

Horry County Housing and Community Development Final Year 2 Action Plan



Federal Community Development Block Grant (CDBG) funding requires submission of an Annual Action Plan. (HUD 24 CFR Part 91) The plan identifies the projects and actions to be taken to implement the identified strategies in the Consolidated 5- year plan adopted in 2008. Horry County will receive \$1,535,494 for fiscal year 2009-2010. A summary of the projects for Year 2, (2009-2010) CDBG Action Plan is listed below:

General Information

Horry County qualified as an urban entitlement in July 2008. As the entitlement jurisdiction, in its first year of HUD funding, the County focused on establishing an office and working with cities of Myrtle Beach and Conway, as sub-recipients, (under intergovernmental agreements) as well as working on county facilities and projects in unincorporated areas. Additionally, sub-recipient agreements and programs were administered with three local, non-profit organizations, serving low and moderate income areas/individuals.

CDBG funded 2009 projects will be located in these areas due to the impact with the largest percentages of both low to moderate-low income residents. Although there are portions of some census tracts that are larger, and have more residents exceeding the low to moderate-low income thresholds, CDBG funding focuses on areas in which the greatest number of low to moderate-low income residents will benefit, as well as for overall community welfare related to improved living environments.

The jurisdiction's priority for non-housing community development needs eligible for assistance by CDBG eligibility category (specified in the Horry County Consolidated Plan's Community Development Needs table for public facilities, public improvements, public services and economic development) was used in guiding project recommendations (See Consolidated plan approved for Horry County's Community Development (91.215 (e)). The County continues to focus CDBG funds for improvements and programs based on the 5-year Consolidated Plan for 2008-2013. Also, citizen participation, area organizations' input, the County's Capital Improvements Plan, and capacity of the CDBG office, were considered in the second year action plan for Horry County as the urban entitlement entity.

Process Management

The Horry County CDBG office acts as the Lead Agency for this 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 offices, engineering office, construction management office, finance office and the public works offices. City planning offices, city community development, 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 timing of projects.

Other entities involved in the implementation of the plan included: the Waccamaw Regional Council of Governments, Horry County Government, the Housing Authorities of Myrtle Beach and Conway, state government agencies (i.e., South Carolina Department of Transportation and South Carolina Department of Health and Environmental Control) and the United States Department of Housing and Urban Development. The successful implementation of this Action

Plan will require continued coordination between the County and cities, unincorporated areas, neighborhood associations, and service providers (i.e., emergency shelters, transitional housing providers, permanent supportive housing providers, and other agencies providing supportive services to the unserved or underserved populations).

The Cities of Conway and Myrtle Beach joined with other municipalities and county governments in the Waccamaw Home Investment Partnerships Consortium recently. This organization has received funding to enhance the financial capital available for affordable housing in this region and builds relationships between various government, non-profit, and private groups toward a unified purpose. The Cities and County joined this group, and will continue to sponsor and promote fair housing in collaboration with the Waccamaw Regional Council of Governments and its subsidiaries. Furthermore, Horry County Council has declared April, as National Fair Housing month. Other housing priorities are addressed later in the plan.

Statement of Objectives

In the five year strategy for housing and community development improvements, the County has committed to the projects that are in the most need and are in qualifying areas. The goal of the Consolidated Plan is to develop a plan for addressing housing, suitable living environments, economic development, and critical infrastructure.

The major objectives for Fiscal Year 2010 are to continue to revitalize the communities in Horry County through the construction of recreation facilities and to improve the living environments of residents through access to services, enhanced availability, and improved public services. The Public Services section will continue to assist County non-profits that aid all low to moderate-low income residents (including women, children, fathers, elderly and disabled residents) in increasing their quality of life. Within the second year of funding, the County will focus on areas with high concentrations of low to moderate-low income residents.

Performance Measurement

According to HUD's CPD Notice 03-09, grantees are encouraged under CPD formulas to a develop performance measuring system. The Horry County Community Development office has communicated to applicants, and in its processes, that each project funded must, (according to the statutory purposes of the program) be within one of three criteria and meet one of the following objectives:

Criteria for funding of projects focused on: (1) low to moderate-low income beneficiaries, or areas, (2) elimination of slum and blight, or (3) emergency status. Objectives used for funding (once at least one of these national criteria is met), are:

- **OBJECTIVE 1 – Suitable Living Environment (SL):**
 - Outcome - SL 1 = Provide suitable environment through improved accessibility
 - Outcome - SL 2 = Provide suitable environment by improving or offering new affordability options
 - Outcome - SL 3= Provide suitable environment through improved or new sustainability options

- **OBJECTIVE 2 – Affordable, decent housing (DH):**
 - Outcome - DH 1 = Provide suitable environment through improved accessibility
 - Outcome - DH 2= Provide suitable environment by improving or new affordability options
 - Outcome - DH 3= Improve or create decent housing with sustainability

- **OBJECTIVE 3 – Provide Economic Opportunities (EO):**
 - Outcome - EO 1 - Provide economic opportunity through improved or new accessibility
 - Outcome - EO 2 - Provide economic opportunity through improved or new affordability

- Outcome - EO 3 - Provide economic opportunity through improved sustainability

In this way, Horry County residents are provided with improved availability, accessibility and sustainability measures for funded projects. Additionally, projects must fall within the priorities listed in the Horry County Five Year Consolidated Plan.

Public Service Component

The County CDBG office also continues to work with public services for parks and recreation programs, economic development and improved access to programs, fair housing activities, services for senior citizens, and services for homeless persons. Qualifying non-profit organizations must demonstrate the following for eligibility:

1. Funds will be used towards services for low to moderate-low income populations. Records must be kept verifying that at least 51% of clientele are Low-Moderate-low Income (LMI) persons, as defined by the County's Consolidated Plan, the U.S. Census Bureau, and the U.S. Department of Housing and Urban Development. LMI persons must maintain a family income of no more than eighty percent (80%) of the Median Family Income for the respective area. LMI persons, therefore, must have a qualifying family income. Adjustments for family size can be made in conjunction with the County and the U.S. Department of Housing and Urban Development guidelines.
2. CDBG funds will only be used for Horry County residents. The County will require that non-profit agencies certify all program beneficiaries with approved documentation (such as a water bill, voter registration card, driver's license, power bill, telephone bill, or a tax notice).
3. All accounting procedures are consistent with federal guidelines established by the Internal Revenue Service, the U.S. Department of Housing and Urban Development, and other applicable agencies varying with the type of public service being provided. The County Finance Department will verify accounting procedures prior to final approval. This includes nonprofits meeting A-122 OMB Circular requirements, or A-121 OMB Circular for educational institutions.
4. The service is either a new service to the County and its communities or is a quantifiable increase in the level of an existing service which has been provided by the grantee or another entity on its behalf through State or local government funds in the twelve months preceding the submission of the Annual Action Plan to HUD. Avoiding duplication of programs, sustainability versus risk factor, and capacity are some of the rating criteria used in service program selection for funding.

Housing and Institutional Processes

The County acknowledges that the most comprehensive approach to housing and community development needs is by coordinating efforts with other agencies and organizations, including public, private and non-profit organizations. This was the leading justification for the Waccamaw Home Investment Partnerships Consortium and the main reason that the County chose to join this effort. The County will continue to look at ways to continually improve this coordination over the next year through a more regional approach to housing and community development issues. In the past year, the County CDBG office received requests to support subsidized low- income projects that have received the County's support both in letters of support, technical resources and referrals for service.

Obstacles to meeting underserved needs will continue to be addressed this program year as in previous years. In Program Year 1, the County contracted with a private consultant to conduct an Analysis of Impediments to Fair Housing Choice. Impediments identified through this in-depth research into various policies and lending practices in

the county will be addressed in years two and three of this grant. The Horry County CDBG Program Manager has also served on the county's Affordable Housing Committee since October 2008.

Also, the Cities of Myrtle Beach and County's Community Planning and Development Directors, and the Horry County CDBG Program Manager continue to work with Home Alliance Inc., Habitat for Humanity, the City of Myrtle Beach and the City of Conway Housing Authorities and other organizations that assist in affordable housing programming. This has been accomplished by bringing public services, infrastructure, rehabilitation and improvements to these areas with CDBG projects.

The County continues to encourage groups such as local law enforcement agencies, Catholic Charities, Churches Assisting People (CAP), Citizens Against Spouse Abuse, the Friendship Clinic, the Salvation Army, the Street Reach Mission, the United Way, the Community Center and Kitchen, and others serving special populations to assist in counting efforts for the homeless or persons at risk for becoming homeless so that more accurate needs assessment data can be provided in support of funding requests. A homeless count was just concluded and numbers from this should be helpful in planning for year two.

The County also actively supports interagency and intergovernmental coordination of efforts of area non-profits that work to provide emergency utility, clothing, food, housing options for special populations including the homeless, residents with HIV/AIDS, residents with disabilities, migrant and seasonal farm workers, and others.

Fair Housing

The County continues to support local groups, such as Habitat for Humanity, that work to provide affordable homes and seek viable financing options for potential low to moderate-low income home buyers. Horry County CDBG has contracted to have a countywide "Impediments to Fair Housing" study completed. The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Information on Fair Housing is sent to the Horry County Realtors' Association, and local banks.

Additionally, in year two the County CDBG office will continue working with community groups to seek additional resources to build consumer credit education, counseling, and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, Head Start programs and other forums for fair housing. Community Development will also be monitoring HMDA data periodically for changes or patterns in lending practices, especially those that impact low income, minorities, Section 3 residents, and other special populations.

Although many of the above strategies consist of ongoing efforts that will take time to fully implement, the County CDBG office is involved in activities that will result in a more immediate impact, particularly relating to the underserved need for public facilities, access, economic development and housing. County Council passed a resolution recognizing Fair Housing Month (April) and the County is actively involved with other municipalities and the Waccamaw Regional Council of Governments in Fair Housing Activities. The County continues to advertise the Fair Housing Law on the City and County Access Channels with contact information on who to contact for any Fair Housing Complaints (toll free number available). This program of advertising on the access channel continues to be an effective tool in reaching out to low-income residents, since many LMI residents do not have the resources to purchase a newspaper. Additionally, information is received from low-income residents in Housing Authority and at neighborhood community meetings. The County also provided information via brochures distributed at libraries, recreation and community centers (including North Strand, Little River, Bucksport and Conway centers). Also, this information was provided to realtors and lending professionals in the local area.

Needs of Public Housing

Within the next year, there will be unmet needs for public housing in the community. Although financial resources are not available through the County to subsidize public housing projects, the County acknowledges the need for public housing and the large number of people awaiting placement due to its short supply. The County is working with the Housing Authorities and other entities, where possible, to develop its plans for future housing units and encourage other public and private entities to invest in housing opportunities for the most financially needy residents of Horry County. Affordable housing and improved living environments, through the new NSP (neighborhood stabilization program), the Homeless Prevention and Rapid Re-Housing Program (HPRP) and the CDBG-Recovery stimulus programs will also assist in serving homeless and in-danger of being homeless individuals and families residing in Horry County.

Barriers to Affordable Housing

During Year 1, the County contracted with a firm in order to objectively examine barriers and impediments to fair housing in the Conway area. Barriers to address housing needs such as demand for both renter and owner-occupied housing units based on the current inventory of rental units, fair market rent for these units, the current waiting lists of public housing, and the income levels of those experiencing housing problems, show a need for affordable rental units. The County CDBG office will support local and State efforts to educate citizens on how to address language barriers by providing information in Spanish in order to promote greater understanding of financial tools, options, and risks. Informational brochures were sent to the Realtors' Association and major lending institutions in the area, in year 1. This will also be done in year 2. During the course of the year, the County will examine ways to encourage the development of strategies for affordable housing in Horry County.

Lead-Based Paint Hazards

The South Carolina Department of Health and Environmental Control (DHEC) investigates' childhood lead poisoning in the County and such are 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 DHEC during its construction inspection process.

No lead poisoning cases have been reported to CDBG or health officials. The County, therefore, will continue to support programs available through DHEC rather than begin a program of its own within the next five years. For additional information about Lead-Based Paint, residents may call the Horry County Health Department's Environmental Quality Control Office at (843) 488-1902. Pamphlets and disclosures are available through the Health Department and additional information may also be obtained via HUD's internet website at www.hud.gov/lea/leadhelp.html.

Monitoring

In order to ensure that programs are being carried out in accordance with the Consolidated Plan and in a timely manner, the County implemented an annual process of monitoring and evaluation. The process will allow the CDBG office to review all CDBG funded program accomplishments in light of the goals and objectives established. This review includes all CDBG funded programs and projects. Information gained from the review will give the County an opportunity to determine what programs and/or strategies are working, what benefits are being achieved, and what needs are being met, as well as what objectives are being accomplished.

The County will implement its monitoring plan in accordance with the requirements set forth by this subsection and 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.

Citizen Participation

Prior to developing this Annual Action Plan, housing and community development needs were assessed through meetings with organizations, faith-based agencies, and four public hearings. Public involvement was encouraged and documented in accordance with the Citizen Participation Plan, adopted by Conway City Council on January, 2004. The City of Myrtle Beach and Horry County followed the standard HUD Citizen Participation plan.

Two Public Hearings were held by the cities (one in Myrtle Beach and one in Conway) with good citizen participation and input from council and the citizens, prior to the adoption of an Action Plan. The proposed Action Plan draft was open for public comment for a fifteen (15) day period prior to the adoption of a final plan. A summary of the Action Plan appeared in The Sun News, on the County Access channel, and was posted at libraries in LMI areas, City Access Channels, and County and City Websites, prior to Council adopting the plan. The summary describes the contents and purpose of the Action Plan, projects, and includes the locations where the Action Plan was available for review. Copies of the summary are available upon written request to the Horry County CDBG offices, or on the County CDBG website. If any significant changes to the plan occur, the County will follow the guidelines of the 5 year Consolidated Plan for approval.

All public comments were taken into consideration for the final version of the Action Plan. Summarization of any comments or views not accepted for funding in the Action Plan, and reasons, are on file at the CDBG Office.

SUMMMARY

Description

The County's CDBG funds of \$1,535,494 for fiscal year 2009-2010 are earmarked for:

1. City of Myrtle Beach programs in accordance with an intergovernmental agreement;
2. City of Conway projects in accordance with an intergovernmental agreement;
3. Planning and Administration;
4. Horry County projects outside these cities and in unincorporated areas;
5. Public Service funding to Non-Profit organizations;
6. Public Facilities and programs - all of these projects are directly tied to low to moderate income areas or beneficiaries. Needs and strategic objectives are linked to projects.

Community Development Projects 2009-2010

PROJECTS

ENTITY	Detailed Project Description	AMOUNT	PRIORITY NEED	Strategic Objective
HORRY COUNTY:				
Aynor Library Addition	Childrens' reading and community meeting space	283,000	PN6	SL 1.1, SL 1.2
Road Paving	Old Railroad Rd. repaving project	68,859	PN6	SL 1.1
Waccamaw EOC - Green Sea	Replace roof and installation of fire alarm system	48,700	PN6	SL 1.1
Head Start Centers - Longs	Replace flooring and installation of fire alarm system	29,441	PN6	SL 1.1
PRK After School Program	After-school Programs, Green Sea, Longs, Bucksport	93,397	PN6	SL 1.1, SL 1.3
Coast RTA	Transportation to medical for elderly, disabled LMI citizens, or within LMI areas	80,253	PN6	SL 1.1, SL 1.3
A Father's Place Jobs Development	Employment Training for over 70 fathers in job skills sessions	35,000	PN6, PN3	SL 1.1, SL 1.3
Capacity Development	Organizational Development	10,000	PN6, PN3	SL 1.1, SL 1.3
Administrative Expenses		278,061	NA	
	Total Horry County	\$ 926,711		
MYRTLE BEACH:				
Pine Island Road Sidewalk and Drainage Improvements	Widening and improvements to Pine Island Road in M.B. per residents request is a \$441,000 project. Funding to come from CDBG, CDBG-R and City Stormwater Drainage fund. Requesting \$103,000 from Horry County CDBG-R funds	71,000	PN6	SL 1.1
Building Façade Improvement Program	Matching grant to small businesses similar to the Conway downtown façade improvement program for painting and sign improvements.	50,000	PN6	SL 1.1, EO 3.1
Canal-Nance Recreational Improvements	Improvements to two facilities (Canal Recreation Center and Bathsheba-Bowens Memorial Park) in the neighborhood.	50,000	PN6, PN2	SL 1.1
Nance Street Sidewalk	Repair of existing sidewalk and extension of the sidewalk to Canal Street.	35,000	PN6	SL 1.1, SL 1.3
Friendship House Rehabilitation for Head Start Program (match)	Renovation of the old Friendship House day care center building being acquired by the City for reuse by the Waccamaw EOC as a Head Start Program facility for M.B.	70,000	PN6, PN3	EO 1.1, EO 1.2
Center for Women and Children - Building Acquisition	Assistance to help CWC pay off a short-term loan	25,000	PN6	SL 1.1
CASA - Shelter Repairs	Repairs to roof, back porch, back yard and other items at M.B. shelter.	10,000	PN6	SL 1.1
Community Kitchen - I. D. Assistance Program	Continuation of last year's program to help homeless persons obtain official birth certificates in order to obtain a S.C. identification card so they can get a job, housing and public assistance available to them.	6,000	PN7, PN3	EO 3.1
Micro-Business Development Project	Create a minority business pool of small contractors for use by local governments to satisfy State and Federal requirements for grants.	5,000	PN7	EO 3.1, EO 3.2
HAI - Ten Year Homelessness Plan	Home Alliance, Inc. (non-profit doing homeless housing projects) will be the lead agency to create a new long-term plan to reduce/end homelessness in Horry County and Myrtle Beach.	5,000	PN7	SL 1.1
Community Land Trust Ground Lease	A specialized real estate lease used by a "community land trust" non-profit organization to promote affordable homeownership. Local housing non-profits could use the ground lease to promote permanent affordable homeownership.	3,000	PN3	EO 3.1, EO 3.2
Community Assistance Center - Operations Administration	Repairs to building and operational expenses.	15,000	PN6, PN3	SL 1.1, SL 1.3
		32,299	NA	
	Total Myrtle Beach	\$ 377,299		
CONWAY:				
Recreation Complex Streets at Mill Pond Road		231,484	PN6	SL 1.1, SL 1.2
	Total Conway	\$ 231,484		
	TOTAL - ALL PROJECTS	\$ 1,535,494		

Public Facilities and Improvements Funding Factors

The County will promote the sustainability of a suitable living environment by prioritizing the funding of:

- Public improvements, including but not limited to, roads/streets, sidewalks, water and sewer lines.
- Neighborhood facilities, such as parks, playgrounds, other recreational facilities, and access for persons with special needs such as the elderly, disabled and homeless.
- The County will also promote the revitalization of selected neighborhoods by prioritizing the funding of public facilities and improvements in selected LMI areas.

Public Services

The County will promote the sustainability of economic opportunity by prioritizing the funding for economic development through employment training, child care, and/or access to facilities and programs. The County will also promote the availability of a suitable living environment by prioritizing services related to the homeless, the elderly, crime prevention and public safety.

The County CDBG office works closely with other governmental offices including the planning department, engineering, construction services, procurement, legal, finance, public works and public information to coordinate and use existing resources. This helps to avoid duplication and in timing of projects. The Capital Improvement Plan of 2009 was used to evaluate priorities and needs, for coordinating, consistency, for other project requests.

Non-housing Community Development Priorities

The County has identified non-housing community development priorities for the next year. The County formerly devoted funding from sources other than CDBG funds toward these projects and also encouraged other private and public investment in these areas. Based on the economy, this may not be in the form of financial assistance in 2010.

Infrastructure

Public Infrastructure Improvements:

One of the most critical infrastructure improvements which continue to be a need throughout the County deals with the transportation/access to services, drainage, and road improvements throughout the County. Proposed projects reflect these priorities.

Services for Special Needs Populations

The County acknowledges that the amount of services currently being offered for special needs populations could benefit from improvements. These include the 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 youth and substance abuse. The County recommendations provide after-school and summer programs, as well as assistance to Head Start Centers for repairs; in an effort to serve special needs populations. In addition, recreational centers are a priority, meeting rooms that can be made available for groups providing support for special needs populations and space for special needs recreational activities, such as wheelchair basketball. There will also be space available for youth recreation and other activities to foster life skills. The CDBG office has added referrals to volunteer programs for handicapped ramps, handicapped access to bathrooms in homes, as well as special projects for faith-based youth groups to assist with elderly and handicapped repairs. The access to healthcare through the DASH program at COAST is also recommended for funding in year 2.