

Horry County Housing and Community Development Final Year 4 Action Plan



Mission

Consistent with HUD's mission, the County's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, Horry County will embrace high standards of ethics, management and accountability and forge new partnerships that leverage resources and improve HUD's ability to be effective on the community level.

Executive Summary

Horry County is an Urban County Entitlement community and has been since 2008. Horry County is expected to receive \$1,403,019 for fiscal year 2011-2012. This document, the CDBG Annual Action Plan for Program Year 2011-2012 describes the projects that the County will undertake and the manner in which the projects are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a summary of the projects to be funded by CDBG dollars in Program Year 2011-2012 Year 4.

According to our Citizen Participation Plan, which was developed in 2008, two Needs Assessment Public Meetings must be held. The first meeting was held on January 12, 2011 and the second meeting was held January 20, 2011. Staff was present and conducted both meetings with over 30 participants present. Minutes were taken at both meetings and are on file at the CDBG office. Also, a needs assessment survey was put on the County's website so that any citizen could participate. In addition, the Cities of Conway and Myrtle Beach both held their own Needs Assessment Public Meetings and presented their recommendations to their Council prior to submitting an application to the County.

A total of five technical assistance workshops were held in December, 2010 and January, 2011. The purpose of the workshops was to offer assistance with the CDBG applications. Applications were due on February 1, 2011. A total of 35 applications were completed and turned into the CDBG Office totaling financial assistance requests of \$3,557,426. The applications review committee met on February 11 and 18th, 2011 to review and discuss each application. Out of those meetings, a proposed annual action plan was presented to the Council of the Whole on March 10, 2011 for review and approval. On March 15th at the regular Council meeting, the proposed Annual Action Plan was approved. A Public Notice of Availability for Review and Comments was put in the Sun Newspaper regarding a meeting held on April 13, 2011 at 5:30 p.m. to receive comments on the proposed Annual Action Plan. No comments were received. After the 15 day comment period, the final annual action plan was put on the Council meeting agenda for May 3, 2011. Council approved the final Plan. A final Action Plan submitted to HUD for their review and approval will be mailed on or before May 15, 2011.

General Information

Horry County qualified as an urban entitlement in July 2008. As an entitlement jurisdiction in its first year of HUD funding, the County focused on establishing an office and working with the 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.

The 2011 CDBG-funded locations were selected based upon the largest potential impact areas for low to moderately-low income residents. Although portions of some census tracts are larger or have more residents exceeding the low to moderate-low income (LMI) thresholds, CDBG funding focuses on areas in which the greatest number of LMI residents will benefit when also considering the overall community welfare related to improved living environments.

Project recommendations were guided by the jurisdiction's priority rankings for housing and community development needs that are eligible for assistance as listed by CDBG eligibility category and specified in the Horry County Consolidated Plan's Community Development Needs table for priority housing needs. (See Consolidated plan approved for Horry County's Community Development (91.215 (b)). In addition, the non-housing community development needs eligible for assistance listed 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 non-housing related 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 fourth year action plan for Horry County as the urban entitlement entity.

Citizen Participation

The first meeting was held on January 12, 2011, and the second meeting was held January 20, 2011. Staff was present and conducted both meetings with over 30 participants present. Minutes were taken at each meeting and are on file at the CDBG Office. Also, a needs assessment survey was put on the County's website www.horrycounty.org so that any citizen could participate. In addition, the Cities of Conway and Myrtle Beach both held their own Needs Assessment Public Meetings and presented their recommendations to their Council prior to submitting an application to the County.

The Final 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 on the County's website prior to Council adopting the final 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. 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, is on file at the CDBG Office.

Process Management

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

An Intergovernmental Agreement between Horry County, the city of Conway, and the city of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County's percentage of allocation is 60%, Myrtle Beach's percentage of allocation is 25%, and the city of Conway's allocation is 15%. Both Myrtle Beach and Conway are considered Subrecipients of the Horry County Entitlement Grant. In all cases, 100% of the CDBG funds go toward low to moderately-low income areas.

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 strategy for addressing housing, suitable living environments, economic development, and critical infrastructure.

The major objective for Program Year 2011-2012 is to continue to revitalize the communities in Horry County through the promotion of the availability of decent housing by prioritizing funding for rehabilitation of housing occupied by LMI households. Adequate public facilities and improvements, including but not limited to infrastructure and neighborhood revitalization, will 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 LMI residents (including women, children, fathers, elderly and disabled residents) in increasing their quality of life.

Resources

CDBG is the only formula entitlement grant funds that Horry County has received directly from HUD. No program income is anticipated for CDBG. Projects identified in this Action Plan will be funded from the County's 2011-2012 CDBG allocation of \$1,403,019.

A total of \$3,762,139 of leveraged funds is attached to the 2011-2012 annual action plan projects. The leveraged funds are as follows: A Father's Place (\$425,372 in State funds); Children's Recovery Center (\$175,584 in federal funds, \$18,500 in private funds, and \$31,825 in State funds); Grand Strand Housing (\$120,000 in State funds); Habitat for Humanity (\$4,622 in private funds); Horry County Veteran's Administration (\$2,000 in local funds); Impact Ministries of Myrtle Beach (\$59,000 in private funds and \$234,144 in in-kind funds); Horry County Sheriff Department (\$59,000 in local funds and \$496,333 in in-kind funds); His Hands of Horry County (\$5,000 local funds); Housing Rehabilitation Myrtle Beach (\$60,000 local match); Bathsheba-Bowens Park Improvements (\$10,000 local funds); MJW Homeless Assistance/Mitigation (\$1,782,196 total funds-NSP \$1,372,228, CDBG FY2010/2011 \$128,718, HOME \$225,000, and local funds \$56,250).

Annual Objectives

Activities	Total Funds Allocated	2011-2012 Funding
Public Services:		
A Father's Place (Section 3)	\$20,000	\$20,000
Children's Recovery Center	\$10,000	\$10,000
A Father's Place (employ/Training)	\$38,000	\$38,000
Horry County Veteran's Admin.	\$10,000	\$10,000
Horry County Sheriff	\$40,000	\$40,000
Jail Diversion Program-Myrtle Beach	\$16,500	\$16,500
Helping Hands of Myrtle Beach	11,500	11,500
MJW Homeless Assistance	37,500	37,500
Housing Programs:		
Grand Strand Housing	\$140,000	\$140,000
Impact Ministries	\$20,000	\$20,000
His Hands of Horry County	\$18,000	\$18,000
City of Myrtle Beach Housing Rehab Program	\$159,000	\$159,000
City of Myrtle Beach Housing Rehab Administration	\$3,500	\$3,500
City of Myrtle Beach Center for Women & Children Mortgage Pmt	\$20,000	\$20,000
Infrastructure Projects:		
Habitat for Humanity	\$168,000	\$168,000
Horry County Engineers	\$130,000	\$130,000
Infrastructure Project-City of Conway	\$210,000	\$210,000
Neighborhood Revitalization:		
Grey Street Infrastructure & Land Acquisition-City of Myrtle Beach	\$72,740	\$72,740
Bathsheba-Bowens Park Improvements-Myrtle Beach	\$5,000	\$5,000
Administration:		
CDBG Administration	\$273,279	\$273,279
Total:	\$1,403,019	\$1,403,019

Description of Activities

The County CDBG office also continues to fund public services for training of Section 3 residents in Workforce Development, employment training, expansion of veteran's administration services, economic development and improved access to programs, fair housing and housing (affordable and rehabilitation) activities, services for senior citizens, and services for homeless persons.

The County will promote the sustainability of economic opportunity by prioritizing the funding for economic development through employment training, and/or access to facilities and programs. The County will also promote the availability of a suitable living environment by prioritizing services related to housing (affordable and rehab), the homeless, the elderly, crime prevention and public safety. Through its Jail Diversion program, previously funded in Year 1 and Year 3, and additional funding in Year 4, the County works to assist

individuals trapped in a cyclical system of homelessness and incarceration to learn new life skills through peer mentoring and training in order to break this cycle and become productive and contributing citizens. Additionally, non-profit funding assists with the provision of employment skills trainings and basic education needed in order for individuals to become both employable and self-sustaining. Public services funding for Year 4 also proposes to support programs that provide assistance to child and adult victims of abuse in order to help ensure that LMI individuals will have access to suitable living environments.

In addition, the County CDBG office works closely with other governmental offices including the areas of planning, engineering, construction services, procurement, legal, finance, public works and public information to coordinate and use existing resources. This helps to avoid duplication of efforts and prevents any potential supplanting of funds.

Public Service Component

A Father's Place will expand services to support workforce development training for at least 12 Section 3 participants (\$20,000) that are low-income men and women who will be referred from a variety of Horry County organizations and agencies.

Children's Recovery Center will expand their services which include forensic interviews, medical examinations and advocacy for children suspected of having suffered sexual abuse in a manner that minimizes re-victimization throughout the process. Many of the children are homeless, are in low-income families, and/or are referred by Social Services and law enforcement agencies (\$10,000).

A Father's Place services assist with education and employment, help negotiate child support issues, provide peer support, develop parenting skills, create a co-parenting plan and offer marriage and healthy relationship education. The participants are at-risk population who are low income or no income, low educational levels, limited life and job skills (\$38,000).

Horry County Veteran's Administration will expand services for veterans so that the veterans can be processed for benefits. Many of the veteran's are disabled, homeless, and are referred to other agencies for housing and medical care (\$10,000).

Horry County Sheriff's Office will implement the Jail Diversion Program dealing with revolving door offenders. The continued development and expansion of the program focuses the necessary resources on providing a jail diversion and full reentry program for males and female offenders diverted from jail and returning from state prison, thus enabling the paradigm shift in reintegration of offenders into the community (\$40,000 from Horry and \$16,500 from Myrtle Beach, total \$56,500).

Helping Hand of Myrtle Beach will provide services to homeless persons for ID assistance, transportation, and supplies (\$11,500).

MJW Homeless Assistance/Mitigation will assist the homeless to overcome barriers through counseling, connecting with other available services and a one-time grant for furnishings so low-income homeless clients will have access to a suitable furnished long-term housing option (\$37,500).

All of the qualifying non-profit organizations above have demonstrated at least one of 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 requires 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, a tax notice, or other appropriate documentation). This procedure does not apply to the homeless population, which are helped through homeless assistance.
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 verifies accounting procedures prior to final payments. This includes nonprofits meeting OMB Circular A-122 requirements, or OMB Circular A-121 for educational institutions. Horry County has external auditors examine its transactions each year and publishes a CAFR and Single Audit publications. The audit can be accessed at www.horrycounty.org.
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 Project Component

Grand Strand Housing has a waiting list of low-income families in the unincorporated areas of Horry County needing emergency repairs such as roofs, windows, plumbing, heating, electrical, and other appropriate emergency repairs. Any pre-1978 unit will have a lead inspection/risk assessment before work begins (\$140,000).

Impact Ministries will match volunteer labor teams and will provide repairs for low to moderate income owner-occupants. Projects will include roofing repair and/or replacement, window/door weatherization, and safe entry-egress accessibility using ramps. CDBG funds will provide construction materials for each project. Any pre-1978 unit will have a lead inspection/risk assessment before work begins (\$20,000).

His Hands of Horry County will assist low-income families with repairs. Work will consist of new roofs, a better water supply system, better sewer systems, warmer living quarters, and a safer living environment. Any pre-1978 unit will have a lead inspection/risk assessment before work begins (\$18,000).

City of Myrtle Beach Rehab Program will rehabilitate owner-occupied homes of qualified low-income homeowners who are unable to afford rehab work. Rehabs can be emergency repairs or full-code compliance projects, depending upon the circumstances of the property and/or homeowner. A total of \$159,000 is for housing rehab and \$3,500 is for housing rehab administration (\$162,500).

Center for Women and Children's Center Myrtle Beach will use the funds to pay down the mortgage on the facility, which offers housing and intensive case management to homeless women and children (\$20,000).

Infrastructure Projects

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. Final projects reflect these priorities.

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.

Horry County Engineers will resurface Shoebuckle Road, which is located in the low to moderate income census tract (\$130,000).

Miscellaneous Infrastructure projects will consist of sidewalk and drainage projects from the City of Conway CDBG fund allocation (\$210,000).

Habitat for Humanity will begin Phase 2 of an infrastructure project to construct 23 affordable housing units for families qualified by Habitat for Humanity of Horry County. CDBG funds will support a percentage of the engineering and surveying costs as well as the costs to install the gravity sewer and the pump station in preparation for the Phase 3 construction of the roadway and completion of the project. Housing construction, using HOME funds, will begin once the infrastructure is completed (\$168,000).

Neighborhood Revitalization

The City of Myrtle Beach will complete the purchase of 1.5 acres of land for a final 4-lot subdivision on Grey Street to Canal Street. This area is in the City's revitalization area and will provide a location for additional affordable housing construction (\$72,740).

Bathsheba-Bowens Memorial Park located in the City of Myrtle Beach will have park improvements for the low to moderate income area. The location of the project is Gore Lane and Nance Street (\$5,000). This is supplemental funding to continue the prior-year project.

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

- 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 City Rehab Program for owner-occupied houses and the revitalization of selected neighborhoods by prioritizing the funding of public facilities and improvements in selected LMI areas.

Performance Measurement

On March 7, 2006 HUD established its standards for performance measurement through the publication of the Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs in the Federal Register. As described in the Federal Register, the outcome performance measurement system enables HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level.

Criteria for funding of projects focused on: (1) low to moderate-low income beneficiaries, or areas, (2) elimination of slum and blight, or (3) urgent need/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.

Each project or activity funded by the Horry County CDBG program falls under one of the three objectives that relate to the statutory purposes of the program:

1. Creating a Suitable Living Environment: In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, social issues such as crime prevention, literacy, or health services.

2. Providing Decent Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG and HOME. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

3. Creating Economic Opportunities: This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

For each objective selected for a specific project, one of three outcome categories that best reflect what is final to be achieved by funding that activity is chosen. The three outcome categories are:

1. Improving Availability or Accessibility: This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a service or facility did not exist, the assistance provided results in new access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.

2. Improving Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

3. Improving Sustainability: This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Geographic Distribution

An Intergovernmental Agreement between Horry County, the city of Conway, and the city of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County's percentage of allocation is 60%, Myrtle Beach's percentage of allocation is 25%, and the city of Conway's allocation is 15%. Both Myrtle Beach and Conway are considered Subrecipients of the Horry County Entitlement Grant. In all cases, 100% of the CDBG funds go toward low to moderately-low income clients or areas. Maps are attached at the end of this document for the projects that are site-specific.

Needs of Public Housing

There are 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 Neighborhood Stabilization Program (NSP), the Homeless Prevention and Rapid Re-Housing Program (HPRP) stimulus programs, will also continue to assist in serving individuals and families residing in Horry County who are homeless or in danger of becoming homeless.

Homeless Activities and Other Services for Special Needs Populations

There is great need within the community among disabled veterans in Horry County. Funding recommendations for Year 3 provided sub-recipient funding for the stop-gap measure of security deposit assistance for use when other funding provides vouchers for rental assistance to aid in the prevention of homelessness among these veterans. In Year 4, Horry County has allocated \$10,000 toward the expansion of veteran's administration services. In addition, Horry County participates in the Continuum of Care, ECHO, and is active as a member attending monthly meetings and also serves on ECHO's grant committee. In Year 2 of CDBG funding, Horry County partially funded the 10-year Homelessness Plan so that homelessness can be eradicated by 2020. The purpose of the Plan is so that all of the non-profits and local governments can work together on the homeless population. Horry County is working with ECHO, the City of Myrtle Beach, the City of Conway, Home Alliance Inc. and other non-profit organizations in order to implement the Plan. The County's Community Development Director is the Chairperson of the Horry County Homelessness Collaborative (HCHC), which is a committee through ECHO.

Horry County has a Homeless Prevention and Rapid Re-Housing Program (HPRP) Grant in the amount of \$622,075.00. Over 668 persons have been helped as of September 30, 2010 under the HPRP grant. A waiver was granted by HUD so that Horry County could contract with Myrtle Beach Housing Authority and Conway Housing Authority. All applicants are entered into the HMIS system. The HMIS information is then extracted from the system and the information is completed in the HUD e-snaps database.

The County acknowledges that the amount of services currently being offered for special needs populations could benefit from improvements. These include the outreach and education services for children, women, the homeless population, elderly, persons with disabilities (mental, physical, and developmental), persons with addictions requiring supportive services, and persons with HIV/AIDS and their families. These populations are underserved, particularly in the areas of mental health, alcoholism, and substance abuse. When additional funds become available, the County will apply for competitive grant funds to service the special needs of its residents.

Barriers to Affordable Housing

The Analysis of Impediments to Fair Housing identifies six areas of concern. The barriers to addressing 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 for public housing, and the income levels of those experiencing housing problems, show a need for affordable rental units. Additionally, the disproportionate level of low wages as compared to high cost of available rental units is another barrier for LMI individuals. The County CDBG office has addressed some of the issues by affordability (Year 3) through Halyard Bend, which are 48 affordable housing units undergoing substantial rehabilitation. In addition, the CDBG office is working with Habitat for Humanity on an infrastructure project that will eventually support 23 affordable housing units. There is a waiting list for the units and they will be immediately occupied upon completion. Furthermore, the Community Development office is working with the County's Planning Department to identify any local regulations that impair the ability to create affordable housing. The City of Myrtle Beach is planning to establish a future land trust; identifying strategies for collaborative funding opportunity through the use of CDBG, HOME, tax credits, etc.

The County has collaborated with the Waccamaw Regional Council of Governments to perform comprehensive outreach and education activities throughout Horry County. During the course of the year, the County is examining ways to encourage the development of strategies for affordable housing in Horry County. The complete Analysis of Impediments to Fair Housing can be found at www.horrycounty.org.

Other Actions

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 has the Analysis of Impediments to Fair Housing study completed but is looking at ways to update the study with more analysis of the data and additional strategies. 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. The County has recently shared information regarding potential additional federal funding opportunities for Homebuyer Assistance Programs with local Housing Authorities and Community Development Corporations for possible cooperation in programming. In the third year, the County has funded the Waccamaw COG to further fair housing by performing regular monthly outreach and education activities throughout Horry County.

Additionally, in year four 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. Coastal Carolina University has recently hired a full-time staff person to provide consumer credit counseling services. The Horry County Community Development office will be working further with the university staff to identify future collaborations that may be possible. In addition,

Horry County applied for a Fair Housing Outreach and Education Initiative Grant in December, 2010 for \$125,000 and was not funded, but will reapply in the 2011 funding cycle. Financial literacy, fair housing activities, foreclosure workshops, and first time homebuyer courses will be offered using these funds. Community Development is also working with local lenders to identify 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. In CDBG Year 3, the County partnered with WRCOG in the amount of \$27,500 to provide a monthly outreach and education service. County Council passed a resolution recognizing April as Fair Housing Month 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 including a toll-free number for Fair Housing resources and/or Fair Housing Complaints. 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 of each Housing Authority and at neighborhood community meetings. The County has provided information via brochures distributed at libraries, recreation and community centers (including North Strand, Little River, Bucksport and Conway centers).

Efforts to Address Impediments to Fair Housing Choice in Horry County

Horry County has worked to expand its Fair Housing efforts and address impediments identified in the Horry County Analysis of Impediments to Fair Housing (AI) which was completed in December of 2009. In doing so, the Horry County Community Development office opted to focus on Issue #1 for Year 3 of CDBG funding, which is the 2010-2011 program year.

Issue #1: There are indications that discrimination on the basis of conditions such as disability, economic status, national origin, and language barriers is a factor in obtaining affordable rental housing.

Horry County has contracted with the Waccamaw Council of Governments to provide Fair Housing activities to help raise awareness and prevention of practices of housing discrimination against members of protected classes. Activities undertaken within the past year include:

- The Community Development office facilitated a fair housing choice presentation to and discussion by the Horry County Affordable Workforce Housing Commission.
- The County contracted the Waccamaw COG to engage in the dissemination of Fair Housing educational materials, as well as information related to first-time homebuyers, credit management and foreclosure prevention, as this type of information aides the low-income and minority population in obtaining safe, decent and sanitary housing. This was provided to the general public at community events in targeted areas throughout the county, such as the Conway Live Oak Arts and Music festival, the Loris Bog Off and the North Myrtle Beach St. Patrick's Day festival. Over 4,000 literature packets were distributed.
- The County partnered with the Homeownership Resource Center to offer a full-day symposium regarding fair housing, budgeting and foreclosure prevention and had over 120 attendees.
- The County contracted with the Waccamaw COG to provide outreach directly to minorities by identifying minority-owned businesses such as barber shops, beauty salons and restaurants located in areas highly concentrated with African-American residents and providing these businesses with educational information packets to distribute to their clientele. Six partnerships were established and 150 information packets were provided to each of those.

- Both the County and the Waccamaw COG provide assistance with filing fair housing complaints to callers who believe they have experienced discrimination. The County has contracted with the COG to provide services for both English and Spanish speaking individuals.
- The County has partnered with the Veteran's Affairs office to offer Fair Housing materials to disabled veterans who come to their office for other services.
- The County held a training day for the leaders of its CDBG sub-recipient entities to become more aware of the kinds of activities that constitute fair housing violations. There were 20 people in attendance and each was provided with materials to distribute to the agency's clientele.

For Year 4, 2011-2012, the Community Development Office will continue to implement the kinds of activities that it undertook in Year 3. Additionally, the Fair Housing Program focus will expand to include Issue #5 as identified in the AI.

Issue #5: The prevalence of tourism and service sector jobs in Horry County reduces unemployment, but masks the precarious economic standing, lack of job security, and low wages of many of the County's residents.

In the 2011-2012 program year Horry County plans to fund \$58,000 for a employment development programs at A Father's Place, a local non-profit entity whose primary clientele is African-American men. The programs will assist Section 3 eligible individuals with developing the skills they need to obtain employment as well as furthering their skill in a trade through technical education that will be provided through a partnership with Horry-Georgetown Technical College.

Recognizing the need for economic development within the community, the Horry County Council is proposing \$1.8 million in economic development funds for the FYE 2012 budget. This has passed first and second readings and will go for final approval in June of 2011. The goal of these non-federal funds will be to attract and secure needed jobs for Horry County residents. The plan for these funds includes the creation of 500 jobs over the next 5 years.

Additionally, the Horry County Community Development Director is serving as the Horry County Homelessness Collaborative Chairperson and is working together with area municipal and philanthropic leaders to address the community's affordable and fair housing needs on a widespread and collaborative basis. Further, she has been appointed as a member of the board for the Workforce Investment Act.

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.

All housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, the owner/tenant will be relocated. Also information will be distributed regarding lead-based paint to all residents that participate in any housing program.

The County, therefore, will continue to support programs available through DHEC and will develop a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the

CDBG Program.. 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 implements an annual and ongoing process of monitoring and evaluation. The process allows 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. The Community Development Specialist, will monitor the projects, monitor the Davis-Bacon wage rate requirements, and is also the Fair Housing Coordinator. Information gained throughout the monitoring processes gives the County an opportunity to determine what programs and/or strategies are working, what benefits are being achieved, what needs are being met, as well as what objectives are being accomplished.

The County implements its monitoring plan in accordance with the requirements set forth by this subsection and will adapt this to be consistent with future Annual Action Plans. The implementation of the monitoring plan may require periodic telephone contacts, written communications, data collection, submission of reports, and periodic meetings and workshops. HUD requirements, such as the Consolidated Annual Performance and Evaluation Report (CAPER) and use of the Integrated and Disbursement Information System (IDIS), will also assist in the monitoring of goals and objectives.

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, County provisions in this area may not be available in the form of financial assistance for 2011-2012.

Program Specific Requirements

Horry County certifies that:

A. Citizen Participation

It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

B. Community Development Plan

Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income.

C. Following a Plan

It is following a current consolidated plan that has been approved by HUD.

D. Use of Funds

It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also

include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during the program year, if applicable, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Horry County will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

4. 100% of CDBG funds will be used for activities that benefit persons of low to moderate income.

SUMMMARY

Description

The County's CDBG funds of \$1,403,019 for fiscal year 2011-2012, (Program Year 4), 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 LMI areas or beneficiaries. Priority Needs and strategic objectives are linked to projects.
7. Infrastructure projects are directly tied to the LMI areas or beneficiaries. Priority Needs and strategic objectives are linked to projects.
8. Revitalization projects are directly tied to the LMI areas or beneficiaries. Priority Needs and strategic objectives are linked to projects.

Community Development Projects 2011-2012

PROJECTS

ENTITY	Detailed Project Description	AMOUNT	PRIORITY NEED	Strategic Objective
HORRY COUNTY:				
Public Services:				
A Father's Place	Workforce Development Training/Section 3	\$ 20,000	PN7	EO1.1
Children's Recovery Center	Expansion of Program Outreach Services	\$ 10,000	PN7	SL 3.2
A Father's Place	Employment Training	\$ 38,000	PN7	EO1.1
Horry County Veteran's Admin.	Expansion of VA Services	\$ 10,000	PN7	SL 3.2
Horry County Sheriff	Jail Diversion Program	\$ 40,000	PN7	SL 3.2
	Subtotal	\$ 118,000		
Housing Programs:				
Grand Strand Housing	Owner Occupied Emergency Repairs	\$ 140,000	PN1,PN5	DH1.1
Impact Ministries	Owner Occupied Rehab	\$ 20,000	PN1,PN5	DH1.1
His Hands of Horry County	Owner Occupied Rehab	\$ 18,000	PN1,PN5	DH1.1
	Subtotal	\$ 178,000		
Infrastructure:				
Habitat for Humanity	Hope's Crossings	\$ 168,000	PN2, PN6	SL3.3
Horry County Engineers	Resurfacing Shoebuckle Road	\$ 130,000	PN6	SL3.3
	Subtotal	\$ 298,000		
Administration:				
Administration Expenses		\$ 257,770	N/A	N/A
Horry County Program Total		\$ 851,770		
MYRTLE BEACH:				
Housing & Homelessness Projects:				
	City Housing Rehab Program	\$ 159,000	PN1,PN5	DH1.1
	Housing Rehab Administration	\$ 3,500	PN1,PN5	DH1.1
	Center for Women & Children Mortgage Pmt	\$ 20,000	PN3	SL3.1, SL3.2
	Subtotal	\$ 182,500		
Canal/Nance Neighborhood Impr. Projects:				
	Grey Street Infrastructure & Land Acquisition	\$ 72,740	PN2	NR1.1
	Bathsheba-Bowens Park Improvements	\$ 5,000	PN6	NR1.1
	Subtotal	\$ 77,740		
Public Service Projects:				
	Jail Diversion Program	\$ 16,500	PN7	SL3.2
	Helping Hand of Myrtle Beach	\$ 11,500	PN7	SL3.2
	Mr. Joe White Homeless Assistance	\$ 37,500	PN7	SL3.2
	Subtotal	\$ 65,500		
Administration/Planning:				
	Administration expenses	\$ 14,000	N/A	N/A
Myrtle Beach Program Total		\$ 339,740		
CONWAY:				
Infrastructure Projects:				
	Infrastructure Projects	\$ 210,000	PN6	SL3.3
	Subtotal	\$ 210,000		
Administration:				
	Administration Expenses	\$ 1,509	N/A	N/A
	Subtotal	\$ 1,509		
Conway Program Total		\$ 211,509		
TOTAL - ALL PROJECTS		\$ 1,403,019		