Myrtle Beach Housing and Community Development Consolidated Plan 2005-2010

Prepared by:
City of Myrtle Beach, South Carolina
Planning Department, Community Development Office

Adopted by City Council
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- AARP Senior Community Service Employment Program, North Myrtle Beach
- AARP Tax Counseling for the Elderly
- Adult Day Care Center
- Alcoholics Anonymous of Horry County
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- Atlantic Health Care Group, Inc., Conway
- Booker T. Washington Neighborhood Association, Inc.
- CARETEAM, Inc.
- Caring for Kids
- Catholic Charities, Conway
- Charter Sands, Conway
- Christian Missions, Inc.
- Citizens Against Spouse Abuse
- City of Myrtle Beach Department of Planning
- Community Long Term Care, Conway
- Coping EAP
- Credit Counseling, Div. of Family Services, Charleston
- Disabled Veterans, Chapter 30
- Friendship House
- Grand Strand Housing, Inc.
- Grand Strand Senior Center
- Habitat for Humanity of Horry County, Inc.
- Home Alliance, Inc.
- Horry County Assessor
- Horry County Commission on Alcohol & Drug Abuse and Adult Children of Alcoholics, Conway
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- Horry County Disabilities and Special Needs, Conway
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• SC Budget and Control Board, Division of Research and Statistics
• SC Department of Commerce
• SC Dept. of Health & Environmental Control, Conway
• SC Department of Social Services – Horry County Office
• SC Dept. of Vocational Rehabilitation, Conway
• SC Department of Education
• SC Employment Security Commission
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• SC State Housing Finance and Development Authority
• SC Low Income Housing Coalition
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EXECUTIVE SUMMARY

The Consolidated Plan is the City's assessment of the state of the City and local government policies and programs to improve the living environment of its low and moderate income residents. The 5-year Strategic Plan includes a vision for the City that encompasses the national objectives of the CDBG program. The Consolidated Plan is not a static document. The Annual Action Plan portion of this Consolidated Plan will be updated annually and the 5-year Strategic Plan will be monitored and updated as needed.

A. Planning Process and Citizen Participation

In an effort to maximize citizen input and create a coordinated and useful planning document, the City of Myrtle Beach utilized a four-pronged approach in the development of the 2005-2010 Consolidated Plan. The process initially began with the update of the City of Myrtle Beach Comprehensive Plan in 1999 that included extensive public input through the It's TIME visioning process and subsequent public hearings. A second planning effort, the City’s 2003 Analysis of Impediments to Fair Housing Choice, represents a comprehensive review of local laws, regulations, policies and practices affecting housing affordability, accessibility and choice in the Myrtle Beach community. The Housing Plan for the City of Myrtle Beach has evolved over the past 25 years as a policy document focused on the improvement of existing housing conditions and the development of stronger neighborhoods. The Myrtle Beach Non-Housing Community Development Plan is a comprehensive analysis of community development needs such as infrastructure, services, and facilities in the LMI eligible areas of the City. Extensive data and public input from these and other related efforts provided the impetus for the development of the 2005-2010 Myrtle Beach Consolidated Plan.

Each of the four planning efforts as well as the development of the Consolidated Plan included extensive consultation with adjoining jurisdictions and with community partners including public and private service providers, neighborhood associations, and the development community. In addition, in January 2004, representatives from affordable housing and service providers in Myrtle Beach and the MBHA Service Area were asked to participate in a survey of housing and housing supportive services activities in the region. A total of 42 surveys were completed either by telephone interview or returned via mail by individual respondents. Survey participants were asked to rank 18 issues – related to topics such as affordable housing, services for LMI residents, services for residents with special needs, and economic opportunity – in terms of level of priority (low, moderate, or high emphasis) the City should place on each activity. Issues and needs that received the highest ratings were in the areas of public transportation, affordable housing, housing availability, housing for the homeless, emergency repair, and economic opportunities for residents seeking higher paying jobs.

The citizen participation process for the 2005-2010 City of Myrtle Beach Consolidated Plan closely followed the requirements of the City of Myrtle Beach Citizen Participation Plan For Federally Funded HUD Programs, 2005-2010 that was created pursuant to the requirements of 24 CFR Part 91.105. Citizen participation was a primary component of each of the four planning initiatives that formed the basis or were undertaken as part of the
consolidated planning process. While some of the public meetings and consultations were conducted separately, the coordinated planning efforts were merged to form the foundation of the 2005-2010 Consolidated Plan, which was subsequently presented at advertised formal public hearings and adopted by City Council.

B. Community Profile and Housing Market Analysis

The Myrtle Beach Housing Authority (MBHA) service area covers the eastern third of Horry County and includes the City of Myrtle Beach and surrounding urban area. Horry County is South Carolina’s largest county in land area and slightly larger than the State of Rhode Island. The County’s growth rate of more than 36% over the last decade significantly outpaced the statewide average of only 15% for the same period – giving Horry the second highest increase of all 46 counties. This rapid population growth has been accompanied by an unprecedented demand for land, housing, and infrastructure. Rising development pressures and a growing housing market – prompted in large part by the continued influx of retirees and expansion of the Grand Strand as a year-round tourist destination – have consequently fueled increases in housing and land costs. This trend is further magnified as investor focus has turned away from the stock market to real estate. Sustained population growth and a steady rise in housing costs have also contributed to a housing market in which some residents – such as the elderly, low income, minorities, disabled, and other populations with special needs – are more likely to experience challenges in finding and maintaining affordable, safe and convenient housing options.

The Grand Strand and Myrtle Beach have emerged as a major tourist center, drawing more than 13.7 million visitors annually from around the nation and abroad to enjoy the temperate weather, beaches, and a wide range of entertainment and recreation opportunities. One-fourth (25%) of Horry County’s employment is tourism-related.

As the hub of a coastal resort destination, the Myrtle Beach area experiences dramatic seasonal fluctuations in population. Renters must compete with vacationers for housing and residents must seek rewarding employment within a predominantly tourist economy that is characterized by service jobs paying at or just above minimum wage. Seasonal population swings contribute to temporary jobs with little to no benefits or opportunities for advancement. Homelessness is also a concern as people are drawn to the area by the attractive climate and the perceived promise of work, yet find themselves without adequate or permanent wages to afford housing.

A number of trends have emerged in the Myrtle Beach area housing market that will significantly impact the availability of affordable housing both in the short and long term. A large percentage of the housing units in Myrtle Beach are within smaller multi-family developments (3 to 19 units). While a large supply of multi-family housing would ordinarily be ideal for persons seeking affordable housing, factors including the tourist driven economy of the area, real estate speculation and high land prices due to proximity to the beach, have driven the cost of housing higher than is affordable for many residents, particularly those with low and moderate incomes. Nearly 36% of renters in the MBHA Service Area and 38% of renters in Myrtle Beach are cost-burdened, spending more than 30% of their household income for gross rent.
Multi-family housing comprises a much smaller percentage of housing within the greater MBHA Service Area, with nearly half of the housing in single-family detached units. Manufactured homes comprise nearly 20% of housing in the MBHA Area. Many families seeking affordable housing options may look to manufactured housing as a lower cost option – a more viable possibility in the unincorporated areas of the County where manufactured housing is less strictly regulated. However, individuals and families looking to rent or buy less expensive older manufactured homes are often not aware of the substantial additional costs for heating and cooling these units that can often render them unaffordable for many families.

As one of the nation’s hottest real estate markets, the Myrtle Beach area is attracting an increasing number of investors and encouraging developers to spend a larger percentage of their resources on more expensive housing with higher profit margins (The Sun News, March 1, 2005). Real estate speculation in the Grand Strand region by investors searching for more lucrative alternatives to the stock market is a trend that shows no signs of weakening in the near future. Such speculation inflates prices and leads to a shortage of available properties on the market in the short term. Developers are working to meet the demand for high-end housing – a market they consider to be underserved. Local realtors indicate that the dramatic rise in real estate prices in the Grand Strand is making it increasingly difficult to find affordable housing for their clients. More than 23% of homeowners in Myrtle Beach and 22% of homeowners in the MBHA Service area spend more than 30% of their household income on housing costs.

Persons seeking housing in the Myrtle Beach area must compete with tourists, real estate speculators and retirees – groups who are generally willing and able to pay more for housing. With limited resales available in the more affordable price ranges, new homes are often the most viable option for families seeking to own their own home. National builders, such as Centex and DR Horton, are beginning to look further from the beach, where land is less expensive, for locations to build more affordable housing. New housing development is expected to occur in the Conway area, along the SC 707, 701, and SC 9 corridors, and out to US 905 and beyond.

Many Myrtle Beach residents are employed in lower wage jobs in the service, retail and construction sectors, but are unable to afford housing near their places of work. As real estate prices continue to rise, persons with moderate, middle range incomes are also faced with a shortage of housing. Many are looking outside of the urbanized area for affordable housing. However, as families move further away from the City, additional issues impacting affordability come to forefront including transportation availability and cost and proximity to basic needs such as employment, social services, healthcare, schools, childcare, and shopping. For individuals and families who are barely making ends meet, additional transportation costs seriously impact affordability – particularly as fuel prices continue to rise.

Despite growing market pressures, it is clear that the efforts of the City of Myrtle Beach through programs funded by the Community Development Block Grant program are making a difference in the area of housing affordability. While the percentage of households that are cost-burdened has risen slightly since 1990, the number of cost-burdened households has actually decreased in Census tract 506, where CDBG funds have
been directed in recent program years. This decrease can be attributed in large part to the improvement efforts of the City of Myrtle Beach through their CDBG program and activities, coupled with assistance programs provided by the Myrtle Beach Housing Authority. Unfortunately, the number of cost-burdened households is still on the rise in other areas in the City. The percentage of homes that are cost-burdened rose substantially in tracts 507 and 509 from 1989 to 1999.

Nearly one-fourth (12,214) of the 52,396 households in the MBHA Service Area and more than one-fourth (2,711) of the 10,413 households in the City of Myrtle Beach are cost-burdened – spending more than they can afford for housing. While it is likely that not all of these households are seeking more affordable housing and that not all cost-burdened households are of low and moderate income, many LMI residents desperately need more affordable housing alternatives. As of February 2005, the Myrtle Beach Housing Authority has issued Section 8 housing assistance vouchers to 732 families within its service area, with 775 more families on the waiting list. The supply of affordable housing to meet demand is a serious concern with only 1,116 units available within developments built specifically to be affordable to LMI residents, and an additional 169 units expected to be completed in 2006. Many voucher recipients must seek privately owned rental housing units, with most of these units located in more rural areas far from transportation and essential services.

The City of Myrtle Beach and MBHA have been working to bring additional affordable housing to the area. Since 1994, the City and MBHA, through the Grand Strand Housing and Community Development Corporation and Home Alliance, Inc., have worked with private developers to build 527 affordable housing units, with an additional 169 units under construction or planned.

While much of the housing stock in the Myrtle Beach area is comparatively new and assumed to be in good condition, up to 1,106 units in the City are likely in need of moderate rehabilitation and as many as 532 housing units are in need of extensive rehabilitation requiring structural work. Ninety (90) housing units within the City lack complete kitchen facilities and 31 lack complete plumbing facilities. While the income of the residents of the units that need extensive upgrades or repairs is not known, it is likely that most have low and moderate-incomes and will need financial assistance to complete essential repairs.

Projections for the next 5 years reveal that the housing stock will increase by more than 1,400 housing units in Myrtle Beach and by nearly 14,500 units within the MBHA Service Area. It is expected the gap between housing prices and affordability will widen in the Myrtle Beach area as real estate prices continue to soar and developers increasingly target higher income households.

C. Housing Needs

One-third (33.3%) of the households in the City of Myrtle Beach have experienced housing problems. HUD defines housing problems as one or more of the following: cost burden greater than 30% of the 2000 HUD determined median family income (MFI) for Horry County (Table 5-1); overcrowding (1.01 or more persons per room); and/or lacking complete kitchen or plumbing facilities. These problems are even more prevalent in the City’s lower
income families, with 71.2% of extremely low-income families and 76.3% of very low-income families experiencing housing problems. Renters are also more vulnerable, with nearly 42% experiencing one or more housing problems as compared to owners at only 25.6%. More than one-third (38.6%) of the 471 elderly renter households are experiencing housing problems. Blacks and Hispanics experience a disproportionately higher percentage of housing problems than Whites and than Myrtle Beach households as a whole.

The City of Myrtle Beach has a comparatively large percentage of renter-occupied housing units at nearly 48% - much higher than Horry County at 27% and the State at 27.8%. While this higher rental percentage can be attributed to the tourism-based economy of the area, the low percentage of owner units in the City suggests that the demand for home ownership most likely exceeds the supply of affordable housing available for purchase.

A November 2000 windshield survey conducted by Myrtle Beach staff of the housing units in Planning Area 3 – formerly known as the Booker T. Washington Neighborhood Strategy Area and as the LMI Eligible Area – revealed that 39% (293 buildings) were in need of some level of repair. Of these, 81 buildings needed major repairs, 32 buildings were dilapidated but had residents, and 30 were dilapidated, vacant and condemned.

In considering the barriers to affordable housing, it is clear that a number of factors impact the availability of affordable housing including the availability and price of land, financing, and the regulations and fees governing development and construction. While the private sector seeks to fill the demand for housing in terms of type, size and value, the public sector impacts the process through policies including development regulations, zoning, building code enforcement, provision of infrastructure, and through the fees charged to implement these policies. Impacts to housing affordability can take many forms. Some of the factors that impact housing affordability in the Myrtle Beach area include dwindling federal funding resources, the rising cost of land in the area, costs associated with land use regulation, the cost of transportation for outlying residents, and the widening gap between income and housing costs.

The **2003 City of Myrtle Beach Analysis of Impediments to Fair Housing Choice (AI)** serves as a guide for the furthering of fair housing and in remedying conditions that impede fair housing choice. While no direct substantiated impediments to fair housing choice related to actions, omissions, or decisions based on race, color, religion, disability, familial status or national origin were found in the AI process, the Analysis did identify multiple, often interrelated, areas of need. Since the adoption of the Fair Housing Plan, the City has undertaken several actions to address the areas of need and affirmatively further fair housing. The City is committed to continuing these efforts during the next 5 years.

### D. Homeless and Special Needs

The City of Myrtle Beach and the MBHA Service Area is located within the Total Care for the Homeless Coalition (TCHC) planning area. TCHC is a coalition of 60 housing and supportive service provider organizations that collaborate to offer services or the homeless in Horry, Georgetown, Williamsburg, Sumter, Clarendon, and Lee Counties in South Carolina. The mission of TCHC is to meet the needs of those who are homeless and at-risk of becoming homeless by creating and maintaining a continuum of care that will assist
individuals and families out of a homeless condition and into a state of stability and independence. TCHC accomplishes its mission through a network of State and local public organizations and private nonprofits in the 6-county area that create and support opportunities to decrease homelessness. Within the TCHC structure are 3 centralized local service center communities located in Myrtle Beach, Sumter and Kingstree. Each community service center either has or is developing a full range of continuum of care facilities, including a cooperative alliance, homeless facilities and an array of supportive services.

In January 2005, TCHC conducted a point-in-time count of homeless persons and families through its 6-county region in conjunction with the statewide coordinated point-in-time count. At the time of the 2005 point-in-time count there were 325 homeless persons housed in shelters in Horry County. Of these, 131 (40.3%) were in homeless families and 194 (59.7%) were individuals. There were also 1,134 unsheltered persons sleeping in places not meant for human habitation such as streets, parks, alleys, transportation depots, and abandoned buildings. In total, there were 1,459 homeless persons including 967 homeless individuals and 492 persons in homeless families in Horry County at the time of the count. Of the homeless subpopulations, the count revealed that there were 72 chronically homeless persons in shelters, with another 234 persons estimated to be chronically homeless who were not sheltered. HUD considers a chronically homeless person to be an unaccompanied disabled individual who has been continuously homeless for over one year.

The 2005-2006 Continuum of Care Plan for Horry County includes the development of new and/or larger facilities and support services for the homeless. The highest priority will be development of permanent supportive housing, with expanded emergency shelter space also a very high priority. Additional facilities and supportive services for homeless persons with mental health and substance abuse problems are also needed.

E. Non-Housing Community Development Needs

The Myrtle Beach area has experienced tremendous growth in recent years – a trend expected to continue in the coming decade. Many of the City’s infrastructure systems are over capacity and will require expansion to accommodate redevelopment and new growth. In addition to this new growth and demand for facilities and services, many existing neighborhoods in the LMI eligible area have substandard infrastructure. The Central Business District, also known as the 5-Points Downtown area, is an older area of the City consisting of a collection of commercial and industrial uses that range from retail establishments to construction contractor yards. Such a mix of unrelated and non-complimentary land uses is not conducive to the thriving, successful development that is needed to bring prosperity to the City’s blighted and underdeveloped commercial core and its neighboring LMI residents.

The City of Myrtle Beach is planning to spend approximately $XXX million annually in non-federal funds over the coming 5-year period for Capital Improvement Plan (CIP) Projects within the CDBG eligible area, for a 5-year total of $XXX million. This represents xx% of the anticipated 5-year CIP project expenditures for the entire City. Non-federal funding is expected to be generated by a number of sources including property taxes, water and sewer utility revenues, accommodations taxes, hospitality taxes, State and county project grants,
private funding, permits and licenses, tax increment financing districts, and general obligation bond issues for specific projects. While the City Budget Office estimates that approximately $xx million per year for the next 5 years should be available for CIP projects, annual totals are variable because most of that funding is project-specific.

Because the needs of the LMI eligible area exceed the funding resources of the CDBG program, the City Council has chosen to focus its CDBG resources along with other financial resources in a portion of the Booker T. Washington Neighborhood Revitalization Strategy Area (BTWNRS). The 10+ acre commercial/industrial district of the BTWNRS downtown area is being planned for redevelopment as a coordinated economic development, historic preservation, and job creation project that has been named the Public Market Redevelopment District Project. The impact of this project will extend throughout the LMI eligible area of the City and beyond into a multi-county region that falls within a 75-mile radius of Myrtle Beach.

When completed, the Public Market Redevelopment District Project is expected to yield community development benefits that will: 1) create small business opportunities and encourage entrepreneurship and an increase in minority and women owned businesses; 2) act as a redevelopment stimulus in the City’s most distressed area; 3) provide year-round employment for area residents, particularly minorities – an estimated 250 to 400 new jobs; 4) anchor community and neighborhood revitalization efforts; and 5) strengthen community identity by drawing upon the rich cultural and heritage resources of the region.

F. Strategic Plan

The Strategic Plan outlines the community’s overall strategy for addressing area housing and community development needs in the coming 5 years. The Plan specifically addresses how the City of Myrtle Beach intends to use its Community Development Block Grant funds to meet priority needs.

The City intends to target its Consolidated Plan efforts toward meeting the statutory goals established by HUD for the CDBG program. Such efforts are required by HUD to primarily assist low and moderate income persons. The specific goals of the Plan are adapted from the three statutory goals of the national CDBG program:

1. Provide decent housing;
2. Provide a suitable living environment; and
3. Expand economic opportunities.

The City of Myrtle Beach has assigned priorities for the use of public funding based on information in the housing market analysis, homeless needs section and from community input. Activities assigned the highest priority are expected to be funded within the 5-year Consolidated Plan period, activities with medium priority will be funded as resources are available, and activities with low priority are not expected to be funded by either the City or MBHA. The City will consider issuing certifications of consistency with the Consolidated Plan for other entities applying for federal or other assistance for activities assigned low priority. Housing issues assigned the highest priority include expanding housing resources, homeless individuals and families, other special needs individuals and families, emergency
repairs for homeowners, singles and small related renting households, and all other renting households. Issues assigned medium priority include supportive services for the homeless and special needs populations, large related renting households, first-time homebuyers with children, and elderly persons and families renting households. Issues assigned the lowest priority include all other homebuyers and existing homeowners.

Priorities were also assigned to non-housing community development needs for the Myrtle Beach through a process headed by the City Planning Department with participation by other City departments, public agencies and non-profit organizations.

Implementation of Consolidated Plan strategies to meet the City’s housing and community development needs are influenced and shaped by the needs of the community, but are constrained by the realities of funding availability. The 9 guiding priorities (not listed in priority order) for the 2005-2010 City of Myrtle Beach Consolidated Plan, including strategies for implementation, are included in Table 1.

Table ES-1. Strategic Plan – Priority Objectives and Strategies

<table>
<thead>
<tr>
<th>#</th>
<th>Strategies</th>
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<tr>
<td><strong>Priority Objective 1.</strong> Provide adequate and safe streets, water, sewer, sidewalks and storm drainage to LMI residents.</td>
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<tr>
<td>1.1</td>
<td>Make the last of 9 annual bond payments for the $5.1 million project</td>
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<tr>
<td>1.2</td>
<td>Construct, extend, or improve water systems</td>
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<tr>
<td>1.3</td>
<td>Construct, extend, or improve sewer systems</td>
</tr>
<tr>
<td>1.4</td>
<td>Improve existing paved roads</td>
</tr>
<tr>
<td>1.5</td>
<td>Construct or improve storm drainage facilities</td>
</tr>
<tr>
<td>1.6</td>
<td>Construct or extend sidewalks</td>
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<tr>
<td><strong>Priority Objective 2.</strong> Redevelop and revitalize blighted commercial areas in LMI areas.</td>
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</tr>
<tr>
<td>2.1</td>
<td>Develop detailed plans for all phases of the redevelopment of the Public Market District</td>
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<tr>
<td>2.2</td>
<td>Acquire properties within the Public Market District for redevelopment</td>
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<tr>
<td>2.3</td>
<td>Provide design and engineering services for construction and infrastructure needed for the redevelopment of the Public Market District</td>
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<tr>
<td>2.4</td>
<td>Provide safe, reliable infrastructure including water, sewer, roads, storm drainage, and underground utilities for the Public Market District</td>
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<tr>
<td><strong>Priority Objective 3.</strong> Expand economic opportunities for LMI residents.</td>
<td></td>
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<tr>
<td>3.1</td>
<td>Develop detailed plans for commercial development within the Public Market District</td>
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<tr>
<td>3.2</td>
<td>Develop designs for the Public Market and Farmers Market that provide the best possible opportunities for the success of local small businesses and entrepreneurs</td>
</tr>
<tr>
<td>3.3</td>
<td>Develop detailed Business Recruitment plans for the Public Market District</td>
</tr>
<tr>
<td>3.4</td>
<td>In conjunction with the Public Market Advisory Board, develop a Unified Marketing Plan for the District</td>
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<tr>
<td>3.5</td>
<td>In conjunction with local adult and post-secondary education providers, develop and deliver training for new entrepreneurs and job training for LMI residents</td>
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Table 1. Strategic Plan – Priority Objectives and Strategies, Continued.

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<th>Priority Objective 4. Improve access to affordable and reliable transportation for LMI residents.</th>
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<tr>
<td>4.1 Explore the development of a street car system linking LMI areas including the Public Market District to the Hotel District.</td>
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<tr>
<td>4.2 Continue support of and participation in planning for the LYMO transit system, to include assistance and support in seeking dependable, stable funding sources for the system.</td>
</tr>
<tr>
<td>4.3 Encourage improvement of reliability and expansion of transit service to additional LMI areas and key destinations.</td>
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<tr>
<td>4.4 Continue participation in and collaboration with the Waccamaw Regional Transportation Authority.</td>
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<tr>
<th>Priority Objective 5. Provide and/or support adequate, decent and affordable housing for LMI residents.</th>
</tr>
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<tbody>
<tr>
<td>5.1 Support the programs and efforts of the MBHA.</td>
</tr>
<tr>
<td>5.2 Continue to seek expanded affordable housing resources.</td>
</tr>
<tr>
<td>5.3 Work with the Waccamaw COG to create a 3-county HOME Consortium.</td>
</tr>
<tr>
<td>5.4 Assist and support the efforts of private affordable housing developers in providing new affordable housing.</td>
</tr>
<tr>
<td>5.5 Continue support and collaboration with Habitat for Humanity of Horry County, Inc.</td>
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<th>Priority Objective 8. Support programs that provide housing and services for Homeless populations.</th>
</tr>
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<tbody>
<tr>
<td>6.1 Support services for the homeless.</td>
</tr>
<tr>
<td>6.2 Encourage and support the development of transitional and permanent housing for the homeless.</td>
</tr>
<tr>
<td>6.3 Support regional efforts to alleviate homelessness.</td>
</tr>
<tr>
<td>6.4 Continue partnership with the 6-county regional Total Care for the Homeless Coalition.</td>
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<tr>
<td>6.5 Continue partnerships with State agencies (DMH, SHA, DHEC) on issues related to homelessness.</td>
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<tr>
<th>Priority Objective 9: Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.</th>
</tr>
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<tbody>
<tr>
<td>7.1 Update the Analysis of Impediments to Fair Housing Choice in 2008.</td>
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<tr>
<td>7.2 Conduct neighborhood plans and studies.</td>
</tr>
<tr>
<td>7.3 Provide administrative services to support the CDBG program.</td>
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G. Annual Action Plan

1. Lead Agencies

The Annual Action Plan describes the specific activities that will be undertaken in the 2005 program year with the City’s CDBG funds. Agencies that will be involved in the management of the 2005-2006 Annual Action Plan are the City of Myrtle Beach Community Development Office and the Myrtle Beach Housing Authority. Grand Strand Housing and Community Development Corporation and Home Alliance, Inc. – nonprofit organizations established by the City and MBHA – will also be crucial partners along with other community and private developers of affordable housing.
2. Description of Key Projects to Receive CDBG Funding

The City of Myrtle Beach expects to receive $228,237 in CDBG funding to implement activities for the 2005-2006 Program Year. The activities proposed for CDBG funding for non-housing CDBG projects and administration are as follows:

Table ES-2. Annual Action Plan CDBG Funding, Program Year 2005-2006

<table>
<thead>
<tr>
<th>Projects</th>
<th>05/06 Funds Allocated</th>
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<tbody>
<tr>
<td><strong>Infrastructure</strong></td>
<td></td>
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<tr>
<td>Annual Bond Payment</td>
<td>$168,800</td>
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<tr>
<td><strong>Public Facility</strong></td>
<td></td>
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<tr>
<td>Public Market Redevelopment Project Plans</td>
<td>$44,437</td>
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<tr>
<td><strong>Administration</strong></td>
<td></td>
</tr>
<tr>
<td>CDBG Program Administration</td>
<td>$15,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$228,237</td>
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</tbody>
</table>

3. Other Funding Resources

Additional federal resources totaling $5,167,000 are expected to be available from federal sources other than CDBG in the coming fiscal year. Non-federal governmental resources expected to be available, including funding from the State and the City of Myrtle Beach for projects and programs to be undertaken in FY 2005/2006, total $1,156,000.

Other private and non-federal public funds will be leveraged into the public market redevelopment project and for housing projects as listed below under Housing Goals. In addition to the governmental funding sources listed above, private funding of approximately $32,350,000 could be leveraged for the new housing construction and multi-family rehabilitation projects proposed to be undertaken in FY 2005/2006.

4. Housing Goals

The Annual Housing Action Plan proposes to provide assistance to 1,336 households and/or housing units within the MBHA service area in program year 2005/2006. Key activities that will be funded with non-CDBG resources include:

1. MBHA proposes to assist 905 households with Section 8 vouchers and/or other rental assistance, and for more families if additional funds become available.
2. Technical assistance to Grand Strand Housing and other non-profit and for-profit affordable housing developers to fund and build a total of 319 new affordable housing units.
3. Conversion of 5 Section 8 voucher recipients to homeownership.
4. Establish Waccamaw HOME Consortium to provide affordable housing for the homeless and low-income renters and owners.
5. Acquisition of HOME, HTF, DMH and SHP program funds from SCSHFDA and HUD for the 26-unit Safe Place at the Beach homeless permanent supportive housing project.

6. Renewal of operating and supportive services for the 54-unit Alliance Inn Apartments for homeless individuals and families.

7. Land acquisition, relocation and expansion of Street Reach Mission for homeless persons to the new Unity Village, which will accommodate 200 persons.

8. Technical assistance to acquire 5 vacant lots in the LMI eligible area for new homes to be built by Habitat for Humanity.

9. Work towards the establishment of a 20-unit Women’s Facility to provide transitional housing for homeless women possibly at the Unity Village site or another key location.

10. Renewal of the Homeless Management Information System (HMIS) HUD grant to continue the linkage of local homeless service provider organizations.