

August 27, 2019 – Presented for approval.

1 **R2019-44: AMENDING R2019-05, SETTING FORTH THE POLICY OF THE**
2 **CITY OF MYRTLE BEACH REGARDING THE PROVISION OF WORKFORCE**
3 **HOUSING, TO ALLOW FOR GREATER PARTICIPATION IN THE WORKFORCE**
4 **HOUSING ADVISORY BOARD.**

5 **Applicant/Purpose:** Staff / to revisit the membership qualifications for the WHAB.
6

7 **Brief:**

- 8 • The proposed resolution does not modify the original intent of the Workforce
9 Housing Advisory Board to:
- 10 ○ Study the quantity & quality of existing workforce housing & to
11 recommend actions to improve both.
 - 12 ○ Conduct a “best practices” review of techniques & programs used to
13 effectively promote Workforce Housing in other communities.
 - 14 ○ Recommend income & credit guidelines & other applicable regulations.
 - 15 ○ Recommend an organizational structure to perpetuate the Workforce
16 Housing Initiative, if perpetuation is deemed to be a goal.
 - 17 ○ Recommend an initial allocation of funding for programs for workers
18 who also qualify for low-income housing programs, & those that do not.
- 19 • As initially proposed the WHAB included the Directors of Planning, DRC, &
20 Neighborhood Services; appointments from the Housing Authority, Habitat for
21 Humanity, & New Directions; & reps from the Home Builders Association, real
22 estate, Hospitality Industry, government/school district, Chamber of
23 Commerce, health care industry, the clergy, & the community at large.
24

25 **Issues:**

- 26 • It has been difficult to recruit individuals to meet each of the specified
27 organizations & industries. In some categories we have >1 qualified applicant.
28 • The proposed amendment:
- 29 ○ Provides that membership in the WHAB be open to anyone who desires
30 to participate & make a contribution (a quorum is defined as 6).
 - 31 ○ This structure is modeled on the very successful Military Appreciation
32 Days Committee, which is open to anyone interested in supporting the
33 May events for veterans & active duty military.
 - 34 ○ Given the open nature of the Board the term of the members is
35 irrelevant. The group expires when the final report is accepted.
 - 36 ○ The due date for the report is modified from 1/31/20 to 3/31/20.
37

38 **Public Notification:** Normal Council meeting notification.
39

40 **Alternatives:**

- 41 • Do not adopt the amendment. Continue to recruit members as specified.
42 • Modify the proposed amendment.
43

44 **Financial Impact:** None.
45

46 **Manager’s Recommendation:** I recommend approval.
47

48 **Attachment(s):** Proposed resolution.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

RESOLUTION AMENDING R2019-05, SETTING FORTH THE POLICY OF THE CITY OF MYRTLE BEACH REGARDING THE PROVISION OF WORKFORCE HOUSING, TO ALLOW FOR GREATER PARTICIPATION IN THE WORKFORCE HOUSING ADVISORY BOARD.

WHEREAS, the term “Workforce Housing” generally refers to any form of housing, including ownership of single or multi-family homes, as well as occupation of rental units. Workforce housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace.* and

WHEREAS, within the City of Myrtle Beach there is an insufficient supply of rental housing and/or homes for purchase by low and moderate income households; and

WHEREAS, a goal of the City of Myrtle Beach’s Comprehensive Plan is to increase the availability of rental and owner housing for low and moderate income individuals and families; and

WHEREAS, the city recognizes the need to provide housing for working families in the city, in order to maintain a diverse population and to provide housing for those who work in the city, especially the City’s own employees, to be able to afford to live in the city; and

WHEREAS, the City may facilitate the creation of Workforce Housing as a means of conserving federal housing grants for more vulnerable populations (e.g. extremely low-income, disabled, homeless), and preserving more of the local tax base for other pressing public needs; and

WHEREAS, the provisions of this resolution will serve as a tool to help maintain a strong economic environment by creating accessible housing for entry-level occupations in key industries; and

~~WHEREAS, the City Council has adopted ordinance 2019-04 to amend the FY 2018-19 Municipal Budget to provide funding for this program; and~~

WHEREAS, the City of Myrtle Beach has determined that the provisions of this Ordinance will substantially advance, and are reasonably and rationally related to, legitimate government interests by promoting the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of this City.

NOW, THEREFORE, THE CITY OF MYRTLE BEACH HEREBY RESOLVES:

1. That the provision of workforce housing serves to meet all the City’s goals established for FY 2019-20 including: Public Safety, Infrastructure, Economic Development, Communications, and Quality of Life.
2. That toward that end the City may participate in programs to incentivize such Workforce Housing Opportunities.
3. To further examine best practices opportunities A Workforce Housing Advisory Board (WHAB), a time limited and specific purpose advisory body, is hereby

1 established to further explore opportunities to expand the City's inventory of
2 affordable workforce housing.

- 3 a. This Board is established as of the date of execution of this resolution,
4 and shall report its recommendations to City Council not later than
5 ~~January 31, March 31, 2020.~~
- 6 b. Appointment. The WHAB shall be an organic body open to the
7 participation of anyone in the community who feels a desire to
8 participate and make a contribution in this area. ~~consist of eleven~~
9 ~~thirteen (11) (13) members, and shall include the following:~~
- 10 i. ~~The City's Planning Director.~~
 - 11 ii. ~~The Executive Director of the Downtown Redevelopment~~
12 ~~Commission.~~
 - 13 iii. ~~The City's Neighborhood Services Director.~~
 - 14 iv. ~~A member to be appointed by the Housing Authority of Myrtle~~
15 ~~Beach.~~
 - 16 v. ~~A member to be appointed by Habitat for Humanity.~~
 - 17 vi. ~~A member to be appointed by New Directions of Myrtle Beach.~~
 - 18 vii. ~~Five members to be appointed by City Council, one of whom~~
19 ~~shall be designated by Council as the chairman. Each appointee~~
20 ~~shall be chosen for their demonstrated interest in preserving and~~
21 ~~promoting the development of workforce housing and the~~
22 ~~stabilization of neighborhoods in the City of Myrtle Beach. These~~
23 ~~members shall have the following qualifications:~~
 - 24 ● ~~One member shall be from the financial or banking~~
25 ~~industry.~~
 - 26 ● ~~One member shall be from a Home Builders Association,~~
27 ~~or other organization dedicated to residential home~~
28 ~~development and construction.~~
 - 29 ● ~~One member who shall be a licensed realtor.~~
 - 30 ● ~~One member who shall represent the interests of the~~
31 ~~Hospitality Industry.~~
 - 32 ● ~~One member who is a City or School District employee~~
33 ~~who shall represent the interests of those individuals for~~
34 ~~whom this program is intended to benefit.~~
 - 35 ● ~~One member representing the Chamber of Commerce.~~
 - 36 ● ~~One member representing the health care industry.~~
 - 37 ● ~~One member who represents the community at large.~~
- 38 b. Term. ~~Those members appointed by Council serve at the pleasure of~~
39 ~~Council. The term of the members of the WHAB shall expire when the~~
40 ~~Board's final report is presented to and accepted by City Council.~~
- 41 c. Compensation. Members of the WHAB shall serve without compensation.
- 42 d. Quorum. For the purposes of conducting any official business, six
43 members of the WHAB shall constitute a quorum.
- 44 e. Compliance with Open Meetings Law. All meetings of the WHAB shall be
45 held and conducted in accordance with the Freedom of Information Act.
46 All records of the Board shall be held and subject to public disclosure in
47 accordance with the Freedom of Information Act.
- 48 f. Purpose. The Board is tasked with developing Workforce Housing.
49 Toward this end the Board is specifically tasked with the following:
 - 50 ● The WHAB shall make a study of the status and quality of
51 workforce housing and recommend actions to be taken by the
52 City to improve the quantity and quality of Workforce Housing in
53 the City.

- The Board shall conduct a “best practices” review of techniques and programs used to effectively promote Workforce Housing in other communities.
- The Board shall recommend income and credit guidelines and any other regulations which may be applicable to this effort.
- The WHAB shall recommend an organizational structure to perpetuate the Workforce Housing Initiative, if, upon completion of the study, perpetuation is deemed to be a goal of this effort.
- The Board shall also recommend an initial allocation of the Workforce Housing fund between workers who may also qualify for low-income housing programs, and those whose incomes precludes qualifying for such programs.

SIGNED, SEALED and DATED, this 27th day of August, 2019.

BRENDA S. BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK

* See Haughey, Richard M. (2002), *ULI Land Use Policy Forum Report: Challenges to Developing Workforce Housing* Washington, D.C., Urban Land Institute, and <https://americas.uli.org/affordable-workforce-housing-council-awhc/>: