SUBSTANTIAL AMENDMENT TO GEORGETOWN COUNTY'S 2017 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 2017 funds in the amount of $422,811, through a subrecipient agreement, will be used by Horry County to carry out the TBRA Rental Program.

## AP-35 Projects - 91.420, 91.220(d)

**Introduction**

The Waccamaw HOME Consortium (Consortium or 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 how the HUD funds will be invested to address needs as described in the Consolidated Plan. At adoption, each Annual Action Plan becomes a part of the Consolidated Plan.

| **#** | **Project Name** |
| --- | --- |
| 1 | Horry County Rental Acquisition & Rehabilitation |
| 2 | ECHO TBRA (2017) |
| 3 | Owner Occupied Housing Rehabilitation Program (2017) |
| 4 | Breezy 4 - Kingstree |
| 5 | Horry County Rental Acquisition & Rehabilitation- SLCDC |
| 6 | HOME Administration |
| 7 | Horry County TBRA |

Table 3 – Project Information

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | Horry County Rental Acquisition & Rehabilitation |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental Acquisition/Rehabilitation Program |
| **Funding** | : |
| **Description** | Grand Strand Housing & CDC- New Rental Production for Horry County. |
| **Target Date** | 4/30/2019 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The project will develop four, three bedroom rental units in Horry County.  This program will provide affordable rental housing for low-income families in Horry County. |
| **Location Description** | Project location is TBD, but is anticipated to be near City of Conway and/or near City of Myrtle Beach. |
| **Planned Activities** | The project will acquire and rehabilitated four single-family homes to expand affordable rental opportunities in Horry County.  The units will be three bedrooms totaling approximately 1,300 sq. ft.  The HOME award is a maximum $60,000 per unit.  The total project development cost is approximately $390,600. |
| **2** | **Project Name** | ECHO TBRA (2017) |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | HOME Tenant Based Rental Assistance |
| **Funding** | : |
| **Description** | Tenant Based Rental Assistance Program |
| **Target Date** | 7/1/2018 |
| **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.  ECHO plans to use TBRA to assist 20 homeless families with medium terms rental housing options. |
| **Location Description** | Scattered site project in Horry, Williamsburg and Georgetown counties, excluding Briarcliffe Acres. |
| **Planned Activities** | Tenant Based Rental Assistance (TBRA) is a rental subsidy used to assist eligible applicants to secure safe, decent, and sanitary housing.  The program allows individuals/families to reside within a preferred neighborhood.  The subsidy stays with the client (not the unit) if they move.  The HOME consortium and ECHO established TBRA program policies and procedures manual in 2016.  ECHO plans to initiate the TBRA program in 2017. Funds from 2017 will work to further enhance the program. |
| **3** | **Project Name** | Owner Occupied Housing Rehabilitation Program (2017) |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Homeowner Rehabilitation |
| **Funding** | HOME: $122,077 |
| **Description** | The Waccamaw Region is working to enhance its Housing Repair Program with HOME funds designated for owner-occupied rehabilitation. The project will work to improve housing conditions in low and very low-income neighborhoods within Consortium limits. |
| **Target Date** | 12/31/2018 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The project seeks to rehabilitate four (4) single-family low to moderate income owner-occupied housing units. |
| **Location Description** | City of Conway |
| **Planned Activities** | The project will rehab four single-family homes to improve housing standards for low to moderate families residing within the City of Conway's municipal limits.  The HOME award is a maximum $37,500 per unit.  This project expands upon 2015 HOME project. |
| **4** | **Project Name** | Breezy 4 - Kingstree |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental Acquisition/Rehabilitation Program |
| **Funding** | : |
| **Description** | Santee-Lynches CDC will acquire and rehabilitate three rental units in the Town of Kingstree, SC. HOME funds cost per unit is $60,000. |
| **Target Date** | 2/5/2018 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The project will benefit low to moderate income families in the Town of Kingstree by providing decent and affordable rental units.  Santee-Lynches currently has six (6) rental units located in Kingstree and has a double digit wait list for the area. |
| **Location Description** | Scattered within Town of Kingstree |
| **Planned Activities** | The project will acquire and rehab three homes located within the Town of Kingstree.  The units will be three bedrooms totaling approximately 1,200 sq. ft.  The HOME award is a maximum $60,000 per unit.  The total project development cost is approximately $390,600. |
| **5** | **Project Name** | Horry County Rental Acquisition & Rehabilitation- SLCDC |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | Rental Acquisition/Rehabilitation Program |
| **Funding** | HOME: $196,837 |
| **Description** | Santee Lynches will acquire and rehabilitate two (2) housing units in Horry County. Approximately $15,000 will be used to supplement funds to the 2015 Action Plan to complete an existing rental project, with the remaining $60,000 to be used for a rental rehabilitation project. |
| **Target Date** | 12/30/2018 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The project will benefit low to moderate income families in Horry County by providing decent and affordable rental units. |
| **Location Description** | Horry County |
| **Planned Activities** | Project goal is to complete an existing acquisition and rehab project and develop an additional project increasing low-income rental units in Horry County.  The HOME cost per unit is $60,000. |
| **6** | **Project Name** | HOME 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: $82,414 |
| **Description** | HOME Administration Funds |
| **Target Date** | 7/31/2018 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** | Administrative funds apply to WHC region (Georgetown, Williamsburg, and Horry) counties. |
| **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 pre construction and monitoring activities for the HOME program. |
| **7** | **Project Name** | Horry County TBRA |
| **Target Area** | Waccamaw Region |
| **Goals Supported** | Housing |
| **Needs Addressed** | HOME Tenant Based Rental Assistance |
| **Funding** | HOME: $422,811 |
| **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. |