

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

RESOLUTION SETTING FORTH THE  
POLICY OF THE CITY OF MYRTLE  
BEACH REGARDING THE PROVISION  
OF WORKFORCE HOUSING.

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. 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/> Urban Land Institute.

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-XX 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.

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

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- 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 \_\_\_ day of \_\_\_\_\_, 2019.

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BRENDA S. BETHUNE, MAYOR

ATTEST:

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JENNIFER STANFORD, CITY CLERK