SUBSTANTIAL AMENDMENT TO GEORGETOWN COUNTY'S 2016 ANNAUL ACTION PLAN.

This amendment is a substantial amendment. This designation was determined due to the activity being a new activity. The amendment will consist of adding a new project "Horry County TBRA". PY 2016 funds in the amount of $383,065.79, through a subrecipient agreement, will be used by Horry County to carry out the TBRA Rental Program. The amendment also includes adding a new project "Horry County Owner Occupied Rehab". PY 2016 funds in the amount of $31,803 were utilized in completing owner occupied projects in other funding years.

## 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 | Georgetown/Williamsburg County Acquisition and Rehab Rental Project |
| 3 | Balsam Place Apartments |
| 4 | Hopes Crossing 2016 |
| 5 | Horry County Home Acq. & Rehab Rental |
| 6 | Administration |
| 7 | CHDO Operating |
| 8 | Horry County New Construction Rental |
| 9 | Horry County TBRA |
| 10 | Horry County Owner Occupied Rehab |

Table 3 – 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: $40,735 |
| **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** |  |
| **Location Description** |  |
| **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 manager 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** | Georgetown/Williamsburg County Acquisition and Rehab Rental Project |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental New Construction |
| **Funding** | : |
| **Description** | Acquisition and Rehabilitation of (2) affordable housing units in Georgetown County and or Williamsburg County. |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **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** | : |
| **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** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **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: $159,883 |
| **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** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **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 Acq. & Rehab Rental |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental New Construction |
| **Funding** | HOME: $130,917 |
| **Description** | Acquisition and Rehab of at least 2 rental units in Horry County. |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **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: $84,727 |
| **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 |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental New Construction |
| **Funding** | : |
| **Description** | CHDO Operating funds to support eligible CHDOs carrying out CHDO activities. |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **Planned Activities** | The CHDO operating funds will be used to support the Horry County rental project. |
| **8** | **Project Name** | Horry County New Construction Rental |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental New Construction |
| **Funding** | HOME: $250,000 |
| **Description** | New construction rental units in Horry County. |
| **Target Date** | 8/31/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Five (5) families earning below 30% AMI will benefit from the new construction rental units. |
| **Location Description** | The project will be located in Horry County. |
| **Planned Activities** | The goal of the project is to build low income rental units in Horry County.  The plan is for them to be multifamily units. The HOME cost per unit is $45,000. |
| **9** | **Project Name** | Horry County TBRA |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** |  |
| **Funding** | HOME: $383,066 |
| **Description** |  |
| **Target Date** | 8/31/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **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. Horry County will work with ECHO to implement the TBRA program ECHO has established a TBRA program policies and procedures manual.  ECHO will have a case manager 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. |
| **10** | **Project Name** | Horry County Owner Occupied Rehab |
| **Target Area** |  |
| **Goals Supported** | Housing |
| **Needs Addressed** | Homeowner Rehabilitation |
| **Funding** | HOME: $31,803 |
| **Description** | Owner Occupied Rehab in Horry County at 3629 Blackbird. |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** | One (1) LMI family |
| **Location Description** | Waccamaw RCOG Consortium area |
| **Planned Activities** |  |