



Horry County HOME Consortium

2021-2022 Annual Action Plan

Horry County
Community Development
128-B Professional Park Drive
Conway, SC 29526

Annual Action Plan
2021

1

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Horry County HOME Consortium is comprised of three counties located in eastern South Carolina. In addition to Horry County, Georgetown County, and Williamsburg County, the Consortium's jurisdiction includes 12 municipalities. This jurisdiction includes the majority of the Myrtle Beach Metropolitan Statistical Area (MSA), the fourth largest MSA in the state and the second fastest growing MSA in the country. This Annual Action Plan covers a one year time span, from July 1, 2021 to June 30, 2022.

The Horry County HOME Consortium (HCHC) was created in 2018 as a regional collaborative to better assist local jurisdictions within the region with addressing local and regional housing needs. The Consortium Annual Action Plan is a single year comprehensive planning document which outlines the goals and strategies to address housing and community development issues and articulates how federal funds will be used to contribute to these goals.

The Annual Action Plan is required by the United States Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual federal assistance each year. The Horry County HOME Consortium 2021-2022 Annual Action Plan combines the planning and application processes for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant Program (ESG). The Consortium utilizes HOME funds to assist with these goals. CDBG and ESG funds are also included, but are only available for use in Horry County.

Horry County's Community Development Department is the primary agency responsible for submission, implementation, and administration of the Annual Action Plan. Submission of the Annual Action Plan is how the Consortium:

- Will apply for the federal assistance programs listed above;
- Establishes the goals, objectives, and projects it will pursue through its federal grant programs;
- Commits to spend its federal funds to benefit very low, low, and moderate-income residents and communities

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This Annual Action Plan utilizes four priority needs identified in the 2018-2022 Horry County HOME Consortium Consolidated Plan with associated objectives and outcomes that align with the objectives of

the funding program associated with them. The objectives are often broad in nature and capture a range of community needs.

Priority Need #1 – Affordable Housing Preservation and Development

- Goal 1A: Increase Homeownership Opportunities
- Goal 1B: Increase Affordable Rental Housing Opportunities
- Goal 1C: Provide for Owner Occupied Housing Rehabilitation
- Goal 1D: Reduce Slum and Blight in Residential Areas

Priority Need #2 – Improvements to Public Facilities and Infrastructure

- Goal 2A: Expand and Improve Public Infrastructure and Capacity
- Goal 2B: Improve Access to Public Facilities

Priority Need #3: Addressing Homelessness

- Goal 3A: Provide for Rapid Rehousing Programs
- Goal 3B: Increase and Improve Homeless Prevention Services
- Goal 3C: Increase Overnight Shelter

Priority Need #4: Expansion of Available Public Services

- Goal 4A: Provide Vital Public Services

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Consortium made significant contributions during the program year to provide safe, decent, and affordable housing to region. Approximately 16 single family residences have been rehabilitated or are currently undergoing rehabilitation through Horry County's CDBG owner occupied housing rehabilitation program. In 2020-2021, USDA grant funds were coupled with CDBG funds to assist low-income homeowners in rural areas of Horry County. The County recognizes the importance and effectiveness of leveraging supplementary funds and will continue to apply for USDA funding when possible. Additionally, the County continues to refer applicants for owner-occupied housing rehabilitation who have experienced disaster-related storm damage to the South Carolina Disaster Recovery Office in order to expedite assistance to applicants and to maximize the use of CDBG funding for households that were not impacted by storm-related damage.

In 2020-2021, Horry County began its second year of operations as Participating Jurisdiction for the Horry County HOME Consortium. The Consortium has completed one unit so far this year, with seven additional units currently under construction. Of note, Habitat for Humanity of Georgetown County has two homeownership units under construction, one of which will complete construction before the end of the program year. Grand Strand Housing recently began construction of three rental new construction units in Conway. Finally, Habitat for Humanity of Horry County has completed construction of one homeowner unit, with two additional units in progress. Habitat for Humanity of Horry County will soon be executing a second agreement to construct an additional five units.

Considerable progress was made during the program year to address homelessness and at-risk populations. To date, 77 homeless persons were moved into permanent housing solutions and 34 persons received homelessness prevention services through the use of ESG funds.

Several infrastructure and public facility projects were completed or are currently underway. Horry County is in the process of acquiring easements for the second phase of the Racepath infrastructure improvements project. Phase II will provide additional street improvements, including access to water and sewer along Racepath Street in the southern portion of the community. Horry County is also in the design stage of the third phase of infrastructure improvements in the Racepath Community as well. Phase III will provide additional street improvements along the northernmost section of Racepath Street, completing the road. The City of Myrtle Beach completed Phase II of its public facility project, Charlie's Place. Phase II of the Charlie's Place project included conversion of former motel units into business incubator spaces to serve the adjoining low income community, as well as decade-oriented museum spaces honoring the history of this important cultural landmark. The phase also included installation of a paver driveway and other site improvements at the facility, which were recently completed.

In 2018, Horry County was awarded a FEMA Hazard Mitigation Grant Program project to develop a flood mitigation and resilience plan. A particular focus of the study is the development of projects, policies and strategies to assist LMI communities that have experienced repetitive loss due to flooding. This project has an extensive public outreach component in order to identify unmet needs, and to actively engage communities in the development of replicable pilot projects that can be customized for different neighborhood needs. Needs identified through this process are incorporated into project opportunities when feasible.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation and consultation is key to the success of the Consortium's public programs. The jurisdiction continues to work with key non-profit organizations in encouraging the participation of the citizens they serve, including many low and moderate-income residents who are the primary targets of HUD-funded programs.

The citizen participation process is designed to encourage all citizens, including persons of lower income, persons of color, non-English speaking residents, and those with mobility, visual, and hearing impairments or other disabilities to participate in determining housing and community development needs in the community.

One virtual community needs assessment was held to give the public an opportunity to provide input on the housing and community development needs of the region. The meeting was held:

December 10, 2020 at 3:00 PM at the Horry County Community Development office via virtual public hearing

No comments were submitted by the public during the needs assessment process.

On March 13, 2020, President Trump declared a national emergency concerning the Novel Coronavirus Disease (COVID-19). The current COVID-19 pandemic presented an obstacle to the County's ability to conduct public hearings for the annual action plan process. The Horry County citizen participation plan was adjusted to allow for shorter periods of public hearing notification from ten (10) days to five (5), as well as to allow for a virtual public participation process throughout the region. This adjustment remains in effect for the 2021 Annual Action Plan cycle.

The Horry County HOME Consortium will hold a 15-day public comment period to give the public an opportunity to make comments on the Annual Action Plan draft, which was made available for download on the County's website from April 2 to April 16, 2021. No comments were received from the public.

The platform for the public hearing was also altered to facilitate public health needs and to promote the safety of those involved in the public comment process. A public presentation on the Annual Action Plan will be made available on the county's website and comments will be collected via a conference call comment line, which will allow residents to provide input on the plan. The public hearing was held on April 13, 2021 at 3 pm. No comments were submitted during the virtual public hearing.

The Annual Action Plan was presented to the Horry County Council on May 4, 2021 during a virtual County Council Meeting. All constituents of the Horry County HOME Consortium were invited to participate in the virtual hearing and to view the County Council meeting. No comments were received.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Below is a summary of public comments made for the community needs assessments. Comments from the public hearings and 15-day public comment period will be summarized after the meetings are held.

Needs Assessment 1 - 12/10/2020 – Virtual Public Hearing at Community Development Office at 3PM: There were no comments from the public.

15-day Public Comment period from April 2 to April 16, 2021: No comments were received from the public during the public comment period.

Virtual Public Hearing 1 - 4/13/2021 at 3 PM – Virtual Public Hearing for Annual Action Plan: No comments were received from the public during the public hearing.

County Council Meeting - 5/4/2021 - Virtual Public Hearing at the Horry County Council meeting on May 4, 2021 for the approval of the Annual Action Plan: No comments were received from the public during the meeting.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

N/A.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
CDBG Administrator	HORRY COUNTY	Community Development
HOME Administrator	HORRY COUNTY	Community Development
ESG Administrator	HORRY COUNTY	Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Horry County HOME Consortium is the lead agency responsible for HUD's HOME program within the three counties in the state of South Carolina. In addition to the counties of Williamsburg, Georgetown, and Horry, the Consortium's jurisdiction includes 12 municipalities. The Consortium engages in an ongoing effort to coordinate among its local network of public, private, and nonprofit organizations that deliver housing and public services to ensure the needs of the community are met. Moreover, Horry County is solely responsible for administering the CDBG and ESG programs in Horry County.

In addition to the government offices which make up the Consortium, local agencies, nonprofits, and the public were given the opportunity for input contributions to the Annual Action Plan. Through guidance from the 2017 Assessment of Fair Housing (AFH) for the region, the Consortium solicited feedback from agencies and organizations that work specifically with communities with protected classes such as race, color, national origin, age, and persons with disabilities. Efforts were also made to consult fair housing organizations.

Provide a concise 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 (91.215(l)).

The Horry County HOME Consortium works closely with the four Public Housing Authorities (PHA) that operate within the three counties of the region. The PHAs are: The Housing Authority of Conway (HAC), The Housing Authority of Myrtle Beach (HAMB), The Georgetown Housing Authority (GHA) and the Kingstree Housing Authority (KHA). HAC and HAMB operate public housing programs in Horry County, while GHA operates in Georgetown County and KHA operates in Williamsburg County. Through ongoing communication with the PHAs, the Consortium can better address individuals and families that are in need of affordable housing.

In addition, Horry County serves on the Continuum of Care (CoC) board of directors. The CoC's mission is that every individual and family that is homeless, or at-risk of becoming homeless, is rapidly re-housed or sustained in current housing. The CoC plans, develops, and implements strategies to resolve the housing crisis experienced by these individuals and families. The County also works with the CoC for the Point-In-Time counts. Emphasis during 2021 has been to increase CoC participation and collaborative partnerships among public and assisted housing providers, as well as private and government health, mental health, and youth service organizations. Through collaboration, the Consortium is able to address housing the homeless population.

Horry County Community Development has developed an impactful relationship with the Department of Health and Environmental Control (DHEC) through the implementation of several health initiatives. DHEC coordinated the CDC's National Health and Nutrition Examination Survey (NHANES) with NHANES is a program of studies designed to assess the health and nutritional status of adults and children in the United States. The survey is unique in that it combines interviews and physical examinations. Findings from this survey will be used to determine the prevalence of major diseases and risk factors for diseases. In addition, the County has coordinated the regular review of lead prevalence within the county. Most recently, the County has coordinated planning and response efforts incorporating public education and temporary housing placement related to COVID-19 with the DHEC Director of Public Health Preparedness.

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 (CoC) and regularly coordinates with the CoC on homelessness issues in the region. The Horry County Community Development Director attends the CoC's monthly meetings and also serves on the CoC's board of directors and grant selection committee, which includes grants primarily for Permanent Supportive Housing, Rapid Rehousing, and Rental Assistance. The County, with the help of CoC, is responsible for the homeless programming efforts, HMIS, and the Coordinated Assessment System (CAS) programs in Horry County. CAS programs include a centralized point of entry, a coordinated assessment, prioritized wait list for housing and networked referral system.

In 2010, Horry County partially funded and took part in a 10-Year Homelessness Plan. The purpose of the Plan is to increase cooperation between non-profits and local governments. This collaboration will increase the efficiency and effectiveness of programs that assist the current homeless population and those at risk of becoming homeless. The County is currently working with the CoC to implement this plan.

The CoC administrator, Eastern Carolina Homelessness Organization (ECHO), received a technical assistance grant in 2019 to conduct a "100-Day Challenge to end youth homelessness". 100-Day Challenges are part of the growing national movement to prevent and end youth homelessness in America. The compressed timeframe of 100 days, an unreasonable goal, and support from coaches, peers, and federal leaders all work to inspire teams to achieve rapid progress and sustainable system change. Eastern Carolina Homelessness Organization (ECHO) teamed up with the U.S. Department of Housing and Urban Development (HUD) for an ambitious 100-Day Challenge that strengthened the community's coordinated response to preventing and ending youth homelessness. Local youth and young adult (YYA) agencies accepted the challenge of working together across systems to collaborate, innovate, and to build a strong coordinated community wide system to help move youth experiencing homelessness off the streets into a place to call home. This involved identifying youth who are literally homeless, assessing and prioritizing needs, identifying rentable properties, and matching youth up with the appropriate housing option. The Horry County's 100-Day Challenge Team exceeded their goal of safely

and stably housing 50 youth or young adults experiencing homelessness, with a total of 62 individuals served. The process provided an opportunity for the County to participate in a model focused on problem-solving and planning for system-wide efforts to address youth and young adults (YYA) experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

One of the primary strategies for the Continuum in ending homelessness is collaboration. The CoC administrator works with Horry County to ensure consistency and coordination between the CoC and ESG funding. Through the ongoing meetings and consultation with the Continuum, the County will implement its ESG programs, which includes developing policies, procedures, and a plan to evaluate outcomes as well as administration of HMIS.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Eastern Carolina Homelessness Organization
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ECHO manages the County's ESG allocation and is consulted (directly and through its members) through attendance at the monthly meetings. Agency submitted an application for funding consideration.

2	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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Myrtle Beach is a subrecipient of CDBG funding and has an intergovernmental agreement with Horry County.
3	Agency/Group/Organization	Housing Authority of Myrtle Beach
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency submitted an application for funding consideration. Agency provides Section 8 and VASH vouchers in the City of Myrtle Beach.

4	Agency/Group/Organization	Finklea Alumni Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency submitted an application for funding consideration. Agency provides after school enrichment activities for children of low-income families.
5	Agency/Group/Organization	HABITAT FOR HUMANTIY OF HORRY COUNTY
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency submitted an application for funding consideration. Agency facilitates creation of affordable housing units.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agencies intentionally left out of the consultation process in the development of the Annual Action Plan.

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	ECHO	The CoC is made up of organizations and agencies that provide a vast array of services to individuals and families that are homeless, or at imminent risk of becoming homeless.
2017 Assessment of Fair Housing	Horry County HOME Consortium	In 2017, the Horry County HOME Consortium completed an AFH, the Consortium's primary tool for identifying contributing factors for fair housing issues in the region. The AFH provides goals, each with strategies and a timeline of measurement for each goal to address these issues and affirmatively further fair housing in the region.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2019 Resiliency Plan	Horry County	In 2018, FEMA awarded a grant to Horry County to develop a resiliency and mitigation plan to address repetitive flooding in unincorporated areas of the County.
Imagine 2040	Horry County	Horry County Government's Comprehensive Plan, Imagine 2040, provides practical implementation strategies to help the County reach its future goals. The long range planning document guides decision making to ensure that planning and community development initiatives align to achieve guided growth and desired outcomes.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In an effort to allow citizens in the region to participate in the Annual Action Plan, the Consortium solicits comments and feedback from the public to help guide the planning of entitlement programs in the region. The Consortium adheres closely to HUD's citizen participation guidelines. Below is a summary of the citizen participation efforts taken:

One virtual community needs assessment was held to give the public an opportunity to provide input on the housing and community development needs of the region. The meeting was held:

December 10, 2020 at 3:00 PM, at Horry County Community Development via virtual public hearing

No comments were submitted by the public during the needs assessment process.

On March 13, 2020, President Trump declared a national emergency concerning the Novel Coronavirus Disease (COVID -19). The current COVID-19 pandemic presented an obstacle to the County's ability to conduct public hearings for the annual action plan process. The Horry County citizen participation plan was adjusted to allow for shorter periods of public hearing notification from ten (10) days to five (5), as well as to allow for a virtual public participation process throughout the region. This adjustment remains in effect and available for the 2021 Annual Action Plan cycle.

The Horry County HOME Consortium held a 15-day public comment period to give the public an opportunity to make comments on the Annual Action Plan draft, which was made available on the County's website from April 2 to April 16, 2021. No comments were received from the public during the public comment period.

The platform for the public hearing was also altered to facilitate public health needs and to promote the safety of those involved in the public comment process. A public presentation was made available on the county's website and comments were collected via a conference call comment line, which allowed residents to provide input on the plan. The public hearing was held on April 13, 2021 at 3 pm. No comments were received from the public during the virtual public hearing.

The Annual Action Plan was presented to the Horry County Council on May 4, 2021 during a virtual County Council Meeting. All constituents of the Horry County HOME Consortium were invited to participate in the virtual public hearing and to view the County Council meeting. No comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The Horry County HOME Consortium held a public hearing to obtain input on the housing and community development needs of the region. An opportunity was given to the public to provide comments. The virtual meeting was held at: 12/10/20 at the Horry County Community Development via a virtual public hearing at 3 PM.	There were no comments from the public.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	15 Day Public Comment Period	Non-targeted/broad community	The Horry County HOME Consortium held a 15-day Public Comment period to give the public an opportunity to make comments on the Action Plan draft, which was made available from April 2 to April 16, 2021.	No comments were received during the public comment period.	All comments were accepted.	
3	Public Hearing	Non-targeted/broad community	The Horry County HOME Consortium will hold a virtual public hearing to give the public an opportunity to comment on the Action Plan draft. The virtual public hearing was held: 4/13/2021 at 3 PM.	No comments were received during the public hearing.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

In 2021, the Horry County HOME Consortium will receive \$1,054,820 in HOME funds to use toward HOME program needs of the Consortium’s service areas: Georgetown, Horry, and Williamsburg counties.

Horry County also administers Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) program funding. Horry County receives CDBG and ESG funding directly from HUD as an entitlement grantee. In 2021, Horry County will receive \$2,054,908 towards CDBG programming in Horry County. For the ESG program, Horry County will receive \$168,039 towards emergency solutions in the county.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,054,908	0	0	2,054,908	2,188,421	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,054,820	17,370	0	1,072,190	1,329,086	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	168,039	770	0	168,809	207,681	

Table 2 - 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

The Consortium actively participates in the Total Care for the Homeless Coalition, which assists in coordinating Continuum of Care funding. Other resources at the state and federal level (such as the McKinney-Vento Homeless Assistance Act funds) are expected to be available through competitively awarded processes. These resources complement the resources available through the Consortium and further help to meet the affordable housing and homeless needs within the region.

ESG funding requires 100% match. Each recipient of ESG funds will match their allocation with funding in compliance with 24 CFR 576.207. Program match sources must be provided as a part of the application budget. A match audit is conducted at the 50% funding point and again prior to the final payment request of the agency awarded ESG funds. Match sources are also reviewed again as a part of the annual monitoring process.

HOME funding requires a 25% non-federal match. Each recipient of Consortium HOME funds will match their allocation with 25% funding from non-federal sources. These contributions to the project must be permanent. Any match provided in excess of the 25% requirement will be retained by the Consortium and banked for use with future HOME projects. Evidence of match must be submitted with all applications. In the event an applicant cannot provide the required match, they may request a waiver, which may or may not be granted by the Consortium depending on if sufficient match funds are available to cover the deficit.

The HOME match and ESG match are documented each year in the Consolidated Annual Performance and Evaluation Report (CAPER).

Another source of funding for the region is Section 8 rental assistance, which is utilized by the Public Housing Authorities of Conway, Georgetown, and Myrtle Beach to assist families on their waiting lists. The Kingstree Housing Authority does not receive Section 8 rental assistance.

Horry County will utilize a combination of public and private funding to carry out affordable housing, housing rehabilitation, infrastructure, public services, and homelessness activities during the period covered by this plan. The match will be inserted into IDIS when entering the activities that accompany the project.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publically owned land is currently planned for use with projects during the program year.

Discussion

N/A.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Increase Homeownership Opportunities	2018	2022	Affordable Housing	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Horry County Bennett Loop	Affordable Housing Preservation & Development	HOME: \$399,338	Homeowner Housing Added: 4 Household Housing Unit

					- Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County			
2	1B: Increase Affordable Rental Hsg Opportunities	2018	2022	Affordable Housing	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County	Affordable Housing Preservation & Development	HOME: \$405,482	Rental units constructed: 3 Household Housing Unit

					Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County			
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					Georgetown County Williamsburg County			
3	1C: Provide for Owner Occupied Hsg Rehabilitation	2018	2020	Affordable Housing	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of	Affordable Housing Preservation & Development	CDBG: \$725,000 HOME: \$200,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit

					Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County			
5	2A: Expand &Improve Public Infrastructure Capacity	2018	2020	Non-Housing Community Development	City of Myrtle Beach - Central City Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville -	Improvements to Public Facilities & Infrastructure	CDBG: \$1,064,908	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

					Horry County City of Myrtle Beach - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County			
6	2B: Improve Access to Public Facilities	2018	2020	Non-Housing Community Development	City of Myrtle Beach - Central City Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County	Improvements to Public Facilities & Infrastructure	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

7	3A: Provide for Rapid Re-housing Programs	2018	2022	Homeless	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown	Addressing Homelessness	HOME: \$50,000 ESG: \$132,431	Tenant-based rental assistance / Rapid Rehousing: 46 Households Assisted
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					County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County			
8	3B: Increase & Improve Homeless Prevention Service	2018	2022	Homeless	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County	Addressing Homelessness	ESG: \$33,608	Homelessness Prevention: 65 Persons Assisted

					Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County			
9	3C: Increase Availability of Overnight Shelter Bed	2018	2022	Homeless	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville -	Addressing Homelessness	ESG: \$2,000	Homeless Person Overnight Shelter: 2 Persons Assisted

					Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County			
11	4A: Provide Vital Public Services	2018	2022	Non- Homeless Special Needs	Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County	Expansion of Available Public Services	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted

Goals Summary Information

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	1A: Increase Homeownership Opportunities
	Goal Description	<p>Increase homeownership opportunities in the region through adding homeowner housing and through direct financial assistance to low- and moderate-income households.</p> <p>Expand and improve access to funding sources in the region for owner-occupied housing through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p>
2	Goal Name	1B: Increase Affordable Rental Hsg Opportunities
	Goal Description	<p>Increase affordable rental housing opportunities in the region through new rental units constructed, rehabilitation of rental units which will address the need for safe, decent and sanitary conditions.</p> <p>Expand and improve access to funding sources in the region for renter-occupied housing through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase affordable housing development in high opportunity areas through partnering with private developers to create mixed income developments.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>The 2017 AFH also has identified the need for more affordable housing development in the region and calls for new affordable units placed in low- and moderate-income tracts.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 2: Reduce Public Barriers to Affordable Housing Development</p> <p>AFH Goal 3: Increase Affordable Housing Developments in High Opportunity Areas</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p>

3	Goal Name	1C: Provide for Owner Occupied Hsg Rehabilitation
	Goal Description	<p>Horry County will provide for owner occupied housing rehabilitation in low- and moderate-income areas and households with help from its local housing partner, the City of Myrtle Beach. Rehabilitation addresses the needs for decent, safe, and sanitary owner-occupied housing, providing households in the area with emergency, essential, and substantial repair projects. Housing rehabilitations will also provide more access and accommodations to the elderly and disabled. All pre-1978 owner-occupied units in the rehabilitation program are tested and mitigated for lead-based paint, if necessary, and will follow the lead-based paint hazard removal process outlined in this Plan.</p> <p>Expand and improve access to funding sources in the region through partnering with local lending institutions to leverage public and private funding.</p> <p>Reduce substandard housing by expanding homeowner occupied rehabilitation opportunities with focus on target areas, increasing competition and participation of contractors for development and retention of affordable housing and providing funding prioritization and applicant prioritization for programs that focus on housing for individuals who need supportive housing and organizations that prioritize clients with supportive housing needs.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 4: Reduce Substandard Housing</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p>

5	<p>Goal Name</p> <p>Goal Description</p>	<p>2A: Expand & Improve Public Infrastructure Capacity</p> <p>Expanding and improving public infrastructure addresses the need for the creation of a safer, more suitable living environment in low to moderate income areas. Infrastructure provides the foundation of neighborhood revitalization efforts, affordable housing improvements, and spurs economic development.</p> <p>Expand and improve access to funding sources in the region through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase access to transportation services by expanding bus service with a focus on schools, parks, and employment centers & bike and pedestrian facilities with linkages to schools, parks, and employment centers. Examine ride share programs for funding to assist disabled and elderly individuals.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 6: Increase Access to Transportation Services</p>
6	<p>Goal Name</p> <p>Goal Description</p>	<p>2B: Improve Access to Public Facilities</p> <p>Improve access to public facilities that benefit low- and moderate-income areas and households through improvements to public facilities. As well as improved access through accommodations for elderly and disabled residents as needed. In addition, public facilities in low income areas provide centers for the delivery of public services, workforce development training, childcare, services for the elderly, and community policing programs.</p> <p>Expand and improve access to funding sources in the area through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase funding for recreational facilities by increasing recreational facilities and programmatic opportunities in targeted LMI areas, RECAPs and Focus Areas, and construct new facilities and/or complete the rehabilitation & improvement of existing public facilities.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 8: Increase Funding for Recreational Facilities</p>

7	Goal Name	3A: Provide for Rapid Re-housing Programs
	Goal Description	<p>Provide for Rapid Re-housing Programs through use of Tenant-based rental assistance (TBRA), rapid-rehousing, and housing added for homeless persons. Rapid re-housing programs for the prevention of homelessness are coordinated by the Consortium and members of the CoC.</p> <p>Expand and improve access to funding sources in the region through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p>
8	Goal Name	3B: Increase & Improve Homeless Prevention Service
	Goal Description	<p>Increase and improve homeless prevention services in the region through coordination with the CoC and local service providers of the homeless population in Horry County. The Homeless Management Information System (HMIS), a local information system used to collect data on the homeless population will also be used to help with the prevention of homelessness in the county by identifying persons who are at-risk of becoming homeless. The Housing Authority of Myrtle Beach also runs several programs designed to help assists homeless families and veterans.</p> <p>Expand and improve access to funding sources in the region through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p>

9	Goal Name	3C: Increase Availability of Overnight Shelter Bed
	Goal Description	<p>Increase availability of overnight shelter beds, emergency shelter and transitional housing beds in Horry County with members of the CoC and local shelters such as New Directions which has an emergency shelter and transitional housing. The Housing Authority of Myrtle Beach also runs several programs designed to help assists homeless families and veterans.</p> <p>Expand and improve access to funding sources in the area through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Source</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p>

11	Goal Name	4A: Provide Vital Public Services
	Goal Description	<p>Provide vital public services for low and moderate-income households. The Consortium will work with its local community partners to find and provide adequate vital public services that meet the needs of the residents, which also include the elderly and disabled population.</p> <p>Supportive services that serve special needs populations in the area. The special needs population has been identified as the elderly, persons with a disability, persons and households with alcohol and/or drug addiction, and persons living with HIV/AIDS.</p> <p>Expand and improve access to funding sources in the area through partnering with local lending institutions to leverage public and private funding.</p> <p>Increase fair housing enforcement by mapping opportunity areas and encourage development of affordable housing in areas when possible.</p> <p>Support educational enrichment opportunities and programs through opportunities for after school programs, youth mentoring and tutoring programs, summer camps, reading programs, etc.</p> <p>Increase employment training and small business development opportunities by coordinating with regional workforce and educational agencies to expand workforce training opportunities and small business development opportunities.</p> <p>Increase economic development activities and investments by exploring opportunities and financing for expansion of public infrastructure including rail lines and major roadways as well as industrial parks.</p> <p>Includes:</p> <p>AFH Goal 1: Expand and Improve Access to Funding Sources</p> <p>AFH Goal 5: Increase Fair Housing Enforcement</p> <p>AFH Goal 7: Support Educational Enrichment Opportunities and Programs</p> <p>AFH Goal 9: Increase Employment/Training and Small Businesses</p> <p>AFH Goal 10: Increase Economic Development Activities and Investment</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects were developed based on needs and recommendations made by the community, partner agencies, members of the CoC, partner PHAs and the members of the Consortium. This guidance helped in the development of the Consolidated Plan's priority needs and goals reflected in this Annual Action Plan. All the projects have the purpose to assist LMI neighborhoods and/or LMI households within the jurisdiction. The Horry County HOME Consortium is the lead agency responsible to administer the HOME program within all three counties and the 12-member municipalities in its jurisdiction. Horry County CD is the lead agency responsible for administering the CDBG and ESG program within Horry County.

#	Project Name
1	CDBG: Administration (2021)
2	CDBG: Horry County - Public Services (2021)
3	CDBG: Horry County - Homeowner Rehabilitation (2021)
4	CDBG: Horry County - Infrastructure Improvements (2021)
5	CDBG: Horry County - Public Facility Improvements (2021)
6	CDBG: Myrtle Beach - Infrastructure Improvements (2021)
7	ESG: ESG Projects (2021)
8	HOME: Administration (2021)
9	HOME: Rental Housing Development (2021)
10	HOME: Homeowner Housing Development (2021)
11	HOME: Owner Occupied Rehabilitation (2021)
12	HOME: TBRA (2021)
13	HOME: CHDO Operating Funds (2021)
14	HOME: CHDO Set-Aside Activities (2021)

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Geographic allocation priorities were determined based upon the intergovernmental agreement between the jurisdictions. Projects selected were determined through a combination of competitive proposals and jurisdictional priorities.

Additionally, each project addresses one or more of the following AFH Goals:

AFH Goal 1: Project 1, Project 2, Project 3, Project 4, Project 5, Project 6, Project 7, Project 8, Project 9,

Project 10, Project 11, Project 12, Project 13, Project 14

AFH Goal 2: Project 1, Project 8, Project 9, Project 12, Project 13, Project 14

AFH Goal 3: Project 1, Project 8, Project 9, Project 12, Project 13, Project 14

AFH Goal 4: Project 1, Project 3, Project 8, Project 11

AFH Goal 5: Project 1, Project 2, Project 3, Project 7, Project 8, Project 9, Project 10, Project 11, Project 12, Project 13, Project 14

AFH Goal 6: Project 1, Project 4, Project 6

AFH Goal 7: Project 1, Project 2

AFH Goal 8: Project 1, Project 5

AFH Goal 9: Project 1, Project 2

AFH Goal 10: Project 1, Project 2

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (2021)
	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Goals Supported	1A: Increase Homeownership Opportunities 1B: Increase Affordable Rental Hsg Opportunities 1C: Provide for Owner Occupied Hsg Rehabilitation 2A: Expand & Improve Public Infrastructure Capacity 2B: Improve Access to Public Facilities 3A: Provide for Rapid Re-housing Programs 3B: Increase & Improve Homeless Prevention Service 3C: Increase Availability of Overnight Shelter Bed 4A: Provide Vital Public Services
	Needs Addressed	Affordable Housing Preservation & Development Improvements to Public Facilities & Infrastructure Addressing Homelessness Expansion of Available Public Services Planning & Disaster Preparedness Economic Development
	Funding	CDBG: \$410,981
	Description	Administration of the Horry County CDBG Program for the 2021 program year.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Families throughout Horry County will benefit from administration of the CDBG program.
	Location Description	Horry County, South Carolina
	Planned Activities	Administration of the Horry County CDBG program for the 2021 program year.
2	Project Name	CDBG: Horry County - Public Services (2021)
	Target Area	Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Goals Supported	4A: Provide Vital Public Services
	Needs Addressed	Expansion of Available Public Services
	Funding	CDBG: \$15,000
	Description	This project includes all public service activities including those with household and individual beneficiaries.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The County anticipates that approximately 15 low to moderate income households will benefit from CDBG-funded public service activities. Activities will include services for the homeless persons.
	Location Description	Horry County, South Carolina
	Planned Activities	This project consists of jurisdiction-wide public service activities, including utility and security deposits provided through the Myrtle Beach Housing Authority (\$15,000).

3	Project Name	CDBG: Horry County - Homeowner Rehabilitation (2021)
	Target Area	Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Goals Supported	1C: Provide for Owner Occupied Hsg Rehabilitation
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	CDBG: \$725,000
	Description	This project consists of owner-occupied housing rehabilitation in Horry County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 units will be completed that will benefit low and moderate-income families in Horry County.
	Location Description	Horry County, South Carolina
	Planned Activities	Owner-occupied housing and resiliency rehabilitation throughout unincorporated Horry County.
4	Project Name	CDBG: Horry County - Infrastructure Improvements (2021)
	Target Area	Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Goals Supported	2A: Expand & Improve Public Infrastructure Capacity
	Needs Addressed	Improvements to Public Facilities & Infrastructure

	Funding	CDBG: \$342,945
	Description	Infrastructure improvements in Racepath and LMI areas of Horry County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project consists of infrastructure improvements that will benefit residents located within the Racepath revitalization area and LMI areas within Horry County.
	Location Description	Racepath community and LMI areas of Horry County.
	Planned Activities	Infrastructure improvements in the Racepath community and LMI areas of Horry County.
5	Project Name	CDBG: Horry County - Public Facility Improvements (2021)
	Target Area	Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Goals Supported	2B: Improve Access to Public Facilities
	Needs Addressed	Improvements to Public Facilities & Infrastructure
	Funding	CDBG: \$150,000
	Description	This project consists of public facility improvements that will benefit residents located within LMI areas of Horry County. Specific activities are under consideration and will be identified at a later point in time.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project consists of public facility improvements that will benefit residents located within LMI areas of Horry County. Specific activities are under consideration and will be identified at a later point in time.
	Location Description	Horry County, South Carolina

	Planned Activities	This project consists of public facility improvements that will benefit residents located within LMI areas of Horry County. Specific activities are under consideration and will be identified at a later point in time.
6	Project Name	CDBG: Myrtle Beach - Infrastructure Improvements (2021)
	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Myrtle Beach - Horry County
	Goals Supported	2A: Expand & Improve Public Infrastructure Capacity
	Needs Addressed	Improvements to Public Facilities & Infrastructure
	Funding	CDBG: \$410,982
	Description	Infrastructure improvements may include, but not be limited to, water and sewer system improvements, stormwater and detention area upgrades, curb and gutter, road paving, sidewalks, and other pedestrian safety measures.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project will primarily benefit residents in eligible low to moderate income areas.
	Location Description	Myrtle Beach, South Carolina
	Planned Activities	Infrastructure improvements in eligible low to moderate income areas of Myrtle Beach.
7	Project Name	ESG: ESG Projects (2021)
	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County

Goals Supported	3A: Provide for Rapid Re-housing Programs 3B: Increase & Improve Homeless Prevention Service 3C: Increase Availability of Overnight Shelter Bed
Needs Addressed	Addressing Homelessness
Funding	ESG: \$168,809
Description	ESG projects for the 2021 program year include County administration (\$6,747), rapid rehousing (\$115,602), homelessness prevention (\$33,608), emergency shelter (\$2,000), HMIS (\$4,227), and subrecipient administration (\$5,855). Program income (\$770) will be expended toward rapid rehousing.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Rapid rehousing activities will assist approximately 38 homeless households. Homelessness prevention services will assist approximately 65 households at risk of homelessness. Emergency Shelter will assist approximately 2 persons.
Location Description	The Horry County ESG service area
Planned Activities	ESG Program Administration (County) - \$6,747 Rapid Rehousing - \$115,602 Homeless Prevention - \$33,608 Emergency Shelter - \$2,000 HMIS - \$4,227 Subrecipient Administration - \$5,855 Rapid Rehousing (Program Income) - \$770 Match ESG funding requires 100% match. Each recipient of ESG funds will match their allocation with approved funding sources as indicated in 24 CFR 576.207. A plan for the subrecipient's program match must be provided as a part of the application budget. A match audit is conducted at the 50% funding point and again prior to the final payment request of the agency awarded ESG funds. Match sources are also reviewed again as a part of the annual monitoring process. The ESG match is documented each year in the Consolidated Annual Performance and Evaluation Report (CAPER).

8	Project Name	HOME: Administration (2021)
	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County
	Goals Supported	1A: Increase Homeownership Opportunities 1B: Increase Affordable Rental Hsg Opportunities 1C: Provide for Owner Occupied Hsg Rehabilitation
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$105,482
	Description	Administration of the Horry County HOME Consortium during the 2021 program year.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Families throughout the Horry County HOME Consortium will benefit from administration of the program.
	Location Description	The Horry County HOME Consortium serves the following counties within South Carolina: Horry County, Georgetown County, and Williamsburg County.
	Planned Activities	HOME Program administration during the 2021 program year.

9	Project Name	HOME: Rental Housing Development (2021)
	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County
	Goals Supported	1B: Increase Affordable Rental Hsg Opportunities
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$89,171
	Description	HOME-funded rental housing development
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	HOME-funded rental housing development.
	Location Description	Jurisdiction wide based on beneficiary eligibility.
	Planned Activities	New construction and rehabilitation of rental housing units.
	Project Name	HOME: Homeowner Housing Development (2021)

10	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County
	Goals Supported	1A: Increase Homeownership Opportunities
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$399,338
	Description	New construction of homeownership units
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately four low to moderate income families will benefit from this project.
	Location Description	Jurisdiction wide based on beneficiary eligibility.
	Planned Activities	New construction of single family residences.
		Project Name

11	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County
	Goals Supported	1C: Provide for Owner Occupied Hsg Rehabilitation
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$217,370
	Description	Owner-occupied housing rehabilitation
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately five low to moderate income households will benefit from this project.
	Location Description	Jurisdiction wide based on beneficiary eligibility.
	Planned Activities	Owner-occupied housing rehabilitation.
	Project Name	HOME: TBRA (2021)

12	Target Area	<p>City of Myrtle Beach - Central City Revitalization Area - Horry County</p> <p>City of Conway - Rebuild Conway Revitalization Area - Horry County</p> <p>Race Path - Horry County</p> <p>Freemont - Horry County</p> <p>Bucksport - Horry County</p> <p>Cedar Branch - Horry County</p> <p>Goretown - Horry County</p> <p>Brooksville - Horry County</p> <p>City of Myrtle Beach - Horry County</p> <p>City of Conway - Horry County</p> <p>Horry County</p> <p>Bennett Loop - Horry County</p> <p>City of Georgetown - West End Neighborhood - Georgetown County</p> <p>Town of Andrews - Georgetown County</p> <p>Town of Kingstree - Williamsburg County</p> <p>Town of Greeleyville - Williamsburg County</p> <p>Socastee - Horry County</p> <p>Georgetown County</p> <p>Williamsburg County</p>
	Goals Supported	1B: Increase Affordable Rental Hsg Opportunities
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$50,000
	Description	Tenant Based Rental Assistance
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately eight LMI households will receive rental assistance.
	Location Description	Jurisdiction wide based on beneficiary eligibility.
	Planned Activities	Tenant Based Rental Assistance during the 2021 program year.

13	Project Name	HOME: CHDO Operating Funds (2021)
	Target Area	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Race Path - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County City of Georgetown - West End Neighborhood - Georgetown County Town of Andrews - Georgetown County Town of Kingstree - Williamsburg County Town of Greeleyville - Williamsburg County Socastee - Horry County Georgetown County Williamsburg County
	Goals Supported	1B: Increase Affordable Rental Hsg Opportunities
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$50,000
	Description	A HCHC certified CHDO will be provided up to \$50,000 in HOME funding to support its CHDO operations throughout the Horry County HOME Consortium.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	CHDO operations throughout the Horry County HOME Consortium.
	Planned Activities	Operating support for a HCHC certified CHDO during the 2021 program year.

14	Project Name	HOME: CHDO Set-Aside Activities (2021)
	Target Area	Horry County Georgetown County Williamsburg County
	Goals Supported	1A: Increase Homeownership Opportunities 1B: Increase Affordable Rental Hsg Opportunities
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$160,829
	Description	The HOME Program requires that no less than 15% of the annual allocation be set aside for eligible projects to be completed by Community Housing Development Organizations, or CHDOs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately two income eligible households will be assisted through CHDO-eligible activities.
	Location Description	Jurisdiction wide eligible CHDO activities.
Planned Activities	The CHDO set-aside may be allocated for new construction or acquisition/rehabilitation for affordable rental and/or ownership housing opportunities.	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Consortium has identified several locations in the three counties that will receive directed assistance. One of the primary methods for determining geographic regions that will receive assistance is using HUD-identified racially/ethnically-concentrated areas of poverty (R/ECAP) tracts. Addressing R/ECAP tracts was major part of the Consortium’s 2017 Assessment of Fair Housing (AFH). HUD defines R/ECAP tracts as:

- 1) Census tracts with a minority non-white population of 50 percent or more
- 2) Tracts with 40 percent of individuals living at or before the poverty line, or is three or more times the average tract poverty rate for the area, or whichever threshold is lower

There were three R/ECAP tracts identified in the region:

- 45051050600 (Myrtle Beach, Horry County)
- 45043920201 (Town of Andrews, Georgetown County)
- 45089970801 (Williamsburg County)

In addition to the HUD-identified R/ECAP tracts, the Consortium will focus on other areas where there is a disproportionately high number of LMI and/or minority households. These areas may not meet the HUD definition of R/ECAP but they are still in need of additional directed assistance to reduce substandard housing, improve public services, encourage economic growth, and prevent the development of R/ECAP tracts. In the AFH, these areas were collectively referred to as Focus Areas and cover the R/ECAP tracts listed above.

Geographic Distribution

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

Target Area	Percentage of Funds
Bennett Loop - Horry County	
City of Georgetown - West End Neighborhood - Georgetown County	
Town of Andrews - Georgetown County	
Town of Kingstree - Williamsburg County	
Town of Greeleyville - Williamsburg County	
Socastee - Horry County	
Georgetown County	
Williamsburg County	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

A percentage was not assigned specifically for each geographic target location; however, all the target locations are areas with a large LMI population and allocations will primarily go towards LMI activities. Horry County is the lead agency for the Horry County HOME Consortium and will coordinate with local and state agencies, as well as public and private organizations and non-profits, to implement activities in these areas.

LMI areas were initially determined through data analysis related to the population in the needs assessment portion of the Consolidated Plan. In addition to this, extensive efforts were made to gather feedback from the community through a virtual community needs assessment meeting held during the annual planning process. Comments received from the public comment period and virtual public hearings for this Annual Action Plan were also taken into consideration.

As mentioned earlier, the Consortium’s 2017 AFH also identified areas in the region where there was a need to reduce substandard housing. Factors that contributed to this were the location and type of affordable housing, lack of public investments in specific neighborhoods and a lack of affordable, integrated housing for individuals who need supportive services. Areas identified with most need were: R/ECAP census tracts in the region; census tracts with disproportionately high concentrations of subsidized housing and/or Black, Hispanic, foreign-born, and/or LEP populations; the Central City Revitalization Area; Bennett Loop; Racepath; and unincorporated areas. In the AFH, these were collectively referred to as Focus Areas.

Discussion

N/A.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The affordable housing activities undertaken will address the needs of the homeless and non-homeless. The Consortium will work towards this through the use of a plethora of tools including rental assistance, the development of new affordable housing units, and the rehabilitation of housing units. The annual goals for affordable housing are provided below.

One Year Goals for the Number of Households to be Supported	
Homeless	46
Non-Homeless	32
Special-Needs	0
Total	78

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	46
The Production of New Units	7
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	78

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

- Homeowner Housing Added: 4 Household Housing Units
- Homeowner Housing Rehabilitated: 25 Household Housing Units
- Rental Housing Added: 3 Household Housing Units
- TBRA: 8 Households Assisted
- Rapid Rehousing: 38 Households Assisted

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Horry County HOME Consortium will work closely with the four Public Housing Authorities serving low-income households throughout the jurisdiction. They are:

- The Housing Authority of Myrtle Beach: Provides Section 8 Housing Choice Vouchers, VASH vouchers, and Mainstream vouchers
- The Housing Authority of Conway: Provides Section 8 Housing Choice Vouchers and public housing units
- Georgetown Housing Authority: Provides Section 8 Housing Choice Vouchers and public housing units
- Kingstree Housing Authority: Public housing units

Actions planned during the next year to address the needs to public housing

The Consortium, along with each of the four public housing authorities, will work diligently to expand affordable housing opportunities within their jurisdictions and expand services for their residents as well as the communities they serve.

The Consortium will also work with the PHAs to reduce public barriers to affordable housing development in the region. As reported in the 2017 AFH, various contributing factors such as land use and zoning laws, admissions and occupancy policies and procedures including preferences in publicly supported housing have contributed to a lack of access to publicly supported housing in the region.

The Housing Authority of Conway strives to maintain diverse communities throughout their service area. The HAC provides for a variety of supportive services including educational enrichment activities at all of its housing developments.

The Housing Authority of Myrtle Beach administers 660 Housing Choice Vouchers (HCV) and maintains a waiting list for the program, which contains the households who have been called in to receive a voucher and those who have a voucher and have not yet located housing. The HCV waiting list contains approximately 678 households and is currently closed. HAMB is committed to assisting these households to locate suitable housing opportunities. HAMB also administers 185 Veteran Administration Supportive Housing (VASH) vouchers as well as 167 Mainstream program vouchers.

The Georgetown Housing Authority will continue to serve its residents by offering a variety of supportive service activities including after-school youth centers, early childhood education programming, adult education and literacy programming, job training, healthy living programs, financial literacy, and homeownership programs. In addition to these supportive service programs, the GHA will continue to

provide for community programs such as tree planting, recycling, and neighborhood clean-ups.

The Kingstree Housing Authority owns and manages one (1) 140 unit public housing development. The KHA received a commitment for an FHA loan to renovate the units including painting, installation of ceiling fans, upgraded flooring, replacing ranges, upgrading plumbing and bathroom fixtures, installing accessible tubs and glazing existing tubs, as well as installation of gutters.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HAMB runs a Family Self-Sufficiency Program (FSS) which is designed to help HCV families become economically independent. HAMB also administers a HCV Homeownership Program which provides vouchers to first-time homeowners if they meet income and other eligibility requirements such as employment requirements and homeownership counseling.

The HAC, KHA, and GHA all offer financial literacy training programs as well as home stewardship classes which are aimed at assisting residents to become ready for homeownership opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

None of the four public housing authorities in the region are considered troubled.

Discussion

N/A.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Horry County continues to focus on efforts to address the root causes of homelessness and chronic homelessness.

While it is difficult to accurately measure the number of individuals and families that are at risk of becoming homeless, the Consortium remains committed to the "Housing First" philosophy through funding and coordinating with programs that identify those that are "at-risk," attempt to intervene prior to homelessness occurring, to re-house those that do experience homelessness as soon as possible, and to provide key supportive services.

Horry County, in partnership with the regional Continuum of Care (CoC), is working to strategically align the County's ESG programming with CoC priorities. This includes coordinating application funding reviews between the two organizations. For example, applications for CDBG public service funding submitted via the NOFA process will receive bonus points if they strategically align with the CoC and ESG programs. The CoC's headquarters are located in Myrtle Beach, which allows for close collaboration between the two entities.

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

The Consortium works with area homeless service providers to collaboratively provide a wide range of expertise in housing, and social and supportive services, within each component of the Continuum of Care (CoC). Strategies to address homelessness in the CoC and region include strengthening and enhancing existing assets, while expanding services to increase effectiveness.

The Consortium has been fortunate to have the CoC headquartered at a Horry County location within the City of Myrtle Beach. This strategic placement provides the region with strong advocates, highly trained and experienced resources, and fresh insight into the fight against homelessness. In collaboration with long-standing providers, the municipalities, community leaders and other stakeholders, a high priority has been placed on development and support of homelessness services, from outreach, to emergency sheltering and case management, to the provision of crisis hospitalizations for homeless who need mental health care. It has also emphasized homeless data collection and review via HMIS by initiating a regular HMIS data analysis meeting so that key areas of service are identified. All participants have contributed to renewed efforts to reach out to our homeless community, and assess and serve its needs.

The CoC administrator, Eastern Carolina Homelessness Organization (ECHO), received a technical assistance grant in 2019 to conduct a “100-Day Challenge to end youth homelessness”. 100-Day Challenges are part of the growing national movement to prevent and end youth homelessness in America. The compressed timeframe of 100 days, an unreasonable goal, and support from coaches, peers, and federal leaders all work to inspire teams to achieve rapid progress and sustainable system change. Eastern Carolina Homelessness Organization (ECHO) teamed up with the U.S. Department of Housing and Urban Development (HUD) for an ambitious 100-Day Challenge that strengthened the community’s coordinated response to preventing and ending youth homelessness. Local youth and young adult (YYA) agencies accepted the challenge of working together across systems to collaborate, innovate, and to build a strong coordinated community wide system to help move youth experiencing homelessness off the streets into a place to call home. This involved identifying youth who are literally homeless, assessing and prioritizing needs, identifying rentable properties, and matching youth up with the appropriate housing option. The Horry County’s 100-Day Challenge Team exceeded their goal of safely and stably housing 50 youth or young adults experiencing homelessness, with a total of 62 individuals served. The process provided an opportunity for the County to participate in a model focused on problem-solving and planning for system-wide efforts to address youth and young adults (YYA) experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium continues to place high priority on emergency shelter services, transitional housing, services for the homeless, and homelessness prevention. From year to year, its Annual Action Plans reflect this high priority. Horry County and the CoC support transitional housing via assistance with rent and utility deposits so that assisted individuals and families might sustain housing.

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

As mentioned, the CoC, Horry County, and the Horry County HOME Consortium collaborate to provide chronically homeless individuals and families, veterans and unaccompanied youth with pathways to housing and independence across Horry County. These programs utilize CDBG or ESG funding, in addition to CoC funding and other leveraged public and private financial sources accessed by our many partners.

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 and its subrecipients support, encourage, and facilitate programs and strategies that:

- Provide extremely-low income persons with outpatient services and crisis hospitalizations, in an effort to address fundamental mental health issues that lead to chronic homelessness. In addition to treating mental health issues that can contribute to homelessness, these efforts enable individuals to receive treatment in their community. The goal of this is to increase participation from at-risk individuals who shirk from the possibility of receiving hospitalization or care away from the support of their community and families.
- Provide creative, community-based housing opportunities for disabled young adults and adults, in an effort to prevent homelessness in this population. The County, the CoC, and its many service provider partners collaborate to integrate clients and families into the continuum, and leverage/seek funds to move developmentally and intellectually disabled individuals out of their family homes, group homes, and other facilities into transitional and supportive housing.
- Serve the needs of homeless individuals and families, Horry County is committed to working with the CoC to determine the need for an additional emergency homeless shelter in Horry County.

The County works to encourage and facilitate efforts and strategies that align with the strategic efforts of the CoC and the ESG program, such as the service areas listed above. Applications from potential subrecipient public service providers are prioritized by way of bonus points if their proposed program(s) align with the CoC's efforts and the ESG program.

Discussion

As shown, the Consortium remains committed to homelessness prevention, and to serving the needs of the homeless in collaboration with the CoC, its subrecipients, partners, and stakeholders.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Consortium's mission is to increase homeownership, support neighborhood revitalization, and to provide access to housing free of discrimination. The underlying contributing factor to all these is poverty. To respond to this, Horry County and the Consortium have developed an anti-poverty strategy that was outlined in the 2018-2022 Consolidated Plan. The anti-poverty strategy is the unifying thread that ties housing, homelessness prevention, rapid rehousing, public housing, and other community development strategies together in one cohesive plan for reducing poverty within the region. The Consortium has committed to revitalizing key underserved neighborhoods as a part of this plan.

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

In 2018, Horry County assumed the lead role in the HOME Consortium, and completed an Assessment of Fair Housing which was required by HUD to Affirmatively Further Fair Housing in the region. This assessment includes the impact of population growth, segregation and integration, access to a variety of opportunity indicators such as education, transportation and poverty, and disproportionate housing needs in the region. Through this assessment, contributing factors to barriers to fair and affordable housing were identified. Among some of the contributing factors which had negative effects were land use and zoning laws, the location and type of affordable housing, and the availability of affordable units in a range of sizes. For PHAs, some of the contributing factors were admissions and occupancy policies and procedures including preferences in publicly supported housing, and lack of affordable, integrated housing for individuals who need supportive services. The AFH gives guidance to address these barriers through a set of goals with a clear strategy to address these issues, and a measurement of the achievements through a set timeframe and list of measurements. These activities will be carried out throughout the remainder of the 5-year consolidated planning period.

Discussion

N/A.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In addition to the proposed actions outlined in the Action Plan, the Consortium will also work towards the actions listed below. These actions are planned to:

- Address obstacles to meeting underserved needs.
- Foster and maintain affordable housing.
- Reduce lead-based paint hazards.
- Reduce the number of poverty-level families.
- Develop institutional structure.
- Enhance coordination between public and private housing and social service agencies.

To work towards these other actions, the Consortium will work with its partner organizations and other local and regional service providers.

Actions planned to address obstacles to meeting underserved needs

The Consortium recognizes the need to support educational enrichment opportunities and programs for the underserved LMI households of the region. Horry County intends to fund public service activities that support these opportunities, such as youth services, workforce development, housing counseling, etc., utilizing CDBG funding.

In 2019, the mission of Horry County Community Development was expanded to include community resiliency efforts. Through leadership of the FEMA-funded resiliency planning effort, Horry County Community Development has built a strong project planning initiative with the County's Stormwater Department to identify and pursue potential funding sources that meet the underserved stormwater drainage infrastructure needs of LMI communities. Horry County has coordinated with the South Carolina Disaster Recovery Office (SCDRO) to identify infrastructure projects to mitigate the effects of flooding in highly impacted areas of the County.

Actions planned to foster and maintain affordable housing

The Consortium works with area homeless service providers to collaboratively provide a wide range of expertise in housing, and social and supportive services, within each component of the Continuum of Care (CoC). Strategies to address homelessness in the CoC and region include strengthening and enhancing existing assets, while expanding services to increase effectiveness.

The Consortium has been fortunate to have the CoC headquartered at a Horry County location within the City of Myrtle Beach. This strategic placement provides the region with strong advocates, highly trained and experienced resources, and fresh insight into the fight against homelessness. In collaboration with

long-standing providers, the municipalities, community leaders and other stakeholders, a high priority has been placed on development and support of homelessness services, from outreach, to emergency sheltering and case management, to the provision of crisis hospitalizations for homeless who need mental health care. It has also emphasized homeless data collection and review via HMIS by initiating a regular HMIS data analysis meeting so that key areas of service are identified. All participants have contributed to renewed efforts to reach out to our homeless community, and assess and serve its needs.

Actions planned to reduce lead-based paint hazards

The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the three counties, there are 58,458 housing units that were built before 1980. During the next year, the Consortium will work to reduce the number of housing units with lead-based paint hazards in units assisted with HOME funds to prevent lead poisoning. This will be accomplished through the evaluation and disclosure of housing that may contain lead-based paint and properly abating and encapsulating lead contamination.

For CDBG, Horry County's Building Code Department will assist the South Carolina Department of Health and Environmental Control (DHEC) during any construction inspection process; however, this is limited to childhood lead poisoning prevention and detection activities. All pre-1978 housing units undergoing emergency repairs or rehabilitation will have a lead inspection/risk assessment conducted before any physical work begins on the unit. If lead is present, the owner/tenant will be relocated. Also, information is distributed regarding lead-based paint to all residents that participate in any housing program. In 2019, Horry County coordinated with SC DHEC to explore grant funding opportunities to mitigate the presence of lead-based paint in pre-1978 construction homes throughout the County. The County will continue to explore and support programs available through SC DHEC and will develop a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG Program.

To the extent that lead-based paint hazards are addressed through rehabilitation, the process the county follows includes:

- Contracting certified lead-based paint inspectors and risk assessors;
- Distributing information on lead-based paint hazards to all households that participate in any housing programs that purchase or rehabilitate homes built before 1978;
- Conducting lead-based paint inspections and assessments as necessary; and
- Implementing environmental control or abatement measures (lead-based paint and

asbestos) as required by all federally-funded projects.

Actions planned to reduce the number of poverty-level families

Horry County has targeted significant resources within the low-income areas described in the plan. It is intended that resources will spur redevelopment efforts in target areas, increasing capital investments, services, affordable residences, and re-envisioning of communities. The tourism industry is vital to bringing in jobs to the region; however, low-wage service industry jobs can contribute to the prevalence of poverty, especially if they are seasonal. The SC Department of Employment & Workforce (SCDEW) reports that 34.0% of Horry County's workforce is employed in Accommodations, Food Services, and Retail. According to the ACS, the median household income in Horry County is \$50,704 (2019 5-Year ACS).

The Horry County Comprehensive Plan, "*Imagine 2040*", assesses the health of the County's economy, which is dependent on the hospitality and retail industries. These sectors are reliant upon the national economy and the availability of disposable income. As the COVID-19 pandemic demonstrates, major economic events can seriously impact the sustainability of the regional economy. Approximately 16,411 initial unemployment claims were made regionally in the first two weeks (as of 3/28/20) after the COVID-19 emergency declaration (SCDEW). 95,910 initial unemployment claims were made statewide during that time, with the region accounting for 17%. The impact from the pandemic can still be seen in the county, as unemployment remains at 6.1% (SC DEW, 1/26/21). Diversification of employment sectors is critical for the long-term health of the County's economy and its ability to weather economic events. This goal can be achieved through the development of high-quality industrial land and building products that have the capability of attracting new and expanding businesses to new sectors, such as light industrial and manufacturing.

The Consortium will work with local economic development agencies to attract industries that will provide higher paying jobs and year-round employment. Horry County often teams with Myrtle Beach Regional Economic Development Corporation (MBREDC) to assist with economic development projects designed to create additional and diversified jobs in Horry County. Past collaborations with MBREDC have included initial development of Ascott Valley Industrial Park (2018) and a SC Department of Commerce (DoC) Project to perform an upfit of a 50,000 square foot facility for CRP Industries, an automotive and industrial products manufacturer that plans to locate in Conway. This endeavor will generate an estimated 115 jobs (2019). In March 2020, Horry County again teamed with MBREDC to apply for a grant from the South Carolina Rural Infrastructure Authority (RIA) for further development of Ascott Valley Industrial Park. This project is designed to address the infrastructure requirements of two companies that have committed to locating in the park, creating a projected additional 48 jobs in Horry County. The jobs associated with the Ascott Valley Industrial Park will assist in diversifying the regional industry base, thereby expanding economic opportunities for residents.

Horry County is engaged in infrastructure projects designed to strengthen the economic competitiveness of existing local industries and to improve the County's competitiveness in attracting new business to its

industrial sites. Horry County currently leads a TIGER project, funded by the FRA (\$9,765,620) with additional cost share provided by SC Department of Commerce and RJ Corman (\$7,800,000). This project will rehabilitate and operationalize the R.J. Corman rail line connecting Conway, SC and Chadbourn, NC. Rail spurs serving industrial parks are designed to increase investment in and competitiveness of businesses located within low-income census tracts. This project is scheduled to be completed in 2021.

Actions planned to develop institutional structure

The Consortium will continue to have formal and informal working relationships with the four Public Housing Authorities, Community Housing Development Organizations (CHDOs), and other non-profit housing developers and local jurisdictions. The Consortium will also provide workshops and training initiatives to improve the capacity and compliance of regional partners and programs. Finally, the Consortium will strive to encourage partners to leverage federal, state, and private funds to benefit affordable housing opportunities with the region.

Actions planned to enhance coordination between public and private housing and social service agencies

The Horry County HOME Consortium receives its funding directly from HUD and will coordinate affordable housing development with developers throughout the region.

For CDBG, Horry County will work in the county to administer these funds toward partners and programs that help serve LMI areas and LMI households. Horry County intends to fund public service activities that support these opportunities, such as youth services, workforce development, housing counseling, etc., utilizing CDBG funding. The County will partner with other public and private housing and social service agencies to frequently coordinate on projects in this plan. The County will also host meetings between local governments, housing providers, social service agencies, and the PHAs to discuss emerging issues in housing, homelessness, and community development.

For ESG, Horry County will continue participating in the CoC. The CoC, through its plan to end chronic homelessness in 10 years, provides a guide for the county and its partners to coordinate a system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness.

Horry County continues to serve as an integral partner in responding to the COVID-19 pandemic. Horry County is coordinating with SC DHEC, homelessness organizations, and social service organizations to develop policies and programming to respond to and mitigate the impact of the virus.

Discussion

N/A.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The CDBG program is administered by Horry County within the county for the purpose of assisting LMI areas and households.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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.	99.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Each recipient of Consortium HOME funds will be required to match their allocation with 25% funding from non-federal sources. These contributions to the project must be permanent. Any match provided in excess of the 25% requirement will be retained by the Consortium and banked for use with future HOME projects. Evidence of match must be submitted with all applications. In the event an applicant cannot provide the required match, they may request a waiver and it may or may not be granted by the Consortium depending on if there are sufficient match funds available to cover the deficit.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

All properties receiving financial assistance from the Consortium for homeownership and homebuyer activities must ensure that the housing remains affordable to families with incomes of 80 percent or less of the area median for at least the minimum affordability period based on the initial amount of assistance provided. This action plan year funds new construction homebuyer projects where the HOME funds will be provided as a direct subsidy to the homebuyer and will therefore utilize the recapture provision to ensure compliance with the HOME affordability period requirements. Homeownership projects funded during the 2021 program year will have affordability periods between five (5) and twenty (20) years based on the amount of the direct subsidy provided to the homeowner. The affordability requirements will be enforced with restrictive covenants (or liens) and a promissory note that will be recorded with appropriate County Register of Deeds for either Horry County, Georgetown County, or Williamsburg County - based on the location of the property.

In the event of a voluntary or involuntary sale, the Consortium will recapture the HOME investment before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale. The Consortium shall reduce the HOME investment amount to be recaptured on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. For example, a property with a 15-year affordability period will require that the pro-rata share, subject to recapture, will reduce by 1/15th annually on the anniversary date of the initial purchase closing.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All properties receiving financial assistance from the Consortium for acquisition of existing housing units must ensure that the housing remains affordable to families with incomes of 80 percent or less of the area median for at least the minimum affordability period based on the initial amount of assistance provided. This action plan year funds activities that will acquire existing housing units for affordable rental housing opportunities, and will utilize the recapture provision to ensure compliance with the HOME affordability period requirements. Rental housing projects funded during the 2021 program year will have affordability periods between five (5) and twenty (20) years based on the amount of the subsidy provided to the developer/owner.

The affordability requirements will be enforced with restrictive covenants (or liens) and a promissory note that will be recorded with appropriate County Register of Deeds for either Horry County, Georgetown County, or Williamsburg County - based on the location of the property.

In the event of a voluntary or involuntary sale, the Consortium will recapture the HOME investment before the owner receives a return. The recapture amount is limited to the net proceeds available from the sale. The Consortium shall reduce the HOME investment amount to be recaptured on a pro rata basis for the time the owner has owned the property and made it available for affordable rental housing to an income eligible tenant. For example, a property with a 15-year affordability period will require that the pro-rata share, subject to recapture, will reduce by 1/15th annually on the anniversary date of the initial purchase closing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not intend or anticipate refinancing any existing debt for multifamily housing that will be rehabilitated with HOME funds per 24 CFR 92.206(b) guidelines.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the attached standards and guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care (CoC) has established a Coordinated Entry System (CES) and Horry County is committed to participating and supporting the CoC in utilizing the system. Since 2014, the CoC has developed its system with HUD, the state, and technical assistance providers. The CoC has implemented CES, which it utilizes to gather information about beneficiaries, identify resources, and to evaluate service needs and gaps to help communities plan their assistance.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

All sub-award applicants for CDBG and ESG funds must submit applications prior to the published deadline, in order to be considered for funding. Applications are usually due around February 1st each year. Once applications are received, staff conducts an "Eligibility Review" of all applications in accordance with 24 CFR 570.200(a) and 570.201-206 for CDBG, and 24 CFR 576.100(a) and 24 CFR 576.101-107 for ESG. During this review, staff determines one or more of the below, based on the funding:

- if the organization is a non-profit;
- if the organization is a qualified for-profit agency or business;
- whether the program meets a national objective;
- whether the program addresses an eligible CDBG or ESG activity; and
- if the program is able to serve all qualified Horry County residents.

If an applicant meets initial criteria, the application proposal is considered eligible for funding consideration. Staff then provides the Review Committee with a report on any programs that do not meet all the criteria, as well as a copy of all applications and a spreadsheet for application scoring and review.

A second review is then conducted on eligible programs to determine whether the program has clear goals and quantifiable objectives, sound financial and program management, and sufficient ability to leverage funds. In reviewing applications, the Review Committee and County staff may request additional information, make site visits, request a conference with the applicant, or take other steps to assure a fair and equitable selection/award process.

The Review Committee then meets, and using guidance from the scoring rubric, determines recommendations for each of the applications and a proposed allocation of expected funding. From the recommendations of this meeting, a proposed ESG budget, CDBG budget, and Annual Action Plan are established.

The proposed budgets and Annual Action Plan are presented to the Administration Committee of the Horry County Council for review. Upon approval of the Administration Committee, the Plan is then forwarded to the Horry County Council for approval. A public comment period is opened prior to final approval of the budgets and Plan. Following the Horry County Council's approval of the Annual Action Plan, a completed copy is submitted to HUD. This occurs prior to the submission deadline, which usually occurs on or around May 15.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Continuum of Care, has formerly homeless persons who serve on its Board of Directors. Its subrecipients work directly with homeless and formerly homeless individuals. Horry County, Georgetown County, and Williamsburg County continue to encourage the underserved to express their needs and concerns to the maximum extent possible. If unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction will work closely with the CoC and other organizations in the community to reach out to homeless and formerly homeless individuals to get their perspective on policies and funding decisions.

5. Describe performance standards for evaluating ESG.

The ESG Program, previously referred to as the Emergency Shelter Grant program, is authorized by Subtitle B of Title IV of the Stewart B. McKinney Homeless Assistance Act. Horry County's ESG performance standards reflect the federal regulations of Title 24 Code of Federal Regulations Part 576 as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) that governs ESG, and the procedures used by Horry County in administration of this grant as directed by HUD.

In addition, standards for financial management and internal controls reflect federal regulations at 24 CFR 200. The County is also responsible for compliance with federal regulations at 24 CFR Part 58. These federal laws and regulations are included by reference in Horry County policies and procedures.

General guidelines for activities of the ESG program are listed at 24 CFR 576.100 and other costs may be eligible under the program provided that they fit the statutory requirement of benefitting homeless persons and assisting their movement toward independent living.

Horry County complies fully with all federal, state, and local non-discrimination laws, and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment, including:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
- Executive Order 11063
- Section 504 of the Rehabilitation Act of 1973
- The Age Discrimination Act of 1975
- Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)
- Violence Against Women Reauthorization Act of 2005
- The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register on February 3, 2012

When more than one civil rights law applies to a situation, the laws will be read and applied together.

Horry County's standards call for all participants in its ESG programs to be entered into the Homeless Management Information System (HMIS). ESG funds may be used to pay for the cost of collecting and entering data into HMIS in compliance with HUD standards, and for tracking performance standards.

In addition, Horry County measures whether all participants meet the HUD definition of homelessness in order to qualify, i.e. as Literally Homeless, or as Fleeing or Attempting to Flee Domestic Violence. All participants must have an income of 80% of median family income, or as determined by HUD annually. Households must also demonstrate a reasonable prospect that they will be able to sustain themselves after the period of assistance ends. Horry County ESG guidelines require that the participant selection process be documented to ensure performance standards are met. Documentation must include: income documentation, homeless status, proof of sustainability, Request for Tenancy Approval, unit inspection to ensure Minimum Habitability Standards (MHS) with a Housing Quality Standards inspection, and more.

Horry County's performance standards also include Grounds for Denial to the ESG Program, and Informal Hearings for Participants.

Subrecipient performance standards incorporate these, plus record-keeping and reporting requirements. These requirements include standards for invoicing Horry County for reimbursement of funds expended for the ESG program, and standards for maintenance of all file documentation and personally identifiable information.