

Horry County Home Consortium

HOME-American Rescue Plan Grant
Allocation Plan



Horry County Community Development
100 Elm Street
Conway, SC 29526

DRAFT

Table of Contents

INTRODUCTION3

CONSULTATION4

PUBLIC PARTICIPATION10

NEEDS ASSESSMENT AND GAPS ANALYSIS11

HOME-ARP ACTIVITIES19

HOME-ARP PRODUCTION HOUSING GOALS21

PREFERENCES.....22

HOME-ARP REFINANCING GUIDELINES22

SUPPORTING DOCUMENTS.....23

HOME-ARP Allocation Plan

Participating Jurisdiction: Horry County HOME Consortium, Horry Georgetown, and Williamsburg Counties

Date: 1/16/2023

Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$3,823,021 to the Horry County HOME Consortium for a new grant called the HOME Investment Partnerships Program American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance (TBRA), supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the Consortium must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the Consortium's HOME-ARP Allocation Plan.

Consultation

Summarize the consultation process:

The Horry County HOME Consortium (HCHC) consultation process was made up of three key components. The first component was developing and disseminating an online stakeholder survey in order to capture broad assessments of the community needs and areas for ARP allocation. The online survey was open from November 15, 2022, through January 31, 2023. The survey included seven ARP program-specific questions and two open-ended questions to solicit feedback for the community needs assessment. The survey received 21 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Fair Housing agencies, affordable housing developers, homeless service providers, domestic violence advocacy groups, and Veteran’s Groups, and others.

The second component consisted of a HOME-ARP overview and discussion at the Total Care for the Homeless Coalition (TCHC) CoC’s Quarterly Board Meeting on December 2, 2022. The CoC attendees included CoC leadership, local government leaders, and various homeless service providers that form the CoC. Discussion included community needs assessment, ongoing challenges to assist QPs, other funding resources, and best use of HOME-ARP funds.

The third component was a virtual stakeholder meeting hosted on January 11, 2023 that reviewed and discussed program parameters, community needs, and helped identify areas that data does not fully address as a means to develop priorities needs. Key stakeholders included representatives of local government, social service organizations, homeless services providers, affordable housing associations, and other nonprofit organizations. Attendance included leadership, board members, and/or program managers from: Veterans Welcome Home and Resource Center (Veterans Group), New Directions of Horry County (homeless service provider), City of Myrtle Beach (local gov’t), Horry County Community Development (local gov’t), City of Conway (local gov’t), SOS Care (Organization Serving People with Disabilities), Neighbor to Neighbor (homeless service provider), United Way of Horry County (homeless service provider), City of Loris (local gov’t), City of Georgetown (local government), Mary’s Angels (DV and homeless services), Churches Assisting People (homeless service provider), and Myrtle Beach Police Department (local outreach).

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Total Care for the Homeless Coalition (included representatives from ECHO, Sea	CoC	CoC Board Meeting	High need for all eligible uses of the HOME-ARP for qualifying populations. The need for affordable rental housing is high and may be the best use of funds since it’s a one-time allocation and cannot support operational costs of an NCS.

Haven, and City of Myrtle Beach)			There are other funding sources that can be leveraged and available structures where rehabilitation or conversion to affordable rental housing might get the most of leveraging these sources for maximal increase to number of available units.
Housing Authority of Conway	Housing Authority	Survey	Biggest gap: lack of affordable rental housing, o include lack of affordable housing for our voucher holders. Homeless prevention and counseling and employment assistance and job training, substance abuse treatment services are all highly needed.
Housing Authority of Myrtle Beach	Housing Authority	Survey	High need for TBRA and affordable housing units. There is an ongoing shortage of affordable rental units, even for voucher holders. Developing affordable rental units and providing TBRA is best use of funds. We have been able to find deposit (security and utility) assistance for the disabled and veterans. We need to do the same for elderly and families with children. Families with children require larger units with larger deposits.
Kingstree Housing Development Company	Housing Authority	Survey	Biggest gap: Funding to build new units and emergency or Transitional housing. Highest need is Development of Affordable Rental Housing. Construction of new rental housing is best way to increase available of units.
Department of Mental Health	Organization Serving People with Disabilities	Survey	High need for Non-Congregate Shelter. Conversion of nonresidential buildings to housing is best way to increase units. Emergency placement for homeless individuals and families is highly needed.
Eastern Carolina Housing Org, Inc.	Homeless Service Provider, Continuum of Care Member	Direct Discussions; Survey	Shelter and affordable housing are truly the main challenges that we face as an organization. We have been providing thousands of nights and dollars in emergency shelter stays via using hotels as the shelter beds. The non-congregate model is needed due to the current public health crisis and the spread of any future public health or natural disaster. There is a tremendous gap and unmet needs in the inventory of, access to and availability of two different things (1) safe, affordable housing units, (2) low/no barrier emergency shelter beds. The service delivery system has a gap in funding for the operations and administration of these services. The non-congregate shelter if it is truly a low/no barrier shelter is an absolute necessity. The existing so-called emergency shelter beds are in reality transitional housing beds as the clients sign

			paperwork for up to a 2-year stay, this is not the definition of emergency shelter. The barriers to entry and the barriers that are in place for someone to remain in the beds make this extremely difficult to be effective in the homeless population here in Horry County. The main reasons here are substance use disorder, untreated mental illness, etc.
Anointed Touch Ministries	Domestic Violence Service Provider, Homeless Service Provider,	Survey	Supportive Services - Housing Counseling Services and McKinney-Vento are highly needed. Lack of transitional housing and mental health services are needed.
City of Myrtle Beach	Local Government	Survey, meeting	There are not enough beds, especially for women and families. In addition, we need to also address the opioid and mental health side of the equation. Best use would be Acquisition, Development of Non-Congregate Shelter Units. Substance abuse treatment services and homeless prevention highly needed.
SOS Care	Non-profit serving children and adults with autism and intellectual disabilities	Survey, meeting	Mental Health Services, Outpatient Health Services, Case management are all high needs. For adults with disabilities, inventory and services for permanent supportive housing is a huge gap in the system. (This included mix-used housing.) Currently, across our state, this population is placed in state group home only after a current resident passes -- the inventory is so low. We can do better. Going forward, as family caregivers age and the numbers of adults with disabilities continue to increase in our County, more units and more sophisticated services are essential needs. The CDC just released 2020 data that showed one-third of adults in S.C. are disabled. About half are inactive and have developed chronic illnesses, in addition to their disabilities. Mental illness is at 3x typical peers as well. Safe, sustainable, affordable permanent supportive housing is a critical need for our citizens with disabilities.
Churches Assisting People (CAP)	Food Pantry for food insecurity neighbors	Survey, meeting	The Conway area has no shelters, and the MB ones are always full. Acquisition/Development of Non-Congregate Shelter and rent assistance would best use of funds.
Sea Haven Inc	Homeless Service Provider, Continuum of Care Member	Direct Discussions; Survey	There is a lack of affordable units. More units need to be built. We serve the 18-24 ages. Youth living on the street should be a thing of the past. Horry County can benefit from creating an innovative approach to housing ALL populations.

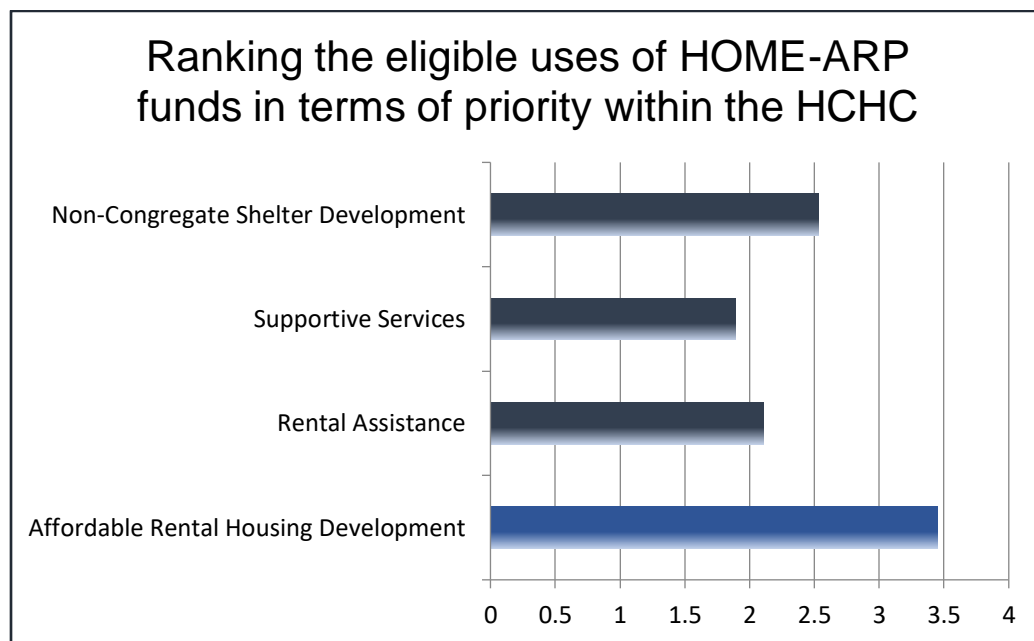
			Creating affordable housing would create a wonderful balance to our community.
Habitat for Humanity of Horry County	Affordable Homeownership Organization and Community Development Organization	Survey	Biggest gap is lack of variety of housing type options, affordability options (across the entire spectrum - VLI, LMI, WFH, and even market rate), and financing options. As part of an assessment, we conducted among residents in our first focus neighborhood for our Neighborhood Revitalization program, we realized that one of the biggest concerns among neighborhood residents is restoring existing property to improve neighborhood appearance and safety. However, a major barrier among neighborhood property owners (many of which are in the very-low-, low-, and moderate-income brackets) is the cost to restore their inherited (and potentially) rentable properties. Many of the potentially rentable tenant-based properties are vacant and consist of ADUs, low density apartment complexes, and single-family homes. In some case there is vacant land. Restoration of existing and/or the construction of new units on the aforementioned properties would not only improve neighborhood appearance and safety, but provide an avenue for economic opportunity for land and property owners within the neighborhood.
Marvin Greer & Associates, LLC	Multi- family housing developer	Survey	Highest need is Tenant-Based Rental Assistance and Development of Affordable Rental Housing. There is a need to provide land acquisition assistance to the developer to help reduce the costs of development which can help in keeping rents affordable. Additionally, property tax abatement, and other governmental participation can be helpful.
Oak Tree Farms	Organization Serving People with Disabilities	Survey	Lack of affordable housing and lack of Disability housing. Development of affordable rental housing and rental assistance are highly needed. The population of adults with autism is exploding nationwide. Most live with aging parents and have nowhere to live when caregivers die. Many are unable to work or work at minimum wage jobs and are unable to afford housing. We are facing a homelessness crisis if we don't address the need.
Horry County Disabilities & Special Needs	Organization Serving People with Disabilities	Survey	Supportive services are highly needed, including case management, homeless prevention, Employment assistance and job training.

United Way of Horry County	Fair Housing, CoC Member, Collaborator and funder to reduce barriers in Horry County	Direct Discussions; Survey	High need in supportive service (prevention, housing, case management). There is currently no one organization or outreach team providing the services to prevent homelessness or even once someone is homeless. For example, New Directions is only going to work with those that qualify to be in their program, same with ECHO. There are so many others fall through the cracks. Now the problem is even those housing units that used to take vouchers or payments for backpay aren't even taking that, so inventory is so low.
New Directions of Horry County, Inc	Homeless Service Provider, Continuum of Care Member	Survey, Meeting	Highest need: NCS. There are currently not enough shelter beds in Horry County. Having a non-congregate shelter was proven to be of high importance during 2020 & 2021, and non-congregate shelter was not available. According to the annual PIT count, Horry County consistently has the largest number of unsheltered homeless in the state of SC. We have over 100 women who have called in looking for shelter in the past month. We have only 30 total shelter beds for women, 55 for families with children, and 148 for in this community. The average shelter stay for our homeless men, women, and families is longer because the limited affordable housing options pre-Covid are even more limited now. A large amount of HUD funding has been made available for homeless prevention; however, the homeless population continues to grow. ECHO has done an outstanding job keeping people in their homes and providing rental assistance, but there is a huge gap in our shelter inventory. The lack of affordable housing compounds the issue, as clients are staying longer resulting in very limited bed turnover.
Mary's Angels Independent Living for Young Women	Domestic Violence service provider, Homeless Service Provider	Survey, meeting	At this time there are no emergency shelters located in Williamsburg County. However, Mary's Angels provides Shared Housing, that allows the organization to provide emergency stay for homeless individuals as well as housing stability & Case Management. The organization needs at this time is to obtain additional housing for individuals homeless, fleeing domestic violence as well as other at-risk unwanted behaviors they may face. Acquisition and Development of Non-Congregate Shelter Units is the highest need.

Veterans Welcome Home and Resource Center	Veterans Group	Survey, meeting	High need for NCS, followed by rental assistance. Shelter availability is based upon the season and has a huge impact on inventory. The current system adversely impacts those with challenging financial situations and poor rental history. High need for more shelter units and mental health support. If an NCS is developed with a community center, this allows for social interaction and is more efficient in providing needed food and laundry services.
Finklea High and Lorris Training Schools Alumni Association	Human Services	Survey	There is a lack of affordable housing and landlords who are willing to accept tenants who have obtained vouchers. There is almost no available shelters outside of the city limits of Myrtle Beach. In our rural communities, there is a lack of all affordable housing options with available space, and residents are dealing with slumlords.

Summarize feedback received and results of upfront consultation with these entities:

Stakeholders ranked the need for affordable rental housing development as the number one need among the eligible activities. NCS was ranked second in priority, followed by the need for TBRA and McKinney-Vento Supportive Services (outreach, shelter, transitional housing, supportive services, short-term rent subsidies, etc.). Comments and insights noted the lack of affordable housing as inadequate to meet the tri-county’s needs, especially challenging for the qualifying populations. Affordable rental housing development was also ranked highest for best use of funds among stakeholders.



Source: HCHC Stakeholder Survey

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice: 1/25/2023 (Georgetown Times/Kingstree News), 1/26/2023 (Horry Independent)***
- ***Public comment period: start date - 1/27/2023 end date - 2/10/2023***
- ***Public hearing: 2/9/2023***

Horry County held one public hearing to discuss the development of the HOME-ARP Allocation Plan, which incorporated information and discussion of community needs and eligible activities related to HOME-ARP, along with an opportunity for the public to provide comments on the proposed budget and activities. A list of eligible HOME-ARP activities and the County's proposed HOME-ARP budget was also presented. The draft Allocation Plan was also posted on the County's website for public viewing and comment.

Describe any efforts to broaden public participation:

Horry County posted the public notice, draft HOME-ARP allocation plan, and presentations on the County's website.

Summarize the comments and recommendations received through the public participation process:

TBD after public comment.

Summarize any comments or recommendations not accepted and state the reasons why:

TBD after public comment.

Needs Assessment and Gaps Analysis

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2022 Myrtle Beach, Sumter City and County CoC PIT count data for Horry, Georgetown, and Williamsburg counties was used to capture the most recent and relevant homeless population data. Estimates and rates combined with stakeholder input have led the overall content of estimated composition.

According to the 2022 PIT count, White/Caucasian residents are the largest demographic of people experiencing homelessness. Just over 57% of people experiencing homelessness are White/Caucasian, 36% are Black, African American, or African, and the remainder are American Indian or Alaskan Native, Native Hawaiian or Other Pacific Islander, Asian, or multi-racial. 4% percent of overall homeless are Hispanic/Latino. 51% of homeless individuals identify as Male and 47% identify as Female. 78% are over the age of 24 and 14% being under the age of 18, mostly in households with other adults. About 29% were reported as having a disabling condition. 63 individuals are veterans and 26 are currently fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or family member.

Homeless Needs Inventory and Gap Analysis Table

	Homeless														
	Current Inventory					Homeless Population						Gap Analysis			
	Family		Adults Only	Youth Only*	Vets	Persons Families (with children)	Family HH (with children)	Persons Adult HH (w/o children)	Persons Youth Only HH*	Vets	Victims of DV	Family		Adults Only	Veteran
# of Beds	# of Units	# of Beds	# of beds	# of Beds							# of Beds	# of Units	# of Beds	# of Beds	
Emergency Shelter	68	14	152	8	6										
Transitional Housing	8	4	85	0	40										
Sheltered Homeless						84	27	189	15	41	50				
Unsheltered Homeless						113	66	287	0	22	137				
Current Gap												-121	-75	-239	-17

Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

*Youth Only includes Youth 18-24 and Child Only (Under 18)

Populations At-risk of Homelessness as defined in 24 CFR 91.5

HUD defines those at risk of homelessness as individuals and families who have an income at or below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2015-2019 CHAS data, the tri-county area has 20,070 households with incomes at or below 30% AMI,

(12% of all consortium area households). Forty-eight percent of these households are renter households. Households at-risk of homelessness include an estimated 21,944 households who are severely cost burdened, paying over 50% of their income toward housing and 25,650 who are cost burdened (above 30%, less than 50%). Of the severely cost burdened, 5,850 are renting households who are also in the extremely low-income range ($\leq 30\%$) and considered at greatest risk of housing instability. An estimated 18,085 LMI ($\leq 80\%$ AMI) renters are cost burdened at the 30% mark, approximately 10.6% of total households in the jurisdiction.

Additionally, according to ACS data, 43% (9,203 households) of cost burdened renters earned less than \$20,000 between 2016-2020, while only approximately 3,421 rental units offer a gross rent price within the needed range to prevent being cost burdened. In other words, there is a lack of about 5,782 affordable rental units for households making under \$20,000 a year. Stakeholders highlighted the impacts of a severe housing crisis for adults with disabilities. Without affordable housing many adults with disabilities could possibly be faced with homelessness.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the National Coalition Against Domestic Violence 42.3% of women and 29.2% of men in South Carolina experience intimate partner physical violence, intimate partner sexual violence and/or intimate partner stalking in their lifetimes. Statistics from the South Carolina Coalition Against Domestic Violence and Sexual Assault (SCCADVASA) document there were a total of 25,580 reported intimate partner violence offenses reported with a total of 26,061 victims in South Carolina during 2021. The South Carolina Interagency Council on Homelessness (SCICH) 2022 State of Homelessness Report conveyed nearly 1,600 statewide HMIS program participants reported having experienced domestic violence. There were 433 persons actively fleeing domestic violence at the time of HMIS intake.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. According to CHAS, of the severely cost burdened, 5,850 are renting households who are also in the extremely low-income range ($\leq 30\%$) and considered at greatest risk of housing instability.

While we don't have data that matches the exact definition of QP #4, we can glean general demographics and need from looking at the jurisdiction's poverty levels. Poverty is often a direct correlation as it relates to households requiring housing assistance to prevent homelessness or to those being at-risk of housing instability. According to ACS, there are 63,746 residents (15% of Consortium area) below the poverty level, of which 29.5% are under 18 years old and 36.2% are above the age 60. Of those living under the poverty level, an estimated 35,720 (56%) are White, 21,925 (34.4%) are Black or African American, and 6,228 (9.8%) are Hispanic or Latino (any race). Less than two percent are Asian, There are more females (35,590) under the poverty level than males (28,156).

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for both families/youth households and adults who are experiencing homelessness. There is a need for over 200 emergency shelter beds and units in order to provide housing services for all homeless adults identified in the PIT Count. There is a lack of 75 units and over 100 beds for families with children. Consultation from several stakeholders highlighted the need for affordable housing that is attainable for those transitioning out of shelters.

Supportive services and assistance in transitioning out of emergency shelters and into permanent housing was also identified as a need. Challenges of a lack of affordable housing, supportive services, and a need for emergency shelter were a common unmet need themes highlighted from the stakeholder's forum. Service needs for both sheltered and unsheltered include a greater capacity to offer healthcare services, disability assistance, mental healthcare, as well as housing counseling, financial workshops, job training, skills training.

Populations At-risk of Homelessness as defined in 24 CFR 91.5

ACS estimates approximately 47.7% of the jurisdiction's renters are cost burdened (paying over 30% of income to housing costs), or approximately 21,161 total renter households. Lack of affordable housing inventory and a persistent affordability gap challenge both populations recovering from homelessness and those households at risk of homelessness or housing instability. Those at-risk of homeless or housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Stakeholder feedback highlighted many clients have to return to shelter due to increased rents, lack of affordable housing, lack of daycare options for families with children, need for larger walk-in center and emergency beds for unsheltered, need for more women's shelter beds. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the 2021 Domestic Violence Counts Report for South Carolina conducted by the National Network to End Domestic Violence victims of domestic violence made 21 requests for shelter, housing, and other supportive services that providers could not provide with approximately 81% of these unmet requests being for housing and emergency shelter. Victims of domestic violence were highlighted as QPs needing particular support. Stakeholders highlighted consistent reporting that DV beds are not sufficient. There are no emergency shelters located in Williamsburg County. However, Mary's Angels provides Shared Housing, that allows the organization to provide emergency stay for homeless individuals as well as housing stability &

Case Management. Additional housing is needed for individuals who are homeless, fleeing domestic violence as well as other at-risk unwanted behaviors they may face. Stakeholders shared that Non-Congregate Shelter Units that can assist this QP is the highest need.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

The unmet needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including rental payment assistance or utility deposit assistance and development of affordable rental housing units. Those requiring housing assistance to prevent homelessness or those at greatest risk of housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. According to some stakeholders, the biggest housing gap is lack of variety of housing type options, affordability options (across the entire income spectrum). Housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity.

Residents who have been previously homeless or are currently using some type of rental assistance may need the assistance to continue for a short or long period of time. Funding existing services and housing assistance programs is important to the housing stability of these individuals and families.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The below local organizations and entities offer a variety of resources that assist the county's QPs on an ongoing basis. The Consortium will consider and coordinate appropriately with organizations that can assist with the goals and implementation of selected activities described in HOME-ARP Activities section of this plan.

Total Care for the Homeless Coalition (TCHC) is the Continuum of Care (CoC) that serves the 13 counties making up the Northeast portion of South Carolina, including Georgetown, Horry, and Williamsburg Counties. TCHC is the local planning body that coordinates housing and services funding for homeless families and individuals.

Housing Authority of Kingstree, now operating as Kingstree Housing Development Company, manages three multi-family sites: Frierson Homes, McFarlin Homes and Lanue Floyd Village. It is committed to providing quality, affordable housing in healthy neighborhoods through partnerships with its residents and other groups, fostering neighborhood opportunities for those it serves to help them achieve self-sufficiency. A nonprofit arm of the authority, Kingstree Community Enrichment, provides a variety of services to residents from children to seniors.

The **Georgetown Housing Authority** Public Housing Program consists of rental properties. GHA has three apartment complexes located in the City of Georgetown. They are the Westside Apartment Complex, North Street Apartment Complex, and Maryville South Apartment Complex. The Public Housing Program also has 30 scattered site homes located throughout Georgetown, Georgetown County, and Andrews, SC. The authority offers a variety of after-school and child development programs and has established partnerships with area agencies offering additional assistance for veterans, and other special needs populations. GHA also manages a Housing Choice Voucher program.

The Mission of the **Housing Authority of Myrtle Beach (MBHA)** is to assist low-income families with decent, safe, sanitary and affordable housing opportunities as they strive to achieve Self-Sufficiency and improve the quality of their lives. MBHA creates and maintains partnerships with its clients, landlords and community agencies in order to accomplish this mission. Currently MBHA administers the Housing Choice Voucher Program (HCV), a Family Self-Sufficiency Program (FSS), a Homeownership Program, and homeless programs such as Continuum of Care – Supportive Housing Programs. MBHA has 54 project-based HCV vouchers for homeless families at Alliance Inn.

The **Housing Authority of Conway** of manages multiple public housing properties including Huckabee Heights, Holt Gardens, scattered sites and runs a housing choice voucher program. The mission of Housing Authority of Conway (HAC) is to assist low-income families with safe, decent, and affordable housing opportunities. It strives for its residents to achieve self-sufficiency and

improve the quality of their lives. HAC also has Section 8 New Construction. The units for this program include Lee Haven Apartments, which has 32 units for the elderly and persons with disabilities, and Sanders Village Apartments which has 26 units for families. These units are two- and three-bedroom sizes.

Eastern Carolina Homeless Organization (ECHO) provides emergency shelter, transitional housing, short term housing, long term housing, and emergency rental assistance to residents in numerous counties including Georgetown, Horry, and Williamsburg. In partnership with the Veterans Administration, the community, and private partners the SSVF program provides short term rapid re-housing and homeless prevention assistance with housing case management to low-income Veterans and their families experiencing homelessness, or those in danger of becoming homeless to obtain and maintain stable housing using a Housing First approach. John's Place offers eligible Veterans a safe place to stabilize from homelessness, while working towards securing permanent housing. It is comprised of 5 furnished apartments, offering a comfortable, home-like setting for up to 20 Veterans. The CoC Rapid Re-Housing program provides short term rapid re-housing assistance with housing case management to homeless individuals and families to obtain and maintain stable housing using a Housing First approach. CoC Rapid Re-Housing case management is designed to help participants become stabilized and increase their ability to sustain housing. The CoC Rapid Re-Housing program is able to provide financial assistance temporarily for various expenses related to housing and stability.

Sea Haven provides emergency stabilization and long-term services. Gateway services are provided for runaway/homeless youth and youth at risk of running away, by offering temporary emergency shelter, food, clothing, individual/family counseling, case management, referrals for appropriate services, independent/permanent housing, permanency planning/aftercare. Project Lighthouse at Sea Haven is designed to help transitioned youth ages 18-24 successfully navigate their transition to independence and stability. This program includes (1) Street Outreach services, (2) a newly renovated drop-in Resource Center, and (3) Intensive Case Management services for those with immediate and critical needs in at least one area of transition to adulthood. The Housing Our Youth program provides scattered site housing services to young adults ages 18-24 who are at-risk, experiencing homelessness, or fleeing domestic violence situations. Residents of our Housing Our Youth program receive the necessary support to find or maintain employment, enroll in school, or even find affordable childcare.

Mary's Angels Independent Living for Young Women is a non-profit 501(c)3 organization founded to make a difference in the lives of young women. As a transitional living facility, Mary's Angels Independent Living for Young Women provides a home-based environment for young women to overcome homelessness, assault, abandonment, domestic violence, and an array of additional circumstances. Its general transitional home serves young women, ages 16-21 (up to 22 years of age, with special circumstances), whether they are pregnant and/or parenting. For women escaping domestic violence, stalking, sex trafficking, or assault, we serve at 16 years of age and older.

Family Justice Center of Georgetown and Horry Counties is a collaboration of community partners and agencies working together to provide a safe and welcoming environment for victims of domestic violence in both counties. Family Justice Center of Georgetown and Horry Counties provides victims of Georgetown & Horry Counties safe refuge. Its emergency shelter addresses residents' crucial safe housing needs in the midst of your crisis. A case manager will help identify the basic needs for each family and goals are established based on individual circumstances with a primary focus on safety & self-sustainability. Family Justice Center of Georgetown and Horry Counties shelter is staffed 24 hours/day and is equipped with a state-of-the-art security system.

New Directions of Horry County is the largest provider of shelter services in Horry County, SC and operates the Addiction Recovery Outreach Initiative, a Peer Support Program serving Horry and Georgetown counties. Through Essentials Emergency Stay program, it helps those in crisis through a bed, meals, showers, and basic needs regardless of sobriety, addiction, or barriers. Clients in Essentials receive shelter on a first come, first served basis each night. The Pathways program Pathways, helps people recover from the crises of homelessness, poverty, and addiction through a three-phase program. Clients and staff work together to set goals for recovery, jobs, benefits, and housing, and are held accountable to achieve those goals.

There are many social service agencies in the Horry County HOME Consortium region that provide outreach and supportive services to very low- and low-income individuals and families in order to prevent homelessness: **United Way of Horry County, Horry County Community Action Agency, Helping Hands of Georgetown County, Inc., St. Cyprian Outreach Center, and Coastal Rescue Mission**. Services provided by these agencies include food assistance, emergency financial assistance, and job training.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system: Shelter and affordable housing are the main challenges. The non-congregate model is needed due to the current public health crisis and the spread of any future public health or natural disaster. There is a tremendous gap and unmet needs in the inventory of, access to and availability of two different things (1) safe, affordable housing units, (2) low/no barrier emergency shelter beds. The service delivery system has a gap in funding for the operations and administration of these services. The lack of transitional housing and permanent supportive housing also contribute to the emergency shelters lacking availability as it becomes more difficult for homeless persons to transition out of emergency shelters due to lack of affordability.

The availability of housing units does not meet the needs of the qualifying population. The lack of variety of housing type options, affordability options, and financing options are a huge challenge for QPs. There is a need for quality affordable housing units of multiple sizes in neighborhoods throughout the tri-County consortium. As highlighted above, for households earning under \$20,000, there is a shortage of nearly 5,800 affordable rental units. Furthermore, Horry County has few low-income housing options available for people under the age of 62. This especially includes ADA-compliant housing and housing for people with disabilities.

Lack of affordable housing inventory has contributed to cost burden, overcrowding, housing instability, and homelessness among many low-income households.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Horry County recognizes the definition of Other Populations set forth by HUD in the CPD Notice (Families Requiring Services or Housing Assistance to Prevent Homelessness or At Greatest Risk of Housing Instability). The criteria related to these categories include households/persons who are (1) extremely low-income with a severe cost burden, or households with (2) an annual income that is less than or equal to 50% of the area median income meet one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5. No further characteristics of housing instability have been defined in the County’s ConPlan; thus the County will use the criteria listed in first six conditions listed in the “At risk of homelessness” definition established at 24 CFR 91.5.

Identify priority needs for qualifying populations:

The community needs assessment identified the following priority needs:

1. Lack of affordable housing
2. Non-Congregate Shelter
3. Supportive Services
4. Rental assistance

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The gaps in services and programs needed to provide shelter, housing, and services were determined using data and feedback from multiple sources (Census, HMIS, PIT County, CHAS). To determine the level of need and gaps, Horry County looked at both qualitative and quantitative measures for Horry County, Georgetown County, and Williamsburg County. Data from the U.S. Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. The takeaways from data analysis and stakeholder input were incorporated into the overall community needs assessment.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The County expects to administer programs directly. Once the County has received the full HOME-ARP grant award from HUD, the County will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant's project scope as it pertains to the outlined priority needs in this plan as well as the applicant's familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Horry County will administer the program. The County has not yet used the HOME-ARP administrative funds.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 400,000		
Acquisition and Development of Non-Congregate Shelters	\$ 1,000,000		
Tenant Based Rental Assistance (TBRA)	\$ 400,000		
Development of Affordable Rental Housing	\$ 1,067,266		
Non-Profit Operating	\$ 191,151	5%	5%
Non-Profit Capacity Building	\$ 191,151	5%	5%
Administration and Planning	\$ 573,453	15%	15%
Total HOME ARP Allocation	\$ 3,823,021		

Additional narrative, if applicable:

Horry County plans fund the full spectrum of eligible activities to supplement other programs that address the unmet needs.

Development of Affordable Rental Housing

Horry County will allocate \$1,067,266 (28%) of its allocation to the development of affordable rental housing. The County will seek to maximize use of funds by leveraging with other sources of funding as available. Please see further information on page 20 in the *Housing Goals* section.

Acquisition & Development of Non-Congregate Shelters

With \$1,000,000 allocated to NCS, the County has a goal of producing an additional 13 NCS units with the HOME-ARP funding and leveraging other local, state and federal funding as available.

Supportive Services

In funding Supportive Services (\$400,000), the County aims to improve qualifying population's ability to stabilize in all areas, to include social, medical, financial, professional, and emotional. These targeted outreach efforts can help reduce levels of homelessness and those at-risk of homelessness. Supportive Services activities will prioritize mental health services. Other services will include (but are not limited to):

- Case Management
- Substance Abuse Treatment
- Homeless Prevention
- Medical Health Services
- Employment Assistance and Job Training

TBRA

A small portion (\$400,000) of the HOME-ARP allocation will go towards assisting QP persons and households with rental assistance to prevent eviction, risk of homelessness or homelessness.

Administration

Fifteen percent of the allocation is set aside for costs of overall HOME-ARP program management, coordination, monitoring, and evaluation. Expenditures may include salaries, wages, and related costs of the County's staff and/or administrative services performed under third party contracts or agreements.

Nonprofit Capacity Building and Operating Set-asides

The County will use the 5% allowance for both Nonprofit Capacity Building and Operating set-asides so that agencies seeking to expand or improve their capacity to successfully carry out eligible HOME-ARP activities can have some additional funding support. Eligible costs include salaries for new hires and other employee compensation and benefits, costs related to employee training, or other staff development.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Horry County has identified activities that will assist individuals and families of the most vulnerable qualified populations based on reviewing the community needs assessment, by incorporating both analyzed housing and shelter data and the stakeholder feedback of the current trends. There is a lack of affordable housing across all QP populations and a lack of viable non-congregate shelter units available. After evaluating the shelter and affordable housing availability, the current needs of QPs, as well as analyzing local capacity and other sources of funding relating to community needs, Horry County identified what it considers to be the best use among eligible HOME-ARP activities that will provide long-term assistance to individuals and families of the most vulnerable qualified populations, as well as some short-term relief when needed.

There are significant needs throughout the three counties for each of the eligible activities, and the lack of affordable housing in particular was emphasized by most stakeholders. The gap analysis shows that there is a need to increase the supply of affordable housing as a means to increase availability of permanent supportive housing and provide opportunities for LMI households who are at-risk of homelessness or housing instability, as well as assist those who are homeless transition out of emergency shelters, allowing for more availability to those unsheltered persons who may need immediate shelter assistance. Developing affordable rental housing was highlighted by stakeholders as the top priority and these efforts work as a more permanent solution to assist the QPs.

For homeless populations, priority needs include emergency shelter availability, rapid re-housing, and supportive services to achieve housing stability. Those who are experiencing or are at-risk of homelessness need more affordable housing and shelter options that provide short-term, mid-term, and long-term interventions. Those who are at-risk of homelessness have a strong need for homelessness prevention and stabilizing services, while those who are currently homeless or experiencing chronic homelessness need more street outreach and case management services. Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking have a particular need in emergency and transitional housing support as well as pertinent supportive services. For households experiencing housing instability or who are at-risk of homelessness, priority needs include providing appropriate supportive services, including medical and mental health treatment, counseling, supervision, transportation, childcare, case management services, and other services essential for achieving independent living to help prevent homelessness and increase housing stability.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Horry County estimates 7 new affordable rental units will be produced using HOME-ARP funds.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The primary goal will be to help address the lack of affordable housing in the tri-county area and to assist as many QP households as possible with rental assistance, NCS units, and supportive services. By adding affordable rental units to the housing stock, Horry County aims for the HOME-ARP allocation to contribute to the overall goal of reducing homelessness and housing instability for the most vulnerable populations, as well as allowing more availability of emergency shelters beds/units as current occupants transition out. NCS unit availability will increase the number of private units available to families and victims of domestic violence or human trafficking.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Horry County will not provide preferences to any population or subpopulation.

HOME-ARP Refinancing Guidelines

Horry County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.

Supporting Documents

To be added for HUD submission.