Additionally, the plan establishes priority needs and objectives related to affordable housing, homelessness and community development.

2. Summary of the objectives and outcomes identified in the Plan

The Consolidated Plan is designed to be a collaborative process whereby the community establishes a unified vision for community development actions. It is intended to accomplish the statutory program goals. These goals are described below.

1. DECENT HOUSING, which includes:
 - a. assist homeless persons to obtain affordable housing;
 - b. assist persons at risk of becoming homeless;
 - c. retention of affordable housing stock;

- d. increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- e. increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- f. provide affordable housing that is accessible to job opportunities.

2. A SUITABLE LIVING ENVIRONMENT, which includes:

- a. improve the safety and livability of neighborhoods;
- b. increase access to quality public and private facilities and services;
- c. reduce the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- d. restore and preserve properties of special historic, architectural, or aesthetic value; and
- e. conserve energy resources.

3. EXPANDED ECONOMIC OPPORTUNITIES, which includes:

- a. job creation and retention;
- b. establishment, stabilization and expansion of small businesses (including micro-businesses);
- c. the provision of public services concerned with employment;
- d. the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- e. availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- f. access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- g. empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The goal of this plan is to aid decision makers in developing informed housing policy choices and prioritizing limited financial resources. Multiple sources were consulted in conducting the study and the most current source was used for each indicator.

3. Evaluation of past performance

WHC HOME investments have been used to make long lasting improvements for low and moderate income residents within the region. WHC past programs have focused on community needs that address affordable housing. According to the 2014 WHC CAPER, the HOME program funds (FY 2011 – FY 2014) were used to complete 152 housing units. HOME funds were used to construct 120 units of affordable rental dwelling units, and 22 homeowner rehabilitations, and 10 new homeowner units.

HOME funds have also been leveraged with public/ private investment. The ratio of OTHER dollars to HOME dollars is 6.33. As a result, over \$22.5 million dollars were invested within the region in affordable housing activities.

4. Summary of citizen participation process and consultation process

WHC has established policies and procedures to encourage participation of low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed, and by residents of predominantly low- and moderate-income neighborhoods as defined by the Waccamaw Regional Council of Governments. The Waccamaw Regional Council of Governments especially encourages the participation of minorities, non-English speaking persons and persons with disabilities.

1. COORDINATION OF INFORMATION: In addition to low-income residents, persons living in public housing, transitional housing, shelters and housing for people with disabilities or HIV/AIDS will be especially encouraged to participate in the process. Such information will include, but will not be limited to, notices about planned activities, community meetings, public hearings, and availability of copies of the Consolidated Plan, substantial amendments and the CAPER.

2. FORMAL PUBLIC COMMENT PERIODS: The general public and interested agencies have 30 days to comment on the Consolidated Plan, the annual action plans and substantial amendments before the final plans or amendments are submitted to HUD. (A substantial amendment is an amendment to the Consolidated Plan or annual plan and is one which includes the addition of a new activity or priority; a change in the nature of an activity, its location, or its target population such that different citizens will be impacted by it; or a change of more than 50 percent in the amount of funds allocated to an activity.) In case of a natural disaster that requires an immediate but substantial amendment to the Consolidated

Plan or Action Plan, the general public and interested agencies will have 10 days to comment on those amendments that are directly related to the disaster. The public has 15 days to comment on the CAPER, the Citizen Participation Plan and substantial amendments to the Citizen Participation Plan prior to their submission to HUD.

3. **PUBLIC HEARINGS:** There will be (2) public hearings each year to obtain citizens' views on the Consolidated Plan and the annual action plans, the program performance, and to respond to proposals and questions. One hearing will be held before the Consolidated Plan or the action plan for that year is published for comment. Hearings will be held in the evening for the convenience of working people; at a location convenient to the potential and actual beneficiaries of the plan; and accommodations will be made, if necessary, for persons with disabilities. Anyone with a hearing or sight disability, or any non-English speaking residents may contact the Waccamaw Regional Council of Governments 72 hours in advance in order for arrangements to be made to accommodate their needs at the hearing. Notices for the public hearings will be published in the local newspapers and in the Georgetown, Horry and Williamsburg County Administration buildings.

4. **AVAILABILITY OF INFORMATION AND DOCUMENTS:** Draft copies of the Consolidated Plan, the annual action plans, CAPER and Citizen Participation Plan will be available in the Waccamaw Regional Council of Governments, 1230 Highmarket Street, Georgetown, SC for viewing from 9 a.m. to 5 p.m., Monday through Friday. Additional single copies may be obtained from the Waccamaw Regional Council of Governments at no charge. Following submission of the Consolidated Plan, the annual action plans, CAPER and Citizen Participation Plan, final copies of each will be available in the Waccamaw Regional Council of Governments office. Copies of the draft and final Consolidated Plan, the annual action plans, CAPER and Citizen Participation Plan will be distributed to the main libraries in Georgetown, Horry, Williamsburg County complexes, City of Myrtle Beach and the area housing authorities.

5. Summary of public comments

The development of this Consolidated Plan included a series of public hearings as well as consultation with public and private agencies that provide assisted housing, health services and social services. Community and economic development entities were also consulted. Public hearings were held in 2015 in Georgetown, South Carolina at the offices of the WRCOG. The WRCOG advertised in the Sun News, Georgetown Times, and Kingstree News, all newspapers of general circulation spanning the three county area. The plan was also mailed out to the municipalities, not for profit partners and posted on the organization's website for 30 days. Emailed surveys were sent out to municipalities, government agencies, social service providers, private financial institutions, housing developers and not-for-profit organizations which represent very low income and extremely low-income persons. Public comments regarding affordable housing, special housing with supportive services, neighborhood and community revitalization, public facilities, economic development, homelessness, and special needs were received at this meeting.

The WRCOG staff also conducted the needs assessment in partnership with the South Carolina Department of Commerce (as they manage several HUD programs). In March 2016, WRCOG staff conducted a community needs assessments in seven non-entitlement jurisdictions within the region.

Comments received prioritized the need for more affordable housing units, upgrades to infrastructure, additional recreational space, youth services, jobs, training, and transportation to employment centers. Housing practitioners discussed diminishing funds for affordable housing, the increasing difficulty to access state funds, the need to review the high utility allowances, project feasibility, and the need for an increase in the WHC HOME subsidy.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GEORGETOWN COUNTY	
HOME Administrator	GEORGETOWN COUNTY	

Table 1 – Responsible Agencies

Narrative

Georgetown County is the lead agency responsible the Consolidated Plan and the HOME program funded by the US Department of Housing and Urban Development (HUD). Waccamaw Regional Council of Governments prepares the Consolidated Plan and administers the program on behalf of Georgetown County. Within the region, Horry County has been designated an Urban Entitlement County, and administers Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) program funding. Horry County is the lead entity of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway. Through this agreement, Horry County receives and administers CDBG funds on their behalf.

Consolidated Plan Public Contact Information

Waccamaw Regional Council of Governments
1230 Highmarket Street
Georgetown, SC 29440
843-546-8502 (o)
843-527-2302 (f)
ckain@wrcog.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Waccamaw HOME Consortium is designed to meet the needs of a complex and diverse region. Consultation with local jurisdictions, strategic partners, non-profit organizations and the general public is vital to the effectiveness of the program. As the administrator of the Consortium, Waccamaw Regional Council of Governments, is in a unique position to coordinate activities between member jurisdictions and other strategic partners.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

WHC provides technical assistance to many service providers and local jurisdictions that participate in the HOME program. WHC utilizes its annual monitoring activities as an opportunity to enhance coordination and service delivery of HOME funding. In addition to the management of HOME funds, WRCOG staff participate on the Board of Directors of the Eastern Carolina Homelessness Organization (ECHO), which acts as the lead applicant for the Continuum of Care for an eleven county region. WHC's Strategic Partners and subrecipients include: Home Alliance, Inc., Habitat for Humanity of Horry County, Habitat for Humanity of Georgetown County, ECHO, Santee Lynches CDC, Homes of Hope CDC, Grand Strand Housing & CDC, City of Conway, City of Myrtle Beach, and each of the three counties within the jurisdiction.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

WRCOG staff serves on the Board of Directors of the Eastern Carolina Homelessness Organization (ECHO) ECHO is the lead entity coordinating the region's Continuum of Care (CoC) Program. The CoC is designed to promote a community wide commitment to the goal of ending homelessness; provide communication of funding announcements for efforts by nonprofit providers, state and local governments, and faith based organizations to quickly rehouse homeless individuals and families while minimizing trauma; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among those experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The CoC brings together over 80 members representing more than 40 agencies that provide a wide range of services to the homeless. These services include homeless/emergency shelter, transitional housing, permanent supportive housing, supportive services, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services. Each year, a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities and living unsheltered in the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Myrtle Beach
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WHC works with the City of Myrtle Beach to meet the housing needs of the public leveraging both CDBG and HOME funds. Staff continually discuss project objectives and deliverables to determine best practices and overall approach to addressing housing needs.
2	Agency/Group/Organization	CITY OF CONWAY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WHC works with the City of Conway to meet the housing needs of the public leveraging both CDBG and HOME funds. Staff continually discuss project objectives and deliverable to determine best practices and overall approach to addressing housing needs.
3	Agency/Group/Organization	HORRY COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WHC works with Horry COunty to meet the housing needs of the public leveraging both CDBG and HOME funds. Staff continually discuss project objectives and deliverables to determine best practices and overall approach to addressing housing needs. Horry County also participates on the technical review committee which recommends projects annually to the board of directors.
4	Agency/Group/Organization	HABITAT FOR HUMANTIY OF HORRY COUNTY
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Horry County is a key not for profit affordable housing developer within Horry County. It is anticipated that Habitat for Humanity of Horry County will continue to produce affordable single family owner occupied units throughout the five year consolidated plan period.
5	Agency/Group/Organization	GRAND STRAND HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Grand Strand Housing & CDC is a leading affordable housing provider of homeowner rehabilitation projects and rental rehabilitation and new construction. Grand Strand works closely with WHC. It is anticipated that they will continue to produce affordable housing units through out the five year consolidated plan period.
6	Agency/Group/Organization	Eastern Carolina Homelessness Organization
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eastern Carolina Homelessness Organization (ECHO) is the lead entity for the continuum of care for the twelve county region servicing homeless persons and families

7	Agency/Group/Organization	HABITAT FOR HUMANITY OF GEORGETOWN COUNTY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Georgetown County is a key not for profit affordable housing developer within Georgetown County. It is anticipated that Habitat for Humanity of Georgetown County will continue to produce affordable single family owner occupied units throughout the five year consolidated plan period.
8	Agency/Group/Organization	TRI-COUNTY REGIONAL DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tri-County Regional Development is a key affordable housing developer working mainly in Georgetown County. The organization manages an elderly transportable unit program and WHC anticipates the organization will continue to produce these units throughout the next five year period.
10	Agency/Group/Organization	HOMES OF HOPE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy program structure

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Homes of Hope is a prominent CHDO active throughout the State of South Carolina. Homes of Hope provided feedback related to program structure and the ability of CHDO organizations to build affordable units throughout the region. WHC anticipates continual production throughout the five year consolidated plan period.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no agencies excluded from the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	ECHO	As the area's Continuum of Care, ECHO works to prevent and mitigate the effects of home throughout the region.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In order for the consolidated planning process to work, cooperation must occur between key stakeholders. In the preparation of the Consolidated Plan, Waccamaw HOME Consortium staff facilitated communication with entities beyond those previously mentioned. Of note, assistance for economic indicators was sought from the Waccamaw Economic Outlook Board. Dr. Rob Salvino, the economist for the Waccamaw EOB, provided the most recent available economic indicators for the region. The State was included in the planning process through coordination with the Waccamaw Regional Council of Governments and Waccamaw HOME Consortium staff. The Department of Commerce requested that the COGs facilitate their needs assessment hearings for Community Development Block Grant, and housing needs assessments were bundled with the CDBG hearing to enhance coordinated efforts. Other member jurisdictions were included in the planning process through local needs assessment hearings. These hearings were conducted in anticipation of potential submittal of CDBG applications. Opportunities for public comment on the state of housing in member jurisdictions were provided and information obtained from the hearings was incorporated in the process.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Waccamaw HOME Consortium continually seeks citizen participation throughout the cycle of planning, implementation, and evaluation of the Consolidated Plan. The development of this Consolidated Plan included a series of public hearings as well as consultation with public and private agencies that provide assisted housing, health services and social services. Community and economic development entities were also consulted. Public hearings were held in 2015 in Georgetown, South Carolina at the offices of the WRCOG. The WRCOG advertised in the Sun News, Georgetown Times, and Kingstree News, all newspapers of general circulation spanning the three county area. The plan was also mailed out to the municipalities, not for profit partners and posted on the organization's website for 30 days. Emailed surveys were sent out to municipalities, government agencies, social service providers, private financial institutions, housing developers and not-for-profit organizations which represent very low income and extremely low-income persons. Public comments regarding affordable housing, special housing with supportive services, neighborhood and community revitalization, public facilities, economic development, homelessness, and special needs were received at this meeting.

The WRCOG staff also conducted the needs assessment in partnership with the South Carolina Department of Commerce (as they manage several HUD programs). In March 2016, WRCOG staff conducted a community needs assessments in seven non-entitlement jurisdictions within the region. Moreover, WRCOG staff participated in the SC Fair Housing office needs assessment located in Myrtle Beach. The WRCOG also referenced the outcomes of the Horry County needs assessment in order to align the planning processes moving forward, as directed by CDP notice CPD-15-04.

A competitive project solicitation for HOME funds identified projects for the Action Plan. It should also be noted that the staff of the WRCOG serve on various committees concerned with the needs of special populations in the region, such as the CoC and Georgetown Housing Committee. Through this on-going involvement, the Consortium is aware of housing needs and has provided various programs to meet such needs.

Minutes of public meetings/ hearings are included as an attachment.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-targeted/broad community	In an effort to ensure participation throughout the region, WHC held several community needs assessment meetings throughout 2015/2016. Notifications were made via the newspaper, neighborhood outreach, neighborhood announcements and the WRCOG website. Notifications were also sent to local agencies. Meetings were held at times and locations to promote participation, especially to underserved populations	Residents and stakeholders participated during each of the nine meetings. Meeting discussions included a large range of topics including the need for more affordable housing, addressing substandard rental housing, recreation space in urban areas, need for water, sewer, and drainage improvements; improve economic vitality of the local jurisdictions, address transportation issues, improve the bus system. address, safety and codes issues. When ranked, affordable, safe housing as first priority, workforce and economic	All comments were accepted.	17

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	<p>In an effort to ensure participation throughout the region, WHC held several community needs assessment meetings throughout 2015/2016. Notifications were made via the newspaper, neighborhood outreach, neighborhood announcements and the WRCOG website. Notifications were also sent to local agencies. Meetings were held at times and locations to promote participation, especially to underserved populations</p>	<p>Residents and stakeholders participated during each of the nine meetings. Meeting discussions included a large range of topics including the need for more affordable housing, addressing substandard rental housing, recreation space in urban areas, need for water, sewer, and drainage improvements; improve economic vitality of the local jurisdictions, address transportation issues, improve the bus system. address, safety and codes issues. When ranked, affordable, safe housing as first priority, workforce and economic</p>	<p>All comments were accepted.</p>	

Consolidated Plan

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The regional Council of governments participated in the South Carolina Survey. It was distributed to all key stakeholder groups via email.	Based on the comments received, SC Department of Commerce indicates the need for additional affordable housing throughout the state was first priority. Many comments were also shared regarding barriers to affordable housing in South Carolina.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Target Groups/ practitioners	practitioners/ Consortium members	A meeting with providers, not for profit housing developers and CHDO's was set-up to allow regional practitioners to discuss their view of needs of their clients, the needs of the housing market, as well as some of their impediments to providing decent, safe and affordable housing. Invitations were sent to all recipients with ongoing WHC contracts via email.	Twenty participants produced a dynamic discussion. Organizations within the region discussed reductions of funding as a major obstacle to building affordable rental housing. This is compounded by high utility reductions (as it relates to the HOME program). Organizations asked WHC to consider additional funding and increasing the WHC subsidy maximum for rental projects. The maximum subsidy level is currently \$45,000.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Waccamaw region, as a whole, has experienced significant growth over the last few decades. The population of the region increased from 289,643 in 2000 to 402,952 in 2015. This accounts for a region wide increase of 39%. However some areas, such as Williamsburg County, have declined somewhat in population. Williamsburg County was estimated to contain 37,217 people in 2000 and 32,535 people in 2014. This accounts for a decrease of 14% in the population of Williamsburg County. Other areas have experienced steady increases in population. Georgetown County, and to a greater extent Horry County, have experienced significant increases in population. Georgetown County experienced an increase from 55,797 people in 2000 to 61,298 people in 2015, which accounts for 10% growth. Horry County increased from 196,629 people in 2000 to 309,119 people in 2015, which computes to an increase of 57% in population. These increases culminated in the addition of a congressional district centered around the Grand Strand and surrounding Pee Dee area. This population explosion is also accompanied by a related shift in needs. This portion of the Consolidated Plan will examine these needs and evaluate how they are being addressed as the population of the region continues to increase.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Waccamaw region has many needs for housing; however, the most prominent needs that should be addressed are overcrowding and cost burden. The group that has experienced the most crowding is households which occupy single family units. Approximately 2,884 single family renter households and 501 single family owner households have issues with crowding.

One group that has experienced cost burden in excess of 30% is the elderly. According to the CHAS data, approximately 3,074 elderly renters and 8,089 elderly owners experience cost burdens in excess of 30%. Additionally, 12,944 LMI small related renter households and 7,969 small related owner occupied households experience cost burden in excess of 30%

High property values and low income, seasonal jobs contribute to the prevalence of cost burdened households. This is also evident in elderly households, where social security may be a sole source of income.

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	289,643	402,952	39%
Households	117,173	155,582	33%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2015 ACS

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	20,384	23,354	34,600	21,731	119,184
Small Family Households *	7,013	7,508	14,499	8,420	55,977
Large Family Households *	1,445	1,186	1,749	829	7,437
Household contains at least one person 62-74 years of age	3,578	4,681	7,549	5,875	32,997
Household contains at least one person age 75 or older	1,815	3,728	5,053	2,756	10,280
Households with one or more children 6 years old or younger *	3,539	4,064	5,360	2,514	12,363
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	80	225	64	519	30	0	115	65	210
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	554	1,335	1,745	900	4,534	65	25	0	85	175
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	349	215	334	76	974	123	230	102	58	513
Housing cost burden greater than 50% of income (and none of the above problems)	6,401	4,777	1,164	190	12,532	5,358	4,648	4,236	1,658	15,900
Housing cost burden greater than 30% of income (and none of the above problems)	588	2,018	7,718	2,311	12,635	1,464	2,600	4,209	4,381	12,654

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,312	0	0	0	1,312	1,626	0	0	0	1,626

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,453	6,397	3,491	1,240	18,581	5,578	4,914	4,456	1,878	16,826
Having none of four housing problems	2,266	3,873	10,707	6,217	23,063	2,167	8,149	15,978	12,418	38,712
Household has negative income, but none of the other housing problems	1,312	0	0	0	1,312	1,626	0	0	0	1,626

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

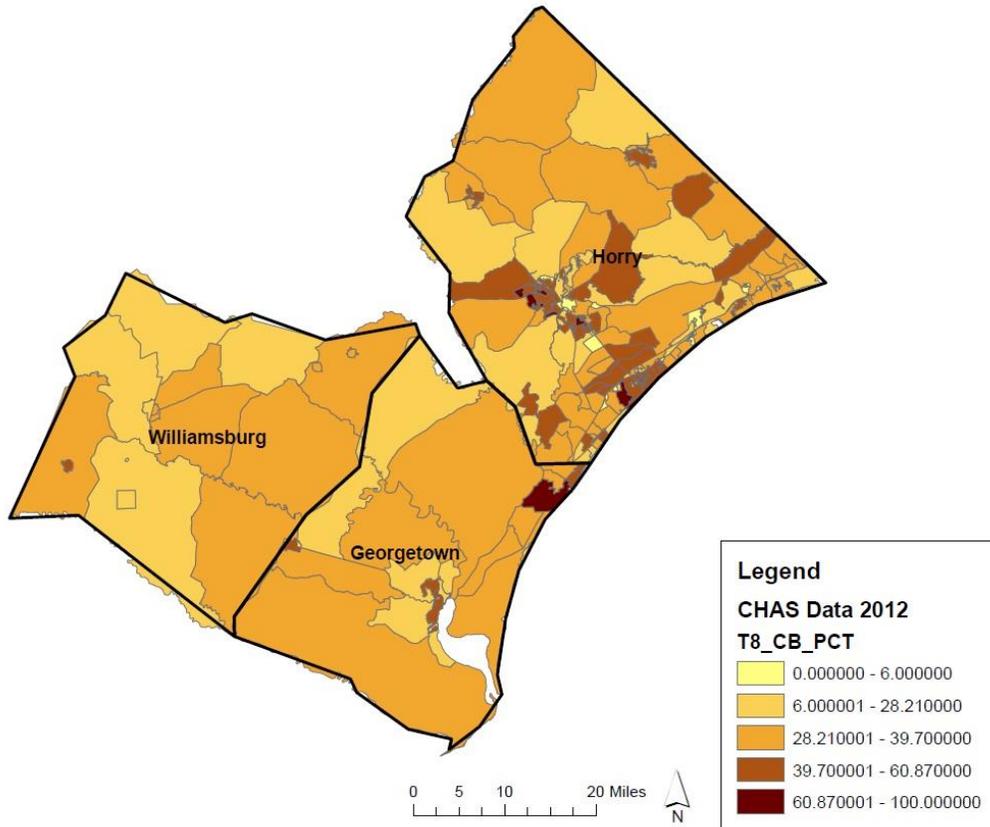
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,165	3,507	6,272	12,944	2,163	2,118	3,688	7,969

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	878	438	490	1,806	229	458	417	1,104
Elderly	991	925	1,158	3,074	2,612	2,803	2,674	8,089
Other	2,786	3,448	2,843	9,077	1,962	1,982	1,649	5,593
Total need by income	7,820	8,318	10,763	26,901	6,966	7,361	8,428	22,755

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

Waccamaw Region Percent of Households With Cost Burden >30%



Percent of HH Cost Burden 30

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,797	2,313	1,075	6,185	1,770	1,556	1,974	5,300
Large Related	763	299	0	1,062	201	239	185	625
Elderly	832	654	185	1,671	1,919	1,525	1,015	4,459
Other	2,702	2,664	334	5,700	1,593	1,434	1,054	4,081
Total need by income	7,094	5,930	1,594	14,618	5,483	4,754	4,228	14,465

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	718	695	1,336	95	2,844	154	210	34	103	501
Multiple, unrelated family households	105	140	63	16	324	34	50	68	0	152
Other, non-family households	70	740	710	875	2,395	0	0	0	40	40
Total need by income	893	1,575	2,109	986	5,563	188	260	102	143	693

Table 11 – Crowding Information - 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,065	1,526	1,826	5,417	839	1,227	1,806	3,872

Table 12 – Crowding Information – 2/2

Data Source
Comments: 2008-2012 CHAS

Describe the number and type of single person households in need of housing assistance.

Two main problems requiring housing assistance are experienced by single person households. According to CHAS data, 9,077 single person renter households and 5,593 single person owner households experience a cost burden greater than 30% of their incomes. Additionally, 5,700 single person renter households and 4,081 single person owner households experience a cost burden greater than 50% of their incomes.

The prevalence of low wage, seasonal jobs and high property values have contributed to these conditions. Since only one income is generated in these households, cost burden is typically experienced.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on PIT counts, approximately 112 individuals are in need of housing assistance on a given night due to domestic violence. The most recent counts from HUD indicated that 146 people who were victims of domestic violence were being assisted through HUD programs in the three county region. These figures may not accurately represent the actual numbers of domestic violence incidents as many are unreported.

What are the most common housing problems?

According to 2012 CHAS data, cost burden presents itself as the most prominent housing issue in the Waccamaw region. Approximately 14,618 renters experienced a housing cost burden that is greater than 50% of their household income, which constitutes approximately 10% of all households in the Waccamaw region. Approximately 14,465 owners experienced a housing cost burden greater than 50% of their household income, which constitutes approximately 10% of all households in the Waccamaw region. Severe overcrowding was also a problem with 4,534 renters and 175 owners experiencing this issue. Together, they comprise approximately 3% of all households in the region.

Substandard housing consists of households that either lack complete plumbing or kitchen facilities. A total of 519 renters and 210 owners lack complete plumbing or complete kitchen facilities. This total of 729 households is an alarming amount of inadequate housing and steps should be taken to correct this problem.

Are any populations/household types more affected than others by these problems?

According to 2012 CHAS data, single families and small related families appear to experience more issues with cost burden and crowding than any other household type. Additionally, 1,671 elderly renter households and 4,459 elderly owner households experienced housing cost burdens in excess of 50% of their household incomes.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals often struggle with meeting the financial obligations of a mortgage or rent in the booming housing market of the region. The high value properties near the coast increase the housing costs for working individuals and families. The combination of low wages and high housing costs can be daunting. In order to meet these financial obligations, additional income must be obtained. Tenant Based Rental Assistance, or TBRA, can give these low income individuals and families the extra boost that they need in order for decent housing to be feasible.

Formerly homeless families and individuals that are assisted by rapid re-housing may not address their long term solution is not developed by this assistance. If a deadline for assistance termination is looming, then a family or individual will need a plan to address these issues. Opportunities for education or training must be sought to provide additional occupational opportunities. Advancing education and job training of those at-risk of homelessness may address some of the impediments of long term economic viability.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimates for at risk populations are currently available for the Waccamaw region.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Characteristics of substandard housing have been linked with increased risk for homelessness. These characteristics include a lack of basic facilities such as running water, electricity, or heat. Additionally, these factors can include other severe housing problems such as a lack of kitchen facilities or a significant cost burden exceeding 30% of a household's income. With these issues, household income

may be devoted to maintenance issues and general living expenses. In other cases, the conditions are so deplorable that the house must be vacated.

Discussion

As evidenced by the preceding section, crowding and cost burden remain the greatest issues for the region. Approximately 14,618 rental households experienced a housing cost burden that is greater than 50% of their household income, which constitutes approximately 33% of all rental households in the Waccamaw region. Approximately 14,465 owner occupied households experienced a housing cost burden greater than 50% of their household income, which constitutes approximately 14% of all homeowner units in the Waccamaw region. Severe overcrowding was also a problem with 4,534 renters and 175 owners experiencing this issue. Together, they comprise approximately 3% of all households in the region. By recognizing these issues, the region can develop a unified approach for assisting homeowners and renters. This includes providing affordable housing options for low and moderate income households.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Section NA-15 examines the presence of housing issues throughout racial categories in relation to housing issues experienced by the entire Waccamaw region. This method allows for the identification of high concentrations of housing issues with a particular racial classification to determine if any disproportionate burden exists.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,175	1,975	1,983
White	6,688	924	1,252
Black / African American	4,503	1,024	626
Asian	115	0	45
American Indian, Alaska Native	140	4	0
Pacific Islander	0	0	0
Hispanic	608	25	75

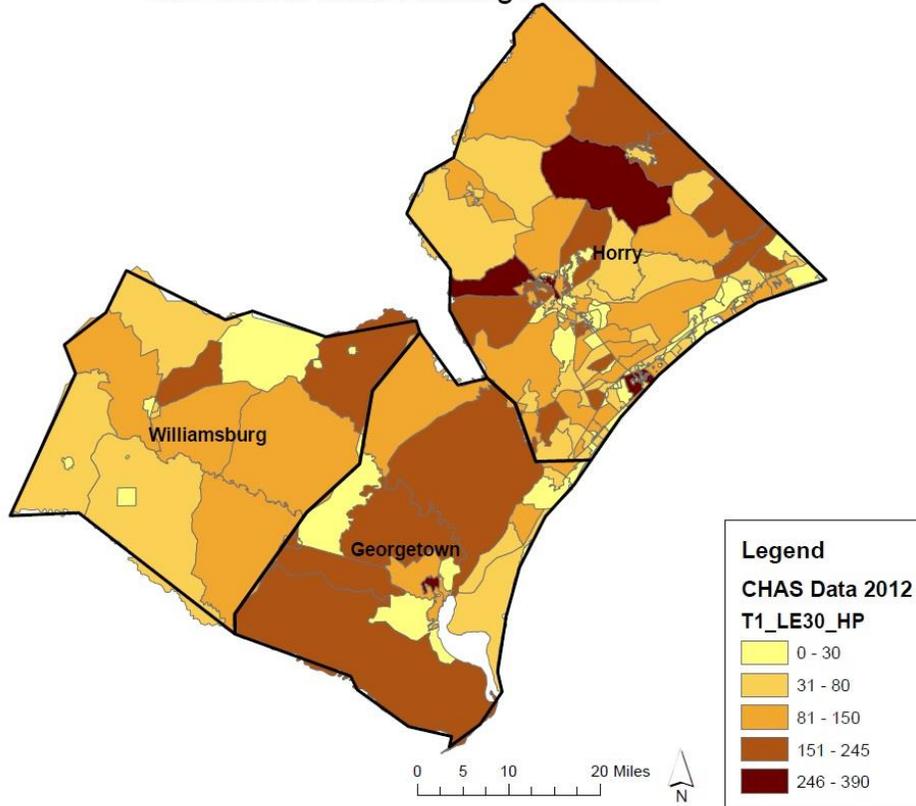
Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Waccamaw Region
Extremely Low Income Households
With One or More Housing Problems



ELI Households with One or More Problems

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,432	5,692	0
White	6,955	3,594	0
Black / African American	3,335	1,933	0
Asian	220	0	0
American Indian, Alaska Native	49	0	0
Pacific Islander	20	0	0
Hispanic	750	85	0

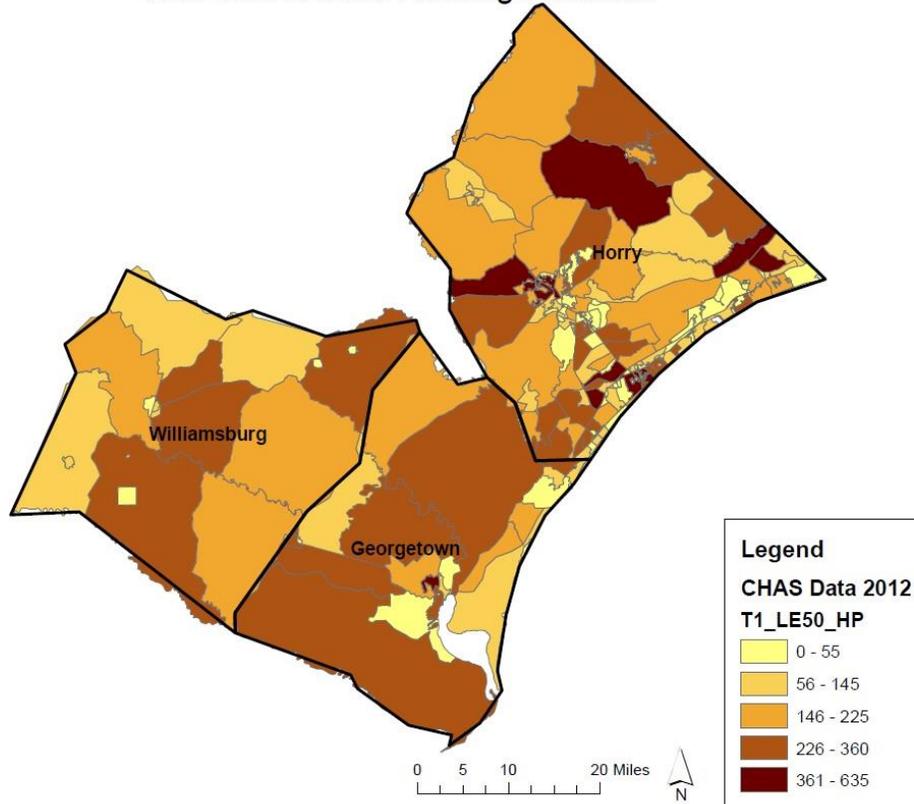
Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Waccamaw Region
Low Income Households
With One or More Housing Problems**



LI Households with One or More Problems

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,210	10,992	0
White	9,705	7,604	0
Black / African American	2,595	2,873	0
Asian	85	100	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	660	249	0

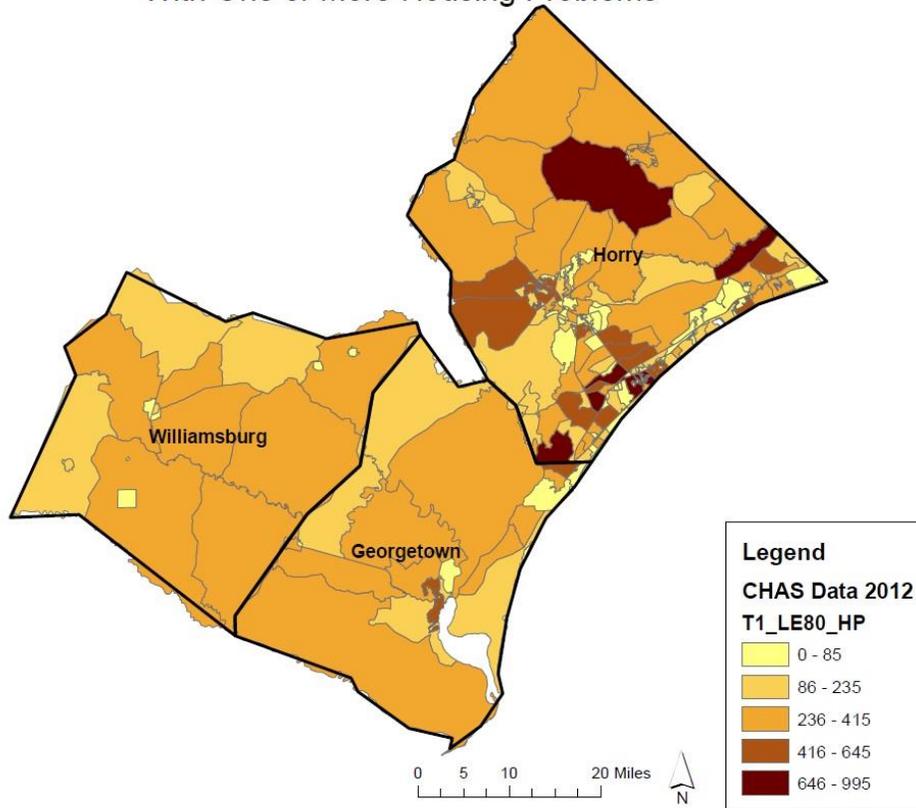
Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Waccamaw Region
Moderate Income Households
With One or More Housing Problems**



MI Households With One or More Problems

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,121	8,565	0
White	5,058	6,544	0
Black / African American	750	1,672	0
Asian	18	50	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	35	0
Hispanic	250	279	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The summarized data present several socioeconomic groups with housing issues. Roughly 21% of Caucasian households in the region are low to moderate income and experience one or more housing problems. 37% of African American households in the region are LMI and experience one or more housing problems. Additionally, 42% of Asian households in the region are LMI and experience at least one housing problem. 41% of Native American households are LMI and experience one or more housing problems. Approximately 29% of households of Hawaiian and Pacific Islander in the region are LMI and have one or more housing problems. Finally, 42% of Hispanic households in the region are LMI and experience at least one housing problem.

Some of the racial and ethnic groups that experience disproportionate burden include African Americans, Asians, Native Americans, Hawaiian/Pacific Islanders, and Hispanics. In fact, the LMI household housing issue prevalence percentages are nearly double the percentages of Caucasian households for African Americans, Asians, Native Americans, and Hispanics. Consequently, about 2 out of every 5 households in the region for these racial categories fall into this classification.

A large number of the referenced households experience a cost burden greater than 30% and crowding of more than one person per room; however, there are a number of households which do not have complete kitchen or plumbing facilities. Many households that are low income have minimal discretionary income to devote to repairs and rectification of housing issues. This can make it extremely difficult for individuals and families to bring their cooking and sanitary facilities up to an appropriate level.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Section NA-20 examines the relationship between severe housing problems, delineated by racial classification, against the entire Waccamaw region. This comparison serves to determine if any racial group experiences a disproportionate burden of the housing issues that exist throughout the region.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,561	3,588	1,983
White	6,039	1,556	1,252
Black / African American	3,684	1,856	626
Asian	115	0	45
American Indian, Alaska Native	50	89	0
Pacific Islander	0	0	0
Hispanic	568	65	75

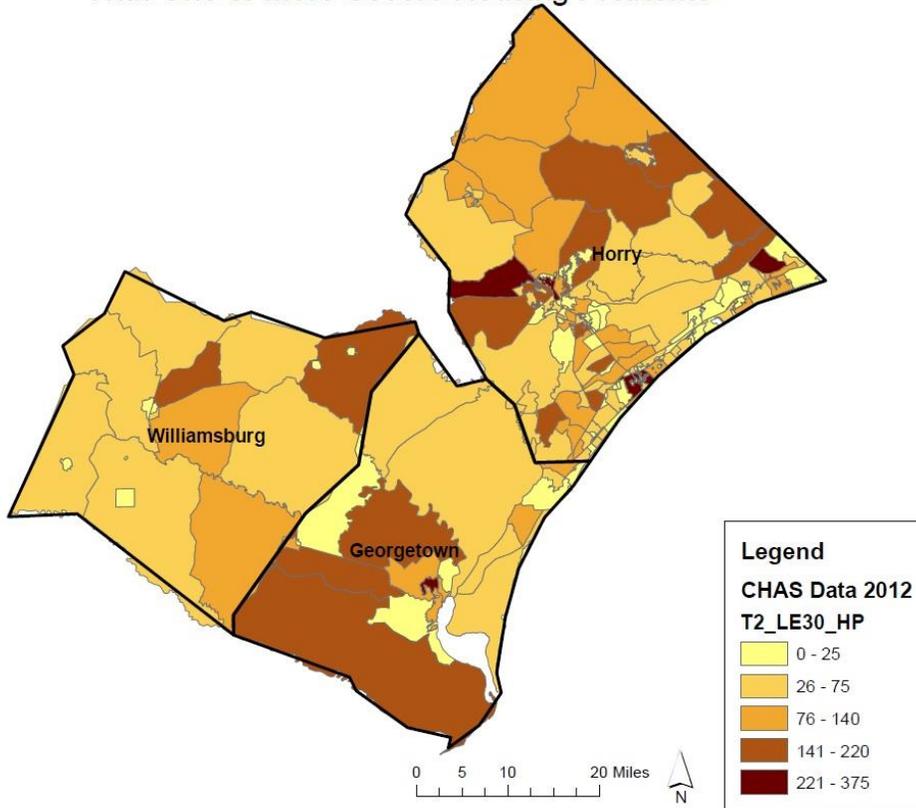
Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Waccamaw Region
Extremely Low Income Households
With One or More Severe Housing Problems



ELI Households With One or More Severe Problems

30%-50% of Area Median Income

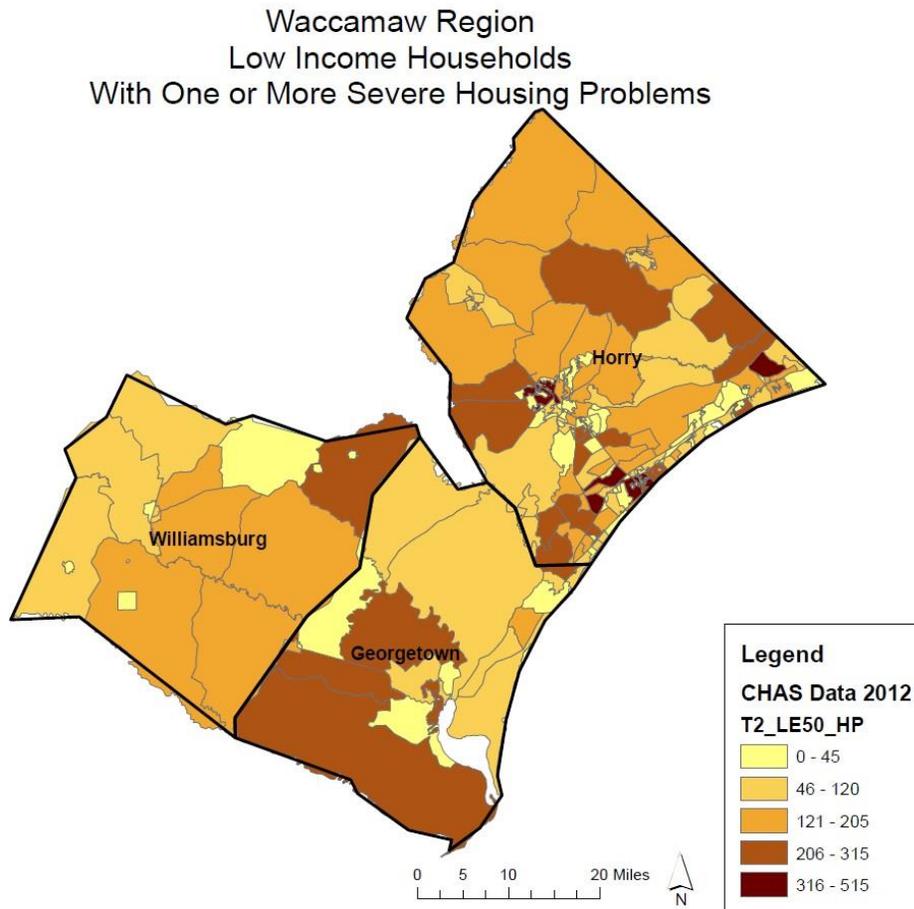
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,661	9,477	0
White	4,943	5,631	0
Black / African American	1,946	3,294	0
Asian	190	19	0
American Indian, Alaska Native	34	15	0
Pacific Islander	0	20	0
Hispanic	489	340	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



LI Households With One or More Severe Problems

50%-80% of Area Median Income

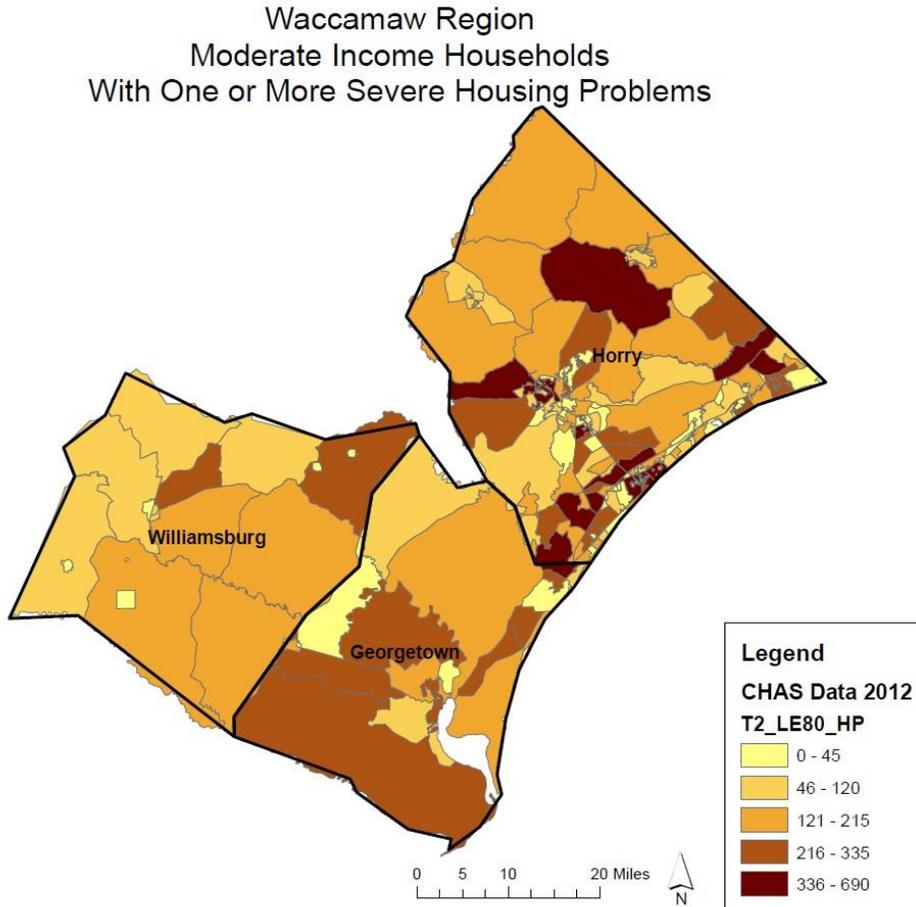
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,382	18,810	0
White	4,244	13,090	0
Black / African American	807	4,657	0
Asian	25	160	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	205	704	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



MI Households With One or More Severe Problems

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,918	12,800	0
White	1,558	10,045	0
Black / African American	209	2,212	0
Asian	0	68	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	35	0
Hispanic	120	410	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The summarized data present several socioeconomic groups with severe housing issues. Of note, 13% of Caucasian households are low to moderate income and experience one or more severe housing problems. 23% of African American households in the region are LMI and experience one or more severe housing problems. Additionally, 33% of Asian households in the region are LMI and experience at least one severe housing problem. 16% of Native American households are LMI and have one or more severe housing problems. No Hawaiian and Pacific Islander households in the region are LMI and have one or more severe housing problems. Finally, 26% of Hispanic households in the region are LMI and experience at least one severe housing problem.

Some of the racial and ethnic groups that experience disproportionate burden include African Americans, Asians, Native Americans, and Hispanics. In fact, the LMI household severe housing issue prevalence percentages are at least double the percentages of Caucasian households for Asians and Hispanics. Consequently, about 1 out of every 4 households in the region for these racial categories falls into this classification. African Americans and Native Americans also have high percentages of LMI households with one or more severe housing issues at 23% and 16% respectively.

A large number of the referenced households experience a cost burden greater than 50% and crowding of more than 1.5 people per room; however, there are a number of households which do not have complete kitchen or plumbing facilities. Many households that are low income have minimal discretionary income to devote to repairs and rectification of severe housing issues. This can make it extremely difficult for individuals and families to bring their cooking and sanitary facilities up to an appropriate level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Section NA-25 examines the housing cost burden, classified by race, and compares these figures with statistics for the region. The comparison functions to determine if any racial group experiences a disproportionate burden of the area's housing cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	93,205	27,771	23,859	2,066
White	74,034	20,333	16,665	1,267
Black / African American	14,831	5,687	5,630	686
Asian	749	168	350	45
American Indian, Alaska Native	195	130	84	0
Pacific Islander	35	24	0	0
Hispanic	2,611	1,214	929	75

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion

The summarized data present several socioeconomic groups with housing cost burden. Approximately 35% of all households in the region are experiencing a cost burdened state. 33% of Caucasian households in the region are cost burdened, which equates to about 1 out of every four households in the region. 40% of African American households face issues with cost burden, which is about 8% of all households in the region. A staggering 51% of Asian households in the region are cost burdened. Additionally, 40% of Native American households, 35% of Hawaiian/Pacific Islander households, and 45% of Hispanic households are in a cost burdened state.

Some of the racial and ethnic groups that experience disproportionate burden include African Americans, Asians, Native Americans, and Hispanics. Consequently, about 1 out of every two Asian households is cost burdened. About 2 out of every 5 African American, Native American, and Hispanic

households in the region is cost burdened. Roughly 1 out of every 3 Caucasian households is in a cost burdened state

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In the 0%-30% AMI category, Asians, American Indians, and Hispanics have a disproportionately greater need than other ethnicities. 72% of Asians in the 0%-30% category have experienced one or more housing problems. 86% of Hispanics in the 0%-30% category have experienced one or more housing issues. Additionally, 97% of American Indians in the 0%-30% category have experienced one or more housing problems.

In the 30%-50% AMI category, Asians, American Indians, Pacific Islanders, and Hispanics have a disproportionately greater need than other ethnicities. Approximately 90% of Hispanics at the 30%-50% category have experienced one or more housing issues. Additionally, 100% of Asians, American Indians, and Pacific Islanders have experienced one or more housing issues.

In the 50%-80% AMI category, American Indians and Hispanics have a disproportionately greater need than other ethnicities. Approximately 73% of Hispanics at the 50%-80% level experienced one or more housing issues. Additionally, 100% of American Indians at the 50%-80% level experienced one or more housing issues.

In the 80%-100% AMI category, Hispanics experience a disproportionately greater need than other ethnicities. 98% of Hispanics at the 80%-100% level experienced one or more housing issues.

If they have needs not identified above, what are those needs?

No additional needs beyond those previously discussed were observed.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A vast majority of the groups experiencing a disproportionately greater need come from ethnicities with very small populations. This can make it tough to establish specific locations where these groups are experiencing need. However, concentrations of minorities were pinpointed throughout the region through the use of CPD maps and census tract data. Of note, dense concentrations of Native American/Alaskan populations were observed to be present in Horry County in the Little River Area and along US 378 to the west of Conway. A dense concentration of Hawaiian/Pacific Islander populations was observed to be present in Horry County in the Myrtle Beach area. Concentrations of Asians were determined to be located in Georgetown County along US 701 to the north of Georgetown. Additionally, strong concentrations of Asians were observed in the Windy Hill and Barefoot Resort areas of North Myrtle Beach, Socastee, and in Myrtle Beach along Farrow Parkway, Carolina Bays Parkway, and Legends

Golf Resort. Dense concentrations of Hispanics were observed to be present in the southwest portion of Georgetown, near the Bucksport community, in Myrtle Beach, and in the Carolina Forest area.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. There are four Public Housing Authorities serving low-income households throughout the region: 1) The Housing Authority of Myrtle Beach (MBHA); 2) The Housing Authority of Conway (HAC); 3) Georgetown Housing Authority (GHA); and 4) Kingstree Housing Authority (KHA). MBHA provides assistance only for Section 8 Housing Choice Vouchers while the HAC, GHA and KHA provide both Section 8 vouchers and public housing units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	664	1,258	56	1,072	55	0	61

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	46	19	0	27	0
# of Elderly Program Participants (>62)	0	0	96	205	0	177	8	0
# of Disabled Families	0	0	159	349	9	271	20	0
# of Families requesting accessibility features	0	0	664	1,258	56	1,072	55	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	56	436	31	325	38	0	33
Black/African American	0	0	607	813	25	739	17	0	27

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	4	0	3	0	0	1
Pacific Islander	0	0	0	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	23	1	20	0	0	2
Not Hispanic	0	0	662	1,235	55	1,052	55	0	59

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 provides that no qualified individual with a disability should, only by reason of his or her disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. The two datasets below indicate the magnitude of the PHA waiting lists as well as the need for more accessible units.

The needs of the tenants and applicants of the Myrtle Beach Housing Authority are focused on accommodation of disabilities. As of March 6, 2013, a total of 1,180 people were listed on the Myrtle Beach Housing Authority's waiting list. Approximately 17.4% of households on the waiting list are requesting units with accessibility/disability accommodations. Of the population currently receiving MBHA assistance, approximately 15.8% list SSI Disability as their primary source of income. Furthermore, 29% of current MBHA tenants are classified as disabled families (247 total).

The Georgetown Housing Authority has developed several goals in order to address the needs of public housing tenants and applicants. These goals include the provision of services for assistance pursuant to the Violence Against Women Act, to improve the quality of assisted housing, to improve quality of life and economic viability, to promote self-sufficiency and asset development of families and individuals, and to ensure equal opportunity in housing for all Americans. A total of 477 individuals or families are listed on the waiting list for assistance from the GHA.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Through various in-house programs, along with participating service providers, the region's PHAs will provide resources and guidance that will assist residents to work toward self-sufficiency, become more involved in management initiatives and to promote pride of homeownership. PHAs also pursue additional vouchers in order to assist more families. The region's PHAs also seek population vouchers, such as the Veterans Administrative Supportive Housing (VASH) vouchers.

How do these needs compare to the housing needs of the population at large

Current housing authority tenants and those on the waiting list for vouchers are significantly lower income than the population at large. The housing authority population is also much more likely to be a single parent household. Furthermore, single-parent households are much more likely to be female heads of household.

Discussion

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness is a serious and diverse issue which affects almost all communities throughout the country. It can be quite difficult to pinpoint the exact cause of homelessness, as many factors can contribute to an individual or family experiencing these circumstances. Homelessness can be derived from any of a number of problems. The National Alliance to End Homelessness (NAEH) cites the loss of a job as the greatest contributing factor leading to homelessness, which accounts for 35% of homelessness in the United States. Other contributing factors include bills exceeding earnings (15%), eviction by a family member (13%), abuse at home (11%), incarceration (11%), disability or illness (10%), familial status change (10%) and drug or alcohol addiction (9%). From the onset of these factors, the NAEH notes that the main reason people experience homelessness is because they are unable to locate affordable housing. Homelessness cannot be addressed through the operation of shelters alone. The diverse nature of the issues contributing to the problem require the allocation of services that address the underlying causes of homelessness and take steps to correct these issues.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	378	84	0	0	0	0
Persons in Households with Only Children	8	8	0	0	0	0
Persons in Households with Only Adults	545	304	0	0	0	0
Chronically Homeless Individuals	141	15	0	0	0	0
Chronically Homeless Families	21	0	0	0	0	0
Veterans	41	3	0	0	0	0
Unaccompanied Child	55	54	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	65	28	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2015 PIT Count - Note: The 2015 PIT Count included observations of rural homeless. However, the PIT Count does not differentiate between homeless individuals in urban and rural areas.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	46	155
Black or African American	35	209
Asian	0	1
American Indian or Alaska Native	0	10
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	11	17
Not Hispanic	73	361

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Approximately 193 families with children struggle with homelessness on a given night in the Waccamaw region. Of these households, only 33 are sheltered on a given night. Additionally, a total of 83 households with veterans struggle with homelessness on an average night. Of these households, only about 20 are sheltered on a typical night.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Within the Waccamaw region, the homeless population can be described as, on a given night, consisting of 201 Caucasians, 244 African Americans, 1 Asian, 10 American Indians/Alaskan Natives, and 0 Pacific Islanders. The PIT data indicate that on a given night, the homeless population for the Waccamaw region is identified ethnically as 28 Hispanic and 434 Non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered homeless populations were observed to be 50% Caucasian, 38% African-American, 12% Hispanic, and 0% for the remaining categories. Unsheltered homeless populations consisted of 40% Caucasian, 53% African-American, 0% Asian, 3% Native American, and 4% Hispanic.

Discussion:

Approximately 193 families struggle with homelessness each night in the Waccamaw region. This population is 42% Caucasian, 50% African American, 2% American Indian, and 6% Hispanic. All other races constitute the remaining portion of the homeless population. Of this composition of homeless, only 19% are sheltered on a given night. The issues driving this problem are diverse and often are overlapping. They cannot be fixed by just establishing homeless shelters.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Four main groups constitute individuals with non-homeless special needs within the Waccamaw region. These groups include the mentally and physically disabled, the elderly, persons with HIV/AIDS, and individuals with alcohol or drug addictions. Section NA-45 will identify who is in need of assistance and analyze what needs are associated with these characteristics. Additionally, this section will assess how these needs are being met throughout the region.

Describe the characteristics of special needs populations in your community:

The four main groups that comprise the special needs population in the Waccamaw region include the mentally and physically disabled, the elderly, persons with HIV/AIDS, and individuals with alcohol or drug addictions. The elderly group, which is comprised of individuals age 65 and older (seniors), accounted for approximately 17.7% of the region's population in 2010. This is a significantly greater figure than the national elderly population, which was 12.6% in 2010. Persons with HIV/AIDS accounted for 1,134 people in the Waccamaw Region as of the end of 2009. This group is comprised of individuals experiencing the virus or disease. Individuals with alcohol or drug addictions are another special population with specific needs. This group includes individuals who are struggling with substance addiction and their families. It is difficult to quantify the extent of this group as many individuals with these struggles choose to remain anonymous, or may not yet admit that they are a part of this group.

Finally, the mentally and physically disabled are comprised of individuals that experience physical limitations, mental illness, and serious medical conditions. A person is considered to have a disability if the individual has difficulty performing functions such as seeing, hearing, talking, walking, climbing stairs, lifting, carrying, or another similar activity of daily living. A person who is unable to perform one or more activities, who uses an assistive device to move around, or requires assistance from another person to perform basic activities is considered to have a severe disability.

What are the housing and supportive service needs of these populations and how are these needs determined?

The elderly population faces issues with transportation, housing, home care, insurance, meals, and other needs. Additionally, low income elderly individuals have experienced a disproportionate share of housing problems for the region historically. A number of services are available to meet the needs of the elderly population including assisted rides, home care services, Insurance Counseling Assistance,

Referral, and Education Program (I-CARE), legal services, adult day care services, and congregate meals. Additionally, Waccamaw Regional Council of Governments is home to the Area Agency on Aging office for the region, which houses the long term care ombudsman program. This program provides advocacy and complaint resolution services to the residents of long term care facilities and their families.

Persons with HIV/AIDS have special considerations that must be noted. Individuals within this group often experience issues in obtaining housing. In order to address these needs, the South Carolina Department of Health and Environmental Control administers a statewide Housing Opportunities for People with AIDS program, or HOPWA. HOPWA funds are used to provide short term rent, mortgage, and utility payments and supportive services to prevent homelessness. Additionally, this program provides tenant based rental assistance (TBRA) and operating funds for transitional housing.

Individuals with drug and alcohol addictions face challenges with substance dependency and may require special services to break these addictions. Some of the services that are offered to address these issues include detoxification programs, residential/inpatient services, halfway houses, transitional housing, clinically-managed high-intensity residential services, medically-monitored intensive inpatient services, medically-managed inpatient intensive services, methadone programs, and recovery homes.

Persons with mental illness and physical disabilities have many needs. Their housing needs require a design that enables independence while providing adequate support for their needs. Several options are available to assist these populations, including living with family or friends, community facilities that encourage transition to a more independent lifestyle as progress occurs, and rental housing designed specifically for independent living. Individuals experiencing mental illness are often financially indigent due to the long-term costs associated with the condition. The majority of these individuals receive their income from financial assistance programs, such as Social Security. The housing needs for this population are similar to other low-income individuals; however, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The most recent available HIV/AIDS prevalence data, which cover the period between 1986 and 2014, were obtained from SC DHEC. In 2014, Georgetown County reported 6 cases of HIV/AIDS, Horry County reported 36 cases, and Williamsburg County reported 14 cases. The 56 cases reported within the Waccamaw region accounted for 6.7% of the 831 cases reported throughout South Carolina in 2014. As of the end of 2014, 219 HIV/AIDS cases had been reported for Georgetown County, 796 cases had been reported for Horry County, and 218 cases had been reported for Williamsburg County. This total of 1,233 cases for the Waccamaw region accounted for 7.6% of the 16,312 total reported HIV/AIDS cases for South Carolina through the end of 2014.

Prevalence by race data for HIV/AIDS were unavailable at the county level within available sources. However, statewide prevalence data through the end of 2014 indicated that persons with HIV/AIDS were comprised of 23.7% Caucasian, 71.4% African American, 3.6% Hispanic, 0.3% Asian/Pacific Islander, 0.1% American Indian/Alaskan, 0.8% other, and 0.2% of unknown race. Prevalence by age data for HIV/AIDS were unavailable at the county level within available sources; however, statewide prevalence data through the end of 2014 indicated that persons with HIV/AIDS were comprised of 0.0% under 5 years, 0.2% 5-12 years, 0.6% 13-19 years, 12.2% 20-29 years, 17.2% 30-39 years, 28.3% 40-49 years, and 41.5% over 49 years old. Prevalence by gender data were unavailable for HIV/AIDS at the county level within available sources; however, statewide prevalence data through the end of 2014 indicated that persons with HIV/AIDS were 70.8% male and 29.2% female.

Discussion:

There are four primary non-homeless special populations within the Waccamaw region: the mentally and physically disabled, the elderly, persons with HIV/AIDS, and individuals with alcohol or drug addictions. The needs of each of these groups are diverse, but there are many programs available to assist in meeting these special requirements. Together, these programs strive to ensure that these populations are afforded the same opportunities as others who do not share their conditions.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Georgetown County, especially the rural areas of the county, needs recreational and educational opportunities for its citizens. Currently, Georgetown County operates 40 public parks totaling 378 acres. There are recreation centers in most of the rural communities, but few offer community activities. Most communities run their own programming in the centers, but some who do not have the resources are left out. The rural communities have expressed a need for enhancement by installing walking trails, upgraded basketball facilities, playground equipment, improved public restrooms, and better access to water and lighting features in the community parks. The county has purchased land for the regional parks and hired an architectural and engineering team to design all of its future regional parks. Proposed master plans have been drawn and comments have been received by the citizens. As funding permits, the county has begun to install improvements to these recreation areas.

A need for expansion of library facilities is detailed within the Georgetown County Comprehensive Plan. All of the public libraries have need for additional computer workstations, meeting space, and community programming. A standard of 0.76 square feet per permanent resident was applied to all three of the public libraries. Two (2) libraries were determined to have a deficit in appropriate square footage, as follows:

- Georgetown County Library – 21,250 square foot deficit
- Andrews Branch Library – 5,000 square foot deficit

Horry County's needs are expressed in the county's Comprehensive Plan, and include several items. Horry County has embarked on a community centers building program that is being implemented in all major communities of the county as funds become available. All citizens, but especially low to moderate income persons benefit from the multitude of reasonable public services that are offered at such centers, including afterschool programs, summer camps, fitness, health and wellness classes, gymnastic and weight rooms, and indoor recreation facilities for team sports, and meeting rooms. Playgrounds, fields, and courts are also available for outdoor activities.

In selected revitalization target areas of Horry County, such as Racepath, Freemont, Brooksville, Bennet Loop and other communities, there is a need for police substations to address public safety concerns. Other facilities that are needed, which may benefit low to moderate income individuals, include libraries. In some areas of Horry County, community centers are being incorporated into new library branches. Additional facilities of this nature would provide great benefit for the citizens of the county.

Williamsburg County's public facility needs center around recreational facilities. The county has a large recreation park that offers many services in Kingstree, and smaller branch parks in outlying areas of the County. A need is present for the expansion of activities offered at these facilities, but this cannot be brought to fruition at this time due to limited budget resources.

How were these needs determined?

These needs were determined through meetings with various public officials, county governments, and municipal governments throughout the region. Meetings and ongoing communication also provide opportunities for coordination with local non-profits and community leaders. Within non-entitlement areas of the region, needs assessments have been conducted by the Waccamaw Regional Council of Governments, at the request of local jurisdictions. These public hearings are conducted on an annual basis to allow for the public to voice their concerns for public facility, public improvement, and public service needs. In addition to public meetings, WRCOG staff reviewed the comprehensive plans of each county to develop a list of area needs.

Describe the jurisdiction's need for Public Improvements:

Public transportation is a critical need in Georgetown County. Though COAST Regional Transit Authority has expanded service into some areas of Georgetown County, many additional areas of the county are in need of public transportation. In addition to public transportation, Georgetown County is exploring hurricane evacuation routes that will allow high volumes of traffic to exit Georgetown County and the Grand Strand in case of a hurricane. The project is known as the Southern Evacuation Life Line (SELL). A task force examining the issue has several proposed plans and is exploring funding opportunities, including a toll road, in order to make this project a reality.

Water and sewer service are critical needs for residents of Georgetown County. A vast majority of the areas of need are rural, but other areas are comprised of small residential pockets near suburban areas that have not yet received service. There are a number of rural areas in the county who have no water or sewer service at all. Most of these areas are currently listed on the DHEC water and sewer needs list. At one time, Georgetown County had more communities on the DHEC needs list than any other county in the state, but they have systematically worked to eliminate them one by one from the list. The following communities are priority areas for water service expansion: Pleasant Hill, Knox Swamp, the Bluff, Deep Creek, and Yauhannah. The following communities are priority areas for sewer service expansion: the town of Andrews along the Williamsburg and Georgetown County Line Roads, the Yauhannah community located near the Pee Dee and Pleasant Hill area of Georgetown County, and the Sampit community. High percentages of low to moderate income families are present in most of the communities, and most communities are predominantly African-American.

Transportation infrastructure, including repaving of roads, sidewalk construction, bike trails, and highway/community beautification efforts are top priorities for Horry County. Additionally, improvements are needed for public transportation. Additional service coverage would assist low to moderate income individuals through fixed route bus service for transportation to work and educational opportunities. Horry County needs additional water, sewer, and drainage infrastructure in underserved

areas, especially in low to moderate income areas. Some areas also have a lack of neighborhood grocery stores, which can be an impediment for low income families.

Water and sewer service expansion are great needs for Williamsburg County. According to the South Carolina Department of Health and Environmental Control Water and Sewer needs lists, Williamsburg County has sixteen (16) communities on the sewer needs list (almost 19% of the need in the entire state) and eleven (11) communities on the water needs list (21% of the need in the state). The need for water and sewer is unfortunately even greater than the need represented by these lists, since not all of the areas in the County have been surveyed by DHEC. Williamsburg County's top priorities for water are as follows: Trio/St. Lawrence/Millwood/Bloomington, South Williamsburg, Kingstree East Phase 2, and Country Club/Powell Loop Area. Williamsburg County's top priorities for sewer are as follows: Beulah Road, Sandridge, Hebron, and Kingstree East. Many of these areas experience well failure and are plagued with failing septic systems due to high water tables and poor soil filtration. Drainage issues are also present throughout the county.

How were these needs determined?

These needs were determined through meetings with various public officials, county governments, and municipal governments throughout the region. Meetings and ongoing communication also provide opportunities for coordination with local non-profits and community leaders. Within non-entitlement areas of the region, needs assessments have been conducted by the Waccamaw Regional Council of Governments, at the request of local jurisdictions. These public hearings are conducted on an annual basis to allow for the public to voice their concerns for public facility, public improvement, and public service needs. In addition to public meetings, WRCOG staff reviewed the comprehensive plans of each county to develop a list of area needs.

Describe the jurisdiction's need for Public Services:

Georgetown County has several public service needs that should be addressed. Workforce diversity and educational training are critical for the expansion of the economy of Georgetown County. Employment in the county is focused heavily on accommodations, food service, health care, social assistance, manufacturing, and retail trade. Additional educational programs should be sought to provide training for emerging job fields in Georgetown and neighboring counties. Manufacturers closing plants have significantly impacted the economic climate of the county, and opportunities must be made available to retrain workers for new in-demand careers. Additionally, it has been an identified need of the county to expand fire service to rural areas through the establishment and expansion of satellite substations. The passage of the one cent local option sales tax will assist in generating funds for this initiative.

Horry County has many diverse needs for public services. Of note, Horry County has a need for additional and improved services to assist the homeless population. Direct assistance for the homeless is critical and should include additional funding for shelters, benefits connection centers, transportation, food, clothing, and other needs. Additionally, a need exists for transitional services for prisoners. The Jail Diversion and Reentry Program provides opportunities for less violent offenders with social support and services in order to avoid the traditional correctional system. Additional funding for this and similar program is an absolute must. Additionally, increased public safety presence is needed in at risk areas in order to curtail economic and social depression.

Williamsburg County has several public service needs. The county volunteer fire department has identified the need for new fire trucks as well as additional equipment. Hand in hand with the expansion of water in the county, fire protection service through hydrants requires expansion. Many areas of the county do not currently have access to adequate fire protection service. Additionally, the county is experiencing economic development issues due to plant closings and downsizings. Additional educational opportunities and training must be made available to retrain displaced workers for new careers.

How were these needs determined?

These needs were determined through meetings with various public officials, county governments, and municipal governments throughout the region. Meetings and ongoing communication also provide opportunities for coordination with local non-profits and community leaders. Within non-entitlement areas of the region, needs assessments have been conducted by the Waccamaw Regional Council of Governments, at the request of local jurisdictions. These public hearings are conducted on an annual basis to allow for the public to voice their concerns for public facility, public improvement, and public service needs. In addition to public meetings, WRCOG staff reviewed the comprehensive plans of each county to develop a list of area needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market within the Waccamaw Region is as varied as its geography. The coastal zone and rural inland areas experience disparate market demands. Overall, the estimated population for the Waccamaw Region in 2015 is 403,032 and the total number of households is estimated at 155,582. The average household size (non-weighted) in the region is estimated to be 2.56 persons.

Comparing current household data to historical data can aid in detecting trends over time. Data obtained for the year 2000 sheds light on the changes for the region over the previous fifteen year increment. Horry County saw the most dramatic population increase for the region, increasing from 196,629 in 2000 to 309,119 in 2015. Georgetown County also experienced a population increase, moving from 55,797 in 2000 to 61,298 in 2015. Unfortunately, Williamsburg County saw a downward trend in population over the same time period, falling from 37,217 in 2000 to 32,535 in 2015. However, the total population in the region grew by 28% from the year 2000 to the year 2015. During the same period, the number of households in the Waccamaw region increased by 24%.

Household growth places pressure on the supply of housing, particularly affordable housing, when housing production does not keep pace with population growth. The Waccamaw Region's population growth from 2000 to 2015 resulted in an increase from 289,643 people to 403,032 people. The area population growth outpaced household production of 117,173 households in 2000 to 155,582 in the 2010-2014 period.

The overall regional population increase is reflected within the adult category and persons 65 and over category. The population of youth under the age of 18 has decreased by 2.2% from 2010 to 2014. The percentage of households with one or more people 60 and older, according to CPD, is slightly higher for the region (42.30%).

The regional poverty rate is 19.11%. This rate is 4.6% higher than the national poverty rate. Additionally, 39.10% of the population also lives at levels below 80% of the area median income. This figure is slightly below the state and national averages. However, 54.01% of residents in Williamsburg County live under the 80% HAFMI level.

According to the 2010–2014 ACS data, the number of housing units for the region has increased by 7,299 units since 2010. Additionally, over 7,000 of those produced units were located in Horry County. However, Williamsburg County experienced a reduction in housing units. The median home value is considered low, as compared to the national average for other metropolitan areas.

The median home value in Horry County is \$157,700, while the average home value in Williamsburg County is only \$65,600. Data in this section will demonstrate the geographic disparity throughout the region as it relates to market trends between the Coastal Zone and the rural inland.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

This portion of the Housing Market Analysis examines the supply of housing. The analysis breaks down the type and details of available housing units. This information will be used to determine if current affordable housing availability is sufficient to meet current demand.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	112,842	49%
1-unit, attached structure	5,710	2%
2-4 units	13,828	6%
5-19 units	36,421	16%
20 or more units	23,076	10%
Mobile Home, boat, RV, van, etc	39,925	17%
Total	231,802	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	988	1%	5,514	13%
1 bedroom	1,427	1%	4,288	10%
2 bedrooms	17,885	17%	14,052	34%
3 or more bedrooms	83,967	81%	17,560	42%
Total	104,267	100%	41,414	99%

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Approximately 2,630 units are currently available and affordable to renters at the 30% HAMFI level. No data was available for units available to owners at the 30% HAMFI level. There are 5,617 units available to renters at the 50% HAMFI level and 3,591 units are available to owners at the 50% HAMFI level. A total of 22,283 units are available to renters at the 80% HAMFI level and a total of 7,788 units are available to owners at the 80% HAMFI level. Based upon this data, it is evident that more housing is available to moderate income households than to low income households, and more housing is available

to low income households than to very low income households. More housing needs to be made available to households at the 30% HAMFI level, especially in the rental market.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Many affordable rental units are lost from the region's housing supply each year due to activities such as property demolition, property deterioration due to age, expiration of section 8 contracts, expiration of affordability controls, and gentrification. Additionally, demand for affordable rental housing has continued to increase. Current trends have revealed that there have been large increases in the number of renters who are at 30% HAMFI or less, as well as increases in the number of cost burdened renters who are spending more than 50% of their income toward rent. Furthermore, a dismal economy and the recent housing crisis have created a shift of thousands of individuals from homeowners to renters, which has created additional strain on the rental housing market. Therefore, it is critical that the current quantity of affordable rental units be maintained, and should be expanded to address these trends.

Does the availability of housing units meet the needs of the population?

Approximately half of all housing units in the region are comprised of single family residences. Additionally, about a quarter of all housing in the region is comprised of multifamily properties greater than five units. Attached single family residences and other housing types make up the remaining quarter of housing units. A vast majority of the housing stock that is available to LMI households is geared towards moderate income households. Additional housing needs to be made available to very low income households, especially through the rental market.

Describe the need for specific types of housing:

Demand for affordable rental housing is on the rise in the Waccamaw region. CHAS data indicate that there have been large increases in the number of renters who are at 30% HAMFI or less, as well as increases in the number of cost burdened renters who are spending more than 50% of their income toward rent. The recent housing crisis contributed to a paradigm shift in the demand for rental housing, as many former homeowners are no longer able to sustain mortgages. Approximately half of the region's housing stock is comprised of single family residences. This supply seems adequate on the whole; however, new affordable single family residences would be beneficial for low-income rental households to transition to when feasible. This transition would allow for additional low-income households to be served as households progress toward affordable homeownership.

Discussion

Based upon the analysis, it is evident that additional units of rental housing are necessary to meet the housing demand for the region. A combination of low incomes and cost burdened status create demand for expansion of affordable rental housing. Additionally, new affordable single family residences need to

be constructed to transition low to moderate income households to homeownership. This would also allow additional low income households to inhabit affordable rental units. This flow of progress must be established and sustained to enhance the lives of low to moderate income households and to reduce the number of households experiencing cost burden.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This portion of the Housing Market Analysis examines the cost of housing. The analysis breaks down the factors that contribute to the affordability of housing. These factors include cost, availability, and affordability.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	15,835	38.2%
\$500-999	21,433	51.8%
\$1,000-1,499	3,200	7.7%
\$1,500-1,999	597	1.4%
\$2,000 or more	349	0.8%
Total	41,414	100.0%

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,630	No Data
50% HAMFI	5,617	3,591
80% HAMFI	22,283	7,788
100% HAMFI	No Data	11,681
Total	30,530	23,060

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	522	526	711	943	0
High HOME Rent	522	526	711	943	1,074
Low HOME Rent	507	526	652	753	840

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortfall of housing for households at several levels. Only 2,630 affordable rental units are available to households at the 30% HAMFI level. Additionally, only 5,617 affordable rental units are available to households at the 50% HAMFI level. This deficiency in affordable rental housing exists for very-low and low income households. Additional affordable rental units must be produced to meet demand for these income levels. There appears to be sufficient housing at the 80% HAMFI level and higher.

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of housing continues to decline in the Waccamaw region, especially in the coastal areas of the region. A vast majority of the housing stock has evolved as a result of affluent people seeking vacation properties and retirement homes. These properties comprise much of the housing stock, yet most of these properties are not affordable for low to moderate income households. As the population along the coast continues to grow, sprawl is gravitating toward the west and inland. This effect continues to push affordable housing toward the rural parts of the region, significantly increasing an already large commuting population, and limiting economic opportunity.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME high rents are equivalent to the fair market rents for the region. This is applicable for the efficiency level through the three bedroom level. No data is available for the fair market rent at the four bedroom level. The HOME low rents are very similar to the HOME high rents and fair market rents, except at the three bedroom and four bedroom level. As the HOME low rents for three and four bedroom units are significantly lower than the fair market rents for their classification, these categories have less need for production than small units. Additionally, approximately 42% of rental units contain three or more bedrooms, which is the largest classification by far. A greater need exists for the efficiency through two bedroom categories of units where the quantity of available units is more limited. HOME

rents within the region do not support the cost of development. When factoring in utility allowances that's illustrate a lack of sustainable affordability throughout the life of the affordability period.

Discussion

A deficiency in affordable rental housing exists in the Waccamaw region, especially for low income and very low income households. It was also observed that HOME high rents are equivalent with fair market rates for the region. The HOME low rents were only slightly lower than the HOME high rents, except for three and four bedroom units. The CHAS data present an indication that there are insufficient affordable rental properties to meet current demand. Based upon the data presented, efficiency, one, and two bedroom rental units should be targeted for rehabilitation and new construction. HOME rents should be recalculated based on energy efficiency improvements made within the units during construction. These improvements could impact the amount set aside for the utility allowance helping to make projects sustainable throughout the affordability period. This, however, is a federal policy decision.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The section below indicates the condition of housing within the Waccamaw region.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: A dwelling unit is considered standard if it has no major defects or only slight defects, which are correctable through the course of regular maintenance. It must be in total compliance with applicable local housing and occupancy codes; be structurally sound, watertight, and in good repair; be adequate in size with respect to number of rooms and area of living space, and contain the following:

- A safe electrical wiring system adequate for lighting and other normal electrical devices,
- A heating system capable of sustaining a healthful temperature (consistent with normal, year round climatic conditions),
- A separate, well-lighted and ventilated bathroom that provides user privacy and contains a sink, toilet, and bathtub or shower stall. An appropriate, sanitary and approved source of hot and cold potable water,
- An appropriate, sanitary and approved sewage drainage system,
- A fully usable sink in the kitchen,
- Adequate space and service connections for a refrigerator that will not hinder functionality,
- An unobstructed egress to a safe, open area at ground level, and
- Be free of any barriers, which would preclude ingress or egress if the occupant is handicapped.

Failure to meet any of these criteria automatically causes a dwelling to not be considered "standard."

Substandard Condition Suitable for Rehabilitation: A dwelling unit is considered substandard if it does not fully comply with the standard criteria, or has minor defects which require a certain amount of correction but can still provide safe and adequate shelter or has major defects requiring a great deal of correction and will be safe and adequate once repairs are made.

To be suitable for rehabilitation, a trained housing specialist must carefully inspect the dwelling and prepare a work write-up of repairs necessary to bring it up to standard condition. A cost estimate of repairs will be prepared based on the needs identified in the work write-up.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	31,949	31%	18,782	45%
With two selected Conditions	259	0%	2,771	7%
With three selected Conditions	25	0%	168	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	72,034	69%	19,693	48%
Total	104,267	100%	41,414	100%

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	29,575	0%	9,570	23%
1980-1999	46,529	45%	18,160	44%
1950-1979	23,755	23%	11,114	27%
Before 1950	4,408	4%	2,570	6%
Total	104,267	72%	41,414	100%

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	28,163	27%	13,684	33%
Housing Units build before 1980 with children present	13,826	13%	9,322	23%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

	Residential	Business	Other
Georgetown County	1	4	0
Horry County	6	6	0
Williamsburg County	2	11	0

Table 37 - USPS Vacancy Rates

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The needs assessment clearly identified a growing need for affordable rental housing. Because of the expanding population demand, there is a relatively new stock of housing units under development to meet those demands; however, there is a strain on the availability of units affordable to households earning less than 80% HAMFI. The limited supply of decent, safe and sanitary affordable housing continues to hinder the ability for low-income households, those households earning 80% or less of the area median income, to locate adequate housing. Homeownership is not always an attainable goal for the region's low income residents, as many of these households are already cost burdened. Therefore, the needs for rental rehabilitation and new affordable rental and homeowner unit construction are of highest priority. Homeowner rehabilitation is also a priority for the region, with over 15,000 units are needed to address the demand for affordable housing. There are no safe levels of lead for residential properties. Therefore, lead based-paint remediation remains a high priority in homeowner and rental property rehabilitation.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

There are an estimated 150,861 housing units located within the Waccamaw region. Of these units, approximately 23,309 are occupied in Georgetown County, 115,764 are occupied in Horry County, and 11,788 are occupied in Williamsburg County. According to 2010-2014 ACS data, 38% of housing units in the Waccamaw region are affordable households below 80% HAMFI, which equates to 57,327 affordable housing units. Approximately 72,210 households have an income less than 80% HAMFI. Therefore, utilizing this simple approach, there is an estimated need for an additional 14,883 affordable housing units to meet this demand.

It is estimated that over 55,000 housing units in Georgetown, Horry, and Williamsburg counties were built prior to 1980. Given that low and moderate income households are more likely to live in older housing and less likely to be able to afford repairs or lead abatement, it is important that public funding goes toward households that are in need.

Approximately 28% (41,847 units) of the occupied housing stock in the Waccamaw region was built before 1980. 33% of these housing units are occupied by renters. It is estimated that approximately 39% of the regional households earn between 0%-80% AMI. Based upon this estimation, it can be inferred

that roughly 16,000 households earning <80% HAMFI live in housing built prior to 1980, representing moderate lead based paint hazards. Additionally, there are 23,148 units built prior to 1980 with children under six years old present. Since there is no safe level of lead, assessments and lead-based paint mitigation will be the highest priority needs for homeowner rehabilitation activities among extremely low-income households.

Discussion

The table below displays vacancy rates across the region as recorded by the United States Postal Service. Georgetown County's most recent residential vacancy rate was 1%. Williamsburg County's was slightly higher at 2%. Horry County experienced the highest vacancy rate of 6%, which is largely attributable to the prominence of tourism in the area with vacation and second homes making up a larger portion of the housing stock. The USPS vacancy rates are derived from USPS delivery staff on urban routes identifying buildings as being vacant (not collecting their mail) for 90 days or longer divided by the total number of residential units. USPS data, illustrates a low rate of vacant units within the region indicating a high demand real estate market. Likewise ACS 2010-2014 housing unit data indicate that there are 10,514 vacant housing units in Georgetown County, 73,347 vacant housing units in Horry County, and 3,480 vacant housing units in Williamsburg County; totaling 87,341 vacant housing units region-wide.

Rental vacancy rates are skewed towards the high end for Georgetown and Horry counties due to the role that tourism plays in those economies. Areas with high proportions of vacation and second homes invariably show high rental vacancy rates. Unfortunately, it is not possible given present data to separate out what is tourism related vacancy and what is permanent housing related vacancy. Tourism's effect on rental vacancy rate trends can be observed and confirmed by noting the relative volume of tourism in each county compared to the respective vacancy rate. Horry County is by far the tourism leader in the region and correspondingly has a 37.8% rental vacancy rate. Williamsburg County has virtually no tourism and has a 3.3% rental vacancy rate. This is likely the "natural" rental vacancy rate for Williamsburg County. Georgetown County falls in the middle with a still relatively high rental vacancy rate of 13.1%.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are four Public Housing Authorities serving low-income households throughout the region: 1) The Housing Authority of Myrtle Beach (MBHA); 2) The Housing Authority of Conway (HAC); 3) Georgetown Housing Authority (GHA); and 4) Kingstree Housing Authority (KHA). MBHA provides assistance only for Section 8 Housing Choice Vouchers while the HAC, GHA and KHA provide both Section 8 vouchers and public housing units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	695	1,251	54	666	357	0	621
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

See the description and number of units for each PHA below.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of Conway	86
Housing Authority of Georgetown	80
Housing Authority of Kingstree	90

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Each PHA provides assistance to low-income families within their jurisdiction. The complexes are maintained to ensure they meet HUD Quality Standards.

The Housing Authority of Myrtle Beach does not have any Public Housing Units. The Housing Authority of Conway currently has 260 public housing units under management and no projects under development. The physical condition of these units is above average as these units are well managed and well maintained. Kingstree Housing Authority has 140 apartments that are in above average condition and maintained and managed well. Georgetown Housing Authority has 295 units that are in above average condition and are maintained and well managed.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

A number of facilities have been designed to assist with the needs of homeless or potentially homeless individuals. The populations that these facilities are focused on can include adults, families, children, veterans, and the chronically homeless. Within the Continuum of Care, there are twenty-seven (27) facilities that assist some form of displaced individuals.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	82	17	86	184	29
Households with Only Adults	104	0	189	284	0
Chronically Homeless Households	0	0	0	132	0
Veterans	1	0	0	96	8
Unaccompanied Youth	9	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: 2015 Housing Inventory Count, Continuum of Care

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Continuum of Care (CoC) is designed to promote a community wide commitment to the goal of ending homelessness; provide communication of funding announcements for efforts by nonprofit providers, state and local governments, and faith based organizations to quickly rehouse homeless individuals and families while minimizing trauma and dislocation; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among those experiencing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are approximately twenty-seven (27) facilities present throughout the region that serve a variety of homeless populations. Facilities geared toward the provision of shelter for single adults include Any Length Recovery Center, Eastern Carolina Homelessness Organization facilities, Alliance Inn Apartments, Myrtle Beach Haven, MBHA Shelter Plus Care, MBHA Supportive Housing, MBHA VASH-1, Street Reach Work stay, North Strand Housing Shelter, Project Helping Hands II, Salvation Army Emergency Shelter, Samaritan House. Facilities which provide services to families include Center for Women & Children, Eastern Carolina Homelessness Organization facilities, Alliance Inn Apartments, House of Hope of the Pee Dee, Myrtle Beach Haven, MBHA Shelter Plus Care, MBHA Supportive Housing, MBHA VASH-1, North Strand Housing Shelter, Project Helping Hands II, and the YWCA Crisis Shelter. Sea Haven Emergency Shelter provides housing services for unaccompanied youth. Additionally, MBHA VASH-1, and North Strand Housing Shelter provide housing assistance for veterans and their families.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are four primary groups with non-homeless special needs. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who these individuals are, what their needs are, and the necessary accommodations to meet those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: Elderly persons generally need an environment that provides several areas of assistance or convenience.

1. Quality and accessible healthcare
2. Access to transportation
3. Access to basic goods that require minimal travel requirements
4. Safe, quality, affordable housing options.

Mental illness and substance abuse: Persons with mental illness, disabilities, and substance abuse problems need an array of services. Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing.

Developmental disability: WRCOG participates in an Horry County action group focused on addressing the needs of this cohort group. Individuals with developmental disabilities functionality is a wide spectrum and individual assessments is a critical component to addressing their needs. Overall, individuals with developmental disabilities typically have fixed and limited financial resources that determine the housing choice. In general, this cohort group needs continuous support services dependent on the level of capabilities to enable them to maintain community membership.

Overwhelmingly the most pressing housing issue throughout the Waccamaw Region is the high percentage of cost burdened households. The impediments faced by cost burdened households who

are also categorized within these special needs populations are only compounded, leaving many of the members of this population vulnerable to homelessness.

Overall, major planning activities need to be coordinated regionally to ensure that the needs of this growing population are being met. Waccamaw Regional Council of Governments plays a unique role, as it provides senior services, workforce development services, transportation planning, and planning/zoning technical assistance to many of the jurisdictions throughout the region.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Emergency Shelters: American Red Cross, CASA, Myrtle Beach Haven, Sea Haven, & Street Reach.

Transitional Housing: Center for Women & Children, Horry Street House, New Life House, Promised Land Ministries, & Street Reach.

Permanent Supportive Housing: Home Alliance-Alliance Inn, Myrtle Beach Housing Authority, Balsam Place Apartments, MJW Apartments, Warren Street Apartments, & North Strand Housing Shelter.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Special needs populations will be given special consideration during the evaluation of proposed housing development projects. This consideration is supported by the extensive needs of the special populations as described within the needs assessment.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Special needs populations will be given special consideration during the evaluation of proposed housing development projects. This consideration is supported by the extensive needs of the special populations as described within the needs assessment.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892). HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. WHC will conduct a thorough analysis utilizing the HUD tool and submit the assessment in 2017. Overall, the tool reviews patterns of integration and segregation; racially or ethnically concentrated areas of poverty; disparities in access to opportunity; and, disproportionate housing needs.

A number of governmental regulations and policies have been identified as impediments or barriers to affordable housing in the Waccamaw region. These barriers include tax inventory laws, FEMA flood elevation requirements, zoning ordinance requirements, and heirs property constraints.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The Waccamaw Region can be described as having two economies: the economy of the Grand Strand, which includes parts of Georgetown County, and the economy of the rural inland which includes western Georgetown County and all of Williamsburg County. Tourism is the primary economic engine of the Grand Strand, while agriculture, forestry, and manufacturing hold a larger presence in the region's rural inland. However, as those industries decline, educational services, healthcare and social assistance have generated a larger market presence. As noted in the Housing Needs Assessment and the Housing Market Analysis, well-paying jobs are the means to secure economic stability, improve neighborhoods, and obtain decent housing. The region's future economic viability centers upon obtaining new jobs and providing the workforce with the ability to fill those positions. Education and job training (and retraining) are crucial to development of a competitive workforce. Equally important to the future development of the region is the creation of a transportation network that provides a mechanism for the efficient distribution of goods, as well as access to the area through multiple modes including road, air, rail, and port.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,072	1,034	1	1	0
Arts, Entertainment, Accommodations	34,162	37,798	30	33	3
Construction	6,690	7,360	6	6	0
Education and Health Care Services	13,984	11,844	12	10	-2
Finance, Insurance, and Real Estate	8,801	7,532	8	7	-1
Information	2,331	2,148	2	2	0
Manufacturing	8,286	7,657	7	7	0
Other Services	3,988	3,563	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	6,277	5,797	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	22,955	24,218	20	21	1
Transportation and Warehousing	2,667	1,774	2	2	0
Wholesale Trade	4,013	2,937	3	3	0
Total	115,226	113,662	--	--	--

Table 41 - Business Activity

Data Source Comments: 2011 Location Employment Data - Note: Data unavailable for Public Administration

Labor Force

Total Population in the Civilian Labor Force	173,410
Civilian Employed Population 16 years and over	155,619
Unemployment Rate	10.26
Unemployment Rate for Ages 16-24	23.67
Unemployment Rate for Ages 25-65	6.63

Table 42 - Labor Force

Data Source Comments: 2008-2012 CHAS Data

Occupations by Sector	Number of People
Management, business and financial	25,308
Farming, fisheries and forestry occupations	5,605
Service	19,398
Sales and office	44,808
Construction, extraction, maintenance and repair	19,147
Production, transportation and material moving	10,001

Table 43 – Occupations by Sector

Data Source Comments: 2008-2012 CHAS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	105,204	72%
30-59 Minutes	34,448	24%
60 or More Minutes	6,726	5%
Total	146,378	100%

Table 44 - Travel Time

Data Source Comments: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,249	2,495	10,275
High school graduate (includes equivalency)	42,595	4,522	19,577
Some college or Associate's degree	42,325	3,908	13,874
Bachelor's degree or higher	30,715	1,756	7,782

Table 45 - Educational Attainment by Employment Status

Data Source Comments: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,019	2,166	1,715	3,108	5,017
9th to 12th grade, no diploma	4,353	4,428	3,699	8,903	6,346
High school graduate, GED, or alternative	11,798	14,163	15,226	37,371	22,061
Some college, no degree	12,168	9,523	10,262	20,649	11,622
Associate's degree	1,302	4,346	5,260	10,140	3,475
Bachelor's degree	1,768	6,315	5,744	14,265	7,468
Graduate or professional degree	65	2,263	3,158	8,516	4,867

Table 46 - Educational Attainment by Age

Data Source Comments: 2008-2012 CHAS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 47 – Median Earnings in the Past 12 Months

Data Source Comments: 2008-2012 ACS - Note: Data not available at regional level.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the tables above, the largest business sectors by number of workers are Arts, Entertainment, Accommodations, Education and Health Care Services, and Retail Trade. The cumulative percentage of the business sector is 54% of the total job count and 62% of the working population.

Describe the workforce and infrastructure needs of the business community:

According to the Comprehensive Economic Development Strategy, the Waccamaw region is in an advantageous position to cultivate long-term economic growth. The area is uniquely poised for development due to rapid growth that has been demonstrated throughout the region during the past

decade. In order for business development to mirror the growth of the real estate market, economic development professionals must focus on diversification of the workforce, as well as the implementation of infrastructure and roadway improvements.

A major impediment to economic development in the Waccamaw Region is the lack of interstate access. Priority economic development projects indicated in the CEDS include the development of Interstate 73, and the widening of US 521 and US 378 to expand arterial access to Interstate 95. The development of these conduits can facilitate tourist access to the area's beaches, but can also increase mobility for commuters. Great strain is placed upon existing roadways such as US 17, especially during tourist season. The addition of supplemental thoroughfares would serve to alleviate the stress incurred upon existing roadways by decreasing congestion. These improvements would also allow for more efficient movement of finished goods, through the reduction of shipping transit time.

Additional training programs must be made available to area workers if growth is to occur in the region. Many of the existing available workforce has been derived from the closure of manufacturing facilities, especially in Georgetown County and Williamsburg County. Opportunities for educational growth must be expanded to prepare workers for the specialized industries that are beginning to locate in the area. These retraining programs are not only beneficial to the workers to develop new skill sets, but also provide a more skilled and diverse pool of workers for potential industries to draw from. For example, in Horry County, the rapid growth of firearms manufacturing has facilitated the need for training programs geared toward the cultivation of skilled labor in this industry. In response, local technical colleges have created specialized programs to address this workforce need. The business community must be cognizant of additional industries that choose to locate in the region and take steps to provide sufficient training to meet the workforce needs of these employers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

If the expansion of economic development opportunities echoes the recent population growth in the region, then strategic investments will need to be pursued in the areas of public infrastructure (water, sewer, and drainage) and roadway improvements. This infrastructure investment is necessary to facilitate the construction of business parks and distribution centers throughout the region.

The Williamsburg County Economic Development Board, Myrtle Beach Regional Economic Development Corporation, and Georgetown County Economic Development Alliance recognize the need for adequate business parks to meet the demands of major industrial facilities and have partnered with local jurisdictions to facilitate the placement of facilities throughout the region. The local municipalities have also recognized the need for infrastructure improvements and have taken strategic steps to address the needs of industrial facilities. Several municipalities have pursued grants to place water towers within or in close proximity to industrial parks in order to provide adequate water pressure to meet the demands

of industrial facilities. Legislators have also worked to obtain funding for roadway expansion along key corridors such as US 521 and I-73, in order to facilitate industrial access to the interstate highway system.

The success of economic development efforts may create a strain upon the availability of “workforce” and/or affordable housing, as inward migration of retirement-aged residents could potentially result in gentrification of parts of the region. This effect has the potential to exacerbate the availability of affordable and appropriate housing opportunities for low to moderate income residents and should be addressed as a component of long-range planning efforts.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The leading employment sectors within the region typically do not require a high degree of educational attainment. However, the region's educational attainment has shown improvement since the 2010 Census based on the American Community Survey (2013 estimates). Still, the percentage of area residents with less than a high school diploma was 13.7% in Georgetown County, 12.7% in Horry County, and 21.4% in Williamsburg County. While educational attainment is below the national average, the corresponding jobs also provide wages below the national average. Horry County residents earned 58.7% of the national average wage per job in 2013, according to the US Bureau of Economic Analysis. Moreover, all three counties lag behind national average wage (\$49,804) with an average wage of \$33,258. Low educational attainment coupled with low wage jobs indicate a substantial need for affordable housing options region-wide.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Waccamaw WIB is the region's catalyst for meeting the needs of employers, job seekers, government agencies, and service providers. About 14% of the Waccamaw region residents lack secondary education credentials. This barrier is addressed through partnering with Adult Education facilities and school districts to provide basic skills and remediation classes to achieve high school or GED credentials. The Waccamaw SC Works office also works with ReadySC for customized trainings to meet the demands of employers. The ASSIST program works with Horry Georgetown Technical College and Williamsburg Technical College to meet those demands. Horry, Georgetown, and Williamsburg SC Works sites house career agents to assist participants with core, intensive, training, placement, and follow up services. Each site has scheduled weekly orientation and information sessions for applicants. The region also has partner agencies that provide referrals and training services, depending on the participant's needs.

Core Services include:

1. Outreach and orientation to the information and other services available through the one stop delivery system;
2. Provision of employment statistics information, including the provision of accurate information relating to local, regional, and national labor market areas including job vacancy listings and information on job skills necessary to obtain the job in such labor market areas, information relating to local occupations in demand, and the earnings and skill requirements for such occupations;
3. Provision of information relating to the availability of community services, including child care and transportation available in the local area and referral to such services as appropriate;
4. Provision of information regarding filing claims for unemployment compensation;
5. Assistance in establishing eligibility for financial aid assistance available in the local area; and
6. Follow-up services, including counseling regarding the workplace, for customers who are placed in unsubsidized employment after exit from the WIA program.

Intensive services include:

1. Comprehensive and specialized assessments of the skill levels and service needs which may include diagnostic testing and use of other assessment tools and in-depth interviewing and evaluation to identify employment barriers and appropriate employment goals;
2. Development of an Individual Employment Plan to identify employment goals, appropriate achievement objectives, and appropriate combination of services for the customer to achieve the employment goals;
3. Short-term pre-vocational services including development of learning skills, communications skills, interviewing skills, punctuality, personal maintenance skills, and professional conduct to prepare individuals for unsubsidized employment or training; and
4. Internships or work experience.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes

Discussion

The Waccamaw Region was designated as an Economic Development District by the United States Department of Commerce's Economic Development Administration in 1970. For over forty years, WRCOG has partnered with EDA as the regional EDD promoting economic development in the region. The Comprehensive Economic Development Strategy (CEDS) was updated in 2012. Like the HUD Consolidated Plan, CEDS promotes collaboration and coordination between various organizations, both public and private, with the aim to improve the quality of life experienced by area residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A geography is considered to have a high concentration of minority persons if: 1) the percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area, i.e., the Metropolitan Statistical Area (MSA) in which the proposed housing is to be located, or 2) the neighborhood's total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole.

The region's more densely populated areas have a high confluence of cost burden with other housing issues. The greatest concentration of where housing issues coincide is located in the area just to the west of Myrtle Beach International Airport. This area experiences both the greatest concentration of cost burden status, as well as the greatest concentration of one or more housing issues per household.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentrations of minorities were pinpointed throughout the region through the use of CPD maps and census tract data. Of note, dense concentrations of Native American/Alaskan populations were observed to be present in Horry County in the Little River Area and along US 378 to the west of Conway. A dense concentration of Hawaiian/Pacific Islander populations was observed to be present in Horry County in the Myrtle Beach area. Concentrations of Asians were determined to be located in Georgetown County along US 701 to the north of Georgetown. Additionally, strong concentrations of Asians were observed in the Windy Hill and Barefoot Resort areas of North Myrtle Beach, Socastee, and in Myrtle Beach along Farrow Parkway, Carolina Bays Parkway, and Legends Golf Resort. Dense concentrations of Hispanics were observed to be present in the southwest portion of Georgetown, near the Bucksport community, in Myrtle Beach, and in the Carolina Forest area.

What are the characteristics of the market in these areas/neighborhoods?

The markets for the aforementioned neighborhoods are drastically increased by their proximity to coastal property. Nearly all of the neighborhoods are located within a thirty minute drive of coastal property and beach access. Many of the neighborhoods are even closer to beach accesses. This proximity has the effect of drastically increasing both rental and homeowner property values, creating a cost burdened working class that must devote a large percentage of their income to maintaining a place to live.

Are there any community assets in these areas/neighborhoods?

Community assets such as fire stations, libraries, community centers, and other public buildings are present in all of the areas previously mentioned, with a few exceptions. The area north of Georgetown on US 701 is mostly rural. The largest development in this rural area is the Plantersville community, which does have a fire station and senior citizen center. The closest library for the community is about twenty minutes away. Few assets exist in the rural areas that surround this community. The other communities that were mentioned are primarily in densely developed areas, with multiple facilities available, with the exception of Bucksport. However, several facilities exist in this community including a fire station, library, and community center.

Are there other strategic opportunities in any of these areas?

The vast majority of the aforementioned communities are located within densely populated areas near the coast in Horry County. That being said, the addition of facilities in these targeted communities can serve as auxiliary facilities for the larger proximate population in the area. By developing enhancements for these communities, the entire region is assisted.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the consortium's overall strategy for addressing area housing needs over the next five years. The plan will specifically identify how the consortium intends to use HOME funds to address priority needs. The needs identified were prioritized based on whether federal HOME Program funds will be used to address the specific need in the coming five years. Moreover, these needs were based on the outcomes of the Needs Assessment and the Market Analysis. The needs were prioritized based on the following assumptions required by the HUD.

- High priority needs will be addressed using federal funds and are considered high priority needs.
- Low priority needs may be addressed using federal funds.

The consortium intends to address these priority needs by pursuing the goals and strategies as outlined in the following section.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Waccamaw Region
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Waccamaw Region includes all county and municipal governments within Georgetown, Horry, and Williamsburg counties, with the exception of the Town of Briarcliffe Acres.
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	Housing needs for the region include rental acquisition/rehabilitation, rental new construction, homeowner new construction, homeowner rehabilitation, and tenant based rental assistance.
	What are the opportunities for improvement in this target area?	The region features high levels of growth, especially within the Conway East, Little River, Myrtle Beach, and Waccamaw Neck county census divisions.
Are there barriers to improvement in this target area?	The great need and limited resources provided for low-income residents present challenges in the cultivation of affordable housing throughout the region.	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Waccamaw HOME Consortium encourages the development and retention of affordable housing throughout the three county region in order to provide multiple options for low income residents. WHC encourages the selection of project locations that provide low-income residents with the greatest access to employment, educational opportunities, and other resources. WHC also encourages the cultivation of housing developments that improve the quality of life in low-income communities.

The Waccamaw HOME Consortium awards funds through a competitive project application process. Projects are reviewed by a technical committee and selected based upon the greatest need and project viability. WHC does not currently establish target areas on a geographical basis; however, WHC is conscious of the changing dynamics of the region. WHC pays close attention to the growth patterns of county census divisions as a component of the GSATS long range land use projections. Key CCDs exhibiting large growth numbers (greater than 2%) include: Conway East (5.54%), Little River (3.34%), Myrtle Beach (2.72%), and Waccamaw Neck (3.55%). The incorporation of affordable housing into growing areas of the region is imperative. WHC also provides targets based upon prioritized affordable housing activities.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Rental Acquisition/Rehabilitation Program
	Priority Level	High
	Population	Extremely Low Low Families with Children Families with Children veterans Elderly Frail Elderly
	Geographic Areas Affected	Waccamaw Region
	Associated Goals	Housing
	Description	The needs assessment clearly identified a growing need for affordable rental housing. The limited supply of decent, safe and sanitary affordable housing is increasingly making it difficult for low-income households, those earning 80% or less of the area median income, to find adequate housing. Therefore, the Consortium has established a priority to preserve and expand available affordable housing opportunities in cooperation with qualified for-profit and nonprofit developers, and local government partners.
	Basis for Relative Priority	Increase Affordable Housing Opportunities
2	Priority Need Name	Rental New Construction
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Waccamaw Region
	Associated Goals	Housing
	Description	This program is directed primarily toward rental housing developments serving in whole or in part households earning 60% or less of the area median income (AMI) with priority given to rental developments serving households earning 30% or less than the AMI. An additional emphasis will be placed on rental housing located near employment, public transportation, shopping, medical, and social centers. Funds will be preioritized in part or whole to the benefit of the identified at-risk cohort groups.
	Basis for Relative Priority	Increase Affordable Housing Opportunities
3	Priority Need Name	HOME Tenant Based Rental Assistance
	Priority Level	High

	Population	Extremely Low Low
	Geographic Areas Affected	Waccamaw Region
	Associated Goals	Housing
	Description	Tenant Based Rental Assistance will be directed toward extremely low to low income individuals.
	Basis for Relative Priority	Increase Sustainable Housing Opportunities
4	Priority Need Name	Homeowner Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Families with Children Persons with Physical Disabilities
	Geographic Areas Affected	Waccamaw Region
	Associated Goals	Housing
	Description	The Home Repair Program will be targeted at the reduction of lead-based paint in homes with children under the age of six. The program may also be utilized to eliminate barriers to housing.
	Basis for Relative Priority	Increase Sustainable Housing Opportunities
5	Priority Need Name	Homeowner New Construction
	Priority Level	High
	Population	Low Moderate Families with Children

	Geographic Areas Affected	Waccamaw Region
	Associated Goals	Housing
	Description	The limited supply of decent, safe and sanitary affordable housing is increasingly making it difficult for low-income households, those earning 80% or less of the area median income, to find adequate housing. Therefore, the Consortium has established a priority to expand available affordable housing opportunities in cooperation with qualified for-profit and nonprofit developers.
	Basis for Relative Priority	Increase Affordable Housing Opportunities
6	Priority Need Name	Fair Housing
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Waccamaw Region
Associated Goals	Housing
Description	The Consortium’s goal is to promote “the ability of persons, regardless of race, color, religion, sex, handicap, familial status or national origin, of similar income levels to have available to them the same housing choices.” Contracts and subrecipients agreements will all include provisions requiring compliance with all federal laws related to fair housing.
Basis for Relative Priority	Increase Sustainable Housing Opportunities

7	Priority Need Name	Homeless Intervention
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Waccamaw Region
	Associated Goals	Housing
	Description	The WRCOG is currently a member of the Board of Directors of the Eastern Carolina Homelessness Organization, which coordinates the Continuum of Care funding. Other resources are administered through competitively awarded processes that also address homelessness issues within the region. The Waccamaw HOME Consortium helps to meet the affordable housing and homeless needs within the region. An emphasis in funding activities will be to those projects that provide housing options for homeless and/or those at risk of homelessness.
	Basis for Relative Priority	The needs assessment clearly indicates homelessness prevention and permanent housing as a high priority. The production of new units will support this goal as well as the implementation of a TBRA project.
8	Priority Need Name	CHDO Capacity Building
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Waccamaw Region

Associated Goals	Housing
Description	The Consortium recognizes that there is no single experienced CHDO that serves all three counties in the region. Generally, reviewing the current CHDOs does not ensure longterm viability within the organizations. The HOME Consortium will work with each of the certified CHDO Agencies and provide CHDO operating funds, where applicable, to help organizations adopt a sustainable business model that will support the development of a long-term affordable housing stock.
Basis for Relative Priority	Increase Sustainable Housing Opportunities

Narrative (Optional)

A review of housing and economic data points to areas of need within the region. LMI households, especially small families, face an enormous cost burden, with many households paying over 50% of their income on housing costs. As the housing market continues to improve, and migration and population increases continue, this issue will only be exacerbated, making it more difficult for working families to find decent, affordable housing. The plan focuses on supporting projects with greatest impact, especially new rental unit production, rental rehabilitation and tenant based rental assistance. These programs will facilitate additional affordable unit production.

While new homeowner construction and homeowner rehabilitation are important to the region, they are more costly and typically impact a low number of beneficiaries. HUD identified cohort groups such as the homeless population, disabled, veterans, HIV/AIDS, and senior citizens will also benefit from a concentration on rental production as they often do not have the capacity to sustain homeownership. In partnership with healthcare, social service agencies, and the CoC, the HOME program will leverage self-sustainability efforts to help these residents achieve permanent, safe and affordable housing. As the economy improves, WHC will also leverage workforce development initiatives to help expand economic opportunities.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As stated in the Needs Assessment, cost burden is the most common housing problem, with 36% of households (78,739 households) within the region experiencing either cost burden or severe cost burden. There is a disparity between the need and availability of affordable housing within the region. In total, there are 78,338 units affordable for LMI households earning 80% or less AMI, and yet there are over 90,000 households within this income bracket in need of housing. The shortage of affordable units is most acute for those in the lowest income bracket.
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment, there are several special needs populations that require affordable housing, such as the homeless or at-risk of homelessness, small households, large households, female-headed households, with children, seniors and disabled individuals.
New Unit Production	<p>Per the Needs Assessment, 26,901 renters within the region are considered cost burdened, meaning they are paying more than 30% of their income for housing costs. An additional 14,618 renters pay more than 50% of their income for housing costs.</p> <p>While the region benefits economically from the tourism industry, it creates a strain on the housing market. High vacancy rates do not reflect the constraints within the rental market. As is the trend in southern states, migration is evident in South Carolina, with for-sale housing inventory very low. USPS data reveals Horry County experiences a 6% vacancy rate, which demonstrates a need for additional units.</p>
Rehabilitation	While the housing stock within the region is considered young, there are a number of homes built prior to 1978 in which lead needs to be addressed. The CHAS data show that there are approximately 23,148 households with children that are living in structures built prior to 1980.
Acquisition, including preservation	In areas throughout the region, the cost to acquire property can be expensive. HOME funds may be leveraged as a part of an affordable housing project.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

HOME funding is the only source of grant funds that the Waccamaw HOME Consortium receives directly from HUD. No program income is anticipated for HOME assisted projects. Projects identified in this Consolidated Plan will be funded utilizing HOME funds, and will require a 25% match contribution from identified subrecipients. WHC anticipates an average allocation of \$850,000 through the 5 year plan period. The annual match contribution level will be approximately \$212,500 annually, with a minimum match contribution of \$1.1 million.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	847,270	0	0	847,270	3,400,000	Funding will be used for rental rehabilitation/new construction/TBRA/Homeowner new construction/ rehabilitation

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Each year, the WHC is required to demonstrate a 25% match for all HOME grant expenditures. Any excess match can be carried over to the next federal fiscal year. Each year, the consortium generates match contributions from a variety of sources. At the end of the federal fiscal year 2014, WHC had an excess HOME match balance of over \$19,000,000, the balance of which will be carried over for the use in future years. The HOME match is documented each year in the WHC annual Performance report (CAPER).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GEORGETOWN COUNTY	Government	Homelessness Ownership Planning Rental	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Georgetown County and WHC staff have assessed the capacity of its institutional structure to carry out its housing and community development strategy. Based upon this assessment, it has been concluded that the current institutional structure provides the necessary capacity. Through the direct use of HOME funds, WHC has been able to address a variety of affordable housing needs. WHC's capacity is strengthened by effective partnerships with a variety of non-profit housing and community development organizations and representatives from other agencies and participating jurisdictions.

However, some gaps do exist. These gaps include: a) lack of funding for all affordable housing proposals, and b) lack of information to potential housing developers concerning available sources of financing and housing programs. In order to address these gaps during the strategy period, there will be a major focus on capacity building among governmental and non-governmental organizations.

The following actions are being taken to overcome these gaps: a) WHC will expand its efforts to leverage private dollars to the greatest extent possible under its housing programs; and b) staff will work with bank representatives, community development agencies, non-profits and private developers in order to obtain information on financial and programmatic resources to address housing and community development needs during the strategy period.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

WHC is part of the Continuum of Care (CoC), Eastern Carolina Homelessness Organization (ECHO). ECHO brings together over 80 members representing over 40 agencies that provide a wide range of services to the homeless. These services include homeless/emergency shelter, transitional housing, permanent supportive housing, supportive services, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services. Each year, a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities and living unsheltered within the region.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strategy outlines an administrative structure wherein the WHC coordinates HOME resources with consortium communities, not-for-profit developers, and for-profit developers in order to maximize opportunities for the homeless. In the past, WHC has collaborated with the Continuum of Care strategy efforts and provided technical assistance to non-profit and CHDO organizations. In addition, affordable housing opportunities were created directly through the administration of the HOME program.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Multiple service delivery points have reduced the overall effectiveness of many public services to specific need groups. Mental health, family counseling, substance abuse, public health and related services are included in this dilemma. Linkage between various agencies through coordinated programming and budgeting is necessary for improved service delivery. Supporting efforts of the CoC and supporting collaborative efforts will increase the ability of all agencies to meet the priority needs.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2016	2020	Affordable Housing	Waccamaw Region	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Homeowner Rehabilitation Homeowner New Construction Fair Housing Homeless Intervention CHDO Capacity Building	HOME: \$4,247,712	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 22 Household Housing Unit Homeowner Housing Added: 17 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	The HOME program will address the availability of affordable housing units in Georgetown, Horry and Williamsburg counties. HOUSING: This broad category encompasses development of both renter and homeowner housing in the realm of affordability. This will include the Consortium's Rental Rehabilitation Program, Rental New Construction program, Tenant-Based Rental Assistance, Homeowner New Construction, and Homeowner Rehabilitation. All of these programs seek to expand the availability of affordable units in the region or preserve existing units. Geographic areas are not limited to any targeted areas, but will be comprise the geography of the entire consortium.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Providing affordable housing is achieved in a variety of ways. The consortium seeks to develop new single family units and multi-unit rental projects, constructing new homeowner units and preserving existing affordable housing units with the use of TBRA. Through the HOME program, we anticipate assisting 90 extremely low, low, and moderate income families either by obtaining affordable housing or preserving affordable housing during the five year period covered by this plan.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

n/a

Activities to Increase Resident Involvements

The Housing Authority of Myrtle Beach has several programs available to housing authority clients including: 1) Family Self-Sufficiency, 2) Financial Literacy Education, 3) First Time Homebuyer Education, and 4) a potential homebuyer support program. The Housing Authority of Conway also offers Financial Literacy Education and the Freedom Readers program for children who are residents of any of the Housing Authority's facilities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892). HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. WHC will conduct a thorough analysis utilizing the HUD tool and submit the assessment in 2017. Overall, the tool reviews patterns of integration and segregation; racially or ethnically concentrated areas of poverty; disparities in access to opportunity; and, disproportionate housing needs.

A number of governmental regulations and policies have been identified as impediments or barriers to affordable housing in the Waccamaw region. These barriers include tax inventory laws, FEMA flood elevation requirements, zoning ordinance requirements, and heirs property constraints.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Obstacles within the region exist. Below indicates the strategies that WHC implements to address AFFH at this time. The Waccamaw HOME Consortium has developed several strategies to address these affordable housing barriers. These barriers include tax inventory laws, FEMA flood elevation requirements, zoning ordinance requirements, heirs property constraints, and NIMBYism.

First, local jurisdictions should review their tax inventory regulations to develop alternative tax classifications for unoccupied developer owned lots. Potential tax breaks could allow for a stimulus in the local construction industry, relieving the additional financial strain placed upon developers by these regulations. Secondly, zoning ordinance regulations should be examined by local municipalities to evaluate if adjustments could be made to reduce barriers.

Third, reduced fee or pro bono legal assistance is available to individuals dealing with heirs property issues that allows for development of a functional chain of title for properties slated for subdivision or transfer. This assistance is available monthly in the Waccamaw Regional Council of Governments Georgetown office. This service assists prospective sellers with clarifying the ownership of their lots, removing a serious barrier for many rural property owners.

Finally, awareness remains a barrier for development of special needs housing. Many of the issues associated with NIMBYism can be attributed to a lack of knowledge of proposed improvements. Proactive education campaigns could be used to dispel any misinformation and confusion. Together, these strategies seek to reduce common barriers to affordable housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

WHC staff sit on the Board of Directors of Eastern Carolina Homelessness Organization. As the lead entity of the CoC, ECHO coordinates the biennial PIT count. ECHO's unsheltered count methodology is defined as a "Street Blitz Count". This methodology utilizes the CoC partners as coordinators, as well as trained volunteers, to conduct on-site interviews with clients on the street and in places not meant for human habitation. Coordinators also secure agreements from service providers and set up interview points in agencies for volunteers to conduct surveys and interviews. WHC staff will participate in PIT counts throughout the Consolidated Plan period.

HOME funds are not utilized for the development of non-permanent housing or shelters. However, currently non-sheltered homeless persons can access programs like TBRA and other HOME programs as a part of individual sustainability plans. Partnership and collaboration of services is critical as this cohort group accesses the various CoC agencies. To that end, ECHO and its member/non-member service providers have an extensive outreach network. Private and faith-based soup kitchens, food banks, community action agencies, regional councils of government, law enforcement, school districts, and hospitals have street outreach workers that conduct outreach and refer to CAS/CES. Outreach best practices and training are shared at monthly CoC meetings. The method by which CoC partners identify and track unsheltered individuals or families is through the HMIS, CAS/CES, and the SC 211.

Addressing the emergency and transitional housing needs of homeless persons

ECHO and the CoC are working together regionally to meet the goals set-out by the federal government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) finish the job of ending chronic homelessness in 5 years; 2) prevent and end homelessness among veterans in 5 years; 3) prevent and end homelessness for families, youth, and children in 10 years; and 4) set a path to ending all types of homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

To eliminate chronic homelessness, the "Housing First" model will be utilized. WHC, through the HOME funds, will establish a Tenant-Based Rental Program. WHC and ECHO will access all leverage

resources including TBRA funds, other HUD funding sources, and resources of social service agencies including mental health, health care, workforce development, and other agencies to provide wrap-around services to help chronically homeless and other homeless cohort groups become independent. They also seek to reduce the periods of time that individuals and families experience homelessness and seek to prevent homelessness

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Continued case management and resources are crucial to ensuring that formerly homeless individuals and families remain in permanent housing. WHC will continue to assess systems and coordinate with service partners to eliminate obstacles to maintaining housing. The highest priority activity is to increase the availability of affordable housing, especially rental housing within the region, to ensure the housing stock meets the demand of the number of low and extremely low individuals and families residing within the Waccamaw Region.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

According to HUD, approximately three-quarters of all pre-1980 housing units contain some lead-based paint, with the likelihood, extent, and concentration of lead-based paint increasing with the age of the unit. In general, the older a housing unit is, the greater the concentration of lead in residential paint is anticipated to be. For housing built prior to 1950, it is almost certain that lead-based paint is present and potentially hazardous to the occupants' health. Children, in particular, are most susceptible to the adverse effects of lead, and households with lower levels of income are less able to undertake even moderate efforts to reduce risks, such as window replacements, thereby making children of lower income households at a high risk.

It is estimated that over 31,000 housing units in Georgetown, Horry, and Williamsburg counties contain lead-based paint. WHC will work to reduce the number of housing units with lead-based paint hazards utilizing HOME funds to mitigate lead-based paint hazards. This will be accomplished through the evaluation and disclosure of housing that might contain lead-based paint and properly abating and encapsulating lead contamination.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead-Based Paint Hazards (LBPH) may be present in houses built prior to 1978. While the exact number of houses that contain LBPH is difficult to determine, HUD estimates that approximately three quarters of housing built prior to 1980 contains some levels of lead. The CHAS data indicate that there are approximately 23,148 households with children that are living in structures built prior to 1980. The housing needs analysis in the Consolidated Plan and the CHAS data show that there are 2,904 very low-income, 2,753 low-income, and 3,632 moderate-income households with children six years old or younger. Thus, this population is significant in numbers and represents twenty percent of the total number of households in the lowest three income categories.

Total Number of Units Built Before 1980:

- 28,163 Owner-Occupied (27%)
- 13,684 Renter-Occupied (33%)

Housing Units Built Before 1980 With Children Present:

- 13,826 Owner-Occupied (13%)
- 9,322 Renter-Occupied (23%)

How are the actions listed above integrated into housing policies and procedures?

The WHC HOME program addresses lead as a component of the Homeowner/Rental Rehabilitation Program. In the event hazards are found in a structure receiving assistance, the WHC will either contain or abate the LBPH, depending on associated risks.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The current poverty rate for the Waccamaw Region is 19.11%. In order to reduce the number of poverty-level families in the region, coordination with partner organizations will be arranged in order to meet the goals of the Consolidated Plan. Neighborhood associations, residents, faith-based organizations, businesses, health and human service agencies, private developers, lenders, and non-profit service providers are included in this list.

Especially for communities within the Consortium whose economies are not tourism-based, pursuing opportunities for economic growth within all three counties will be essential in ameliorating poverty. Although none of these counties have sustained an overall economic loss, much of the region's economic problems are the result of losing industries, such as large factories, that sustained many smaller communities as well as segments of populations in cities like Myrtle Beach. For communities that are tourism-based, low-wage service industry jobs can contribute to the prevalence of poverty, especially if they are seasonal. In order to reduce poverty, areas of the Consortium need to recruit higher-paying businesses to provide year-round employment.

Allocation of resources to assist in increasing employee skills and education is another essential strategy to facilitate economic growth. Since earnings generally increase with skill level and education, the development of programs to assist workers in expanding or improving their skills and education will help to increase pay. Additional strategies developed to reduce poverty in the Consortium region include development of the tourism industry, attracting new businesses and encouraging competition among existing businesses, managing growth and encouraging redevelopment within existing cities, creating performance-based economic development, developing public-private investment strategies, and encouraging people-based economic development.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

One goal of the Consolidated Plan programs and other initiatives in the Waccamaw Region is to reduce the number of persons in poverty. The emphasis is to help people rise out of poverty, rather than merely easing their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided, the core of the policy is to address poverty's root causes and to assist people in becoming self-sufficient in the long-term. Two key components of helping people attain self-sufficiency are employment and housing.

Programs that directly influence people's ability to escape poverty include job education, microenterprise training and assistance, enrichment, development, and job placement services. Housing advocacy, homelessness prevention, and rental and homeownership assistance also assist in the fight against poverty. Projects that indirectly affect poverty include those that upgrade the community and

provide transportation and child care services that help people access employment and services. CDBG and HOME funds are often used as matching funds for other grants that also contribute to reducing the number of poverty level families. Thus, the power of these federal dollars is leveraged to the fullest extent possible. Recognizing that limited Consolidated Plan dollars should be focused where the need is greatest, the Waccamaw HOME Consortium will give preference to projects that directly benefit low and moderate income residents or serve low and moderate income neighborhoods. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including those areas with the greatest concentrations of poverty.

The Consolidated Plan acts as a guide for the identification of areas of need and housing issues throughout the region. This identification process allows a targeted plan and priorities to be established that ensure that the areas of greatest need are addressed as the highest priorities. Additionally, the development of these regional priorities and the cooperation that occurs in this planning process ensures that all key organizations in the region are aware of the established goals and are all working together to address housing issues, and ultimately poverty.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Consortium monitors and evaluates its funded agencies yearly, once every two years and once every three years, in accordance with HUD guidelines to ensure that programs are carried out in accordance with the Consolidated Plan, written funding agreements, and HOME Program regulations. Monitoring of the implementation of the Consolidated Plan includes periodic telephone contacts, written communications (including email correspondence), data collection, submission of reports, analysis of report findings, periodic meetings and workshops, and evaluation sessions. General procedures used when monitoring sub-recipient and subgrantee organizations include:

- Meetings with appropriate officials including an explanation of the purpose of the monitoring process
- Review of appropriate materials such as reports and documents that provide more detailed information on the programs and their status
- Interviews with members of staff and the community to discuss performance.
- Visits to project sites
- If appropriate and necessary, a closed conference with program officials
- Provision of comments and recommendations as needed

In case of project delays, an assessment will be made of the reasons for the delay, the extent to which the factors that caused or continue to cause the delay are beyond the organization's control, or the extent to which the original priorities, objectives, and schedules may have been unrealistic.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

HOME funding is the only source of grant funds that the Waccamaw HOME Consortium receives directly from HUD. No program income is anticipated for HOME assisted projects. Projects identified in this Consolidated Plan will be funded utilizing HOME funds, and will require a 25% match contribution from identified subrecipients. WHC anticipates an average allocation of \$850,000 through the 5 year plan period. The annual match contribution level will be approximately \$212,500 annually, with a minimum match contribution of \$1.1 million.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	847,270	0	0	847,270	3,400,000	Funding will be used for rental rehabilitation/new construction/TBRA/Homeowner new construction/ rehabilitation

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Each year, the WHC is required to demonstrate a 25% match for all HOME grant expenditures. Any excess match can be carried over to the next federal fiscal year. Each year, the consortium generates match contributions from a variety of sources. At the end the federal fiscal year 2014, WHC had an excess HOME match balance of over \$19,000,000, the balance of which will be carried over for the use in future years. The HOME match is documented each year in the WHC annual Performance report (CAPER).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2016	2020	Affordable Housing	Waccamaw Region	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Homeowner New Construction Fair Housing CHDO Capacity Building	HOME: \$847,712	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 28 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	This goal addresses the needs for decent, safe and sanitary housing, by increasing the number of affordable units available, providing TBRA assistance to improve access to affordable housing.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Waccamaw HOME Consortium (WHC) is the recipient of an annual allocation of HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds each fiscal year, the Consortium develops the Annual Action Plan for submittal to, and approval by, HUD. Each completed Annual Action Plan details funding Plan. At adoption, each Annual Action Plan becomes a part of the Consolidated Plan.

#	Project Name
1	TBRA Pilot Program
2	Andrews Home Rental Project
3	Balsam Place Apartments
4	Hopes Crossing 2016
5	Horry County Home Rental Project - GSH
6	Administration
7	CHDO Operating -Grand Strand Housing

Table 57 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In January 2016, WHC advertised for HOME eligible projects through a competitive process which included 1) Rental New Construction, 2) Rental Rehabilitation 3) New Homeowner Construction, and 4) Tenant Based Rental Assistance. Eight Applications responded to the RFP requesting funds for the three priority areas. The HOME Technical Review Committee (TRC) recommended approval of the 2016 Action Plan Budget. WHC Total Anticipated Project Budget for FY16 is anticipated to be over \$761,000. The TRC discussed and ranked the applications based on the following criteria:

1. Fulfills a priority unmet need as documented in the Waccamaw Region
2. Project Design
3. Organization or Staff has capacity and experience
4. Financial Capacity and viability
5. Project Leverage and Match
6. Timeliness

The chart below provides an overview of project, type of construction, units produced, and funding amount. The detailed list indicates the project submitted for funding from the technical review committee and is in draft form until the Waccamaw Regional Council of Government Board of Directors approves the final 2016 Action Plan and budget.

AP-38 Project Summary
Project Summary Information

1	Project Name	TBRA Pilot Program
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	HOME Tenant Based Rental Assistance
	Funding	HOME: \$125,000
	Description	Develop and implement a Tenant Based Rental Assistance Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The project proposes to serve very low/ extremely low income homeless families with children, and individuals. Among this population other sub populations may be served include physically disabled, mentally disabled, persons with HIV/AIDS, victims of domestic violence, veterans, and chronically homeless.
	Location Description	Regional Project
Planned Activities	Tenant Based Rental Assistance (TBRA) is a rental subsidy used to help individual households afford housing costs. Clients choose their housing and the subsidy stays with the client (not the unit) if they move. The HOME consortium and ECHO will establish a TBRA program policies and procedures manual. During the remaining portion of the contract ECHO will implement the program. ECHO will have a case manage conduct the intake process and “Vulnerability Screening” to help beneficiaries complete a sustainability plan. Families must participate in a self-sufficiency program and be income eligible at the time of admission.	
2	Project Name	Andrews Home Rental Project
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	Rental New Construction
	Funding	HOME: \$199,850
	Description	Grand Strand Housing & CDC
	Target Date	3/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	The project will develop four, three to four bedroom rental units in Andrews SC. Grand Strand Housing & CDC has acquired three lots and plans to build duplex apartments on each lot. This program will provide housing for low income families in Georgetown County.

	Location Description	Andrews, SC
	Planned Activities	The project will complete four new construction rental units. The units will be three to four bedrooms totaling approximately 1,000-1,200 sq. ft. Each unit will be energy star compliant and it is anticipated that one unit will be section 504 compliant. The HOME award is a maximum \$45,000 per unit. The total project development cost is almost \$300,000.
3	Project Name	Balsam Place Apartments
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	Rental Acquisition/Rehabilitation Program
	Funding	HOME: \$111,352
	Description	Balsam Place, formerly a motel in downtown Myrtle Beach, was built in 1952. Home Alliance Inc. (HAI) purchased and renovated the former motel in 2007. Balsam Place Apartments and Balsam Annex currently have twenty-eight inefficient wall units that provide heat and air conditioning to twenty-eight individual rental units. This project would convert these units to energy efficient units. These and other energy efficiency upgrades will provide significant cost saving to the overall operation of the units. The activity will require HAI to maintain an additional affordability period and increase the sustainability of the units.
	Target Date	12/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	The project contains 28 units which provide permanent supportive housing for homeless, disabled individuals whom are military veterans.
	Location Description	Balsam Place Apartments are located at 934 Highway 501, Myrtle Beach, SC 29577.
	Planned Activities	To achieve the conversion of the current heat/air units Home Alliance Inc. will engage a qualified heating and air conditioning professional to property install the system. All other renovations will be completed by a qualified South Carolina licensed contractor.
4	Project Name	Hopes Crossing 2016
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	Homeowner New Construction

	Funding	HOME: \$155,950
	Description	The project will build four new construction homes in the Horry County Habitat subdivision of Hope's Crossing. HOME funds cost per unit is \$35,000. The cost of construction is \$70,000, so Habitat will provide a \$35,000 match for each project.
	Target Date	3/7/2018
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit four low to moderate income families. Typically Habitat for Humanity of Horry County works to serve families whose income falls within 30 - 60% of the median income for Horry County and have demonstrated a need for safe, affordable housing. It is anticipated that three of the homes will benefit single female head of households. HFHHC currently has 13 families on a waiting list.
	Location Description	The site is located within a residential zone and has been determined adequate for use. It is located at Hope's Crossing Court, Conway SC 29526.
	Planned Activities	The project scope is to build four new construction homes in the Habitat Hope's Crossing Community.
5	Project Name	Horry County Home Rental Project - GSH
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	Rental New Construction
	Funding	HOME: \$150,347
	Description	Grand Strand Housing seeks to develop four new construction rental units in Horry County.
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The program will assist four low income Horry County residents.
	Location Description	The project description is scattered site new construction rental unit within Horry County. Individual sites are not yet been identified. Grand Strand Housing & CDC will seek to partner with the Myrtle Beach Housing Authority and Conway Housing Authority to occupy the units with section 8 beneficiaries.

	Planned Activities	The goal of the project is to build four low income rental units in Horry County. The plan is for them to be duplex units. The HOME cost per unit is \$45,000.
6	Project Name	Administration
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Homeowner Rehabilitation Homeowner New Construction Fair Housing Homeless Intervention CHDO Capacity Building
	Funding	HOME: \$84,771
	Description	HOME Administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	All activities under administration are used to promote the goals of housing, improve fair housing related practices, work with local jurisdictions and strategic partners to address homelessness within the region, and coordinate preconstruction and monitoring activities for the HOME program.
7	Project Name	CHDO Operating -Grand Strand Housing
	Target Area	Waccamaw Region
	Goals Supported	Housing
	Needs Addressed	Rental New Construction
	Funding	HOME: \$20,000
	Description	CHDO Operating funds to support the Andrews Rental Rehabilitation Project.

	Target Date	4/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	The project supports the CHDOs operation of the Horry County New Construction project.
	Location Description	
	Planned Activities	The CHDO operating funds will be used to support the Horry County rental project.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

WHC distributes HOME funds throughout the three county region. Horry County is an urban county, but does have some rural areas. Horry County is primarily driven by the tourism industry and is a retirement destination. Rising housing costs in the county have produced many households that are cost burdened. In order to obtain affordable housing, many households are forced to move to rural areas of the county and commute to jobs along the coast. Additionally, the tourism driven economy has produced many jobs that are seasonal in nature, as well as providing a minimal income.

Georgetown County experiences many of the same issues that Horry County experiences, as housing along the coastal areas of the county have experienced increased costs. Coastal areas of the county are more developed than the rural western portion of the county. The western portion of the county tends to have lower housing costs than the coast. However, many of the jobs in the county are located within the eastern coastline. Georgetown County residents experience cost burden issues, albeit to a lesser extent than Horry County.

Williamsburg County is a large rural county with an economy based in agriculture and manufacturing. Over the last few decades, some plants have closed. This has forced many of the county's residents to commute to Georgetown and Horry counties to find work.

Geographic Distribution

Target Area	Percentage of Funds
Waccamaw Region	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Waccamaw HOME Consortium encourages the development and retention of affordable housing throughout the three county region in order to provide multiple options for low income residents. WHC encourages the selection of project locations that provide low-income residents with the greatest access to employment, educational opportunities, and other resources. WHC also encourages the cultivation of housing developments that improve the quality of life in low-income communities.

The Waccamaw HOME Consortium awards funds through a competitive project application process. Projects are reviewed by a technical committee and selected based upon the greatest need and project viability. WHC does not currently establish target areas on a geographical basis; however, WHC is conscious of the changing dynamics of the region. WHC pays close attention to the growth patterns of county census divisions as a component of the GSATS long range land use projections. Key CCDs

exhibiting large growth numbers (greater than 2%) include: Conway East (5.54%), Little River (3.34%), Myrtle Beach (2.72%), and Waccamaw Neck (3.55%). The incorporation of affordable housing into growing areas of the region is imperative. WHC also provides targets based upon prioritized affordable housing activities.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Affordable housing activities undertaken will address the needs of homeless, non-homeless, and special-needs households. Various programs will provide these households with rental assistance, new units or rehabilitated units. The goals for affordable housing and further details on the projects included are provided below.

One Year Goals for the Number of Households to be Supported	
Homeless	28
Non-Homeless	32
Special-Needs	0
Total	60

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	12
Rehab of Existing Units	28
Acquisition of Existing Units	0
Total	60

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

WHC will provide housing assistance through the HOME program. The previous needs assessment indicates an extreme level of cost burden and a lack of availability of affordable housing units as priority needs within the region. The first Plan Year activities address these needs by creating 28 affordable rental units (20 TBRA, 8 rental new construction); preserve the affordability of 28 rental units for extremely low income previous homeless veterans, and 4 new construction homeowner units.

The targeted priority cohort group are unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

WRCOG works with the four Public Housing Authorities within its jurisdiction: the Housing Authority of Myrtle Beach (MBHA), the Housing Authority of Conway (CHA), Kingstree Housing Authority (KHA), and the Georgetown Housing Authority (GHA).

MBHA only offers Section 8 Housing Choice Vouchers and does not have any public housing units. The CHA, GHA each has a small number of public housing units as well as Section 8 Housing Choice Vouchers. KHA have a small number of public housing units. Due to the demand for assistance, including Section 8 waiting lists, a portion of HOME funds have been allocated to a pilot Tenant Based Rental Assistance program.

Actions planned during the next year to address the needs to public housing

Each of the four public housing authorities work diligently to expand services and housing opportunities to their residents and communities they serve. WHC will work with the PHA's to

- Improve quality of life and economic vitality for residents
- Promote self-sufficiency and asset development of families and individuals:
- Ensure equal opportunity in Housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Waccamaw HOME Consortium takes care to inform all four public housing agencies about funding opportunities, meetings, and other housing related activities. Additionally, WHC coordinates with local governments to declare April as fair housing month.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The local PHAs are not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

WHC focuses on efforts to address the root causes of homelessness and chronic homelessness.

While it is difficult to accurately measure the number of individuals and families at risk of becoming homeless, WHC supports the "Housing First" philosophy and programs that identify those "at-risk," attempt to intervene prior to homelessness, or to re-house individuals as quickly as possible, and then provide supportive services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

WHC's partners that provide homeless services work collaboratively to provide a wide range of services in housing, and social and supportive services, within each component of the Continuum of Care (CoC). One strategy to address homelessness in the CoC is to strengthen and enhance our existing assets.

In collaboration with providers, local jurisdictions, and other stakeholders, WHC has placed high priority on development and support of homelessness services, from outreach, to emergency sheltering and case management, to the provision of crisis hospitalizations for homeless who need mental health care. While HOME funds are limited, these services are coordinated through multiple funding sources and a variety of agencies.

In 2015 Horry County and ECHO emphasized homeless data collection and review via HMIS, by initiating a regular HMIS data analysis meeting so that key areas of service are identified. WHC anticipates participation in this process and will review the data provided with a regional scope.

Addressing the emergency shelter and transitional housing needs of homeless persons

WHC places high priority on emergency shelter services, transitional housing, services for the homeless, and homelessness prevention. From year-to-year, its Annual Action Plans reflect this high priority. These goals are met through strategic partnerships and not the use of HOME funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

HOME funds will be allocated toward two primary programs that directly target homeless persons, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The Tenant Based Rental Assistance (TBRA) is a rental subsidy program used to help individual households afford housing costs. Clients choose their housing and the subsidy stays with the client (not the unit) if they move. The HOME consortium and ECHO will establish a TBRA program policies and procedures manual. During the remaining portion of the contract ECHO will implement the program. ECHO will have a case manager conduct the intake process and *Vulnerability Screening* and help beneficiaries complete a sustainability plan. Families must participate in a self-sufficiency program and be determined to be income eligible at time of admission.

The rental rehabilitation project at Balsam Place will extend the affordability period of the 28 unit apartments. The project contains 28 units which provide permanent supportive housing for homeless, disabled individuals whom are military veterans. Formerly a motel in downtown Myrtle Beach, Home Alliance, Inc. (HAI) purchased and completed renovations in 2007 without the necessary energy efficiency improvement. Balsam Place Apartments and Balsam Annex currently have twenty-eight inefficient wall units that provide heat and air conditioning to twenty-eight individual rental units. This project would convert these units to energy efficient units. These and other energy efficiency upgrades will provide significant cost savings to the overall operation of the units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Since housing affordability is a key indicator for the potential of homelessness in a community, a critical factor in housing choice is affordability of housing. The preceding needs assessment clearly indicates cost burden as a major barrier to affordable housing within the region. The goal of WHC is to increase the number of affordable units to prevent homelessness for those who may be at risk of becoming displaced. The construction of twelve new affordable units is designed to meet that goal.

Discussion

The preceding narrative illustrates that WHC utilizes its' funding to the greatest extent possible to address homelessness needs throughout the region. HOME is an explicit program that has the ability to meet specific housing needs. In order to address the needs of the low income individuals and homeless individuals and families in areas outside of permanent housing, WHC will continue to actively participate in the CoC and other housing committees.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

A number of governmental regulations and policies have been identified as impediments or barriers to affordable housing in the Waccamaw region. These barriers include tax inventory laws, FEMA flood elevation requirements, zoning ordinance requirements, and heirs property constraints. This portion of the Action Plan outlines the strategies that have been developed for combating barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

First, local jurisdictions should review their tax inventory regulations to develop alternative tax classifications for unoccupied developer owned lots. Potential tax breaks could allow for a stimulus in the local construction industry, relieving the additional financial strain placed upon developers by these regulations. Second, zoning ordinance regulations should be examined by local municipalities to evaluate if adjustments could be made to reduce barriers. Third, reduced fee or pro bono legal assistance is available to individuals dealing with heirs property issues that allows for development of a functional chain of title for properties slated for subdivision or transfer. This assistance is available monthly in the Waccamaw Regional Council of Governments Georgetown office. This service assists prospective sellers with clarifying the ownership of their lots, removing a serious barrier for many rural property owners.

Finally, awareness remains a barrier for development of special needs housing. Many of the issues associated with NIMBYism can be attributed to a lack of knowledge of proposed improvements. A proactive education campaign should be used to dispel any misinformation and confusion, so that the public is aware of the project benefits. Together, these strategies seek to reduce common barriers to affordable housing.

Discussion

Several governmental regulations and policies were presented as barriers to affordable housing in the Waccamaw region. By identifying these barriers, local governments can begin to review their policies to look for any adverse effects that may manifest as byproducts of governmental regulation. It is important for jurisdictions to recognize these encumbrances in order to facilitate the development of affordable housing. These alterations can create a climate that encourages construction of new homes, increasing the local tax base and benefiting the local government.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In addition to the proposed initiatives stated in the Action Plan, WHC will pursue supplemental actions to promote safe, sanitary, and affordable housing for the Waccamaw Region. These planned actions will address a variety of issues and hazards, as listed below.

Actions planned to address obstacles to meeting underserved needs

The coordination of actions between and among regional partners, as well as the pursuit of additional resources will address the needs of the underserved community.

Actions planned to foster and maintain affordable housing

The WHC will continue to pursue actions to foster and maintain affordable housing through a campaign of education and financial assistance. WHC will coordinate with member jurisdictions to declare April as "Fair Housing Month". Additionally, WHC attends events in local jurisdictions and sets up information booths to promote awareness of fair housing rights. WRCOG will continue to provide legal assistance on a monthly basis for families dealing with heirs property issues. Additionally, WHC will continue to distribute HOME funds in areas of the greatest need for new homeowner construction, homeowner rehabilitation, new rental construction, rental rehabilitation, TBRA, and CHDO operating funds. By assisting these projects, additional affordable housing units can be sustained or created.

Actions planned to reduce lead-based paint hazards

It is estimated that over 31,000 housing units in Georgetown, Horry, and Williamsburg Counties contain lead-based paint. During the next year, the WRCOG will work to reduce the number of housing units with lead-based paint hazards in units assisted with HOME funds by preventing lead poisoning. This will be accomplished through the evaluation and disclosure of housing that might contain lead-based paint and properly abating and encapsulating lead contamination.

Actions planned to reduce the number of poverty-level families

The current poverty rate for the Waccamaw Region is 19.11%. In order to reduce the number of poverty-level families in the region, coordination with partner organizations will be arranged in order to meet the goals of the Consolidated Plan. Neighborhood associations, residents, faith-based organizations, businesses, health and human service agencies, private developers, lenders, and non-profit service providers are included in this list.

Especially for communities within the Consortium whose economies are not tourism-based, pursuing

opportunities for economic growth within all three counties will be essential in ameliorating the problem of poverty. Although none of these counties have sustained an overall economic loss, much of the region's economic problems are the result of losing industries, such as large factories, that sustained many smaller communities as well as segments of populations in cities like Myrtle Beach. For communities that are tourism-based, low-wage service industry jobs can contribute to the prevalence of poverty, especially if they are seasonal. In order to reduce poverty, county level economic development agencies will continue to pursue recruitment of industries, which will provide year-round employment with higher paying jobs for area workers.

Allocation of resources to assist in increasing employee skills and education is another essential action to undertake in the next year to stimulate economic development. Since earnings generally increase with skill level and education, the development of programs to assist workers in expanding or improving their skills and education will be pursued to assist with raising pay for workers. Additional actions to be pursued to reduce poverty in the Consortium region include further cultivation of the tourism industry, attracting new businesses and encouraging competition among existing businesses, managing growth and encouraging redevelopment within existing cities, creating performance-based economic development, developing public-private investment strategies, and encouraging people-based economic development.

Actions planned to develop institutional structure

whc will continue to have formal and informal working relationships with the the Public Housing Authorities, Community Housing Development Organizations(CHDOs), n other non-profit housing developers and local jurisdictions.

WHC staff members work hand in hand with local jurisdictions and state agencies. WHC will also provide workshops and training initiatives to improve the capacity and complince of regional partners and programs. To that end,WHC willo strive to encourage partners to leverage federal, state and prive funds to benefit affordable housing opportunities with the region.

Actions planned to enhance coordination between public and private housing and social service agencies

WHC is involved in various efforts to enhance the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. WHC staff serve on committees within the region in order to take an active role in the coordination of efforts with particular emphasis on housing and community development efforts. WHC is actively working on initiatives to further strengthen this coordination. An example of a coordinating organization is the CoC that leverages the efforts of the regions nonprofit organizations, PHAs, local governments, social service providers, housing agencies, and health care institution. The CoC convenes on a quarterly basis to develop and evaluate efforts to end homelessness. The "Continuum of Care" strategy that emphasizes permanent housing alternatives and supportive services for the homeless, disabled and other "special needs" populations and coordinates the process of obtaining Federal resources through its application

for funding under the "Continuum-of-Care" SuperNOFA. WHC also maintains several mailing lists with organizations that represent minority, disabled, and homeless populations including ECHO, and Tri-County Regional Development, to ensure their involvement in the community needs assessment and planning process. Organizations are notified of public hearings, funding availability, changes in qualifying median-income, and HOME rents.

Discussion

These proposed actions are essential to the promotion of safe, sanitary, and affordable housing. Through intergovernmental coordination between member jurisdictions, WHC will continue to educate the public on their rights under the Fair Housing Act. Additionally, WHC will continue to pursue projects that utilize HOME funds in the most effective capacity possible.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The Waccamaw HOME Consortium has developed a policy manual to guide its activities. These policies and procedures dictate the management of the program including underwriting, contract management, management of subrecipients, recapture and resale provisions. The manual complies with the 2013 New HOME Rule and elements are indicate below as required in the Consolidated Plan.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funding requires a 25 percent non-federal match. Based on the total estimated HOME project funding annually of \$600,000 (total estimated allotment minus administration and CHDO operating costs), the matching requirement for WRHC is \$150,000.

Each recipient of Consortium HOME funds will be required to match their allocation with 25 percent funding from non-federal sources. These contributions to the project must be permanent. Any match provided in excess of the 25 percent requirement will be retained by the Consortium and banked for use with future HOME projects. Evidence of match must be submitted with all applications. In the event an applicant cannot provide the required match, they may request a waiver and it may or may not be granted by the Consortium depending on if there are sufficient match funds available to cover the deficit.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Method

In the event of a voluntary or involuntary sale, the HOME Consortium will recapture and retain all appreciation before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale. The homebuyer will then retain remaining funds after the Consortium retains its investment up to 100% including project related soft costs. The net proceeds

are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Homeownership project funds that are for direct subsidies to the buyer will be recaptured by the HOME Consortium.

Any proceeds from the recapture of HOME funds will be used to facilitate the acquisition, construction and/or rehabilitation of housing for the purposes of promoting affordable housing.

Resale Method

In all Homeownership projects, except direct subsidies for down payment or closing cost assistance, a HOME-assisted unit will have a resale requirement. If the property owner no longer uses the property as a principal residence, violates other HOME principal residency requirements for the property, is unable to continue ownership or violates affordability requirements of the HOME program, the HOME-assisted unit must be sold to another income eligible person(s). This provision will be enforced with restrictive covenants through the use of a recorded LURA. The property owner, if an ownership unit, will be provided a fair return on his/her investment out of the proceeds of the sale of the unit.

In the event of sale by the original buyer during the affordability subsidy period, the owner is entitled to a fair return on investment. Fair return on investment is defined as the homeowner's investment, which is the sum of dollars invested by the homeowner for capital improvements, down payment, and loan principal repayments. If the property appreciates and additional net proceeds are available, the homeowner will also be entitled to a portion of the appreciation in equity. The percentage of equity appreciation to be returned to the homeowner will be equal to the following ratio: (homeowner investment)/(homeowner investment plus Waccamaw Home Consortium (Payee) HOME Investment). The Payee HOME Investment is defined as the amount of grant funds or subsidy invested in the project to ensure or enhance affordability.

In order to evaluate the fairness of a return on investment, the appreciation of a home will be calculated using the Federal Housing Finance Agency's Housing Price Index (HPI) calculator, available at <http://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx>. The calculation will be made for the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metropolitan Statistical Area (MSA).

If, at the time of resale, the value of the property is higher than the amount that a qualified buyer can afford, additional Waccamaw HOME Consortium (WHC) subsidy may be required to ensure that (1) the house is affordable to the qualified buyer and (2) the original buyer receives a fair return on investment. The WHC may also choose to exercise its right of refusal if the subsidy needed to keep the home affordable is disproportionately large. The WHC reserves the right to make this determination on a case-by-case basis.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Recapture Method

In the event of a voluntary or involuntary sale, the HOME Consortium will recapture and retain all appreciation before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale. The homebuyer will then retain remaining funds after the Consortium retains its investment up to 100% including project related soft costs. The net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Resale Method

Where applicable, a HOME-assisted unit may have a resale requirement. If the property owner no longer uses the property as a principal residence, violates other HOME principal residency requirements for the property, is unable to continue ownership or violates affordability requirements of the HOME program, the HOME-assisted unit must be sold to another income eligible person(s). This provision will be enforced with restrictive covenants through the use of a recorded LURA. The property owner, if an ownership unit, will be provided a fair return on his/her investment out of the proceeds of the sale of the unit.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not intend or anticipate refinancing any existing debt for multifamily housing that will be rehabilitated with HOME funds. Not applicable.

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name 2008-2012 ACS
	List the name of the organization or individual who originated the data set. ACS
	Provide a brief summary of the data set. developed from CPD maps
	What was the purpose for developing this data set? more current
	Provide the year (and optionally month, or month and day) for when the data was collected. 2008 - 2012
	Briefly describe the methodology for the data collection. see above
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name 2008 - 2012 CHAS
	List the name of the organization or individual who originated the data set. CHAS
	Provide a brief summary of the data set. generated from CPD
	What was the purpose for developing this data set? system would not auto load
	Provide the year (and optionally month, or month and day) for when the data was collected.

	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
3	Data Source Name 2015 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Horry County Community Development and Grants Department is the lead agency responsible for preparing its Consolidated Plan. As an Urban Entitlement County, Horry County administers Community

Development Block Grant (CDBG) program and the Emergency Solutions Grant (ESG) funding from the US Department of Housing and Urban Development (HUD). The County is part of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway, of which the County receives and administers CDBG funds on their behalf. Each entity (Horry County, Myrtle Beach, Conway) receives a pro-rata share of the annual CDBG funding amount. Myrtle Beach and Conway City Councils approve of the projects that will be submitted for funding each year. As the lead agency, the County plays an oversight role in helping all unincorporated areas in administering the programs covered by the Consolidated Plan.

According to HUD "the Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four CPD formula block grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), the Emergency Solutions Grant (ESG) program, and the Housing Opportunities for Persons with AIDS (HOPWA) program." Currently, Horry County only receives and administers CDBG & ESG funding.

2. Summary of the objectives and outcomes identified in the Plan

Consistent with HUD's mission, the County's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, Horry County will embrace high standards of ethics, management and accountability and will continue to form new partnerships that leverage resources and improve HUD's ability to be effective on the community level. The County has one simple but very ambitious goal: to continue to create a county of growth and opportunity for all by making Horry County's neighborhoods better places to work, live, and play. For information on specific targeted areas please refer to the Strategic Plan section SP10. Section SP - 25 Priority Needs describes the highest needs of the community as determined by Horry County staff, its municipal partners and community stake holders. For more details on the annual objectives and goals, please refer to the Action Plan section AP-20 Annual Goals and Objectives.

3. Evaluation of past performance

As part of the Consolidated Plan process, Horry County staff members and their partner municipalities, service providers and stake holders have completed an extensive review of existing services, programs and projects. As part of this review, each previously funded activity was scored based on meeting the current priority needs of Horry County. To that end and as the following Consolidated Plan will lay-out, the highest priority needs continue to be the development of new affordable housing units, the

maintenance and rehabilitation of existing affordable housing units and providing adequate housing opportunities for homeless and vulnerable populations. Horry County and its municipal partners will continue to fund highly successful owner occupied housing rehabilitation programs throughout the County. Additionally, the County and its municipal partners will again set-aside funding for public facilities and infrastructure improvements, mostly in underserved communities, which will help to foster safe and decent living environments for the residents of Horry County. Unfortunately, homelessness remains an issue throughout Myrtle Beach and Horry County. Therefore, the County will provide additional funding to homeless service providers for the expansion of facilities and services to better provide for the needs of the homeless population in the community.

4. Summary of citizen participation process and consultation process

Horry County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of Horry County's CDBG and ESG programs, the County's Community Development Office acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.

Besides keeping an open door policy and maintaining ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with the cities of Conway and Myrtle Beach related to CDBG and ESG program administration; participating in the Waccamaw HOME Consortium and taking an active role where HOME funds are used in Horry County.

Horry County is an active member in the Continuum of Care (ECHO). In 2010 Horry County partially funded a 10-year Homelessness Plan to help resolve the growing homelessness problem within the next decade. The purpose of the Plan is to involve all of the non-profits and local governments to work more efficiently and effectively together in helping the homeless population and preventing more people from becoming homeless. In 2015, Horry County Community Development launched an effort with ECHO and previously untapped non-profit and social service agencies to improve data collection and reporting through HMIS. A committee of local agencies that provide services to the homeless, mentally ill, developmentally disabled, veteran and elderly populations are now joining forces to report housing needs via HMIS.

Horry County coordinates extensively with public entities and other bodies of government in order to effectively administer the CDBG program and develop the Consolidated Plan. Some of the public entities the County Coordinates with are as follows: the Horry County Planning & Zoning Department, Horry County Finance Department, Coastal Carolina University, City Planning and Community Development offices, Waccamaw Regional Council of Governments, the Housing Authorities of Myrtle Beach and Conway, and HUD.

An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County's percentage of allocation is 53.356%, Myrtle Beach's percentage of allocation is 28.908%, and the City of Conway's allocation is 17.736%. Both Myrtle Beach and Conway are considered Subrecipients of the Horry County Entitlement Grant. In all cases, 100% of the CDBG funds go toward low-to moderate income areas and/or residents.

In addition to ongoing community engagement, Horry County held a public needs assessment meeting and conducted an online survey in order to garner citizen participation with the consolidated plan.

5. Summary of public comments

The public meeting produced robust and dynamic conversation about the needs of Horry County across a number of areas, including: affordable housing, social services and transportation.

A recurring theme was the need for owner-occupied rehabilitation for low-income, disabled and elderly households. Horry County has a large stock of older housing with multiple decades of deferred maintenance. This trend has manifested itself by converting what used to be quality family homesteads into substandard housing due to the fact that those on fixed incomes often cannot afford to keep up with the needed annual repair and maintenance. Attendees also highlighted the need for affordable rental housing for low-to-moderate income households, especially those on fixed incomes, such as the elderly and disabled. Many people expressed that average monthly rental fees across the County frequently exceed monthly fixed incomes. And, many stated that affordable rents are often found at the outskirts of the County, far away from employment and educational centers, thus forcing low-to-moderate income renters to bear high transportation costs.

In the area of social services, attendees highlighted and discussed a number of community needs, including mental health services, jail diversion, education and job training, homeless and non-homeless sheltering, as well as non-profit technical assistance and capacity building. Below are specific highlights from the discussion:

* One participant discussed the needs of the community's young adult and adult disabled, and the shortage of local services to train them to live independently in community-based housing. The representative from SOS Health Care discussed the need for a "Transition Academy," which would provide opportunities for the disabled to learn and practice independent living skills, and receive case management/referrals for supportive community housing (ranging from rental to homeownership).

*One participant stated that there is a continuing need in Horry County for outpatient services and local crisis hospitalizations for the mentally ill, who often face challenges in sustaining employment and

housing. The representative from the Waccamaw Center for Mental Health described the lack of local crisis placements available for the mentally ill, and the practice of hospitalizing many in the “next available bed” in the state. The practice prevents many with chronic mental health challenges from seeking help, often driving them to homelessness rather than face “moving away” from the security and familiarity of their community in order to secure treatment.

*Another participant spoke about the lack of recreational facilities and opportunities in Loris. There is a need for programs and gathering places that meet the needs of a large population of unengaged youth, especially in the Bennett Loop area in Loris. Through education and constructive recreational activities, perhaps less of this population would end up in the corrections system, and would instead go on to become productive members of the community.

* Two participants, including one from the Continuum of Care (ECHO), spoke about the need for homeless shelters and services throughout Horry. One spoke in favor of developing a shelter in the Conway area.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views were not accepted during the consolidated planning process.

7. Summary

- The Horry County Community Development and Grants Department is the lead agency responsible for preparing its Consolidated Plan. As an Urban Entitlement County, Horry County administers the Community Development Block Grant (CDBG) program & Emergency Solutions Grant (ESG) funding from the US Department of Housing and Urban Development (HUD). The County is part of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway, of which the County receives and administers CDBG funds on their behalf.
- The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.
- The County has one simple but very ambitious goal: to continue to create a county of growth and opportunity for all by making Horry County’s neighborhoods better places to work, live, and play.
- For information on specific targeted areas, please refer to the Strategic Plan section SP10. Section SP - 25 Priority Needs describes the highest needs of the community as determined by Horry County staff, its municipal partners and community stake holders. For more details on the

annual objectives and goals, please refer to the Action Plan section AP-20 Annual Goals and Objectives.

- As part of the Consolidated Plan process, Horry County staff members and their partner municipalities, service providers and stake holders have completed an extensive review of existing services, programs and projects. As part of this review, each previously funded activity was scored based on meeting the current priority needs of Horry County.
- Horry County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of Horry County's CDBG program, the County's Community Development Office acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.
- Horry County is an active member in the Continuum of Care (ECHO). In 2010 Horry County partially funded a 10-year Homelessness Plan to help resolve the growing homelessness problem within the next decade.
- The public meetings produced robust and dynamic conversation about the needs of Horry County across a number of areas, including: housing, social services, transportation, economic development, education. A recurring theme was the need for affordable housing, especially renovated owner-occupied homes and affordable rentals, for the low-income, and disabled and elderly households on fixed incomes.
- Horry County has a large stock of older housing with multiple decades of deferred maintenance. This trend has manifested itself by converting what used to be quality family homesteads into substandard housing due to the fact that those on fixed incomes often cannot afford to keep up with the needed annual repair and maintenance.
- Another need that the community highlighted is a lack of homeownership opportunities for low-to-moderate income renters. Many people rent in Horry, have steady/stable employment, want to own a home, but lack the capital and access to credit institutions needed to make the transition into ownership.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HORRY COUNTY	Community Development & Grants
ESG Administrator	HORRY COUNTY	Community Development & Grants

Table 61– Responsible Agencies

Narrative

The Horry County Community Development and Grants Department is the lead agency responsible for preparing its Consolidated Plan. As an Urban Entitlement County, Horry County administers Community Development Block Grant (CDBG) program funding from the US Department of Housing and Urban Development (HUD). The County is part of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway, of which the County receives and administers CDBG funds on their behalf. Each entity (Horry County, Myrtle Beach, Conway) receives a pro-rata share of the annual CDBG funding amount. Myrtle Beach and Conway City Councils approve of the projects that will be submitted for funding each year. As the lead agency, the County plays an oversight role in helping all unincorporated areas in administering the programs covered by the Consolidated Plan.

Consolidated Plan Public Contact Information

The Horry County Interim Director of Community Development is the primary public contact for the Consolidated Plan:

Courtney Kain, Community Development Director

Horry County Government

Community Development & Grants Department

1515 4th Avenue, Conway, South Carolina 29526

Tel. 843-915-7033 | Fax 843-915-6184 | kainc@horrycounty.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Horry County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of Horry County's CDBG program, the County's Community Development Office acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Besides keeping an open door policy and maintaining ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with the cities of Conway and Myrtle Beach related to CDBG program administration; participating in the Waccamaw HOME Consortium and taking an active role in where HOME funds are used in Horry County; as well as being an intricate part of the Eastern Carolina Homeless Organization (ECHO), who together with the Horry County Homelessness Collaborative (HCHC) acts as the Continuum of Care for Horry County and 11 other counties in the Pee Dee region of South Carolina.

The Myrtle Beach Community Development Administrator, Conway Community Development & Planning Director, the Horry County Planning Director, and the Horry County Community Development Director continue to work with Home Alliance, Habitat for Humanity, the Myrtle Beach Housing Authority, the Conway Housing Authority, Grand Strand Housing, Horry County Council, and other organizations that assist in providing affordable housing options. These efforts include plans to bring together public services, infrastructure, housing repairs and rehabilitation, and other improvements in these areas through CDBG-funded activities. To overcome additional gaps in the system, Horry County will continue to provide opportunities for public, private, and governmental organizations to come together and share information, advocate for issues of concern, leverage resources, and address barriers associated with providing more affordable housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Horry County is an active member in the Continuum of Care (ECHO). In 2010 Horry County partially funded a 10-year Homelessness Plan to help resolve the growing homelessness problem within the next decade. The purpose of the Plan is to involve all of the non-profits and local governments to work more efficiently and effectively together in helping the homeless population and preventing more people from becoming homeless. Horry County is presently working with ECHO, the City of Myrtle Beach, the City of Conway, New Directions of Horry County, the Waccamaw Center for Mental Health and other non-profit organizations in order to implement the Plan. The County acknowledges that the amount of services currently being offered for special needs populations could benefit from improvements. These include the outreach and education services for abused women and children, the homeless population, elderly, persons with disabilities (mental, physical, and developmental), persons with addictions requiring supportive services, and persons with HIV/AIDS and their families. These populations are underserved, particularly in the areas of mental health, alcoholism, and substance abuse. The County funds these types of services where possible, and when additional funds become available, Horry County will apply for competitive grant funds to service the special needs of its residents.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

In 2015, Horry County staff redoubled efforts to work with the Continuum of Care (ECHO) to develop performance standards and evaluate outcomes for homeless sheltering and the provision of homeless social services, including case management. Toward this end, ECHO and Horry County Community Development staff kicked off monthly “data analysis” committee meetings with ECHO and homeless non-profits to review HMIS data, develop shared data collection policies and standards, identify needs for data collection, design reports, and more. Horry County Community Development staff volunteered for ECHO’s 2016 PIT Count, delivering forms and counts to ECHO from non-profits that serve the homeless in and around its offices in the City of Conway.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 62– Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Myrtle Beach
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of Myrtle Beach. In addition to entering into an Intergovernmental Funding Agreement with the City for CDBG funds, the County regularly meets with City planners and administrative officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area-wide planning and strategy.
2	Agency/Group/Organization	GRAND STRAND HOUSING
	Agency/Group/Organization Type	Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One of the area's most active affordable housing providers, Grand Strand Housing (GSH) is a key partner in the County's collaborative approach to community development. GSH also provides critical education and economic development services, such as financial literacy and first-time homebuyer education. GSH's on-the-ground knowledge of local housing conditions and trends, specifically within low-to-moderate income populations, is a valuable contribution to the County's needs assessment and overall strategy.

3	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Also one of the area's most active affordable housing providers, Habitat for Humanity of Horry County is a key partner in the County's collaborative approach to community development. Habitat's international network and long history of success, combined with their on-the-ground knowledge of local housing conditions and trends -- specifically with low-to-moderate income populations, is a valuable contribution to the County's needs assessment and overall strategy.
4	Agency/Group/Organization	CITY OF CONWAY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of Conway. In addition to entering into an Intergovernmental Funding Agreement with the City for CDBG funds, the County regularly meets with City planners and administrative officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area-wide planning and strategy.
5	Agency/Group/Organization	HOME ALLIANCE INC.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Home Alliance is one of the lead service organizations in the fight against homelessness in Myrtle Beach. Their projects range across the homelessness service spectrum -- from housing to supportive services to area-wide planning initiatives. The Home Alliance staff provide valuable on-the-ground insight into the area's homeless needs.
6	Agency/Group/Organization	Eastern Carolina Homelessness Organization
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eastern Carolina Homelessness Organization (ECHO) is a non-profit 501(c)3 corporation that brings together agencies and organizations in 12 counties to provide a "Continuum of Care" for homeless persons and families.
7	Agency/Group/Organization	A Father's Place
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Father's Place is a non-profit organization that offers social services aimed at aiding men to make the transition to becoming more engaged and productive fathers. Education, job training and life skill services are offered. The organization also offers assistance and job training to the unemployed who are actively seeking work. The County's relationship with A Father's Place provides critical community feedback on areas such as economic development, issues facing children, employment and poverty.
8	Agency/Group/Organization	Horry County Department of Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Health Agency Child Welfare Agency Other government - State Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Horry County office of the South Carolina Department of Social Services serve the Horry community "by ensuring the safety of children and adults who cannot protect themselves and by assisting families to achieve stability through child support, child care, financial and other temporary benefits while transitioning into employment."
9	Agency/Group/Organization	CITY OF LORIS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of Loris. The County regularly meets with City officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into area-wide planning and strategy.
10	Agency/Group/Organization	CITY OF NORTH MYRTLE BEACH
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of North Myrtle Beach. The County regularly meets with City officials to gain input on how certain projects fit into the City's overall housing and economic development goals, as well as to gain insight into area-wide planning and strategy.

11	Agency/Group/Organization	Street Reach Ministries
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Street Reach is a non-profit organization serving the homeless in Horry County. It has changed its name to "New Directions of Horry County." It offers emergency and transitional sheltering via a Men's Shelter, a Women's Shelter, and a Shelter for Families and Children. It also offers case management, and job and workplace skill development.
12	Agency/Group/Organization	Waccamaw Regional Council of Governments
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Waccamaw Regional Council of Governments is a regional agency serving county governments, municipalities, and citizens of Georgetown, Horry and Williamsburg counties. The organization offers a wide variety of planning, economic development and social services to aid in the growth and development of the area.

13	Agency/Group/Organization	Children's Recovery Center
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the Children's Recovery Center is to provide forensic interviews, medical exams and effective advocacy for children suspected of having suffered sexual and physical abuse. The Center services children throughout Horry and Georgetown counties.
14	Agency/Group/Organization	SOS Healthcare
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SOS Health Care provides individuals with disabilities with services for job skill development, independent living skills, community and transportation skill development, advocacy and more. Current programs include: The Building Futures Autism Clinic, the Making Change Consignment Shop, a Service Dog program, S.O.U.L. social skills development program, a Friday Knights respite program and Substitutes for Santa.

15	Agency/Group/Organization	Salvation Army of Horry County
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army of Horry County administers many programs and services designed to restore broken lives, to build healthy relationships, and to develop and encourage people of all ages.
16	Agency/Group/Organization	Horry County Sheriff's Office
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Horry County Community Development works closely with Horry County's Sheriff's Office to understand the needs of those at risk of entering the corrections systems, and those returning from jail back into the community. Jail Diversion and Reentry programs are supported.
17	Agency/Group/Organization	Sea Haven Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization offers programs to at-risk youth including emergency shelter, transitional living services, and street outreach.
18	Agency/Group/Organization	His Hands of Horry County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	His Hands of Horry County is a non-profit organization for the purpose of assisting those in need of home repair for health and safety reasons by connecting the families in need of assistance with local churches who provide the needed repairs through volunteer labor. His Hands provides owner-occupied home rehabilitation services to low-income families in Horry County. It also operates a warehouse of building supplies, through donations from the Home Depot 360 grant. Supplies are offered to all housing non-profits across Horry County. His Hands' knowledge and experience provide critical insight into the substandard housing issues facing low-income families.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastern Carolina Homeless Organization	As the area's Continuum of Care, ECHO works to prevent and mitigate the effects of homelessness throughout Horry County. These goals directly overlap with the County's homelessness efforts.
A Ten-Year Collaborative Plan to End Homelessness	Home Alliance, Inc.	With the ambitious goal of eradicating homelessness in Horry County in ten years, the goals directly overlap with the County's homelessness efforts as we continue to combat this pervasive social problem.
Central City Revitalization Area Study	City of Myrtle Beach	The goal of this study is to revitalize key underserved areas in Myrtle Beach by removing blight, improving infrastructure and public services, and improving the housing stock. The City receives a share of the County's CDBG allocation and its goals are directly integrated into the County's consolidated plan.
City of Conway Comprehensive Plan 2009-2019	City of Conway	Conway specifically addresses affordable housing provision in its comprehensive plan, as well as its commitment to further Fair Housing. The City receives a share of the County's CDBG allocation, and their goals are directly integrated into the County's consolidated plan.
Racepath Revitalization Plan 2012	Horry County	Horry County addresses affordable housing, infrastructure improvements, neighborhood facility needs, public services and the needs to remove blight, in this plan specific to a local target area. Approved by Horry County Council, it's goal is to revitalize this key underserved Horry County "donut hole," surrounded by the City of Myrtle Beach.
Bennett Loop Revitalization Plan 2015	Horry County	Horry County addresses affordable housing, infrastructure improvements, blight removal, public service needs, and improvements to housing stock via this study. Also approved by Horry County Council, this plan address the needs in a rural local target area, located in unincorporated Horry County just outside the city of Loris.

Table 63– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Horry County coordinates extensively with public entities and other bodies of government in order to effectively administer the CDBG program and develop the Consolidated Plan. Some of the public entities are:

The Horry County Planning and Zoning Department, the Horry County Finance Department, Coastal Carolina University, City Planning and Neighborhood Services offices, Waccamaw Regional Council of Governments, the Housing Authorities of Myrtle Beach and Conway, and HUD.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Plan

I. Purpose

Citizen participation involves actively encouraging citizens, particularly the low- to moderate-income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plans, the submission of substantial amendments and the development of the Consolidated Annual Performance Evaluation Report (CAPER).

II. Public Meetings and Hearings

All notices of public meetings are published in local newspapers (i.e. *The Sun*, or equivalent) at least fourteen (14) days prior to the public meeting. Notices also are posted electronically on the Horry County website at www.horrycounty.org.

All public meetings are held at times and in locations convenient to residents, particularly those who are potential or actual beneficiaries. Meetings are held at a variety of times to provide maximum flexibility for an array of citizen schedules. Attention is given to ensure meeting times increase the probability of maximum citizen participation. Meetings are not scheduled on Sundays.

III. Needs Assessment Public Meeting

Prior to the development of the Consolidated Plan and the Annual Action Plan, the community development needs are assessed in detail, particularly those of low and moderate income residents. The assessment process is conducted through a Community Development Needs Assessment Public Meeting. Horry County holds no less than one (1) needs assessment public meeting as part of the planning process for the five-year Consolidated Plan and the Annual Action Plan.

The Needs Assessment Public Meeting addresses the amount of available funding for CDBG and any other related federal or state funding. The hearing also addresses the range of activities that may be undertaken with such funds, particularly in relation to identified community needs.

IV. Public Comment Period

A public comment period is required prior to submitting the five-year Consolidated Plan, Annual Action Plan, the CAPER and any substantial change to the Consolidated Plan or the Annual Action Plan. The public is given 30 days after publication to provide written comments to Horry County regarding the 5- year Consolidated Plan. The public has 15 days after publication to provide written comments regarding the Annual Action Plan, the CAPER, and any substantial change to the Consolidated Plan or Annual Action Plan. The publication in local newspapers includes a summary of the contents and purpose of the Action/Consolidated Plan, and includes a list of the locations where copies of the entire proposed plan may be examined. The County responds to all written correspondence received.

***Note: The full citizen participation plan is on file at Horry County Community Development and is also available at www.horrycounty.org.**

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community In Local Target Areas	In an effort to ensure the greatest level of public participation, the County held a public meeting on January 21, 2016. The meeting was designed to discuss the planning process and to solicit input on community needs. Notification of these meetings was made to ensure the maximum level of participation. Notification included announcements in public buildings and on the County web site. Notifications were also sent to local churches, non-profits, sub-recipients, and local agencies.	Twelve attended; three staff members supported the meeting. The staff encouraged each attendee to provide brief descriptions of their perceived needs for the community, and then respond to questions from the audience. Attendees represented diverse need areas, including the homeless population, the disabled, individuals with mental health issues, victims of child abuse and neglect, low-income housing, special needs housing, housing rehabilitation, community revitalization, and	174	

Table 64– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in Horry County by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Horry's citizens. The main housing problems looked at are: (a) cost-burdened households (b) substandard housing (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are blacks more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in Horry is crucial in aiding the County set evidence-based priorities for the CDBG program.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are looked at.

Low-to-Moderate Income Areas

The following map highlights LMI areas throughout Horry County with a focus on Conway and Myrtle Beach.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. One major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one more or conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homeless emerges as a social problem - with factors such as domestic violence, educational attainment, or race laying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. In 2010, the County undertook a comprehensive and collaborative plan to end homelessness titled, "A Ten-Year Collaborative Plan to End Homelessness in Horry County, South Carolina." The plan's broad definition of homelessness is: "...anyone who is lacking a safe, stable place to live or is at imminent risk of losing their residence. This includes individuals and families who are currently living on the street; staying in emergency or transitional shelter; temporarily staying with family or friends because they have nowhere else to live; living in substandard housing or housing not fit for human habitation such as housing without running water or electricity; temporarily living in a hotel or motel because they do not have anywhere else to live; in jail or prison who will have nowhere to live upon release; temporarily in a hospital or psychiatric hospital that will have nowhere to live upon release; or at imminent risk of being evicted from their current place of residence."

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	616	2,132
Black or African American	206	713
Asian	3	9
American Indian or Alaska Native	2	6
Pacific Islander	1	3

Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	27	93
Not Hispanic	842	2,914

Alternate Data Source Name:
2015 HMIS Data

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Households with at Least One Adult and One Child:

The 2015 PIT Count found 462 homeless persons in households that had at least one adult and one child. Of these homeless families, 84 were sheltered and 378 were unsheltered. Of these homeless persons, 168 are Veteran households that had at least one adult and one child. Of these Veteran homeless families, 42 were sheltered and 126 were unsheltered.

Furthermore, as the *Ten-Year Plan to End Homelessness* highlights, "homeless children experience moderate to severe health conditions and serious emotional disturbances at double the rate of middle class children. One in six homeless children has serious emotional disturbances and one in seven has moderate to severe health conditions. Homeless children are three times more likely to live in households where adults are physically abusive. More than eight-out-of-ten homeless children (83%) have been exposed to at least one serious violent event by the time they reach the age of twelve (National Center on Family Homelessness, 2009)."

Veterans

The 2015 PIT Count found 24 sheltered and 86 unsheltered homeless Veterans throughout Horry County. Of those, 17 were male and 7 were female sheltered. Seventy (70) were male and 16 were female unsheltered. According to ECHO, analysis of HMIS and Veterans Administration data result in an annual prediction of approximately 408 veterans experiencing homelessness in Horry County. As a population, veterans have special needs and challenges when compared to the broader homeless population. Veterans tend to have higher education

attainment and professional experience, and on that factor have a greater ability to transition into the workforce if their issues are treated or resolved. On the other hand, Veterans have a higher prevalence of medical issues, including PTSD and problems with substance abuse.

The *Ten-Year Plan to End Homelessness* highlights an additional important perspective on the homeless veteran population: “Another emerging issue is associated with the unique needs of homeless women veterans. Traditionally a smaller number, the incidence of homelessness among female veterans is rising as more women participate in the armed forces and the current conflicts. Veterans Administration data projects that 3% to 4% of the homeless veteran population are females.

These women veterans face specific issues that can contribute to their chance of becoming homeless. They are more likely to be victims of sexual abuse than women in general and are more likely to be single parents with children than their male counterparts. They also experience higher rates of unemployment and mental illness, but are less likely than their male peers to have a substance addiction. Homeless programs for veterans have traditionally focused on males and are rarely designed to accommodate women, especially those with children.”

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group

According to the most recent HMIS demographic report (March 2016), 54.62% of persons accessing homeless services in Horry County were white, 40.01% were black, 0.65% were multi-racial, and 4.72% were missing or unknown. (Of these races, 2.21% are Hispanic/Latino.)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Horry County has embarked on a Community Centers building program that is being implemented in all major communities of the county as funds become available. All citizens, but especially Low-to-Moderate income (LMI) persons, benefit from the multitude of reasonable public services that are offered at such centers, including after-school programs and summer camps for kids; fitness, health and wellness classes for all ages; gymnastic and weight-rooms and/or indoor recreation facilities for team sports as well as meeting rooms available to the community to reserve for all sorts of functions. One new center, the Smith Jones Center, is now slated for the City of Conway local target/revitalization area. Access to the Center will be supported by new infrastructure, such as multi-use paths and sidewalks, recently completed in the area with Community Development Block Grant funds.

In addition to indoor recreation, the Centers feature playgrounds, as well as outdoor fields and courts for team sports.

In selected revitalization target areas, such as Racepath, Freemont, and Cedar Branch, there is a need for neighborhood-based substations of the Horry County Police Department to better address local Public Safety requests. One such center is slated for the Racepath community in the next years. This Center also will be supported by new infrastructure, including road resurfacing, curbing, sidewalks, lighting, and storm water/drainage improvements.

Other Public Facilities that may be generally needed, especially with a focus on LMI persons, include: Libraries to a certain degree. In some instances, Community Centers are being built together with new Horry County Memorial Library branches. Benefits Connection Centers, which offer homeless and other indigent persons direct assistance such as food, sanitary and hygienic facilities, transportation vouchers, or case management. One such facility is the new A Father's Place facility, also in the City of Conway's revitalization area. A Father's Place, a non-profit, provides job and workplace skills to at-risk fathers, along with case management, transportation, and parenting skills. The non-profit plans to expand service offerings and participate in the revitalization of the area. The City, Horry County and A Father's Place are slated to develop vacant lots around the Facility into a park, recreation area and opportunities for public service and job training.

How were these needs determined?

These needs were determined through public meetings, and meetings with various public officials in the Horry County, Myrtle Beach and Conway local governments, as well as through ongoing communication with local non-profits and community leaders.

Describe the jurisdiction's need for Public Improvements:

Transportation infrastructure, including repaving of roads, building of sidewalks, bike trails and other related improvements, such as highway/ community beautification efforts are top public improvement priorities.

Next to automobile-related transportation, improvements are also needed within the sector of Public Transportation. Better service coverage needs to be achieved by serving more low-to-moderate income areas via fixed-route bus services, which could provide crucial transportation from home to work and school sites.

Other public infrastructure related improvements that would also highly benefit low-to-moderate income areas are: Installation of central water and sewer connections; Drainage improvements for storm water runoff to avoid local flooding; More neighborhood solid waste disposal and recycling centers that do not require residents from driving longer distances for proper disposal of trash.

Food and produce markets that serve so-called food deserts in LMI areas where no neighborhood groceries are left or to be found within a walkable (2-5 mile) radius. Working together with Clemson Extension and the Rural Resource Coalition SC (RRCSC) could help sustain and revive economically-depressed communities, including nutritional services that would ensure better health and a bigger market for local produce growers alike.

How were these needs determined?

These needs were determined through meetings with various public officials in the Horry County, Myrtle Beach and Conway local governments, as well as through ongoing communication with local non-profits and community leaders.

Horry County has experienced tremendous growth in recent years – a trend expected to continue in the coming decade. Many of the County's infrastructure systems are over capacity and will require expansion to accommodate redevelopment and new growth. In addition to this new growth and demand for facilities and services, many existing neighborhoods in the lower income areas have substandard infrastructure. Horry County, the City of Myrtle Beach and the City of Conway each develop comprehensive plans, capital improvement plans, and other plans that guide substantial investments in community development.

Infrastructure, community facilities and support services are in large part provided by local government and funded through taxes, fees and State support. Location and availability of these key components can make the difference between affordability and housing that is beyond the means of lower income residents. The County is committed to achieving for all its citizens, especially its lower income residents, the national goals of: 1) decent housing, 2) a suitable living environment, and 3) expanded economic opportunities. The provision of adequate and safe infrastructure, accessible community facilities and support services are key components in the effort to achieve these goals.

Describe the jurisdiction's need for Public Services:

Foremost, Horry County needs more and better coordinated services for the homeless population. With a growing homeless population, direct assistance, such as shelters, benefits connection centers and transportation, food, clothing, gas money, amongst others, are needed.

Part of providing more essential services for LMI and homeless persons is transitional housing and shelter. There is an increased need for the latter, especially in light of increased homelessness rates in Horry County.

Part of providing more essential services for LMI is providing services for those on a fixed income due to age, disability, mental health issues, and other factors. Summer and after-school programs for LMI families, local crisis hospitalizations and bed stays for the mentally ill, programs for independent living and job skill development for the disabled, and job training programs for at-risk fathers and youth in LMI areas, are key needs for services in the County.

Lastly, increased Public Safety presence in a community or better neighborhood-basis is needed to prevent many areas from spiraling downward and becoming economically and socially depressed.

How were these needs determined?

These needs were determined through meetings with various public officials in the Horry County, Myrtle Beach and Conway local governments, as well as through communication with local non-profits and community leaders.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Horry County experienced significant growth in both demand and construction of new units during the housing boom years of 2004-2008. During these years, home prices and subsequently rents increased dramatically. Since 2008 however, foreclosures have been significant and many former homeowners have looked for affordable rental units as they recover from the economic down-turn. Most recently, foreclosure numbers have leveled off and home sales are again increasing. Unfortunately, there are large numbers of low-moderate income renter households in the community that remain cost burdened and in many cases severely cost burdened. As the maps throughout this section will show, housing costs are higher in the eastern half of the county between Conway and the coast. Housing costs are highest in the central business districts of Myrtle Beach and North Myrtle Beach. Not coincidentally, these are also the centers of employment, entertainment and services.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Seven public and private organizations provide shelter and housing for homeless families and individuals in Horry County. Current shelter resources for the County's homeless consist of emergency shelter beds provided by six organizations and transitional shelter beds provided by five organizations. Permanent supportive housing units are provided by three organizations.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	112	16	144	160	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	104	0	0	0	0
Unaccompanied Youth	9	8	0	0	0

Table 65- Facilities Targeted to Homeless Persons

Data Source Comments:

Data provided by HMIS via ECHO (Continuum of Care)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Services for the homeless in Horry County are provided by a wide range of public and private organizations, including government agencies, faith-based organizations, and non-profits. ECHO and the Horry County Homelessness Collaborative (HCHC) are the lead agencies overseeing the implementation of the Horry County 10-Year Plan to End Homelessness. Nearly sixty agencies and organizations provide services for the homeless in Horry County as part of the Homeless Management Information System (HMIS) and the Horry County Homelessness Organizations Committee.

Services provided include those that help to meet basic needs such as food and housing, as well as the provision of other services to meet the critical needs of the homeless and to assist them in becoming self-sufficient. Supportive services include assistance with health and substance abuse issues, employment, education, childcare, transportation, case management, and counseling in areas such as life skills and mental health. Outreach services include mortgage, rental and utilities assistance, counseling and advocacy, and legal assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters: American Red Cross, New Directions of Horry County, Sea Haven, North Strand Housing Shelter.

Transitional Housing: Center for Women & Children, North Strand Housing, New Directions.

Permanent Supportive Housing: Home Alliance-Alliance Inn, Myrtle Beach Housing Authority, Balsam Place Apartments, MJW Apartments, Warren Street Apartments, North Strand Housing Shelter.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The table below details the extent of business sector employment throughout Horry County. Nearly 20% of the area's workforce are employed in the Arts, Entertainment and Accommodations sector with an additional 16% in the Retail Trade sector. Naturally, these sectors rely heavily on regional tourism activity. Furthermore, these sectors are most susceptible to seasonal employment opportunities and typically low wages.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	319	195	0	0	0
Arts, Entertainment, Accommodations	25,769	26,847	33	35	2
Construction	4,449	5,043	6	7	1
Education and Health Care Services	9,025	8,317	12	11	-1
Finance, Insurance, and Real Estate	6,212	4,907	8	6	-2
Information	1,848	1,970	2	3	1
Manufacturing	3,405	3,034	4	4	0
Other Services	2,538	2,233	3	3	0
Professional, Scientific, Management Services	4,172	3,520	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	15,924	17,300	20	22	2
Transportation and Warehousing	1,621	1,312	2	2	0
Wholesale Trade	2,757	2,250	4	3	-1
Total	78,039	76,928	--	--	--

Table 66 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	124,312
Civilian Employed Population 16 years and over	112,437
Unemployment Rate	9.55
Unemployment Rate for Ages 16-24	23.06
Unemployment Rate for Ages 25-65	6.41

Table 67 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector		Number of People
Management, business and financial	18,556	
Farming, fisheries and forestry occupations	4,336	
Service	13,783	
Sales and office	33,851	
Construction, extraction, maintenance and repair	14,593	
Production, transportation and material moving	6,562	

Table 68 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	78,214	74%
30-59 Minutes	24,365	23%

Travel Time	Number	Percentage
60 or More Minutes	3,510	3%
Total	106,089	100%

Table 69 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,861	1,752	5,630
High school graduate (includes equivalency)	29,487	2,930	11,651
Some college or Associate's degree	30,695	2,479	8,880
Bachelor's degree or higher	22,504	1,170	4,864

Table 70 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	539	1,496	1,042	1,675	2,503
9th to 12th grade, no diploma	2,728	3,221	2,374	5,435	4,019
High school graduate, GED, or alternative	8,579	9,859	10,318	23,945	14,909
Some college, no degree	9,745	6,962	7,382	13,782	7,775
Associate's degree	865	3,118	3,627	7,237	2,212
Bachelor's degree	1,449	5,337	4,310	9,338	4,412
Graduate or professional degree	35	1,670	2,237	5,654	2,696

Table 71 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 72 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The majority of workers are employed in the Accommodations, Entertainment and Retail sectors. Horry County, more specifically Myrtle Beach and North Myrtle Beach, rely heavily on the tourism industry. While there are few barriers to entry for unskilled workers, the tourism industry often provides relatively low wages and in many cases only seasonal employment.

Describe the workforce and infrastructure needs of the business community:

On-going workforce development training in the area should continue to include a wide range of soft skills training including resume preparation, interviewing skills and proper work place etiquette.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no major activities planned at this time that are expected to have an impact on businesses and or workforce opportunities. The region relies heavily on seasonal tourism and auxillary support services for those individuals and businesses involved in tourism activities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

For the most part, yes, the largest employment sectors in the region are Arts & Entertainment, Retail Trade, and accommodations. Again, these industries typically require only low skilled employees. On the other hand, there are a number of growing business sectors that are looking for employees with better education and advanced and/or technical skills. To that end, regional schools including Coastal Carolina University and Horry Georgetown Technical College are providing opportunities for area residents.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The regional Workforce Investment Board, supported by the Waccamaw Regional Council of Governments, works closely with the Horry Georgetown Technical College to provide educational and training opportunities for individuals that are unemployed and/or those seeking new job opportunities. These efforts will help to improve the overall skilled workforce in the region.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Myrtle Beach Regional Economic Development Corporation (MBREDC) is funded in collaboration with Horry County, municipal governments and private donations from the business sector. MBREDC is a comprehensive resource for location and expansions assistance, and development programs in Horry County.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The most common housing problem for low- to moderate-income households in Horry County is being cost burdened. This is most evident in low-moderate income renter households. As the maps in previous sections have identified, the largest numbers of cost burdened households are found in the more dense and urban areas of Myrtle Beach and North Myrtle Beach. Generally, housing costs increase dramatically for households from Conway east to the beach, with the highest concentration of cost burdened households in the central business districts of Myrtle Beach and North Myrtle Beach. Poor housing conditions exist for a portion of all areas of the County. Again, these poor conditions are more concentrated in the urban areas of Conway, Myrtle Beach and North Myrtle Beach.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes, the areas described above are mostly low-moderate income households and neighborhoods in the urban areas of Conway, Myrtle Beach and North Myrtle Beach.

What are the characteristics of the market in these areas/neighborhoods?

These areas experience the highest housing costs in the region. While these urban areas provide for easier access to employment centers, public transportation, retail, medical and service providers, these areas have long been over looked for new development and investments. Most recently the housing and development boom in the area focused on expansion and new development rather than redevelopment. As identified in the strategic plan, there are many pocket communities throughout the County that have become neglected over the past decade or more.

Are there any community assets in these areas/neighborhoods?

Horry County and its partners are working to develop improved infrastructure in these pocket communities including new community centers, updated water and sewer infrastructure, and utility infrastructure systems, as well as improved roads and traffic planning.

Are there other strategic opportunities in any of these areas?

Yes, many of these neglected communities are strategically situated in the heart of the urban areas, specifically within the cities of Myrtle Beach and Conway. The concentrated efforts to redevelop these neighborhoods will no doubt have a larger impact on these communities, which will serve as a development and investment catalyst for the entire County. For additional information on these communities, please see the geographic priorities section of the strategic plan.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Consistent with HUD's mission, the County's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, Horry County will embrace high standards of ethics, management and accountability, and will continue to form new partnerships that leverage resources and improve HUD's ability to be effective on the community level. The County has one simple but very ambitious goal: to continue to create a county of growth and opportunity for all by making Horry County's neighborhoods better places to work, live, and play.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 73 - Geographic Priority Areas

1	Area Name:	Bennett Loop
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Bennett Loop is a low-to-moderate income neighborhood, located roughly at the intersection of Highway 9 and Highway 701, just outside the city of Loris.
	Include specific housing and commercial characteristics of this target area.	The land use in Bennett Loop is mainly residential, with churches positioned along its main road, ie. the "loop."
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The community was selected as a target area through collaborative efforts by Horry County Community Development, and Planning and Zoning. County Police statistics show a high level of public safety concerns and incidents in the area. The community is strained by high unemployment, low income levels, infrastructure needs, dilapidated and unsafe housing, trash and debris, high crime rates, and a lack of access to services. This community is the focus of Horry County Planning's 2015 Bennett Loop Revitalization Plan, which Horry County Council has approved.

<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Jobs and job training opportunities • Child care, pre-school and after-school programs, summer camps • Public transportation • Recreation and fitness programs • Health and mental health programs • Housing rehabilitation and reconstruction • Infrastructure improvements, including sidewalks, lights, neighborhood center, stormwater and drainage improvements • Public Safety - community policing, neighborhood watch groups, crime prevention programs.
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents need assistance to develop skills to secure jobs that pay living wages.</p> <p>Public Transportation: Residents need to gain access to jobs through public transportation. Most cannot support private transportation.</p> <p>Safe and Affordable Housing: Dilapidated dwellings need to be brought up to code and to basic safe living standards.</p> <p>Services: Residents need access to basic services in their community, from crime prevention programs to health-related services and child care.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>Crime: Many Bennett Loop residents, including children, have been impacted by arson, shootings, theft, and drug dealing. Residents of Bennett Loop have contacted Horry County Community Development, Planning, and Public Safety on numerous occasions to report incidents and assist law enforcement. Community meetings have been held a number of times with residents and law enforcement to share information and to provide progress reports.</p> <p>Heir's Property Resolution and Other Legal Services: Many Bennett Loop units exist on inherited portions of property, ie. "family property." A majority of units in Bennett Loop are mobile homes, sitting unattached on lots that are deeded to multiple heirs. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become burdensome and costly.</p> <p>Lack of Public Transportation: This barrier has profound impact on Bennett Loop residents, from accessing public services to securing employment.</p> <p>Infrastructure: Lack of infrastructure, including lighting, sidewalks, and drainage, compounds the issues in this area.</p>
2	<p>Area Name:</p> <p>Area Type:</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type:</p> <p>Other Revital Description:</p> <p>Identify the neighborhood boundaries for this target area.</p>	<p>Brooksville - Horry County</p> <p>Local Target area</p> <p></p> <p></p> <p></p> <p>Comprehensive</p> <p></p> <p>The Brooksville community is located between Little River and the Waccamaw River. The core of this low-to-moderate income community is near the fork of SC Highways 50 and 111.</p>

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Land use in Brooksville is mainly residential with churches located at intersections and along main roads. The area has seen some new residential development within new subdivisions around existing residences.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The community was selected as a target area through collaborative efforts by Horry County Community Development, and Planning and Zoning. County Police statistics show a high level of public safety concerns and incidents. The community experiences high unemployment, low income levels, dilapidated housing, and general lack of community services.</p>
<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Jobs and job skill training programs • Pre-school and after-school programs • Transportation • Recreation opportunities • Assistance with housing repairs and rehabilitation
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents struggle to find jobs that pay well enough to sustain a family.</p> <p>Improved Public Transportation: Lack of adequate public transportation services affect residents in rural, remote areas of Horry County, including Brooksville. If there is no way for an individual to get to a job, then there is little economic opportunity.</p> <p>Housing Rehab: In most target areas, including Brooksville, substandard housing is evident. Some units in this area are not structurally sound. Residents are one step away from homelessness, adding to the homelessness problem in Horry County.</p> <p>Lack of Access to Services: Without access to public transportation, residents struggle to gain access to education, health care, recreation and fitness, and even healthy food. Access to public services is needed in order to build a vibrant, healthy community.</p>

	Are there barriers to improvement in this target area?	<p>Heirs Property Resolution and Legal Services: This issue is prevalent across Horry County's local target areas.</p> <p>Lack of Access to Public Transportation: This issue is evident in local target areas located in the County's rural, remote regions.</p> <p>Lack of Infrastructure: Lack of lighting, sidewalks, storm water/drainage, contribute to poor conditions in this area.</p>
3	Area Name:	Bucksport - Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Bucksport is a historic shipbuilding community founded by the Buck family in the 19th century. The community is located between US Highway 701 South and the Waccamaw River. It is near the county line with Georgetown County.
	Include specific housing and commercial characteristics of this target area.	Bucksport is primarily residential with small businesses located at the intersection of Bucksport Road and US Highway 701. This low-to-moderate income area is mainly settled by African-American residents.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts of Horry County Community Development, and Horry County Planning and Zoning. County Police statistics show a high number of public safety concerns and incidents. The community is impacted by high unemployment, low income levels, dilapidated housing, and lack of community services.	

<p>Identify the needs in this target area.</p>	<p>The needs in this community are:</p> <ul style="list-style-type: none"> • Jobs and job skill training; • Pre-school and after-school programs; • Public transportation; • Recreational opportunities; • Mental health and health programs; • Housing rehabilitation; • Community-based businesses for prescription drugs, food, other essentials; • Expansion of senior services.
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents struggle to find jobs that pay well enough to sustain their families.</p> <p>Improved Public Transportation: Lack of adequate public transportation services affect residents in rural, remote areas of Horry County, including Bucksport. If there is no way for an individual to get to a job, then there is little economic opportunity.</p> <p>Housing Rehab: In most target areas, substandard housing is evident. Some units in this area are not structurally sound. Many seniors in this community require accommodations for disability conditions and lack of mobility. Accommodations include: wheelchair ramps, hand rails and grab bars, comfort-height commodes and walk-in showers.</p> <p>Lack of Access to Services: Without access to public transportation, residents struggle to gain access to education, health care, recreation and fitness, and even healthy food. Access to community-based businesses and services is needed in order to build a vibrant, healthy community.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>Heir's Property Resolution and Other Legal Services: Many housing units exist on inherited portions of property, ie. "family property." For example, a majority of units are mobile homes, sitting unattached on lots that are deeded to multiple heirs. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become burdensome and costly.</p> <p>Lack of Public Transportation: This barrier has profound impact on Bennett Loop residents, from accessing public services to securing employment.</p> <p>Lack of Infrastructure: As with most target areas, infrastructure issues in Bucksport compound poor housing conditions and lack of access to services. Lack of street lighting, sidewalks, road paving, and storm water drainage, are example of these issues.</p>
4	<p>Area Name:</p>	Cedar Branch - Horry County
	<p>Area Type:</p>	Local Target area
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	Comprehensive
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	Cedar Branch is located in the northeastern section of Horry County, between Longs and Loris, off SC Highway 9.
	<p>Include specific housing and commercial characteristics of this target area.</p>	Cedar Branch consists of single-family residences on large lots. The heart of this community is the Cedar Branch Baptist Church on Cedar Branch Road.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This community was selected as a target area through the collaborative efforts of Horry County Community Development, and Horry County Planning and Zoning. County Police statistics show a high level of public safety concerns and incidents in this area. The community is impacted by high unemployment, low income levels, high crime rates, dilapidated housing, lack of infrastructure, and a lack of community-based services.</p>
<p>Identify the needs in this target area.</p>	<p>Needs in this community include:</p> <ul style="list-style-type: none"> • Jobs and job training; • Pre-school and after-school programs; • Access to public transportation; • Recreational opportunities; • Housing rehabilitation; • Access to mental health and health services.
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents struggle to find jobs that pay well enough to sustain their families.</p> <p>Improved Public Transportation: Lack of access to public transportation affects residents in rural, remote areas of Horry County, including Cedar Branch. If there is no way for an individual to get to a job, then there is little economic opportunity.</p> <p>Housing Rehab: In most target areas, substandard housing is evident. Some units in this area are not structurally sound.</p> <p>Lack of Access to Services: Without access to public transportation, residents struggle to gain access to education, health care, recreation and fitness, and even recycling centers for trash disposal.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>Crime: Many Cedar Branch residents, including children, have been impacted by shootings, theft, gang activity and drug dealing.</p> <p>Heir's Property Resolution and Other Legal Services: Many housing units exist on inherited portions of property, ie. "family property." Many units in Cedar Branch are mobile homes, sitting unattached on lots that are deeded to multiple heirs. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become burdensome and costly.</p> <p>Lack of Public Transportation: This barrier has profound impact on residents, from accessing public services to securing employment.</p> <p>Lack of Infrastructure: Absence of street lighting, sidewalks, paved roads, and storm water drainage is evident in this area.</p>
5	<p>Area Name:</p> <p>Area Type:</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type:</p> <p>Other Revital Description:</p>	<p>Central City Revitalization Area - City of Myrtle Beach</p> <p>Local Target area</p> <p></p> <p></p> <p></p> <p>Comprehensive</p> <p></p>

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The City of Myrtle Beach's Central City Revitalization Area was identified by a neighborhood survey. It includes the sub-areas of:</p> <ul style="list-style-type: none"> • Canal • Cherokee • Downtown • Legion-Chester • New Town • Ramsey • Washington • Yaupon.
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The Central City Revitalization Area is the oldest area of the City, containing a population of nearly 8,000 individuals living in a little more than 3000 occupied units, for an average of 2.6 persons per household.</p> <p>This Area lies within Census Tracts 506, 507 and 509, and 41.5% of the persons/families live below the poverty level.</p> <p>The City government is working to revitalize the commercial and residential buildings within the Revitalization Area. While progress has been made during the recent economic recovery, buildings still remain vacant in this area. Many buildings require rehabilitation before new businesses or households can occupy them.</p> <p>Among the qualified sub-areas in this Revitalization Area, 60% (1,037) properties were qualified as conservation properties, and 35% (612) were qualified as blighted properties. The Downtown sub-area had both the largest number (265) and the highest percentage (73%) of conservation properties, while the Canal sub-area followed closely with 70% of properties qualifying as conservation. More than 57% of properties surveyed in the Canal sub-area and 42% in the Ramsey sub-area qualified as blighted. The most properties in blighted condition were found in the Ramsey sub-area at 178 properties, followed by the Downtown sub-area with 123 properties.</p>

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City of Myrtle Beach developed its first City Comprehensive Plan in 1970. Its current plan was completed in 2011, following a two-year rewrite process that included participation from City residents, businesses and staff. The City considers this Consolidated Plan as a significant component of its Plan.</p> <p>The City is divided into seven neighborhood planning areas. The CDBG-eligible area and the Central City Revitalization Area cover three of the seven neighborhood planning areas. Special neighborhood plans have been developed to identify and work on issues within the three neighborhoods.</p> <p>The central strategic goal of the City Comprehensive Plan is "Becoming a Sustainable City." The core values of the Plan include: 1) sense of community; 2) economic opportunity; 3) social equity; and, 4) environmental stewardship.</p> <p>The Central City Revitalization Area was identified by the City Planning Department field survey of housing and commercial building conditions within the CDBG-eligible area of the City. Previous neighborhood planning efforts, including many meetings with neighborhood residents, had identified sub-areas that needed revitalization. Special neighborhood plans were developed for the most problem-ridden sub-areas, with the participation of neighborhood leaders.</p>
<p>Identify the needs in this target area.</p>	<p>Improved public safety, housing revitalization, new infill construction, better paying jobs, and improved infrastructure area needs throughout the Central City Revitalization Area.</p> <p>Infrastructure needs include storm water drainage, street upgrades, traffic control, street lighting, sidewalks and pathways for walking and biking, neighborhood-scale parks, and recreation services.</p> <p>Improvements to social services include: Job training, homelessness programs, mental health services, substance abuse treatment and recovery, crime prevention, and a center for community and health services.</p>

	<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities include concerned community leaders and a population eager for better living conditions.</p> <p>Housing opportunities are improving, as rental and owner-occupied housing units are developed as a tool for neighborhood revitalization.</p> <p>The City Government is actively working to add new housing, developed by local private organizations and the City Housing Authority, and funded with state and federal dollars. The Low Income Housing Tax Credit is the primary tool used to fund recent housing development projects. As the same time, efforts are underway to improve the delivery of services to the homeless population and to provide permanent supportive housing opportunities.</p> <p>One eligible CDBG activity is the demolition of property located within the Revitalization Area, as a Spot Blight national objective. The City has developed a "Removal of Blighted Properties Demolition Program and Plan," which will allow qualified properties to be more quickly and easily cleared from the Revitalization Area, based on the need to improve the area and provide for a safe, suitable living environment.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs Property is a major barrier. Properties owned by low-income households are inherited by family members without probating the estate of the deceased. Heirs are often difficult to identify, locate and contact. There is no state-level legal mechanism in place to allow a local government or local redevelopment authority to overcome this problem.</p> <p>Spot Blight is evident in dilapidated, vacant buildings that are not fit for human habitation and should be demolished (and the land cleared). The State's Municipal Association has sponsored a legislative act to provide a legal mechanism that would help to solve this problem.</p> <p>Lack of Resources to work on neighborhood-level problems is a barrier. Local governments are restrained in the amount of funding that they can appropriate from local general tax sources to pay for solving property issues in the low-income neighborhoods. State-authorized special funding sources for use in neighborhood revitalization projects would be very helpful.</p>
<p>6</p>	<p>Area Name:</p> <p>Area Type:</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type:</p> <p>Other Revital Description:</p> <p>Identify the neighborhood boundaries for this target area.</p> <p>Include specific housing and commercial characteristics of this target area.</p> <p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p> <p>Identify the needs in this target area.</p>	<p>City of Conway</p> <p>Local Target area</p> <p></p> <p></p> <p></p> <p>Comprehensive</p> <p></p> <p>This area is comprised of the incorporated boundaries of the City of Conway.</p> <p>The City of Conway has a fairly dense downtown business district, surrounded by typical residential neighborhoods.</p> <p>The entire boundaries of the City of Conway are eligible for programs and services, offered by both the City of Conway and Horry County.</p> <p></p>

	What are the opportunities for improvement in this target area?	The City of Conway will continue to focus on downtown revitalization efforts, including infrastructure improvements, public facility improvements, removal of blight, as well as owner-occupied housing rehabilitation.
	Are there barriers to improvement in this target area?	
7	Area Name:	Freemont - Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Freemont is located near the intersection of SC Highways 9 and 905 in the Longs area. The main road through the area is Freemont Road.
	Include specific housing and commercial characteristics of this target area.	Freemont consists of mainly single-family residential dwellings, both manufactured homes and stick-built homes. The racial composition of community residents is primarily African-American. Most residents are low-income.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The community was selected as a target area through the collaborative efforts of Horry County Community Development, and Horry County Planning and Zoning. County Police statistics show a high level of public safety concerns and incidents in this area. This community is impacted by high unemployment, low income levels, high crime rates, dilapidated housing, lack of infrastructure, and lack of access to services.	

<p>Identify the needs in this target area.</p>	<p>Needs in the community include:</p> <ul style="list-style-type: none"> • Jobs and job training • Child care, and pre-school and after-school programs • Access to public transportation • Recreational opportunities • Mental health and health services • Housing rehabilitation
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents struggle to find jobs that pay well enough to sustain their families.</p> <p>Improved Public Transportation: Lack of access to public transportation affects residents in rural, remote areas of Horry County, including Freemont. If there is no way for an individual to get to a job, then there is little economic opportunity.</p> <p>Housing Rehab: In most target areas, substandard housing is evident. Some units in this area are not structurally sound.</p> <p>Lack of Access to Services: Without access to public transportation, residents struggle to gain access to education, health care, recreation and fitness, and even groceries.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>Crime: Many Freemont residents, including children, have been impacted by shootings, theft, gang activity and drug dealing.</p> <p>Heir's Property Resolution and Other Legal Services: Many housing units exist on inherited portions of property, ie. "family property." Many units in Freemont are mobile homes, sitting unattached on lots that are deeded to multiple heirs. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become burdensome and costly.</p> <p>Lack of Public Transportation: This barrier has profound impact on residents, from accessing public services to securing employment.</p> <p>Lack of Infrastructure: Residents grapple with lack of street lighting, paved roads, storm water drainage, and sidewalks.</p>
8	<p>Area Name:</p>	Goretown - Horry County
	<p>Area Type:</p>	Local Target area
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	Comprehensive
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	Goretown is on the eastern outskirts of Loris, in an area between SC Highway 9 Business and the Highway 9 Bypass.
	<p>Include specific housing and commercial characteristics of this target area.</p>	The most common land use in this community is single-family residential. The residents are mostly African-Americans. Most residents are low-income.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This community was selected as a target area through collaborative efforts of Horry County Community Development, and Horry County Planning and Zoning. County Police statistics show a high level of public safety concerns and incidents in this area. The community is strained by unemployment, low income levels, high crime rates, dilapidated housing and lack of access to community services.</p>
<p>Identify the needs in this target area.</p>	<p>Needs in this target area include:</p> <ul style="list-style-type: none"> • Jobs and job training • Pre-school and after-school programs • Access to public transportation • Recreational opportunities • Mental health and health services • Housing rehabilitation • Access to healthy nutrition
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents struggle to find jobs that pay well enough to sustain their families.</p> <p>Improved Public Transportation: Lack of access to public transportation affects residents in rural, remote areas of Horry County, including Goretown. If there is no way for an individual to get to a job, then there is little economic opportunity.</p> <p>Housing Rehab: In most target areas, substandard housing is evident. Some units in this area are not structurally sound.</p> <p>Lack of Access to Services: Without access to public transportation, residents struggle to gain access to education, health care, recreation and fitness, and even groceries.</p>

	Are there barriers to improvement in this target area?	<p>Crime: Many Goretown residents, including children, have been impacted by shootings, theft, gang activity and drug dealing.</p> <p>Heir's Property Resolution and Other Legal Services: Many housing units exist on inherited portions of property, ie. "family property." Many units in Goretown are mobile homes, sitting unattached on lots that are deeded to multiple heirs. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become burdensome and costly.</p> <p>Lack of Public Transportation: This barrier has profound impact on residents, from accessing public services to securing employment.</p>
9	Area Name:	Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This includes the area within the entire boundary of Horry County, S.C.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

10	Area Name:	Race Path - Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Race Path neighborhood is situated in a "donut hole" of unincorporated Horry County, surrounded by the City of Myrtle Beach. Its location is roughly at the intersection of US Highway 501 and Robert Grissom Parkway. Race Path Street is the heart of this community.
	Include specific housing and commercial characteristics of this target area.	Land-use is mostly residential, with some small businesses located along Grissom Parkway. Many residences are manufactured homes; some are traditional stick-built homes. This community is the subject of a Revitalization Plan, approved by Horry County Council.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<p>This community was selected as a target area through collaborative efforts of Horry County Community Development, and Horry County Planning and Zoning. County Police statistics show high levels of public safety concerns and incidents in this area. This community is impacted by high unemployment, low income levels, high crime rates, dilapidated housing, and lack of access to public services.</p> <p>During the development of its Revitalization Plan, Horry County Planning conducted windshield surveys to identify housing improvements and more. The survey identified 107 housing units, of which 36 units or 34%, were considered blighted.</p>	

<p>Identify the needs in this target area.</p>	<p>Needs in this target area include:</p> <ul style="list-style-type: none"> • Jobs and job training • Expanded child care and after-school programs • Services for seniors • Improved infrastructure • Access to public transportation and mobility services for seniors/disabled • Recreational opportunities • Mental health and health care services • Housing rehabilitation • Access to healthy nutrition
<p>What are the opportunities for improvement in this target area?</p>	<p>Economic Opportunities: Residents struggle to find jobs that pay well enough to sustain their families.</p> <p>Housing Rehab: In most target areas, substandard housing is evident. Some units in this area are not structurally sound. Zoning violations are often found, with multiple manufactured homes situated on small lots. Alternatives, in the form of multi-unit housing, are a key area of improvement.</p> <p>Lack of Access to Services: With limited access to transportation, residents struggle to gain access to education, health care, recreation and fitness, and even groceries. Seniors require access to mental health and health services, as well as case management.</p> <p>Crime Prevention: Community members often express the desire for expanded community policing, and a sub-station, in Race Path. This has come up repeatedly at community meetings.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>Crime: Many Race Path residents, including children, have been impacted by arson, shootings, theft, gang activity and drug dealing. At a community meeting, residents reported bold drug dealers conducting their business right across the street of the school bus stop in Race Path. County Police moved quickly after the meeting to address the report.</p> <p>Heir's Property Resolution and Other Legal Services: Many housing units exist on inherited portions of property, ie. "family property." Many units are mobile homes, sitting unattached on lots that are deeded to multiple heirs. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become burdensome and costly.</p> <p>Lack of Access to Transportation: This barrier has profound impact on residents, from accessing public services to securing employment.</p> <p>Lack of Infrastructure: Residents grapple with stormwater drainage issues, lack of street lighting, lack of sidewalks, and poor road conditions.</p>
<p>11</p>	<p>Area Name:</p> <p>Area Type:</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type:</p> <p>Other Revital Description:</p> <p>Identify the neighborhood boundaries for this target area.</p> <p>Include specific housing and commercial characteristics of this target area.</p>	<p>Rebuild Conway Revitalization Area - City of Conway</p> <p>Local Target area</p> <p></p> <p></p> <p></p> <p>Comprehensive</p> <p></p> <p>The Rebuild Conway Revitalization Area consists of several pocket neighborhoods throughout the urban core of the City of Conway. Some of these neighborhoods are comprised of only one or two streets, while others may include several city blocks.</p> <p>Single-family detached homes are characteristic of most of the neighborhoods. Residences have a variety of repair needs. Some units need minor repairs; others need to be demolished.</p>

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Conway Building, Planning, Police and Public Works departments have worked together to identify various areas throughout the community.
	Identify the needs in this target area.	Needs include: <ul style="list-style-type: none"> • Major and minor home repairs • Demolition of blighted housing • Clearing of overgrown and abandoned lots • Infrastructure improvements, including sidewalks and streetscaping, and improved drainage
	What are the opportunities for improvement in this target area?	With the continuation of HUD funding, various areas throughout the City of Conway can be improved.
	Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources, in addition to the existing CDBG allocation.
12	Area Name:	City of Myrtle Beach
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area includes the entire municipal boundaries of the City of Myrtle Beach.
	Include specific housing and commercial characteristics of this target area.	Myrtle Beach has a dense business and residential core along Kings Hwy and Highway 17. Naturally, business and residences are most dense along the coast. Some of the older neighborhoods, identified as part of the Downtown Revitalization Area, have become neglected, and in some cases, blighted.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

Identify the needs in this target area.	The City of Myrtle Beach will continue to focus on the removal of blight, develop adequate public facilities, improve infrastructure, and provide owner-occupied housing rehabilitation throughout the City.
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Horry County CDBG office acts as the lead agency for the Community Development Block Grant project, in coordination with local and state agencies, as well as private groups and organizations. Other governmental entities involved in the implementation of this plan included: the Horry County Planning, Zoning and Finance Department offices, Coastal Carolina University, City planning offices and City community development departments, Waccamaw Regional Council of Governments, the Housing Authorities of Myrtle Beach and Conway, and the United States Department of Housing and Urban Development.

In addition to governmental offices, local agencies, public input and other existing resources contributed to this plan. This collaboration aided in avoiding duplication of efforts, as well as improving the timing of projects. The successful implementation of the Strategic Plan will require continued coordination between the County and cities, unincorporated areas, neighborhood associations, and service providers (ie. emergency shelters, transitional housing providers, permanent supportive housing providers, and other agencies providing supportive services to the unserved or underserved populations). An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County's percentage of allocation is roughly 60%, Myrtle Beach's allocation is about 25%, and the City of Conway's allocation is about 15%. Both Myrtle Beach and Conway are considered sub-recipients of the Horry County Entitlement Grant. In all cases, 99% of the allocation goes to LMI activities; up to 1% is allocated to Spot Blight activities.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 74 – Priority Needs Summary

1	Priority Need Name	Substandard Owner-Occupied Housing
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Elderly
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop
	Associated Goals	Owner-Occupied Housing Rehabilitation
	Description	Owner-occupied housing rehabilitation and reconstruction, lead-based paint education, lead-based paint assessment in pre-1978 units, and lead-based paint remediation are needs identified throughout this Plan.
	Basis for Relative Priority	The cost burden experienced by low- to moderate-income homeowners makes it difficult for them to complete general repairs and maintain their homes.
2	Priority Need Name	Housing for Special Needs Populations
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Bucksport - Horry County City of Myrtle Beach City of Conway Horry County
	Associated Goals	Special Needs Housing
	Description	This need includes support for the development of affordable housing for extremely low-income households, including homeless persons and individuals with disabilities.
	Basis for Relative Priority	The cost pressures of recent growth in the region has limited the development and availability of permanent and affordable housing for individuals with special needs. Priority special needs include elderly persons, individuals with physical, developmental and mental disabilities, veterans, and the homeless.
3	Priority Need Name	Public Facilities and Infrastructure Development
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop</p>
<p>Associated Goals</p>	<p>Public Facilities & Infrastructure</p>

	Description	The planning and development of adequate public facilities and improvements is essential to addressing the needs of this population, including the homeless, elderly and disabled. Facilities and improvements include shelters, independent and transitional living centers, senior/neighborhood centers, sidewalks and multi-use paths, parks and playgrounds, and stormwater and drainage improvements, in low-to moderate-income areas.
	Basis for Relative Priority	Lack of adequate infrastructure contributes to inability of low-to-moderate income areas/households to maintain, sustain and develop affordable housing. In addition, lack of public facilities contributes to the inability of these communities to address lack of public services, from child care to crime prevention.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop
	Associated Goals	Public Services
	Description	Child care, homeless services, job training, transportation services, crime prevention, and health, fitness and recreation programs, are needs identified throughout this Plan.
	Basis for Relative Priority	Lack of public services, such as transportation and child care, are barriers to critical needs for low-to-moderate income households. Such needs include job training and education, employment, access to health care and good nutrition, and basic financial services.
5	Priority Need Name	Removal of Spot Blight
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents

	<p>Geographic Areas Affected</p> <p>Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop</p>
	<p>Associated Goals</p> <p>Removal of Spot Blight</p>
	<p>Description</p> <p>Removal of spot blight is a priority need throughout the County, its partner municipalities, and in its local target areas. Both the City of Myrtle Beach and the City of Conway have developed downtown revitalization programs, which include identification and remediation of blighted residential and commercial structures. In addition, the County's Racepath and Bennett Loop Revitalization Plans identify the need for removing substandard, vacant structures in these neighborhoods. Most of the local target areas in this Plan are affected by spot blight.</p>
	<p>Basis for Relative Priority</p> <p>The removal of blight provides area-wide benefits, ie. improving the overall quality of living environments, improving public health and safety, and improving future development opportunities.</p>
<p>6</p>	<p>Priority Need Name</p> <p>Fair Housing Awareness</p>
	<p>Priority Level</p> <p>High</p>

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop

	Associated Goals	Fair Housing Awareness
	Description	The County's is committed to promote "the ability of persons, regardless of race, color, religion, sex, disability, familial status or national origin, of similar income levels to have available to them the same housing choices." Horry County completed an Analysis of Impediments to Fair Housing, and has undertaken several activities to inform its population about fair housing rights, to promote fair housing awareness, and to market available housing programs. The County has already begun work on its AFFH with its partner municipalities, local housing authorities, and local experts.
	Basis for Relative Priority	Section 104(b)(2) and 106 (d)(5) of the Housing and Community Development Act of 1974, as amended, specifically require that the County certify that it will affirmatively further fair housing. Congress reiterated this affirmative obligation in the National Affordable Housing Act of 1990 (NAHA).
7	Priority Need Name	Homebuyer and Homeowner Assistance
	Priority Level	Low
	Population	Low Moderate Large Families Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop
Associated Goals	Owner-Occupied Housing Rehabilitation Homebuyer and Homeowner Assistance
Description	Financial literacy training, first-time homebuyer seminars, housing counseling services, and home maintenance programs, are evident needs.
Basis for Relative Priority	<p>Low-to-moderate income homeowners, who are on fixed incomes or experience financial crisis, often need assistance in identifying financial resources, options and programs in order to sustain and maintain their homes. Many vulnerable populations, including the elderly, can become victims of predatory lending practices and find themselves unable to keep their homes.</p> <p>In addition, low-income renters often need education, counseling and assistance in order to save for home purchases. And many individuals with special needs are unaware of programs and supports that may lead them to home ownership as well.</p>

Narrative (Optional)

The highest priority for the County and its partners is to continue to revitalize the communities throughout Horry County through the promotion of the availability of decent housing by prioritizing funding for rehabilitation of housing occupied by LMI households. Housing for special needs populations, including the homeless, is a top priority as well. Adequate public facilities and improvements, including but not limited to infrastructure and neighborhood revitalization, will improve the living environments of residents, and provide access to employment and services. The Public Services section will continue to assist county non-profits that aid all LMI residents (including women, children, fathers, elderly and disabled residents) in improving their quality of life.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

CDBG and ESG are the only formula entitlement funds that Horry County has received directly from HUD. No program income is anticipated for CDBG or ESG.

Projects identified in this Consolidated Plan will be funded from the County's 2016-17 CDBG allocation of \$2,130,847, and the ESG allocation of \$203,303.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,130,847	0	0	2,130,847	8,523,388	expected resources assumes the same level of funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	203,303	0	0	203,303	813,212	expected resources assumes the same level of funding.

Table 75 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

A total of \$3,115,464 of leveraged funds is expected in this year’s Annual Action Plan. Per source, the amounts are as follows: \$1,243,488 in Federal funds; \$433,102 in State funds; \$710,874 in Local funds; and \$728,000 in Private funds.

The match/leveraged funds are initially identified during the CDBG sub-recipient application process. During the grant year, the match/leveraged funds of each sub-recipient are re-examined during the reimbursement process for their CDBG activity. In addition, County CDBG staff conducts an on-site monitoring of each sub-recipient on at least a yearly basis. During the monitoring, staff reviews each Sub-recipient’s file documentation and requests an update of their audit and other financials. Staff provides technical assistance where needed to all sub-recipients. Finally, regular project meetings and conference calls are held for all sub-recipients, in order to inform and help them implement a successful program.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

Community Facilities are services available to all residents of Horry County to meet the day-to-day needs of the community and to enhance quality of life. Horry County is one of the fastest growing counties in the state. The Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. The Coast Regional Transportation Authority (RTA) is a provider of fixed route bus service and demand-responsive para-transit service for Horry County. Coast RTA's fleet consists of more than 50 vehicles and offers year-round service seven days a week. All buses and most shuttles or vans are wheelchair accessible. Coast RTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HORRY COUNTY COMMUNITY DEVELOPMENT OFFICE	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of Myrtle Beach	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
CITY OF CONWAY	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Table 76 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

There are several agencies that play a role in implementing Horry County’s Five-Year Consolidated Plan. An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County’s percentage of allocation is 53.356%, Myrtle Beach’s percentage of allocation is 28.908%,

and Conway’s allocation is 17.736%. In all cases, 99% of the CDBG funds go toward low-to moderate income areas. (A single percentage or less goes toward Spot Blight projects.) Horry County is the lead agency. Both Myrtle Beach and Conway are considered Sub-recipients of the Horry County Entitlement Grant. However, all three entities meet monthly and work closely to address the needs of their respective communities. Horry County is responsible for program administration, monitoring, compliance, and evaluation of the CDBG Programs.

Horry County also coordinates its efforts with other local, state, and federal institutions to address specific needs or to implement new programs. Horry County understands how important it is for the integration and cooperation among the housing providers, community development, and social service providers in order to fill the gaps in its delivery system. Through active engagement of partners, the County works to strengthen its relationships to better utilize programs and resources, and to avoid duplication of efforts. The County is an active participant in coordinating activities among community partners in the affordable housing and community development delivery systems.

One of the strengths of the delivery system is the existing collaborative network of providers. The needs and priorities expressed in the Consolidated Plan require strong participation and collaboration among local organizations and stakeholders. The main gaps in the current delivery system are related to funding, resources and staffing. The limited amount of resources available affects the average dollar amount applied to each rehabilitation of an owner-occupied home, the number of beds available in emergency shelters, the number of individuals that can be housed with Section 8 vouchers or VASH vouchers, and available public services. Horry County and its providers are doing as much as they can with the resources available.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling		X	X
Transportation	X	X	
Other			

Table 77 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Horry County is part of the Continuum of Care (COC), ie. the Eastern Carolina Homeless Organization (ECHO). ECHO brings together organizations and agencies across 12 counties. ECHO's member agencies provide a wide range of services to the homeless. These services include homeless/emergency shelter, transitional housing, permanent supportive housing, supportive services, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services.

Each year, a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities, and living unsheltered in Horry County. Horry County/Myrtle Beach is the number one county in South Carolina for homeless populations. In 2015, ECHO responded to the need in Horry County by moving its offices to a Myrtle Beach location.

Through this partnership and participation in the ECHO, Horry County is tapped into a large network of organizations that provide outreach to the homeless and those in danger of becoming homeless— including the Waccamaw Center for Mental Health, New Directions of Horry County, Helping Hands of Myrtle Beach, Sea Haven, and other nonprofit and faith- based organizations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Horry County participates in ECHO and works closely with each local homeless organization. Local planning efforts have focused on various ways to address the issues of homelessness and chronic homelessness. ECHO is making progress in the provision of housing and services to the chronic homeless within the Continuum. When individuals enter the COC, their providers are able to implement case management, and appropriate housing and supportive services, to target their special needs. One need is to source **affordable rentals** for very low-income persons to prevent a slide into homelessness. A critical need is to build affordable housing in local target areas.

One of the gaps that exist in the homeless services system in Horry County is the overall lack of funding available to provide shelter housing, permanent housing, and wrap-around supportive services. In addition, there is a need for more coordination among service providers, especially with the increased demand for services and the increase in the number of clients seeking assistance. A monthly HMIS meeting has been started for homelessness organizations to analyze data, identify special needs and services, improve data collection, and design new reports.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation	2016	2020	Affordable Housing	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop	Substandard Owner-Occupied Housing Homebuyer and Homeowner Assistance	CDBG: \$720,152	Homeowner Housing Rehabilitated: 45 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Special Needs Housing	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	Horry County	Housing for Special Needs Populations	ESG: \$203,303	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted Homelessness Prevention: 45 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities & Infrastructure	2016	2020	Non-Housing Community Development	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop	Public Facilities and Infrastructure Development	CDBG: \$750,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2016	2020	Non-Housing Community Development	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Bucksport - Horry County Cedar Branch - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop	Public Services	CDBG: \$220,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
5	Removal of Spot Blight	2016	2929	Removal of Blight	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway City of Myrtle Beach City of Conway Horry County Bennett Loop	Removal of Spot Blight	CDBG: \$12,526	Buildings Demolished: 5 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing Awareness	2016	2020	Affordable Housing	City of Myrtle Beach City of Conway Horry County	Fair Housing Awareness	CDBG: \$0	Other: 50 Other
7	Homebuyer and Homeowner Assistance	2016	2017	Affordable Housing	City of Myrtle Beach City of Conway Horry County	Homebuyer and Homeowner Assistance	CDBG: \$0	Other: 50 Other

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	Owner-Occupied Housing Rehab and Reconstruction; Lead-Based Paint Education, Assessment and Remediation;
2	Goal Name	Special Needs Housing
	Goal Description	Overnight emergency shelter, transitional housing, supportive housing, rental units
3	Goal Name	Public Facilities & Infrastructure
	Goal Description	Neighborhood Facilities and Community Centers, Road Improvements, Sidewalks and Multi-use Paths, Lighting, Stormwater and Drainage Improvements
4	Goal Name	Public Services
	Goal Description	Child care; services for the homeless, disabled and veterans; jail diversion; services for abused and neglected children.

5	Goal Name	Removal of Spot Blight
	Goal Description	Removal of blighted structures in City revitalization areas, and Horry County's local target areas including Bennett Loop, Racepath and Cedar Branch.
6	Goal Name	Fair Housing Awareness
	Goal Description	The County's goal is to promote Fair Housing practices. It has completed its Analysis of Impediments to Fair Housing, and has begun efforts to complete its AFFH in 2017. Its AFFH team consists of County staff, Conway and Myrtle Beach staff, representatives from the local housing authorities, and local experts. Activities and media developed for the promotion of Fair Housing are paid out of the general CDBG administration budget for Horry County.
7	Goal Name	Homebuyer and Homeowner Assistance
	Goal Description	Horry County will provide education, counseling and services to renter households that desire to become homeowners, and it will provide referrals and services to homeowners at risk. Activities and media developed for homebuyer and homeowner assistance are paid out of the general CDBG administration budget for Horry County. These services are provided during intake for housing rehabilitation programs, and result in referrals to housing authorities, the Continuum of Care, and other local housing agencies.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

IAffordable Housing - In the next 5 years (2016-2020) it is expected that Horry County will rehabilitate at least 100 additional single family housing units. In addition, it is expected that at least 50 multi-family affordable housing units will be built using various public and private funds.

Special Needs Housing - An additional homeless shelter will be built to house homeless and/or nearly 50 homeless people. In addition, homeless or near-homeless individuals and families will be assisted through Horry County's Rapid Re-housing and Homelessness Prevention programs.

Facility and Infrastructure Improvements – At least 5000 people will benefit from new or improved infrastructure improvements in low-income neighborhoods.

Spot Blight – Dilapidated structures will be demolished across lots in key local target areas, including Racepath, Bennett Loop, and Myrtle Beach revitalization areas. These efforts will improve and sustain living conditions for close to 20 households in these areas.

Public Services – at least 5,000 people will be helped through enhanced public services.

Promotion of Fair Housing Services - Awareness campaigns are expected to impact at least 5,000 or more persons.

Economic Opportunity – At least 500 people will benefit from workforce training.

Lead-based Paint Hazard Reduction – every pre-1978 unit will have a lead inspection/risk assessment that is accessed for housing rehabilitation. Lead-based paint is not prevalent in SC and does impact approximately 20% of our housing units. When lead is found, it is treated by a lead-certified contractor. It is estimated that 20 units will be lead-safe when the unit undergoes rehabilitation.

Homeowner and Homebuyer Assistance - through interactions with Community Development staff, 250 individuals will receive referrals for financial counseling, lending, homeownership education, and more.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Horry County is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at-risk of becoming homeless. It is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, and foreclosure, or fall victims to substance abuse or mental illness. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden financial emergencies. The homeless include families whose bonuses have been cut, or whose work hours were reduced, or who financed 100% of their mortgage and could no longer afford it. Horry County service providers work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component of the continuum. A strategy to address homelessness in the COC is to strengthen and enhance these existing assets.

Addressing the emergency and transitional housing needs of homeless persons

The ECHO and Horry County continuously review its 10-Year Plan, and identify actions and improvements. As part of the strategic planning initiative, these organizations will include goals set-out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Horry County works closely with other municipalities, community leaders, and stakeholders to address homelessness. For example, since 2013, Horry County and Myrtle Beach has worked with the

homelessness organization, New Directions, which is located in the City of Myrtle Beach. New Directions has reorganized shelters in the city, including a shelter for men, a shelter for women, and a new shelter for families. CDBG Horry County public service funds have supported New Directions in providing emergency bed stays and case management since CDBG Year 6. In 2015, Worldview Ministries, Home Alliance, the State Housing Trust, and Horry County CDBG opened a new 37-bed emergency shelter, located beside a newly repurposed transitional shelter, in Longs, SC. Horry County and its partners continue to support this shelter's services to families and veterans. Horry County has partnered with the Myrtle Beach Housing Authority to use its ESG funds for homelessness prevention and rapid rehousing. The Myrtle Beach Housing Authority has prevented homelessness by providing low-income renters with back rent and past-due utility payments. In order to get homeless into units, especially veterans, it has assisted with security and rental deposits (ESG and CDBG.) Finally, with ECHO's move to Myrtle Beach, Horry County looks forward to an even closer relationship and new opportunities for homeless prevention and intervention.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Since 2013, Horry County's ESG allocation has funded efforts to rehouse homeless via security deposits, utility deposits and rental assistance. The ESG funds have also prevented homelessness by stopping evictions and paying back rents. Partners include the Myrtle Beach Housing Authority, New Directions and ECHO.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The South Carolina Department of Health and Environmental Control (DHEC) investigates childhood lead poisoning in the County, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD.

How are the actions listed above integrated into housing policies and procedures?

All housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. It is written into the Horry County Community Development & Grants Policy and Procedure manual.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Horry County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan. Horry County HOME funds come into the County through the Waccamaw Regional Council of Government (WRCOG). These resources will act as catalysts to invite additional public and private investment of capital and services, to increase the quantity and quality of affordable housing, and to help low to moderate income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

The anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals, and objectives throughout the Horry County Consolidated Plan promote self-sufficiency and empowerment.

The key principles of Horry County's anti-poverty strategy are evident throughout the Consolidated Plan in the Priority Needs of housing, housing objectives, homeless, and other community development sections. The County's goals, programs, and policies to help reduce the number of families in poverty in Horry County involve a plethora of activities and programs, including the provision of public services in conjunction with area service providers, the construction of new affordable housing units in the County, rehabilitation of the existing housing stock, and homeless assistance programs that provide support for area shelters, supportive services, and housing facilities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Horry County will coordinate efforts among its many partner organizations to ensure that the goals outlined in the Consolidated Plan are met. These partners include neighborhood residents, representatives from health and human service agencies, businesses, churches, non-profit developers, lenders, and for-profit entities. The County will continue to target CDBG and ESG resources within the revitalization areas that are low to very low income areas to execute its anti-poverty strategies.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In order to ensure that programs are being carried out in accordance with the Consolidated Plan and in a timely manner, the County implements an annual and ongoing process of monitoring and evaluation. The process allows the CDBG office to review all CDB- funded program accomplishments in light of the goals and objectives established. The Community Development Specialist monitors the projects and monitors the Davis-Bacon wage rate requirements. Information gained throughout the monitoring processes gives the County an opportunity to determine what programs and/or strategies are working, what benefits are being achieved, what needs are being met, as well as what objectives are being accomplished. The County implements its monitoring plan in accordance with the requirements set forth by this subsection and will adapt this to be consistent with future Annual Action Plans. The implementation of the monitoring plan may require periodic telephone contacts, written communications, data collection, submission of reports, and periodic meetings and workshops. HUD requirements, such as the Consolidated Annual Performance and Evaluation Report (CAPER) and use of the Integrated and Disbursement Information System (IDIS), will also assist in the monitoring of goals and objectives.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

CDBG and ESG are the only formula entitlement funds that Horry County has received directly from HUD. No program income is anticipated for CDBG or ESG.

Projects identified in this Consolidated Plan will be funded from the County's 2016-17 CDBG allocation of \$2,130,847, and the ESG allocation of \$203,303.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,130,847	0	0	2,130,847	8,523,388	expected resources assumes the same level of funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	203,303	0	0	203,303	813,212	expected resources assumes the same level of funding.

Table 79 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

A total of \$3,115,464 of leveraged funds is expected in this year’s Annual Action Plan. Per source, the amounts are as follows: \$1,243,488 in Federal funds; \$433,102 in State funds; \$710,874 in Local funds; and \$728,000 in Private funds.

The match/leveraged funds are initially identified during the CDBG sub-recipient application process. During the grant year, the match/leveraged funds of each sub-recipient are re-examined during the reimbursement process for their CDBG activity. In addition, County CDBG staff conducts an on-site monitoring of each sub-recipient on at least a yearly basis. During the monitoring, staff reviews each Sub-recipient’s file documentation and requests an update of their audit and other financials. Staff provides technical assistance where needed to all sub-recipients. Finally, regular project meetings and conference calls are held for all sub-recipients, in order to inform and help them implement a successful program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Community Facilities are services available to all residents of Horry County to meet the day-to-day needs of the community and to enhance quality of life. Horry County is one of the fastest growing counties in the state. The Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. The Coast Regional Transportation Authority (RTA) is a provider of fixed route bus service and demand-responsive para-transit service for Horry County. Coast RTA's fleet consists of more than 50 vehicles and offers year-round service seven days a week. All buses and most shuttles or vans are wheelchair accessible. Coast RTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation	2016	2020	Affordable Housing	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop	Substandard Owner-Occupied Housing	CDBG: \$720,152	Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Facilities & Infrastructure	2016	2020	Non-Housing Community Development	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County City of Myrtle Beach City of Conway Horry County	Public Facilities and Infrastructure Development	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6100 Persons Assisted
3	Special Needs Housing	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	City of Myrtle Beach City of Conway Horry County	Housing for Special Needs Populations	CDBG: \$0	Housing for Homeless added: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2016	2020	Non-Housing Community Development	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop	Public Services	CDBG: \$220,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Removal of Spot Blight	2016	2929	Removal of Blight	Central City Revitalization Area - City of Myrtle Beach Race Path - Horry County City of Myrtle Beach City of Conway Horry County Bennett Loop	Removal of Spot Blight	CDBG: \$12,526	Buildings Demolished: 5 Buildings

Table 80 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	This goal addresses the needs for decent, safe and sanitary owner-occupied housing, by providing emergency, essential and substantial repair projects to low-to-moderate income Horry County households. All pre-1978 units are tested for lead-based paint, and mitigated for lead-based paint, if necessary. Housing rehab activities provide for accommodations to the disabled and those with disabling conditions, such as the elderly. In addition, Horry County's rehabilitation program provides for the reconstruction of dilapidated units in substantially the same manner.

2	Goal Name	Public Facilities & Infrastructure
	Goal Description	Public facilities, and new or improved infrastructure, address the need for the creation of safer, more suitable living environments in low-to-moderate income areas in Horry County. Infrastructure literally lays the groundwork for affordable housing projects, revitalization efforts, and economic development. In addition, Public Facilities in low-to-moderate income areas provide centers for delivery of public services that address critical needs of individuals in these areas, such as of job training, health and nutrition programs, elder and child care, services for the disabled, and community policing programs. Activities address needs primarily found in revitalization and local target areas of the County.
3	Goal Name	Special Needs Housing
	Goal Description	Horry County's goal for Special Needs Housing addresses the need for homelessness prevention, emergency and transitional shelter, and supportive services. Its commitment to Special Needs Housing is evidenced by the County's recent completion of a state-of-the-art shelter in Longs, SC, in conjunction with state and local, public and private partners. The County will continue to partner with ECHO, the CoC, in support of its Coordinated Entry System, to identify and support special needs housing projects going forward.
4	Goal Name	Public Services
	Goal Description	This goal addresses the needs for supportive services for low-to-moderate income individuals, including the chronic homeless, those at-risk for homelessness, the elderly and disabled, abused and neglected children, and households suffering from the impacts of crime and poverty in local target areas such as Racepath and Bennett Loop.
5	Goal Name	Removal of Spot Blight
	Goal Description	This goal contributes to the development of safer, more suitable living environments by eliminating blight, and dilapidated structures and substandard vacant buildings, from low-to-moderate income areas.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Please find below the projects for FY16-17, including activities, providers/sub-reipients, funding amounts, and more.

#	Project Name
1	Horry County Public Services
2	Horry County Housing Programs
3	Horry County Infrastructure
4	Horry County Public Facilities Improvement
5	Horry County Administration
6	City of Myrtle Beach Affordable Housing Program
7	City of Myrtle Beach Infrastructure
8	City of Myrtle Beach Public Services
9	City of Myrtle Beach Administration and Planning
10	City of Conway Public Facility Improvement
11	City of Conway Public Services
12	City of Conway Housing Programs
13	City of Conway Administration
14	HESG16

Table 81 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Horry County and its entitlement cities are committed to reducing homelessness and increasing opportunities for safe, sanitary and affordable housing. Please "View Summary," ie. AP-38 for details on reasons for allocation priorities, target locations, target completion dates, and much more.

AP-38 Project Summary

Project Summary Information

1	Project Name	Horry County Public Services
	Target Area	Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$170,000
	Description	This project provides for Public Services for low-to-moderate income clientele in Horry County.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Low-to-moderate income clientele numbering approx. 500

	<p>Location Description</p>	<p>Public services projects are conducted across unincorporated Horry County. Emphasis is placed on providing homeless prevention or services, and services within local target areas, including our Racepath revitalization area.</p> <p>Of the seven County public services in this Plan, four are provided within the City of Myrtle Beach. Three are provided in locations in unincorporated Horry County.</p>
	<p>Planned Activities</p>	<ul style="list-style-type: none"> • Myrtle Beach Housing Authority - Security and utility deposits for veterans at-risk of homelessness (\$10,000); • Children's Recovery Center - Services for abused and neglected children (\$10,000); • New Directions of Horry County - Emergency shelter services for the homeless (\$40,000); • S.O.S Health Care Inc. - Housing case management and services for the disabled (\$40,000); • Phoenix Renaissance Inc. - Summer Camp and After-School Program for children in the Racepath Local Target area (\$15,000); • Horry County Sheriff - Jail Diversion and Re-entry Program (\$15,000); • Waccamaw Center for Mental Health - Outpatient and crisis mental health services for LMI and homeless individuals (\$40,000).
<p>2</p>	<p>Project Name</p>	<p>Horry County Housing Programs</p>
	<p>Target Area</p>	<p>Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop</p>
	<p>Goals Supported</p>	<p>Owner-Occupied Housing Rehabilitation</p>

	Needs Addressed	Substandard Owner-Occupied Housing
	Funding	CDBG: \$515,000
	Description	This project provides for owner-occupied housing rehabilitation and reconstruction, and acquisition for affordable housing, in unincorporated Horry County. (\$515,000)
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	30 units for FY16-17 in unincorporated Horry County
	Location Description	Rehabilitation projects are conducted across unincorporated Horry County.
	Planned Activities	<ul style="list-style-type: none"> • Housing rehabilitation and reconstruction • Acquisition for affordable housing • Total: \$515,000
3	Project Name	Horry County Infrastructure
	Target Area	Race Path - Horry County Horry County Bennett Loop
	Goals Supported	Public Facilities & Infrastructure Removal of Spot Blight
	Needs Addressed	Public Facilities and Infrastructure Development Removal of Spot Blight
	Funding	CDBG: \$212,526
	Description	This entails infrastructure and road improvements in the Racepath Local Target area, and the demolition of dilapidated and unsafe structures in the Bennett Loop and other Local Target areas.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 110 households in the Racepath Local Target Area will benefit from these infrastructure improvements. Approximately 90 households in the Bennett Loop Local Target area will benefit. In addition, County residents in general will benefit from the improvements.
	Location Description	<p>Three locations/areas are targeted for Infrastructure projects:</p> <ul style="list-style-type: none"> - Racepath Street, off Grissom Parkway and Hwy 501, in unincorporated Horry County. This area is a County revitalization area and a local target area under the Consolidated Plan. Please note that the Racepath Street Improvement and Infrastructure Project is multi-phased. Construction is expected to begin in 2017, with completion by June 2018. - Bennett Loop, off Hwy 701 and Rte 9, just outside the City of Loris. Bennett Loop also is a County revitalization area and a local target area under the Plan. Demolition activities for Bennett Loop will be identified and completed by June 2017. - Spot blight removal is in service of LMA communities across unincorporated Horry County, in particular, local target areas. These efforts are expected to be completed in 2017.
	Planned Activities	<ul style="list-style-type: none"> • Racepath Drive Improvements (including storm water drainage, road resurfacing and curbing, sidewalks and lighting) (\$200,000); • Demolition of Dilapidated Structures in Bennett Loop and other Local Target Areas (\$12,526).
4	Project Name	Horry County Public Facilities Improvement
	Target Area	Race Path - Horry County Horry County
	Goals Supported	Public Facilities & Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$35,000

	Description	This project consists of planning for a new Public Facility building (neighborhood center) in the Racepath Local Target Area. (\$35,000)
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approx. 110 households exist in the Racepath Local Target Area. Household size is 2.7 members. Total: 300 individuals (approx.)
	Location Description	This Community Center is planned for the Racepath community, located near the corner of Highway 501 and Grissom Parkway. This planning activity is expected to be completed by PY end, ie. June 2017.
	Planned Activities	<ul style="list-style-type: none"> Planning for a neighborhood center in the Racepath Local Target area. (\$35,000)
5	Project Name	Horry County Administration
	Target Area	Horry County
	Goals Supported	Owner-Occupied Housing Rehabilitation Removal of Spot Blight
	Needs Addressed	Substandard Owner-Occupied Housing Removal of Spot Blight Fair Housing Awareness Homebuyer and Homeowner Assistance
	Funding	CDBG: \$412,169
	Description	Administration Expenses for Horry County CDBG (\$414,169)
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	<p>Fifty (50) individuals will receive one-on-one homebuyer/homeowner counseling as part of the housing rehabilitation application process. This process is more extensive than the daily "intake" process for taking initial information from housing rehab candidates and placing them on a list. During all contacts on housing rehab, candidates are made aware of Fair Housing laws.</p> <p>Horry County also plans to begin to address Spot Blight in two local target areas, Racepath and Bennett Loop. Residents will be informed of opportunities to remove blight via community meetings, and as part of rehab application processes. Proposed funds allow for 2-3 demolition projects in these areas.</p>
	Location Description	Horry County CDBG offices at 1515 4th Avenue, Conway, SC
	Planned Activities	<ul style="list-style-type: none"> Horry County Administrative Expenses (\$412,169)
6	Project Name	City of Myrtle Beach Affordable Housing Program
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Owner-Occupied Housing Rehabilitation Public Facilities & Infrastructure
	Needs Addressed	Substandard Owner-Occupied Housing Public Facilities and Infrastructure Development
	Funding	CDBG: \$179,357
	Description	Three activities comprise this Project the City's Housing Rehabilitation program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City's Housing Rehab program will rehabilitate approx. 7 housing units. The infrastructure improvement will support a new apartment building (Carver Grove) with 8 new affordable units for low-to-moderate income renters. Both efforts are expected to be completed by the end of CDBG PY 9, ie. June 2017.
Location Description	The City's Housing Rehab projects are conducted within the Myrtle Beach city limits. The new infrastructure for the new Carver Grove apartments will be developed on Carver Street in Myrtle Beach.	

	Planned Activities	The activities are: <ul style="list-style-type: none"> • City of Myrtle Beach's Housing Rehabilitation Program (\$179,357) • Infrastructure for New Affordable Apartments - Carver Grove (\$65,000)
7	Project Name	City of Myrtle Beach Infrastructure
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Public Facilities & Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$275,000
	Description	This Project provides infrastructure for 1) the Charlie's Place activity on Carver Street in Myrtle Beach. Charlie's Place was a historic supper club and music venue, which is reported to be the birthplace of "The Shag." And, 2) Carver Grove apartments, which provide 8 new affordable rentals through the Housing Authority of Myrtle Beach.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Charlie's Place will provide benefit to approx. 707 individuals in its low-to-moderate income area. Carver Grove's affordable apartments will benefit eight (8) new renters.
	Location Description	Improvements to Carver Street in Myrtle Beach will provide infrastructure for both Charlie's Place and Carver Grove projects.
Planned Activities	Activities are: <ul style="list-style-type: none"> - Carver Grove Infrastructure (affordable apartments for low-to-moderate income renters) - \$65,000 - Carver Street/Charlie's Place Infrastructure - \$210,000 Total: \$275,000	

8	Project Name	City of Myrtle Beach Public Services
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	The two activities in this Project are: 1) Jail Diversion and Re-entry Program; 2) Helping Hands of Myrtle Beach. Both provide public services to low-to-moderate income persons, including the homeless.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 LMI individuals, including the homeless
	Location Description	Helping Hands provides services to the homeless within the Myrtle Beach city limits. Its location is 1411 Joe White Avenue, which is in proximity to city homeless shelters and community kitchens. Myrtle Beach's portion of the Jail Diversion Project is delivered at the J. Reuben Long Detention Center in unincorporated Horry County.
Planned Activities	Activities are: <ul style="list-style-type: none"> • Jail Diversion and Re-entry Program (\$15,000); • Helping Hands of Myrtle Beach (\$15,000). 	
9	Project Name	City of Myrtle Beach Administration and Planning
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Owner-Occupied Housing Rehabilitation

	Needs Addressed	Substandard Owner-Occupied Housing Fair Housing Awareness Homebuyer and Homeowner Assistance
	Funding	CDBG: \$10,000
	Description	This project features City of Myrtle Beach Administration/Planning activities including: 1) Project Contingency; 2) Administrative Expenses.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	500 low-to-moderate income individuals, including the homeless
	Location Description	City of Myrtle Beach's City Hall, 937 Broadway Street, Myrtle Beach, SC
	Planned Activities	Activities include: <ul style="list-style-type: none"> • Project Contingency (\$5000) • Administrative Expenses (\$5000)
10	Project Name	City of Conway Public Facility Improvement
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Conway
	Goals Supported	Public Facilities & Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$240,000

	Description	This project provides for a new public facility in the City of Conway, ie. the Smith Jones Community Center. The Center will be located on Hwy 378, near the Whittemore Park Middle School. CDBG funding has been used to develop infrastructure, such as multi-use paths and drainage improvements, in this low-to-moderate income area, as well. This project is a continuation of the City's revitalization efforts in the area.
	Target Date	12/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	The Smith Jones Community Center is in an existing low-to-moderate income area. City of Conway Planning identifies 5097 residents in the area benefitting from the new facility.
	Location Description	Hwy 378 in the City of Conway, near Whittemore Park Middle School.
	Planned Activities	The activity is a new public facility, ie. a new community center, "Smith Jones Community Center." (\$240,000)
11	Project Name	City of Conway Public Services
	Target Area	Rebuild Conway Revitalization Area - City of Conway City of Conway
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	This project consists of a single public service activity: City of Conway Jail Diversion and Re-entry Program
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	A total of 76 low-to-moderate income individuals, including the homeless, are projected to benefit.

	Location Description	The City of Conway's portion of the Jail Diversion and Re-entry Project is provided at the J. Reuben Long Detention Center in unincorporated Horry County.
	Planned Activities	The activity is: <ul style="list-style-type: none"> Jail Diversion and Re-entry Program (\$20,000).
12	Project Name	City of Conway Housing Programs
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Conway
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Substandard Owner-Occupied Housing
	Funding	CDBG: \$27,795
	Description	This project provides for owner-occupied housing rehabilitation in the City of Conway.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One rehab of an owner-occupied unit for a low-to-moderate income household.
	Location Description	City of Conway
	Planned Activities	<ul style="list-style-type: none"> Owner-occupied Housing Rehabilitation (\$27,795)
13	Project Name	City of Conway Administration
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Conway
	Goals Supported	Owner-Occupied Housing Rehabilitation

	Needs Addressed	Substandard Owner-Occupied Housing Fair Housing Awareness Homebuyer and Homeowner Assistance
	Funding	CDBG: \$2,000
	Description	This project consists of one activity -- Administrative expenses for City of Conway's CDBG program
	Target Date	6/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	Administrative expenses in support of the City of Conway's CDBG activities, including housing rehabilitation. Although Conway is expected to provide one additional housing rehab activity this year, it will contact up to 3 applicants for initial intake, application processes, unit inspections, and more.
	Location Description	City of Conway Planning Department, 206 Laurel Street, Conway SC
	Planned Activities	<ul style="list-style-type: none"> City of Conway Administration (\$2000)
14	Project Name	HESG16
	Target Area	Horry County
	Goals Supported	Special Needs Housing Public Services
	Needs Addressed	Housing for Special Needs Populations Public Services Fair Housing Awareness
	Funding	ESG: \$203,303

Description	This project enables Horry County to increase the number and quality of services for homeless individuals and families. The project includes two activities: 1) Rapid Re-housing, which reduces the length of time that households experience homelessness. This program provides for security deposits, utility deposits and rental assistance. 2) Homelessness Prevention, which intervenes when households are perilously close to homelessness, providing back rent payments, eviction fee payments, and more to ensure renters remain in their homes.
Target Date	6/30/0017
Estimate the number and type of families that will benefit from the proposed activities	Horry County's ESG grant is estimated to serve 100 across both activities. Funds are often expended months in advance of grant year-end, ie. June 2017.
Location Description	The ESG grant is provided to eligible individuals at locations across unincorporated Horry County.
Planned Activities	Activities are: 1) Rapid Re-housing, which provides utility deposits, security deposits and rental assistance (\$101,652); 2) Homelessness Prevention, which provides back rent payments, eviction fee payments and other services to prevent renters from becoming homeless. (\$101,651).

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Horry County divides funding amongst three geographic areas; 1) City of Conway with 17.76% of the total funding; 2) City of Myrtle Beach with 28.908% of total funding; 3) Horry County with the balance of the total CDBG funding allocation (53.356%)

Geographic Distribution

Target Area	Percentage of Funds
Central City Revitalization Area - City of Myrtle Beach	
Rebuild Conway Revitalization Area - City of Conway	
Race Path - Horry County	
Freemont - Horry County	
Bucksport - Horry County	
Cedar Branch - Horry County	
Goretown - Horry County	
Brooksville - Horry County	
City of Myrtle Beach	29
City of Conway	18
Horry County	53
Bennett Loop	

Table 82 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County's projected percentage of allocation is 53.36%, which includes administrative expenses. Myrtle Beach's percentage of allocation is 28.91%. The City of Conway's allocation is 17.76%. Both Myrtle Beach and Conway are considered sub-recipients of the Horry County Entitlement Grant. Ninety-nine percent (99%) of CDBG funds go toward low-to-moderate income areas. Up to one percent (1%) goes toward spot blight projects.

Discussion

As part of this Consolidated Plan effort, Horry County has identified several target areas throughout the unincorporated areas of the county. These areas are: Bennett Loop, Brooksville, Bucksport, Cedar Branch, Freemont, Goretown, and the Racepath community. Please note that Bennett Loop is a new local target area, added under this new Plan. Since the last Consolidated Plan, Horry County Planning

has created Neighborhood Revitalization Plans for the Bennett Loop and Racepath communities. Both received the approval of Horry County Council.

Conway also identified its "Rebuild Conway Revitalization Area and Plan." Myrtle Beach has identified its "Central City Revitalization Area" and Plan.

Concentrated efforts are made to allocate funding to these local target areas.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Horry County continues to focus on efforts to address the root causes of homelessness and chronic homelessness.

While it is difficult to accurately measure the number of individuals and families at risk of becoming homeless, the County remains committed to a "Housing First" philosophy and programs that identify those "at-risk," attempt to intervene prior to homelessness, or to re-house individuals as quickly as possible, and then provide supportive services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Horry County's homeless service providers work collaboratively to provide a wide range of expertise in housing, and social and supportive services, within each component of the Continuum of Care (CoC). One strategy to address homelessness in the CoC and Horry County is to strengthen and enhance our existing assets.

Horry County has been fortunate in the relocation of one such asset, the CoC (ECHO), to a new Myrtle Beach location. This provides the County with strong advocates, highly trained and experienced resources, and fresh insight into the fight against homelessness. In collaboration with long-standing providers, the municipalites, community leaders and other stakeholders, the County has placed high priority on development and support of homelessness services, from outreach, to emergency sheltering and case management, to the provision of crisis hospitalizations for homeless who need mental health care. It has also emphasized homeless data collection and review via HMIS, by initiating a regular HMIS data analysis meeting so that key areas of service are identified. All participants have contributed to renewed efforts to reach out to our homeless community, and assess and serve its needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Horry County continues to place high priority on emergency shelter services, transitional housing, services for the homeless, and homelessness prevention. From year-to-year, its Annual Action Plans reflect this high priority. In 2015, Horry County, in partnership with Worldview Ministries, the State Housing Trust and a local bank, opened a state-of-the art family and veterans shelter in Longs, SC. In addition, with its CDBG sub-recipient New Directions, Horry County continues to provide funds for emergency shelter for men, women and families. Through New Directions and now the CoC, Horry County supports transitional housing, via assistance with rent and utility deposits, through ESG. In partnership with CDBG sub-recipient the Housing Authority of Myrtle Beach, match is provided to the Authority's VASH voucher program. The VASH program also enables homeless and imminently homeless veterans to secure housing through assistance with security and utility deposits, and more. Finally, Horry County attempts to address one potential root cause of chronic homelessness by funding outpatient services and crisis hospitalizations for individuals with mental health issues, through its CDBG sub-recipient the Waccamaw Center for Mental Health. This program stabilizes extremely low-to-moderate income individuals with mental health issues, so that they might sustain housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As mentioned, New Directions, ECHO (the CoC), the Housing Authority of Myrtle Beach, the Waccamaw Center for Mental Health, and Worldview Ministries' North Strand Shelter staff collaborate to provide chronically homeless individuals and families, veterans and unaccompanied youth, with pathways to housing and independence across Horry County. All programs are funded either via CDBG or ESG.

Other key agencies and programs include:

- Helping Hands of Myrtle Beach, which provides assistance with securing identification for the homeless via CDBG funds;
- Horry County's Jail Diversion and Re-entry Program, which reduces recidivism and provides offenders with new skills for employment, also with the assistance of CDBG funds;
- SOS Health Care's new Transition Academy program, which enables disabled adults to learn new skills for supported community living and employment. This homelessness prevention program is also supported by CDBG funds.

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions) or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Horry County and its sub-recipients support the following programs to address these needs:

- Horry County Sheriff's Jail Diversion and Re-entry Program addresses the root causes of criminality, including homelessness, lack of employment, drug and substance abuse, and behavioral and mental health issues. All members of Horry County's entitlement, including the municipalities, contribute portions of their CDBG allocations to this effort.
- The Waccamaw Center for Mental Health provides extremely-low income persons with outpatient services and crisis hospitalizations, in an effort to address fundamental mental health issues that lead to chronic homelessness. In addition to treating mental health issues that can contribute to homelessness, this program enables individuals to receive treatment in their community. This feature of the program is reported to result in more participation from at-risk individuals who shirk from the possibility of receiving hospitalization or care away from the support of their community and families.
- SOS Health Care's new Transition Academy endeavors to provide creative, community-based housing opportunities to disabled young adults and adults, in an effort to prevent homelessness in this population. In partnership with the CoC, SOS will integrate its clients and families into the continuum, and leverage/seek funds to move developmentally and intellectually disabled out of their family homes, group homes and other facilities into transitional and supportive housing. The Academy will provide case management, and training in living skills (from transportation to home maintenance and personal finance).
- Finally, in an effort to serve the needs of homeless individuals and families, Horry County is committed to working with the CoC to determine the need for an additional emergency homeless shelter in Horry County.

Discussion

As shown, Horry County remains committed to homelessness prevention, and to serving the needs of the homeless in collaboration with the CoC, its sub-recipients, partners and stakeholders.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In this Plan, the County has communicated its efforts to encourage local public service providers to expand existing programs with funding assistance where possible. Additionally, the CDBG office will continue to work with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents. These community groups include local faith-based organizations, higher education institutions, Head Start programs and other forums for fair housing.

Actions planned to address obstacles to meeting underserved needs

The Plan has identified actions to address the needs for homelessness prevention and services, affordable housing, and infrastructure and facilities. The Plan also addresses the underserved needs of abused and neglected children. The Children's Recovery Center and Horry County continue to partner to provide forensic exams and interviews, and support, for children who are suspected victims of physical, sexual and emotional abuse. CDBG funds assisted in providing such services to approximately 100 children across Horry County in 2015-16.

Actions planned to foster and maintain affordable housing

The County continues to support local groups, such as Grand Strand Housing and Community Development Corporation, and His Hands of Horry County, to rehabilitate owner-occupied units, thus providing affordable, safe and decent homes for low to moderate-low income homeowners. (\$515,000).

Horry County has a list of nearly 500 low-income families in Horry County that need home repairs, such as heating/cooling systems, roofs, windows, plumbing, electrical, and ADA accommodations. (Any pre-1978 unit in our housing rehabilitation program has a lead inspection/risk assessment before work begins.) Horry County anticipates repairs to 20-30 homes within Horry County next year. The average rehab project cost is \$28,000. Two-to-three rehabilitations per year consist of demolition of existing units, and reconstructions of new units in substantially the same manner. Reconstruction projects are typically in local target areas.

The City of Myrtle Beach Rehab Program will rehabilitate owner-occupied homes of qualified low-income homeowners. Rehabs are emergency repairs or full-code compliance projects, depending upon the circumstances of the property and/or homeowner. (\$179,000). In CDBG FY16, the City of Myrtle Beach is partnering with the Myrtle Beach Housing Authority to provide infrastructure for the Authority's new Carver Grove affordable apartment units, located in the City's revitalization area. (\$65,000).

The City of Conway Rehab Program will provide rehabilitation to owner-occupied homes that qualify as low -income households (\$27,000).

The County and cities will match HOME funds from the Waccamaw Regional Council of Government in their affordable housing projects. (Approx. \$500,000)

Actions planned to reduce lead-based paint hazards

The South Carolina Department of Health and Environmental Control (DHEC) investigates childhood lead poisoning in the County, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD.

The County's Building Department also assists SC DHEC during its construction inspection process. All pre-1978 housing units undergoing emergency repairs or rehabilitation will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, the owner/tenant will be relocated. Also, information will be distributed regarding lead-based paint to all residents that participate in any housing program. The County, therefore, will continue to support programs available through SC DHEC and will develop a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG Program.

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

Horry County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan. HOME funds come into the County through the Waccamaw Regional Council of Government

(WRCOG). These resources act as a catalyst to invite additional public and private investment of capital and services, to increase the quantity and quality of affordable housing, and to help low-to-moderate income residents to acquire needed information, knowledge, and skills to improve their employment opportunities.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds that are expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use and included in future projects.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the attached standards and guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

ECHO, the Continuum of Care (CoC), is in process of establishing a Coordinated Entry System (CES), and Horry County is committed to participating and supporting the CoC in the effort. Since 2014, the CoC has developed its system with HUD, and the state and technical assistance providers. ECHO recently reported that it is close to implementing CES, with an announcement of a CES Boot Camp in Spring 2016. Horry County looks forward to the benefits of CES, including "information about service needs and gaps to help communities plan their assistance and identify needed resources."

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

All sub-award applicants for CDBG and ESG funds must submit applications prior to the published deadline, in order to be considered for funding. Applications are usually due around February 1st each year. Once applications are received, staff conducts an "Eligibility Review" of all applications according to 24 CFR 570.200a and 570-201-206. Under this review, staff determines one or more of the below, based on the funding:

- if the organization is a non-profit;
- if the organization is a qualified for-profit agency or business;
- whether the program meets a national objective;
- whether the program addresses an eligible CDBG or ESG activity; and
- if the program is able to serve all qualified Horry County residents.

If an applicant meets initial criteria, the application proposal is considered eligible for consideration of funding. Staff then provides the Review Committee with a report on any programs that do not meet all the criteria, as well as a copy of all applications and a spreadsheet for application scoring and review.

A second review is then conducted on eligible programs to determine whether the program has clear goals and quantifiable objectives, sound financial and program management, and sufficient

ability to leverage funds. In reviewing applications, the Review Committee and County staff may request additional information, make site visits, request a conference with the applicant, or take other steps to assure a fair and equitable selection/award process.

The Review Committee then meets, and using guidance from the scoring rubric, determines recommendations for each of the applications and a proposed allocation of expected funding. From the recommendations of this meeting, a proposed ESG budget and CDBG budget, and Annual Action Plan, are established.

The proposed budgets and Annual Action Plan are presented to the Administration Committee of the Horry County Council for review. Upon approval of the Administration Committee, the Plan is then forwarded to the Horry County Council for approval. A public comment period is opened prior to final approval of the budgets and Plan. Following the Horry County Council's approval of the Annual Action Plan, a completed copy is submitted to HUD. This occurs prior to the submission deadline, which usually occurs on or around May 15.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

The ESG Program, previously referred to as the Emergency Shelter Grant program, is authorized by subtitle B of Title IV of the Stewart B. McKinney Homeless Assistance Act. Horry County's ESG performance standards reflect the federal regulations of Title 24 Code of Federal Regulations Part 576 as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) that govern ESG, and the procedures used by Horry County in administration of this grant as directed by HUD.

In addition, standards for financial management and internal controls reflect federal regulations at 24 CFR Sections 84 and 85, and 2 CFR 200. The County is also responsible for compliance with federal regulations at 24 CFR Part 58. These federal laws and regulations are included by reference in Horry County policies and procedures.

General guidelines for activities of the ESG program are listed at 24 CFR 576.21 and other costs may be eligible under the program provided that they fit the statutory requirement of benefitting homeless persons and assisting their movement toward independent living.

Horry County complies fully with all federal, state and local non-discrimination laws, and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment, including:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
- Executive Order 11063
- Section 504 of the Rehabilitation Act of 1973
- The Age Discrimination Act of 1975
- Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)
- Violence Against Women Reauthorization Act of 2005
- The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register on February 3, 2012
- And when more than one civil rights law applies to a situation, the laws will be read and applied together.

Horry County's standards call for all participants in its ESG programs to be entered into the Homeless Management Information System (HMIS). ESG funds may be used to pay for the cost of collecting and entering data into HMIS in compliance with HUD standards, and for tracking performance standards.

In addition, Horry County measures whether all participants meet the HUD definition of homelessness in order to qualify, ie. as Literally Homeless, or as Fleeing or Attempting to Flee Domestic Violence. All participants must have an income of 80% of median family income, or as determined by HUD annually. Households must also demonstrate a reasonable prospect that they will be able to sustain themselves after the period of assistance ends. Horry County ESG guidelines require that the participant selection process be documented to ensure performance standards are met. Documentation must include: income documentation, homeless status, proof of sustainability, Request for Tenancy Approval, unit inspection to ensure Minimum Habitability Standards (MHS) with a Housing Quality Standards inspection, and more.

Horry County's performance standards also include Grounds for Denial to the ESG Program, and Informal Hearings for Participants.

Subrecipient performance standards incorporate these, plus record-keeping and reporting requirements. These requirements include standards for invoicing Horry County for reimbursement of funds expended for the ESG program, and standards for maintenance of all file documentation and personally identifiable information.

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name Census 2010
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. Demographic and economic statistics from 2010 US Census.
	What was the purpose for developing this data set? To gain an updated statistical overview of the demographic makeup of the United States.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Covers nation as a whole, as well as states, municipalities, regions, Census tracts & blocks.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2010
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	Data Source Name 2011 American Community Survey, 3-year estimates
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. ACS provides ongoing statistical updates across a number demographic and economic indicators.
	What was the purpose for developing this data set? The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year -- giving communities the information they need to plan investments and services.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Nationwide; states; municipalities; regional; Census tract & blocks.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2011

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>HMIS Report, Jan 2013</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Eastern Carolina Homeless Organization</p>
	<p>Provide a brief summary of the data set.</p> <p>Demographic breakdown of Horry County's homeless population.</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide granular insight the social, demographic and economic variables of homelessness.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Horry County; homeless population.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Feb 2012 - Jan 2013</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2013 Point in Time Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Eastern Carolina Homelessness Organization</p>
	<p>Provide a brief summary of the data set.</p> <p>The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January.</p>
	<p>What was the purpose for developing this data set?</p> <p>To assess the extent and nature of homelessness in the service area.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>ECHO collects data on all 12 counties in its service area, but only Horry County's data is utilized here.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>This dataset is for 2013 and was collected on a single night in January 2013.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

5	Data Source Name HMIS Program Demographics Report
	List the name of the organization or individual who originated the data set. Eastern Carolina Homeless Organization
	Provide a brief summary of the data set. Statistics on clients receiving homelessness services in Horry County from HUD's Homeless Management Information System (HMIS).
	What was the purpose for developing this data set? To gain insight into the extent and nature of homelessness in Horry County.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Horry County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Covers the year from February 1st, 2012 to January 31st 2013.
	What is the status of the data set (complete, in progress, or planned)? Complete.
	6
Data Source Name 2015 PIT Count	
List the name of the organization or individual who originated the data set. Eastern Carolina Homelessness Organization (ECHO), the CoC	
Provide a brief summary of the data set. A Point-in-Time Count	
What was the purpose for developing this data set? Identifying the number of homeless, served and unserved, in Horry County	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data is collected by ECHO across Horry County via a PIT methodology	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2015	
What is the status of the data set (complete, in progress, or planned)? Complete	
7	
Data Source Name 2015 HMIS Data	

	<p>List the name of the organization or individual who originated the data set.</p> <p>Eastern Carolina Homelessness Organization (ECHO), the CoC</p>
	<p>Provide a brief summary of the data set.</p> <p>HMIS Data</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose is to track numbers of homeless, sheltered and unsheltered, to identify needs, priorities, services</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Homeless population across Horry County by the CoC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2015</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>