



Housing and Community Development

2009-2010
Consolidated Annual Performance
and Evaluation Report

August 9, 2010
Prepared by Staff

Contents

Introduction	1
General.....	2
Executive Summary.....	2
General Information	3
Managing the Process.....	19
Citizen Participation	20
Institutional Structure.....	21
Monitoring	23
Lead-based Paint.....	26
Housing	27
Housing Needs	27
Specific Housing Objectives	28
Public Housing Strategy	29
Barriers to Affordable Housing	29
Homeless.....	30
Homeless Needs.....	30
Specific Homeless Prevention Elements.....	34
Community Development.....	35
Community Development.....	35
Antipoverty Strategy.....	41
Non-Homeless Special Needs	42
Non-homeless Special Needs.....	42
Attachment A – Fair Housing Brochure	43
Attachment B – Maps	45
Attachment C – Notice of Public Hearing	50

Introduction

Horry County, South Carolina has completed its second year administering a federal award of Community Development Block Grant (CDBG) funds. The use of these funds is governed by the County's Consolidated Plan (2008-2013), which details the five-year strategies to address the community's needs, and its Annual Action Plan, which outlines the activities to be undertaken over the course of one year. The Consolidated Plan and Annual Action Plan were developed with the help of citizen participation and were previously approved by the U.S. Department of Housing and Urban Development (HUD).

Horry County's 2009-2010 CAPER describes the activities implemented using CDBG funds and compares the County's actual accomplishments to the projected measurable goals and objectives contained in the annual plan. This CAPER constitutes the evaluation of the progress and achievements of the second annual plan of the five-year Consolidated Plan.

General

Executive Summary

This report reflects the activities and expenditures for Horry County's CDBG Program during the 2009-2010 program year, covering the period from July 1, 2009, to June 30, 2010. This CAPER illustrates the progress made towards one simple but very ambitious goal: to continue to create a county of growth and opportunity for all by making Horry County's neighborhoods better places to work, live, and play.

During CDBG year 2, the County continued to focus its energy on creating a suitable living environment, providing decent affordable housing, providing improved infrastructure, and providing improved public facilities benefits to the low and moderate income residents.

In Year 2, the Analysis of Impediments to Fair Housing Choice (AI) was completed with the assistance of the Matheny-Burns Group. Several impediment issues emerged from the AI. The Community Development staff is addressing the identified resource gaps and needs and has written an action plan. Horry County remains committed to ensuring "the ability of persons, regardless of race, color, religion, sex, handicap, familial status or national origin, of similar income levels to have available to them the same housing choices."

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. Horry County, Myrtle Beach, and Conway have established strong relationships among government agencies, nonprofit organizations, and for-profit businesses. This has resulted in a coordinated approach to implementing the strategies identified in the Consolidated Plan. Through these partnerships, the County has been able to leverage significant resources and to encourage and support activities for which it is not providing funding, but which do address needs identified in the area.

This report describes in detail the activities the County is undertaking and the funds expended on those activities as well as the activities being undertaken by its partners. Horry County is making progress in addressing the housing, homeless, non-homeless special needs, and other community development needs throughout the county.

The following is a summary of the major accomplishments for each of the objectives and goals, and the corresponding projects underway or completed. They are reflected in the priority need categories objectives and goals noted in Table 2 of this CAPER.

General Information

1. *Assessment of the one-year goals and objectives:*
 - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
 - b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
 - c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

This report reflects the activities and expenditures for Horry County's CDBG Program during the 2009-2010 program year. This represents Horry County's Year 2 under the Consolidated Plan previously approved by HUD.

Horry County received \$1,497,837 in CDBG funds for 2008 and \$1,535,494 in 2009. The following table shows the allocation of funds for planned activities in the first year and the current status of each as reported in the IDIS.

Table 1. Status of projects

Pgm Yr	Activity Name	Status	Initial Funding Date	Funded Amount	Drawn Amount
2008	Horry County Administration 2008	Completed	1/5/2009	\$ 269,600.00	\$ 269,600.00
2008	Dewitt St.	Completed	6/22/2009	\$ 32,000.00	\$ 32,000.00
2008	A Father's Place	Completed	6/24/2009	\$ 22,036.81	\$ 22,036.81
2008	COAST	Completed	6/24/2009	\$ 24,738.00	\$ 24,738.00
2008	Jail Diversion Program	Open	12/1/2009	\$ 170,000.00	\$ 156,265.00
2008	Bucksport Addition	Open	12/1/2009	\$ 400,000.00	\$ 283,963.11
2008	City of Conway Admin	Completed	6/24/2009	\$ 9,851.00	\$ 9,851.00
2008	Public Improvements for Misc. Projects	Open	12/1/2009	\$ 38,534.19	
2008	Pittman St.	Open	12/1/2009	\$ 176,000.00	
2008	Planning and Administration,CDBG,MB	Open	6/24/2009	\$ 7,577.00	\$ 5,828.55
2008	Gray Street Infrastructure	Open	5/27/2009	\$ 75,000.00	
2008	Habitat Canal St. Subdivision	Open	6/24/2009	\$ 60,000.00	\$ 37,370.00
2008	Community Assistance Center MB	Open	6/24/2009	\$ 15,000.00	\$ 14,910.58
2008	Women and Childrens Center	Completed	6/24/2009	\$ 15,000.00	\$ 15,000.00
2008	I.D. Assistance	Open	12/1/2009	\$ 6,000.00	\$ 6,000.00
2008	Rehobeth CDC Admin	Completed	6/24/2009	\$ 2,500.00	\$ 1,752.47
2008	CASA Shelter Extension Project	Open	5/27/2009	\$ 10,000.00	\$ 5,600.00
2009	Administration expenses for Horry County	Open	12/7/2009	\$ 278,061.00	\$ 165,823.34
2009	City of Conway Mill Pond Rd	Open	12/7/2009	\$ 231,484.00	
2009	Pine Island Road	Completed	12/7/2009	\$ 71,000.00	\$ 71,000.00
2009	Building Facade Improvement Program	Open	12/7/2009	\$ 50,000.00	
2009	Canal Nance Recreational Improvements	Open	12/7/2009	\$ 50,000.00	
2009	Friendship House Rehab for Head Start Prgm	Open	12/7/2009	\$ 70,000.00	
2009	Center for Women & Children	Completed	12/7/2009	\$ 25,000.00	\$ 25,000.00
2009	CASA Shelter repairs	Open	12/7/2009	\$ 10,000.00	
2009	I.D. Program	Open	12/7/2009	\$ 6,000.00	
2009	Micro-Business Development Project	Open	12/7/2009	\$ 5,000.00	\$ 1,000.00
2009	Ten Year Homelessness Plan	Completed	12/7/2009	\$ 5,000.00	\$ 5,000.00
2009	Land Trust Lease	Completed	12/7/2009	\$ 3,000.00	\$ 3,000.00
2009	Comm Assistance Center	Open	12/7/2009	\$ 15,000.00	
2009	Admin for the City of Myrtle Beach	Open	12/7/2009	\$ 32,299.00	\$ 16,685.90
2009	Old Railroad repaving	Open	12/7/2009	\$ 68,859.00	
2009	Waccamaw EOC Green Sea area	Completed	12/7/2009	\$ 48,700.00	\$ 48,700.00
2009	Waccamaw EOC Longs	Completed	12/7/2009	\$ 29,441.00	\$ 28,295.39
2009	After School Program Parks & Recreation	Open	12/7/2009	\$ 93,397.00	\$ 91,216.21
2009	A Fathers Place	Open	12/7/2009	\$ 35,000.00	\$ 19,678.97
2009	Coast Regional Transit Authority	Completed	12/7/2009	\$ 80,253.00	\$ 80,253.00
2009	Capacity Building efforts	Open	12/7/2009	\$ 10,000.00	
2009	Fair Housing Project #35	Completed	6/3/2010	\$ 1,600.00	\$ 1,600.00
2009	Aynor Library Addition	Open	12/7/2009	\$ 283,000.00	
2008	1253 Stalvey Ave MB 29577	Completed	5/27/2009	\$ 14,396.02	\$ 14,396.02
2008	1107 Washington St, MB 29577	Completed	2/24/2010	\$ 23,746.66	\$ 23,746.66
2008	1208 Ragin St. MB 29577	Completed	2/24/2010	\$ 18,414.64	\$ 18,414.64
2008	1010 Park Drive	Completed	2/24/2010	\$ 8,586.64	\$ 8,586.64
2008	1201 King Sreet	Completed	2/24/2010	\$ 31,110.64	\$ 31,110.64
2008	1104 Ragin	Completed	2/24/2010	\$ 16,110.64	\$ 16,110.64
2008	1005 Warren Street	Completed	2/24/2010	\$ 34,610.64	\$ 14,610.64
2008	1662 Stuart Square Circle	Completed	2/24/2010	\$ 10,110.64	\$ 10,110.64
	TOTAL			\$ 3,005,017.52	\$ 1,579,254.85

Table 2 shows the funds drawn for the activities listed in the 2009 Action Plan for each of the goals and objectives established in Horry County’s Consolidated Plan.

Table 2. Activity Funds Drawn by Objective and Goal

	FY2008-13 5-Year Goals	Goals Met in FY 2008	Goals Met in FY 2009	Total Complete	% of Goal Attained	Amount Drawn
Availability/Accessibility of Decent Housing						
Housing Rehab and emergency Repair	25	0	8	8	32%	\$ 137,087
Sustainability of Suitable Living Environment by Providing public services						
Jail Diversion Program		0	202	202		\$ 156,265
Parks After-School Program		0	600	600		\$ 91,216
Coast RTA		18	1414	1432		\$ 104,991
A Father's Place		36	87	123		\$ 41,716
Community Land Trust Lease (promotes affordably hsg)		0	0	0		\$ 5,000
Mason Temple/capacity building		0	0	0		\$ -
Micro-Business Development Project		0	0	0		\$ 1,000
Building Façade Improvement Program		0	0	0		\$ -
Total public service recipients	1500			2357	165%	\$ 400,188
Sustainability of Suitable Living Environment by Providing new or improved public facilities						
Community Assistance Center		75	0	75		\$ 14,911
CASA Shelter expansion		10	0	10		\$ 3,800
Women and Children's Center		8	4	12		\$ 40,000
Bucksport Addition		0	500	500		\$ 283,963
Head Start Longs		0	1834	1834		\$ 28,295
Head Start Green Sea		0	1370	1370		\$ 48,700
Aynor Library Addition		0	0	0		\$ -
Misc. Public Facilities improvements		0	0	0		\$ -
Canal Nance Recreational Improvement		0	0	0		\$ -
Friendship House		0	0	0		\$ -
Total number of persons assisted	5800			3801	66%	\$ 419,669
Sustainability of Suitable Living Environment by Providing public infrastructure, such as streets, sewer, storm						
Old Railroad Road (completed 6/29/10 not drawn)		0	1000	1000		\$ -
Pine Island Road		0	1132	1132		\$ 71,000
Mill Pond Road		0	0	0		\$ -
Pittman Street		0	0	0		\$ -
DeWitt Street		3309	0	3309		\$ 32,000
Habitat Canal Street Infrastructure		0	15	15		\$ 37,370
Gray Street		0	0	0		\$ -
Total number of households assisted	625			5456	873%	\$ 140,370
Availability/Assessibility of Economic Opportunity						
Homeless I.D. Program (help homeless get jobs)		111	0	111		\$ 6,000
Total number of persons assisted	350				32%	\$ 6,000

As indicated in the prior table by the bolded percentages, Horry County is on its way to meeting or has already exceeded many of the unit performance numbers.

One of the major accomplishments this year is the completion of Pine Island Road. The project was funded by CDBG funds, CDBG-R funds, and State funds for a total of \$736,385. The infrastructure project included drainage improvements, sidewalks, and road resurfacing. The project is in an LMI area and is located close to the mall. The area residents will now be able to walk safely to the mall where they work and shop. The project is 100% complete.

Another major accomplishment is the Bucksport Addition project (\$400,000). An expansion of approximately 1,500 square foot weight room and an additional 700 square foot multipurpose room will allow for a fitness program to combat obesity in the LMI community and to offer programs that help keep kids off the street. The addition is 100% complete and since the bid came in under budget, additional area repairs are in progress.

Other completed projects include the resurfacing of Old Railroad Road (\$68,859) and Coast RTA (\$80,253) who provides transportation services to medical facilities for the elderly and disabled LMI citizens. A total of 1,414 people benefitted this past year from using this service.

The Jail Diversion project (\$170,000), which provides counseling and treatment services to inmates, has had 202 inmates go through their program this year. It is 99% complete and is partially funded under the CDBG year 3 allocations. The Parks and Recreation After-School Programs (\$93,297) for Bucksport, Green Sea, and Longs areas have helped 600 LMI children attend due to this supplemental funding. This project is 98% complete.

In addition to the above-mentioned projects, the Horry County Community Development Office has set goals regarding homelessness and fair housing outreach and education. The accomplishments are as follows:

- Fair Housing – Fair Housing outreach and education activities, such as “April is Fair Housing Month” whereas 2,500 bookmarks were printed and distributed to the County area schools, all libraries in the County, and to others. On April 16, 2010, Horry County co-sponsored a Landlord/Owner Workshop with the Myrtle Beach Housing Authority. One of the featured speakers was Pat Green on the Basic Principles of Fair Housing. The audience consisted of landlords, realtors, government officials and other interested parties. The total amount of people reached was approximately 75. A Fair Housing DVD was purchased for the Myrtle Beach Housing Authority. Hundreds of people will be reached on a daily basis while the information keeps repeating in their lobby. A total amount of \$1,600 was spent on fair housing in the 2009-2010 year. However, in CDBG year 3, the Community Development Office has contracted with the Waccamaw Regional Council of Governments (WRCOG) in the amount of \$27,500 for outreach and education workshops, materials, and other fair housing issues.



- 10-Year Homelessness Plan – The City of Myrtle Beach, City of Conway, and Horry County, Home Alliance Inc., and other local foundations and non-profits are working with the Matheny-Burns Group to create a long term plan to reduce and/or end homelessness in Horry County. Several draft presentations have been made to the cities, the County, and non-profit organizations that deal in homelessness issues. A final version of the Plan is now completed and being printed for distribution, review, approval, and implementation.
- Community Land Trust Ground Lease – A specialized real estate lease form has been developed to be 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. This lease will create a model for acquiring land, developing housing, and selling the housing on leased land that would be affordable for qualified low to moderate income families.
- Rehoboth CDC – A minority business pool/catalog is being developed of small contractors for use by local government in order to satisfy MBE/WBE regulations. This will also include Section 3 businesses so that the Section 3 regulation can be satisfied.

Other projects from both the first and second year Action Plans are delayed due to conditions or are in the planning, the environmental review, or other appropriate stages of predevelopment even though there was not necessarily a drawdown of funds. The following provides a summary of the status of these projects:

- Pittman Street – All of the funds for this project (\$176,000), which will assist underserved children and citizens of the County, were committed. During the year, the environmental assessment/review was completed. The HUD authorization to use grant funds was received by the Community Development Office on July 18, 2010. The project's bid is to be awarded at the August 23, 2010 Council meeting. The City is waiting on SC DOT approval on an encroachment permit. The project is expected to be completed December 31, 2010.
- Gray Street Infrastructure – This project (\$75,000) was stalled due to the County's I&R Division not approving a transfer of an old railroad spur to the City for use as the street R-O-W. The City of Myrtle Beach is electing to go a different route to install the street and other infrastructure. The City is going to acquire a parcel of property and expect to pay \$35,000, per the appraisal. In order to acquire the property with the intent to build a road, an Environmental Assessment has to be completed. This will take up to 90 days because wetlands are involved. An additional \$20,000 of the funds will go toward the planning of the projects, such as the environmental review (ER) and engineering. With the funding left, a second property will be optioned for later acquisition. The project is expected to be completed December 31, 2010.

- Mill Pond Road – All of the funds (\$231,484) for this activity have been committed. This project will replace existing vehicle parking and associated driveways at the Conway Recreation Center with a 1½ inch thick honeycomb cell paver that permits even heavy vehicular traffic and is approved by the National Fire Protection Association for fire truck traffic, and is ADA approved for wheel chair traffic with either grass or gravel fill. The product is totally 'green.' It is manufactured from 100% recycled plastic materials. The HUD authority to use grant funds was received on June 18, 2010. Conway will start the parking lot once the recreation building is complete. The project completion date is expected to be sometimes before June 30, 2011.
- Public Facilities Improvements – A total of \$38,534 is designated for miscellaneous public facilities improvements. Of these funds, \$15,000 is allocated to resurfacing the parking lot at the Cochran Building on Oak Street. The CDBG Program, the Veteran's Administration, and Horry County Parks and Recreation are housed in that building.



Cochran Building

- Building Façade Improvement Program – The program is a matching grant to small businesses located in the City of Myrtle Beach. Funds will be used for façade improvements such as signs, windows, doorways, and painting improvements. The store owners have been slow to respond. The City has undertaken a marketing effort with property owners and several projects are in the works for this Fall after completion of the tourism season.
- Canal Nance Recreation Improvement Project – Recreational facilities and equipment improvements to the Canal Street Recreation Center and Bathsheba Bowens Memorial Park (\$50,000) is in the planning stage. The project was stalled due to the Gray Street project, which is adjacent to the Park. The City Planning Department plus engineering consultant are working with a Neighborhood Steering Committee to obtain the Park Property from the Church, complete plans and an environmental assessment, purchase new equipment, lighting, and fencing and complete the work by 12/31/2010.
- Former Friendship House Rehab – This is a joint project utilizing both CDBG funds and NSP funds to acquire and rehabilitate a former daycare classroom building to be used for a federally-funded Head Start Center Program. There will be a total of 3 buildings upon completion. Currently, the



Friendship House

City of Myrtle Beach is waiting on the State Housing Authority's plan approval for the two new modular buildings that will sit in front of the rehabbed classroom. The CDBG-funded rehabilitation (\$70,000) is on hold waiting for the installation and occupancy of the modular structures so that vandalism, which is common in the area, will be less likely to occur. The project is expected to be completed by February 2011.

- CASA Shelter repair – The repairs (\$10,000) include doors, back porch, awnings, playground area, roof and floors to the emergency shelter building. An architect is working on plans to address the building's structural problems. The project is expected to be complete by December 31, 2010.
- I.D. Program – The program was implemented in the CDBG Year 1 allocation and is 100% spent in that year. The I.D. Program continues in the 2009-2010 year with a \$6,000 allocation for the homeless so that they can get proper identification in order to receive benefits and ultimately be back in the work force. The Subrecipient invoices quarterly and the expected completion date is June of 2011.
- Community Assistance Center – The project includes building repairs. The same architect as the CASA Shelter repairs is working on plans for this building's repairs. The total CDBG funding is \$15,000 and the project is expected to be complete by December 31, 2010.
- Old Railroad Road – This resurfacing project, located in an LMI area, was completed as of June 29, 2010. It was too late to draw down the funds before the June 30, 2010 deadline. The total population in the service area is 1,972 and this project is benefiting that population.
- Capacity Building - Funding for this project (\$10,000) was recently awarded to Mason Temple. They will be providing training specifically for nonprofit organizations that will assist them with practical skills and strategies to efficiently enhance the services provided to the community. Capacity building activities will include but are not limited to: 1) starting a non-profit; 2) tools for operating an effective board; 3) getting the best from volunteers; 4) effective fundraising for non-profits; 5) capacity building – assessing the needs of your organization; 5) introduction to financial management of non-profits; and 6) best practices for communication and marketing. The public service is expected to be completed by June 30, 2011.
- Aynor Library Addition – The addition of a reading room and community meeting space will assist underserved children and their family members. The total CDBG funds allocated for this project are \$283,000.00. On June 24, 2010, a Memorandum of Understanding (MOU) was signed between the Community Development Office and the Assistant County Administrator on behalf of the County's Maintenance Department,

who will administer the addition. A Request for Proposal is in process and the County is expected to have an engineer/architect on board in the early fall of 2010. In addition to the CDBG funding, there is \$198,000 in leveraged bond funding, for a total of almost \$500,000 toward this project.

2. *Describe the manner in which the recipient would change its program as a result of its experiences.*

No changes in the program are currently anticipated. See page 25 for the adjustments to improve strategies and activities made in CDBG year 3.

3. *Affirmatively Furthering Fair Housing:*
 - a. *Provide a summary of impediments to fair housing choice.*
 - b. *Identify actions taken to overcome effects of impediments identified.*

Horry County Activities

The first meeting related to the development of Horry County's analysis (AI) was held on October 1, 2009. Invitations were extended to over 100 agencies, government officials, and banks to discuss topics such as affordable housing needs, fair housing choice, impediments to fair housing, and private and public sector involvement. Horry County completed a countywide Analysis of Impediments to Fair Housing Choice in December 2009.

Horry County remains committed to ensuring "the ability of persons, regardless of race, color, religion, sex, handicap, familial status or national origin, of similar income levels to have available to them the same housing choices." As such, the County wrote an Action Plan to address the six impediment issues. The action strategies follow.

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

Action Strategies:

- Include issues related to fair housing choice for discussion and deliberation by the Horry County Affordable/Workforce Housing Commission.
- Continue to provide information (in English and in Spanish) related to fair housing laws and contact information for fair housing complaints on the Horry County, Conway and Myrtle Beach access channels.
- Collect information on fair housing issues and potential violations in conjunction with neighborhood community meetings and public hearings.
- Continue referral of housing discrimination complaints received directly to the Horry County Community Development Office, through the Myrtle Beach Fair Housing

- Hotline. The Myrtle Beach Human Rights Commission monitors complaints from the Housing Hotline and forwards the complaints to the S.C. Human Affairs Commission.
- Work closely with the Cities of Conway, Myrtle Beach, and the WRCOG Fair Housing Program to support fair housing activities that coordinate and disseminate fair housing awareness information, including programs to the public, neighborhood groups, realtors, non-profit organizations, faith-based organizations, and other related groups throughout Horry County.
 - Continue promotion of the Horry County Community Development and WRCOG Fair Housing websites and the development and distribution of additional media and materials.
 - Seek partnerships with municipalities, WRCOG, K-12 schools, higher education, libraries, financial institutions and other related organizations to educate renters, including teens and young adults, on renter rights and responsibilities as well as financial management strategies to enable them to move toward self-sufficiency.
 - Seek opportunities to coordinate awareness and disseminate information about fair housing issues and awareness through community activities such as health fairs, housing meetings, and other outreach activities.
 - Expand participation in fair housing awareness promotion efforts such as *Fair Housing Month* to increase awareness and support for fair housing initiatives among the general public, local officials, financial institutions and the private sector.

Issue 2: Minority and low income residents are experiencing a greater number of denials for home purchase loans.

Action Strategies:

- Continue to support local groups such as Habitat for Humanity that work to provide affordable homes and seek viable financing options for potential LMI homebuyers.
- Continue to develop and disseminate fair housing awareness materials and programs to local realtors, the Coastal Carolinas Association of Realtors, Horry-Georgetown Home Builders Association, and residential developers.
- Explore funding sources and seek partnerships for the development of a down payment assistance program for County residents.
- Work with community partners (including local faith-based organizations, adult education providers, higher education institutions, Head Start programs, high schools and other forums) to seek additional avenues to build education, counseling, and awareness on issues including consumer credit and financial management among minority and low income residents.
- Work with the community to educate potential LMI homebuyers on the importance of credit history, debt-to-income ratio and collateral in future home buying endeavors.
- Support local and State efforts to educate the public on the perils of predatory lending and on how to read and understand contracts, including addressing

language barriers by working with Hispanic serving organizations to promote greater understanding of financial tools, options, legal rights, and risks.

Issue 3: The supply of affordable housing in Horry County, for purchase and for rent, is inadequate to meet current and future demands.

Action Strategies:

- Continue to participate in the monthly meetings and support the work of the Horry County Affordable/Workforce Housing Commission.
- Explore funding mechanisms for a down payment assistance program for LMI homebuyers.
- Develop partnerships that would increase the availability of safe, decent affordable housing to include housing rehabilitation and upgrades to accommodate the needs of disabled residents.
- Identify ways to reduce land costs for the development of affordable housing.
- Educate local developers and builders on funding assistance programs available for the development of affordable housing.
- Explore ways to assist multiple owners of inherited property in navigating and possibly expediting the process of obtaining clear titles to the property, which is needed to obtain a mortgage for home construction, to purchase a manufactured home, and to refinance.
- Continue to support the Waccamaw HOME Consortium and other community-based organizations in their efforts to provide funding for loans, down payments and other financial assistance for the purchase or rehabilitation of homes for low and moderate income households for both rental and homeownership.
- Work to identify and pursue potential funding sources and leverage partnerships to support affordable housing objectives to include governmental and non-traditional funding sources.
- Explore possible incentives for the private development of affordable housing units, to include fee reductions and zoning incentives.
- Support the HOME Consortium's funding of designated Community Housing Development Organizations (CHDOs) for eligible housing related activities.
- Support local housing authorities in the continuation of LMI programs and projects aimed at increasing the amount and quality of affordable housing resources within the County and in their efforts to secure additional funding for housing assistance for County residents.
- Support local non-profit housing organizations in their efforts to improve and expand affordable housing options in Horry County.
- Promote diversity (economic, geographic, and cultural) in the appointment of local boards and commissions that deal with land use regulation, permitting and enforcement.

- Support efforts by Horry County, municipalities and independent fire districts to upgrade and expand fire protection services that lower ISO ratings and lower insurance costs for County property owners.
- Support federal, state and local efforts to explore initiatives that can alleviate escalating insurance costs in coastal areas that threaten housing affordability (such as the Grand Strand Coastal Alliance).
- Actively support the efforts of area non-profits and service providers that work to provide supportive services for LMI residents and particularly for special populations.
- Periodically review regulations, procedures and policies to identify potential barriers for developers of affordable housing and encourage zoning, regulations, and community development proposals that promote fair and equal housing opportunities.
- Continue to actively support the efforts of ECHO, the Continuum of Care entity, and other area organizations that plan for and provide housing and supportive services for the homeless and those at risk of homelessness.
- Continue to integrate affordable housing concepts into the local government consolidated plan and comprehensive planning process.
- Identify and promote the use of potential tax credits at the state and federal levels to assist developers with making affordable housing an option.

Issue 4: The lack of public transportation remains a significant barrier for low and moderate income residents and special populations.

Action Strategies:

- Support efforts to improve and expand the capacity and reliability of the public transit system in Horry County.
- Encourage the continued efforts of Coast RTA to keep public transportation rates affordable for LMI residents.
- Seek opportunities to participate in transit planning activities at the County and regional levels to promote the jobs/housing/transportation linkage.
- Encourage support of alternative modes of travel to include well-designed systems of walkways and trails within proximity of affordable housing that provide residents with safe, inexpensive transportation alternatives to access jobs, education and services.
- Continue to integrate affordable housing concepts within the transportation, housing, economic development and community facilities elements of the Comprehensive Plans.

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.

Action Strategies:

- Continue to support efforts by Horry-Georgetown Technical College and the Horry County School District to increase access to advanced training and education opportunities for residents, particularly in high-demand, higher wage occupations such as health care, construction, and education.
- Continue to support the work of organizations involved in jobs creation in recruiting higher-tech, higher-wage employers and diversify the economic base of Horry County.
- Work with elected officials, community partners and economic developers to promote the perception and recognition of affordable housing as an economic development issue.
- Work with institutions of higher education and community partners to promote entrepreneurial awareness and education among local residents.
- Promote workforce development efforts, including Workforce Investment Act (WIA) programs aimed at strengthening the skill levels and employability of lower income individuals, the unemployed, and the underemployed.

Issue 6: The attainment of access to fair housing and suitable living environments for all Horry County residents will require the planning and implementation of housing opportunities across traditional jurisdictional boundaries.

Action Strategies:

- Provide a suitable living environment for residents by conducting, participating in, and encouraging efforts including Horry County Community Development and HOME Consortium consolidated plans and annual action plans, County and local land use planning, regional transportation planning, planning and review of public utilities including water and sewer, public transportation planning, planning for parks and recreational facilities, and cleanup of environmental hazards.
- Continue to utilize CDBG funding and seek additional resources to improve availability and accessibility of residents to adequate public facilities, services, infrastructure and other critical community needs.
- Encourage and support efforts by municipalities and service providers in the provision of suitable living environments through new or improved availability and accessibility to public facilities, services, infrastructure, and other critical community needs for LMI residents.
- Promote the provision of a suitable living environment through new or improved services that promote sustainability in neighborhoods or communities by supporting efforts and initiatives aimed at balancing economic opportunities with access to housing and community facilities.
- Explore programs and funding sources for the elimination of blighted areas and conditions in LMI areas and the provision of adequate infrastructure.

- Coordinate with municipalities within Horry County to collaboratively address the need for fair housing access and suitable living environments and facilitate cross-jurisdictional efforts.

Because these strategies represent ongoing efforts that take time to fully implement, the County is also undertaking activities that will have more immediate results, particularly related to the underserved need for public facilities, access, economic development, and housing. These include the following:

- The County is participating in Fair Housing outreach and education activities, such as “April is Fair Housing Month” whereas 2,500 bookmarks were printed and distributed to the County area schools, all libraries in the County, and to others.
- On April 16, 2010, Horry County co-sponsored a Landlord/Owner Workshop with the Myrtle Beach Housing Authority. One of the featured speakers was Pat Green on the *Basic Principles of Fair Housing*. The audience consisted of landlords, realtors, government officials and other interested parties. The total amount of people reached was approximately 75. A total amount of \$1,600 was spent on fair housing in the 2009-2010 year.
- A fair housing DVD was purchased from Nan McKay and Associates for the Myrtle Beach Housing Authority. The DVD will keep playing and replaying in their lobby reaching hundreds of people daily. A total of \$500 of CDBG Year 2 funds was spent on the purchase, but the draw down in IDIS will not reflect this until after June 30, 2010.
- In CDBG Year 3, the Community Development Office has contracted with the Waccamaw Regional Council of Governments (WRCOG) in the amount of \$27,500 for outreach and education workshops, materials, housing complaints, and other fair housing issues.
- The third workshop is being held on August 18, 2010, for the Affordable Workforce Housing Committee, which has monthly board meetings. At this workshop a Fair Housing presentation will be given by the CDBG Office through the WRCOG.
- Horry County Council has tasked the Affordable/Workforce Housing Committee with the following responsibilities:
 - Developing guidelines and standards for addressing affordable housing within Horry County;
 - Collecting data and conducting research on ways to effectively address affordable housing and implement the findings into planning tools used by Horry County; and

- Presenting the findings to respective Horry County staff and officials for review and approval as Horry County standards.

The committee is committed to addressing the needs of the community not only in affordable housing, but also fair housing for all of the County's residents. The Community Development Office works closely with the committee as an advisor.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Horry County has identified underserved populations in its consolidated plan as rural residents, single-parents, the elderly, minorities, the disabled, and the homeless. The primary needs associated with these groups include the following:

- Seniors spending 50 percent or more of income on housing;
- Lack of adequate transportation (which creates barriers to needed services for seniors and rural residents);
- Problems enforcing laws and ordinances created to protect special needs populations,
- Inadequate financial literacy;
- Lack of affordable insurance;
- Increasing cost of housing (including rising values, increasing taxes, and gentrification);
- Shortage of reputable banks willing to lend to low-income families and individuals; and
- Insufficient income.

The major obstacle to meeting underserved needs remains a lack of funding to adequately address all of the needs. The County has, however, included activities in its first, second, and third year action plans, of which several are underway. These include the following:

- Providing job training and employment development (underway);
- Building a library addition (pending);
- Repairing Head Start centers (pending);
- Providing affordable after-school programs (underway);
- Providing an emergency repair housing program (underway);
- Providing infrastructure so that affordable housing units (Habitat for Humanity) (23 units) can be built (pending);
- Providing rental assistance to disabled veterans (pending);
- Providing transportation to medical appointments for the elderly, disabled, and low-income (underway); and
- Assisting homeless persons by acquiring personal identification needed to obtain employment and access resources (underway).

5. *Leveraging Resources*

- a. *Identify progress in obtaining “other” public and private resources to address needs.*
- b. *How Federal resources from HUD leveraged other public and private resources.*
- c. *How matching requirements were satisfied.*

Horry County works with many community partners to implement the strategies described in the Consolidated Plan. By continuing to strengthen existing partnerships with housing, community development, and social service providers, the County maintains the ability to gain new insight into problem solving, to build upon successful efforts, and to leverage scarce resources.

For its current projects, Horry County has leveraged \$100,000 of the County’s Parks and Recreation fund toward the Bucksport Community Center Expansion. The City of Conway has provided \$1,822 from its general funds to be applied toward materials and supplies on projects taking place there. Horry County leveraged \$500,000 to provide transportation services for low-income persons through Coast RTA. Myrtle Beach leveraged \$5,000 for the CASA shelter expansion, \$50,000 for the Gray Street infrastructure project, and \$100,000 for its housing rehabilitation program. The Horry County Aynor Library Addition has a leverage of \$198,000 in bond funds. The Pine Island Road project, a joint venture between Horry County and the City of Myrtle Beach, has leveraged funds of \$665,385 to include CTC State funding and CDBG-R funding from both the City and the County. The Building Façade Improvement Program in the City of Myrtle Beach has a one for one private match by the store owners of \$50,000. The Old Railroad Road resurfacing project has a local match of \$26,440. The 10-year homelessness plan has leveraged funds of \$15,500 from the County, the cities of Myrtle Beach and Conway, and Home Alliance Inc. The Friendship House rehab has federal Neighborhood Stabilization Program (NSP) funding of \$784,590, which is leveraged for demolition and replacement of the two buildings that will be associated with the Head Start Day Care Center. The building for the Center for Women and Children, a public facility, has leveraged other funding of \$445,000. The Parks and Recreation After-School Program are leveraging a total of \$54,645 in private and local funds.

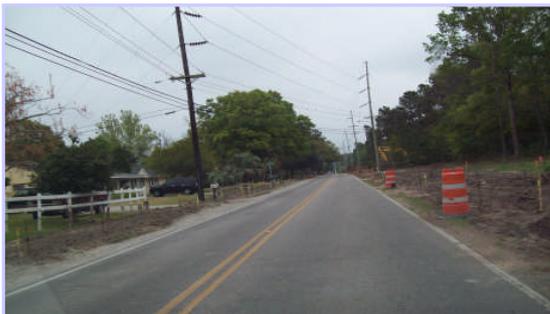
In CDBG Year 3, there is an unprecedented amount of leveraged funds. These funds, amounting to \$3,069,809, consist of \$285,498 local funds, \$161,825 state funds, \$1,255,269 other federal funds, and \$1,367,217 private match.

In addition, Horry County has received CDBG-Recovery funds as well as Homeless Prevention and Rapid Re-Housing (HPRP) stimulus funds. The breakdown of the CDBG-R funds follows.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – CDBG-R FUNDING

Project Description	Horry County	City of MB	City of Conway	Amount	Priority Needs
Pine Island Rd., Myrtle Beach – Resurfacing & drainage	\$128,205	\$117,595	\$0	\$245,800	PN6, SL1.1
Green Sea Floyds Park - sidewalk & energy efficient restrooms	\$25,000	\$0	\$0	\$25,000	PN6, SL1.1, 1.3
West Cox Ferry Rd. - Paving	\$63,842	\$0	\$0	\$63,842	PN6
Mill Pond Rd., Conway - Sidewalks	\$0	\$0	\$72,148	\$72,148	PN6, SL1.1, 1.3
TOTALS	\$217,047	\$ 117,595	\$ 72,148	\$406,790	

A total of \$317,948 has been drawn down and Horry County is 78.16% complete with the CDBG-R projects. Pine Island Road is 100% complete and had leveraged funds from the City of Myrtle Beach CDBG funds and State CTC funds as stated above.



Pine Island Road project



The West Cox Ferry Road project is 100% completed as of June 29, 2010. A draw down was completed after the June 30, 2010 deadline. The resurfacing project had leveraged funds in the amount of \$141,113 from Horry County. The Mill Pond Road sidewalk project is 100% complete and drawn down.

The last project to be completed will be the new sidewalk project and energy efficient restrooms in the Green Sea Floyds Park. The environmental review is complete and the Parks and Recreation Department is waiting on bids. This project should be completed by September 30, 2010. Horry County anticipates being 100% complete and drawn down with all CDBG-R projects as of the end of the quarter, September 30, 2010.



Green Sea Park

Horry County also received \$622,075 in HPRP funds. A total of \$338,833.25 has been drawn down and the County is 54.47% complete with the project. As of June 30, 2010 a total of \$246,722.51 of Homeless Prevention funds have been expended (40%), a total of \$86,010.49 of Homeless Assistance/Rapid Re-Housing funds have been expended (14%), and a total of \$6,100.25 in administration funds (1%) have been expended. Horry County is well ahead of the expenditure two-year requirement deadline. The County expects to be 100% complete with the HPRP project by June 30, 2011.

Managing the Process

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

Intergovernmental Cooperation: 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 moderate-low income areas and/or persons.

To ensure compliance with program and comprehensive planning requirements, the CDBG office coordinates with various Horry County offices including planning, engineering, construction management, finance, and public works. These collaborations aid in avoiding duplication of efforts and enhancing the timing of County projects.

In November of 2009, the Community Development office hired a Community Development Specialist. She is charged with monitoring compliance of the Davis Bacon wage rates, Section 3 participation, Fair Housing issues and other federal, state, and local regulations.

For projects administered by Subrecipients, Horry County Community Development Office staff went to each agency to monitor, review records, and document compliance. Monitoring letters were sent out in May 2010 to all 2009-10 Subrecipients, including ARRA recipients. In the months of May and June 2010, staff went to each agency to review the files and give technical assistance to each Subrecipient. Staff followed guidance from the HUD Handbook and documented their efforts. Then, a letter was sent, along with a copy of the report, to provide technical assistance to the Subrecipients.

The successful implementation of the CDBG program requires ongoing coordination among all entities involved in the housing and community development activities affecting Horry County as well as outreach and inclusion of neighborhood associations and supportive service providers. Specific steps the County has taken so far to enhance coordination include: entering into intergovernmental agreements with the cities of Conway and Myrtle Beach related to CDBG program administration; joining the Waccamaw HOME Consortium; and having the CDBG administrator serve on the County's Affordable Housing Committee.

Citizen Participation

1. Provide a summary of citizen comments.

Horry County advertized a 15-day comment period during which citizens were offered the opportunity to provide written comments on its CAPER. In addition, a public hearing was held September 9, 2010, allowing citizens to provide verbal comments. Horry County received no citizen comments on its CAPER.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Prior to completing the CAPER, Horry County provided citizens the opportunity to comment on the County's progress towards meeting its Consolidated Plan goals and objectives. The information included in the General Information section identifies the amount of available funding and the amount committed and drawn for individual projects and programs. The maps included in Attachment B show the location of the areas covered by the Consolidated Plan and the location of the activities.

Horry County projects are selected either in LMI areas, as designated by census, including more than 51% of an LMI population or by clientele, when a program is designed to serve LMI

individuals. The low-to-moderate income areas of Horry County often correspond to high-minority concentrated areas. Some of these areas, such as communities within the City of Conway, the Canal-Nance Revitalization District in the City of Myrtle Beach and outlying areas such as the Bucksport Community, are prime examples of areas where there is a large concentration of minority residents, particularly African-American residents. Some of the Horry County census tracts where projects are located include: 704, 705, 201, 506, 507 and 509. Reference the maps in Attachment B to see low-to-moderate income areas as well as project sites.

A notice of the public hearing on the draft CAPER was published in *The Sun Newspaper's* "Neighborhoods" section on August 19 and 23, 2010. A copy of the notice is included as Attachment C. The public hearing was held on September 9, 2010 at 5:30 p.m. in the Government and Justice Building. The hearing was attended by staff.

Institutional Structure

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

The County is an active participant in coordinating activities among community partners in the affordable housing and community development delivery system and has taken steps to improve the efficiency and effectiveness of programs addressing the needs of Horry County's residents. These steps include the following during the past year:

- Entering into renewing the intergovernmental agreements with the cities of Conway and Myrtle Beach related to CDBG program administration;
- Developing a relationship with the Waccamaw HOME Consortium and the CDBG Administrator serving on the COG's HOME funds application committee;
- Providing letters of support, technical resources, and service referrals to support subsidized projects for low- and moderate-income persons;
- Having the CDBG administrator serve on the County's Affordable Housing Committee;
- Joining Eastern Carolina Homeless Organization (ECHO) and serve on the Grant Committee to help fund the non-profit Continuum of Care (CoC)
- Encouraging groups serving special needs populations to assist efforts to count the number of homeless persons or persons at risk for becoming homeless; and
- Supporting interagency and intergovernmental coordination efforts of nonprofit organizations that work to provide emergency utility assistance, clothing, food, and housing for the homeless and special needs populations.

One of the best examples of coordinated efforts is the Waccamaw HOME Consortium. The consortium is a cooperative effort involving Horry, Georgetown, and Williamsburg county governments and nearly all of the municipalities in those counties. The Waccamaw Regional Council of Governments (COG) is the administrative agency and it has successfully completed its first three program years. The consortium holds great promise for continuing cooperative inter-governmental efforts to create affordable housing in the Waccamaw Region. Also, the CDBG Administrator serves on the COG's application committee, which selects HOME applicants for funding.

The County Jail Diversion Program is the result of cooperative efforts between the City of Myrtle Beach's Community Development Administrator, Horry County's Jail Administrator, the CDBG Manager, and professionals from the Waccamaw Center for Mental Health and Shoreline Behavioral Health Center. This program helps persons in jail who have special needs, such as dual diagnoses or addictions, to receive treatment and training to help break the cycle of homelessness and incarceration. In CDBG Year 3, Horry County has funded this program in the amount of \$60,000. The CDBG staff is encouraging and helping the Sheriff's Department to seek other grants for this activity.

In Myrtle Beach, the City Council created the Myrtle Beach Downtown Redevelopment Corporation (DRC), a 501(c) 3 nonprofit corporation, to implement the Pavilion Area Master Plan. The DRC's 11-member Board of Directors is comprised of City representatives and local downtown business and property owners. With City funding, the DRC is working on several plans and issues central to the future development of the downtown area, including the following:

- Streetscape project on 11th Avenue North and Ocean Boulevard (completed);
- Redevelopment of the 11-acre Pavilion Amusement Park, owned by the Burroughs & Chapin Company, in the heart of the downtown area (pending); and
- Redevelopment of the 70-acre former Myrtle Square Mall site (no specific development plans have been announced by the property owners during this reporting period).

The DRC has also worked with Myrtle Beach to plan and design a new mile-long Ocean Boardwalk project between the 2nd Avenue and 14th Avenue north ocean piers that will stimulate redevelopment along the ocean front of downtown. With City funding available, the project was completed this past spring, 2010.

In addition, the Myrtle Beach Community Development Administrator, Conway Community Development & Planning, Conway's Grants Administrator, the Horry County Planning Director, and the Horry County CDBG Administrator continue to work with Home Alliance, Habitat for Humanity, the Myrtle Beach Housing Authority, the Conway Housing Authority, Grand Strand Housing, the Affordable Workforce Housing Committee, Horry County Council, and other

organizations that assist in providing affordable housing options. These efforts include plans to bring together public services, infrastructure, rehabilitation, and other improvements in these areas through CDBG-funded activities.

To overcome additional gaps in the system, Horry County will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources, and address barriers associated with development of affordable housing.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

To ensure the timely progress of projects and programs in accordance with the Consolidated Plan and CDBG regulations, Horry County has established an annual monitoring and evaluation process. The process allows the CDBG office to review all CDBG funded project and program accomplishments in relationship to established goals and objectives. Information gained from the reviews will help the County to identify projects, programs, and strategies that are successful, the benefits achieved, the needs met, and the objectives accomplished. Staff goes out on a yearly basis, or more often if necessary, and reviews file documentation and Subrecipient financial system procedures. Staff also gives technical assistance at these visits.

2. Describe the results of your monitoring including any improvements.

As previously mentioned, a Community Development Specialist was hired in November of 2009 for compliance on monitoring issues. Horry County CDBG adopted the HUD monitoring objectives and used these as a guide to ensure Subrecipients were properly completing projects and requesting reimbursement in accordance with guiding laws and regulations. A monitoring tool was created for use with all Horry County CDBG Subrecipients.

As staff completed monitoring visits, individual items of needed technical assistance were provided on a one-on-one basis to the Subrecipients. Some of these areas of training included providing assistance with file organization, documentation methods and compliance with other federal requirements such as the Davis-Bacon Act. The Community Development staff completed a desk audit for each of the Year 2 projects and used the information identified therein to plan for the site-visits. The monitoring process revealed a very high level of compliance with program and project goals. Overall, Subrecipients maintained orderly records that documented the services provided and the manner in which the services met a CDBG National Objective.

As a result of monitoring, projects that were stalled or moving slowly were brought to light and therefore a greater focus on these projects was emphasized so that timely project completion can be facilitated.

Additionally, In order to provide HUD timely, accurate, and orderly information, and to better accommodate the interoffice needs for project information, the Community Development staff re-designed the Subrecipient reimbursement forms and also created reporting forms for Year 3 that are specific to each entity's projects and programs. A schedule for reporting this information was also developed with the Subrecipients opting to report either monthly or quarterly based on the schedule that works best for their respective types of programs and projects.

3. *Self Evaluation*

- a. *Describe the effect programs have in solving neighborhood and community problems.*
- b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
- c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*
- d. *Indicate any activities falling behind schedule.*
- e. *Describe how activities and strategies made an impact on identified needs.*
- f. *Identify indicators that would best describe the results.*
- g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
- h. *Identify whether major goals are on target and discuss reasons for those that are not on target.*
- i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

The Horry County Community Development Office has successfully balanced a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the County has and will attempt to expend public funds in a way that leverages the commitment of private sector support and community partnerships whenever possible. Through the public participation process, the County has identified the communities overall goals and priorities. With this input the overall effect is positive as the residents of the County have a role in solving neighborhood and community problems. CDBG funds are a helpful resource to be able to solve some of the community problems.

Horry County has completed its second CDBG program operating year. As such, some of the Year 1 projects have been completed in Year 2 of the CDBG program. The Community Development Office has gained momentum and several projects have been completed in the past year. Some great accomplishments have been made in regard to the County's goals as described in Table 2.

The total HUD disbursements in Program Year 2009-2010 for Year 2 projects were \$1,579,254.85. A breakdown is as follows:

A total of \$137,086.52 (10%) went toward eight (8) single-family residential units completing emergency rehabilitation. Additionally, \$546,839.08 (35%) was used for public facilities and

improvements – general. A total of \$15,000.00 (1%) went towards acquisition. General public services were a total of \$402,940.46 (26%). Fair Housing activities totaled \$1,600.00 (.12%) and planning and administration costs totaled \$285,279.55 for Year 1 (19%) and \$192,109.24 in planning and administration costs for Year 2 (11%) of the total funds drawn.

The Horry County Community Development Office sites the following as major activities:

- The goal of housing rehab and emergency repair of 25 units – 8 units to date have been completed and the County has attained 32% of its goal in Year 2.
- The goal of sustainability of suitable living environment by providing public services – In the 2008-2013 Consolidated Plan the County projected that 1,500 residents would be assisted and would benefit by the additional services. The County has already helped 2,357 people (165%) and has surpassed the original goal.
- The goal of sustainability of suitable living environment by providing new or improved public facilities – The County is at 66% of its five-year goal in Year 2.
- The goal of sustainability of suitable living environment by providing public infrastructure – In the 2008-2013 Consolidated Plan the County projected that 625 households would benefit from improved or new infrastructure projects. A total of 5,456 households or 873% of the goal have been met in Year 2.
- The goal of availability/accessibility of economic opportunity - The County has met 32% of its five-year goal in Year 2.

As housing and infrastructure continue to be the high priority focus for CDBG funds, the Year 3 allocation has continued the momentum by funding at least an additional 10 emergency repair projects in Horry County and several more in the City of Myrtle Beach. Year 3 will also provide pre-development to costs for the rehab of 48 affordable housing units in Halyard Bend, as well as infrastructure for a neighborhood of 23 Habitat for Humanity houses.



Halyard Bend

Two projects, Pittman Street and Mill Pond Road improvements, were stalled due to the environmental review procedure. Both ER's were completed and approved by HUD in July 2010 and the County is confident both projects will be completed within the Year 3 funding cycle. Also needing environmental reviews are the Gray Street infrastructure project and the Aynor Library Addition. Gray Street had some easement problems and Aynor Library's environmental review will be completed as a part of the RFP for architecture/engineer services.

The Myrtle Beach Building Façade Improvement Program has been very slow to start. The City has undertaken a marketing effort with property owners and several projects are in the works for this fall after completion of the tourism season. Other projects with an explanation of barriers are listed on pages 7-9.

As activities are completed, the County is optimistic that the CDBG program shows positive signs of meeting its goals, objectives, and priority needs. The goals set in 2008 have either been exceeded or are on target to be met by 2013.

The Community Development Office staff has made several adjustments in Year 2 and Year 3. Staff designed a new application for CDBG Year 3 recipients. Staff also designed an application instructions packet to assist anyone interested in applying for a CDBG-funded project. Staff held four instruction classes in January 2010 for the Year 3 applicants. E-mails were sent to over 100 entities and to all of the County's department heads so that people were well informed that CDBG grants were available. Information is posted on the county's website. Also, two public meetings were held with a total of over 60 people in attendance. A total of 23 applications were received for the Horry County projects and 13 projects were funded. The Cities of Myrtle Beach and Conway each held an additional public meeting and their respective Councils decided on projects to be funded through their portions of CDBG monies as set aside in the Intergovernmental Agreement, prior to sending their applications to the County for approval.

For Year 3, Subrecipients' agreements were sent out for signatures in July 2010 (as opposed to September 2009 for CDBG Year 2 agreements) and a Subrecipient workshop was held on July 28, 2010, at the Cochran building. Staff designed reporting forms for each Subrecipient so that accurate information would be gathered for each project and activity. A Power Point presentation was given along with a packet for each agency, specific to their organization.

In addition, an action plan has been written for implementation of fair housing activities and also for Section 3 requirements. The Community Development Office will strive to keep improving on the policies and procedures, protocol, and methods of its program.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Any housing units built before 1978 undergoing rehabilitation will receive a lead inspection and risk assessment. The County conforms to the federal mandate established by Title X of the 1992 Housing and Community Development Act that HUD funded programs, including housing activities that disturb lead-based paint, incorporate lead-based paint hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978. Over 85 percent of all residential housing built before 1978 contains some lead-based paint. The older the house, the more likely it contains lead-based paint. The estimated number of affected households in the United States is believed to exceed 60 million.

Children living in poverty are four times more likely to have elevated blood lead levels than children from wealthier families. Children with elevated blood lead levels are not evenly distributed geographically; rather, they are disproportionately located in older neighborhoods. African-American children are four times more likely to have elevated blood lead levels than

white children. Nationwide, more than one-third of African-American children living in large central cities have elevated blood lead levels.

To reduce the potential for adverse health effects attributable to the rehabilitation of deteriorated lead-based paint surfaces, the County provides educational material and a lead pamphlet to all rehab customers. All customers receiving housing rehabilitation assistance from the county are informed about the potential health hazards posed by the presence of deteriorated lead-based paint. The CDBG Administrator, who oversees rehabilitation projects, is trained to incorporate proper hazard reduction techniques into the treatment of lead-based paint. She holds an Ohio license as a lead risk assessor and contractor.

In Horry County, evaluating and reducing lead-based paint hazards is currently addressed through a combination of efforts at the state and local level and includes both public and private entities, which includes the following:

- The South Carolina Department of Health and Environmental Control (DHEC) investigates childhood lead poisonings in Horry County and has a primary focus on childhood lead poisoning prevention and detection activities;
- Private sector providers are available to complete inspections of older homes that are being remodeled and suspected to contain lead-based paint;¹ and
- The Horry County Building Department assists the DHEC during its construction inspection process.

Horry County will continue to support existing programs available through the DHEC. For additional information concerning 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 Horry County Health Department, the CDBG office, and from HUD's Office of Healthy Homes and Lead Hazard Control at www.hud.gov/lea/leadhelp.html.

Housing

Housing Needs

1. *Describe actions taken during the last year to foster and maintain affordable housing.*

In addition to identifying projects intended to foster and maintain affordable housing to be funded from its CDBG allocation, Horry County's goals are to provide housing rehabilitation

¹ These providers may be accessed through the local telephone directory or by calling 1-800-424-LEAD.

services to low and moderate-income homeowners; repair housing with emergency problems; to improve quality of life for homeowners and extend economic life of the properties; and to conduct emergency repairs on housing countywide.

In CDBG Years 1 and 2, a total of eight (8) units have been completed. The County projected to complete at least 25 units in a five-year period. To date, 32% of this goal has been attained.

In order to increase affordable housing, CDBG Year 3 funding includes infrastructure for Hope's Crossing so that Habitat for Humanity can build 23 affordable housing units. In addition, Halyard Bend was funded in the amount of \$50,000 with CDBG Year 3 funds to provide for pre-development costs and to fill the gap of other funding. The total project cost is over \$1.8 million and 48 affordable housing units will become available in the County once rehab is complete. In addition to these multi-unit rehabs, at least 10 single-family housing units will undergo emergency repairs in the unincorporated areas of the County as well as several more within the City of Myrtle Beach.

Furthermore, the Myrtle Beach Housing Authority works to increase the number of rental assistance vouchers available to low-income and special needs families each year. With the resources available, the housing authority was able to reduce the number of households on its waiting list during its past operating year.

Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*
- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*
- 3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.*

One of the goals identified in the Consolidated Plan was to have a county housing program started by the third program year. The County has met this goal funding at least 10 emergency repair units with CDBG Year 3 funds at \$100,000.

In CDBG Year 2, a total of eight (8) units were completed with \$137,087 of CDBG Year 1 funding. Of the 8 households, three (3) families were extremely low-income, four (4) families were low-income, and one (1) family was in the moderate income category. Seven (7) families were African-American and one (1) family was Caucasian. All 8 units were owner-occupied and one (1) project included a ramp to allow safe access for the home's disabled resident.

In addition, Horry County has made progress towards this goal by establishing an Affordable/Workforce Housing Commission. The Commission meets monthly along with the CDBG Administrator and staff from the County Planning Department facilitating the meeting. A total of 8 of the 11 appointees are in place with Council to place 3 more residents.

Some of the worst-case housing needs are from the veterans who are homeless. CDBG Year 3 has funded a one-time rental assistance payment to match the VASH vouchers that the Myrtle Beach Housing Authority administers. The referrals will come from the Charleston-based Veterans Administration Program. At least 35 disabled veterans will be helped. The barrier to the veterans receiving a voucher is that they could not afford the one-time security deposits on the rental units and/or utility deposits. The CDBG Year 3 funding will remove this barrier. This program is intended to reach over 50% of the homeless veteran population in Horry County.

Public Housing Strategy

1. *Describe actions taken during the last year to improve public housing and resident initiatives.*

Although Horry County does not provide financial resources for 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 works with local housing authorities (and other entities, where possible) to develop its plans for future housing units and to encourage other public and private entities to invest in housing opportunities for the most financially needy residents of Horry County. Additional resources available through the Neighborhood Stabilization Program (NSP) and other new stimulus programs will be used to assist in addressing affordable housing needs, improving living environments, and serving the needs of homeless and special needs populations.

As previously stated, CDBG is partnering in Year 3 with the Myrtle Beach Housing Authority on funding for 48 affordable housing units at Halyard Bend. CDBG Year 3 funds will also provide 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 for at least 35 veterans.

Barriers to Affordable Housing

1. *Describe actions taken during the last year to eliminate barriers to affordable housing.*

CDBG Year 3 has funded a one-time rental assistance payment to match the VASH vouchers that the Myrtle Beach Housing Authority administers. The referrals will come from the Charleston-based Veterans Administration Program. At least 35 disabled veterans will be helped. The barrier to the veterans receiving a voucher is that they could not afford the one-

time security deposits on the rental units and/or utility deposits. The CDBG Year 3 funding will remove this barrier and assist the veterans with obtaining subsidized housing.

The City of Myrtle Beach recently completed a review of its municipal regulations in an effort to identify regulatory barriers to affordable housing. The result of the review indicated there were no regulatory barriers to affordable housing found. Even so, staff recognizes there are actions the City could take to assist affordable housing developers, such as offering additional incentives or having the City waive certain development fees. These findings were reviewed and approved by the Myrtle Beach Housing Authority for referral to City Council in May 2009.

As stated earlier, Horry County has contracted with a consultant and completed a countywide Analysis of Impediments to Fair Housing Choice. The analysis examines barriers to affordable housing that are being addressed now and will be in future years. The types of barriers in the County include a higher demand for affordable renter and owner-occupied housing than the current inventory, high Fair Market Rents compared to incomes, a lack of affordable housing for the lowest income residents, and language barriers for non-English speaking residents.

Horry County currently supports state and other local efforts to educate citizens on the perils of predatory lending and on how to read and understand contracts. To address language barriers, the County provides information in both English and Spanish. Informational brochures are provided to local real estate agents and lending institutions.

The County will conduct periodic reviews of its development regulations to identify potential barriers for developers of affordable housing and will also champion zoning and community development proposals that provide fair and equal housing opportunities.

Homeless

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

In CDBG Year 1 and Year 3, Horry County committed funds for a new Jail Diversion Program to help end the cycle of homelessness to incarceration by offering special assistance to prisoners in its J. Ruben Long Detention Center who have dual diagnoses and are in need of rehabilitation. In Myrtle Beach, Street Reach Ministries completed a new 90-bed emergency shelter for men and women and Myrtle Beach Haven completed a new 50-bed emergency shelter for families with children. Habitat for Humanity of Horry County built and sold four new single-family homes in the Canal/Nance neighborhood and will be building 23 more units in Hope's Crossing in the near future.

On a regional basis, Total Care for the Homeless Coalition (TCHC)² consists of 60 housing and supportive service provider organizations that collaborate to offer services for the homeless in Horry, Georgetown, Williamsburg, Sumter, Clarendon, and Lee Counties. TCHC joined with the homeless coalition in Florence and is now call the Eastern Carolina Homelessness Organization (ECHO). At the last meeting on July 14, 2010, attendees formed and voted on committees and established a Chairman for each committee. The County CDBG Manager will co-chair the Grant Application committee along with Cliff Rudd, CDBG Administrator for the City of Myrtle Beach.

Horry County, Myrtle Beach, and Conway all provided funding for development of a new 10-Year Homelessness Plan for all of Horry County. The project, sponsored by Home Alliance, is being developed by the Matheny-Burns Group and is completed. Other funding for the project has been provided by the Waccamaw Community Foundation and the Knight Foundation.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Under the Homeless Prevention and Rapid Re-Housing (HPRP) program, Horry County is partnering with the Conway Housing Authority (CHA) and the Myrtle Beach Housing Authority (MBHA) to provide housing and services to the homeless. Through this partnership and participation in the ECHO, Horry County is tapped into a large network of organizations that provide outreach to the homeless and those in danger of becoming homeless—including the Waccamaw Center for Mental Health, Little River Medical Center, Horry County Department of Social Services (DSS), Street Reach, Helping Hands, Myrtle Beach Haven, and other nonprofit and faith- based organizations.

Both housing authorities market the HPRP through this network of agencies as well their own websites (www.mbhaonline.org and www.horrycounty.org). Combining these efforts with other marketing tools—such as the Myrtle Beach City television channel, the Conway Housing Authority Newsletter, onsite flyers, public service announcements—allows Horry County to reach out to many individuals and families. In addition, the MBHA and CHA receive referrals through the local Homeless Management Information System³ and all three partners will outreach to the Horry County Court system to reach households that have not tried to access other assistance.

² In its role as the coordinator of services for the homeless in the region, TCHC seeks to avoid duplication of services, troubleshoot problems, improve communication and collaboration between providers, and expand community participation in working to end homelessness. The coalition also works to improve employment opportunities for the homeless, expand services and housing programs, and stabilize existing programs. A variety of agencies and providers make available a comprehensive array of services and assistance to homeless persons in the region—including prevention, outreach, supportive services, emergency shelter, and transitional and permanent housing.

³ Homeless Management Information Systems are community-wide software solutions designed to capture client-level information over time on the characteristics and service needs of men, women, and children experiencing homelessness. In response to a Congressional directive, the HUD has required all Continuums of Care (CoCs) across the country to implement HMIS at the local level.

Potential participants will receive individual assessments to determine eligibility for the HPRP and the types of assistance needed because each will have different needs and require a varied level of case management. As part of the assessment process, the authorities will refer participants to the following:

- Coastal Work Center and Horry/Georgetown Technical College for job training and placement;
- DSS for food stamps and employment training;
- Little River Medical for health care; and
- Other service agencies as needed.

The types of assistance that help participants transition to more permanent housing and independent living include budget and credit counseling provided by a trained and certified homeownership coordinator at MBHA. Money Smart classes are also offered and participants in the HPRP program are encouraged to attend. In addition, both housing authorities have developed a network of landlords and property management companies that they can reach out to for housing needs. CHA’s and MBHA’s inspectors ensure that housing options meet minimum quality standards established by HUD.

As of June 30, 2010 the HPRP project is 54% expended/completed.

3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

The following table lists the South Carolina projects for which the ECHO received (SC503 & SC504) federal funding from the 2009 Homeless SuperNOFA for new projects and renewal projects.

Table 3. Eastern Carolina Homelessness Organization (ECHO)

New Projects				
CoC	Applicant	Project Name	Program	Awarded Amount
SC-500 - Charleston/Low Country CoC				
	Crisis Ministries	HMIS Expansion	SHP	\$67,741
SC-501 - Greenville/Anderson/Spartanburg Upstate CoC				
	The Butterfly Foundation	Butterfly Housing Assistance	SHP	\$319,128
SC-502 - Columbia/Midlands CoC				
	Midlands Housing Alliance, Inc	Midlands Transition Center	SHP	\$838,073
	York County Council on Alcohol and Drug Abuse D/B/A Keystone	House Keys	SHP	\$209,943

SC-503 - Myrtle Beach/Sumter City & County CoC			
Home Alliance, Inc.	Withers/Warren Apartments	SHP	\$80,000
SC-504 - Florence City & County/Pee Dee CoC			
Lighthouse Ministries	Project LINK II	SHP	\$81,580
State Total:			\$1,596,465
ECHO New Project Total:			\$ 161,580

Renewals

CoC	Applicant	Project Name	Program	Awarded Amount
SC-503 - Myrtle Beach/Sumter City & County CoC				
Home Alliance, Inc.	Alliance Inn Apartments	SHP	\$98,650	
Any Length Recovery, Inc.	Any Length Recovery	SHP	\$78,746	
Home Alliance, Inc.	Balsam Place Apartments I	SHP	\$68,606	
Home Alliance, Inc.	Dedicated HMIS	HMIS	\$44,780	
Wateree Community Actions, Inc.	Trans-Aid	SHP	\$122,550	
Williamsburg Enterprises Community Commission, Inc.	Williamsburg Community Transitional Housing	SHP	\$128,041	
Home Alliance, Inc.	Rental Assistance	SHP	\$23,332	
Myrtle Beach Housing Authority	MBHA Shelter + Care	SPC	\$213,156	
SC-504 - Florence City & County/Pee Dee CoC				
Pee Dee Community Actions Partnership	Helping Hands	SHP	\$46,552	
Pee Dee Community Actions Agency	PDCAA – Transitional Shelter	SHP	\$179,098	
State Total:			\$ 1,003,511	

PROJECTS	Program	Awarded Amount
NEW PROJECTS (2)	SHP	\$ 161,580
RENEWALS (10)	SHP / SPC	\$ 1,003,511
Total Funding:		\$1,165,091

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Prevention of homelessness is a fundamental component of the continuum of care system. Horry County is committed to working cooperatively with the ECHO by providing priority in funding in future years to homeless prevention activities that are supported by ECHO. Activities to help prevent homelessness include providing rental assistance, healthcare for children and the elderly, prescription drugs, and temporary financial assistance in addition to referring those in need to other programs that deal with specific underlying issues.

As previously mentioned, under the Homeless Prevention and Rapid Re-Housing (HPRP) program, Horry County is partnering with the Conway Housing Authority (CHA) and the Myrtle Beach Housing Authority (MBHA) to provide housing and services to the homeless. As of June 30, 2010 the County was more than 50% complete with the project.

The 10-year Homeless Plan sponsored by Home Alliance Inc., Horry County, the City of Conway and the City of Myrtle Beach, is a comprehensive plan with two major objectives: generating housing, and strengthening prevention/supportive services directed around the “housing first” approach. Home Alliance Inc. is a nonprofit that focuses on actively implementing, evaluating, and updating the 10-Year Plan.

Implementation of the Ten-Year Plan will be conducted jointly through the above entities along with ECHO. Administrative staff, who is working to identify implementation strategies, will coordinate action teams to work on the 10-Year Plan strategies and identify community needs as well as develop additional resources for Horry County.

Home Alliance Inc. is the lead agency overseeing Horry County’s 10-Year Plan implementation. Their mission is to empower individuals and families to restore hope, achieve stability, and thrive through quality support services, advocacy, and education. They will work to provide effective solutions and accessible services to eliminate chronic homelessness and to strengthen the County’s effectiveness at addressing homelessness. Implementing the 10-Year Plan requires usage of several best practice strategies and initiatives from across America. Once the Plan is finalized, staff will work to identify best practice strategies used by other successful communities and implement those strategies in Horry County.

In addition, a listing of current service providers that seek to prevent families and individuals from becoming homeless in the area are listed below:

- American Red Cross
- CARETEAM
- Helping Hand
- Myrtle Beach Housing Authority

- Salvation Army
- SOS Health Care
- Home Alliance, Inc.
- Street Reach Mission
- Myrtle Beach Haven
- Center for Women & Children
- Waccamaw Housing
- Area churches

Community Development

Community Development

1. *Assessment of relationship of CDBG funds to goals and objectives*
 - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
 - b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
 - c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

Horry County's use of CDBG funds in relation to the priorities, needs, goals, and specific objective in the Consolidated Plan, particularly the highest priority activities, and its progress made towards meeting goals for providing affordable housing and other activities using CDBG funds are provided in Table 2, Activities Drawn by Goals and Accomplishments, which can be found on Page 5 of this document. As was the desired goal for Horry County, a total of 100% of the activities have benefited the extremely low-income, low-income and moderate-income persons.

Significant improvements have been made in the sustainability of a suitable living environment for LMI Horry County residents through completed projects providing public services, public facilities improvements and needed infrastructure. Goals in the area of street and sidewalk improvements have much exceeded the expected results of serving 625 households. In excess of 5000 households, based on traffic and engineering study numbers, now have safer transportation and pedestrian options. Public services have met the needs of over 2300 persons through essential services such as transportation, employment training and afterschool programs. This number represents 165% of the 5-year goals for these types of services. The availability of decent housing is being addressed through the Housing Rehab and Emergency Repair program. While eight (8) houses were completed in 2009, representing 32% of the 5-year goals, it is anticipated that Year 3 funding will provide for at least 12-15 additional home rehabs. Horry County CDBG recognizes the need for this high-priority activity and is funding more projects in this area in an effort to exceed the goals and meet the true needs of the community.

2. *Changes in program objectives*

- a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

There are no changes in program objectives. Currently, the Horry County Community Development Office has no intention of changing its program objectives at this time as a result of its experiences. While the actions taken are contingent upon the yearly input of its residents via the adopted Citizen Participation Plan, experiences thus far have not warranted a change of direction.

3. *Assessment of efforts in carrying out planned actions*

- a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*
- b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*
- c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

As previously mentioned, CDBG Year 3 has an unprecedented amount of leveraged funds in the amount of \$3,069,809 with \$285,498 in local funds, \$161,825 in state funds, \$1,255,269 in other federal funds, and \$1,367,217 in a private match. The Community Development Office is looking to other entities for resources to leverage the CDBG funds. The CDBG office will continue to pursue all resources related to community development and will apply for funds under competitive grant applications.

In addition to the CDBG funds, Horry County has received CDBG-Recovery funds as well as Homeless Prevention and Rapid Re-Housing (HPRP) stimulus funds.

In order to provide certifications of consistency in a fair and impartial manner, the CDBG Manager reviewed all proposed programs to ensure consistency with the priority needs and specific objectives of the 2008-2013 Consolidated Plan. The review also determined whether the prospective programs were feasible, filled a gap in services, did not duplicate existing services, and had neighborhood stakeholders' support. All program descriptions and certifications were again reviewed by the applications committee, which consisted of five people (some were staff). The recommendation was then forwarded to the Administration Committee and finally Horry County Council for approval. In CDBG Year 2 a total of eight (8) Horry County programs, twelve (12) Myrtle Beach programs, and one (1) Conway program were reviewed for consistency with the Consolidated Plan. All programs were consistent and certified as such.

The County did not hinder the implementation of the Consolidated Plan, including Annual Plans and CAPERS, by action or willful inaction. Since its adoption, the County has complied with its Citizen Participation Plan, which was approved by HUD. Pursuant to its Citizen Participation Plan, the County continued to actively encourage all of its residents and stakeholders to

participate in the development of the Consolidated Plan by: posting all Consolidated Plan related public notices in print and on its website www.horrycounty.org, conducting at least two public hearings per program year; holding meetings at ADA accessible locations and at times convenient for the public; adopting the Consolidated Plan, Annual Action Plans, and the CAPER via Council resolution. In addition, minutes from the public meetings, affidavits of publication, public comments, etc., are available at the Community Development Office during regular business hours.

4. *For funds not used for national objectives*
 - a. *Indicate how use of CDBG funds did not meet national objectives.*
 - b. *Indicate how use of CDBG funds did not comply with overall benefit certification.*

All CDBG funded activities met a national objective.

5. *Anti-displacement and relocation (for activities that involve acquisition, rehabilitation, or demolition of occupied real property)*
 - a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*
 - b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*
 - c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

All activities that the County performed complied with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970. This act requires that activities undertaken using federal funds that will result in the displacement or relocation of existing occupants be carried out in a specific manner to minimize the impact on those temporarily displaced or relocated.

6. *Low/Mod Job activities (for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons)*
 - a. *Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
 - b. *List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
 - c. *If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

The only economic development activity undertaken was funding of the I.D. Assistance Program. A total of 111 people benefited from this program so that they were able to get identification in order to receive benefits and ultimately, employment.

7. *Low/Mod Limited Clientele activities (for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit)*
- a. *Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

In order to comply with the national objective of low/mod limited clientele at 570.208 (a) (2), the County requires that its Subrecipients collect from their program participants/beneficiaries information on family size and income so that it is evident that at least 51% of the clientele are persons whose family income does not exceed the low and moderate income limit.



Additionally, program selection criteria required applicants to identify the method that would be used for documenting that programs are reaching the intended beneficiaries. Some projects, such as the Bucksport Community Center addition, are located in census tracts with a high population of minority LMI residents. In addition to the facility improvements provided at this location, it is also a site for the After-School programs that are assisted as part of the Public Services provided with CDBG funds. The Horry County Parks and Recreation surveys each of participant's family in order to identify the household income and size and therefore document the benefit for the desired clientele. From these surveys, the program was able to identify that the percentage of LMI families served through their program in Year 2 was well over 51% at 84%. Additionally, these same surveys revealed that the program beneficiaries were comprised 81% of persons of minority race. This, and like surveys for other programs, identify how CDBG dollars are providing programs that reach Horry County's traditionally-underserved families who are in need of assistance.

8. *Program income received*
- a. *Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
- b. *Detail the amount repaid on each float-funded activity.*
- c. *Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
- d. *Detail the amount of income received from the sale of property by parcel.*

There was no program income generated from any of the activities during the program year.

9. *Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*
- The activity name and number as shown in IDIS;*
 - The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
 - The amount returned to line-of-credit or program account; and*
 - Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

The two budget adjustments were as follows:

The City of Myrtle Beach has \$12,747.53 of unspent available funds in the FY2008/2009 budget and requests to make appropriate Annual Action Plan program and budget revisions in order to obligate and expend all CDBG funds in FY2008/2009 Year 1. The City held a public hearing on the budget revision on Tuesday, April 13, 2010 at 5:30 p.m. A total of \$12,000 for temporary relocation payments and \$747.53 for the Rehoboth CDC agreement for administration funds are to be transferred to the Housing Rehab Program for a total of \$12,747.53. This will be added to the original amount of \$152,000 for a grand total of \$164,747.53 going toward the City of Myrtle Beach's Housing Rehab Program. The Housing Rehab Program is not a new activity nor is the amount of the budget revision greater than 10% of the total budget. If it was, that would create a budget amendment, which must be approved by HUD. County Council approved this budget revision through a resolution in June 2010.

The City of Myrtle Beach has \$35,000 of unspent available funds in the FY2009/2010 budget and requests to make appropriate Annual Action Plan program and budget revisions in order to obligate and expend all CDBG funds in FY2009/2010 Year 2. The City held a public hearing on the budget revision on Tuesday, April 13, 2010 at 5:30 p.m. A total of \$35,000 for the Nance Street sidewalk repair (repair of existing sidewalk and extension of the sidewalk to Canal Street) is to be transferred to the Housing Rehab Program for a total of \$35,000. The sidewalk repairs have already been completed using another source of City funding. The Housing Rehab Program will be added to the Year 2 budget as a continuation of that project of Year 1 funding.

The Housing Rehab Program is not a new activity nor is the amount of the budget revision greater than 10% of the total budget. If it was, that would create a budget amendment, which must be approved by HUD. County Council approved this budget revision through a resolution in June 2010.

10. *Loans and other receivables*

- List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
- List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*

- c. *List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
- d. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
- e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

There are no loans or other receivables to report for the program year.

11. Lump sum agreements

- a. *Provide the name of the financial institution.*
- b. *Provide the date the funds were deposited.*
- c. *Provide the date the use of funds commenced.*
- d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

There were no lump sum agreements during the program year.

12. Housing rehabilitation (for each type of rehabilitation program for which projects/units were reported as completed during the program year)

- a. *Identify the type of program and number of projects/units completed for each program.*
- b. *Provide the total CDBG funds involved in the program.*
- c. *Detail other public and private funds involved in the project.*



A total of eight single-family home units were completed using CDBG funds. The CDBG funds involved totaled \$137,087, while a match of \$132,986 was used. Some of these funds were CDBG City of Myrtle Beach prior year funding and some of the leveraged funds were other state and federal funds, such as HOME funds or State Housing Trust Fund monies.



Home rehabilitations provided repairs needed for LMI families and included such activities as the replacement of windows, roofs, electrical and HVAC systems as well as the modification for accessibility by the disabled through the installation of ramps and accessible doors.

13. *Neighborhood revitalization strategies (for grantees that have HUD-approved neighborhood revitalization strategies)*
- a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

Horry County does not have a HUD-approved neighborhood revitalization strategy.

Antipoverty Strategy

1. *Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

Horry County identified a number of actions in its Consolidated Plan to help reduce the number of persons living below the poverty level. These included recruiting higher-paying businesses; increasing skills and education; continuing to develop the tourism industry; attracting new businesses and encouraging competition among existing businesses; managing growth and encouraging redevelopment within existing cities; creating performance-based economic development; developing public-private investment strategies; and encouraging people-based economic development.

Horry County is in the process of implementing a capacity building program during the coming year. Funding for this project (\$10,000) was recently awarded to Mason Temple. They will be providing training specifically for nonprofit organizations that will assist them with practical skills and strategies to efficiently enhance the services provided to the community. Capacity building activities will include but are not limited to: 1) starting a non-profit; 2) tools for operating an effective board; 3) getting the best from volunteers; 4) effective fundraising for non-profits; 5) capacity building – assessing the needs of your organization; 5) introduction to financial management of non-profits; and 6) best practices for communication and marketing. The service is expected to be completed by June 30, 2011.

In addition, Horry County has identified activities for the coming year that it plans to fund, which will help to implement its antipoverty strategy. These activities (all described in detail earlier) include the following:

- Jail Diversion Program – This program will help homeless persons in jail who have special needs to receive treatment and training to help break the cycle of homelessness and incarceration.
- A Father's Place Job Development and Employment Training – This program will provide job training and employment placement services.

- I.D. Program – The program was implemented in the CDBG Year 1 allocation. The I.D. Program continues in the 2009-2010 year and 2010-2011 year for the homeless so that they can get proper identification in order to receive benefits and ultimately be back in the work force.

Non-Homeless Special Needs

Non-homeless Special Needs

1. *Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

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. In CDBG Year 3, the County recommendations provide services to incarcerated individuals who have special needs to receive treatment and training, after-school and summer programs, training services, and rental assistance for homeless veterans in an effort to serve special needs populations. There is great need within the community among disabled veterans in Horry County. Funding recommendations for Year 3 provide 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 homelessness among these veterans.

As previously state, through the Homeless Prevention and Rapid Re-Housing (HPRP) program, Horry County is partnering with the Conway Housing Authority (CHA) and the Myrtle Beach Housing Authority (MBHA) to provide housing and services to the homeless. Through this partnership and participation in the ECHO, Horry County is tapped into a large network of organizations that provide outreach to the homeless and those in danger of becoming homeless—including the Waccamaw Center for Mental Health, Little River Medical Center, Horry County Department of Social Services (DSS), Street Reach, Helping Hands, Myrtle Beach Haven, and other nonprofit and faith- based organizations.

Attachment A – Fair Housing Brochure



The Civil Rights Act of 1968 included provisions, known as the Fair Housing Act, protecting individuals from certain types of housing discrimination. In 1988, significant amendments were made to these laws.

Today, even though these laws are no longer new and criminal penalties exist for violators, the fair housing laws are sometimes ignored. If you feel your rights under these laws have been violated, you may contact the Horry County Community Development office for more information and for assistance in filing a complaint with the U.S. Department of Housing and Urban Development.



*Horry County Government
Community Development Office
2830 Oak Street
Conway, SC 29526
843-915-7033*

*For additional assistance, you may
also contact the Waccamaw Regional
Council of Governments
FAIR HOUSING HOTLINE
1-877-527-9815*



**EVERYONE
SHOULD HAVE
THE RIGHT TO
FAIR HOUSING**



FAIR HOUSING

The Fair Housing Act, as amended, prohibits housing discrimination based on:

- Race or Color
- National Origin
- Religion
- Handicap or Disability
- Gender
- Family Status

Horry County Community Development Office Fair Housing Services

- Presentations to Realtors, Property Managers and the Community
- Fair Housing Technical Assistance to local governments, non-profits and businesses
- Free Fair Housing Literature
- Assistance with filing Fair Housing Complaints



Under the Fair Housing Act, the following actions, if based on race, color, national origin, religion, sex, familial status or disability are illegal:

- Refusal to rent or sell housing
- Refusal to negotiate for housing
- Making housing unavailable
- Denying a dwelling
- Setting different terms, conditions or privileges for sale or rental of a dwelling
- Providing different housing services or facilities
- Falsely denying that housing is available for inspection, sale or rental

Only a few exceptions exist to these laws. One such exception allows for senior communities. More information about fair housing can be provided upon request.

Attachment B – Maps

Figure 1. Map of Horry County and Local Jurisdictions
(By Council district, indicating LMI areas in red)

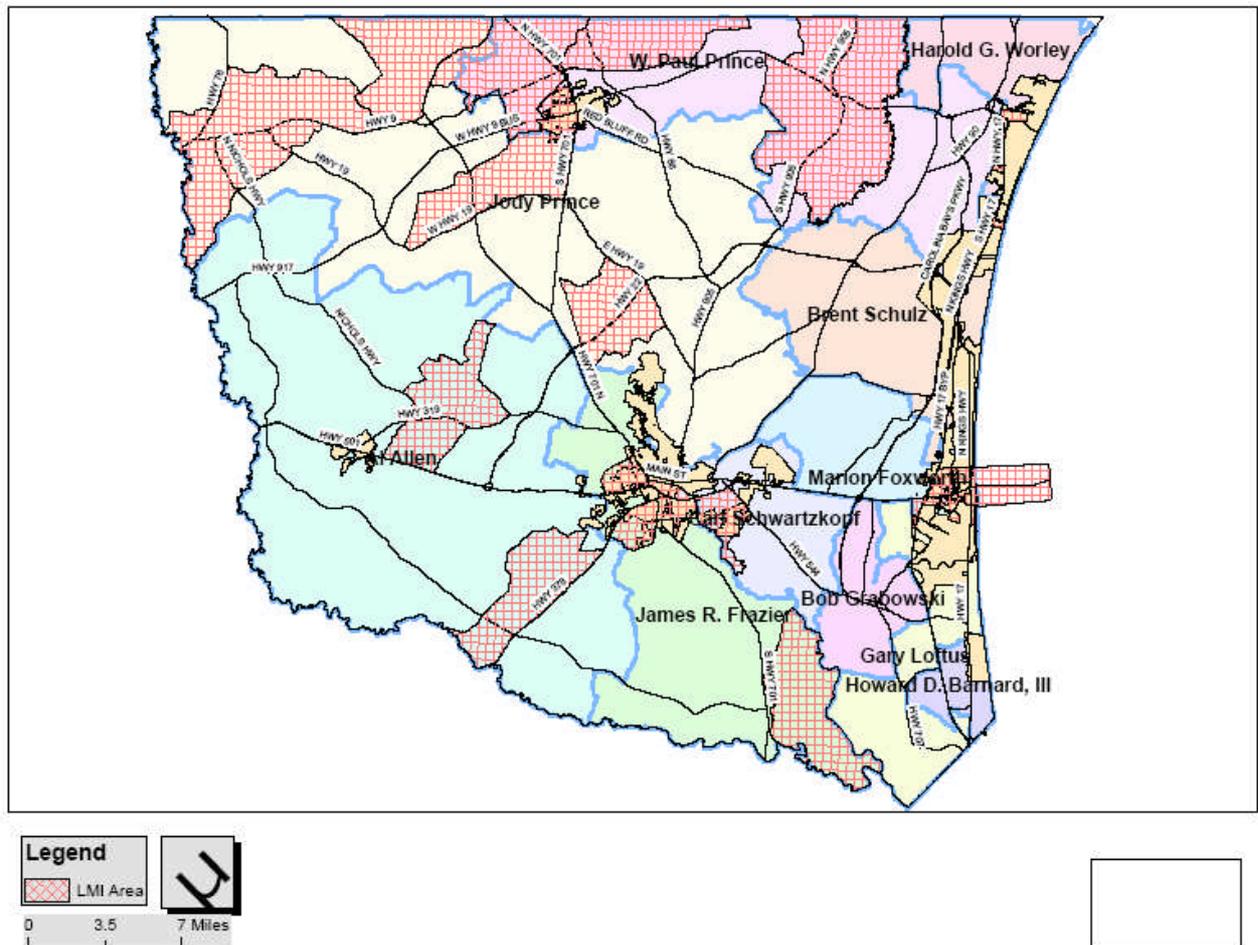


Figure 2. Map of Conway Projects

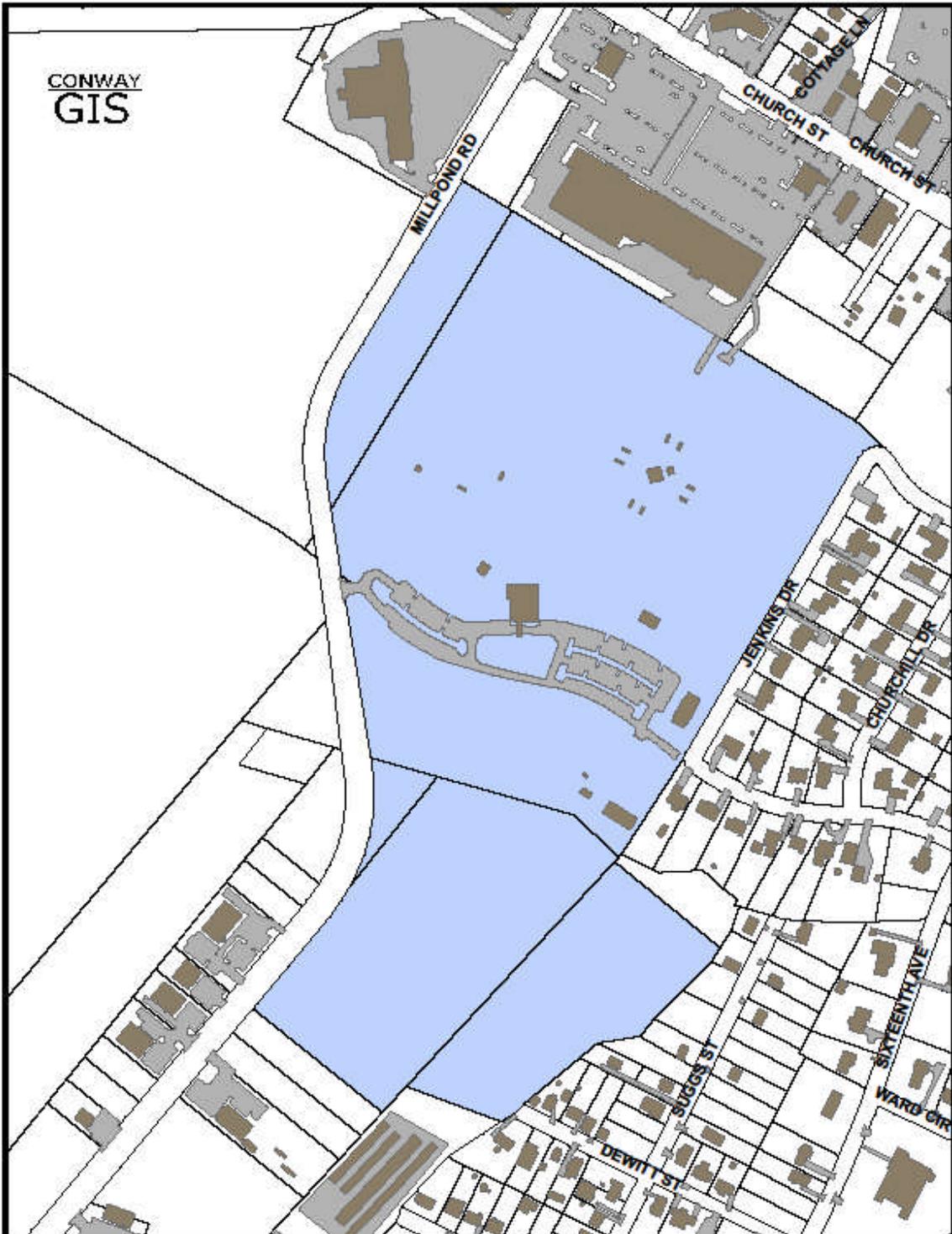
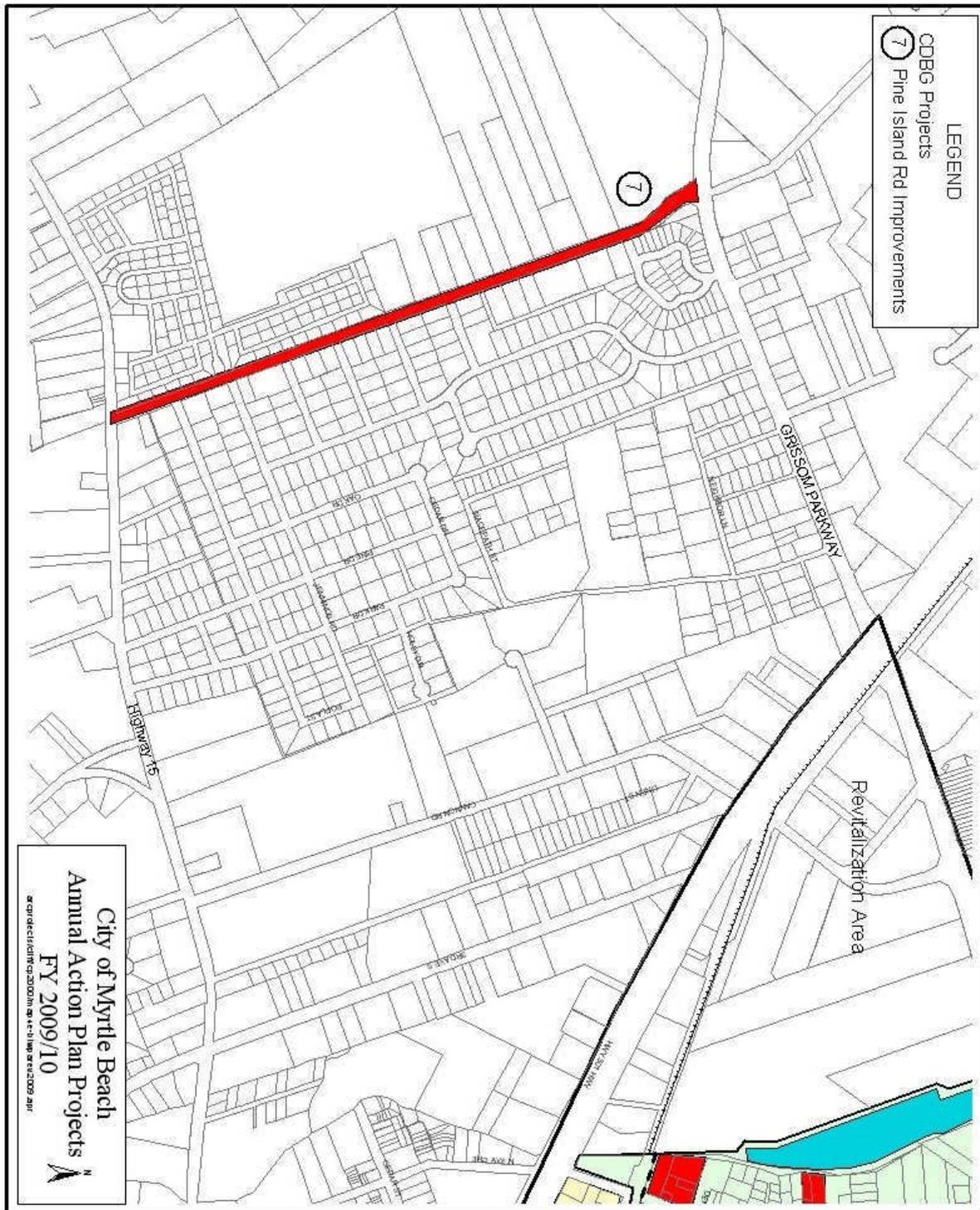


Figure 3. Map of City of Myrtle Beach Projects/Pine Island Road



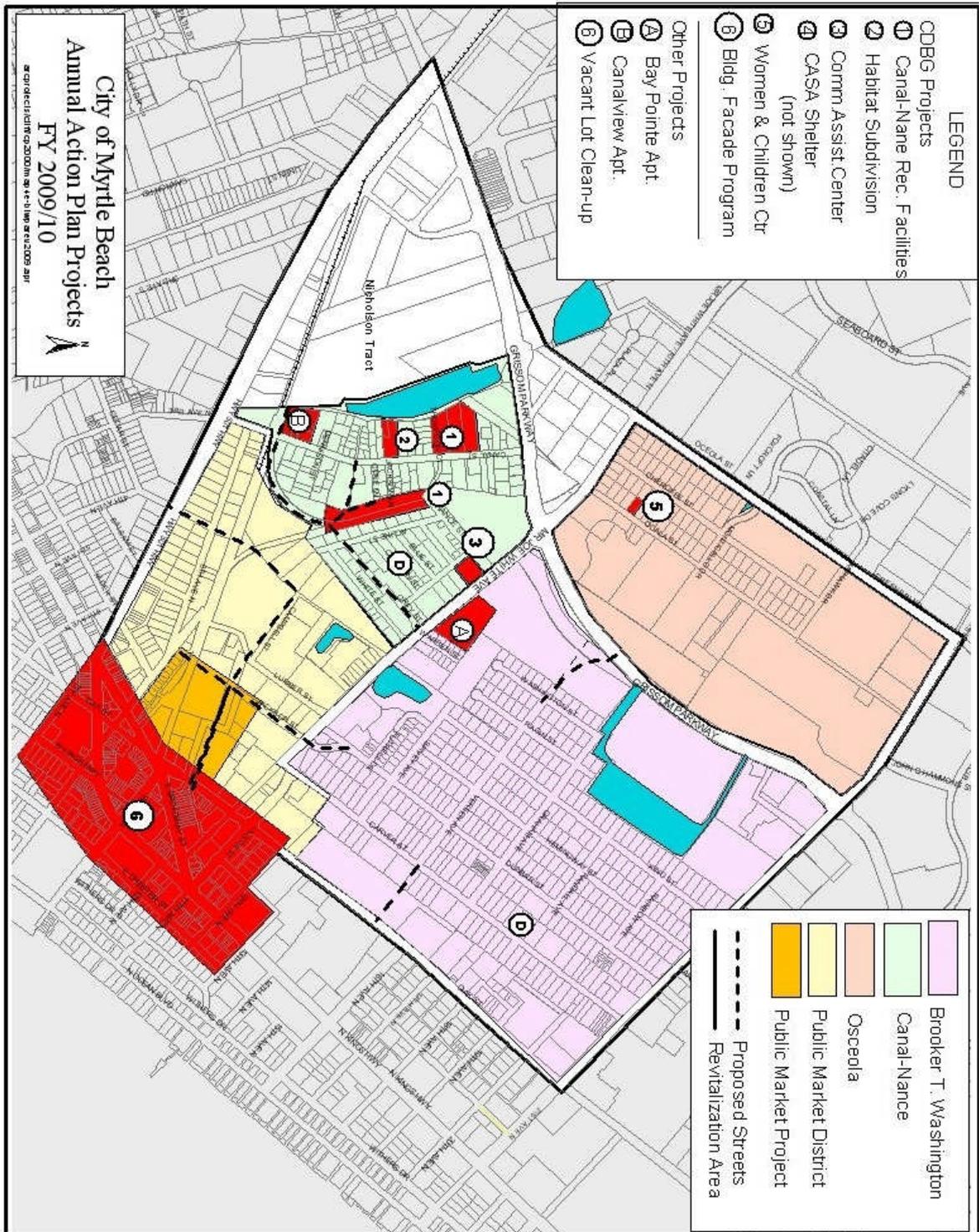
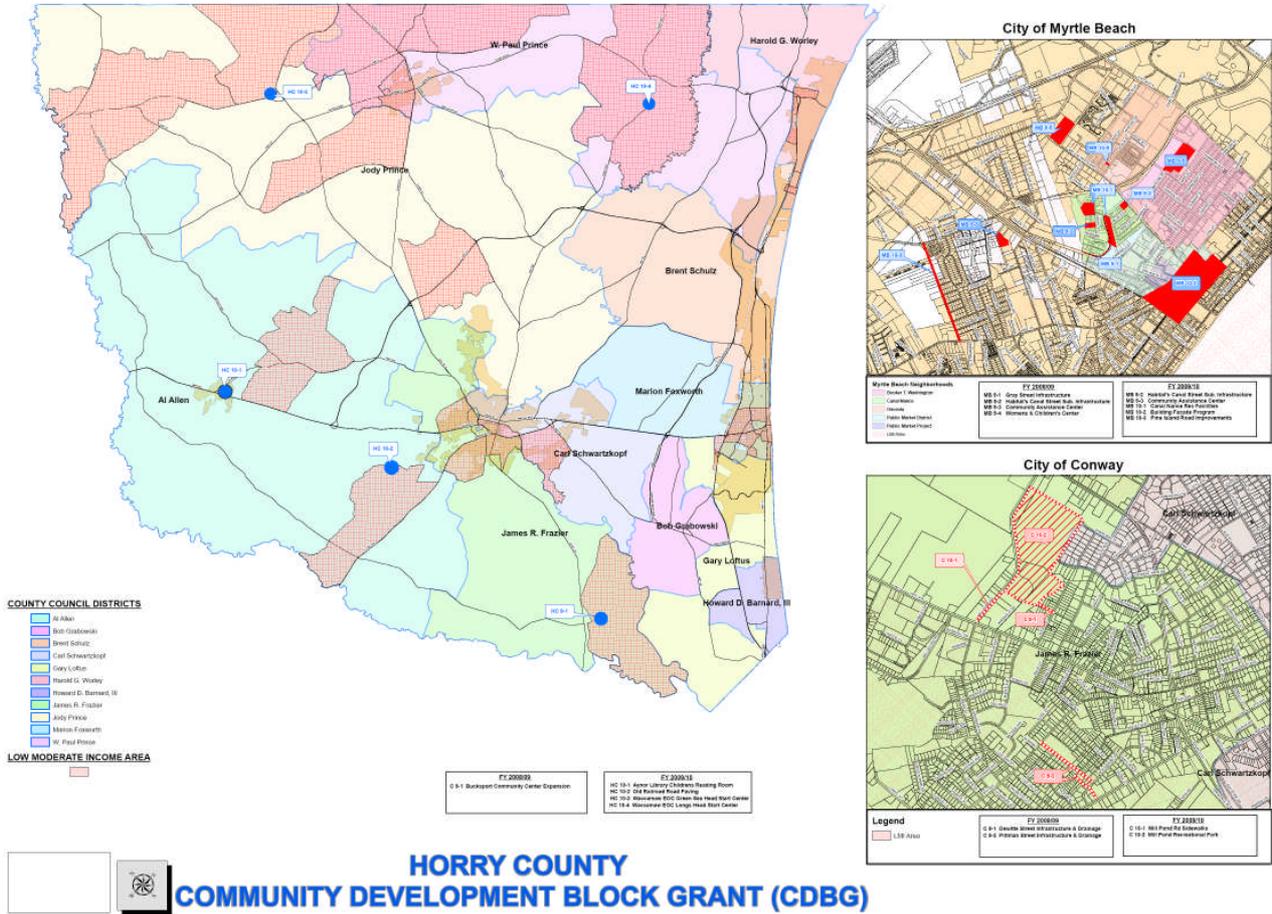


Figure 4. Map of Other Horry County Projects



Attachment C - Notice of Public Hearing