

RESOLUTION R2020-49

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

Resolution R2020-49, to amend Resolution R2020-34, setting forth the policy of the City Council concerning Workforce Housing, for the purpose of adopting the “City Employee Residency Assistance Program”.

WHEREAS, the term “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, studies have shown that housing costs in the City have become increasingly unaffordable for the workforce causing a shortage of housing options in the City limits; and

WHEREAS, the need for workforce housing in this community is particularly acute for workers in the hospitality, and services industries (Group 1), and the vast majority of public employees, teachers, and other middle income workers (Group 2 - those with incomes two-thirds to double the U.S. median household income, according to the Pew Research Center); and

WHEREAS, as reflected in the Workforce Housing Advisory Board proposal, due to the cost of living, these workers are living further away from where they work which degrades their quality of life, and negatively affects the City’s economy; and

WHEREAS, the shortage of workforce housing also negatively impacts efforts of City businesses to resume normal operations following a major disruption such as a significant storm; and

WHEREAS, City Council recognizes that there is a national housing crisis, and as is true in every city in this nation, there is no easy solution to this problem; and

WHEREAS, City Council has a long history of supporting agencies that provide solutions to problems in our community; and

WHEREAS, City Council also recognizes that an umbrella organization to implement affordable workforce housing solutions is needed to coordinate the agencies currently involved in meeting these critical needs and to assist the City in the creation of cost effective solutions to the shortage of workforce housing; and

WHEREAS, as of the date of the consideration of this resolution, less than 16% of the City’s full-time employees reside within the City of Myrtle Beach; and

WHEREAS, the City Council recognizes the benefits to both the City itself, and to the City’s employees in substantially increasing this percentage.

1 Now, therefore, be it resolved by the City Council of the City of Myrtle Beach that it
2 shall be the policy of the City to:

- 3
4 1. Support the use of the Workforce Housing Fund for authorized incentives;
5 purchases; subsidization of income to gain rental or home ownership; and/or
6 other strategies to increase the stock of attractive and affordable workforce
7 housing for individuals in both Group 1 and Group 2.
8 2. It shall be the policy of the City to support creation of a non-profit organization
9 with the mission of growing affordable workforce housing opportunities in the
10 City. This agency will work to:
11 • Coordinate and establish partnerships with the City of Myrtle Beach, the
12 Myrtle Beach Area Housing Authority, Habitat for Humanity of Horry
13 County, New Directions of Horry County, ECHO, Waccamaw Council of
14 Governments, and other similar agencies for the purpose of expanding
15 the inventory of workforce housing.
16 • Create affordable rental and home ownership programs for Group 1 and
17 Group 2.
18 • Create a community land trust to assemble property for development of
19 workforce housing, and to perpetuate the stock of workforce housing.
20 • Seek additional private development and financial partners.
21 • Conduct market and financial feasibility studies as needed.
22 • Actively seek federal and state funding opportunities.
23 • Conduct community engagement meetings.
24 • Continually study best workforce housing practices.
25 3. Support the use of the Workforce Housing Fund for authorized incentives,
26 purchases, or subsidization of income to gain rental or home ownership.
27 4. Adopt the proposed “City Employee Residency Assistance Program” as shown in
28 Attachment 1 of this resolution.

29
30 * See Haughey, Richard M. (2002), ULI Land Use Policy Forum Report: Challenges to
31 Developing Workforce Housing Washington, D.C., Urban Land Institute, and
32 <https://americas.uli.org/affordable-workforce-housing-council-awhc/> Urban Land
33 Institute.

34
35
36 SIGNED AND SEALED this 8th day of December, 2020.

37
38
39
40
41 _____
42 BRENDA BETHUNE, MAYOR

43 ATTEST:

44
45 _____
46 JENNIFER STANFORD, CITY CLERK
47