



Horry County
SOUTH CAROLINA

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

INTRODUCTION

The Horry County Community Development and Grants Department is the lead agency responsible for preparing the Consolidated Plan. As an Urban Entitlement County, Horry County administers Community Development Block Grant (CDBG) program and the Emergency Solutions Grant (ESG) funding from the US Department of Housing and Urban Development (HUD). The County is part of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway, of which the County receives and administers CDBG funds on their behalf. Each entity (Horry County, Myrtle Beach, and Conway) receives a pro-rata share of the annual CDBG funding amount. Myrtle Beach and Conway City Councils approve of the projects that will be submitted for funding each year. As the lead agency, the County plays an oversight role in helping all unincorporated areas in administering the programs covered by the Consolidated Plan.

According to HUD "the Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four CPD formula block grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), the Emergency Solutions Grant (ESG) program, and the Housing Opportunities for Persons with AIDS (HOPWA) program." Currently, Horry County only receives and administers CDBG & ESG funding.

Consistent with HUD's mission, the County's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, Horry County will embrace high standards of ethics, management and accountability and will continue to form new partnerships that leverage resources and improve HUD's ability to be effective on the community level. The County has 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. For information on specific targeted areas please refer to the Strategic Plan section SP10. Section SP - 25 Priority Needs describes the highest needs of the community as determined by Horry County staff, its municipal partners and community stake holders. For more details on the annual objectives and goals, please refer to the Action Plan section AP-20 Annual Goals and Objectives.

EVALUATION OF PAST PERFORMANCE

As part of the Consolidated Plan process Horry County staff members and their partner municipalities, service providers and stake holders have completed an extensive review of existing services, programs and projects. As part of this review, each previously funded activity was scored based on meeting the current priority needs of Horry County. To that end and as the following Consolidated Plan will lay-out, the highest priority needs continue to be the development of new affordable housing units, the maintenance and rehabilitation of existing affordable housing units and providing adequate housing opportunities for homeless and vulnerable populations. Horry County and its municipal partners will continue to fund highly successful owner occupied housing rehabilitation programs throughout the County. Additionally, the County and its municipal partners will again set-aside funding for public facilities and infrastructure improvements, mostly in underserved communities, which will help to foster safe and decent living environments for the residents of Horry County. Unfortunately, homelessness remains an issue throughout Myrtle Beach and Horry County. Therefore, the County will provide additional funding to homeless service providers for the expansion of facilities and services to better provide for the needs of the homeless population in the community.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Horry County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of Horry County's CDBG & ESG programs, the County's Community Development Office acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.

Besides keeping an open door policy and maintaining ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with the cities of Conway and Myrtle Beach related to CDBG & ESG program administration; participating in the Waccamaw HOME Consortium and taking an active role in where HOME funds are used in Horry County.

Horry County is an active member in the Continuum of Care (ECHO). The Community Development Director attends ECHO's monthly meetings and also serves on ECHO's grant committee. In 2010 Horry County partially funded a 10-year Homelessness Plan to help resolve the growing homelessness problem within the next decade. The purpose of the Plan is to involve all of the non-profits and local governments to work more efficiently and effectively together in helping the homeless population and preventing more people from becoming homeless.

Horry County coordinates extensively with public entities and other bodies of government in order to effectively administer the CDBG program and develop the Consolidated Plan. Some of the public entities the County Coordinates with are as follows: the Horry County Planning & Zoning Department, Horry County Finance Department, Coastal Carolina University, City Planning and Community Development offices, Waccamaw Regional Council of Governments, the Housing Authorities of Myrtle Beach and Conway, and HUD.

An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2013 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 54%, Myrtle Beach's percentage of allocation is 29%, and the

City of Conway's allocation is 17%. 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 income areas and/or residents.

In addition to ongoing community engagement, Horry County held two public needs assessment meetings and conducted an online survey in order to garner citizen participation with the consolidated plan.

SUMMARY OF PUBLIC COMMENTS

The public meetings produced robust and dynamic conversation about the needs of Horry County across a number of areas, including: housing, social services, transportation, economic development, education. A recurring theme was the need for owner-occupied rehabilitation for low-income and elderly households. Horry County has a large stock of older housing with multiple decades of deferred maintenance. This trend has manifested itself by converting what used to be quality family homesteads into substandard housing due to the fact that those on fixed incomes often cannot afford to keep up with the needed annual repair and maintenance. Another need that the community highlighted is a lack of homeownership opportunities for low-to-moderate income renters. Many people rent in Horry, have steady/stable employment, want to own a home, but lack the capital and access to credit institutions needed to make the transition into ownership. Thus they remain in a cycle unable to reach the next rung of the economic ladder in which they could begin building not only financial equity, but equity and continuity in a community/neighborhood.

Attendees highlighted and discussed a number of community needs, including mental health services, jail diversion, education and job training, homeless and non-homeless sheltering, as well as non-profit technical assistance and capacity building. Below are specific highlights from the discussion:* One participant discussed the needs of the community's mentally ill and described the efforts of the Horry County Sheriff's Department in pursuing a mental health court along with group homes for eligible participants. The aim is to divert the mentally ill from jails and prisons and into long-term community-based care.*One participant stated that there is a continuing need in Horry County for both front-end and back-end diversion from re-entry into both J. Reuben Long Detention Center (JRLDC) and the State Department of Corrections. This participant said that this was a reflection of the social, educational, economic, behavioral, and mental health of the community. Increases in criminal justice populations, especially to those arrested multiple times each year, are indications of the community's overall health and public safety.

Another participant spoke about the lack of recreational facilities and opportunities in Loris. There is a need for programs and gathering places that meet the needs of a large population of unengaged youth. Through education and constructive recreational activities, perhaps less of this population would end up in the corrections system, and would instead go on to become productive members of the community. Two participants spoke about the great need for homeless shelters and services throughout Horry. One spoke in favor of expanding a shelter in North Myrtle Beach and said there was a great unmet homeless need in the area north of Myrtle Beach.

SUMMARY

- The Horry County Community Development and Grants Department is the lead agency responsible for preparing the Consolidated Plan. As an Urban Entitlement County, Horry County

administers Community Development Block Grant (CDBG) program & Emergency Solutions Grant (ESG) funding from the US Department of Housing and Urban Development (HUD). The County is part of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway, of which the County receives and administers CDBG funds on their behalf.

- The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.
- The County has 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.
- For information on specific targeted areas please refer to the Strategic Plan section SP10. Section SP - 25 Priority Needs describes the highest needs of the community as determined by Horry County staff, its municipal partners and community stake holders. For more details on the annual objectives and goals, please refer to the Action Plan section AP-20 Annual Goals and Objectives.
- As part of the Consolidated Plan process Horry County staff members and their partner municipalities, service providers and stake holders have completed an extensive review of existing services, programs and projects. As part of this review, each previously funded activity was scored based on meeting the current priority needs of Horry County.
- Horry County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of Horry County's CDBG program, the County's Community Development Office acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.
- Horry County is an active member in the Continuum of Care (ECHO). The Community Development Director attends ECHO's monthly meetings and also serves on ECHO's grant committee. In 2010 Horry County partially funded a 10-year Homelessness Plan to help resolve the growing homelessness problem within the next decade.
- The public meetings produced robust and dynamic conversation about the needs of Horry County across a number of areas, including: housing, social services, transportation, economic development, education. A recurring theme was the need for owner-occupied rehabilitation for low-income and elderly households.
- Horry County has a large stock of older housing with multiple decades of deferred maintenance. This trend has manifested itself by converting what used to be quality family homesteads into substandard housing due to the fact that those on fixed incomes often cannot afford to keep up with the needed annual repair and maintenance.
- Another need that the community highlighted is a lack of homeownership opportunities for low-to-moderate income renters. Many people rent in Horry, have steady/stable employment, want to own a home, but lack the capital and access to credit institutions needed to make the transition into ownership.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

DESCRIBE AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND THOSE RESPONSIBLE FOR ADMINISTRATION OF EACH GRANT PROGRAM AND FUNDING SOURCE

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HORRY COUNTY	

Table 1 – Responsible Agencies

The Horry County Community Development and Grants Department is the lead agency responsible for preparing the Consolidated Plan. As an Urban Entitlement County, Horry County administers Community Development Block Grant (CDBG) program funding from the US Department of Housing and Urban Development (HUD). The County is part of an Intergovernmental Funding Agreement with the cities of Myrtle Beach and Conway, of which the County receives and administers CDBG funds on their behalf. Each entity (Horry County, Myrtle Beach, and Conway) receives a pro-rata share of the annual CDBG funding amount. Myrtle Beach and Conway City Councils approve of the projects that will be submitted for funding each year. As the lead agency, the County plays an oversight role in helping all unincorporated areas in administering the programs covered by the Consolidated Plan.

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

The Horry County Director of Community Development is the primary public contact for the Consolidated Plan:

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

INTRODUCTION

Horry County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrators of Horry County's CDBG program, the County's Community Development Office acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.

SUMMARY OF THE JURISDICTION'S ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH AND SERVICE AGENCIES

Besides keeping an open door policy and maintaining ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with the cities of Conway and Myrtle Beach related to CDBG program administration; participating in the Waccamaw HOME Consortium and taking an active role in where HOME funds are used in Horry County; as well as being an intricate part of the Eastern Carolina Homeless Organization (ECHO), who together with the Horry County Homelessness Collaborative (HCHC) acts as the Continuum of Care for Horry County and 11 other counties in the Pee Dee region of South Carolina. Also, the Horry County Community Development Director serves as a staff liaison to assist the County's Affordable and Workforce Housing Commission.

The Myrtle Beach Community Development Administrator, Conway Community Development & Planning, the Horry County Planning Director, and the Horry County Community Development Director continue to work with Home Alliance, Habitat for Humanity, the Myrtle Beach Housing Authority, the Conway Housing Authority, Grand Strand Housing, the Affordable and Workforce Housing Commission, Horry County Council, and other organizations that assist in providing affordable housing options. These efforts include plans to bring together public services, infrastructure, housing repairs and 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 and share information, advocate for issues of concern, leverage resources, and address barriers associated with providing more affordable housing.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS, AND UNACCOMPANIED YOUTH) AND PERSONS AT RISK OF HOMELESSNESS

Horry County is an active member in the Continuum of Care (ECHO). The Community Development Director attends ECHO's monthly meetings and also serves on ECHO's grant committee. In 2010 Horry County partially funded a 10-year Homelessness Plan to help resolve the growing homelessness problem within the next decade. The purpose of the Plan is to involve all of the non-profits and local governments to work more efficiently and effectively together in helping the homeless population and preventing more people from becoming homeless. Horry County is presently working with ECHO, the City of Myrtle Beach, the City of Conway, Home Alliance Inc. and other non-profit organizations in order to implement the Plan. The County's Community Development Director is the Chairperson of the Horry County Homelessness Collaborative (HCHC), which is a committee through ECHO. In addition, the Community Development Director has worked closely with the City of Myrtle Beach, the City of Conway, the County Foundations, and is a consultant to implement an umbrella agency so that all of the needs of the homeless population are met. One agency will be the umbrella and send the recipient to the nonprofit who can help them with their unique situation. 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. The County funds these types of services where possible, and when additional funds become available, Horry County will apply for competitive grant funds to service the special needs of its residents.

2. DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTIONS CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES

1	Agency/Group/Organization	City of Myrtle Beach
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of Myrtle Beach. In addition to entering into an Intergovernmental Funding Agreement with the City for CDBG funds, the County regularly meets with City planners and administrative officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
2	Agency/Group/Organization	GRAND STRAND HOUSING
	Agency/Group/Organization Type	Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Economic Development Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	As one of the area's active affordable housing providers Grand Strand Housing (GSH) is a key partner in the County's collaborative approach to community development. GSH also provides critical education and economic development services such as financial literacy and first-time homebuyer education. Horry's Community Development Director maintains close communication with Grand Strand's Executive Director. GSH's on-the-ground knowledge of local housing conditions and trends, specifically within low-to-moderate-income populations, is a valuable contribution to the County's needs assessment and overall strategy.

3	Agency/Group/Organization	HABITAT FOR HUMANITY OF Horry COUNTY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	As one of the area's active affordable housing providers Habitat for Humanity of Horry is a key partner in the County's collaborative approach to community development. Horry's Community Development Director maintains close communication with Habitat's Executive Director. Habitat's international network and long history of success, combined with their on-the-ground knowledge of local housing conditions and trends - specifically within low income populations, is a valuable contribution to the County's needs assessment and overall strategy.
4	Agency/Group/Organization	CITY OF CONWAY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what were the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of Conway. In addition to entering into an Intergovernmental Funding Agreement with the City for CDBG funds, the County regularly meets with City planners and administrative officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
5	Agency/Group/Organization	HOME ALLIANCE INC.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Home Alliance is one of the leading service organizations in the fight against homelessness in Myrtle Beach. Their projects range across the homelessness service spectrum - from housing to supportive services to area wide planning initiatives. Horry County has a direct relationship with the organization's staff and they provide invaluable on-the-ground insight into the area's homeless needs.
6	Agency/Group/Organization	Eastern Carolina Homelessness Organization
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Eastern Carolina Homelessness Organization (ECHO) is a non-profit 501(c) 3 corporation that brings together agencies and organizations in 12 counties to provide a "Continuum of Care" for homeless persons and families.
7	Agency/Group/Organization	A Father's Place
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	A Father's Place is a non-profit organization that offers social services aimed at aiding men make the transition to becoming engaged and productive fathers. Services such as education, job training, and life skills are offered. While fatherhood is a main focus, the organization also offers assistance and job training to the unemployed who are actively seeking work. The County's relationship with A Father's Place provides critical community feedback on areas such as economic development, issues facing children, employment, and poverty.
8	Agency/Group/Organization	Horry County Department of Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Health Agency Child Welfare Agency Other government - State Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Horry County office of the South Carolina Department of Social Services serves the Horry community "by ensuring the safety of children and adults who cannot protect themselves and assisting families to achieve stability through child support, child care, financial and other temporary benefits while transitioning into employment."

9	Agency/Group/Organization	LORIS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of Loris. The County regularly meets with City officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
10	Agency/Group/Organization	NORTH MYRTLE BEACH
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of North Myrtle Beach. The County regularly meets with City officials to gain input on how certain projects and types of projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
11	Agency/Group/Organization	Street Reach Ministries
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Street Reach Ministries is a faith-based non-profit organization serving the homeless in Horry County. Street Reach offers three different programs to the homeless population. Each program "works together to, step-by-step, take an individual out of the woods and off of the street to provide them with shelter, showers, meals, kindness, understanding, growth opportunities, transitional living, and ultimately help bring them to a place where they can give back to others and society. "
12	Agency/Group/Organization	Waccamaw Regional Council of Governments
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Waccamaw Regional Council of Governments is a regional agency serving county governments, municipalities, and citizens of Georgetown, Horry and Williamsburg Counties. The organization offers a wide variety of planning, economic development and social services to aid in the orderly growth and development of the area.
13	Agency/Group/Organization	Children's Recovery Center
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	It is the mission of the Children’s Recovery Center to provide forensic interviews, medical examinations and effective advocacy for children suspected of having suffered sexual abuse in a manner that minimizes victimization throughout the process. The CRC serves children throughout Horry and Georgetown counties.
14	Agency/Group/Organization	SOS Healthcare
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	SOS's mission is "to partner with our community in providing hope to our neighbors in need of medical and related care." SOS Health Care has been serving the community since 1989. Their current programs include The Building Futures Autism Clinic, S.O.U.L, Friday Knights, Caring 4 Kids, Substitute for Santa, Service Dog Program, Urgent Dental Care and Opening Doors a work and recreation program for people with intellectual and related disabilities.
15	Agency/Group/Organization	Salvation Army of Horry County
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army of Horry County administers many programs and services designed to restore broken lives, to build healthy relationships, and to develop and encourage people of all ages.
16	Agency/Group/Organization	Horry County Sheriff's Office
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Horry's Community Development works closely with Horry County's Sheriff's Office to understand the needs of those at risk of entering the corrections systems and those returning from jail back into the community. Jail Diversion and Reentry Programs are supported.
17	Agency/Group/Organization	Sea Haven Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	"The mission of Sea Haven Inc. is to extend a helping hand to those youth whose lives may be in disarray." The organization offers programs to at-risk youth including Emergency Shelter, Transitional Living, Street Outreach, and Safe Place.

18	Agency/Group/Organization	Impact Ministries
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Impact Ministries provides owner-occupied emergency repair services to low-income families in Horry County. Their on-the-ground knowledge provides critical insight into the substandard housing issues facing low AMI families in Horry.
19	Agency/Group/Organization	His Hands of Horry County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	His Hands of Horry County is a non-profit organization for the purpose of assisting those in need of home repair for health and safety reasons by connecting the families in need of assistance with local churches who provide the needed repairs through volunteer labor. His Hands provides owner-occupied rehabilitation services to low-income families in Horry. Their on-the-ground knowledge provides critical insight into the substandard housing issues facing low AMI families.

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastern Carolina Homeless Organization	As the area's Continuum of Care, ECHO works to prevent and mitigate the effects of homelessness throughout Horry County. These goals directly overlap with the County's homelessness efforts as we continue to combat this pervasive social problem.
A Ten-Year Collaborative Plan to End Homelessness	Home Alliance, Inc.	With the ambitious goal of eradicating homelessness in Horry County in ten years, the goals directly overlap with the County's homelessness efforts as we continue to combat this pervasive social problem.
Central City Revitalization Area Study	City of Myrtle Beach	The goal of this study is to revitalize key underserved areas in Myrtle Beach by removing blight, improving infrastructure and public services, and improving the housing stock. The City receives a pro-rata share of the County's CDBG allotment and their goals are directly integrated into the County's consolidated plan.
City of Conway Comprehensive Plan, 2009-2019	City of Conway	Conway specifically addresses affordable housing provision in its comprehensive plan, as well as its commitment to furthering Fair Housing. The City receives a pro-rata share of the County's CDBG allotment and their goals are directly integrated into the County's consolidated plan.
City of Myrtle Beach Comprehensive Plan, 2011	City of Myrtle Beach	Myrtle Beach specifically addresses affordable housing provision in its comprehensive plan, as well as its commitment to furthering Fair Housing. The City receives a pro-rata share of the County's CDBG allotment and their goals are directly integrated into the County's consolidated plan.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

Horry County coordinates extensively with public entities and other bodies of government in order to effectively administer the CDBG program and develop the Consolidated Plan. Some of the public entities the County Coordinates with are as follows:

The Horry County Planning & Zoning Department and the Finance_Department, Coastal Carolina University, City Planning and Community Development offices ,Waccamaw Regional Council of Governments, the Housing Authorities of Myrtle Beach and Conway and HUD.

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 53.356%, Myrtle Beach's percentage of allocation is 28.908%, and the City of Conway's allocation is 17.736%. 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 income areas and/or residents.

PR-15 Citizen Participation

CITIZEN PARTICIPATION PLAN

I. PURPOSE

Citizen participation includes actively encouraging citizens, particularly the low and moderate income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plans, the submission of substantial amendments and the development of the Consolidated Annual Performance Evaluation Report (CAPER).

II. PUBLIC MEETINGS AND HEARINGS

All notices of public meetings will be published in local newspapers (i.e. *The Sun*, or equivalent) at least fourteen (14) days prior to the public meeting. Notices will also be posted electronically on the Horry County website at www.horrycounty.org.

All public meetings will be held at times and in locations convenient to residents, particularly those who are potential or actual beneficiaries. Meetings will be held at a variety of times to provide maximum flexibility for an array of citizen schedules. Attention will be given to ensure meeting times increase the probability of maximum citizen participation. Meetings will not be scheduled on Sundays.

III. NEEDS ASSESSMENT PUBLIC MEETING

Prior to the development of the Consolidated Plan and the Annual Action Plan, the community development needs will be assessed in detail, particularly those of low and moderate income residents. The assessment process will be conducted through a Community Development Needs Assessment Public Meeting. Horry County will hold no less than one (1) needs assessment public meeting as part of the planning process for the five-year Consolidated Plan and the Annual Action Plan. The Needs Assessment Public Meeting will address the amount of available funding for CDBG and any other related federal or state funding. The hearing will also address the range of activities that may be undertaken with such funds, particularly in relation to identified community needs.

IV. PUBLIC COMMENT PERIOD

A public comment period is required prior to submitting the five-year Consolidated Plan, Annual Action Plan, the CAPER and any substantial change to the Consolidated Plan or the Annual Action Plan. The public will have 30 days after publication to provide written comments to Horry County regarding the 5- year consolidated Plan. The public will have 15 days after publication to provide written comments regarding the Annual Action Plan, the CAPER, and any substantial change to the Consolidated Plan or Annual Action Plan. The publication in local newspapers shall include a summary of the contents and purpose of the Action/Consolidated Plan, and shall include a list of the locations where copies of the entire proposed plan may be examined. The County will respond to all written correspondence received.

***Note: Full citizen participation plan on file at Horry County Community Development and also available at www.horrycounty.org.**

CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Internet Outreach	Non-targeted/broad community	There was a good response for the online needs survey, which was hosted on the County's website. Overall 386 citizens went online to take the survey and give input on housing needs in the community.	Citizens placed a high priority on the following areas: Helping people with special needs (55.9%); Providing housing for elderly, disabled, those with drug & alcohol addiction, or HIV/AIDS (47.7%); Services for homeless (43.5%); Housing for homeless (36.7%); Providing decent, affordable housing (36%); Low-interest loans to first-time homebuyers of low-to-moderate income (34.3%). The lowest priorities were: building new rental apartments for low-to-moderate income (50.9%); repairing rental apartments with low-to-moderate income tenants (46%); building new homes for first-time homebuyers with low-to-moderate income (43.4%).

2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>In an effort to insure the greatest level of public participation, the County held a series of meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was made to insure the maximum level of participation with announcements in public buildings, local churches, and the County's website. Notifications were also sent to local agencies, non-profit organizations, sub 2 recipients, and in some cases verbal and written invitations were made. Meetings were held at times and locations convenient to</p>	<p>The meeting produced a robust and dynamic conversation about the needs of Horry County across a number of areas, including: housing, social services, transportation, economic development, education. A recurring theme was the need for owner-occupied rehabilitation for low-income and elderly households. Horry County has a large stock of older housing with multiple decades of deferred maintenance. This trend has manifested itself by converting what used to be quality family homesteads into substandard housing due to the fact that those on fixed incomes often cannot afford to keep up with the needed annual repair and maintenance. Another need that the community highlighted is a lack of homeownership opportunities for low-to-moderate income renters. Many people rent in Horry, have steady/stable employment, want to own a home, but lack the capital and access to credit institutions needed to make the transition into ownership. Thus they remain in a cycle unable to reach the next rung of the economic ladder in which they could begin building not only financial equity, but equity and continuity in a community/neighborhood. The following is a list of needs that emerged from the discussion: HOUSING:* Increase housing opportunities* Address dilapidated housing problems* Renovate and rehabilitate existing housing stock* Create CHDOs to assist in housing development* Develop housing for the homeless SPECIAL NEEDS POPULATION:* Increase services to homebound elderly* Provide enlargement and improvements to the food pantry* Provide more after school programs for youth* Provide more adult day care and senior citizen programs* Increase handicap accessibility throughout the area* Develop children's athletic programs* Start programs for at-risk youth TRANSPORTATION:* Pave more roads in targeted communities* Address transportation issues* Address traffic congestion problems* Make improvements to the bus system* Expand transportation to areas not being served* Examine all obstacles to transportation ECONOMIC DEVELOPMENT: * Develop job training for the unskilled* Create elderly worker program for senior citizens* Initiate job partnerships with high schools* Address ongoing problems with job loss* Provide business outreach services* Address the loss of business closings* Provide business incentives* Bring in more industry and new jobs for the area* Explore agricultural jobs and untapped employment areas PUBLIC SERVICES* Install sidewalk in target areas* Create crime prevention programs</p>
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			<p>residents and stakeholders. A public needs community input meeting was held on January 23, 2013. Seven citizens were in attendance - they ranged from housing and social service providers to concerned citizens.</p>	
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3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>A public needs community input meeting was held on January 16, 2013. Seven citizens were attendance - they ranged from housing and social service providers to concerned citizens.</p>	<p>Attendees highlighted and discussed a number of community needs, including mental health services, jail diversion, education and job training, homeless and non-homeless sheltering, as well as non-profit technical assistance and capacity building. Below are specific highlights from the discussion:* One participant discussed the needs of the community's mentally ill and described the efforts of the Horry County Sheriff's Department in pursuing a mental health court along with group homes for eligible participants. The aim is to divert the mentally ill from jails and prisons and into long-term community-based care.*One participant stated that there is a continuing need in Horry County for both front-end and back-end diversion from re-entry into both J. Reuben Long Detention Center (JRLDC) and the State Department of Corrections. This participant said that this was a reflection of the social, educational, economic, behavioral, and mental health of the community. Increases in criminal justice populations, especially to those arrested multiple times each year, are indications of the community's overall health and public safety. This situation has resulted in a ten percent (10%) increase this year in offenders booked at JRLDC, a twelve percent (12%) increase of offenders booked more than one time, and a nineteen percent (19%) increase in offenders booked between three (3) and twenty-seven (27) times. The participant went on to provide statistics, based on their experience working in the local corrections system, on some on common factors shared by reoffender population: 90% are homeless 90% have no current legitimate identification 90% have no transportation 60% - 80% have untreated substance-abuse disorders 10% - 40% have untreated mental health disorders, as referenced by Chaplain Hill 76 %- 80% have untreated criminal thinking and anti-social behavior, which is often accelerated by drug and alcohol use 60% - 80% of those have Big T trauma, i.e. a major trauma has occurred either in their childhood or adult life 10% - 40% have untreated co-occurring disorders It was stressed that the community has to address these problems as a community before offenders are sent to the Department of Corrections, as well as before they are released. * Another participant spoke about the lack of recreational facilities and opportunities in Loris. There is a need for programs and gathering places that meet the needs of a large population of unengaged youth. Through education and constructive recreational activities, perhaps less of this population would end up in the corrections system, and would instead go on to become productive members of the community.* Two participants spoke about the great need for homeless shelters and services throughout Horry. One spoke in favor of expanding a shelter in North</p>
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				Myrtle Beach and said there was a great unmet homeless need in the area north of Myrtle Beach.
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Needs Assessment

NA-05 Overview

NEEDS ASSESSMENT OVERVIEW

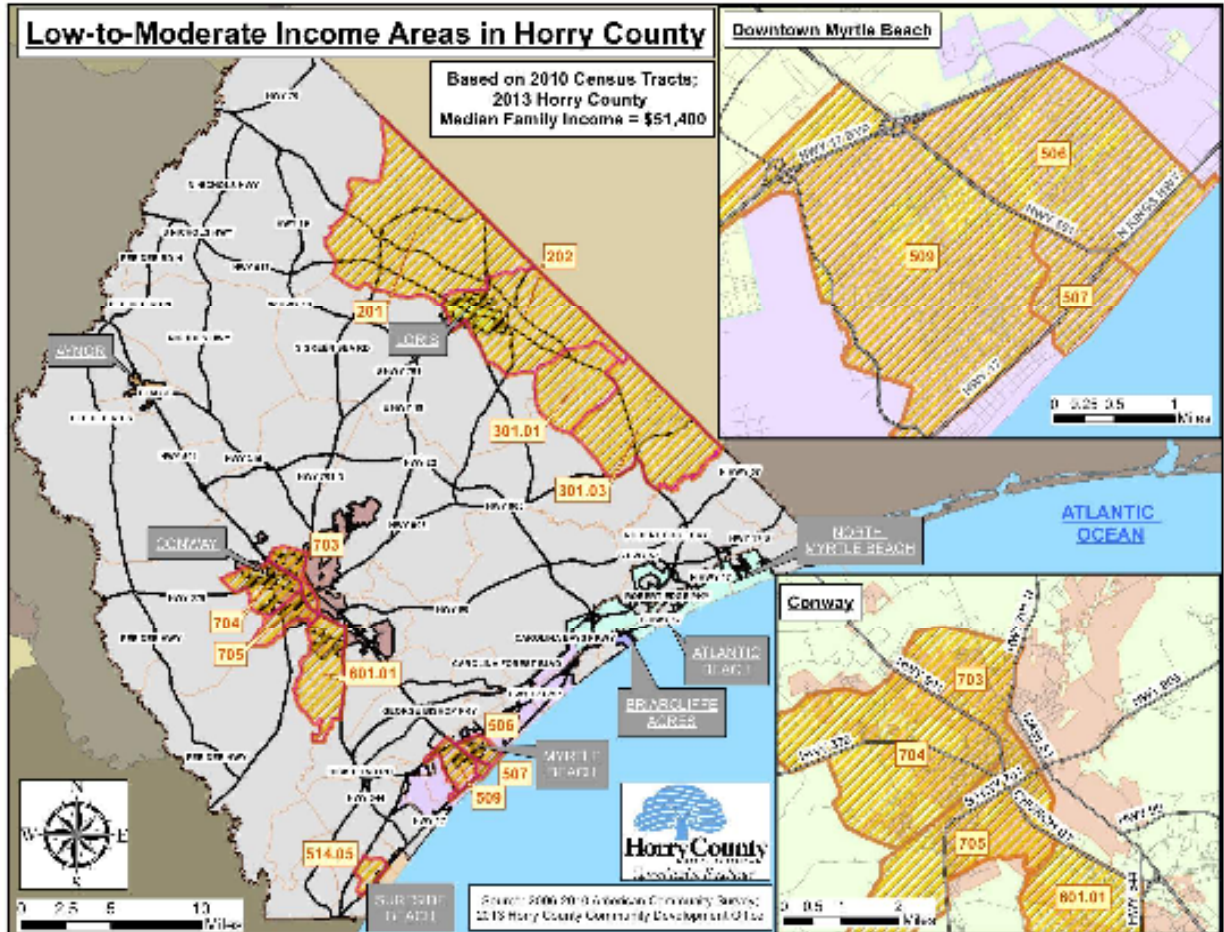
This section assesses the housing needs in Horry County by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Horry's citizens. The main housing problems looked at are: (a) cost-burdened households (b) substandard housing (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are blacks more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in Horry is crucial in aiding the County set evidence-based priorities for the CDBG program.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are looked at.

LOW-TO-MODERATE INCOME AREAS

The following map highlights LMI areas throughout Horry County with a focus on Conway and Myrtle Beach.



NA-10 Housing Needs Assessment - 24 CFR 91.205 (amebic)

SUMMARY OF HOUSING NEEDS

Horry County has experienced continuous, explosive growth over the past few decades. According to the most recent Census the 2010 the population was 269,291. That represents a 52% population growth since the year 2000. Horry has been the fastest growing county in South Carolina for many years, and continues to be so. Beautiful natural amenities, world-class entertainment and recreation, and a growing economy are amongst a host of factors that make Horry a place people want live. The chart below highlights demographic changes in population, number of households, and income between 2000 and 2010.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	177,743	237,006	33%
Households	72,816	101,451	39%
Median Income	\$36,470.00	\$0.00	-100%

Table 4 - Housing Needs Assessment Demographics

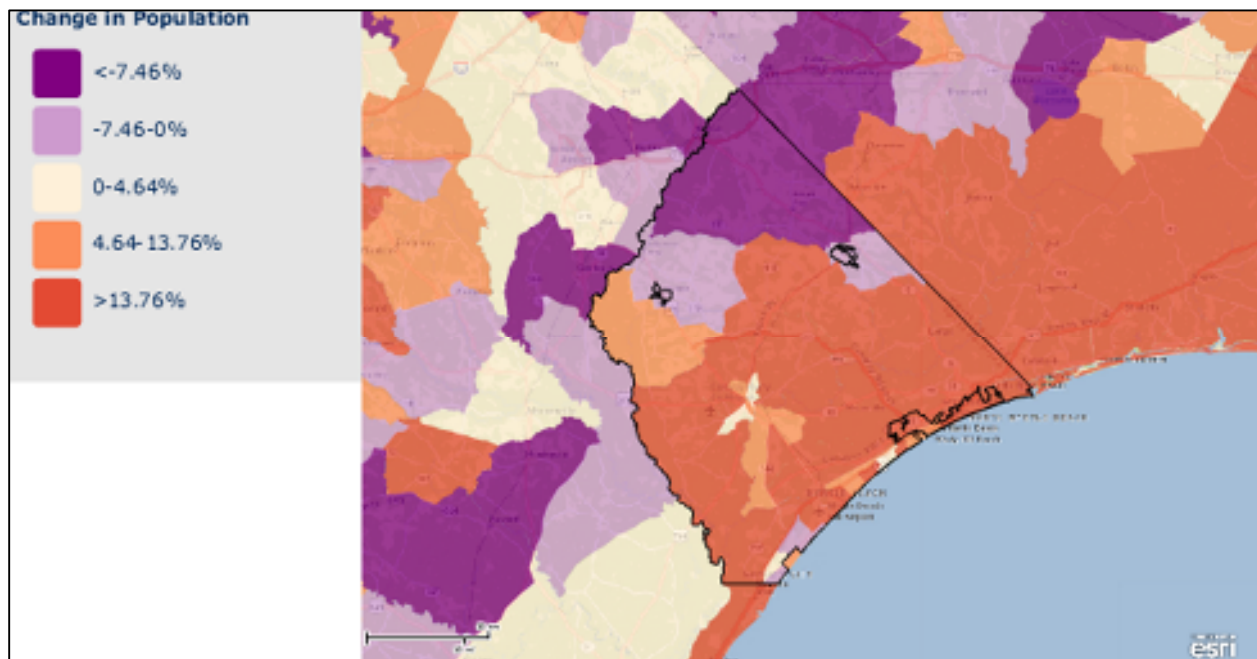
Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

DEMOGRAPHIC MAPS

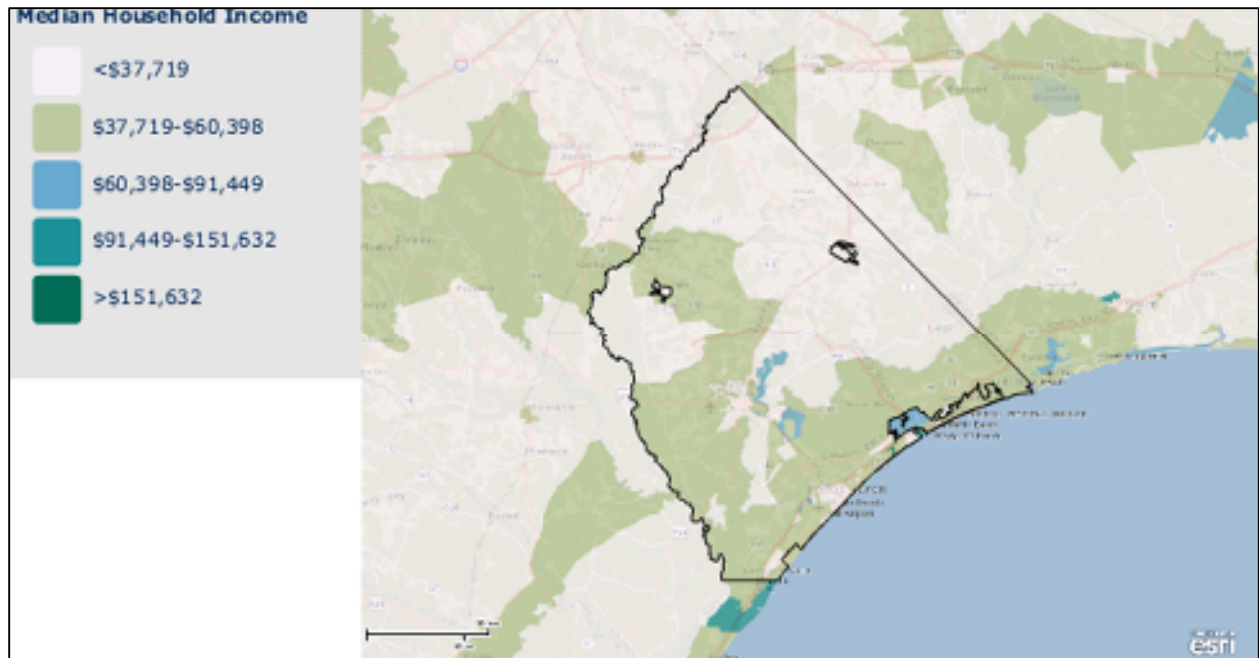
This series of map visually display the geographic distribution of demographic trends in Horry across a few key indicators. Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2009 American Community Survey (ACS). Where possible, the actual data used in the tables and text throughout the plan is from the more current 2010 Census and 2011 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations, not precise values.

Population Change

HORRY COUNTY POPULATION CHANGE, 2000-2009

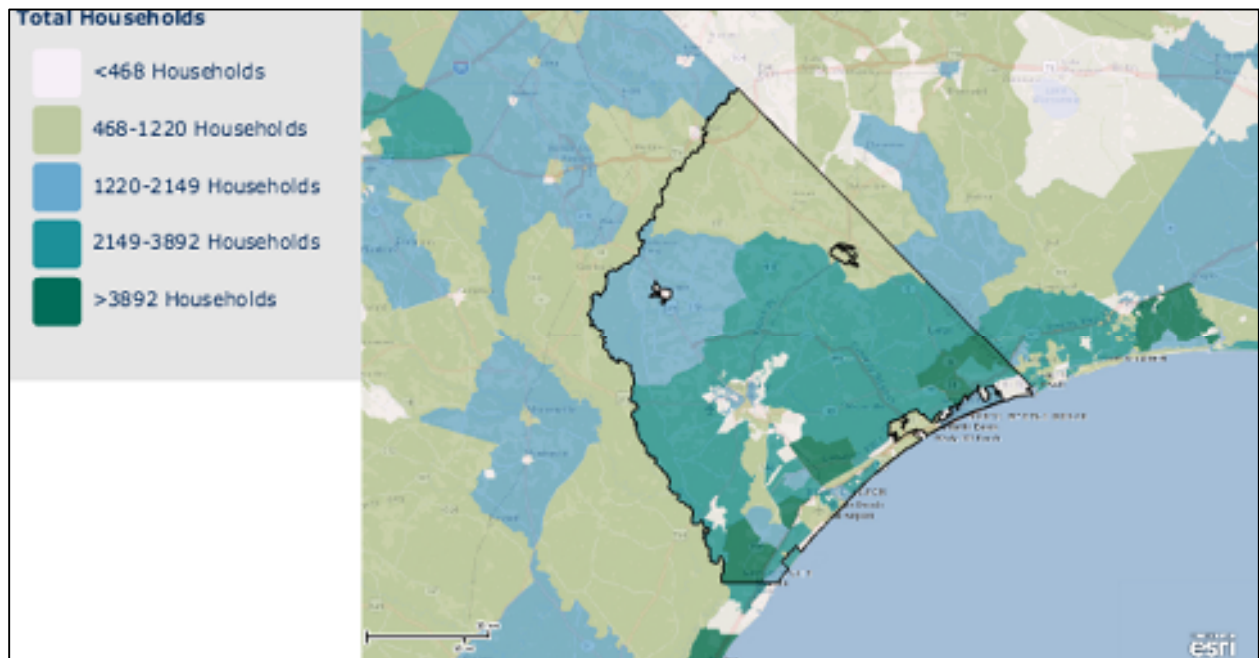


The map above visually displays the distribution of Horry's extensive population growth within the county over the last decade. The orange and red shaded areas indicate higher rates of growth in the county, whereas the purple shaded areas of the map indicate population decline. Much of the county continues to experience increases in population, with the coastal communities of Myrtle Beach and North Myrtle Beach, along with City of Conway, experiencing the highest levels of growth. The northern, more rural parts of the County are losing population. The lighter purple areas around Aynor experienced approximately 4% population decline over the last ten years. The darker areas in the northern most section of the county saw declines ranging from 7 to 17 percent.



HORRY COUNTY MEDIAN HOUSEHOLD INCOME

The above map displays median household income levels throughout Horry County. There is a significant amount of, but not complete, overlap between the higher income areas of the county and those areas experiencing population growth.



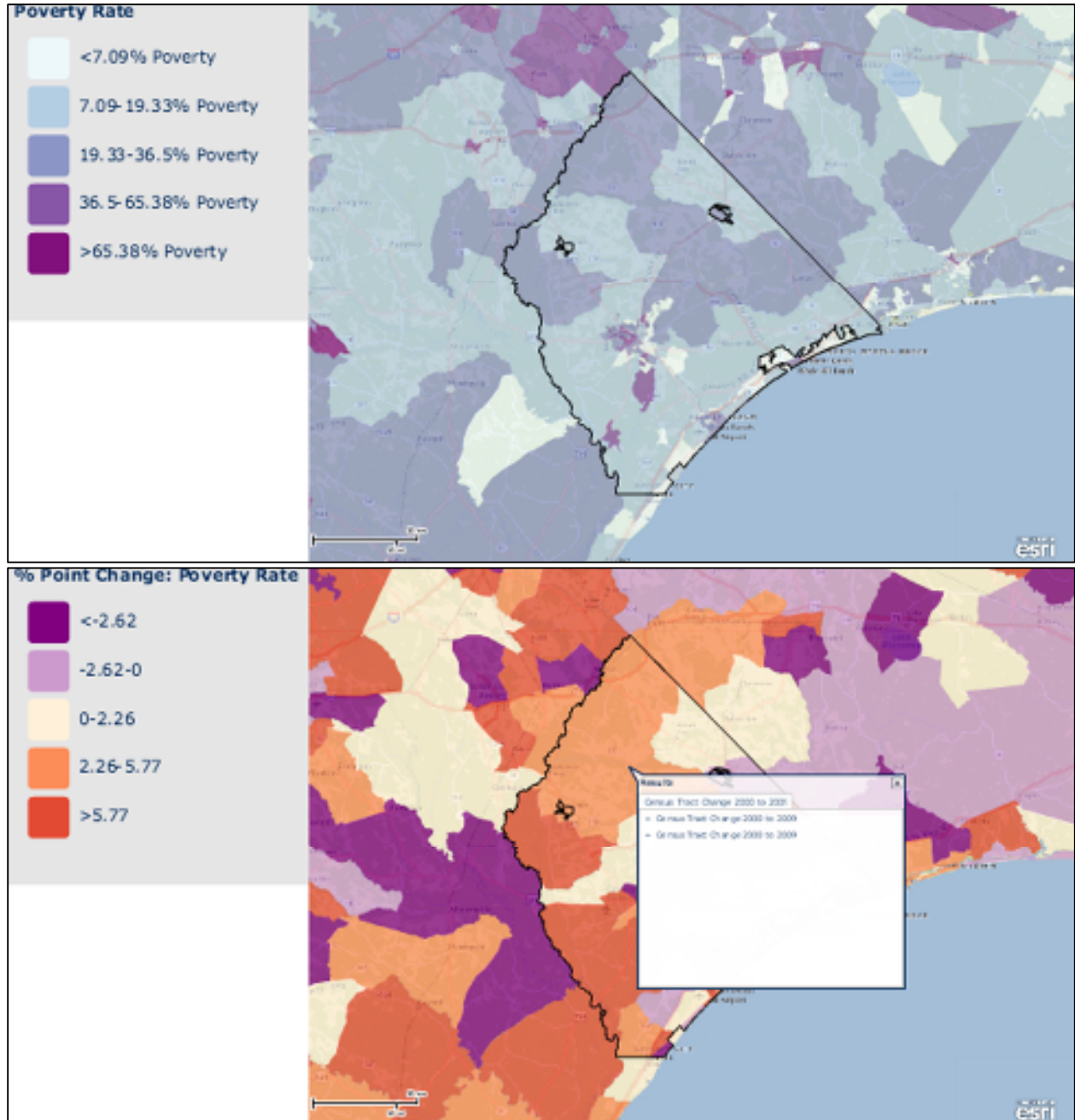
HOUSING DENSITY

The above map shows the distribution of households in Horry County. Horry’s household density is highest in the coastal communities and decreases towards the northern, more rural parts of the County

POVERTY

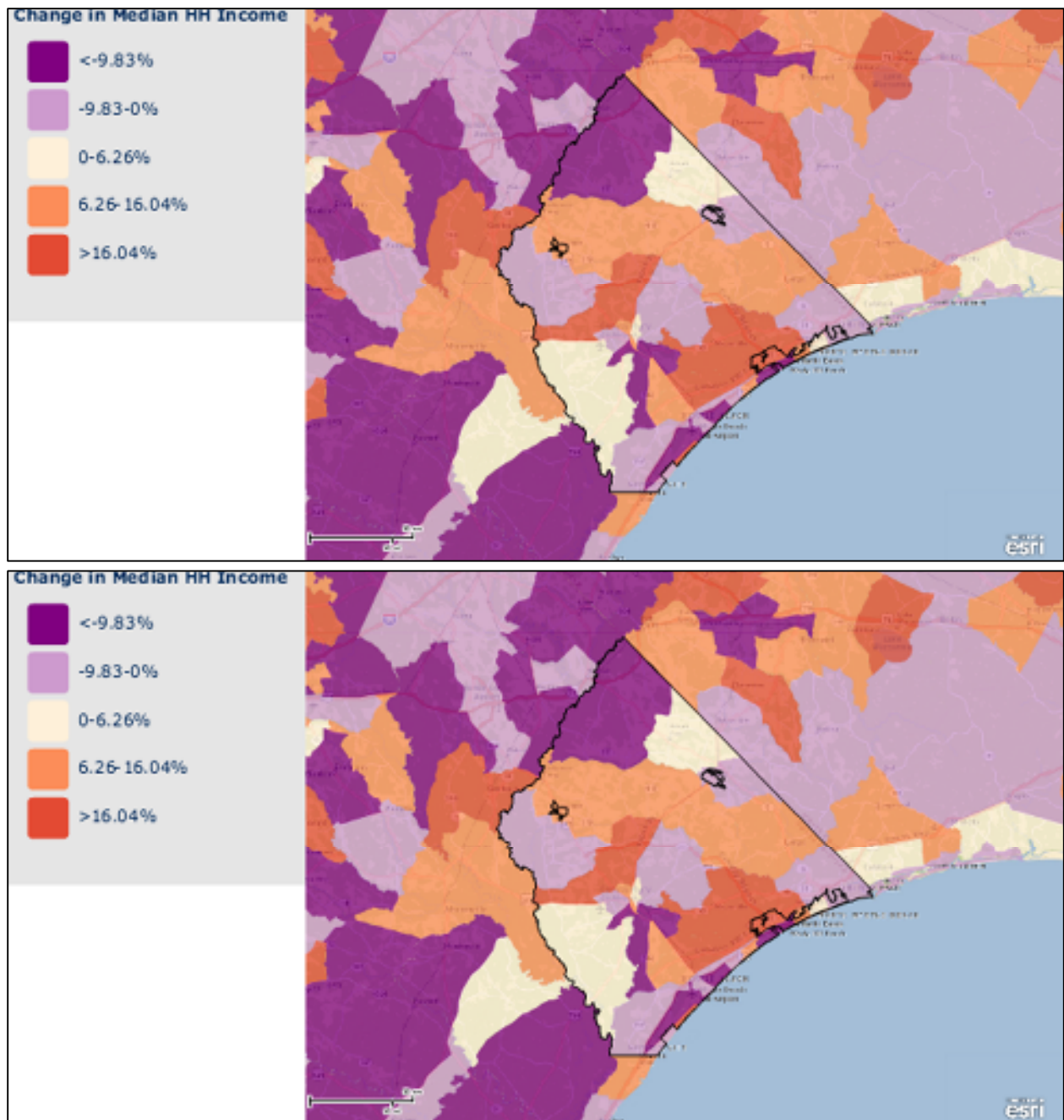
HORRY COUNTY POVERTY RATE

This map shows the distribution of poverty throughout Horry County. Highest poverty rates are found in the more rural communities of the County specifically in the central and northwest unincorporated areas.



HORRY COUNTY CHANGE IN POVERTY RATE, 2000-2009

Changes in Household Income

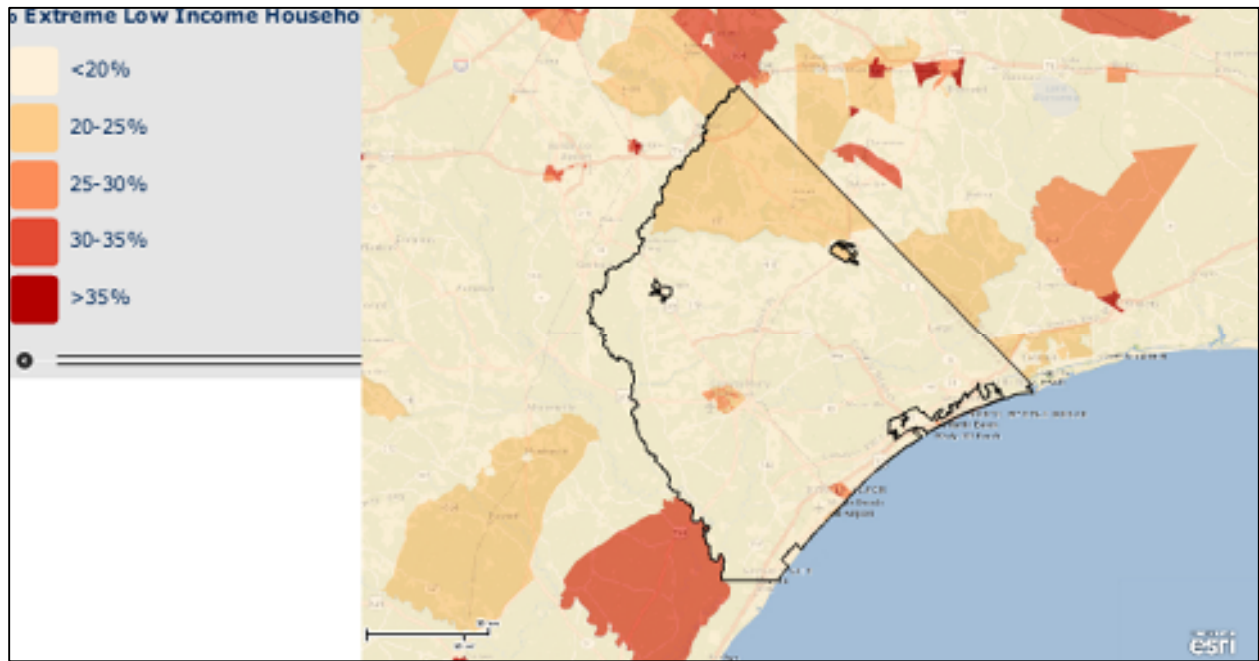


Horry County Change in Median Household Income, 2000-2009

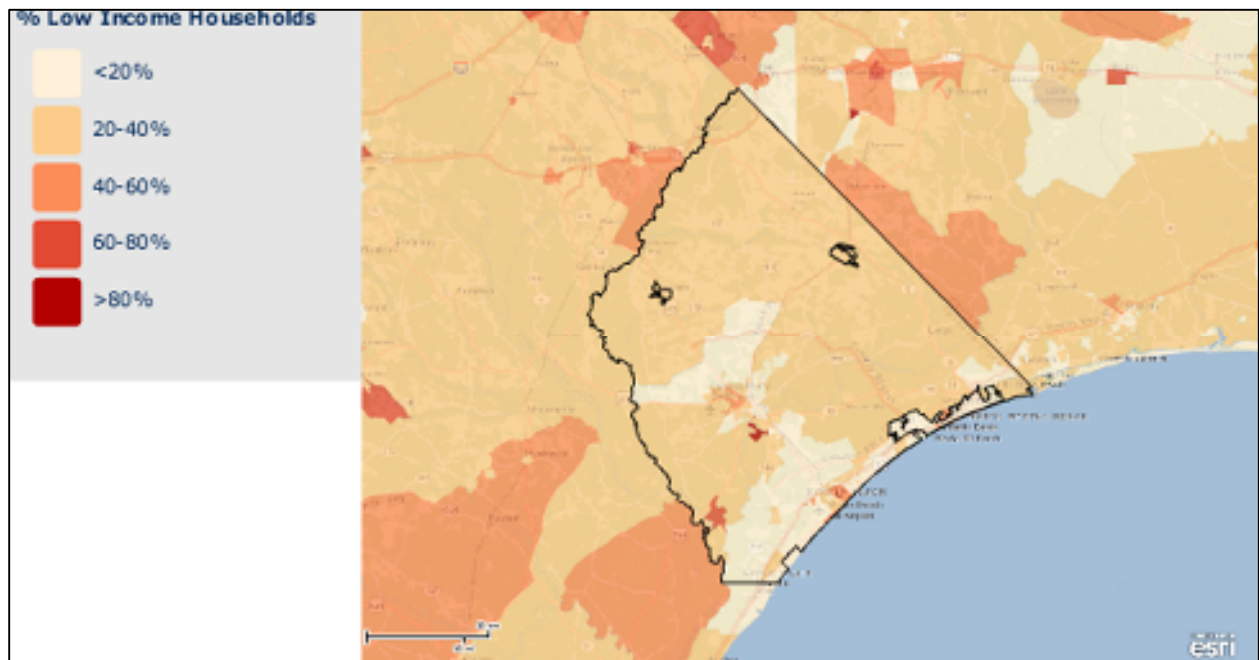
This map shows changes in median household income throughout the County from 2000 to 2009.

HOUSEHOLD INCOMES

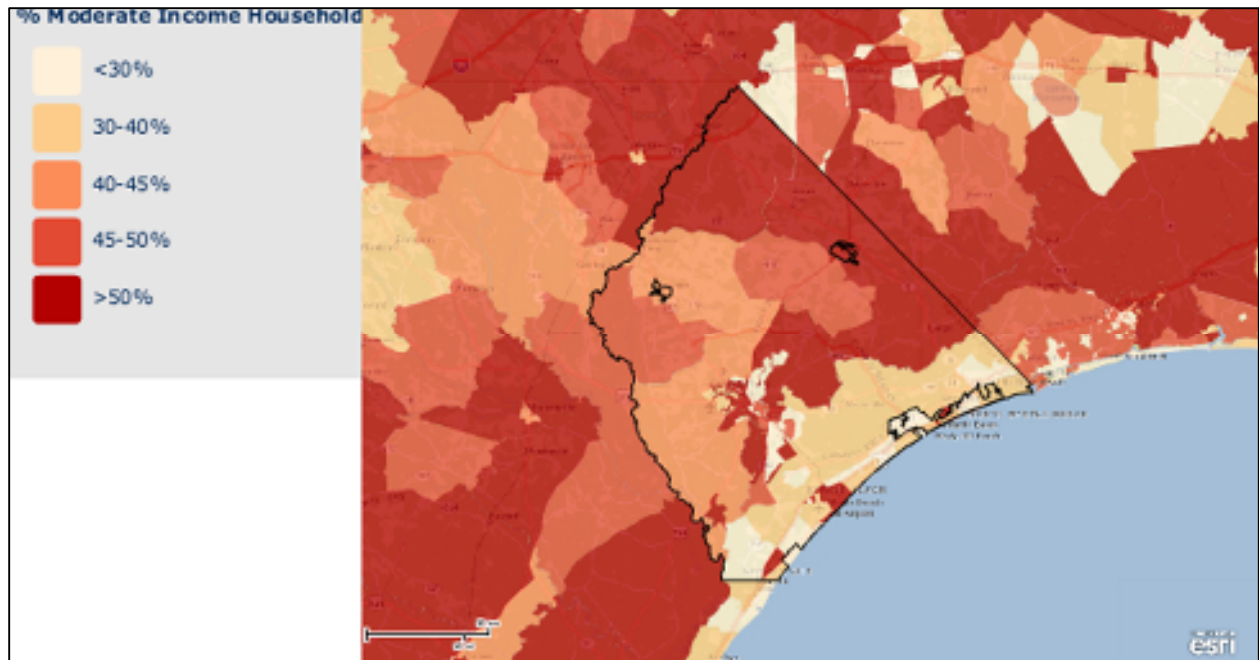
The maps below detail the prevalence of Extremely Low Income, Low Income and Moderate Income households in Horry County. Lowest household incomes are found in the northwest corner of the County while low to moderate income households are virtually spread throughout the County.



EXTREMELY LOW INCOME HOUSEHOLDS



LOW INCOME HOUSEHOLDS



MODERATE INCOME HOUSEHOLDS

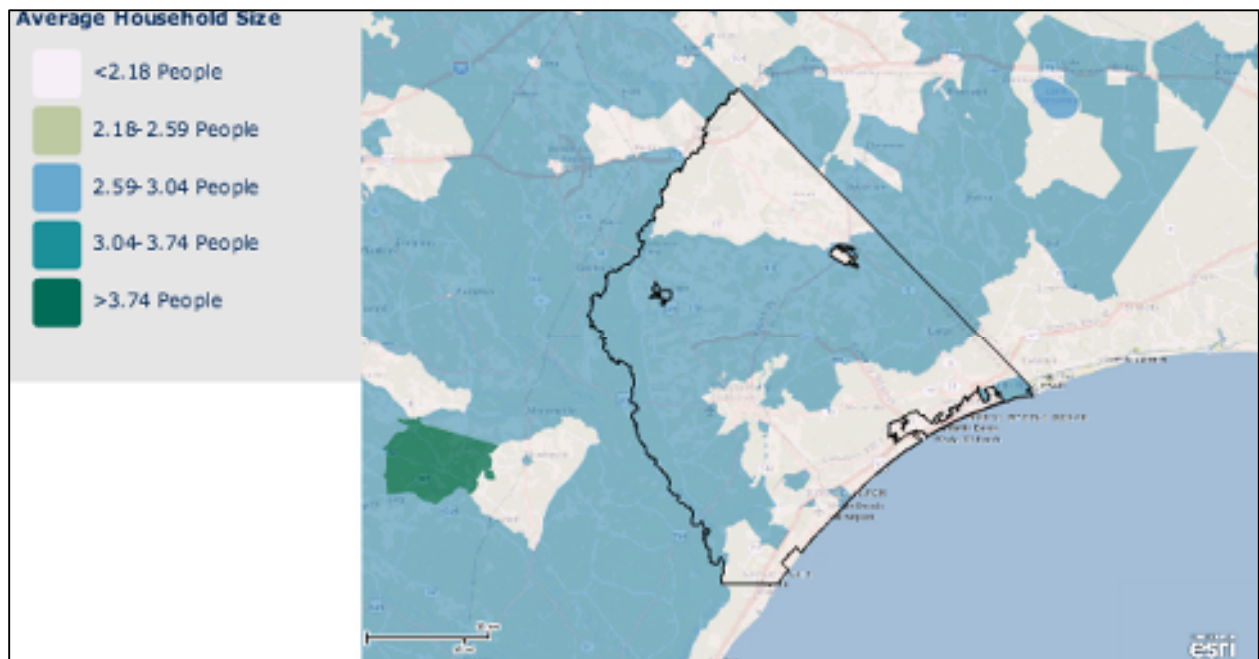
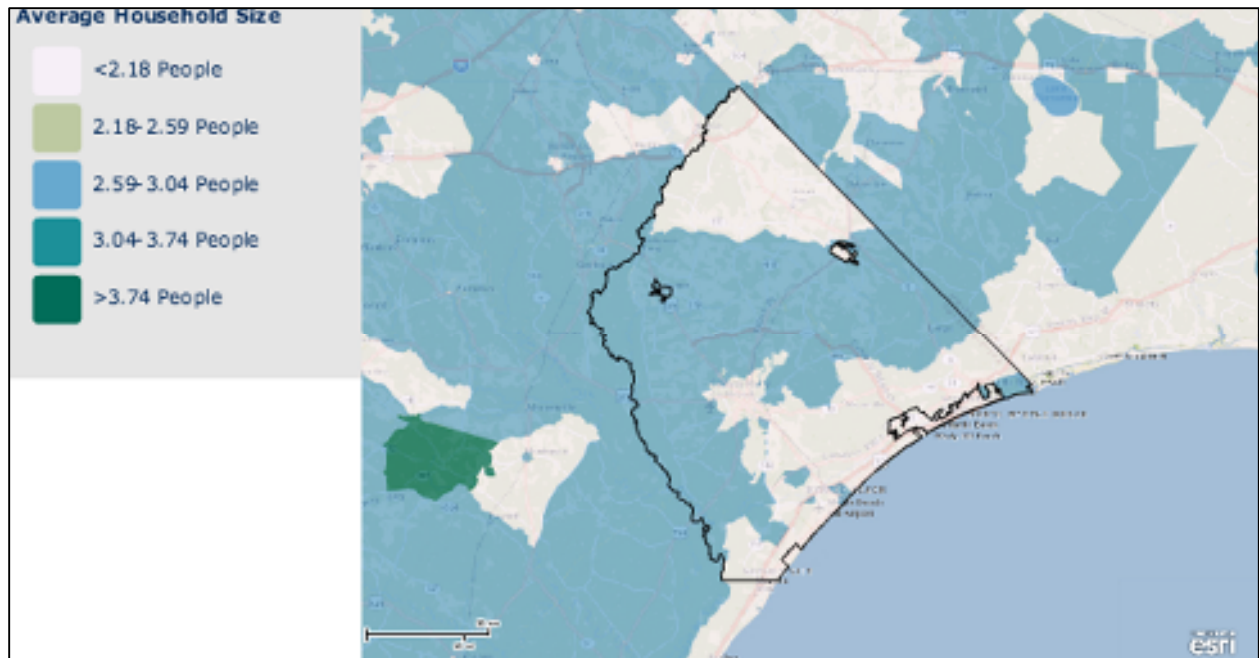
NUMBER OF HOUSEHOLDS TABLE

This table breaks down family dynamics and income in Horry County using 2009 CHAS data. The percentages of large and small families in each income bracket is pretty similar, though small families are much more prevalent in absolute terms. Approximately 8% of small families and 7% of large families made 30% or less than the HUD Adjust Median Family Income (HAMFI). Approximately 9% of small families and 11% of large families were the in 30-50% HAMFI range. Finally, approximately 70% of small families and 65% of large families were in the 80-100% HAMFI range.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	9,870	10,975	17,060	10,335	53,210
Small Family Households *	3,335	3,755	5,900	3,995	26,495
Large Family Households *	415	685	924	605	3,415
Household contains at least one person 62-74 years of age	1,555	2,190	3,725	2,259	12,415
Household contains at least one person age 75 or older	880	1,750	2,264	1,115	4,215
Households with one or more children 6 years old or younger *	2,018	2,144	2,905	1,694	5,849
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data 2006-2010 CHAS
Source:



HORRY COUNTY AVERAGE HOUSEHOLD SIZE

This map displays the average household size in Horry County.

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	139	84	33	381	30	40	40	105	215
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	345	435	865	370	2,015	50	15	90	0	155
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	180	180	294	265	919	44	69	124	45	282
Housing cost burden greater than 50% of income (and none of the above problems)	3,545	1,655	360	20	5,580	2,650	2,180	1,890	565	7,285

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	270	1,680	2,375	700	5,025	790	1,315	2,605	2,075	6,785
Zero/negative Income (and none of the above problems)	385	0	0	0	385	399	0	0	0	399

Table 6 – Housing Problems Table

Data 2006-2010 CHAS
Source:

The above table provides a big-picture overview of housing problems in Horry County. Using 2009 CHAS data it provides the numbers of households experiencing each category of housing problem broken about income ranges and owner/renter status. For example, looking at the first data cell (top left) we see that 90 renter households in Horry County made 30% or below area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the biggest housing problem in Horry in terms of sheer numbers. The data indicate that overcrowding is also a relatively prevalent housing problem in the area. The sections below provide more detail and break these issues down further.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,195	2,410	1,599	690	8,894	2,790	2,300	2,145	715	7,950
Having none of four housing problems	860	2,460	4,420	2,795	10,535	1,235	3,805	8,900	6,135	20,075

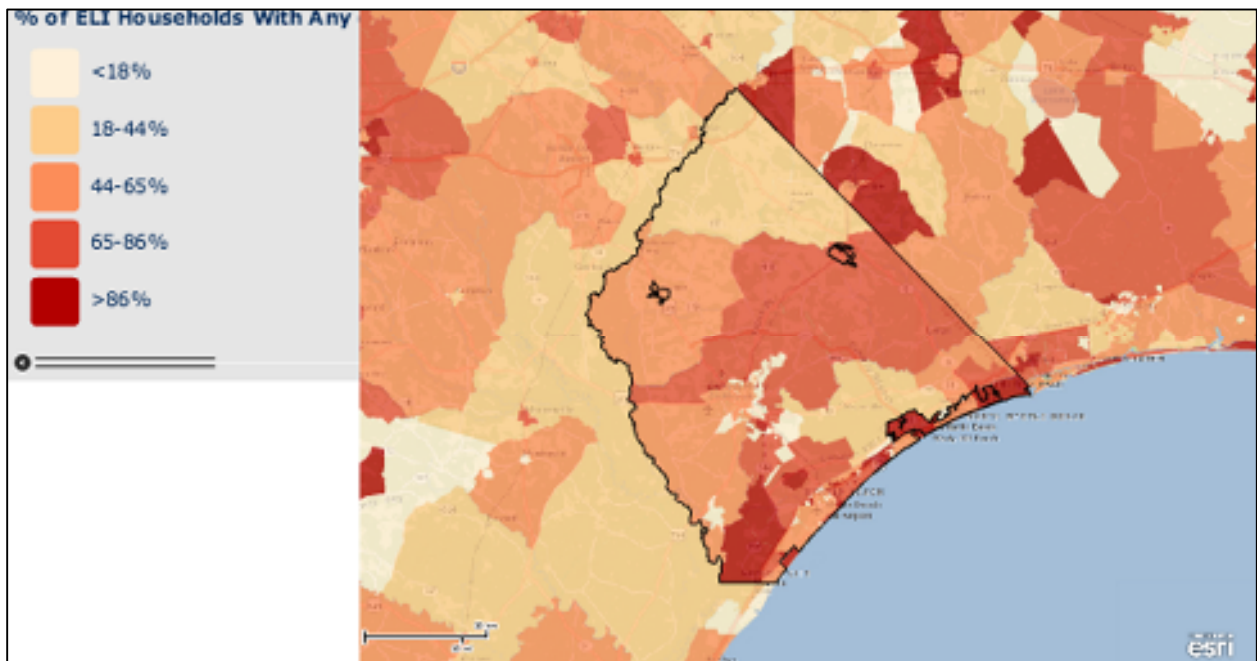
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	385	0	0	0	385	399	0	0	0	399

Table 7 – Housing Problems 2

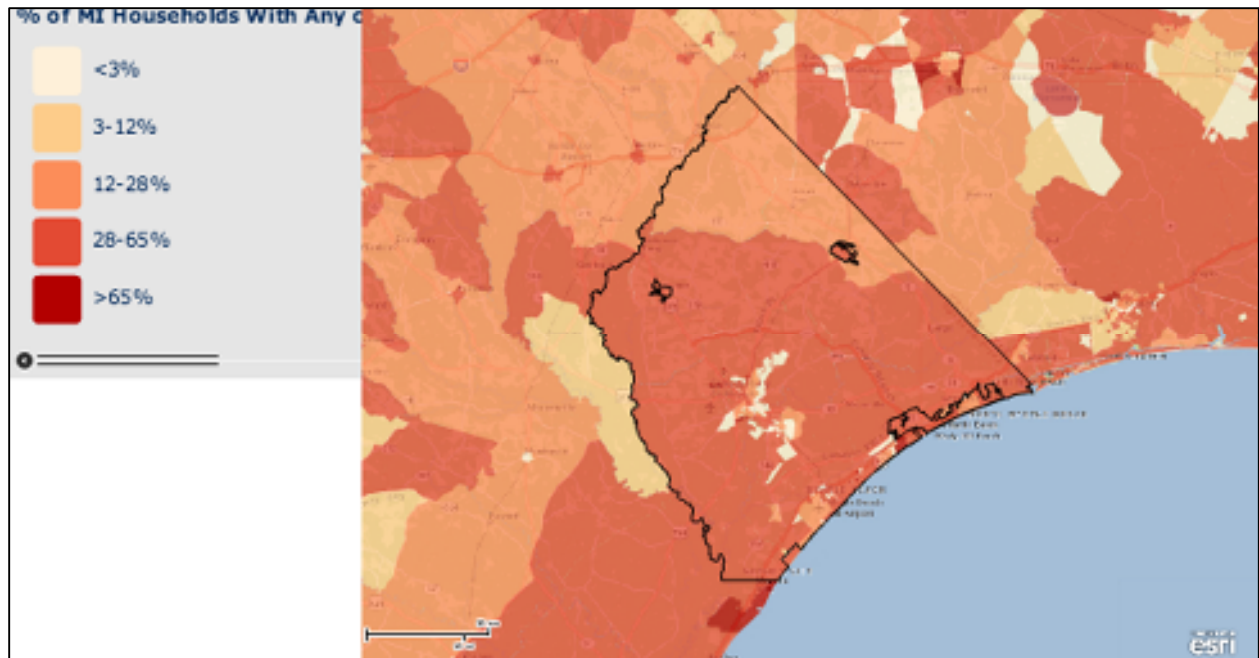
Data 2006-2010 CHAS
Source:

The above table shows households with at least one severe housing problem broken out by income and occupancy. The broad trend in the data is simply the lower the income in a household, the greater presence of severe housing problems.

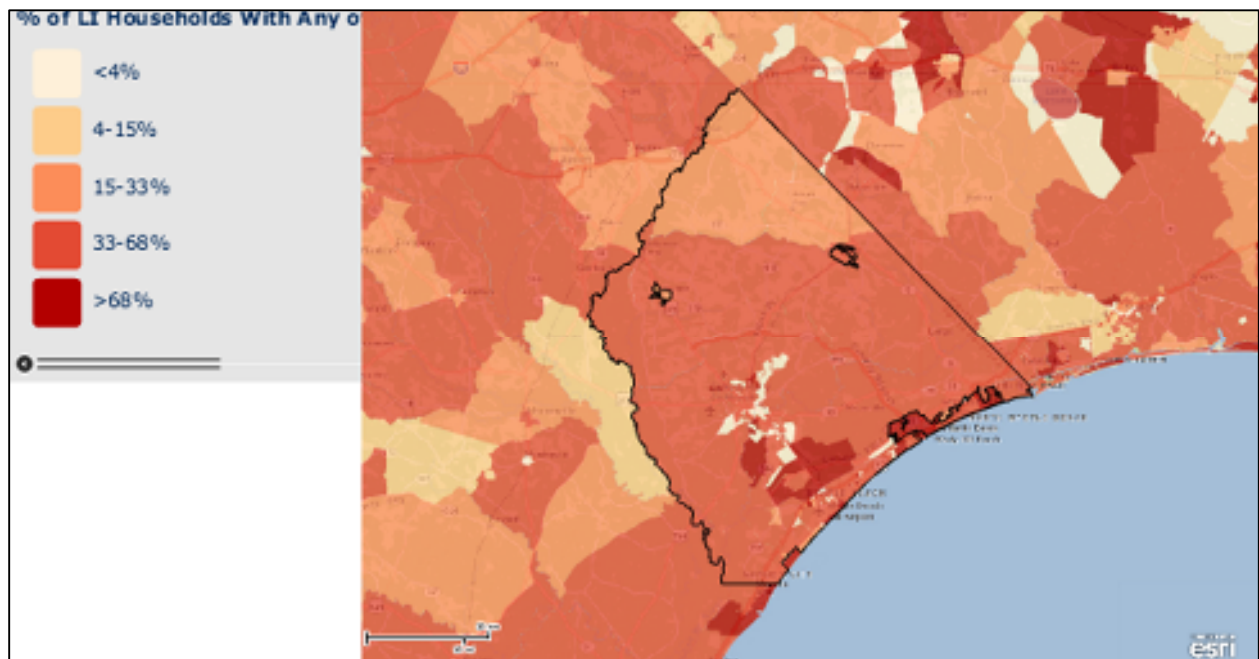
The following three maps show the percentage of extremely low income, low income, and moderate income households that have at least one severe housing problem.



PERCENTAGE OF EXTREMELY LOW INCOME HOUSEHOLDS WITH AT LEAST ONE SEVERE HOUSING PROBLEM



PERCENTAGE OF MODERATE INCOME HOUSEHOLDS WITH AT LEAST ONE SEVERE HOUSING PROBLEM



PERCENTAGE OF LOW INCOME HOUSEHOLDS WITH AT LEAST ONE SEVERE HOUSING PROBLEM

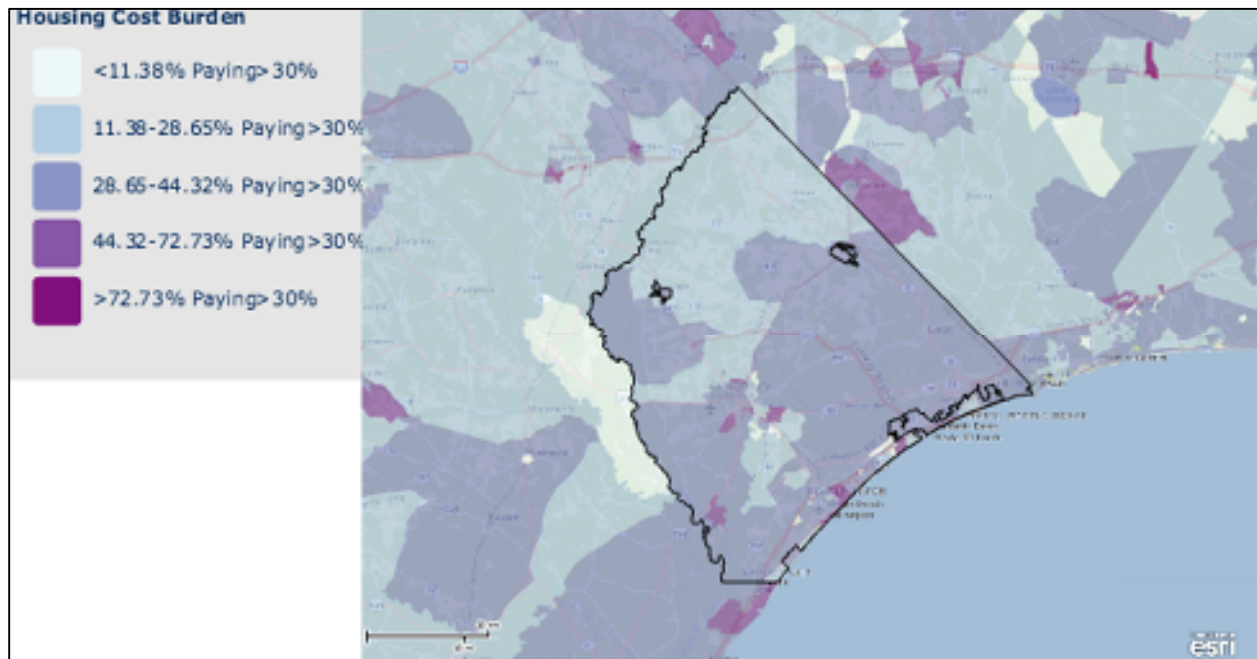
3. Cost Burden > 30%

This table displays 2009 CHAS data on cost burdened households in Horry County. HUD defines cost burden as paying more than 30% monthly income on housing costs. At the time the CHAS data renters and owners were almost equally cost burdened in terms of total households – with 10,685 renters and 11,640 owners paying more 30% of their income on housing. There is, though, a significant disparity between elderly renters and owners. 1,171 elderly renters were reported as cost burdened, whereas 4,055 elderly home owners had a cost burden. That is a disparity of almost 3.5 times.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,000	1,757	1,404	5,161	880	1,170	1,910	3,960
Large Related	195	284	219	698	105	175	145	425
Elderly	439	439	368	1,246	1,214	1,443	1,184	3,841
Other	1,635	1,549	1,535	4,719	1,305	775	1,325	3,405
Total need by income	4,269	4,029	3,526	11,824	3,504	3,563	4,564	11,631

Table 8 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:



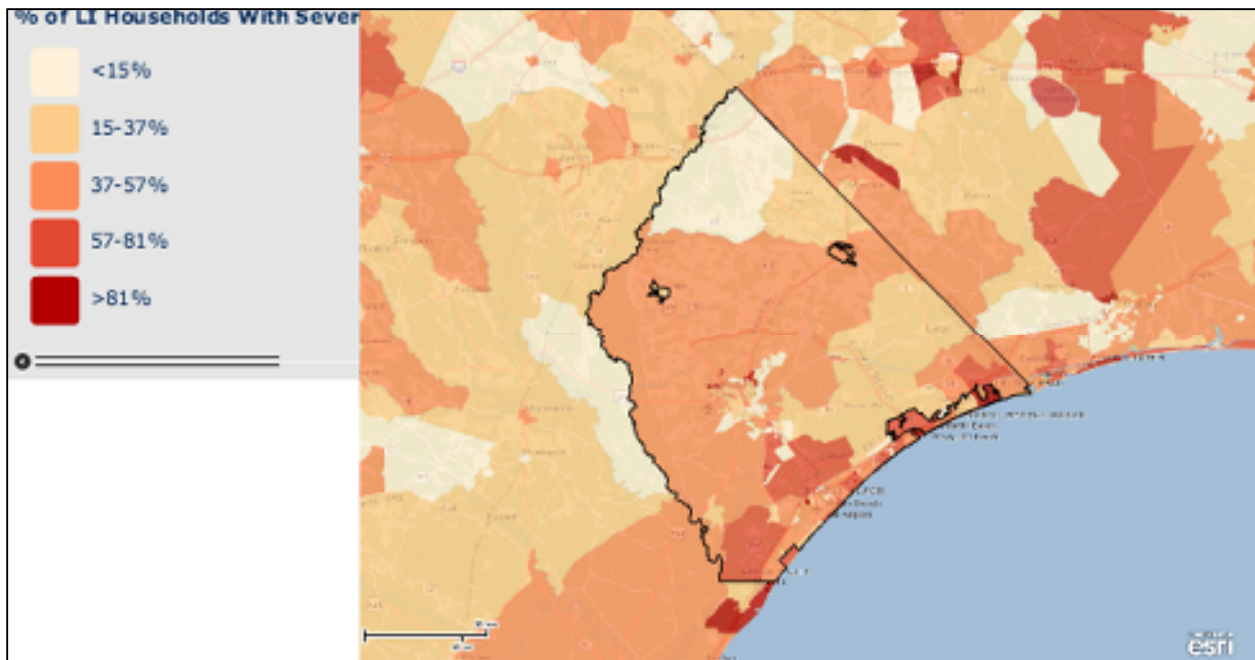
COST BURDENED HOUSEHOLD

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,865	709	134	2,708	675	745	785	2,205
Large Related	185	39	10	234	105	95	80	280
Elderly	339	269	60	668	849	780	525	2,154
Other	1,600	944	170	2,714	1,070	575	530	2,175
Total need by income	3,989	1,961	374	6,324	2,699	2,195	1,920	6,814

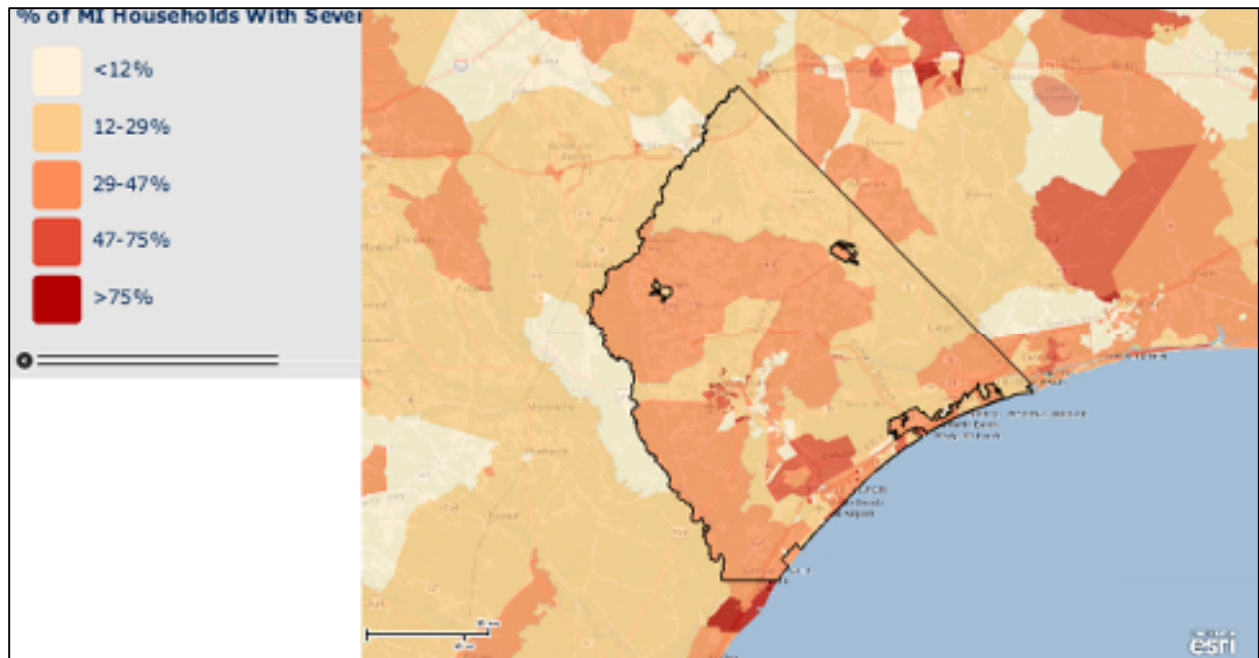
Table 9 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

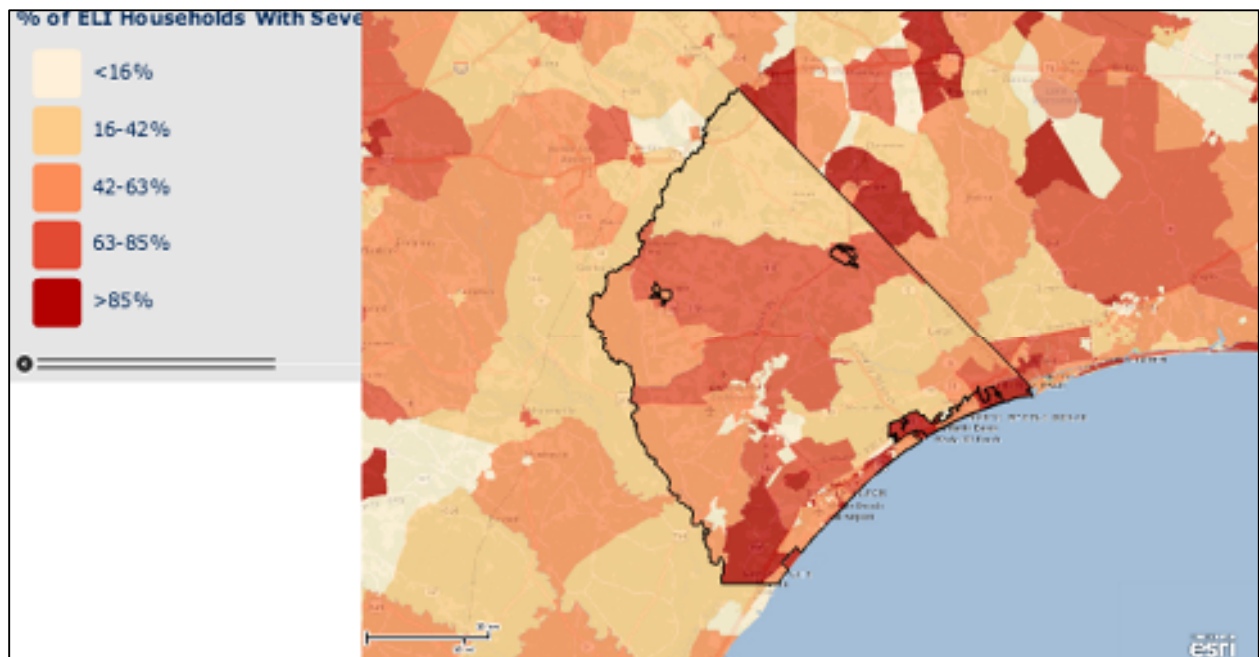


SEVERELY BURDENED LOW INCOME HOUSEHOLDS

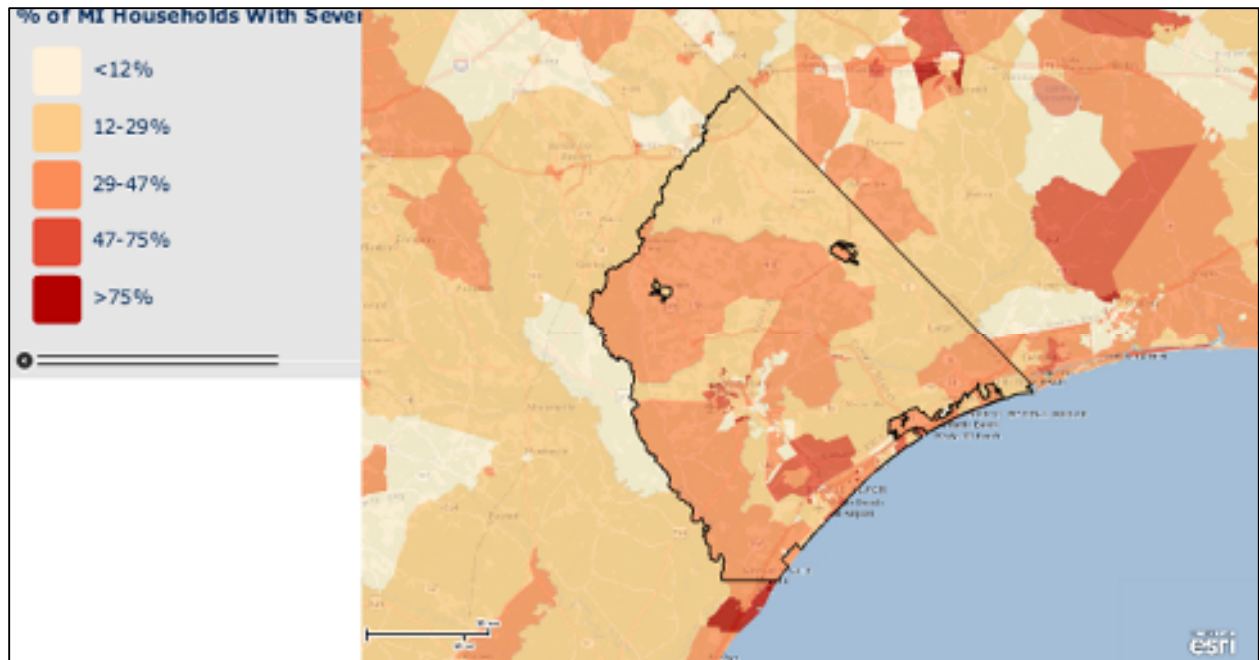
The data above highlights the problem of severe cost burden in Horry County, which is defined as paying more than 50% of household income on housing costs. The trends amongst severely cost-burdened households are largely the same as the cost-burdened information discussed above. On the whole, owners and renters are cost-burdened at roughly the same rate, with owners being slightly more burdened than renters. Likewise, many more elderly homeowners (3.8 times more) are severely cost-burdened than elderly renters.



SEVERELY COST BURDENED MODERATE INCOME HOUSEHOLDS



SEVERELY COST BURDENED EXTREMELY LOW INCOME HOUSEHOLDS



SEVERELY COST BURDENED MODERATE INCOME HOUSEHOLDS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	365	330	575	310	1,580	54	44	99	25	222
Multiple, unrelated family households	75	80	34	35	224	40	40	60	20	160
Other, non-family households	80	205	555	290	1,130	0	0	55	0	55
Total need by income	520	615	1,164	635	2,934	94	84	214	45	437

Table 10 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

Overcrowding is defined as having more than one person per room in a household. Renters are overwhelmingly more likely to live in an overcrowded household compared to homeowners with 80% of all overcrowded households belonging to renters.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

Affordability is by far the largest housing problem in Horry County. The most recent Census estimates show 63.3% of renters and 44.2% of homeowners as paying more than 30% of their income on housing costs (2011 ACS). In total, 42,520 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

There are 1,164 units of substandard housing in the County - defined as either lacking complete plumbing or complete kitchen facilities. Of the 1,164 substandard units, 394 housing units lacked complete plumbing facilities and 770 lacked complete kitchen facilities. While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having over 1,100 households living without adequate, basic facilities is a problem that needs addressing.

Furthermore, there is reason to conclude the problem of substandard housing, when looked at from a broader view, is much more pervasive. As indicated below in the Market Analysis, Horry has a large number of older homes that comprise its housing stock. There is a litany of problems associated with an older housing stock -including energy inefficiency and deferred maintenance issues – and these problems have a greater impact on low-income populations. The prevalence of dilapidated homes in need of rehabilitation is confirmed by windshield surveys conducted by Horry County's Planning Department and from consultation with housing organizations.

Recent Census figures estimate that there are 4,324 overcrowded households in Horry County.

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

The 2009 CHAS data, while yielding different totals than the recent Census, provides a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range is statistically more likely to have at least one problem than other income ranges, though not by a huge margin.

With both renters and owners, extremely low-income (30% AMI and below) households show a greater existence of severe housing problems. 3,740 extremely low-income renters have at least one severe housing problem, and 3,120 extremely low-income homeowners have at least one severe housing problem (2009 CHAS).

Renters are much more likely to live in an overcrowded household. 2009 CHAS data estimated that 80% of overcrowded households were renters.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(c)/91.305(c)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE

These issues are addressed in the Homeless Needs Assessment.

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES:

NA

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS

These issues are addressed in the Homeless Needs Assessment.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

This section compares the existence of housing problems amongst racial groups against that as the jurisdiction as whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

This table looks at housing problems amongst different racial populations in the 0-30% AMI range. Whites accounted for 65.5% of households with at least one housing problem in this income bracket. 29% of black households in the 0-30% AMI range were living with at least one housing problem. 2.4% of Hispanics making 0-30% of AMI had at least one housing problem.

0%-30% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,860	1,425	795
White	5,805	925	480
Black / African American	2,590	500	270
Asian	60	0	35
American Indian, Alaska Native	140	0	0
Pacific Islander	0	0	0
Hispanic	215	0	10

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

This table looks at housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 70% of households with at least one housing problem in this income bracket. 22% of black households in the 30-50% AMI range were living with at least one housing problem. 5% of Hispanics making 30-50% of AMI had at least one housing problem.

30%-50% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,120	4,140	0
White	5,675	3,095	0
Black / African American	1,765	925	0
Asian	135	4	0
American Indian, Alaska Native	4	19	0
Pacific Islander	0	0	0
Hispanic	420	60	0

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Data 2006-2010 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

The table below looks at housing problems amongst different racial populations in the 50-80% AMI range. Whites accounted for 79% of households with at least one housing problem in this income bracket. 14% of black households in the 50-80% AMI range were living with at least one housing problem. 5% of Hispanics making 50-80% of AMI had at least one housing problem.

50%-80% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,575	9,355	0
White	6,780	7,040	0
Black / African American	1,210	1,875	0
Asian	65	85	0
American Indian, Alaska Native	4	20	0
Pacific Islander	0	0	0
Hispanic	445	285	0

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Data 2006-2010 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

This table looks at housing problems amongst different racial populations in the 80-100% AMI range. Whites accounted for 83% of households with at least one housing problem in this income bracket. 12.5% of black households in the 80-100% AMI range were living with at least one housing problem. 2.2% of Hispanics making 80-100% of AMI had at least one housing problem.

80%-100% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,750	7,780	0
White	3,955	6,605	0
Black / African American	595	780	0
Asian	25	120	0
American Indian, Alaska Native	60	20	0
Pacific Islander	0	0	0
Hispanic	105	205	0

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Data 2006-2010 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

DISCUSSION

In the 0%-30% AMI category, Asians, American Indians, and Hispanics have a disproportionately greater need. These populations are small in number, but 100% of each of these ethnic groups in this income range has at least one housing problem.

In the 30%-50% AMI category, Asians and Hispanics have a disproportionately greater need. 66.2% of all households in this income range had at least one housing problem, where 97% of Asians and 87.5% of Hispanics did.

Hispanics were the only group in the 50%-80% AMI to display a disproportionately greater need. 47.8% of 50%-80% AMI households in the jurisdiction as whole had at least one housing problem, while 61% of Hispanics in this income category had at least one problem.

American Indians were the only group in the 80%-100% AMI to display a disproportionately greater need. 38% of 80%-100% AMI households in the jurisdiction as whole had at least one housing problem, while 75% of Hispanics in this income category had at least one problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

This section compares the existence of severe housing problems amongst racial groups against that as the jurisdiction as whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

This table looks at severe housing problems amongst different racial populations in the 0-30% AMI range. Whites accounted for 67% of households with at least one severe housing problem in this income bracket. 28% of black households in the 0-30% AMI range were living with at least one severe housing problem. 2.8% of Hispanics making 0-30% of AMI had at least one severe housing problem.

0%-30% OF AREA MEDIAN INCOME

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,530	2,765	795
White	5,045	1,685	480
Black / African American	2,105	990	270
Asian	50	10	35
American Indian, Alaska Native	70	75	0
Pacific Islander	0	0	0
Hispanic	215	0	10

Table 15 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

This table looks at severe housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 74% of households with at least one severe housing problem in this income bracket.

17% of black households in the 30-50% AMI range were living with at least one severe housing problem. 5% of Hispanics making 30-50% of AMI had at least one severe housing problem.

This table looks at severe housing problems amongst different racial populations in the 30-50% AMI range. Whites accounted for 74% of households with at least one severe housing problem in this income bracket. 17% of black households in the 30-50% AMI range were living with at least one severe housing problem. 5% of Hispanics making 30-50% of AMI had at least one severe housing problem.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,655	7,600	0
White	3,465	5,305	0
Black / African American	795	1,895	0
Asian	70	69	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	0	0
Hispanic	245	230	0

Table 16 – Severe Housing Problems 30 - 50% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

This table looks at severe housing problems amongst different racial populations in the 50-80% AMI range. Whites accounted for 75% of households with at least one severe housing problem in this income bracket. 17.5% of black households in the 50-80% AMI range were living with at least one severe housing problem. 5.7% of Hispanics making 50-80% of AMI had at least one severe housing problem.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,075	14,865	0
White	2,315	11,510	0
Black / African American	540	2,550	0
Asian	4	145	0
American Indian, Alaska Native	4	20	0
Pacific Islander	0	0	0
Hispanic	175	560	0

Table 17 – Severe Housing Problems 50 - 80% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

This table looks at severe housing problems amongst different racial populations in the 80-100% AMI range. Whites accounted for 88% of households with at least one severe housing problem in this income bracket. 10% of black households in the 80-100% AMI range were living with at least one severe housing problem. 2.2% of Hispanics making 80-100% of AMI had at least one severe housing problem.

80%-100% OF AREA MEDIAN INCOME

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,100	11,430	0
White	970	9,595	0
Black / African American	110	1,270	0
Asian	0	145	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	25	280	0

Table 18 – Severe Housing Problems 80 - 100% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

DISCUSSION

When it comes to severe housing problems, Asians and Hispanics were the only ethnic groups that experienced disproportionately greater need. 73.1% of all people the 0%-30% income range were categorized as having one or more severe housing problems, while 83.3% of Asians and 100% of Hispanics were living with severe housing problems. 38% of all people in the 30%-50% AMI range were reported as having severe housing problems, while 50% of Asians and 51.5% of Hispanics fell in this category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

This section compares the existence of housing cost burden amongst racial groups against that as the jurisdiction as whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden.

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

HOUSING COST BURDEN

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	71,615	19,555	14,675	865
White	61,230	15,145	11,235	525
Black / African American	7,645	3,185	2,715	295
Asian	575	220	130	35
American Indian, Alaska Native	160	140	70	0
Pacific Islander	0	10	0	0
Hispanic	1,695	700	390	10

Table 19 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

DISCUSSION

When looking at housing cost burden, Hispanics and Pacific Islanders were the only ethnic group that experienced disproportionately greater need. 18.5% of all people in the jurisdiction were paying between 30% and 50% of their income on housing, while 38% of Hispanics were cost burdened. Further, while a very small population statistically speaking (10 total), 100% of Pacific Islanders were paying between 30% and 50% of their income on housing.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

ARE THERE ANY INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED THAN THE NEEDS OF THAT INCOME CATEGORY AS A WHOLE?

In the 0%-30% AMI category, Asians, American Indians, and Hispanics have a disproportionately greater need. These populations are small in number, but 100% of each of these ethnic groups in this income range has at least one housing problem.

In the 30%-50% AMI category, Asians and Hispanics have a disproportionately greater need. 66.2% of all households in this income range had at least one housing problem, where 97% of Asians and 87.5% of Hispanics did.

Hispanics were the only group in the 50%-80% AMI to display a disproportionately greater need. 47.8% of 50%-80% AMI households in the jurisdiction as whole had at least one housing problem, while 61% of Hispanics in this income category had at least one problem.

American Indians were the only group in the 80%-100% AMI to display a disproportionately greater need. 38% of 80%-100% AMI households in the jurisdiction as whole had at least one housing problem, while 75% of Hispanics in this income category had at least one problem.

When it comes to severe housing problems, Asians and Hispanics were the only ethnic groups that experienced disproportionately greater need. 73.1% of all people the 0%-30% income range were categorized as having one or more severe housing problems, while 83.3% of Asians and 100% of Hispanics were living with severe housing problems. 38% of all people in the 30%-50% AMI range were reported as having severe housing problems, while 50% of Asians and 51.5% of Hispanics fell in this category.

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

These needs have been adequately identified in the above discussions as well as throughout the plan.

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Most of the groups suffering from disproportionately greater need are of very small populations, statistically speaking, thus it is difficult to pinpoint very precise locations. However, the priority target areas/communities the County has identified in the Strategic Plan (Race Path, Bucksport, Brooksville, Freemont, Cedar Branch, and Goretown) are likely to possess populations with greater need.

NA-35 Public Housing – 91.205(b)

INTRODUCTION

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Horry County is served directly by two housing authorities: the Housing Authority of Myrtle Beach the Housing Authority of Conway. The mission of the housing authorities in Myrtle Beach and Conway is similar to that of Horry County and the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. These complimentary goals will allow Horry County to work closely with HUD and the PHAs to encourage the participation of public housing residents in the County homebuyer programs.

Each housing authority administers the Section 8 Rental Assistance Program, which provides subsidies for privately owned housing for eligible applicants in the Housing Authority’s Service Area. Tenants are required to pay 30% of their income toward the rent and the Authority subsidizes the difference up to the Fair Market Rent established by the US Department of Housing and Urban Development (HUD) on an annual basis. Eligibility is primarily based on income and is established by HUD and adjusted annually. Each Authority’s Family Self-Sufficiency Program (FSS) is designed to help low-income families attain a better standard of living while promoting self-sufficiency. Participants sign a five-year contract that sets out specific goals to be accomplished during the time period including first time employment, higher education, establishment of a self-sustaining atmosphere, and the opportunity to establish and build an interest bearing escrow account. The account becomes available once the family has completed the FSS program and has been free of all public aid for 12 months.

The Myrtle Beach Housing Authority also offers a Housing Choice Voucher Homeownership program to housing voucher participants who have been receiving assistance for a period of at least one year and who are currently enrolled in the Family Self-Sufficiency Program (FSS). Program participants not enrolled in the FSS Program who wish to participate in the Homeownership Program must enroll in FSS before they are eligible to receive a homeownership voucher, if they are approved for a mortgage.

TOTALS IN USE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	775	56	593	54	0	61

Table 20 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

CHARACTERISTICS OF RESIDENTS

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	11,014	7,593	11,112	12,512	0	
Average length of stay	0	0	0	5	1	6	0	0	
Average Household size	0	0	0	2	2	2	1	0	
# Homeless at admission	0	0	0	46	19	0	27	0	
# of Elderly Program Participants (>62)	0	0	0	139	0	111	8	0	
# of Disabled Families	0	0	0	247	9	171	19	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	0	775	56	593	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 21 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

RACE OF RESIDENTS

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	344	31	233	38	0	33
Black/African American	0	0	0	425	25	355	16	0	27
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	3	0	2	0	0	1
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

ETHNICITY OF RESIDENTS

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	17	1	14	0	0	2
Not Hispanic	0	0	0	758	55	579	54	0	59

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS:

As of March 6, 2013 there were 1,180 people on the Myrtle Beach Housing Authority's waiting list. 17.4% of wait list units are accessible/disabled units.

Of the population currently receiving MBHA assistance, 15.8% list SSI Disability as their primary source of income. Furthermore, 29% of current MBHA tenants are classified as disabled families (247 total).

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

MBHA utilizes a voucher-based program and does not operate public housing units. Below are demographic descriptions of the Housing Authority's waiting list population and their current tenant population.

MBHA WAITING LIST DEMOGRAPHICS

As of March 6, 2013 there were 1,180 people on the Myrtle Beach Housing Authority's waiting list. There is a significantly high unmet demand for public housing in Horry County and current funding levels simply do not allow supply to meet that demand. For example, in 2010 MBHA had a waiting list of 524. In 2008 MBHA opened the waiting list for four days and received 974 applications.

The racial breakdown of the MBHA's waiting list was 71.9% Black and White 27.05%. All other races comprised the remaining 1%.

Elderly units make up 5.2% of the requested units on the waiting list. 17.4% of wait list units are accessible/disabled units. 77% of wait list units are for families.

CURRENT MBHA TENANT DEMOGRAPHICS

Of the 854 families currently receiving assistance from MBHA, the majority consist of female heads of household (79.74%). Male heads of households accounted for 20.26% of families. Of all families in MBHA's programs, only 49 of them are listed as "couples." The average annual income of MBHA voucher recipients was \$11,014. A significant income disparity exists between recipients of project based and tenant based vouchers, with project based voucher recipients earning much less. Project based voucher recipients averaged \$7,593 in annual income, while tenant based voucher recipients earned \$11,112 a year on average. The largest source of both "primary" and "other" income for MBHA families was Social Security (SS) - with 34% of families reporting SS as their primary source of income and 39% of families listing SS as other income. Other sources of primary income include SSI Disability (15.8%), Other Wages (25.9%), and General Assistance (8%). The average age of children living in households receiving housing assistance was 8 years old. 44% of current MBHA residents are white and 55% are black. 46 current MBHA tenants were homeless on admission. 139 tenants are elderly and 247 tenants are classified as disabled families.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE

Current housing authority tenants and those on the waiting list for vouchers are significantly lower income than the population at large. The housing authority population is also much more likely to be a single-parent household. Furthermore, single-parent households are much more likely to be female heads of household. Interestingly, the racial breakdown of current MBHA tenants and those on the waiting list varies considerably. 55% of current MBHA residents are black, while 71.9% of wait list applicants are black. Conversely, 44% of current residents are white and 27% of wait list applicants are white.

NA-40 Homeless Needs Assessment - 91.205(c)

INTRODUCTION:

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one more or conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homeless emerges as a social problem - with factors such as domestic violence, educational attainment, or race laying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

In 2010, the County undertook a comprehensive and collaborative plan to end homelessness titled, "A Ten-Year Collaborative Plan to End Homelessness in Horry County, South Carolina." The plan's broad definition of homelessness is: "...anyone who is lacking a safe, stable place to live or is at imminent risk of losing their residence. This includes individuals and families who are currently living on the street; staying in emergency or transitional shelter; temporarily staying with family or friends because they have nowhere else to live; living in substandard housing or housing not fit for human habitation such as housing without running water or electricity; temporarily living in a hotel or motel because they do not have anywhere else to live; in jail or prison who will have nowhere to live upon release; temporarily in a hospital or psychiatric hospital that will have nowhere to live upon release; or at imminent risk of being evicted from their current place of residence."

HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	15	261	1,209			
Persons in Households with Only Children	2	2	18			
Persons in Households with Only Adults	182	424	2,654			
Chronically Homeless Individuals	21	69	681			
Chronically Homeless Families	0	0	0			
Veterans	12	50	408			
Unaccompanied Child	2	2	18			
Persons with HIV	2	2	9			

Table 24 - Homeless Needs Assessment

FOR PERSONS IN RURAL AREAS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS, DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS WITH THE JURISDICTION:

Jurisdiction's Rural Homeless Population

While the 2013 PIT Count accounted for rural homeless during the canvas, the dataset does not distinguish between urban and rural homeless. Therefore we are left with limited raw data from which to gather any precise measurement.

Again, The County's *Ten-Year Plan to End Homelessness* provides valuable insight into the matter: "Detailed statistics on the extent and costs of rural homelessness are scarce in large part because of the traditional focus of federal funding on the more visible problem of urban homelessness. More recent groundbreaking research on rural homelessness was conducted in Maine that documented the daunting barriers that the rural homeless experience due to a lack of local services and facilities for the homeless, longer distances to access service providers, a lack of transportation, and geographic isolation (Mondello, et al, 2009). The lack of adequate shelter options in many rural communities leads to the rural homeless living in overcrowded conditions and older, dilapidated dwellings. Although the rural homeless live in unsatisfactory conditions, too often they do not meet the HUD definition of homelessness and do not qualify for assistance. While poverty rates run higher among rural residents, especially for children, they are more likely to receive financial help from friends and family members than government benefits.

The rural homeless with disabilities face the most daunting barriers to assistance, with the stricter HUD definition and eligibility criteria for the homeless excluding many disabled rural residents from permanent supportive housing programs. Homeless families and individuals in rural settings must access services through multiple providers in different and sometimes difficult to reach locations. With no public transportation in outlying communities, the distance between providers and the homeless is a common deterrent to their use. Gaps in the rural homeless service network are large and leave many rural homeless with few, if any, options for assistance. Low shelter capacity is common in small, rural communities, with the homeless in these areas often referred to shelters and services in larger cities, further removing these families and individuals from their local support networks in their home communities. The rural homeless seeking services in Horry County, particularly housing, must generally relocate to Myrtle Beach or Conway for shelter and assistance. Estimates or counts of the rural homeless are not available at the county level. However, an assessment of selected indicators available for rural areas – such as median household income, poverty rates, age of housing stock, low and moderate income census tracts, and school district data on homeless students – can provide insight into the potential extent of homelessness among the County's rural residents...With the exception of Atlantic Beach, the highest concentrations of low and moderate income residents are found in the Loris and Aynor communities at more than 54% and 51% of residents, respectively."

Nature and Extent of Homelessness (Optional)		Sheltered	Unsheltered (optional)
Race:			
White		616	7112
Black or African American		256	713
Asian		3	9
American Indian or Alaska Native		2	6
Pacific Islander		1	3
Ethnicity:			
Hispanic ⓘ		37	93
Not Hispanic ⓘ		342	7914

	Displayed	Used in Report
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5 HHS Program Demographics Report

Notes:

The data in this table represent an average estimating the racial breakdown of Horry's homeless population by extrapolating from HHS figures, and should not be interpreted as precise. HHS provides demographics on homeless clients that access services each year; the table values were arrived at by multiplying racial percentages from HHS by the number of

FAMILIES WITH CHILDREN

The 2013 PIT Count found 276 homeless persons in households that had at least one adult and one child. Of these homeless families, 15 were sheltered and 261 were unsheltered. Homeless children face a litany of complexities and problems that, if left unresolved, can contribute to them continuing a pattern of homeless into adulthood. Chiefly among them is the added stresses on educational attainment that homeless face. Lack of transportation, volatile living conditions, and general instability make simply showing up to school a challenge. Studying, focusing, and excelling in these conditions can seem insurmountable.

Furthermore, as the *Ten-Year Plan to End Homelessness* highlights, "homeless children experience moderate to severe health conditions and serious emotional disturbances at double the rate of middle class children. One in six homeless children has serious emotional disturbances and one in seven has moderate to severe health conditions. Homeless children are three times more likely to live in households where adults are physically abusive. More than eight-out-of-ten homeless children (83%) have been exposed to at least one serious violent event by the time they reach the age of twelve (National Center on Family Homelessness, 2009)."

VETERANS

The 2013 PIT Count found 12 sheltered and 50 unsheltered homeless veterans throughout Horry County. Of those, all of the sheltered veterans and 47 of the unsheltered were male. Using HMIS figures, it is estimated that approximately 408 veterans experience homelessness in Horry each year. As a population, veterans have special needs and challenges when compared to the broader homeless population. Veterans tend to have higher education attainment and professional experience, and on that factor have a greater ability to transition into the workforce if their issues are treated or resolved. On the other hand, Veterans have a higher prevalence of medical issues, including PTSD and problems with substance abuse.

The *Ten-Year Plan to End Homelessness* highlights an additional important perspective on the homeless veteran population: “Another emerging issue is associated with the unique needs of homeless women veterans. Traditionally a smaller number, the incidence of homelessness among female veterans is rising as more women participate in the armed forces and the current conflicts. Veterans Administration data projects that 3% to 4% of the homeless veteran population are females. These women veterans face specific issues that can contribute to their chance of becoming homeless. They are more likely to be victims of sexual abuse than women in general and are more likely to be single parents with children than their male counterparts. They also experience higher rates of unemployment and mental illness, but are less likely than their male peers to have a substance addiction. Homeless programs for veterans have traditionally focused on males and are rarely designed to accommodate women, especially those with children.”

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP: According to the most recent HMIS demographic report (Feb 2013), 71% of persons accessing homeless services in Horry County were white. 23.7% of those accessing homeless services were black and 3.1% were Hispanic. All other races comprised the remaining couple percent.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (bid)

INTRODUCTION:

There are four primary groups with non-homeless special needs in the Horry County. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the county is accommodating or should accommodate these needs.

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY:

ELDERLY

Elderly renter households are overwhelmingly low-income. But elderly owner-occupied households have their own set of problems. The cost of maintaining a home rises with age of the house, and homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property and the rise in insurance rates, and property taxes combined with rising costs associated with an overall decline in the owner's health.

Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent to semi-independent lifestyle with close, convenient and immediate access to recreational, medical, and social service resources.

PHYSICAL AND DEVELOPMENTAL DISABILITY

The South Carolina Vocational Rehabilitation Department (SCVRD) serves more than 40,000 people with physical disabilities at any given time. SCVRD helps South Carolinians with disabilities to prepare for, achieve, and maintain competitive employment through a statewide service delivery system. The South Carolina Department of Labor, Licensing and Regulation's Board for Barrier Free Design consults with contractors to ensure accessibility of new structures and during the remodeling of existing structures. This board also provides technical assistance to county governments that have no building code or inspection department and offers general information on accessibility standards.

The South Carolina Commission for the Blind offers diagnostic, prevention, training, and support services to people with legal blindness or severe visual disabilities; also provided are an educational radio service, independent living services, and technological assistance related to employment.

In addition to state wide services, the Horry County Disabilities and Special Needs Board, in cooperation with the South Carolina Department of Disabilities and Special Needs (SCDDSN), provides a variety of services to those with physical and mental disabilities. The SCDDSN has specialized service programs for individuals suffering from a wide array of disabilities including, but not limited to, mental retardation, autism, head and spinal cord injuries, and related disabilities.

Individuals with developmental disabilities encompass a wide range of skill levels and abilities. They, therefore, have many of the same issues as the general population with added needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine the housing choice. Those individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support and supervision find residence in the public welfare funded community home either sharing settings or privately-owned personal care settings. Many individuals also continue to reside with parents and families throughout their adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

ELDERLY

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities such as adult day care, respite and senior center facilities.

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, availability of ease of transportation is important for the same reason. Fourth, safety is a concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people, since these are often factors in ease of transit as well as health.

MENTAL ILLNESS AND SUBSTANCE ABUSE

Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a design that ensures residents maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support. Options include:

- Living with family or friends with adequate support and/or respite services.
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate.
- Rental housing that will meet needs of those ready to move to independent living arrangements.

Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA:

The South Carolina Department of Health and Control estimates that as of December 31, 2011 there were 15,144 people living with HIV or AIDS throughout the state. 753 of those were in Horry County.

Persons with HIV/AIDS in South Carolina are overwhelmingly likely to be black, with blacks making up 72% of the state's HIV/AIDS cases. Whites make up 24% HIV/AIDS cases and all other races comprise the remaining few percent.

69.5% of persons living with HIV/AIDS in South Carolina are over the age of 40, with 39.2% in the 40-49 age bracket and 38.4% being over 49. Persons between the ages of 30 and 39 make up the next largest age cohort at 15.7%.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

1. Horry County has embarked on a Community Centers building program that is being implemented in all major communities of the county as funds become available. All citizens, but especially Low-to-Moderate income (LMI) persons benefit from the multitude of reasonable public services that are offered at such centers, including after-school programs and summer camps for kids; fitness, health and wellness classes for all ages; gymnastic and weight-rooms and/or indoor recreation facilities for team sports as well as meeting rooms available to the community to reserve for all sorts of functions.
2. In addition to indoor recreation, there are also playgrounds as well as outdoor fields and courts for team sports such as baseball, basketball, football, tennis, and others that the several communities in the county, especially LMI Areas could benefit from.
3. In selected revitalization target areas, such as Race Path, Freemont, Brooksville and other communities, there is a need for neighborhood-based substations of the Horry County Police Department to better address local Public Safety requests.
4. Other Public Facilities that may be generally needed, especially with a focus on LMI persons, include: Libraries to a certain degree. In some instances, Community Centers are being built together with new Horry County Memorial Library branches. Benefits Connection Centers, which offer homeless and other indigent persons direct assistance such as food, sanitary and hygienic facilities, transportation vouchers, or give directions to other service providers for shelter, ID assistance, etc.

HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials in the Horry County, Myrtle Beach and Conway local governments, as well as through meetings and ongoing communication with local non-profits and community leaders.

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC IMPROVEMENTS:

1. Transportation infrastructure, including repaving of roads, building of sidewalks, bike trails and other related improvements, such as highway/ community beautification efforts are top public improvement priorities.
2. Next to automobile-related transportation, improvements are also needed within the sector of Public Transportation. Here better service coverage needs to be achieved by serving more LMI areas via fixed-route bus services, which could provide crucial transportation from home to work and school sites.
3. Other public infrastructure related improvements that would also highly benefit Low-to-Moderate income areas are: Installation of central water and sewer connections; Drainage improvements for storm water runoff to avoid local flooding; more neighborhood solid waste disposal and recycling centers that do not require residents from driving longer distances for proper disposal of trash.
4. Food and produce markets that serve so-called food deserts in LMI areas where no neighborhood groceries are left or to be found within a walkable (2-5 mile) radius. Working together with Clemson Extension and the Rural Resource Coalition SC (RRCSC) could help sustain and revive economically-depressed communities, including nutritional services that would ensure better health and a bigger market for local produce growers alike.

HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials in the Horry County, Myrtle Beach and Conway local governments, as well as through ongoing communication with local non-profits and community leaders.

Horry County has experienced tremendous growth in recent years – a trend expected to continue in the coming decade. Many of the County’s infrastructure systems are over capacity and will require expansion to accommodate redevelopment and new growth. In addition to this new growth and demand for facilities and services, many existing neighborhoods in the lower income areas have substandard infrastructure. Horry County, the City of Myrtle Beach and the City of Conway each develop comprehensive plans, capital improvement plans, and other plans that guide substantial investments in community development.

Infrastructure, community facilities and support services are in large part provided by local government and funded through taxes, fees and State support. Location and availability of these key components can make the difference between affordability and housing that is beyond the means of lower income residents. The County is committed to achieving for all its citizens, especially its lower income residents, the national goals of: 1) decent housing, 2) a suitable living environment, and 3) expanded economic opportunities. The provision of adequate and safe infrastructure, accessible community facilities and support services are key components in the effort to achieve these goals.

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC SERVICES:

1. Foremost, Horry County needs more and better coordinated services for the homeless population. With a growing homeless population, direct assistance, such as shelters, benefits connection centers and transportation, food, clothing, gas money, amongst others, are needed.
2. Going hand-in-hand with addressing homelessness issues is the need for continued provision of the Jail Diversion and Reentry Program for a multitude of less-violent repeat offenders, including many homeless persons, who for the lack of personal means and stability can be offered the social support and services they need, and therefore diverted from participating in the correctional system. This program aims to lower recidivism rates amongst the less violent repeat offenders, who are a big financial strain on the local correctional system.
3. Part of providing more essential services for LMI and homeless persons is transitional housing and shelter. There is an increased need for the latter, especially in light of increased homelessness rates in Horry County.
4. Lastly, increased Public Safety presence in a community or better neighborhood-basis is needed to prevent many areas from spiraling downward and becoming economically and socially depressed.

HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials in the Horry County, Myrtle Beach and Conway local governments, as well as through ongoing communication with local non-profits and community leaders.

Housing Market Analysis

MA-05 Overview

HOUSING MARKET ANALYSIS OVERVIEW:

Horry County experienced significant growth in both demand and construction of new units during the housing boom years of 2004-2008. During these years, home prices and subsequently rents increased dramatically. Since 2008 however, foreclosures have been significant and many former homeowners have looked for affordable rental units as they recover from the economic down-turn. Most recently, foreclosure numbers have leveled off and home sales are again increasing. Unfortunately, there are large numbers of low-moderate income renter households in the community that remain cost burdened and in many cases severely cost burdened. As the maps throughout this section will show, housing costs are higher in the eastern half of the county between Conway and the coast. Housing costs are highest in the central business districts of Myrtle Beach and North Myrtle Beach. Not coincidentally, these are also the centers of employment, entertainment and services.

MA-10 Number of Housing Units – 91.210(a) & (b) (2)

Introduction

Between 2000 and 2008 home demand and housing production skyrocketed in Horry County specifically in around the Myrtle Beach and North Myrtle Beach area. However, like most of the county between 2008 and 2012, Horry County has witnessed extremely high unemployment leading to rampant home

foreclosures. Furthermore, Horry County has always had a high prevalence of secondary homes and seasonal rentals. In the past, these homes tended to drive housing prices (and values) higher. Unfortunately, these secondary homes were hardest hit during the foreclosure crisis.

These factors have led to an ever increasing demand for affordable rental units. As the data sets below will show, there is an adequate number of housing units available in the market and most units are fairly new, however the rental rates for many of the available housing units are not affordable for many residents. In many cases those units, that are available at lower rent rates, tend to be older and in need of repairs due to deferred maintenance.

Nearly half of all housing units in Horry County are traditional single family, detached homes. However, there is a large concentration of medium to large multifamily developments in the coastal areas of Myrtle Beach and North Myrtle Beach. These multifamily developments include owner occupied condominiums, rental condominiums and rental apartment complexes. Throughout Horry County there remains a significant number of mobile homes. Due to relatively high priced homes, low to moderate income residents are often left with no affordable alternative to mobile homes. Additionally, being a coastal community susceptible to tropical storms and hurricanes, these less-than-stable units are a major concern for the Horry County community.

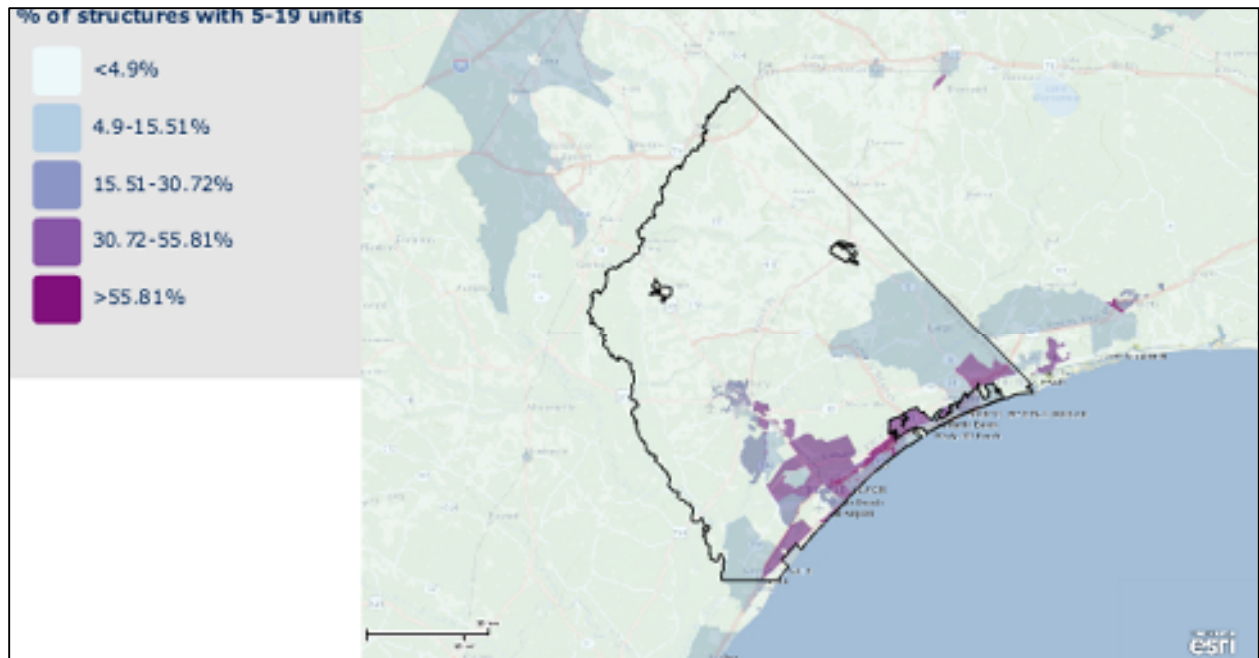
Less than thirty percent of all housing units in Horry County have one or no bedrooms in the unit. As described in the table above, the majority of homes (40%) in Horry County have three or more bedrooms.

ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	Number	%
1-unit detached structure	67,853	47%
1-unit, attached structure	3,847	3%
2-4 units	7,268	5%
5-19 units	25,836	18%
20 or more units	13,113	9%
Mobile Home, boat, RV, van, etc.	27,884	19%
Total	145,801	100%

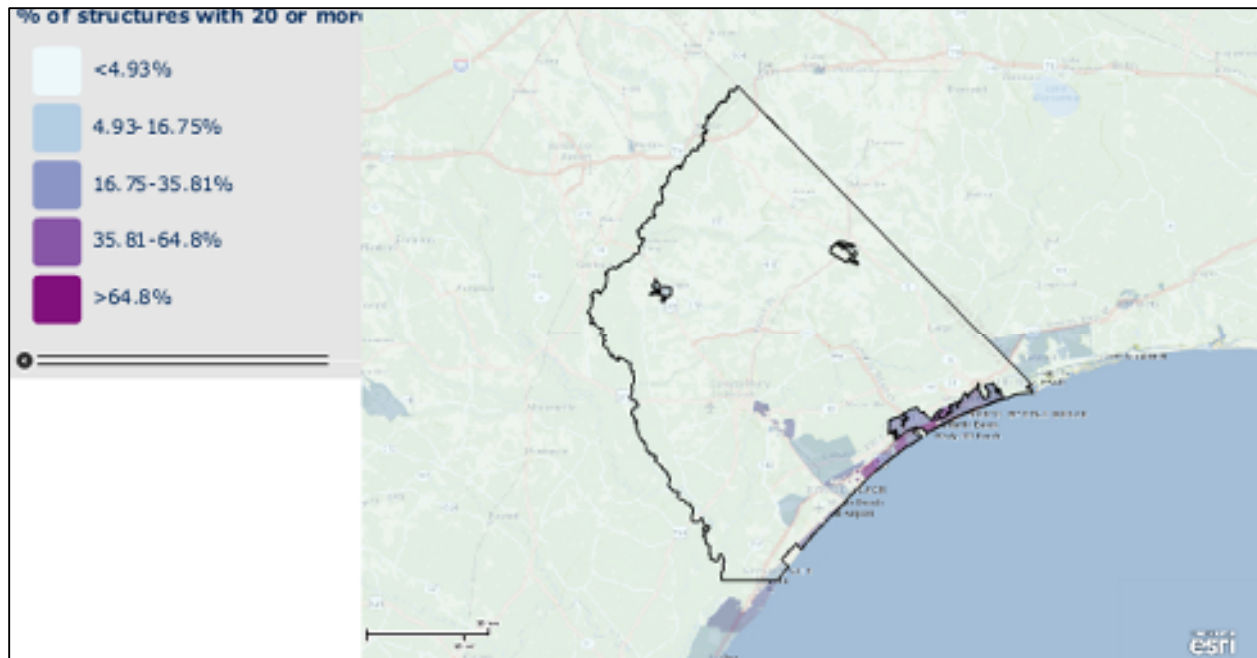
Table 25 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS



Percentage of Structures With 5-19 units

The map above identifies the concentrations of multifamily developments. Notice the dark blue and purple areas are primarily along the coast with larger concentrations around the Myrtle Beach Airport, and the commercial districts of Myrtle Beach and North Myrtle Beach and to a lesser degree, around the central business district in Conway.



Percentage of Structures with 20 or More Units

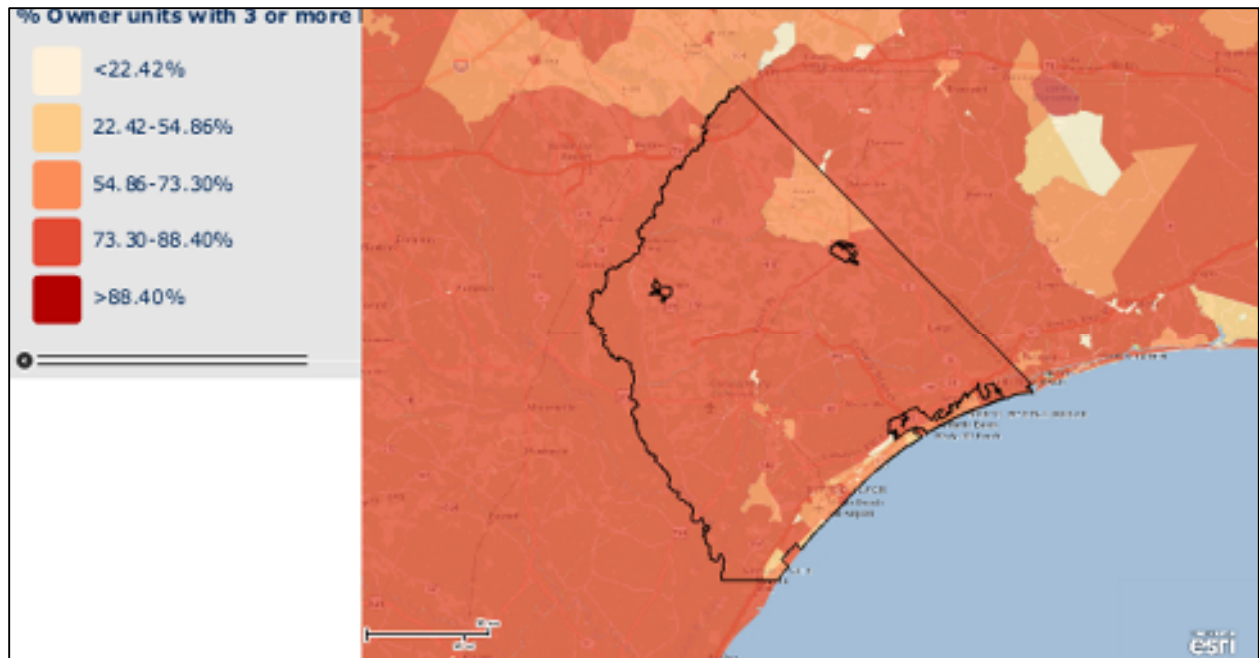
The map above details the prevalence of larger multifamily developments. As stated above, large multifamily development is focused directly along the beach front areas of Myrtle Beach and North Myrtle Beach. Again, these developments are comprised of owner occupied condominiums, rental condominiums and rental apartment.

UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	734	1%	4,119	14%
1 bedroom	1,021	1%	3,019	10%
2 bedrooms	13,548	19%	10,938	37%
3 or more bedrooms	56,778	79%	11,294	38%
Total	72,081	100%	29,370	99%

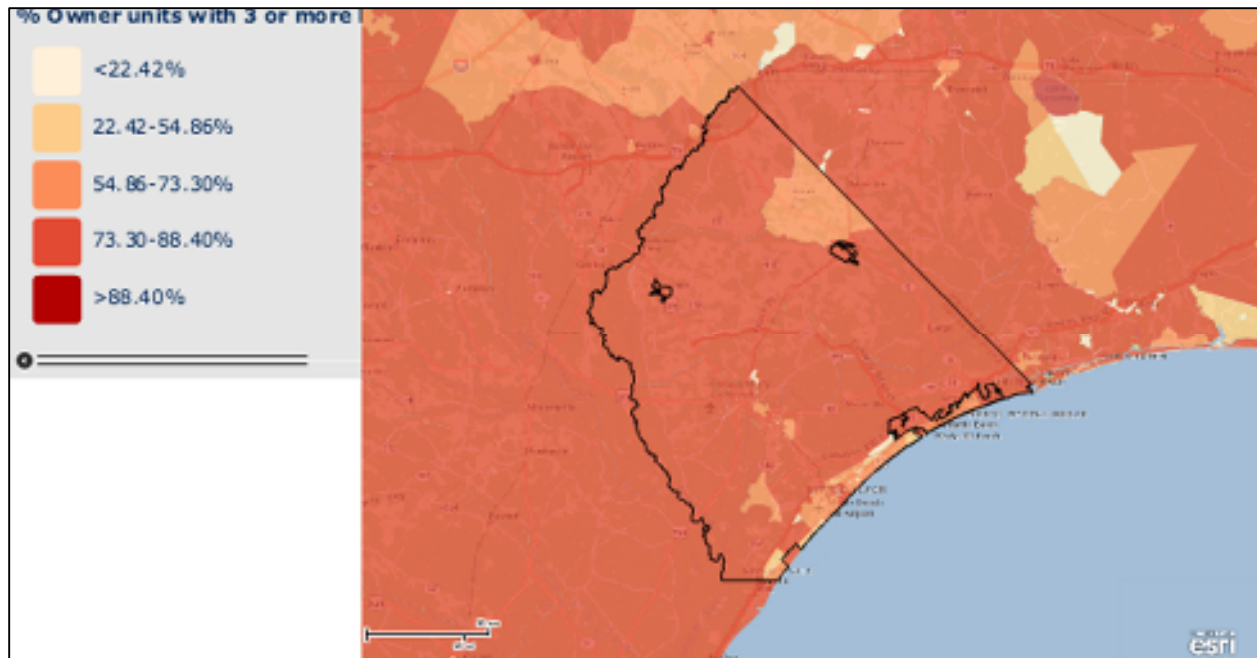
Table 26 – Unit Size by Tenure

Data Source: 2006-2010 ACS



Renter Units with Three or More Bedrooms

The map above details the concentration of large (3 or more bedrooms) rental units throughout Horry County and the surrounding communities. Per traditional development trends, these larger units are found more throughout the lesser densely developed areas of Horry County. Conversely, the rental units found closer to the beach front and central business districts are typically two or fewer bedrooms in size.



Owner Occupied Units with Three or More Bedrooms

The map above details the prevalence of owner occupied units with three or more bedrooms. The large orange shade covering much of the county describes these areas as communities where between 73% and 88% of the owner occupied units have at least three bedrooms. Along the beach, housing units are typically smaller in size with the percentage of units with at least three bedrooms ranging from 22% and 54% of all units.

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

Horry County CDBG programs will target single family detached homes as part of the owner occupied housing rehabilitation program. Over the next five year, Horry County and its partners expect to assist about 100 households.

Horry County will also continue to support the development of Low Income Housing Tax Credit (LIHTC) developments, usually multi-family developments, throughout the county. Over the next five years, the County expects at least two LIHTC complexes to be developed totaling about 100 multi-family units.

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

A very small number of units will be demolished as part of the blight removal programs. However, in each instance, the plan will call for the construction of a new affordable unit to replace those that were demolished. Thus, the number of affordable housing units should only increase over the next five years.

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

On the surface, there appears to be an ample quantity of units throughout Horry County. However, the availability of safe, decent and affordable units is severely lacking.

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING:

Horry County recognizes the need for multi-family rental development along the coast, near the region’s major economic and employment centers. At the same time, the County will continue to focus on single family, home ownership preservation throughout the county.

DISCUSSION

Along the coastal communities of Myrtle Beach and North Myrtle Beach housing is naturally more expensive and often presents a cost burden for low to moderate income families. Furthermore, there exist pocket neighborhoods of low-moderate income households that have become neglected and to a degree, blighted. As described in the City of Myrtle Beach’s Central Revitalization Area study (November 2012), “More than 57% of properties surveyed in the Canal area and 42% in the Ramsey area qualified as blighted. The most properties in blighted condition were found in the Ramsey area at 178 properties, followed by the Downtown area with 123 properties.”

Housing condition is not only a problem along the coast, the County has identified several communities including the Rice Path community, in the unincorporated areas that have become neglected and blighted. Similarly, the City of Conway as part of the “Rebuild Conway” project has recently identified small neighborhoods that will be the focus of their revitalization efforts over the next several years. While poor housing conditions are certainly prevalent throughout the communities of Horry County, housing affordability remains a significant issue for both home owners and renter households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

INTRODUCTION

The table below provides evidence of the impact the housing boom has had on the median home values throughout Horry County. Median home values have increased 72% from 2000 to 2010. Median rents have also increased by 31% during the same period. The majority of rental households (56%) pay monthly rents between \$500 and \$999 while about 35% of renter households pay less than \$500 in monthly rent. The maps below further detail the locations and concentrations of these median rent rates.

COST OF HOUSING

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	95,400	0	(100%)
Median Contract Rent	502	0	(100%)

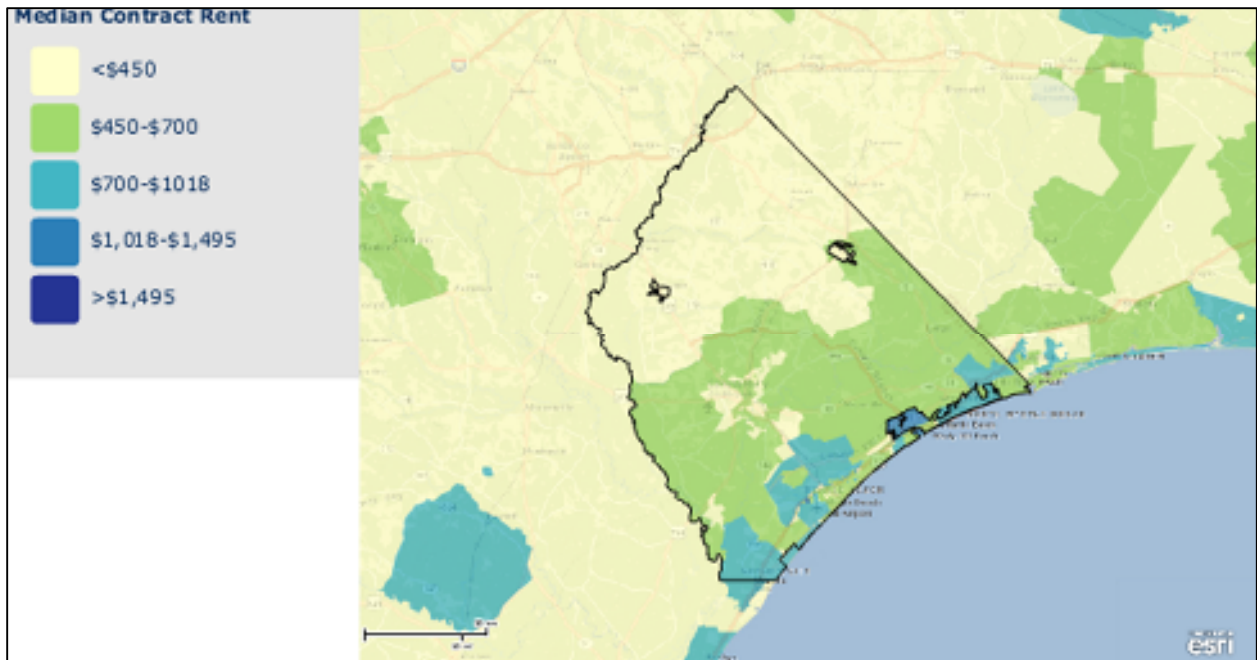
Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,559	32.6%
\$500-999	16,860	57.4%
\$1,000-1,499	2,500	8.5%
\$1,500-1,999	279	1.0%
\$2,000 or more	172	0.6%
Total	29,370	100.0%

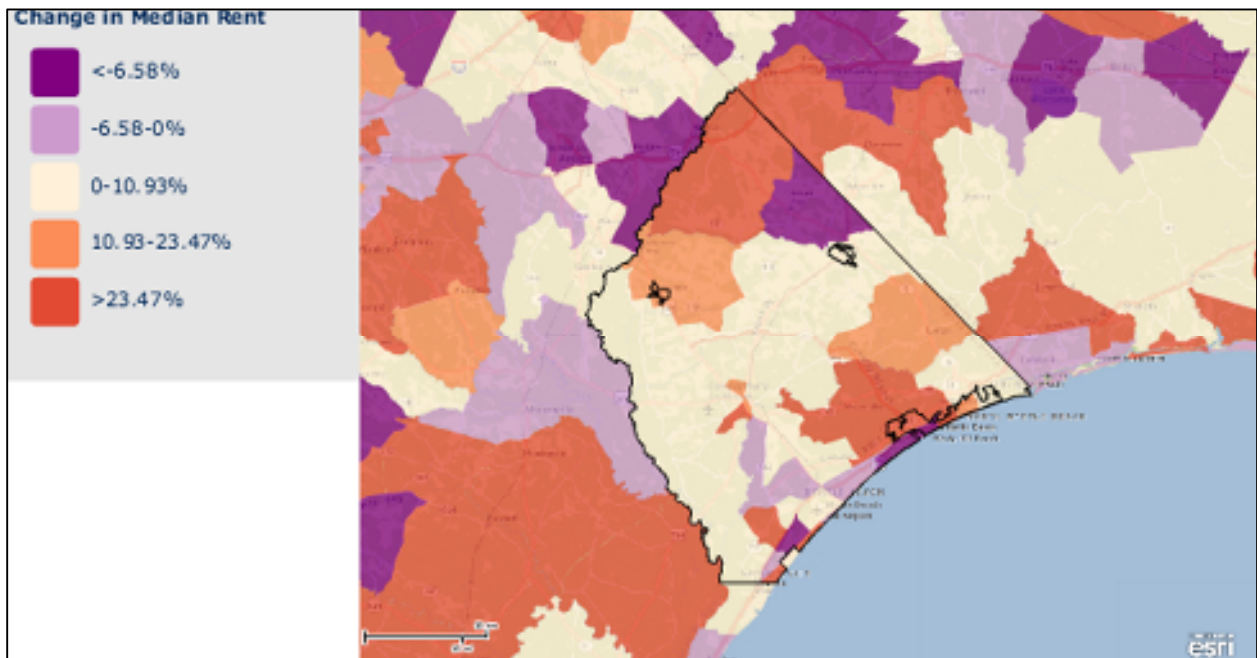
Table 28 - Rent Paid

Data Source: 2006-2010 ACS



Horry County Median Contract Rents

Similar to the trends described below for median home values, median rents are higher along the coast and get lower as one moves from east to west throughout the county. As defined in the map above, median rents west of Conway, the most rural parts of the county, are below \$450 per month. Between Conway and the coast, median rents range from \$450 to \$700. The highest median rents are found near the central business districts of Myrtle Beach and North Myrtle Beach with median rents between \$700 and \$1018.



Change in Median Rent, 2000-2009

MEDIAN HOME VALUE

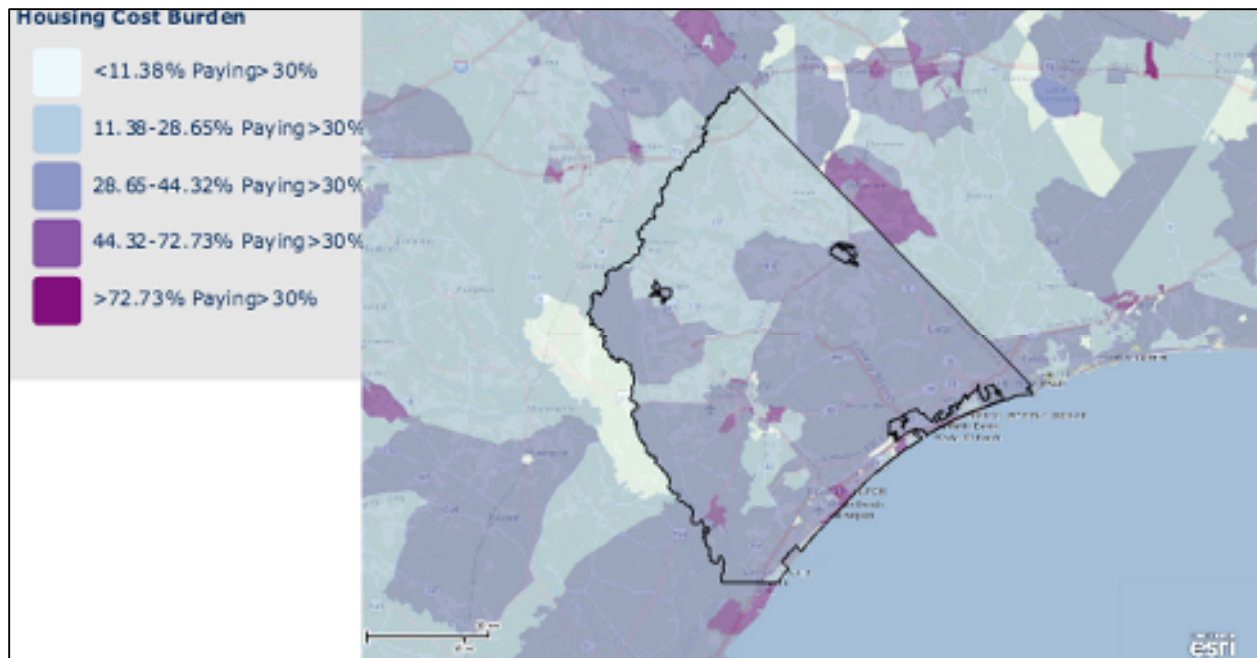
The median home value, throughout the more rural areas of the county, remains below \$140,100. As to be expected, the closer units are to the coast, the higher the value. Essentially, homes east of Conway, including Myrtle Beach and North Myrtle Beach, have a median value between \$140,100 and \$275,700. The highest median home values are found along the intercostal waterways and marina developments of North Myrtle Beach where median home values range between \$275,700 and \$468,800. Along the coast, slightly south of Horry County, median home values exceed \$745,100.

HOUSING AFFORDABILITY

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,500	No Data
50% HAMFI	5,615	4,970
80% HAMFI	17,875	14,130
100% HAMFI	No Data	20,728
Total	24,990	39,828

Table 29 – Housing Affordability

Data Source: 2006-2010 CHAS



PERCENTAGE OF RENTER UNITS AFFORDABLE TO 30% HAMFI

Cost Burdened

By HUD's definition, households paying in excess of 30% of their household income towards housing costs (renter or owner) are said to be cost burdened. The map above details the percentage of households that are defined as cost burdened. The light purple shades show areas where between 44% and 72% of households are cost burdened. Furthermore, the dark purple areas detail communities where more than 72% of households are cost burdened. Following median home value and rental rate trends, the eastern half of the county has higher concentrations of cost burdened households, with the highest concentrations centered along the coast and in the central business districts of Conway, Myrtle Beach and North Myrtle Beach.

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

In short, no there is a major shortage of affordable housing units for households below 80% AMI. As the tables above describe, median rent for all units in the county is \$659 per month. At this rate large households (families of 3 or more) and households at or below 80% AMI have trouble finding adequate and affordable housing. Those households at or below 60% AMI experience extreme difficulty finding affordable housing.

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

Housing costs for owners and renter households have stabilized over the last 12 months. Home values along the coast are expected to increase slightly over the next five years which will eventually lead to higher rental rates. However, these rates are expected to rise at a much lower rate than what the area experienced between 2004 and 2008. Over the next five years, as the national economy continues to recover, the tourism industry in and around Horry County will continue to expand, providing more jobs and hopefully higher wages. Increased employment opportunities and wages should serve to counter balance the increasing housing costs over the next five years.

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

HOME rents and Fair Market rents are in-line with the Area Median Rent. However, there are significant numbers of cost burdened households in the community. Therefore, more units are needed for populations at or below 60% AMI. To meet that need, Horry County will continue to support LIHTC developments throughout the county. Additionally, the county will continue to provide for homeownership preservation for households at or below 80% AMI through the owner occupied rehabilitation program.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

INTRODUCTION

Horry County has experienced significant new construction and development between 2000 and 2010. The number of owner occupied units increased by 33% and the number of renter occupied units grew by 26% in the same period. The overwhelming majority of existing homes were built since 1980; 78% of all owner occupied units and 70% of all renter occupied units were built post 1980.

DEFINITIONS

The table below supports the findings of Horry County Community Development staff, the Conway Planning Department and the City of Myrtle Beach Planning Department. Throughout the county, 53% of all renter occupied units showed evidence of at least one substandard physical condition and 31% of all owner occupied units showed signs of at least one substandard condition. In raw numbers, over 42,000 units (owner and renter occupied) show signs of needing at least some rehabilitation; that is just over 37% of all units in Horry County.

CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	21,122	29%	13,383	46%
With two selected Conditions	224	0%	2,210	8%
With three selected Conditions	45	0%	36	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	50,690	70%	13,741	47%
Total	72,081	99%	29,370	101%

Table 30 - Condition of Units

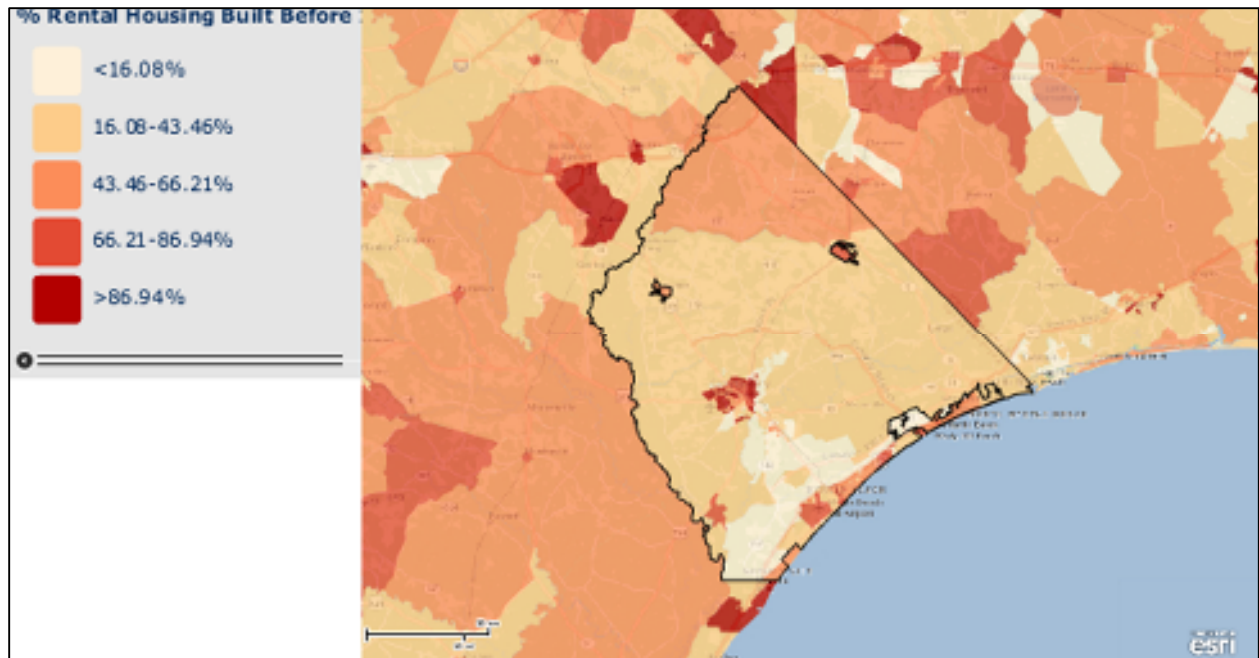
Data Source: 2006-2010 ACS

YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,633	30%	7,403	25%
1980-1999	33,896	47%	13,527	46%
1950-1979	14,318	20%	7,407	25%
Before 1950	2,234	3%	1,033	4%
Total	72,081	100%	29,370	100%

Table 31 – Year Unit Built

Data Source: 2006-2010 CHAS



RENTAL HOUSING BUILT BEFORE 1980

RISK OF LEAD-BASED PAINT HAZARD

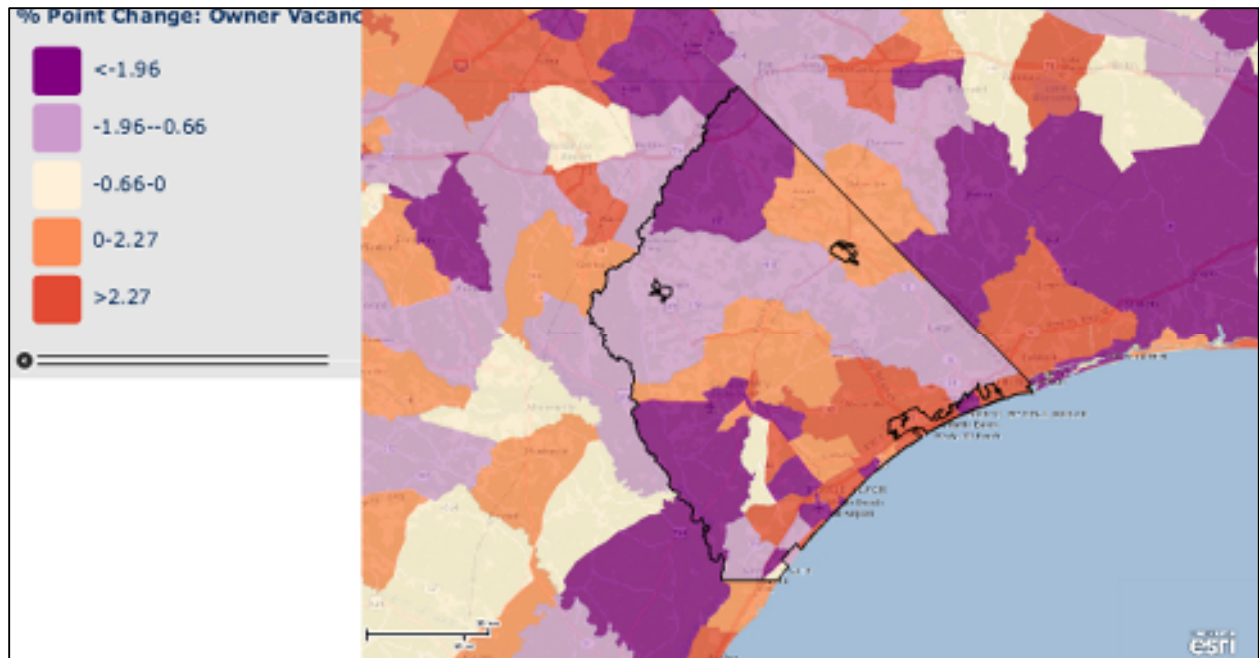
Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,552	23%	8,440	29%
Housing Units build before 1980 with children present	5,130	7%	39,679	135%

Table 32 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Due to the relatively young housing stock, the risk of Lead-Based Paint Hazard due to housing conditions is fairly minimal. However, throughout the rural areas of the county there remains an aging housing stock where additional Lead-Based Paint Hazards may exist. Further details are described in the Lead-Based Paint Hazards section of this report.

VACANT UNITS



Vacancy Rate

The above map details the concentration of vacant housing units throughout the county. The map indicates large concentrations of vacant units along the beach, specifically in the neighborhoods in and around North Myrtle Beach. It should be noted that along the coast there are large number of units that are only seasonally occupied and thus are not indicative of typical high vacancy due to slum and blight.

NEED FOR OWNER AND RENTAL REHABILITATION

Owner occupied housing rehabilitation is a high priority for Horry County and its partners. Each year the County and its partners have extensive waiting lists of people in need of emergency home repairs. In many cases clients are elderly individuals on fixed income that have been forced to defer maintenance far too long. Horry County and its partners have made owner occupied housing rehabilitation one of the highest priorities for this Consolidated Plan.

Because of the recent housing boom and the relatively new stock of both single family and multifamily rental units, the need for rental rehabilitation is not nearly as high as the need for owner occupied rehabilitation.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW OR MODERATE INCOME FAMILIES WITH LBP HAZARDS

There are roughly 37,000 housing units throughout Horry County that were built prior to 1979. While many of these homes have been remediated over the years it is possible that 30,000 or more housing units have traces of lead based paint.

DISCUSSION

As stated in the introduction, the majority of the housing stock in Horry County was built post 1980 and is in safe and decent condition. There are older, owner occupied homes in much need of rehabilitation. Again, Horry County and its partners have made owner occupied housing rehabilitation a top priority and view this as a key strategy for the preservation of affordable housing in this market.

MA-25 Public and Assisted Housing - 91.210(b)

INTRODUCTION

There are two Public Housing Authorities serving low-income households throughout Horry County: 1) The Housing Authority of Myrtle Beach (MBHA) and 2) The Housing Authority of Conway (HAC). MBHA provides only for Section 8 Housing Choice Vouchers while the HAC provides both Section 8 vouchers and public housing units.

TOTALS NUMBER OF UNITS

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	720	54	666	357	0	621
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 33 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Total Number of Units	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project-based	Tenant-based	Special Purpose Vouchers			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*	
# of units/vouchers available	0	0	260	368					0	
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition										

Conway Public Housing Authority

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority of Myrtle Beach does not have any Public Housing Units.

The Housing Authority of Conway currently has 260 public housing units under management and no projects under development. The physical condition of these units is above average as these units are well managed and well maintained.

MA-30 Homeless Facilities and Services – 91.210(c)

INTRODUCTION

Twelve public and private organizations provide shelter and housing for homeless families and individuals in Horry County. Current shelter resources for the County's homeless consist of emergency shelter beds provided by five organizations and transitional shelter beds provided by five organizations. Permanent supportive housing units are provided by three organizations.

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	254	0	12	176	15
Households with Only Adults	231	0	88	59	3
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 34 - Facilities and Housing Targeted to Homeless Households

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS

Services for the homeless in Horry County are provided by a wide range of public and private organizations, including government agencies, faith-based organizations, and non-profits. ECHO and the Horry County Homelessness Collaborative (HCHC) are the lead agencies overseeing the Horry County 10 year Plan to End Homelessness implementation effort. Nearly sixty agencies and organizations provide services for the homeless in Horry County as part of the Homeless Management Information System (HMIS) and the Horry County Homelessness Organizations Committee.

Services provided include those that help to meet basic needs such as food and housing, as well as the provision of other services to meet the critical needs of the homeless and to assist them in becoming self-sufficient. Supportive services include assistance with health and substance abuse issues, employment, education, childcare, transportation, case management, and counseling in areas such as life skills and mental health. Outreach services including mortgage, rental and utilities assistance, counseling and advocacy, and legal assistance are also available.

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.

Emergency Shelters: American Red Cross, CASA, Myrtle Beach Haven, Sea Haven, Street Reach.

Transitional Housing: Center for Women & Children, Horry Street House, New Life House, Promise Land Ministries, Street Reach.

Permanent Supportive Housing: Home Alliance-Alliance Inn, Myrtle Beach Housing Authority, Balsam Place Apartments, MJW Apartments, Warren Street Apartments, North Strand Housing Shelter.

MA-35 Special Needs Facilities and Services – 91.210(d)

INTRODUCTION

There are four primary groups with non-homeless special needs in the Horry County. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the county is accommodating or should accommodate these needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, availability of ease of transportation is important for the same reason. Fourth, safety is a concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people, since these are often factors in ease of transit as well as health. In a survey conducted by the S.C. Department of Parks, Recreation, and Tourism, this ranked high on the list of important factors for quality of life.

Mental illness and substance abuse: Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a design that ensures residents maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support.

Options include:

- Living with family or friends with adequate support and/or respite services.
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate.
- Rental housing that will meet needs of those ready to move to independent living arrangements.

Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

Developmental disability: Individuals with developmental disabilities encompass a wide range of skill levels and abilities. They, therefore, have many of the same issues as the general population with added needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine the housing choice. Those individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support and supervision find residence in the public welfare funded community home either sharing settings or privately-owned personal care settings. Many individuals also continue to reside with parents and families throughout their adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Waccamaw Mental Health Center (WMHC) is an outpatient facility of the South Carolina Department of Mental Health serving Horry, Georgetown and Williamsburg Counties. In partnership with local government, affordable housing providers and mental health professionals, a continuum of housing has been developed for clients who are homeless or live in sub-standard housing.

The PATH grant, which is federally funded, provides salaries for two outreach staff positions to address the needs of homeless mentally ill. Three other positions are funded through a second grant in partnership with Little River Medical Center, a primary health care facility. Among the services offered are assessments, referrals, and case management services involving prevention, intervention and follow-up.

In Horry County, WMHC developed a private, non-profit corporation Waccamaw Housing Inc. (WHI). Currently three projects have been developed through this subsidiary organization. The first was an agreement with local developer to provide 14 one-bedroom units of affordable housing in three phases of Swansgate Apartments in Myrtle Beach. The second project, through a Shelter plus Care Grant, provides rental assistance vouchers to individuals and families who are homeless in Horry, Williamsburg and Georgetown counties. And the third project is the development of Porter Place Apartments in Williamsburg County, which provides 20 one-bedroom affordable apartments for homeless individuals. Also, in cooperation with the City of Myrtle Beach and Federal Grants, the Alliance Inn was built and opened in 2004, providing a total of 54 one, two and three bedroom units. The WHI in partnership with the non-profit Home Alliance Inc. developed Balsam Street apartments, which consists of 25 single room units designed to accommodate disabled and chronically homeless males.

Additionally, WCMH supports the Homeshare program within the region. In 1991, the South Carolina Department of Mental Health engaged in a statewide initiative to reduce the census of its inpatient facilities to provide community living options to institutional care. As a result the Homeshare program was created. This program helps to ensure permanent housing for persons leaving a state hospital. There are currently thirteen mental health centers supporting over 200 placements throughout South Carolina.

Clients in all units receive frequent and often daily contact with WCMH staff. Individuals placed in housing have demonstrated the ability to live independently and are psychiatrically stable. A number of the clients

placed in these housing programs are also involved with WCMH employment program, and currently working or learning work skills.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the next year, Horry County will fund the following programs that will specifically provide services to the special needs populations described above:

1) S.O.S. Healthcare: S.O.S. provides a variety of healthcare, educational and supportive services to children (and their families) with mental or developmental disabilities. This includes self-sufficiency training, emergency health and dental care, day care, summer camp and service animal training among other programs.

2) Helping Hands of Horry County and the Grand Strand Housing and Community Development Corporation will both receive funding for homeowner occupied emergency rehab. In many cases rehab requests include a request for the installation of a handicap access ramp and/or modifications to the home to make it more handicapped accessible. These services will benefit the elderly, frail elderly and persons with physical disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In the next year, Horry County will fund the following programs that will specifically provide services to the special needs populations described above:

1) S.O.S. Healthcare: S.O.S. provides a variety of healthcare, educational and supportive services to children (and their families) with mental or developmental disabilities. This includes self-sufficiency training, emergency health and dental care, day care, summer camp and service animal training among other programs.

2) Helping Hands of Horry County and the Grand Strand Housing and Community Development Corporation will both receive funding for homeowner occupied emergency rehab. In many cases rehab requests include a request for the installation of a handicap access ramp and/or modifications to the home to make it more handicapped accessible. These services will benefit the elderly, frail elderly and persons with physical disabilities.

MA-40 Barriers to Affordable Housing – 91.210(e)

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

Fair housing has long been an important issue in American urban policy – a problem born in discrimination and fueled by growing civil unrest that reached a boiling point in the Civil Rights Movement. The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination. The Fair Housing Act mandates that the Department of Housing and Urban Development (HUD) ‘affirmatively further fair housing’ through its programs. Towards this end HUD requires funding recipients to undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

Horry County has experienced continuous, explosive growth over the past few decades. According to the most recent Census, the 2010 the population was 269,291. That represents a 52% population growth since the year 2000. This impressive growth has undoubtedly brought many economic benefits to the area. But it also brings challenges. Such growth puts upward pressure on housing prices, pushing adequate housing out of affordable reach for many low and middle income families. Minorities tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in Horry County. The most recent Census estimates show 63.3% of renters and 44.2% of homeowners are paying more than 30% of their income on housing costs (2011 ACS). In total, 42,520 households are financially overburdened due to housing costs. The lack of LIHTC units being produced in the market and the limited availability Housing Choice Vouchers leads to very few options for low income households.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

INTRODUCTION

The table below details the extent of business sector employment throughout Horry County. Nearly 20% of the area's workforce are employed in the Arts, Entertainment and Accommodation's sector with an additional 16% in the Retail Trade sector. Naturally, these sectors rely heavily on regional tourism activity. Furthermore, these sectors are most susceptible to seasonal employment opportunities and typically low wages.

ECONOMIC DEVELOPMENT MARKET ANALYSIS

BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	296	195	0	0	0
Arts, Entertainment, Accommodations	24,874	26,316	31	34	3
Construction	4,444	5,127	6	7	1
Education and Health Care Services	8,687	7,860	11	10	-1
Finance, Insurance, and Real Estate	6,314	4,921	8	6	-2
Information	1,692	1,735	2	2	0
Manufacturing	3,307	2,874	4	4	0
Other Services	2,608	2,289	3	3	0
Professional, Scientific, Management Services	3,838	3,158	5	4	-1
Public Administration	260	161	0	0	0
Retail Trade	14,563	15,188	18	20	1
Transportation and Warehousing	1,529	1,179	2	2	0
Wholesale Trade	2,754	2,226	3	3	-1
Total	75,166	73,229	--	--	--

Table 35 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

LABOR FORCE

Total Population in the Civilian Labor Force	122,240
Civilian Employed Population 16 years and over	111,797
Unemployment Rate	8.54
Unemployment Rate for Ages 16-24	22.32
Unemployment Rate for Ages 25-65	5.68

Table 36 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	19,410
Farming, fisheries and forestry occupations	4,120
Service	13,227
Sales and office	22,360
Construction, extraction, maintenance and repair	14,241
Production, transportation and material moving	6,639

Table 37 – Occupations by Sector

Data Source: 2006-2010 ACS

OCCUPATIONS BY SECTOR

Similar to Table 42, the table above shows the number of persons employed per business sector. Again, the majority of workers are in the Service and Retail Sales industries mostly related to the larger tourism industry in the region.

TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	78,035	74%
30-59 Minutes	23,743	22%
60 or More Minutes	3,752	4%
Total	105,530	100%

Table 38 - Travel Time

Data Source: 2006-2010 ACS

Travel times between work and home are relatively low for Horry County residents. Most residents experience commute times of less than 30 minutes each way. Local traffic studies indicate slightly longer

commutes for those residents of the Conway area who work in the business districts of Myrtle Beach and North Myrtle Beach.

EDUCATION:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,235	1,496	5,754
High school graduate (includes equivalency)	30,132	2,651	10,472
Some college or Associate's degree	30,069	2,064	8,817
Bachelor's degree or higher	21,523	1,016	4,893

Table 39 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	607	1,454	1,125	1,802	2,388
9th to 12th grade, no diploma	2,565	3,098	2,619	5,387	4,229
High school graduate, GED, or alternative	8,483	9,908	10,615	22,796	13,777
Some college, no degree	9,117	6,536	7,112	13,729	7,436
Associate's degree	916	3,275	3,540	6,817	2,105
Bachelor's degree	1,571	5,408	3,829	8,985	4,151
Graduate or professional degree	55	1,620	2,158	5,451	2,598

Table 40 - Educational Attainment by Age

Data Source: 2006-2010 ACS

EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 41 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

The majority of workers are employed in the Accommodations, Entertainment and Retail sectors. Horry County, more specifically Myrtle Beach and North Myrtle Beach rely heavily on the tourism industry. While there are few barriers to entry for unskilled workers, the tourism industry often provides relatively low wages and in many cases only seasonal employment.

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

On-going workforce development training in the area should continue to include a wide range of soft skills training including resume preparation, interviewing skills and proper work place etiquette.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

There are no major activities planned at this time that are expected to have an impact on businesses and or workforce opportunities. The region relies heavily on seasonal tourism and auxiliary support services for those individuals and businesses involved in tourism activities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

For the most part yes, the largest employment sectors in the region are Arts & Entertainment, Retail Trade, and accommodations. Again, these industries typically require only low skilled employees. On the other hand, there are a number of growing business sectors that are looking for employees with better education and advanced and/or technical skills. To that end, regional schools including Coastal Carolina University and Horry Georgetown Technical College are providing opportunities for area residents.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The regional Workforce Investment Board, supported by the Waccamaw Regional Council of Governments, works closely with the Horry Georgetown Technical College to provide educational and training opportunities for individuals that are unemployed and/or those seeking new job opportunities. These efforts will help to improve the overall skilled workforce in the region.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Myrtle Beach Regional Economic Development Corporation (MBREDC) is funded in collaboration by Horry County, municipal governments and private donations from the business sector. MBREDC is a comprehensive resource for location and expansions assistance, and development programs in Horry County. Since 2006, it has worked to recruit 918 jobs and \$71.5 million in capital investments for Horry County.

MA-50 Needs and Market Analysis Discussion

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

The most common housing problem for low-moderate income households in Horry County is being cost burdened. This is most evident in low-moderate income renter households. As the maps in previous sections have identified, the largest numbers of cost burdened households are found in the more dense and urban areas of Myrtle Beach and north Myrtle Beach. Generally, housing costs increase dramatically for households from Conway east to the beach. With the highest concentration of cost burdened households in the central business districts of Myrtle Beach and North Myrtle Beach. Poor housing conditions exist for a portion of all areas of the county. Again, these poor conditions are more concentrated in the urban areas of Conway, Myrtle Beach and North Myrtle Beach.

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

Yes, the areas described above are mostly low-moderate income households and neighborhoods in the urban areas of Conway, Myrtle Beach and North Myrtle Beach.

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

These areas experience the highest housing costs and the region. While these urban areas provide for easier access to employment centers, public transportation, retail, medical and service providers, these areas have long been over looked for new development and investments. Most recently the housing and development boom in the area focused on expansion and new development rather infill redevelopment. As identified in the strategic plan, there are many pocket communities throughout the county that have become neglected over the past decade or more.

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

Horry County and its partners are working to develop improved infrastructure in these pocket communities including new community centers, updated water & sewer infrastructure, and utility infrastructure systems as well as improved roads and traffic planning.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

Yes, many of these neglected communities are strategically situated in the heart of the urban areas specifically within the cities of Myrtle Beach and Conway. The concentrated efforts to redevelop these neighborhoods will no doubt have a larger impact on these communities which will serve as a development and investment catalyst for the entire county. For additional information on these communities please see the geographic priorities section of the strategic plan.

Strategic Plan

SP-05 Overview

STRATEGIC PLAN OVERVIEW

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

SP-10 Geographic Priorities – 91.215 (a) (1)

GEOGRAPHIC AREA

1	Area Name:	Brooksville - Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Brooksville community is roughly located between Little River and the Waccamaw River. The core of this low to moderate income neighborhood is near the fork of SC Highways 50 and 111.
	Include specific housing and commercial characteristics of this target area.	The character of the land use in the Brooksville area is mainly residential with sporadic churches located at intersections of and along main roads. The area has been seeing some new residential development within new subdivisions around existing residences.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the Horry County Community Development and Planning & Zoning Departments. County Police Department statistics shows an increased level of public safety concerns and incidents occurring in this area. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Pre-school & After-school programs • Job skills training • Mobility options • Recreational opportunities • Affordable health care • Assistance with housing repairs & rehabilitation • Access to healthy nutrition 	

<p>What are the opportunities for improvement in this target area?</p>	<p>Better economic opportunities: Due to the remoteness of the target areas, residents are struggling to find economic opportunities that pay well enough to comfortably sustain a family.</p> <p>Improved public transportation: Directly related to ensuring “better economic opportunities” is the current lack of adequate public transportation services that service immobile residents of more remote areas of Horry County, including most of the target areas. If there is no way to get to a job, then there is no economic opportunity for a person or family who cannot afford individual transportation.</p> <p>Housing rehabilitation: In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound. Residents are one step away from becoming homeless, adding to the homelessness problem in Horry County.</p> <p>Available public and commercial services: Since many of the target areas are located in remote areas of Horry County with decreased mobility options and public services, Horry County Government in collaboration with non- and for-profit enterprises need to ensure that all remote communities of the county receive their fair share of community services, e.g. education, health care, groceries and recreation, which help to build an economically and socially vibrant community.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs' property: In many cases where the CDBG program is engaged in housing rehabs, or where Planning & Zoning want to help in bringing residential dwellings into code compliance, the issue is that numerous property owners exist that have inherited portions of the property. Most of these heirs are geographically spread out. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become very burdensome, and in some cases almost impossible to achieve.</p> <p>Attachment of manufactured (mobile) homes to property: Many times when processing emergency home repair or housing rehab applications, residents living in manufactured (mobile) homes are required to legally clear title to their units. This means that their mobile dwelling unit needs to legally be affixed to the deed of the property, making the dwelling one with the underlying property. This can be done by recording an affidavit to the deed of the property. But in many instances, residents due to the lack of means or other circumstances do not pursue this prerequisite.</p> <p>Obstructive (rural) planning and zoning issues: To establish or promote a vibrant community, mixed land-uses in proximity to each other are even more important in economically struggling communities than in others. Residents with limited mobility options are not able to drive longer distances between their residences, commercial and employment centers. Therefore, these uses need to be better comprised in the areas that are easy to reach. Rural zoning in Horry County still follows old-fashioned Euclidian Zoning perceptions from the early 20th century, where most land is locked into agricultural, or large-lot single family housing. Rural communities, and especially the target areas that are mentioned above, have just lately been addressed by County Planning & Zoning staff. There is a real opportunity to bring progressive planning concepts to these neglected communities, but the process has just only begun.</p>
2	<p>Area Name:</p>	<p>Bucksport - Horry County</p>
	<p>Area Type:</p>	<p>Local Target area</p>

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Bucksport community and environs is a historic shipbuilding community founded by the Buck family in the 19th century. The community is geographically located between US Highway 701 South and the Waccamaw River. It is located near the County Line with Georgetown County.
Include specific housing and commercial characteristics of this target area.	The character is mostly residential with small businesses located at the intersection of Bucksport Road and US 701. The area is mainly settled by African-American residents, who on a higher level are of low income.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the Horry County Community Development and Planning & Zoning Departments. County Police Department statistics shows an increased level of public safety concerns and incidents occurring in this area. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Pre-school & After-school programs • Job skills training • Mobility options • Recreational opportunities • Affordable health care • Assistance with housing repairs & rehabilitation • Access to healthy nutrition

<p>What are the opportunities for improvement in this target area?</p>	<p>Better economic opportunities: Due to the remoteness of the target areas, residents are struggling to find economic opportunities that pay well enough to comfortably sustain a family.</p> <p>Improved public transportation: Directly related to ensuring “better economic opportunities” is the current lack of adequate public transportation services that service immobile residents of more remote areas of Horry County, including most of the target areas. If there is no way to get to a job, then there is no economic opportunity for a person or family who cannot afford individual transportation.</p> <p>Housing rehabilitation: In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound. Residents are one step away from becoming homeless, adding to the homelessness problem in Horry County.</p> <p>Available public and commercial services: Since many of the target areas are located in remote areas of Horry County with decreased mobility options and public services, Horry County Government in collaboration with non- and for-profit enterprises need to ensure that all remote communities of the county receive their fair share of community services, e.g. education, health care, groceries and recreation, which help to build an economically and socially vibrant community.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs' property: In many cases where the CDBG program is engaged in housing rehabs, or where Planning & Zoning want to help in bringing residential dwellings into code compliance, the issue is that numerous property owners exist that have inherited portions of the property. Most of these heirs are geographically spread out. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become very burdensome, and in some cases almost impossible to achieve.</p> <p>Attachment of manufactured (mobile) homes to property: Many times when processing emergency home repair or housing rehab applications, residents living in manufactured (mobile) homes are required to legally clear title to their units. This means that their mobile dwelling unit needs to legally be affixed to the deed of the property, making the dwelling one with the underlying property. This can be done by recording an affidavit to the deed of the property. But in many instances, residents due to the lack of means or other circumstances do not pursue this prerequisite.</p> <p>Obstructive (rural) planning and zoning issues: To establish or promote a vibrant community, mixed land-uses in proximity to each other are even more important in economically struggling communities than in others. Residents with limited mobility options are not able to drive longer distances between their residences, commercial and employment centers. Therefore, these uses need to be better comprised in the areas that are easy to reach. Rural zoning in Horry County still follows old-fashioned Euclidian Zoning perceptions from the early 20th century, where most land is locked into agricultural, or large-lot single family housing. Rural communities, and especially the target areas that are mentioned above, have just lately been addressed by County Planning & Zoning staff. There is a real opportunity to bring progressive planning concepts to these neglected communities, but the process has just only begun.</p>
3	<p>Area Name:</p>	<p>Cedar Branch - Horry County</p>
	<p>Area Type:</p>	<p>Local Target area</p>

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Cedar Branch community is located in the Northeastern section of Horry County, between Longs and Loris right off SC Highway 9.
Include specific housing and commercial characteristics of this target area.	The community consists of mostly low-residential single-family residences on larger lots. The heart of this area is Cedar Branch Baptist Church located midway on Cedar Branch Road.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the Horry County Community Development and Planning & Zoning Departments. County Police Department statistics shows an increased level of public safety concerns and incidents occurring in this area. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Pre-school & After-school programs • Job skills training • Mobility options • Recreational opportunities • Affordable health care • Assistance with housing repairs & rehabilitation • Access to healthy nutrition

<p>What are the opportunities for improvement in this target area?</p>	<p>Better economic opportunities: Due to the remoteness of the target areas, residents are struggling to find economic opportunities that pay well enough to comfortably sustain a family.</p> <p>Improved public transportation: Directly related to ensuring “better economic opportunities” is the current lack of adequate public transportation services that service immobile residents of more remote areas of Horry County, including most of the target areas. If there is no way to get to a job, then there is no economic opportunity for a person or family who cannot afford individual transportation.</p> <p>Housing rehabilitation: In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound. Residents are one step away from becoming homeless, adding to the homelessness problem in Horry County.</p> <p>Available public and commercial services: Since many of the target areas are located in remote areas of Horry County with decreased mobility options and public services, Horry County Government in collaboration with non- and for-profit enterprises need to ensure that all remote communities of the county receive their fair share of community services, e.g. education, health care, groceries and recreation, which help to build an economically and socially vibrant community.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs' property: In many cases where the CDBG program is engaged in housing rehabs, or where Planning & Zoning want to help in bringing residential dwellings into code compliance, the issue is that numerous property owners exist that have inherited portions of the property. Most of these heirs are geographically spread out. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become very burdensome, and in some cases almost impossible to achieve.</p> <p>Attachment of manufactured (mobile) homes to property: Many times when processing emergency home repair or housing rehab applications, residents living in manufactured (mobile) homes are required to legally clear title to their units. This means that their mobile dwelling unit needs to legally be affixed to the deed of the property, making the dwelling one with the underlying property. This can be done by recording an affidavit to the deed of the property. But in many instances, residents due to the lack of means or other circumstances do not pursue this prerequisite.</p> <p>Obstructive (rural) planning and zoning issues: To establish or promote a vibrant community, mixed land-uses in proximity to each other are even more important in economically struggling communities than in others. Residents with limited mobility options are not able to drive longer distances between their residences, commercial and employment centers. Therefore, these uses need to be better comprised in the areas that are easy to reach. Rural zoning in Horry County still follows old-fashioned Euclidian Zoning perceptions from the early 20th century, where most land is locked into agricultural, or large-lot single family housing. Rural communities, and especially the target areas that are mentioned above, have just lately been addressed by County Planning & Zoning staff. There is a real opportunity to bring progressive planning concepts to these neglected communities, but the process has just only begun.</p>
4	<p>Area Name:</p>	<p>Central City Revitalization Area - City of Myrtle Beach</p>
	<p>Area Type:</p>	<p>Local Target area</p>

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Myrtle Beach Central City Revitalization Area includes the neighborhood survey sub-areas of Canal, Cherokee, Downtown, Legion-Chester, New Town, Ramsey, Washington, and Yaupon.
Include specific housing and commercial characteristics of this target area.	The area is the oldest area of the city containing a population of 7,847 persons living in 3,058 occupied housing units for an average of 2.57 persons per household. The Revitalization Area lies within Census Tracts 506, 507 and 509 and 41.5% of the persons/families in the area live below the poverty level. The city government is working to revitalize the commercial and residential buildings within the Revitalization Area. Downtown Myrtle Beach is a beachside resort commercial area. Many commercial buildings are vacant due to the negative effects of the recent recession. The older commercial streets and properties have experienced the most vacancies. Many buildings require rehabilitation before new businesses can start up thus slowing the recovery process. Among the qualified sub-areas, 60% (1,037 properties) of the properties were qualified as conservation properties and 35% (612 properties) were qualified as blighted properties. The Downtown sub-area had both the largest number (265) and the highest percentage (73%) of conservation properties surveyed, while the Canal sub-area followed closely with 70% of properties qualifying as conservation. More than 57% of properties surveyed in the Canal sub-area and 42% in the Ramsey sub-area qualified as blighted. The most properties in blighted condition were found in the Ramsey sub-area at 178 properties, followed by the Downtown sub-area with 123 properties.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City of Myrtle Beach developed and began implementing its first City Comprehensive Plan in 1970, updating it periodically, including the current Plan in 2011. Community outreach and citizen participation are keys to developing the City Comprehensive Plan. The Consolidated Plan for Housing and Community Development is a significant part of the City Comprehensive Plan. The city is divided into seven neighborhood planning areas. The CDBG eligible area and Central City Revitalization Area cover three of the seven neighborhood planning areas. There have been special neighborhood plans developed to identify and work on issues within these three neighborhood planning areas. The central strategic goal of the City Comprehensive Plan is “Becoming a Sustainable City.” The core values of the Plan include (1) sense of community, (2) economic opportunity, (3) social equity, and (4) environmental stewardship. The Central City Revitalization Area was identified by a City Planning Department field survey of housing and commercial building conditions within the CDBG eligible area of the city. Previous neighborhood planning efforts, including many meetings with neighborhood residents, had identified sub-areas that needed revitalization efforts. Special neighborhood plans were developed for the most problem-ridden sub-areas with intense neighborhood leadership participation.</p>
<p>Identify the needs in this target area.</p>	<p>Improved public safety, housing revitalization, new infill construction, better paying jobs, and improved infrastructure are needs throughout the Central City Revitalization Area. Infrastructure includes storm water drainage, street upgrades, traffic control, street lighting, sidewalks and pathways for walking and biking, neighborhood scale parks and recreation services. Improved social services such as job training for better paying jobs, a centralized center for community and health services, new programs for ending homelessness, mental health services, substance abuse treatment and recovery, and crime prevention services are all needs within the target area.</p>

<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities include a concerned community leadership and a population eager for better living conditions. Housing opportunities are improving as new rental and ownership housing are being developed as a tool for neighborhood revitalization. The City Government is actively working to add new housing developed by local private organizations and the City Housing Authority with federal and state funds. The Low Income Housing Tax Credit Program is the primary tool used to fund recent housing development projects. At the same time efforts are underway to improve the delivery of services to the homeless population and to provide permanent supportive housing opportunities. One type of project eligible for funding under HUD's CDBG program is the demolition of a property located within the Revitalization Area as an area-wide improvement. The City has developed a Removal of Blighted Properties Demolition Program and Plan that will allow qualified properties to be more quickly and easily removed from the Revitalization Area based on the need to improve the area rather than limiting the action to only low-income qualified property owners.</p>
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	Are there barriers to improvement in this target area?	Heir's property is a major barrier. Properties owned by low-income families are inherited by family members without Probating the Estate of the deceased. Heirs are often located out of State and very difficult to contact and deal with. There is no State-level legal mechanism (court procedure) in place to allow a local government or local redevelopment authority to overcome this problem. Dilapidated buildings that are vacant and not fit for human habitation should be demolished and the land cleared. The State's Municipal Association is sponsoring a legislative act to provide a legal mechanism (court controlled process) that would help solve the problem. Lack of resources to work on local neighborhood-level problems is a barrier. Local governments are restrained in the amount of funding they can appropriate from local general tax sources to pay for solving property issues in the low-income neighborhoods. State authorized special funding sources for use in neighborhood revitalization projects would be very helpful.
5	Area Name:	Freemont - Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Freemont neighborhood is situated near the intersection of SC Highways 9 and 905 in the Longs area. The main road through the neighborhood is Freemont Road.
	Include specific housing and commercial characteristics of this target area.	The community consists of mainly single-family residential dwellings, with equal amounts of manufactured homes and stick-built. The racial composition of community residents is mainly African-American of mostly low income.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This community was selected as a target area through collaborative efforts by the Horry County Community Development and Planning & Zoning Departments. County Police Department statistics shows an increased level of public safety concerns and incidents occurring in this area. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.</p>
<p>Identify the needs in this target area.</p>	<p>The identifiable needs in this community include all or a combination of the following:</p> <ul style="list-style-type: none"> • Jobs • Pre-school & After-school programs • Job skills training • Mobility options • Recreational opportunities • Affordable health care • Assistance with housing repairs & rehabilitation • Access to healthy nutrition

<p>What are the opportunities for improvement in this target area?</p>	<p>Better economic opportunities: Due to the remoteness of the target areas, residents are struggling to find economic opportunities that pay well enough to comfortably sustain a family.</p> <p>Improved public transportation: Directly related to ensuring “better economic opportunities” is the current lack of adequate public transportation services that service immobile residents of more remote areas of Horry County, including most of the target areas. If there is no way to get to a job, then there is no economic opportunity for a person or family who cannot afford individual transportation.</p> <p>Housing rehabilitation: In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound. Residents are one step away from becoming homeless, adding to the homelessness problem in Horry County.</p> <p>Available public and commercial services: Since many of the target areas are located in remote areas of Horry County with decreased mobility options and public services, Horry County Government in collaboration with non- and for-profit enterprises need to ensure that all remote communities of the county receive their fair share of community services, e.g. education, health care, groceries and recreation, which help to build a economically and socially vibrant community.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs' property: In many cases where the CDBG program is engaged in housing rehabs, or where Planning & Zoning want to help in bringing residential dwellings into code compliance, the issue is that numerous property owners exist that have inherited portions of the property. Most of these heirs are geographically spread out. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become very burdensome, and in some cases almost impossible to achieve.</p> <p>Attachment of manufactured (mobile) homes to property: Many times when processing emergency home repair or housing rehab applications, residents living in manufactured (mobile) homes are required to legally clear title to their units. This means that their mobile dwelling unit needs to legally be affixed to the deed of the property, making the dwelling one with the underlying property. This can be done by recording an affidavit to the deed of the property. But in many instances, residents due to the lack of means or other circumstances do not pursue this prerequisite.</p> <p>Obstructive (rural) planning and zoning issues: To establish or promote a vibrant community, mixed land-uses in proximity to each other are even more important in economically struggling communities than in others. Residents with limited mobility options are not able to drive longer distances between their residences, commercial and employment centers. Therefore, these uses need to be better comprised in the areas that are easy to reach. Rural zoning in Horry County still follows old-fashioned Euclidian Zoning perceptions from the early 20th century, where most land is locked into agricultural, or large-lot single family housing. Rural communities, and especially the target areas that are mentioned above, have just lately been addressed by County Planning & Zoning staff. There is a real opportunity to bring progressive planning concepts to these neglected communities, but the process has just only begun.</p>
6	<p>Area Name:</p>	<p>Goretown - Horry County</p>
	<p>Area Type:</p>	<p>Local Target area</p>

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Goretown neighborhood can be found on the eastern outskirts of Loris in an area between SC Highway 9 Business and the Highway 9 Bypass.
Include specific housing and commercial characteristics of this target area.	The most commonly found land use in the community is single-family residential. The residents are mostly African-American in ethnicity, and, to a higher degree, of low income.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the Horry County Community Development and Planning & Zoning Departments. County Police Department statistics shows an increased level of public safety concerns and incidents occurring in this area. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services.
Identify the needs in this target area.	The identifiable needs in this community include all or a combination of the following: <ul style="list-style-type: none"> • Jobs • Pre-school & After-school programs • Job skills training • Mobility options • Recreational opportunities • Affordable health care • Assistance with housing repairs & rehabilitation • Access to healthy nutrition

<p>What are the opportunities for improvement in this target area?</p>	<p>Better economic opportunities: Due to the remoteness of the target areas, residents are struggling to find economic opportunities that pay well enough to comfortably sustain a family.</p> <p>Improved public transportation: Directly related to ensuring “better economic opportunities” is the current lack of adequate public transportation services that service immobile residents of more remote areas of Horry County, including most of the target areas. If there is no way to get to a job, then there is no economic opportunity for a person or family who cannot afford individual transportation.</p> <p>Housing rehabilitation: In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound. Residents are one step away from becoming homeless, adding to the homelessness problem in Horry County.</p> <p>Available public and commercial services: Since many of the target areas are located in remote areas of Horry County with decreased mobility options and public services, Horry County Government in collaboration with non- and for-profit enterprises need to ensure that all remote communities of the county receive their fair share of community services, e.g. education, health care, groceries and recreation, which help to build an economically and socially vibrant community.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs' property: In many cases where the CDBG program is engaged in housing rehabs, or where Planning & Zoning want to help in bringing residential dwellings into code compliance, the issue is that numerous property owners exist that have inherited portions of the property. Most of these heirs are geographically spread out. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become very burdensome, and in some cases almost impossible to achieve.</p> <p>Attachment of manufactured (mobile) homes to property: Many times when processing emergency home repair or housing rehab applications, residents living in manufactured (mobile) homes are required to legally clear title to their units. This means that their mobile dwelling unit needs to legally be affixed to the deed of the property, making the dwelling one with the underlying property. This can be done by recording an affidavit to the deed of the property. But in many instances, residents due to the lack of means or other circumstances do not pursue this prerequisite.</p> <p>Obstructive (rural) planning and zoning issues: To establish or promote a vibrant community, mixed land-uses in proximity to each other are even more important in economically struggling communities than in others. Residents with limited mobility options are not able to drive longer distances between their residences, commercial and employment centers. Therefore, these uses need to be better comprised in the areas that are easy to reach. Rural zoning in Horry County still follows old-fashioned Euclidian Zoning perceptions from the early 20th century, where most land is locked into agricultural, or large-lot single family housing. Rural communities, and especially the target areas that are mentioned above, have just lately been addressed by County Planning & Zoning staff. There is a real opportunity to bring progressive planning concepts to these neglected communities, but the process has just only begun.</p>
7	<p>Area Name:</p>	<p>Race Path - Horry County</p>
	<p>Area Type:</p>	<p>Local Target area</p>

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Race Path neighborhood is geographically located in Myrtle Beach, south of Robert Grissom Parkway, and west of US Highway 501. As this neighborhood is not part of the City of Myrtle Beach, it therefore is an unincorporated community of Horry County.
Include specific housing and commercial characteristics of this target area.	The land-use in this community is mostly residential, with some smaller businesses located along Robert Grissom Parkway. Many residences are manufactured homes, but there are also traditional stick-built homes. This community is currently involved in a Neighborhood Planning initiative by Horry County Planning. Some of the issues being examined involve Public Safety, Housing, Land Use/ Zoning and Infrastructure.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This community was selected as a target area through collaborative efforts by the Horry County Community Development and Planning & Zoning Departments. County Police Department statistics shows an increased level of public safety concerns and incidents occurring in this area. This community is strained by issues such as high unemployment, low income levels, dilapidated housing and a general lack of community services. Horry County Planning Dept has conducted drive-by windshield surveys to identify specific streets, lots and individual housing units that are in need of improvement(s). The survey identified 107 housing units in this geographic area, of which 36 units, or 34%, were considered blighted.

	<p>Identify the needs in this target area.</p>	<p>The identifiable needs in this community include all or a combination of the following:</p> <ul style="list-style-type: none"> • Jobs • Pre-school & After-school programs • Job skills training • Mobility options • Recreational opportunities • Affordable health care • Assistance with housing repairs & rehabilitation including rectifying county code violations • Access to healthy nutrition
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<p>What are the opportunities for improvement in this target area?</p>	<p>Better economic opportunities: Due to the remoteness of the target areas, residents are struggling to find economic opportunities that pay well enough to comfortably sustain a family.</p> <p>Improved public transportation: Directly related to ensuring “better economic opportunities” is the current lack of adequate public transportation services that service immobile residents of more remote areas of Horry County, including most of the target areas. If there is no way to get to a job, then there is no economic opportunity for a person or family who cannot afford individual transportation.</p> <p>Housing rehabilitation: In most target areas, substandard housing conditions could be identified. The needed is for public assistance in bringing these dilapidated dwellings both up to building code and to appropriate hygienic and humane living standards. In addition, in some cases the units are not structurally sound and thus fail to meet county development code standards. Residents are one step away from becoming homeless, adding to the homelessness problem in Horry County.</p> <p>Available public and commercial services: Since many of the target areas are located in remote areas of Horry County with decreased mobility options and public services, Horry County Government in collaboration with non- and for-profit enterprises need to ensure that all remote communities of the county receive their fair share of community services, e.g. education, health care, groceries and recreation, which help to build a economically and socially vibrant community.</p>
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	<p>Are there barriers to improvement in this target area?</p>	<p>Heirs' property: In many cases where the CDBG program is engaged in housing rehabs, or where Planning & Zoning want to help in bringing residential dwellings into code compliance, the issue is that numerous property owners exist that have inherited portions of the property. Most of these heirs are geographically spread out. Legal actions, such as a land sale or even attaining the consent of all property owners for public improvement purposes, can become very burdensome, and in some cases almost impossible to achieve.</p> <p>Attachment of manufactured (mobile) homes to property: Many times when processing emergency home repair or housing rehab applications, residents living in manufactured (mobile) homes are required to legally clear title to their units. This means that their mobile dwelling unit needs to legally be affixed to the deed of the property, making the dwelling one with the underlying property. This can be done by recording an affidavit to the deed of the property. But in many instances, residents due to the lack of means or other circumstances do not pursue this prerequisite.</p> <p>Obstructive (rural) planning and zoning issues: To establish or promote a vibrant community, mixed land-uses in proximity to each other are even more important in economically struggling communities than in others. Residents with limited mobility options are not able to drive longer distances between their residences, commercial and employment centers. Therefore, these uses need to be better comprised in the areas that are easy to reach. Rural zoning in Horry County still follows old-fashioned Euclidian Zoning perceptions from the early 20th century, where most land is locked into agricultural, or large-lot single family housing. Rural communities, and especially the target areas that are mentioned above, have just lately been addressed by County Planning & Zoning staff. There is a real opportunity to bring progressive planning concepts to these neglected communities, but the process has just only begun.</p>
8	<p>Area Name:</p>	<p>Rebuild Conway Revitalization Area - City of Conway</p>
	<p>Area Type:</p>	<p>Local Target area</p>

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Rebuild Conway Revitalization Area is comprised of several pocket neighborhoods throughout the urban core of the City of Conway. Some of these neighborhoods are comprised of only one or two streets while others may include several city blocks. A map is provided in the appendix for further details.
	Include specific housing and commercial characteristics of this target area.	The areas are made up of mostly single-family detached houses. Some of these houses are in need of minor and major repairs while a few others are condemned and may need to be demolished.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Conway Building, Planning, Police, and Public Works Departments have worked together to come up with various target areas throughout the community.
	Identify the needs in this target area.	<ol style="list-style-type: none"> 1. Major and minor home repairs 2. Demolition of blighted and condemned housing units 3. Clearing of over grown and abandoned lots 4. Infrastructure improvements including sidewalks and streetscaping & improved drainage capacities
	What are the opportunities for improvement in this target area?	With the continuation of CDBG HUD funding, various areas throughout Conway can be gradually improved.
	Are there barriers to improvement in this target area?	The main barrier to further improvements in this target area is the lack of adequate funding sources in addition to the existing CDBG allocation.
9	Area Name:	City of Conway
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	The incorporated boundaries of the City of Conway.
	Include specific housing and commercial characteristics of this target area.	The City of Conway has fairly dense downtown business district surrounded by typical residential neighborhoods.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The entire boundaries of the City of Conway are eligible for programs and services offered by both the City of Conway and Horry County.
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	The City will continue to focus on downtown revitalization efforts including infrastructure improvements, public facility improvements, removal of slum and blight as well as owner occupied housing rehabilitation.
	Are there barriers to improvement in this target area?	
10	Area Name:	City of Myrtle Beach
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This includes the entire municipal boundaries of the City of Myrtle Beach.
	Include specific housing and commercial characteristics of this target area.	Myrtle Beach has a dense business and residential core along Kings Hwy and Highway 17. Naturally, business and residences are most dense along the coast. Some of the older neighborhoods identified as part of the Downtown Revitalization Area have, over the years, become neglected and to some degree blighted.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	The City of Myrtle Beach will continue to focus on the removal of slum and blight, developing adequate public facilities, improving infrastructure, and owner occupied housing rehabilitation throughout the City.

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
11	Area Name:	Horry County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This includes the entire boundary of Horry County, SC.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 42 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA). The Horry County CDBG office acts as the Lead Agency for the Community Development Block Grant project in coordination with local and state agencies, as well as private groups and organizations. Other governmental entities involved in the implementation of this plan included: the Horry County Planning, Zoning and Finance Department offices, Coastal Carolina University, City planning offices and City community development departments, Waccamaw Regional Council of Governments, the Housing Authorities of Myrtle Beach and Conway and the United States Department of Housing and Urban Development (HUD). In addition to the governmental offices, local agencies, public input and other existing resources contributed to this plan. This collaboration aided in avoiding duplication of efforts as well as improved the timing of projects. The successful implementation of the Strategic Plan will require continued coordination between the County and cities, unincorporated areas, neighborhood associations, and service providers (i.e., emergency shelters, transitional housing providers, permanent supportive housing providers, and other agencies providing supportive services to the unserved or underserved populations). An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2007 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefits. Under this agreement, Horry County's percentage of allocation is 60%, Myrtle Beach's percentage of allocation is 25%, and the City of Conway's allocation is 15%. Both Myrtle Beach and Conway are considered Subrecipients of the Horry County Entitlement Grant. In all cases, 100% of the CDBG funds go toward low-to moderately-low income areas.

SP-25 Priority Needs - 91.215(a) (2)

Priority Needs

1	Priority Need Name	Substandard Owner-Occupied Housing
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County
	Associated Goals	Lead-Based Paint Hazard Reduction Owner Occupied Housing Rehabilitation
	Description	CDBG Eligible Owner Occupied Rehabilitation Services
	Basis for Relative Priority	The cost burden experienced by low and very low income homeowners makes it difficult for existing homeowners to complete general repairs and maintenance on their homes.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Myrtle Beach City of Conway Horry County
	Associated Goals	Special Needs Housing
	Description	This may include support for the development and operations of affordable housing opportunities for extremely low income households including homeless persons.
	Basis for Relative Priority	The development cost pressures of recent growth in the region has limited the development and availability of permanent and affordable rental housing for individuals with special needs. Priority special needs populations include elderly persons, individuals with physical and/or mental disabilities, and the homeless.
3	Priority Need Name	Public Facilities and Infrastructure Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County
	Associated Goals	Public Facilities and Infrastructure Special Needs Housing
	Description	This program will support the planning and development of adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and facilities for persons with special needs such as the homeless.
	Basis for Relative Priority	
4	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Myrtle Beach City of Conway Horry County
	Associated Goals	Public Services
	Description	This program will include support for public services related to child care, employment training, transportation programs, the homeless, the elderly, crime prevention, public safety are insufficient to meet the need in the County.
	Basis for Relative Priority	
5	Priority Need Name	Lead-Based Paint Hazards Reductions
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County
	Associated Goals	Lead-Based Paint Hazard Reduction Owner Occupied Housing Rehabilitation
	Description	This program may include support for Lead-Based Paint Hazards remediation as a part of the Owner Occupied Emergency Repairs program. Additionally, Horry County and its partners will continue to provide for education about the hazards, specifically for small children, related to lead-based paint.
	Basis for Relative Priority	The hazards associated with lead-based paint are a greater concern for low-income families that do not have the financial resources to make their homes lead safe.
6	Priority Need Name	Fair Housing Awareness
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Myrtle Beach City of Conway Horry County
	Associated Goals	Promotion of Fair Housing Practices
	Description	The County's goal is to promote "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." Although, the Cities of Myrtle Beach and Conway have completed an Analysis of Impediments to Fair Housing and undertaken several activities to inform citizens of their fair housing rights, to promote fair housing awareness and to explain programs available, a countywide Analysis of Impediments to Fair Housing has not been completed.
	Basis for Relative Priority	Horry County recognizes that citizens have a general lack of knowledge regarding Fair Housing Practices. Section 104(b) (2) and 106(d) (5) of the Housing and Community Development Act of 1974 as amended, specifically require that the County certify that it will affirmatively further fair housing. Congress reiterated this affirmative obligation in the National Affordable Housing Act of 1990 (NAHA).
7	Priority Need Name	Homebuyer Assistance
	Priority Level	Low

	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City of Myrtle Beach City of Conway Horry County
	Associated Goals	Support for Homeownership Opportunities
	Description	This program may include support for financial literacy training classes as well as first-time homebuyer seminars.
	Basis for Relative Priority	Low-income renter households often find it difficult to save money for the purchase of a home. Increased opportunities for home ownership warrant increased production of affordable housing units and the development of loan programs with favorable terms.
8	Priority Need Name	Removal of Slum & Blight
	Priority Level	Low
	Population	Moderate
	Geographic Areas Affected	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Horry County
	Associated Goals	Lead-Based Paint Hazard Reduction Removal of Slum & Blight
	Description	Removal of slum and blight is a priority need throughout the County and the partner municipalities. Both the City of Myrtle Beach and the City of Conway have developed extensive downtown revitalization programs which includes identification and remediation of blighted residential and commercial structures.
	Basis for Relative Priority	The removal of blighted structures will provide area wide benefits by helping to stabilize property values and improve future development opportunities.

Table 43 – Priority Needs Summary

The highest priority for the County and its partners is to continue to revitalize the communities throughout Horry County through the promotion of the availability of decent housing by prioritizing funding for rehabilitation of housing occupied by LMI households. Adequate public facilities and improvements, including but not limited to infrastructure and neighborhood revitalization, will improve the living environments of residents through access to services, enhanced availability, and improved public services. The Public Services section will continue to assist county non-profits that aid all LMI residents (including women, children, fathers, elderly and disabled residents) in increasing their quality of life.

SP-30 Influence of Market Conditions – 91.215 (b)

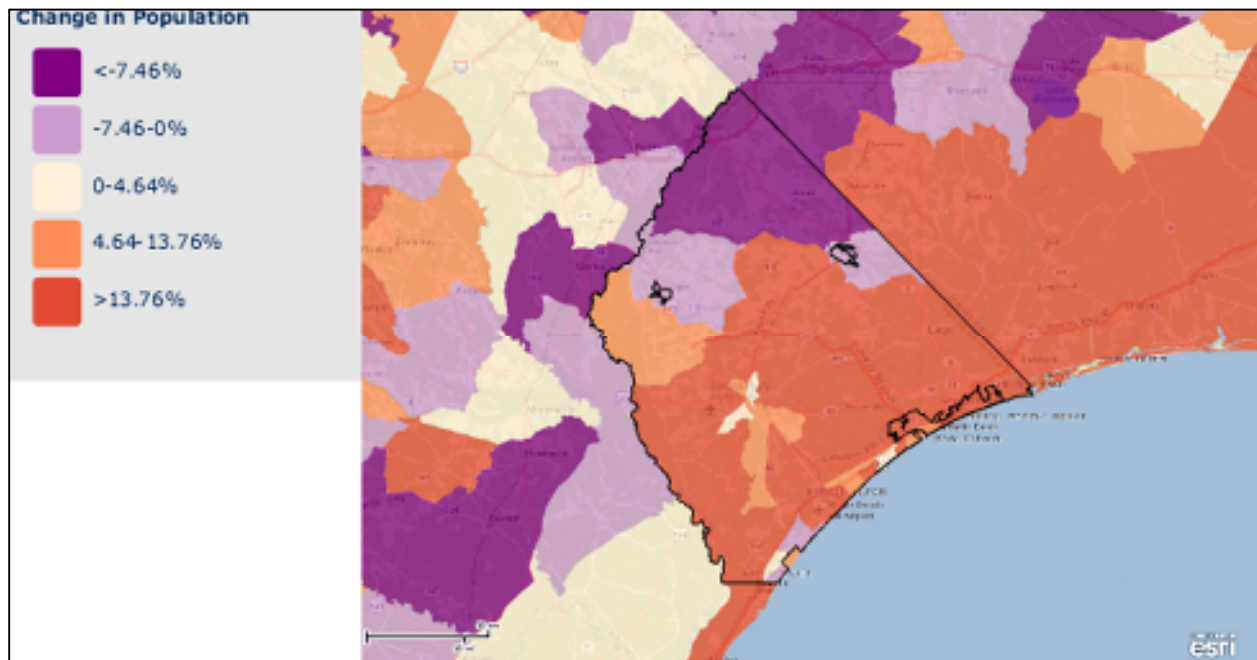
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Horry County will not utilize CDBG funds for TBRA.
TBRA for Non-Homeless Special Needs	Horry County will not utilize CDBG funds for TBRA.
New Unit Production	As described in previous sections, Horry County will continue to provide CDBG funding support for the planning and development of LIHTC developments throughout the County in order to provide affordable rental units for households at or below 60% AMI.
Rehabilitation	As described in previous sections, Horry County will continue to provide CDBG funding support for owner-occupied housing rehabilitation programs for households at or below 80% AMI in an effort to preserve affordable ownership opportunities.
Acquisition, including preservation	Horry County, along with its municipal partners Myrtle Beach and Conway, will utilize CDBG funds to acquire lands for the following reasons, a) to remove slum & blight, b) to provide for public facilities and infrastructure improvements, or c) to better provide for public services delivery throughout the county.

Table 44 – Influence of Market Conditions

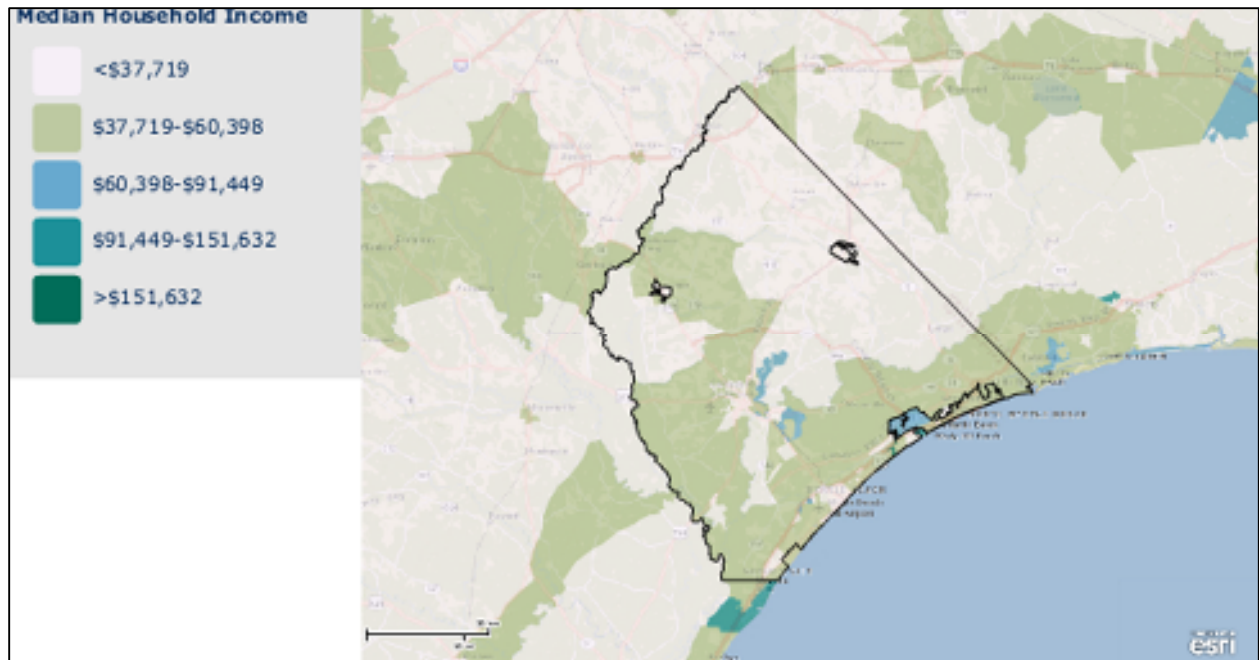
Demographic Maps

This series of map visually display the geographic distribution of demographic trends in Horry across a few key indicators. Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2009 American Community Survey (ACS). Where possible, the actual data used in the tables and text throughout the plan is from the more current 2010 Census and 2011 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations, not precise values.



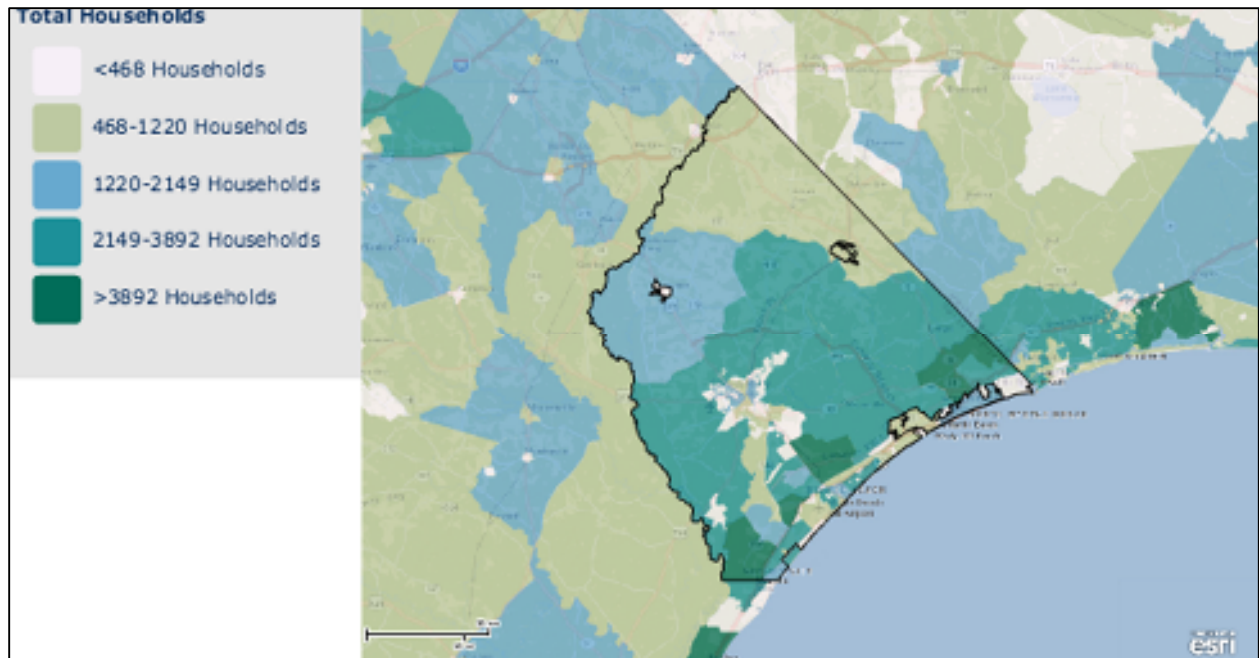
Horry County Population Change, 2000-2009

The map above visually displays the distribution of Horry's extensive population growth within the county over the last decade. The orange and red shaded areas indicate higher rates of growth in the county, whereas the purple shaded areas of the map indicate population decline. Much of the county continues to experience increases in population, with the coastal communities of Myrtle Beach and North Myrtle Beach, along with City of Conway, experiencing the highest levels of growth. The northern, more rural parts of the County are losing population. The lighter purple areas around Aynor experienced approximately 4% population decline over the last ten years. The darker areas in the northern most section of the county saw declines ranging from 7 to 17 percent.



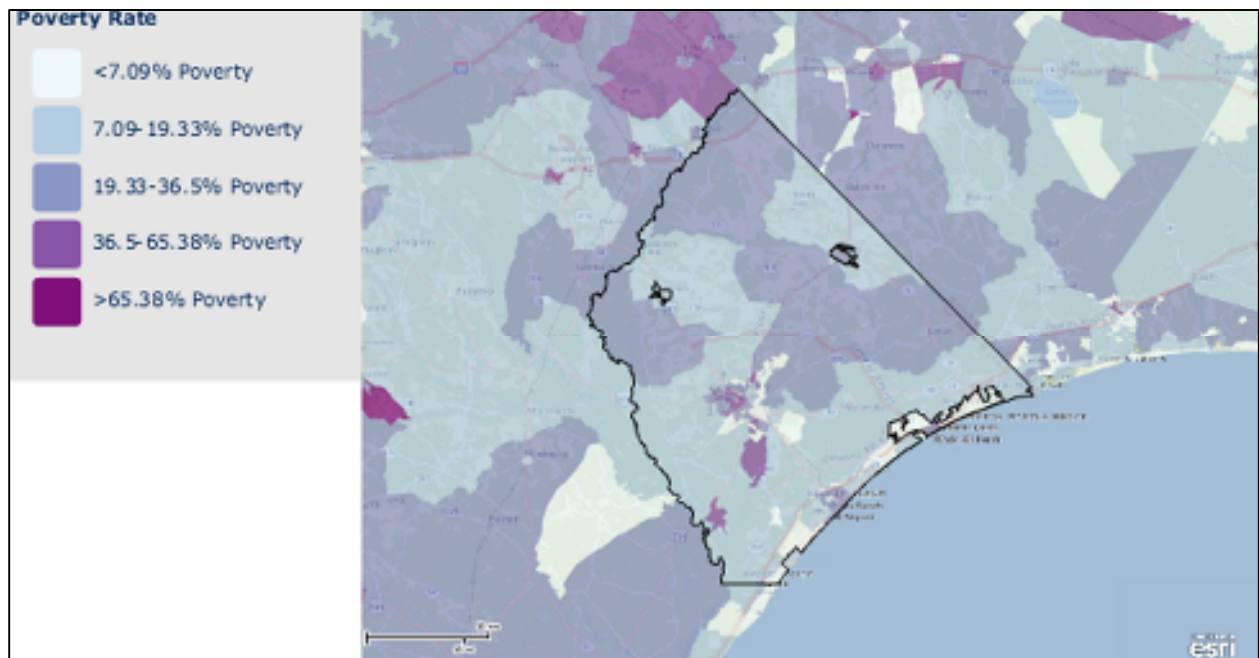
HORRY COUNTY MEDIAN HOUSEHOLD INCOME

The above map displays median household income levels throughout Horry County. There is a significant amount of, but not complete, overlap between the higher income areas of the county and those areas experiencing population growth.



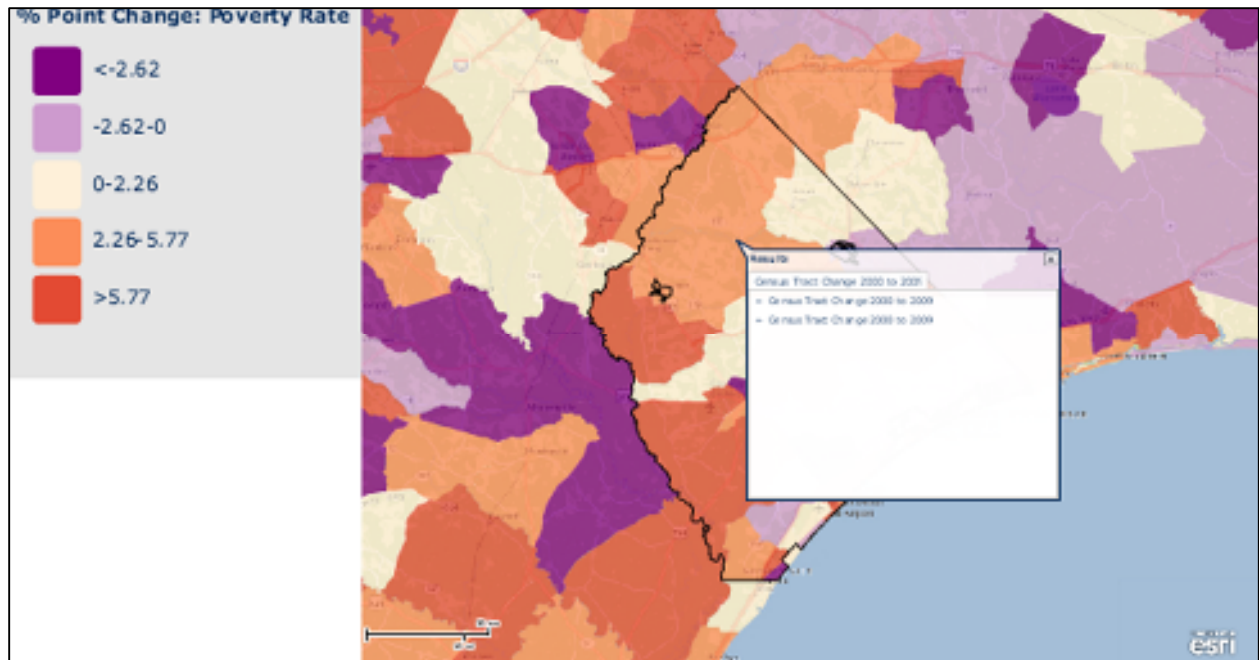
HORRY COUNTY HOUSEHOLDS

The above map shows the distribution of households in Horry County. Horry’s household density is highest in the coastal communities and decreases towards the northern, more rural parts of the County



HORRY COUNTY POVERTY RATE

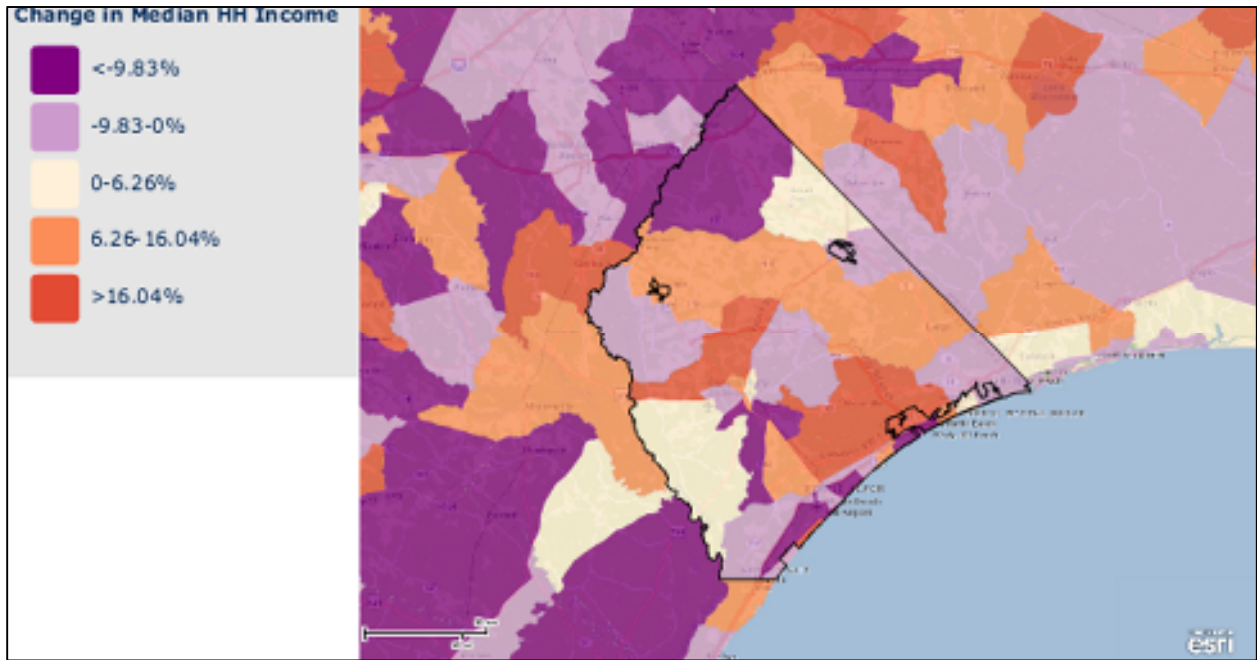
This map shows the distribution of poverty throughout Horry County. Highest poverty rates are found in the more rural communities of the County specifically in the central and northwest unincorporated areas.



HORRY COUNTY CHANGE IN POVERTY RATE, 2000-2009

Changes in Household Income

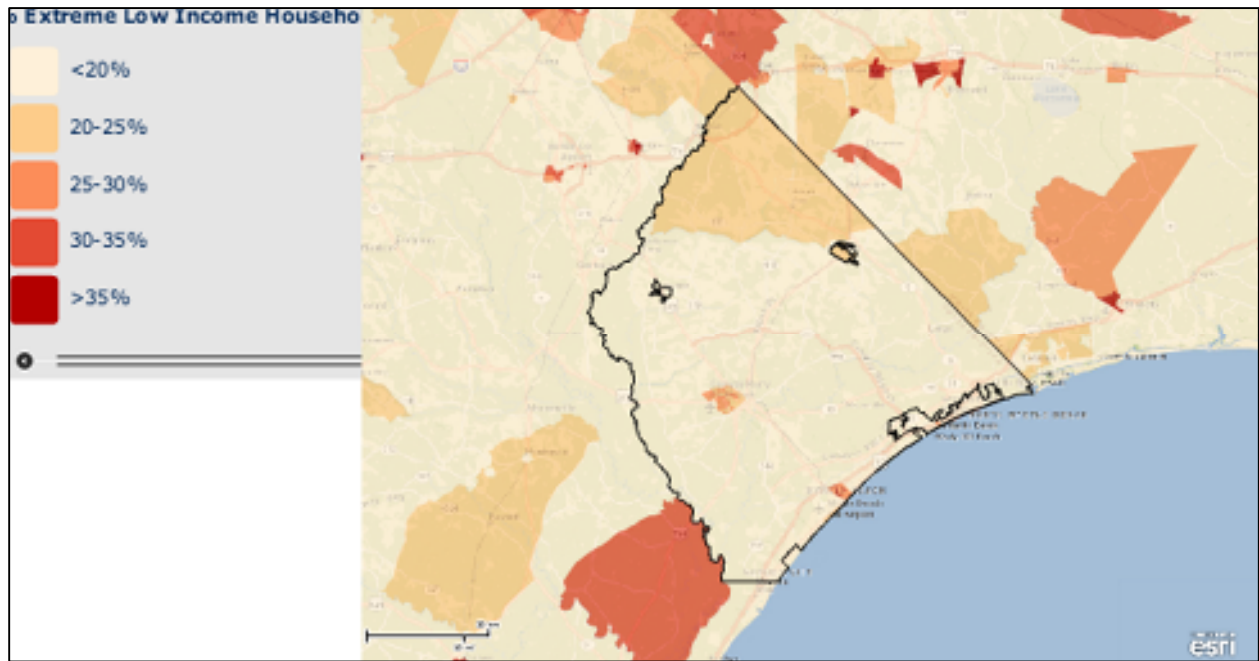
This map shows changes in median household income throughout the County from 2000 to 2009.



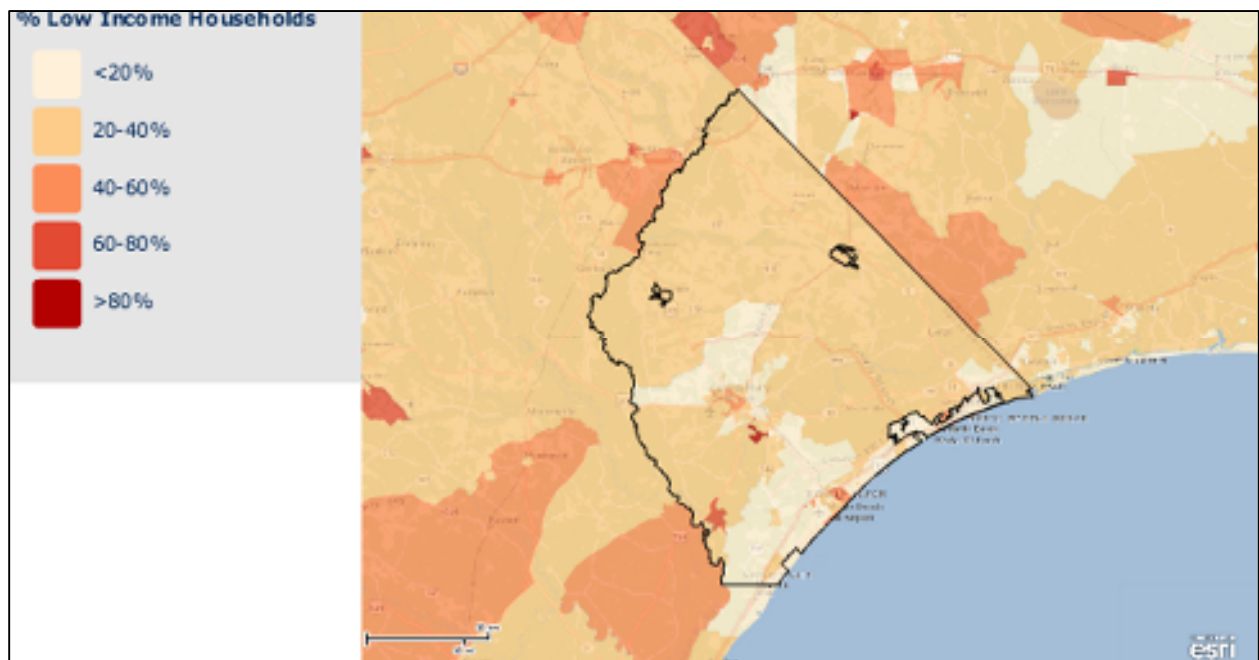
HORRY COUNTY CHANGE IN MEDIAN HOUSEHOLD INCOME, 2000-2009

Household Incomes

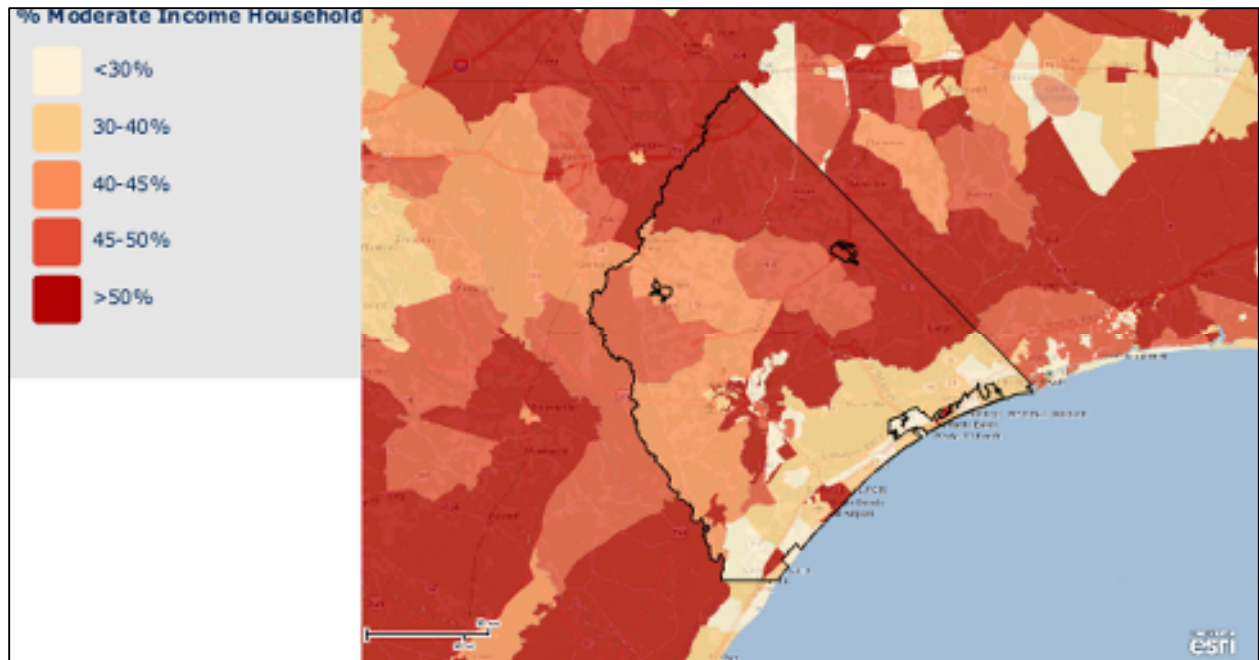
The maps below detail the prevalence of Extremely Low Income, Low Income and Moderate Income households in Horry County. Lowest household incomes are found in the northwest corner of the County while low to moderate income households are virtually spread throughout the County.



EXTREMELY LOW INCOME HOUSEHOLDS



LOW INCOME HOUSEHOLDS



MODERATE INCOME HOUSEHOLDS

SP-35 Anticipated Resources - 91.215(a) (4), 91.220(c) (1, 2)

Introduction

CDBG and ESG are the only formula entitlement grant funds Horry County has received directly from HUD. No program income is anticipated for CDBG or ESG. Projects identified in this Consolidated Plan will be funded from the County’s 2013-2014 CDBG allocation of \$2,277,074 and the ESG allocation of \$135,441.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,277,074	0	0	2,277,074	0	This includes anticipated funding for FI 2014 only.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Emergency Solutions Grant 9ESG)	public - federal	Housing for homeless persons	135,441	0	0	135,441	0	This is Horry County's first allocation of ESG funds. The County will work with local homeless service providers to provide additional homeless prevention and rapid re-housing services.

Table 45 - Anticipated Resources

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED

A total of \$2,455,412 of leveraged funds is expected in this year’s annual action plan. Per source, the amounts are as follows: \$658,433 in local funds; \$446,530 in State funds; \$649,151 in Federal funds, and \$701,298 in private funds. The match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with CDBG funds. In addition, County CDBG staff goes out on at least a yearly basis and monitors each Subrecipient. Staff reviews each file’s documentation and also requests a copy of their audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program.

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

Community Facilities are services available to all residents of Horry County to meet the day-to-day needs of the community and to enhance quality of life. Horry County is one of the fastest growing counties in the state. The Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities.

The Coast Regional Transportation Authority (RTA) is a provider of fixed route bus service and demand-responsive para-transit service for Horry County. Coast RTA’s fleet consists of more than 50 vehicles and offers year-round service seven days a week. All buses and most shuttles or vans

are wheelchair accessible. Coast RTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role
HORRY COUNTY COMMUNITY DEVELOPMENT OFFICE	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services
City of Myrtle Beach	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services
CITY OF CONWAY	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services

Table 46 - Institutional Delivery Structure

ASSESS OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

There are several agencies that play a role in implementing Horry County’s Five-Year Consolidated Plan. An Intergovernmental Agreement between Horry County, the City of Conway, and the City of Myrtle Beach was executed on October 1, 2013 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 54%, Myrtle Beach’s percentage of allocation is 29%, and the city of Conway’s allocation is 17%. In all cases, 100% of the CDBG funds go toward low-to moderate income areas. Horry County is the lead agency. Both Myrtle Beach and Conway are considered Subrecipients of the Horry County Entitlement Grant. However, all three entities meet monthly and work closely to address the needs of their respective communities. Horry County is responsible for program administration, monitoring, compliance, and evaluation of the CDBG Programs.

Horry County also coordinates its efforts with other local, state, and federal institutions to address specific needs or to implement new programs. Horry County understands how important it is for the integration and cooperation among the housing providers, community development, and social service providers in order to fill the gaps in its delivery system. Through active engagement of partners, the County works to strengthen its relationships to better utilize programs and resources and avoid duplication of efforts. The County is an active participant in coordinating activities among community partners in the affordable housing and community development delivery systems.

One of the strengths of the delivery system is the existing collaborative network of providers. The structure of implementing the Consolidated Plan requires strong participation by local organizations and stakeholders. The main gaps in the current delivery system are related to funding and staffing issues. Many non-profits are utilizing less and less funding to do the same amount of work, if not more work. The limited amount of resources available affects the number of people that can be housed with Section 8 vouchers or VASH vouchers, the number of people that emergency shelter can serve and are able to provide only so many public services at a reduced cost. Horry County providers are doing as much as they can with the resources available.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
	X		

Table 47 - Homeless Prevention Services Summary

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

Horry County is part of the Continuum of Care (CoC), Eastern Carolina Homeless Organization (ECHO). ECHO brings together organizations and agencies in 12 counties. ECHO currently has over 80 members representing over 40 agencies that provide a wide range of services to the homeless. These services include homeless/emergency shelter, transitional housing, permanent supportive housing, supportive services, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services.

Each year, a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities and living unsheltered in Horry County. Horry County/Myrtle Beach is the number one county in South Carolina for homeless populations.

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.

Horry County was a recipient of the Homeless Prevention Rapid Re-Housing Stimulus Grant. The total grant was \$622,075.00. As of the County's APR report on 6/30/2012, 804 people were served under this program. Under the Homeless Prevention and Rapid Re-Housing (HPRP) program, Horry County partnered 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 of Myrtle Beach, Myrtle Beach Haven, and other nonprofit and faith-based organizations.

MBHA and the County marketed 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. As of June 30, 2012 the HPRP project was 100% expended/completed. A total of 804 clients were processed through the County's HPRP Program.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE

Horry County participates in the ECHO and HCHC and works closely with each homeless organization. Local planning efforts have focused on various ways to address the issues of homelessness and chronic homelessness. ECHO and HCHC are making progress in the provision of housing and services to the chronic homeless within the Continuum. When individuals enter the CoC, their providers are able to implement case management and appropriate housing and supportive services to target their special needs. One concept is to prioritize **affordable rentals** for very low-income persons to prevent a slide into homelessness. Another way is to use grant funds and other funds to build affordable housing in areas of need.

One of the gaps that exist in the system of providing homeless services is the overall lack of funding available to provide shelter housing, permanent housing, and wrap-around supportive services to the homeless populations in Horry County. Furthermore, funding cuts and position freezes make it difficult for staff to provide services.

In addition, there is a need for more coordination among service providers as well, especially with the increased demand for services and the increase in the number of clients seeking assistance.

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM FOR CARRYING OUT A STRATEGY TO ADDRESS PRIORITY NEEDS

To overcome 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 to make a project happen, address barriers associated with implementing activities, and coordinate efforts.

Funding gaps must be filled by applying for and being successful in receiving grant funds like the ESG grant, the Outreach and Education Fair Housing Grant, which a partner will be applying for and utilizing for fair housing activities, financial management classes, foreclosure classes, and first time homebuyers education classes. Properly planned and coordinated service delivery among the many county-wide service providers is the key to shortening gaps in the institutional structure and service delivery system.

SP-45 Goals Summary – 91.215(a) (4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2014	2018	Affordable Housing	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County	Lead-Based Paint Hazards Reductions Substandard Owner-Occupied Housing	CDBG: \$3,172,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit Other: 20 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Special Needs Housing	2014	2018	Homeless Non-Homeless Special Needs	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway City of Myrtle Beach City of Conway Horry County	Housing for Special Needs Populations Public Facilities and Infrastructure Development	CDBG: \$472,528	Rental units constructed: 68 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 37 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities and Infrastructure	2014	2018	Non-Housing Community Development	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County	Public Facilities and Infrastructure Development	CDBG: \$3,037,640	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2014	2018	Non-Housing Community Development	City of Myrtle Beach City of Conway Horry County	Public Services	CDBG: \$1,216,950	Public service activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted Jobs created/retained: 500 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Lead-Based Paint Hazard Reduction	2014	2018	Affordable Housing	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County	Lead-Based Paint Hazards Reductions Removal of Slum & Blight Substandard Owner-Occupied Housing	CDBG: \$0	Other: 20 Other
6	Promotion of Fair Housing Practices	2014	2018	Affordable Housing Public Housing Homeless	City of Myrtle Beach City of Conway Horry County	Fair Housing Awareness	CDBG: \$0	Other: 4000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support for Homeownership Opportunities	2014	2018	Affordable Housing	City of Myrtle Beach City of Conway Horry County	Homebuyer Assistance	CDBG: \$0	Direct Financial Assistance to Homebuyers: 25 Households Assisted
8	Removal of Slum & Blight	2014	2018	Removal of Slum & Blight	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County	Removal of Slum & Blight		Buildings Demolished: 25 Buildings Housing Code Enforcement/Foreclosed Property Care: 25 Household Housing Unit

GOAL DESCRIPTIONS

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The highest priority for the County and its partners is to continue to revitalize the communities throughout Horry County through the promotion of the availability of decent housing by prioritizing funding for rehabilitation of housing occupied by LMI households.
2	Goal Name	Special Needs Housing
	Goal Description	Development and/or support for the development and operations of affordable housing units for special needs populations including homeless populations.
3	Goal Name	Public Facilities and Infrastructure
	Goal Description	Adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and other public facilities. As part of the 5 year plan the participating jurisdictions have identified target neighborhoods for specific improvements.
4	Goal Name	Public Services
	Goal Description	It is Horry County's goal to provide assistance for the operations of public services providers. This may include services related to child care, employment training, transportation programs, the homeless, the elderly, crime prevention, public safety are insufficient to meet the need in the County.
5	Goal Name	Lead-Based Paint Hazard Reduction
	Goal Description	Horry County continues to focus on the elimination of Lead-Based Paint Hazards throughout the community to provide for a safer living environment for youth and adults alike. This program is conducted in cooperation with the Home Owner Occupied Rehabilitation program. All homes built prior to 1979 are properly tested and, when required, lead remediation is conducted as part of the over-all rehabilitation efforts.
6	Goal Name	Promotion of Fair Housing Practices
	Goal Description	The County's goal is to promote "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." Although, the Cities of Myrtle Beach and Conway have already completed an Analysis of Impediments to Fair Housing and undertaken several activities to inform citizens of their fair housing rights, to promote fair housing awareness and to explain programs available, a countywide Analysis of Impediments to Fair Housing is scheduled to be completed in the Fall of 2013. Activities and media developed for the Promotion of Fair Housing are paid for out of the general CDBG administration budget for Horry County.

7	Goal Name	Support for Homeownership Opportunities
	Goal Description	Horry County will continue to provide assistance for those renter households that have a goal of becoming homeowners.
8	Goal Name	Removal of Slum & Blight
	Goal Description	As part of overall neighborhood revitalization strategies in Horry County, the City of Myrtle Beach and the City of Conway, demolition and removal of blighted commercial and residential structures will be an integral part of these efforts.

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)

In the next 5 years (2014-2018) it is expected that Horry County will rehabilitate at least 100 single family housing units. Special Needs population – 48 multi-family senior citizen high rise units will be completed. In addition, it is expected that at least 20 multi-family affordable housing units will be built using various public and private funds. A new homeless shelter will be built for special needs population to house homeless and/or nearly homeless people. This will offer 37 additional beds and have a total capacity of 53 beds to house the homeless.

Public facilities improvement – at least 10,000 people will be new and/or improved services through this activity.

Public Services – at least 18,000 people will be helped through enhanced public services.

Lead-based Paint Hazard Reduction – every pre1978 unit will have a lead inspection/risk assessment that is accessed for housing rehabilitation. Lead-based paint is not prevalent in SC and does impact approximately 20% of our housing units. When lead is found, it is treated by a lead-certified contractor. It is estimated that 20 units will be lead-safe when the unit undergoes rehabilitation.

Promotion of Fair Housing Services - Monthly training of the SC Realtors Association for fair housing practices is given by staff of Horry County. It is expected to impact at least 4,000 or more persons.

Infrastructure improvements – At least 10,000 people will benefit from new or improved infrastructure improvements in low-income neighborhoods.

Economic opportunity – At least 500 people will benefit from workforce training.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

The Housing Authority of Myrtle Beach has several programs available to housing authority clients including: 1) Family Self-Sufficiency, 2) Financial Literacy Education, 3) First Time Homebuyer Education and 4) a potential homebuyer support program.

The Housing Authority of Conway also offers Financial Literacy Education and the Freedom Readers program for children who are residents of any of the Housing Authority's facilities.

SP-55 Barriers to affordable housing – 91.215(h)

BARRIERS TO AFFORDABLE HOUSING

Fair housing has long been an important issue in American urban policy – a problem born in discrimination and fueled by growing civil unrest that reached a boiling point in the Civil Rights Movement. The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination. The Fair Housing Act mandates that the Department of Housing and Urban Development (HUD) ‘affirmatively further fair housing’ through its programs. Towards this end HUD requires funding recipients to undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

Horry County has experienced continuous, explosive growth over the past few decades. According to the most recent Census, the 2010 the population was 269,291. That represents a 52% population growth since the year 2000. This impressive growth has undoubtedly brought many economic benefits to the area. But it also brings challenges. Such growth puts upward pressure on housing prices, pushing adequate housing out of affordable reach for many low and middle income families. Minorities tend to face a disproportionate burden of this phenomenon. Lack of affordability only exacerbates the still present historical issues of housing discrimination that racial, ethnic, and other protected minorities have struggled with for decades. As such, a lack of affordability remains the top barrier in Horry County. The most recent Census estimates show 63.3% of renters and 44.2% of homeowners are paying more than 30% of their income on housing costs (2011 ACS). In total, 42,520 households are financially overburdened due to housing costs. The lack of LIHTC units being produced in the market and the limited availability Housing Choice Vouchers leads to very few options for low income households.

Beyond housing costs that are out of reach for many residents, Horry County's existing Analysis of Impediments identifies six impediment issues:

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

The County CDBG office plans to address the issue of affordability by continuing to provide funding for affordable multifamily developments throughout the county. The City of Myrtle Beach is planning to establish a community land trust and is identifying strategies for collaborative funding opportunity through the use of CDBG, HOME, tax credits, etc.

The CDBG office is working with the Horry County Affordable and Workforce Housing Commission. Together they will host an annual Affordable Housing Conference. The first conference was hosted in 2012 and the second conference will be hosted in the fall of 2013. One of the main goals of the Horry County Affordable and Workforce Housing Commission to revise land use standards and policies to allow affordable/workforce homes to be developed closer to employment and urban centers, and allowing them to be designed and constructed in a way to lessen the overall construction costs.

The City of Myrtle Beach operates a Fair Housing Hotline which residents may call to file complaints related to housing discrimination issues. The Myrtle Beach Human Affairs Commission forwards housing complaints to the SC Human Affairs Commission for investigation, review and rulings. The Waccamaw Regional Council of Governments (WRCOG) has a dedicated, toll-free Fair Housing Hotline available to callers throughout Horry, Georgetown and Williamsburg Counties, who wish to file a complaint, leave a message or obtain information. The phone menu is provided in both English and Spanish.

The County participates in the Waccamaw Regional Council of Governments (WRCOG) Fair Housing Council. The Horry County Community Development Office oversees fair housing programs including monitoring, referrals, education, distribution of materials and coordination with community groups, such as the Cities of Conway and Myrtle Beach and WRCOG. The County works with community groups – local faith based organizations, higher education institutions, Head Start programs, and other available forums – to identify and obtain additional resources to expand consumer credit counseling, education, and awareness opportunities among low income and minority residents. The County monitors Home Mortgage Disclosure Act (HMDA) data to identify changes or patterns in lending practices that impact low income, minority, and special needs populations. The County will continue to provide informational brochures available at County offices, libraries, recreation centers, and community centers, as well as from local real estate agents and lending professionals. During the course of the year, the County is examining ways to encourage the development of strategies for affordable housing in Horry County. The complete Analysis of Impediments to Fair Housing can be found at: www.horrycounty.org.

SP-60 Homelessness Strategy – 91.215(d)

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

Horry County is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at-risk of becoming homeless. It is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, foreclosure, or termination of utilities. Families and individuals are at-risk of becoming homeless when they no longer have any cushion against the perils of life. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden emergencies. That is the new face of the homeless in Horry Counties. The new face are families whose bonuses have been cut, or their work hours lessened, or they financed 100% of their mortgage and walked away from it because they could no longer afford it. The new face of homelessness is no longer the drug addict in the street, it is your neighbor. Horry County service providers work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component of the continuum. A strategy to address homelessness in the CoC is to strengthen and enhance these existing assets.

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

The ECHO and the Horry County Housing Coalition are in the process of reviewing the 10 Year Plan strategies and will then tell the success stories and go toward implementation of the strategies that are left. As part of the strategic planning initiative these organizations will include goals set-out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.

In regards to goals for eliminating chronic homelessness, Horry County works closely with other municipalities, community leaders, and other stakeholders to accomplish this goal. A more coordinated effort is a new non-profit organization, New Directions, which is located in the City of Myrtle Beach. They are streamlining their emergency shelter and women/children center under the new umbrella organization. CDBG funds Year 6 is being put toward this effort. Fund raising events and other events will be utilized so that there is an awareness of homelessness within the City of Myrtle Beach.

HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS

Horry County received \$622,075 of HPRP funds and helped 804 people from becoming homeless. The funds were used to assist families with payments for rent and utilities to prevent them from losing their housing. In addition, case management services were provided to help area families obtain resources to retain financial stability. Funds were also used to assist homeless families to obtain housing and case management services to establish financial stability. ECHO, the CoC applied for and received (via Horry County) its first ever Emergency Solutions Grant (ESG), which is similar to the past HPRP grant, in order to fill the gap left when stimulus funds dried up.

SP-65 Lead based paint Hazards – 91.215(i)

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

The South Carolina Department of Health and Environmental Control (DHEC) investigates' childhood lead poisoning in the County, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD.

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

The County's Building Department also assists DHEC during its construction inspection process. Also, information will be distributed regarding lead-based paint to all residents that participate in any housing program. The County, therefore, will continue to support programs available through DHEC and will develop a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG Program.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

All housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, the owner/tenant will be relocated.

For additional information about Lead-Based Paint, residents may call the Horry County Health Department's Environmental Quality Control Office at (843) 488-1902. Pamphlets and disclosures are available through the Health Department and additional information may also be obtained via HUD's internet website at www.hud.gov/lea/leadhelp.html.

SP-70 Anti-Poverty Strategy – 91.215(j)

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

Horry County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan. Horry County HOME funds come into the County through the Waccamaw Regional Council of Government (WRCOG). These resources will act as catalysts to invite additional public and private investment of capital and services, to increase the quantity and quality of affordable housing, and to help low to moderate income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

The anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as on comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals, and objectives throughout the Horry County Consolidated Plan promote self-sufficiency and empowerment.

The key principles of Horry County’s anti-poverty strategy are evident throughout the Consolidated Plan in the Priority Needs of housing, housing objectives, homeless, and other community development sections. The County’s goals, programs, and policies to help reduce the number of poverty level families in Horry County involve a plethora of activities and programs, including the provision of public services in conjunction with area service providers, the construction of new affordable housing units in the County, rehabilitation of the existing housing stock, and homeless assistance programs that provide support for area shelters, supportive services, and housing facilities. Please refer back to SP-45 table for exact numbers.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN

Horry County will coordinate efforts among its many partner organization to ensure that the goals outlined in the Consolidated Plan are met. These partners include neighborhood residents, representatives from health and human service agencies, school district, businesses, churches, non-profit developers, lenders, and for-profit entities. The County will continue to target CDBG and HOME resources within the revitalization areas that are low to very low income areas to execute its anti-poverty strategies.

SP-80 Monitoring – 91.230

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS

In order to ensure that programs are being carried out in accordance with the Consolidated Plan and in a timely manner, the County implements an annual and ongoing process of monitoring and evaluation. The process allows the CDBG office to review all CDBG funded program accomplishments in light of the goals and objectives established. The Community Development Specialist monitors the projects and monitors the Davis-Bacon wage rate requirements. Information gained throughout the monitoring processes gives the County an opportunity to determine what programs and/or strategies are working, what benefits are being achieved, what needs are being met, as well as what objectives are being accomplished. The County implements its monitoring plan in accordance with the requirements set forth by this subsection and will adapt this to be consistent with future Annual Action Plans. The implementation of the monitoring plan may require periodic telephone contacts, written communications, and data collection, submission of reports, and periodic meetings and workshops. HUD requirements, such as the Consolidated Annual Performance and Evaluation Report (CAPER) and use of the Integrated and Disbursement Information System (IDIS), will also assist in the monitoring of goals and objectives.

Annual Action Plan

AP-15 Expected Resources – 91.220(c) (1, 2)

INTRODUCTION

CDBG and ESG are the only formula entitlement grant funds Horry County has received directly from HUD. No program income is anticipated for CDBG or ESG. Projects identified in this Consolidated Plan will be funded from the County’s 2013-2014 CDBG allocation of \$2,277,074 and the ESG allocation of \$135,441.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,277,074	0	0	2,277,074	0	This includes anticipated funding for FI 2014 only.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Emergency Solutions Grant (ESG)	public - federal	Housing for homeless persons	135,441	0	0	135,441	0	This is Horry County's first allocation of ESG funds. The County will work with local homeless service providers to provide additional homeless prevention and rapid re-housing services.

Table 48 - Expected Resources – Priority Table

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED

A total of \$2,455,412 of leveraged funds is expected in this year’s annual action plan. Per source, the amounts are as follows: \$658,433 in local funds; \$446,530 in State funds; \$649,151 in Federal funds, and \$701,298 in private funds. The match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they ask for reimbursement for the activity that they were funded with CDBG funds. In addition, County CDBG staff goes out on at least a yearly basis and monitors each Subrecipient. Staff reviews each file’s documentation and also requests a copy of their audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients. In addition, a yearly meeting is held for all Subrecipients to inform and help them implement a successful program.

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

Community Facilities are services available to all residents of Horry County to meet the day-to-day needs of the community and to enhance quality of life. Horry County is one of the fastest growing counties in the state. The Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities.

The Coast Regional Transportation Authority (RTA) is a provider of fixed route bus service and demand-responsive para-transit service for Horry County. Coast RTA's fleet consists of more than 50 vehicles and offers year-round service seven days a week. All buses and most shuttles or vans are wheelchair accessible. Coast RTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2014	2018	Affordable Housing	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway City of Myrtle Beach City of Conway Horry County	Lead-Based Paint Hazards Reductions Substandard Owner-Occupied Housing	CDBG: \$634,400	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Special Needs Housing	2014	2018	Homeless Non-Homeless Special Needs	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway City of Myrtle Beach City of Conway Horry County	Housing for Special Needs Populations	CDBG: \$185,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities and Infrastructure	2014	2018	Non-Housing Community Development	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach City of Conway Horry County	Public Facilities and Infrastructure Development	CDBG: \$422,528	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1950 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2014	2018	Non-Housing Community Development	City of Myrtle Beach City of Conway Horry County	Public Services	CDBG: \$23,390	Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted
5	Lead-Based Paint Hazard Reduction	2014	2018	Affordable Housing	Central City Revitalization Area - City of Myrtle Beach Rebuild Conway Revitalization Area - City of Conway City of Myrtle Beach City of Conway Horry County	Lead-Based Paint Hazards Reductions		Homeowner Housing Rehabilitated: 5 Household Housing Unit
6	Promotion of Fair Housing Practices	2014	2018	Affordable Housing Public Housing Homeless	City of Myrtle Beach City of Conway	Fair Housing Awareness		Other: 500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support for Homeownership Opportunities	2014	2018	Affordable Housing	City of Myrtle Beach City of Conway Horry County	Homebuyer Assistance	CDBG: \$0	

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The highest priority for the County and its partners is to continue to revitalize the communities throughout Horry County through the promotion of the availability of decent housing by prioritizing funding for rehabilitation of housing occupied by LMI households.
2	Goal Name	Special Needs Housing
	Goal Description	This will include all Special Needs Housing activities carried out by Horry County, the City of Myrtle Beach and the City of Conway or an outside service provider.
3	Goal Name	Public Facilities and Infrastructure
	Goal Description	This will include public facilities and infrastructure improvement projects carried out by Horry County, the City of Myrtle Beach and the City of Conway.
4	Goal Name	Public Services
	Goal Description	This will include all public services offered by Horry County, the City of Myrtle Beach and the City of Conway or any outside service provider.
5	Goal Name	Lead-Based Paint Hazard Reduction
	Goal Description	As part of the Home Owner Occupied Housing Rehabilitation program, Horry County and its partners will always conduct a Lead Based Paint Hazard assessment. Any home that is found to contain led-based paint will be remediated.
6	Goal Name	Promotion of Fair Housing Practices
	Goal Description	This will include all Fair Housing activities carried out by Horry County, the City of Myrtle Beach and the City of Conway or an outside service provider.
7	Goal Name	Support for Homeownership Opportunities
	Goal Description	Horry County and its partners will not have any direct home-buyer assistance programs for this funding cycle.

AP-35 Projects – 91.220(d)

INTRODUCTION

Please find below project categories for Horry County, the City of Myrtle Beach and the City of Conway. Activity details including service providers, funding allocations and goal beneficiary estimates are included for each project.

Projects

#	Project Name
1	Horry County Public Services
2	Horry County Housing Programs
3	Horry County Infrastructure
4	Horry County Public Facilities
5	Horry County Administration
6	City of Myrtle Beach Housing & Homeless Programs
7	City of Myrtle Beach Neighborhood Improvements
8	City of Myrtle Beach Property Acquisition
9	City of Myrtle Beach Public Services
10	City of Myrtle Beach Public Facilities Improvements
11	City of Myrtle Beach Admin & Planning
12	City of Conway Infrastructure Improvements
13	City of Conway Public Services
14	City of Conway Housing Programs
15	City of Conway Administration

Table 50 – Project Information

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

The funding allocation is based on the inter-agency agreement in place between Horry County, the City of Myrtle Beach and the City of Conway. Furthermore, service providers are invited to apply for funding each year through the Horry County Community Development office. Horry County staff, along with input from Myrtle Beach and Conway staff members review the eligible applicants and determine final funding allocations.

AP-38 Project Summary

Project Summary Information

1	Project Name	Horry County Public Services
	Target Area	City of Myrtle Beach City of Conway Horry County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$276,194
	Description	This project category will include Horry County Public Services activities.
	Planned Activities	<p>A Father's Place: workforce development training - \$40,000</p> <p>Children's Recovery Center: expansion of program outreach services - \$15,000</p> <p>S.O.S. Health: open door training for homeless disabled youths - \$10,920</p> <p>Salvation Army: after school program for students of low-income families - \$25,000</p> <p>Horry County Sheriff: jail diversion program - \$51,000</p> <p>Myrtle Beach Housing Authority: vouchers for homeless veterans - \$25,000</p> <p>Sea Haven Inc.: outreach to homeless youths - \$13,470</p> <p>Kingston Lake Education & Business Center: after-school program for students of low-income families - \$19,000</p> <p>New Directions - homeless shelter services - \$76,804</p>
2	Project Name	Horry County Housing Programs
	Target Area	Horry County
	Goals Supported	Owner Occupied Housing Rehabilitation Special Needs Housing Promotion of Fair Housing Practices Support for Homeownership Opportunities
	Needs Addressed	Substandard Owner-Occupied Housing Housing for Special Needs Populations Lead-Based Paint Hazards Reductions Fair Housing Awareness Homebuyer Assistance
	Funding	CDBG: \$310,000
	Description	This project category will include all Horry County Housing Program Activities.

	Planned Activities	Grand Strand Housing: owner occupied emergency repairs - \$200,000 Impact Ministries: owner occupied rehabilitation - \$20,000 Homework's of America: owner occupied rehabilitation - \$10,000 His Hands of Horry County: owner occupied rehabilitation - \$80,000
3	Project Name	Horry County Infrastructure
	Target Area	Horry County
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$146,817
	Description	This project category will include all Horry County Infrastructure Activities
	Planned Activities	Horry County Engineers: resurfacing of Castler's Road - \$146,817
4	Project Name	Horry County Public Facilities
	Target Area	Horry County
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$226,804
	Description	This project category will include all Horry County Public Facilities Activities.
	Planned Activities	Worldview Ministries International Inc.: North Strand Housing Shelter Expansion - \$226,804
5	Project Name	Horry County Administration
	Target Area	Horry County
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$414,458
	Description	This project category will include all eligible Horry County Administration activities.
	Planned Activities	Horry County: program administration expenses - \$330,458
6	Project Name	City of Myrtle Beach Housing & Homeless Programs
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach

	Goals Supported	Owner Occupied Housing Rehabilitation Special Needs Housing Lead-Based Paint Hazard Reduction Promotion of Fair Housing Practices Support for Homeownership Opportunities
	Needs Addressed	Substandard Owner-Occupied Housing Housing for Special Needs Populations Lead-Based Paint Hazards Reductions Fair Housing Awareness Homebuyer Assistance
	Funding	CDBG: \$253,918
	Description	This project category will include all City of Myrtle Beach Housing Program activities.
	Planned Activities	City of Myrtle Beach: owner occupied rehabilitation - \$222,400 City of Myrtle Beach: owner occupied rehabilitation program delivery - \$2,000
7	Project Name	City of Myrtle Beach Neighborhood Improvements
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$108,000
	Description	This project category will include all City of Myrtle Beach Neighborhood Improvement activities.
	Planned Activities	City of Myrtle Beach: Booker T. Washington Neighborhood Improvements; New Park Development - \$20,000 City of Myrtle Beach: Harlem/CMJ Neighborhood; Bathsheba-Bowens Park Improvements - \$30,000 City of Myrtle Beach: Newtown Park to Withers Swash Park Pathway development - \$58,000
8	Project Name	City of Myrtle Beach Property Acquisition
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$48,300
	Description	This project category will include the City of Myrtle Beach's Central City Revitalization Area property acquisition activities.

	Planned Activities	City of Myrtle Beach: property acquisition - \$48,300
9	Project Name	City of Myrtle Beach Public Services
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$36,000
	Description	This project category will include all City of Myrtle Beach Public Services activities.
	Planned Activities	City of Myrtle Beach: jail diversion program - \$21,000 City of Myrtle Beach: Helping Hands of Myrtle Beach - \$15,000
10	Project Name	City of Myrtle Beach Public Facilities Improvements
	Target Area	Central City Revitalization Area - City of Myrtle Beach City of Myrtle Beach
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$75,000
	Description	This project category will include all City of Myrtle Beach Public Facilities Improvement activities.
	Planned Activities	City of Myrtle Beach: homeless initiative: New Directions Homeless Facilities - \$65,000 City of Myrtle Beach: Community Assistance Center - \$10,000
11	Project Name	City of Myrtle Beach Admin & Planning
	Target Area	City of Myrtle Beach
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$38,300
	Description	This project category will include all CDBG eligible planning activities as well as expenses related to the administration of City activities.
	Planned Activities	City of Myrtle Beach: Community Land Trust planning - \$5,000 City of Myrtle Beach: Rec Center/lake Improvements planning - \$10,000 City of Myrtle Beach: Carver St. Engineering Study Phase II - \$15,000 City of Myrtle Beach: Project Contingency - \$3,300 City of Myrtle Beach: Administrative - \$5,000

12	Project Name	City of Conway Infrastructure Improvements
	Target Area	Rebuild Conway Revitalization Area - City of Conway City of Conway
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$228,006
	Description	This project category will include all City of Conway Infrastructure Improvements activities.
	Planned Activities	City of Conway: Infrastructure improvements on Whitmore St. & Brown St. - \$228,006
13	Project Name	City of Conway Public Services
	Target Area	City of Conway
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$13,000
	Description	This project category will include all City of Conway Public Services activities.
	Planned Activities	City of Conway: jail diversion program - \$13,000
14	Project Name	City of Conway Housing Programs
	Target Area	Rebuild Conway Revitalization Area - City of Conway City of Conway
	Goals Supported	Owner Occupied Housing Rehabilitation Lead-Based Paint Hazard Reduction Promotion of Fair Housing Practices
	Needs Addressed	Substandard Owner-Occupied Housing Lead-Based Paint Hazards Reductions Fair Housing Awareness
	Funding	CDBG: \$100,000
	Description	This project category will include all City of Conway Housing Program activities.
	Planned Activities	City of Conway: owner occupied rehabilitation -\$100,000
	Needs Addressed	
15	Project Name	City of Conway Administration
	Target Area	City of Conway
	Goals Supported	
	Needs Addressed	

Funding	CDBG: \$2,277
Description	This project category will include all CDBG eligible expenses related to the administration of City programs.
Planned Activities	City of Conway: administrative expenses - \$2,277

Table 51 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

This year funding will be divided amongst three geographic areas in particular; 1) City of Conway with 17% of the total funding, 2) City of Myrtle Beach with 29% of the total funding and 3) the balance of Horry County with 54% of the total CDBG funding allocation.

Geographic Distribution

Target Area	Percentage of Funds
Central City Revitalization Area - City of Myrtle Beach	0
Rebuild Conway Revitalization Area - City of Conway	0
Race Path - Horry County	0
Freemont - Horry County	0
Bucksport - Horry County	0
Cedar Branch - Horry County	0
Goretown - Horry County	0
Brooksville - Horry County	0
City of Myrtle Beach	29
City of Conway	18
Horry County	53

Table 52 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

An Intergovernmental Agreement between Horry County, the city of Conway, and the city of Myrtle Beach was executed on October 1, 2013 in order to maximize the amount of countywide Community Development Block Grant funding and to proportionately allocate the benefit. Under this agreement, Horry County’s projected percentage of allocation is 54% which includes administrative expenses, Myrtle Beach’s percentage of allocation is 29%, and the City of Conway’s allocation is 17%. Both Myrtle Beach and Conway are considered Subrecipients of the Horry County Entitlement Grant. In all cases, 100% of the CDBG funds go toward low-to moderately-low income areas.

Discussion

As part of this Consolidated Plan effort, Horry County has identified several target areas throughout the unincorporated areas of the county. These areas are listed in the table above and include, Brooksville, Bucksport, Cedar Branch, Freemont, Goretown, and the Race Path community. Details about each of these areas can be found in the Geographic Priorities section of the Strategic Plan. In the future, concentrated efforts will be made to allocate funding to these communities.

AP-55 Affordable Housing – 91.220(g)

This year Horry County and its municipal partners will continue to focus the bulk of the CDBG funding towards the development and/or preservation of affordable housing. The partners accomplish this by providing for affordable housing in three key categories, 1) owner occupied housing emergency repairs and rehabilitation 2) homeless prevention services and shelter operations 3) the development of new housing via Habitat for Humanity partners for single family development and mullet-family developers as part of the LIHTC program.

This year all three partners have made owner occupied housing rehabilitation a top priority with a goal of providing services for an estimated 50 households. Additionally, the partners have allocated funding for homeless shelter operations and or expansion in the City of Myrtle Beach and in unincorporated communities throughout Horry County. The County has also provided the Housing Authority of Myrtle Beach with funding to provide rental assistance for up to 75 homeless Veterans. Furthermore, Horry County has providing CDBG funding to support the planning and development of a 48 unit LIHTC development in Little River which will be dedicated for seniors in the community.

AP-60 Public Housing – 91.220(h)

Horry County works with the two Public Housing Authorities within its jurisdiction; the Housing Authority of Myrtle Beach (MBHA) and the Housing Authority of Conway (CHA). MBHA only offers Section 8 Housing Choice Vouchers and does not have any public housing units. The CHA has a small number of public housing units as well as Section 8 Housing Choice Vouchers. The County has recently provided CDBG funding to the MBHA to provide vouchers for homeless veterans. CDBG funds are not eligible to be used to improve public housing units nor is CDBG funding allowed to be used to provide tenant based rental assistance (TBRA).

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

INTRODUCTION

Horry County is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at-risk of becoming homeless. It is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, foreclosure, or termination of utilities. Families and individuals are at-risk of becoming homeless when they no longer have any cushion against the perils of life. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden emergencies. That is the new face of the homeless in Horry Counties. The new face are families whose bonuses have been cut, or their work hours lessened, or they financed 100% of their mortgage and walked away from it because they could no longer afford it. The new face of homelessness is no longer the drug addict in the street, it is your neighbor.

DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS INCLUDING REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

Horry County service providers work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component of the continuum. A strategy to address homelessness in the CoC is to strengthen and enhance these existing assets. In regards to goals for eliminating chronic homelessness, Horry County works closely with other municipalities, community leaders, and other stakeholders to accomplish this goal. A more coordinated effort is a new non-profit organization, New Directions, which is located in the City of Myrtle Beach. They are streamlining their emergency shelter and women/children center under the new umbrella organization. CDBG funds Year 6 is being put toward this effort. Fund raising events and other events will be utilized so that there is an awareness of homelessness within the City of Myrtle Beach.

The ECHO and the Horry County Housing Coalition are in the process of reviewing the 10 Year Plan strategies and will then tell the success stories and go toward implementation of the strategies that are left. As part of the strategic planning initiative these organizations will include goals set-out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Horry County and its municipal partners will continue to dedicate funding to the operations and expansion of existing emergency shelters throughout the county.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: BEING DISCHARGED FROM PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS

Horry County received \$622,075 of HPRP funds and helped 804 people from becoming homeless. The funds were used to assist families with payments for rent and utilities to prevent them from losing their housing. In addition, case management services were provided to help area families obtain resources to retain financial stability. Funds were also used to assist homeless families to obtain housing and case management services to establish financial stability. ECHO, the CoC is applying for an Emergency Solutions Grant (ESG), which is similar to the past HPRP grant, in order to fill the gap left when stimulus funds dried up.

AP-75 Barriers to affordable housing – 91.220(j)

INTRODUCTION:

The most recent Analysis of Impediments to Fair Housing identifies six areas of concern. The barriers to addressing housing needs, such as demand for both renter and owner-occupied housing units (based on the current inventory of rental units), fair market rent for these units, the current waiting lists for public housing, and the income levels of those experiencing housing problems clearly show a need for affordable rental units. Additionally, the disproportionate level of low wages as compared to high cost of available rental units is another barrier for LMI individuals.

ACTIONS IT PLANNED TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT

The County CDBG office has addressed some of the issues of affordability by continuing to provide funding for affordable multifamily developments throughout the county. The City of Myrtle Beach is planning to establish a community land trust and is identifying strategies for collaborative funding opportunity through the use of CDBG, HOME, tax credits, etc.

DISCUSSION:

The County has collaborated with the Waccamaw Regional Council of Governments to perform comprehensive outreach and education activities throughout Horry County. The CDBG office is working with the Horry County Affordable and Workforce Housing Commission. Together they will host an annual Affordable Housing Conference. The plans are underway and the first conference was hosted in 2012 and in the second session is planned for the fall of 2013. During the course of the year, the County is examining ways to encourage the development of strategies for affordable housing in Horry County. The complete Analysis of Impediments to Fair Housing can be found at: www.horrycounty.org

AP-85 Other Actions – 91.220(k)

INTRODUCTION:

The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Additionally, the CDBG office will continue working with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, Head Start programs and other forums for fair housing.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The County continues to support local groups, such as Habitat for Humanity and Grand Strand Housing and Community Development Corporation, who work to provide affordable homes and seek viable financing options for potential low to moderate-low income home buyers. Community Development is also working with local lenders to identify changes or patterns in lending practices, especially those that impact low-income, minorities, Section 3 residents, and other special populations.

Grand Strand Housing has a waiting list of low-income families in the unincorporated areas of Horry County needing emergency repairs such as roofs, windows, plumbing, heating, electrical, and other appropriate emergency repairs. Any pre-1978 unit will have a lead inspection/risk assessment before work begins. They anticipate providing emergency repairs to 20-30 homes within Horry County (\$200,000). Grand Strand Housing is in the planning stage of a project for new construction of 48 units of housing for seniors. The development will be 100% affordable through the Low Income Housing Tax Credit Program. CDBG funds will be used for the acquisition of vacant land (\$50,000).

His Hands of Horry County will assist low-income families with repairs. Work will consist of new roofs, a better water supply system, better sewer systems, warmer living quarters, and a safer living environment. Any pre-1978 unit will have a lead inspection/risk assessment before work begins (\$80,000).

City of Myrtle Beach Rehab Program will rehabilitate owner-occupied homes of qualified low-income homeowners who are unable to afford rehab work. Rehabs can be emergency repairs or full-code compliance projects, depending upon the circumstances of the property and/or homeowner. A total of \$270,400 is for housing rehab and \$2,000 is for housing rehab administration (\$272,400).

City of Conway Rehab Program will provide rehabilitation to owner-occupied homes that qualify as low income homeowners that are unable to afford rehab work (\$100,000).

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS

The South Carolina Department of Health and Environmental Control (DHEC) investigates' childhood lead poisoning in the County, however this is limited to childhood lead poisoning prevention and detection activities. Private sector providers are also available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. These providers can be accessed through the local telephone directory or by calling 1-800-424-LEAD.

The County's Building Department also assists DHEC during its construction inspection process. All housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. If lead is present, the owner/tenant will be relocated. Also, information will be distributed regarding lead-based paint to all

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

For additional information about Lead-Based Paint, residents may call the Horry County Health Department's Environmental Quality Control Office at (843) 488-1902. Pamphlets and disclosures are available through the Health Department and additional information may also be obtained via HUD's internet website at www.hud.gov/lea/leadhelp.html.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

Horry County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan. Horry County HOME funds come into the County through the Waccamaw Regional Council of Government (WRCOG). Combined these resources will act as a catalyst to invite additional public and private investment of capital and services, to increase the quantity and quality of affordable housing, and to help low to moderate income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%