



## **WACCAMAW HOME CONSORTIUM**

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### **DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

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Program Year 2016-2017

(July 1, 2016-June 30, 2017)

Submitted to HUD September XX, 2017

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

## **INTRODUCTION**

HOME funds are used to enhance the region's effort to provide quality affordable housing to low and very-low income households, to expand the capacity of local non-profit affordable housing providers and to leverage other funds for local affordable housing efforts. Program Year 2016 was the Waccamaw HOME Consortium's (WHC) tenth year of funding through the U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME). The data reported in this CAPER is for activities for which the WHC has dispersed funds during the program year beginning July 1, 2016 and ending June 30, 2017.

The WHC Consolidated Plan's jurisdiction includes 15 municipalities and 3 counties. Georgetown and Horry counties are situated on the Atlantic coast, while Williamsburg County is located inland. Georgetown County is the smallest of the three counties in terms of land area and second in population; it covers 815 square miles. The City of Georgetown is the county seat and the other towns participating in the HOME Consortium are Andrews and Pawleys Island.

Horry County is the largest in area, 1,134 square miles, as well as in population. Its county seat is Conway. The county's other cities and towns include Atlantic Beach, Aynor, Briarcliffe Acres, Loris, Myrtle Beach, North Myrtle Beach, and Surfside Beach. Of these cities and towns, all are members of the Consortium with the exception of Briarcliffe Acres. Williamsburg County covers 934 square miles and has the smallest population. The county seat is Kingstree. Other towns include Greeleyville, Hemingway, Lane, and Stuckey; all of which participate in the Consortium.

The HOME Program project activity data in this report includes those projects that have been marked as "Completed" in HUD's automated Integrated Disbursement and Information System ("IDIS") for the reporting period as well as those that are denoted as "ongoing." IDIS protocols allow completed status only for those project activities for which all information has been entered for project closeout.

Consequently, the numerical data reported herein should not be taken as a sole measure of activity in the HOME Program for the period nor should the amounts listed be construed as sole indicators of funds committed and/or disbursed. This report represents the first report of the five-year 2016-2020 Consolidated Plan mandated by HUD.

## **ADMINISTRATION**

By way of a written agreement with the County of Georgetown, the lead agency of the WHC, the Waccamaw Regional Council of Governments (WRCOG) administers the HOME program funds. This includes conducting an annual planning effort and implementing an annual competitive funding cycle that awards HOME funds for eligible activities. The WRCOG Board of Directors serves as the WHC Board. In 2017, Horry County will become the lead agency for a new HOME Consortium covering essentially the same geographic area as the existing Georgetown County led Consortium. With this new responsibility, Horry County will assume responsibilities for drafting future Consolidated Plans and Annual Action Plans.

## DISTRIBUTION OF FUNDING

The WHC has not established any specific target areas because the need for affordable housing exists in virtually every part of the region. The WHC works with participating communities and their units of local government to identify and prioritize housing needs. Additional technical assistance is provided to support the identification of sponsors and developers of activities as well as additional funding resources needed to make projects viable.

Identified projects are bid competitively through a *Request for Proposal* process. The process to review proposed activities includes staff review for compliance and eligibility and a Technical Review Committee (TRC), which consists of representatives from all three counties. The TRC makes funding recommendations to the WHC Board. The final, local decision regarding the distribution of HOME funds rests with the WHC Board but is also directly affected by the availability of entities with the capacity and willingness to develop activities eligible for funding.

The WHC works with community housing development organizations (CHDOs), local units of government, non-profit organizations, for-profit developers, and other stakeholders to develop viable activities to fulfill unmet affordable housing needs. The Consortium provides technical assistance to all partner jurisdictions and assists in identifying viable activities throughout the entire region to ensure adequate distribution of funds.

## SUMMARY OF RESOURCES AND PROGRAMMATIC ACCOMPLISHMENTS

### RESOURCES MADE AVAILABLE:

During the twelve-month program period, the following approximate newly-allocated federal HOME funds were made available for affordable housing activities as approved in the 2016 annual action plan.

PROPOSED PROJECT CATAGORIES/GOALS DETAIL FROM 2016 ACTION PLAN			
Activity	Description	Proposed Units	Proposed Project Funding
Tenant Based Rental Assistance	Funds awarded to assist very low/ extremely low income homeless families with rental housing.	20	\$125,000
Rental Rehabilitation	Funds awarded for the rehabilitation of multi-family rental units.	28	\$100,000
Rental New Construction	Funds awarded to housing partners for the purpose of producing	8	\$315,000

	affordable new construction rental units.		
Homeowner New Construction	Funds awarded for the purpose of producing new single-family homeowner units.	4	\$140,000
CHDO Capacity Building	Funds awarded to assist CHDO with operating funds in production of new construction rentals.	0	\$20,000
Local Program Set-Aside	Funding for soft costs and follow-up costs to current and prior activities including: new construction and rehabilitation		\$62,543
Administration			\$84,727
<b>Totals</b>		<b>60</b>	<b>\$847,270</b>

**ASSESSMENT OF FIVE YEAR PRIORITIES AND OBJECTIVES:**

The Waccamaw HOME Consortium’s *2016-2020 Five Year Consolidated Plan* identified eight (8) specific housing priorities. Each project/activity for which federal HOME funds were expended during program year 2016 is listed and discussed under the relevant priority.

During the 2016-2017 program year, the WHC has continued to work to identify partners and activities to fulfill its Consolidated Plan objectives. Additional administrative efforts were required to develop program compliance standards that aligned with the 2013 HOME RULE requirements. Efforts included the development of contracts, programmatic and construction standards, and monitoring activities.

A summary table of projects and funding disbursements during the program year 2016 is included in this report.

**PRIORITY ONE**

*Provide HOME funds to support the acquisition and/or rehabilitation of rental units for extremely low to low income families.*

The *WHC 2016-2020 Five-Year Consolidated Plan* needs assessment identified a growing demand for affordable rental housing. The limited supply of decent, safe and sanitary affordable housing is making it increasingly difficult for extremely low to low-income households, those earning 80% or less of the area median income, to find adequate housing.

Therefore, the Consortium established a priority to preserve and expand available affordable housing opportunities in cooperation with qualified for-profit and non-profit developers. This program provides

funding for the rehabilitation of rental housing units for primarily low and moderate-income families with an emphasis on urban infill redevelopment.

The rental program provides funding for the rehabilitation of structures for affordable rental projects. Rental housing developments must serve, in whole or part, households earning 80% or less of the area median income (AMI) with a priority given to rental developments serving households earning 30% or less of the AMI. The Consortium will maintain the affordability for units through the use of deed restrictions and resale/recapture restrictions, as appropriate. The minimum length of the affordability period is based on the amount of Consortium financing per unit and type of development.

The five-year goal is 22 units of rehabilitated rental housing in developed areas with an emphasis on serving families with children, veterans and elderly populations. During the 2016-2017 program year, eight (8) rental rehabilitation projects were completed, approximately 36% of the five-year goal. An additional two (2) rental acquisition and rehabilitation projects will be completed in 2017.

### **Santee-Lynches Affordable Rental Unit Development**

In 2017, Santee-Lynches Affordable Housing and Community Development Corporation was awarded \$180,000 for the acquisition and rehabilitation of three existing single-family rental housing units in Kingstree, SC.

An additional \$75,000 was awarded to complete an existing acquisition and rehabilitation rental project and create a new rental rehabilitation project each located in Horry County.

### **Grand Strand Housing & CDC Rental Unit Development**

In 2017, Grand Strand Housing will complete two (2) acquisition and rehabilitation of single-family rental units in Georgetown, SC. The total project disbursement for the 2017-2018 program year is anticipated to be \$97,200.

In 2017, Grand Strand Housing was awarded \$240,000 for the acquisition and rehabilitation of four single-family rental units in Horry County, SC.

### **Home Alliance Inc. - Balsam Place Apartments**

In 2016, HAI was awarded \$100,000 in HOME funds for the rehabilitation of 28 rental units located in the City of Myrtle Beach. In 2017, the project's contract was executed and the award increased to \$135,000. The project is expected to be completed in 2018.

## **PRIORITY TWO**

*Provide HOME funds to support new rental construction opportunities for extremely low to moderate income families.*

This program is directed primarily toward rental new construction housing development 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.

The five-year goal is 30 units of rehabilitated rental housing in developed areas with an emphasis on serving families with children, veterans and elderly populations and at-risk cohort groups. In 2017, Home Alliance Inc. completed four (4) single-family new construction rental units in City of Myrtle Beach. Total HOME funds dispersed were \$186,944. During this program year, 13% of the five-year goal was completed.

## **PRIORITY THREE**

*Provide HOME funds for Tenant Based Rental Assistance (TBRA)/ Rapid Relocation for very low to extremely low income homeless and at-risk groups.*

Tenant Based Rental Assistance (TBRA) is a rental subsidy used to assist homeless and at-risk individuals and families with affordable housing options. In 2016, a pilot TBRA program was formed to provide assistance to individuals/ families located anywhere in Horry, Georgetown, or Williamsburg County (with the exception of Briarcliffe Acres). The program will be administered by Eastern Carolina Homeless Organization with associated project funding and monitoring provided by the Consortium.

## **PRIORITY FOUR**

*Provide HOME funds for owner occupied rehabilitation of substandard housing in all areas of the region.*

The Consolidated Plan identifies the cost burden experienced by low and very-low income homeowners as a major impediment to achieving quality, affordable housing. Cost burden makes it difficult for existing homeowners to complete general repairs and maintenance on their homes and threatens the general stability of a neighborhood.

The Consortium will maintain the affordability for units through the use of deed restrictions and resale/recapture restrictions, as appropriate. The minimum length of the affordability period will be based on the amount of Consortium financing per unit and type of development.

WHC strengthens the area's affordable housing stock by providing grants, deferred loans and/or low-interest loans to low and moderate-income homeowners to substantially rehabilitate their homes. In order to qualify, the person must own and occupy the home and earn 80% or less of median income. The goal is to substantially rehabilitate ten (10) owner-occupied homes in the coming five years with a focus on both rural and urban areas. In 2016, WHC completed 50% of the rehabilitations required to meet that goal.

### Horry County Owner Occupied Housing Rehabilitation

WHC provided funding for owner-occupied housing rehabilitation to Horry County through a Subrecipient Agreement. All HOME funded rehabilitation projects done by Horry County were required to meet HOME standards. HOME standards require the entire home be brought up to building code standards, with the goal of ensuring decent, safe and sanitary housing. Horry County completed two (2) owner-occupied rehabilitations during the 2016 program year. A third owner-occupied rehabilitation will be completed in 2017.

Horry County Community Development has focused on homes with both ADA accommodations needs as well as safety issues during this program year. The scope of work includes widening doors and bringing bathroom facilities up to code and meeting ADA accessibility for LMI qualified individuals using HOME funds.

Furthermore, where needed, Horry County provided Community Development Block Grant (CDBG) funding from their HUD Entitlement to ensure the completion of units that required work beyond the program year's \$37,500 per-unit limit. The 2016 disbursement was \$80,975 for the two rehabilitation projects.

### Grand Strand Housing Owner Occupied Housing Rehabilitation

Grand Strand Housing and Community Development Corporation is committed to the preservation of affordable housing stock throughout the Waccamaw region. Grand Strand Housing completed three (3) owner-occupied rehabilitations during the 2016 program year, with an additional seven (7) units in process. These units were located in Horry and Georgetown counties.

All HOME funded rehabilitation projects done by Grand Strand Housing were required to meet HOME standards. HOME standards require the entire home be brought up to building code standards, with the goal of ensuring decent, safe and sanitary housing. The total 2016 disbursement for the three (3) units was \$73,086.

## City of Conway Owner Occupied Housing Rehabilitation

The City of Conway is currently committed to the development of five (5) owner-occupied rehabilitation projects. The five (5) units are expected to be complete in 2017. In 2017, the City of Conway was awarded \$150,000 for the rehabilitation of an additional four (4) owner-occupied units for a total of nine (9).

### **PRIORITY FIVE**

*Provide HOME funds to enable low- to moderate-income families to purchase affordable homes*

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 established a priority to preserve and expand available affordable housing opportunities in cooperation with qualified for-profit and non-profit developers.

For homeownership developments, the target housing development must primarily serve households earning 80% or less of the area median income. Housing developments having a mixture of incomes are encouraged. The Consortium will maintain the affordability for units through the use of deed and recapture restrictions as appropriate. The minimum length of the affordability period will be based on the Consortium's financing per unit. The five-year goal is to create seventeen (17) new homebuyer opportunities in infill areas in the coming five years. In 2016, a total of six (6) new construction homeownership units were completed or approximately 35% for the five-year goal. WHC anticipates the completion of an additional two homes in 2017.

#### Habitat for Humanity of Horry County

Habitat for Humanity of Horry County completed five (5) new construction homeownership units in Horry County's Hopes Crossing project. A total of \$208,263 in HOME funds was spent on the construction of the five (5) homes.

#### Habitat for Humanity of Georgetown County

Habitat for Humanity of Georgetown County completed one (1) new construction homeownership units in Georgetown, SC. An additional unit located in Georgetown is near completion in 2017. Funds spent in 2016 were \$31,941 with an additional \$33,000 anticipated to be spent in 2017.

All homeownership projects require a deferred forgivable mortgage for five to fifteen years depending on how much assistance they receive. Due to the level of assistance for all homeownership projects in this report, each have ten-year mortgage provision in order to maintain affordability.



## PRIORITY SIX

### *Affirmatively Further Fair Housing in the Waccamaw Region*

The WHC affirmatively furthers Fair Housing by creating affordable housing units. All funding provided through the WHC requires that its partners develop an affirmative marketing plan and have policies and procedures in place that affirmatively further Fair Housing. Each project site must also include the Fair Housing logo on signage as well as flyers, brochures and pamphlets regarding the project. These actions are described in greater detail in the section marked “**Other Actions taken to Alleviate Fair Housing Barriers.**” All plans must be reviewed and approved by the WHC prior to project start. Documentation showing compliance with plans is reviewed during monitoring.

## PRIORITY SEVEN

### *Homeless Intervention*

Eastern Carolina Homelessness Organization (ECHO) coordinates the Continuum of Care program for the area. 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.

In 2016, ECHO initiated a Tenant Based Rental Assistance program to provide housing opportunities to very low to extremely low homeless and at-risk cohort groups. HOME funds in the amount of \$125,000 (2016) and approximately \$32,000 (2017) were awarded to help facilitate ECHO’s TBRA program. The funds are expected to assist approximately 20-25 homeless and at-risk households.

## PRIORITY EIGHT

### *Provide HOME funding to build capacity for Community Housing Development Organizations (CHDOs)*

As a part of the WHC’s Consolidated Plan, the Consortium recognized that there was no single experienced CHDO that serves all three counties in the region. As a result, the Consortium created a CHDO for these purposes in April 2011 and will continue building the capacity of the new CHDO in the coming five years with the assistance of CHDO Operating funds.

The WHC is currently working with six (6) Community Housing Development Organizations (CHDO): Habitat for Humanity of Georgetown County, Grand Strand Housing, Home Alliance, Homes of Hope, Santee-Lynches CDC, and Tri-County RDC. Grand Strand Housing, Homes of Hope, Santee-Lynches CDC and Tri-County RDC serve all three counties. Home Alliance serves Horry County and Habitat for Humanity of Georgetown County serves Georgetown County. The WHC staff supports these CHDOs

by assisting them with finding quality projects and providing technical assistance on future projects in the region.

Given all CHDO organizations are beyond their initial three-year capacity building period, the WHC now provides operating funds to some CHDOs who have active development projects. The WHC staff continues to provide guidance and technical assistance.

## PROJECTS IN PRODUCTION

Projects in production include the following:

**City of Conway:** Five (5) owner-occupied units will be rehabilitated in 2017. An additional four (4) owner-occupied units are anticipated to rehabilitate in 2018.

**City of Myrtle Beach:** Will rehabilitate a minimum of six (6) single-family rental units in 2017.

**ECHO:** Will initiate 2016 TBRA pilot program assisting twenty (20) homeless and at-risk groups with long-term housing.

**Grand Strand Housing:** Will acquire and rehabilitate four (4) homeowner housing units in Horry County and rehabilitate six (6) homeowner occupied units located in Horry County in 2017.

**Habitat for Humanity of Georgetown County:** One (1) homeowner, new construction unit was completed in 2016 with three (3) additional units anticipated to be completed in 2017.

**Habitat for Humanity of Horry County:** Five (5) homes located within Horry County in the “Hopes Crossing” subdivision were completed in 2016.

**Home Alliance – Balsam Place Apartments:** Rehabilitation of twenty-eight (28) rental units will begin in 2017. Expected completion of the project in 2018.

**Homes of Hope:** Began development of four (4) new affordable rental units in the City of Georgetown. Constraints have prevented the project from moving forward.

**Santee Lynches CDC:** Will acquire and rehabilitate three (3) rental units located in Kingstree, SC in 2017. An additional two (2) rental units will be rehabilitated in Horry County.

**Tri-County RDC:** Will develop a Rental Transportable Unit program in partnership with Georgetown County. The RTU will gain additional funding previously awarded to Tri-County’s ETU program to rehabilitate up to nine (9) Rental Transportable Units (RTUs).

PROGRAM YEAR 2016  
**PROJECT EXPENDITURE SUMMARY**  
 BY PROJECT TYPE AND COUNTY

Project	HOME Funds Disbursed*	HOME Assisted Units	HOME Funded Units (pending)	Disposition	Project Type	Location
City of Conway Homeowner Rehab	\$2,574.24	5	5	5 units pending.	Homeowner Rehabilitation	Horry
Grand Strand Housing Homeowner Rehab	\$123,789.58 (\$73,086.03)	10	7	3 units completed in PY16. 7 units in process.	Homeowner Rehabilitation	Horry, Georgetown, Williamsburg
Grand Strand Housing Rental Rehabilitation	\$48,671.96	2	2	2 units nearing completion	Rental Rehabilitation	Georgetown
Habitat for Humanity Georgetown County	\$34,767.26 (\$31,941.22)	4	3	1 unit completed and 3 units near completion.	Homeowner New Construction	Georgetown
Habitat for Humanity of Horry County Project Hopes Crossing	\$122,082.33 (\$208,263.32)	5	0	5 units completed in 2016.	Homeowner New Construction	Horry
Home Alliance – Grey St.	\$468.19 (\$186,944.12)	4	0	4 units completed.	Rental New Construction	Horry
Homes of Hope Georgetown West End	\$2,523.48	4	4	Pending De-obligation	Rental New Construction	Georgetown
Horry County Homeowner Rehabilitation	\$23,862.22 (\$80,974.58)	4	2	2 units completed in 2016. 2 units currently in process.	Homeowner Rehabilitation	Horry
Santee Lynches	\$109.61	1	1	1 unit in process. 3 units completed in PY 2015.	Rental Rehabilitation	Horry
Tri-County RDC – Duke and Lynch Street Apartments	\$0 (\$379,218.35)	8	0	8 units completed.	Rental Rehabilitation	Georgetown
Administration	\$49,523.83 (\$79,807.68)**	-	-	-	-	-
<b>TOTAL</b>	<b>\$408,372.70</b> <b>(\$1,040,235.30)</b>	<b>47</b>	<b>24</b>	<b>Program Year (Completed): Owner-Occupied Rehabs: 5 Affordable Rentals: 12 Single-family Homeownership: 6</b>		

**Notes:** \* \$ represent disbursements made between July 1, 2016 and June 30, 2017. (\$) represents total disbursements (multi-year) for units completed in PY 16. \*\* \$ represents disbursements for administration made between July 1, 2016 and June 30, 2017. (\$) represents program year 2016 total.

## EVALUATION OF ANNUAL PERFORMANCE (Administration)

The Department of Housing and Urban Development and the Waccamaw HOME Consortium strive to meet the objectives of providing decent housing and creating suitable living environments with the outcomes of availability and accessibility, affordability, and sustainability. During the 2016 CAPER period, WHC subrecipients completed ongoing projects, and reviewed policies and procedures that align with the compliance standards of the 2013 HOME rule. Moreover, many projects completed predevelopment activities and will start construction during 2017.

The following table reflects the proposed goals and actual outcomes from the 2016-2017 Annual Action Plan.

<b>CONSOLIDATED ANNUAL PERFORMANCE &amp; EVALUATION REPORT</b>					
<b>Program Year 2016-2017</b>					
<b>General Objective &amp; Activities</b>	<b>OUTCOMES</b>			<b>Proposed Number</b>	<b>Actual Number</b>
<b>OBJECTIVE #1 – Provide Decent Affordable Housing</b>	<b>Availability &amp; Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>		
<b>Activities</b>					
Rental Units Constructed		X		6	4
Rental Units Rehabilitated		X		28	8
Homeowner Housing Added		X	X	4	6
Tenant Based Rental Assistance			X	20	0
<b>TOTAL</b>				<b>58</b>	<b>18</b>

## BENEFICIARY INCOME DATA/PROJECT TYPE 2016-2017

The table below indicates the level of household income by percentage of area median income for the beneficiary of each of the total number of activity types completed during the program year.

Category	≤30% AMI*	31-50% AMI	51-60% AMI	61-80% AMI	Total
<b>Homeowner Rehabilitation</b>	2	2	0	1	5
<b>Housing Development</b>	1	2	2	1	6
<b>Rental Development</b>	9	2	0	1	12
<b>TBRA Families</b>	0	1	0	0	1
<b>Totals</b>	12	7	2	3	24

\*AMI = Area Median Income

## INDIVIDUAL PROJECT BENEFICIARY INCOME DATA 2016-2017

The table below indicates the level of household income by percentage of area median income for the beneficiary of each of the individual current activities completed during the program year in which case units have been completed and beneficiaries identified.

PROJECT	≤30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Total
Home Alliance Rental New Construction	3	1	0	0	4
Grand Strand Housing Homeowner Rehab	2	1	0	0	3
Tri-County Homeowner Rehab	6	1	0	1	8
Horry County Owner-Occupied Housing Rehabilitation	0	1	0	1	2
Habitat for Humanity Horry County	1	2	2	0	5
Habitat for Humanity Georgetown County	0	0	0	1	1
<b>Totals</b>	12	6	2	3	23

## INDIVIDUAL PROJECT BENEFICIARY RACE/ETHNICITY DATA 2016-2017

The table below indicates the household race by count of the beneficiary of each of the individual activities completed during the program year.

<b>PROJECT</b>	<b>White</b>	<b>Black</b>	<b>Bi-Racial White/Black</b>	<b>Asian</b>	<b>Am Ind./ Alaskan Native</b>	<b>Hispanic</b>
Home Alliance Rental New Construction	1	3	0	0	0	0
Grand Strand Housing Homeowner Rehab	1	2	0	0	0	0
Tri-County Homeowner Rehab	0	8	0	0	0	0
Horry County Owner- Occupied Housing Rehabilitation	1	1	0	0	0	0
Habitat for Humanity Horry County	1	4	0	0	0	0
Habitat for Humanity Georgetown County	0	1	0	0	0	0
<b>Totals</b>	4	19	0	0	0	0

### HOMELESS NEEDS

Representatives of Housing, Social Service and local governments meet regularly to address the needs of the homeless community. The Continuum of Care includes discharge planning by local health care providers and jails. The Continuum has already surveyed these agencies regarding their discharge planning and is currently researching best practices on discharge planning to inform local organizations of model protocols. In addition, representatives from the Continuum are coordinating efforts with the State Homeless Council to ensure improved discharge planning from the SC Department of Corrections and the Department of Social Services (foster care).

The Eastern Carolina Homeless Organization (ECHO) is the lead agency of the Continuum of Care (COC) for several counties including the three served by the WHC. Their goals are to decrease the number of homeless through shelter, transitional housing, outreach and prevention programs. The non-profit, Street Reach, based out of Myrtle Beach in Horry County has made strides in building trust among the numerous youth and mentally handicapped homeless in Horry County. They continue to coordinate with law enforcement, social services and housing providers to provide assistance to the unsheltered as well as when they are placed in housing, be it supportive housing or shelter. In 2016, ECHO was awarded

\$125,000 for their Tenant Based Rental Assistance program which provides very low/ extremely low income homeless families housing assistance. In 2017, an additional award of approximately \$32,000 was awarded to further supplement the 2016 funds.

Georgetown and Williamsburg counties have fewer homeless persons in terms of official identification. There are non-profits in both counties providing transitional housing for battered women and their children as well as some transitional housing for men.

There are also two non-profits in Georgetown County that provide basic services to homeless persons through counseling and resource identification.

## **HOMELESS PREVENTION**

Efforts continue to be implemented to assist those at risk of homelessness with programs offering rental and utilities assistance. Many entities from churches to schools have set up food banks and health screenings. ECHO and partner organizations are working to identify the various homeless prevention assistance, services and activities in hopes of maintaining an inventory of these resources as well as encouraging coordination of all efforts where appropriate. During the program year an untold number of renters and homeowners alike were assisted by area entities including the Santee-Lynches Power Company who provided utility bill relief to many during the record-breaking winter months.

## **NON-HOMELESS SPECIAL NEEDS**

The Consortium does not receive funding to address special needs population other than through its affordable housing projects. Our housing partners provide set-asides of units developed through our partnership in an informal way for those served by the region's county mental health offices as well as homeless providers. Careteam, an AIDS Service Organization with offices in Horry and Georgetown counties, provides a vast array of services to persons living with HIV/AIDS. Careteam serves Georgetown, Horry and Williamsburg counties through in-office and at-home services including short-term rent, mortgage and utilities assistance (STRMU) to ensure the participant is in a stable, safe and sanitary housing unit. Health through Housing is the driver of Careteam's overall activities. They serve approximately 935 households throughout the region. They provide services from support-group interactions and activities to dental care. Most of the funding for their services is derived from the Ryan White Care Act, Housing Opportunities for Persons With HIV/AIDS (HOPWA) and private donations.

## **BARRIERS TO AFFORDABLE HOUSING**

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.

In an effort to remove or ameliorate the negative effects of public policy that act as barriers to affordable housing, local jurisdictions should consider the following actions:

- 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.
- Zoning ordinance regulations should be examined by local municipalities to evaluate if adjustments could be made to reduce barriers.
- Provide for reduced fee or pro bono legal assistance 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.
- Promote public awareness and outreach on affordable housing issues. 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. Governmental regulations and policies continue to be identified 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.

## **OTHER ACTIONS**

In addition to the proposed initiatives stated in the Action Plan, WHC continues to 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.

**Meeting Underserved Needs** – WHC will continue collaborative efforts with regional partners and pursue additional resource to address underserved community needs.

**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.

**Reduce Lead Based Paint Hazards** - It is estimated that over 35,000 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.

**Reduce the Number of Poverty Level Families** -The current poverty rate for the Waccamaw Region is approximately 19%. 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.

**Develop Institutional Structure** – The Consortium will continue to have formal and informal working relationships with the Public Housing Authorities, Community Housing Development Organizations (CHDOs), and 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 compliance of regional partners and programs. To that end, WHC will strive to encourage partners to leverage federal, state and private funds to benefit affordable housing opportunities with the region.

**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 Continuum of Care (CoC) that leverages the efforts of the regions non-profit 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.

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.

## **PUBLIC HOUSING**

The mission of the region's PHAs is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The Consortium works with PHAs to promote the following goals:

- Increase the availability of decent, safe, and affordable housing
- Improve community quality of life and economic vitality
- Promote self-sufficiency and asset development of families and individuals
- Ensure Equal Opportunity in Housing for all Americans

Each PHA submits an annual plan that details the specific strategies and objectives adopted by the local PHA. The Myrtle Beach and Georgetown PHAs have been renovating units and continue to succeed in the augmented Family Self Sufficiency Programs.

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. 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.

The following tables summarize public housing data from five authorities in the region\*.

<b>Waccamaw Region Public Housing Agencies</b>					
<b>Agency</b>	<b>Section 8 Vouchers</b>	<b>Section 8 Wait List</b>	<b>Wait List Duration</b>	<b>Special Needs Housing Units</b>	<b>Public Housing Units Total Units</b>
Myrtle Beach	804	1000	3+ years (closed)	--	-
Georgetown	163	446	3+ years (closed)	31	262
Conway	260	--	1 year (open)	--	368
Kingstree	NA	NA	--	30	140
Lake City	311	600	4-5 years (closed)	--	299
<b>Total</b>	<b>1,538</b>	<b>2,046</b>	<b>-</b>	<b>61</b>	<b>1,069</b>

Source: \*Executive Summaries provided by directors of each Housing Authority in April 2015 and HUD Inventory of Section 8 Units.

**MATCH**

Projects awarded 2016 program year funds were required to provide a minimum of 25% match from non-federal sources. As match reported beyond the minimum yearly requirement may be carried over and reported against future match requirements, the WHC has far exceeded the minimum match requirements for total HOME funds expended. The total exceeded match amount allows the WHC to grant waivers to applicants for deserving projects that don't have readily available sources of match.

The need for decent, safe, and affordable housing within the region is far greater than what the annual HOME allocation can address. An important criterion for project funding is the requirement that applicants provide leveraging as well as non-federal match. This requirement encourages the pursuit of additional funding resources, as HOME funds are not meant to be a sole source of funding.

Sources of Match and Leveraging come from the following sources:

- ◆ State HOME funds
- ◆ State CDBG funds

- ◆ State of South Carolina Housing Trust Fund
- ◆ USDA Rural Development Housing Preservation Grant
- ◆ Federal Home Loan Bank of Atlanta
- ◆ Low-income Housing Tax Credits
- ◆ Private foundations
- ◆ Donations of volunteer labor and materials

WHC staff maintains an ongoing match log. The annual match report reflects data from this log. The HOME Match Report is attached.

## PROGRAM INCOME

No program income was received during the program year. Program income by policy must be expended before utilizing other HOME funding.

## MONITORING

Program monitoring determines whether WHC and its Subrecipients have the proper procedures, files and forms in place to carry out a program in compliance with the regulations and whether it is following those procedures. Program monitoring can help evaluate the overall health of a program's systems and procedures, but the monitor must differentiate between systemic problems (ones that are present across projects) and problems that might be limited to specific projects. Program monitoring for the WHC involves a self-review for rental and homeownership programs and a Subrecipient review for owner occupied rehabilitation programs.

Program monitoring involves the examination of the following items:

- **Application for HOME Funds.** The Recipient's application documents the basis on which the project was selected for funding. Project activities should conform reasonably to those described in the application.
- **Policies and Procedures.** Written policies and procedures should be in place and should be followed in the implementation of activities.
- **Program Files.** These include the Recipient's HOME application, memos, and other written communication documents.
- **Financial Files.** These include documentation of disbursements or payments, including supporting documentation such as bank statements, accounting records, copies of checks and other financial documents.
- **Project Files.** Project files include the documentation of funding agreement; work write-ups, bids, change orders, and income eligibility and other relevant documents for each beneficiary assisted. These files must be organized in a logical, accountable system.

- **CHDO Files, if applicable.** This includes the documentation of CHDO certifications and recertifications, CHDO set-aside projects and financial assistance.

In addition, WHC performs a program self-assessment utilizing monitoring checklists on an annual basis to ensure compliance with uniform administrative requirements, meet the goals of the Consolidated Plan, and build and maintain the capacity of CHDOs and other non-profit developers, sponsors, or owners.

### **Administrative and Financial Monitoring**

Administrative and financial monitoring ensures that Recipients are administering the program properly (i.e., using funds from authorized sources, tracking funds, using proper methods of record keeping, and managing finances appropriately). Many of these requirements are codified for Recipients through the written agreement with WHC.

### **Project Monitoring**

Project monitoring ensures that each funded project meets all project requirements (i.e., property standards for new construction, cost restrictions, etc.). Project monitoring involves a review of sample files and inspection of units. If a Recipient is involved in the development, sponsorship or ownership of a substantial project, monitoring should determine whether an appropriate level of subsidy has been provided and appropriate payments made. WHC requires progress reports and regularly scheduled meetings to monitor the development while in progress. For rental projects, WHC also analyzes the projects for financial stability, management capacity and other long-term viability issues. Finally, project monitoring involves a review of compliance with several other federal regulations including environmental review, the Uniform Relocation Act, the Lead Safe Housing Rule, and others. The chart below highlights some key monitoring areas for the different types of projects.

<b>Homeowner Rehab</b>	<b>Homebuyer</b>	<b>Rental</b>
Owner Income	Owner Income	Tenant Income
Owner Occupancy	Owner Occupancy	Unit Occupancy
Property Ownership	Property Ownership	Affordable Rents
Property Type	Property Type	Property Type
Property Location	Property Location	Property Location
HOME Subsidy (Type and Amount)	HOME Subsidy	HOME Subsidy
Property Value	Property Value	Cost Allocation
Property Standards	Property Standards	Property Standards
Eligible Activities	Eligible Activities	Eligible Activities
Affordability Period	Affordability Period	Affordability Period

The following table identifies project monitoring initiated in the 2016-2017 program year.

2016-2017 Annual Monitoring Schedule					
Program/Project	Type of Project	Type of Monitoring	Initiation Date	2016 Monitoring On-Site	Projects Identified for 2017 Desk or Site Monitoring
Horry County Owner Occupied Rehab	Owner Occupied Rehab	Program, A & F, Project	June 2016	Yes	TBD
Halyard Bend	Rental	Ongoing	June 2016	No	Site
Pipers Pointe	Rental	Ongoing	June 2016	Yes	Site
Baypointe 1 & 2	Rental	Ongoing	June 2016	Yes	Site
Santee Lynches Williamsburg 6	Rental	Ongoing	June 2016	No	Desk
Santee Lynches 2013	Rental	Ongoing	June 2016	No	Site
Santee Lynches New Project	Rental	Project	June 2016	No	Site
Tri-County Duke/ Lynch	Rental	Ongoing	June 2016	Yes	Site
Horry County Habitat Hopes Crossing	Homeownership	Project, Past project residency	June 2016	No	Site (pending new projects)
Georgetown County Habitat	Homeownership	Project, Past project residency	June 2016	No	Desk
Home Alliance (MJW Apts)	Rental	Ongoing	June 2016	No	Desk
Home Alliance (Grey Street Rentals)	Rental	Ongoing	Fall 2017	No	Desk
Grand Strand Housing Rental Production	Rental	Ongoing	June 2016	Yes	Site
Grand Strand Housing Rehab	Owner Occupied Rehab	Program, A&F, Project	June 2016	Yes	Site (for projects with funds drawn in 2017).
City of Conway Rehab	Owner Occupied Rehab	Program, Project	Fall 2017	No	Site
City of Myrtle Beach	Owner Occupied Rehab	Program, Project	Fall 2017	No	Site
Tri-County ETU	Rentals	Ongoing	Fall 2017	No	Site

### Long Term Monitoring

Long-term monitoring begins when HOME project funds have been expended and a project is completed and primarily concerns rental projects. Long-term monitoring ensures compliance with requirements related to the rents, income of tenants, affirmative marketing and fair housing, the condition of the property, and principal residence and resale/recapture provisions (homebuyer). These

are requirements that are imposed for periods of five to twenty years, depending on type of project and amount of HOME funds.

## **IDIS REPORTS**

The following IDIS reports are included with this report:

- PR 02 List of Activities by Program Year and Project
- PR 22 Status of HOME Activities- Entitlements
- PR 23 HOME Summary of Accomplishments
- PR 25 Status of CHDO Funds
- PR 27 #1 Status of HOME Grants- Entitlements

## **MBE/WBE (Minority-owned Business Enterprises/Women-owned Business Enterprises)**

Most projects reported on in this CAPER were carried out by grantees, subrecipients and CHDOs. WHC strongly encourages its partners to contract with women and minority owned businesses. The following are examples of language taken from WHC written agreements. The Grantee MBE/WBE Report for the program year is attached.

“Grantees will take necessary affirmative steps to assure that minority firms and women’s business enterprises are used whenever possible. Procurement regulations at 24 CFR Part 85.36(e) specify that MBE/WBE outreach activities apply to all contracting opportunities facilitated by HOME-funded activities, including contracts related to construction, rental assistance, and HOME program administration. There are no monetary thresholds that trigger MBE/WBE outreach requirements. They apply to all contracts awarded in conjunction with HOME-assisted projects. The HOME Construction Performance Standards Manual provides complete details of requirements that will be followed.”

HOME regulations require that the following **minimum** affirmative steps are taken to ensure MBE/WBE are afforded every opportunity to participate in HOME generated contracts:

1. Placing minorities and women on solicitation lists;
2. Assuring that MBE and WBE firms are solicited whenever they are potential sources;
3. Dividing the total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business enterprises, and women business enterprises;
4. Where the requirement permits, establishing delivery schedules that encourage participation by small and minority business enterprises, and women business enterprises;
5. Using the services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
6. Requiring the prime contractor, if subcontractors are to be let, to take all the same actions.

## **CITIZEN PARTICIPATION**

The Waccamaw Regional Council of Governments, on behalf of the Consortium, consulted with Consortium members; local public housing authorities; social service agencies; agencies and organizations serving the elderly, persons with disabilities, children, homeless populations, and populations with HIV/AIDS. Consultation is done throughout the year and is on-going through phone calls, e-mail correspondence, and in-person consultations. All of these efforts assist the Consortium in refining the region's housing needs and priorities.

A public hearing was held at the WRCOG offices on June 29, 2017 at 5:30 pm for the 2017-2018 Action Plan. Additional public hearings and needs assessments were conducted in various parts of the region each year to obtain public comment on the needs of the region. Members of the public were given an opportunity to provide comments regarding affordable housing, neighborhood and community revitalization, homelessness, and special needs. Notices for these meetings were published in local newspapers of general circulation and on WRCOG's website, fifteen days prior to the scheduled public hearing. Additionally, hard copies of the Plan were made available at the Consortium office, public housing authorities and at the public library branches within the service area.

## **CAPER COMMENT PERIOD**

The CAPER was made available at the county administrative buildings in Horry, Georgetown, and Williamsburg counties and was made available on our website. A Public Hearing on the 2016 CAPER was publicly advertised and held at the WRCOG offices at **5:30 pm on September 6, 2017**. The comment period was from **September 1, 2017 to September 15, 2017**.