

CONSOLIDATED PLAN
for
2009 – 2013
and
2009 ANNUAL PLAN

WILLIAMSON COUNTY, TEXAS

DRAFT
FOR
PUBLIC REVIEW & DISPLAY

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WILLIAMSON COUNTY, TEXAS CONSOLIDATED PLAN for 2009 – 2013

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Part 1

CONSOLIDATED PLAN for 2009 – 2013



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

5 Year Strategic Plan Executive Summary:

Introduction

Williamson County represents one of the fastest growing jurisdictions in a region that has experienced sustained and significant population growth since 1990. The county is part of the five-county Austin-Round Rock Metropolitan Statistical Area (MSA) and includes 15 incorporated areas, six of which extend into neighboring counties. Georgetown, the county seat, is situated about 30 miles north of Austin. Williamson County contains 1,135 square miles of land area, across which 249,967 people were spread in 2000 at a density of 223 people per square mile.

The strong surge in the county's population in recent decades can be attributed to in-migration driven by sustained employment growth, according to the 2004 HUD Comprehensive Market Analysis Report for the Austin-Round Rock MSA. The region is the trade center of central Texas and has seen particularly rapid economic growth related to the high-tech and service industry sectors. As the influx of in-migration centered on Austin has caused the cost of housing in the region to rise, Williamson County has emerged as an affordable area to locate, within reasonable commuting distance to many jobs.

Williamson County receives funds each year from the U.S. Department of Housing & Urban Development (HUD) for housing and community development activities. These funds are intended to meet priority needs locally identified by the county. To receive these federal funds, the county must submit a strategic plan—the Consolidated Plan—every five years to HUD that identifies local needs and how these needs will be addressed. The Consolidated Plan must also demonstrate how the county will meet national goals set by Congress to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income.

Purpose of the Plan

The purpose of the Consolidated Plan (CP) is to guide funding decisions in the next five years for specific federal funds. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the city, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low and moderate income persons to achieve self-sufficiency.

The primary federal funding resources in the 2009-2013 Consolidated Plan is the Community Development Block Grant (CDBG). The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

Focus of the Plan

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low and moderate income individuals and households. The CP must also address the needs of persons with special needs such as the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and public housing residents

Citizen Participation and Planning Process

To initiate the CP process, the county reviewed its Citizen Participation Plan. Finding room for improvement in how clearly the county stated the key elements of the plan, revisions were proposed for the Citizen Participation Plan. A copy of the Draft Citizen Participation Plan proposed for consideration in conjunction with the county's draft Consolidated Plan is included in Additional Information—Appendix A of this document.

Williamson County made the decision to encourage a high level of agency consultation in an effort to demonstrate its commitment to (a) identifying priority needs and (b) engaging the participation of public agencies and nonprofit organizations in a positive and collaborative manner. A list of stakeholders was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to low and moderate income households and persons. These stakeholders were invited to

participate in a series of focus group sessions held exclusively for the purposes of the CP.

Additionally, public and private agencies which were identified as stakeholders in the process were asked to complete written questionnaires to provide data on special needs populations such as the elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities and the homeless. Based on the focus group sessions, comments received from the Public Needs Hearing, and the housing market analysis, a set of priorities was established by the county for the next five years.

During the agency consultation process, several underlying themes were repetitively voiced by the participants in the interviews and focus group sessions. These themes included the following:

- The recession has substantially impacted contributions to local nonprofit organizations. Resources are at an all-time low. The ability of these organizations to provide supportive services to their clientele is substantially impaired. However, consumers are dependent upon these public services as a safety net now more than ever.
- There is a diverse and highly motivated nonprofit community in Williamson County that collectively possesses the organizational capacity to provide housing, services and facilities to lower income households and persons. However, adequate funding to fully finance their programs and initiatives is lacking.
- There is a need for affordable housing for extremely low income and very low income households and persons. This need has increased recently due to employment layoffs, cutback in hours, and rising fuel and food prices.
- The relative absence of public transportation throughout Williamson County impedes the movement of people to employment centers.
- The needs of homeless persons and families in Williamson County are not being adequately served.
- Public infrastructure improvements such as roads, public water and public sewers are needed in residential areas, especially in the rural and unincorporated areas of the county.

Priority Needs and Strategies

The overall priority for the investment of federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living.

Williamson County is committed to allocating funds that serve the needs of lower income households. The county has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, low income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities. The followings needs address this priority:

- Continued investment of public infrastructure projects, particularly water and sewer service in rural areas
- Affordable housing
- Investment in community development activities in lower income and deteriorating neighborhoods and in facilities that serve lower income populations, and
- Supportive services to maintain independence.

The CP requires the county to specifically address needs and proposed strategies in the following three areas: housing, homelessness, and community development. Williamson County expects to focus its CDBG entitlement funds toward improving the quality of life in local municipalities for extremely low, very low and low income households, and to retain and increase the stock of affordable owner and renter housing units. With this in mind, the following priorities and objectives have been established:

- **Development/provision of affordable housing:** Utilize local CHDOs and nonprofit organizations to provide financial and technical assistance in developing housing for extremely low, very low and low income renters and homebuyers.
 - **Objective:** Acquisition of land for the development of new single family housing units by Habitat for Humanity throughout Williamson County.
 - **Objective:** Continuation of the Section 8 Housing Choice Voucher Program at participating public housing authorities.
 - **Objective:** Continuation of the provision of public housing by participating public housing authorities to income-eligible households.
- **Infrastructure improvements:** Work with local communities to provide financial assistance in the construction and replacement of infrastructure elements necessary to preserve existing affordable residential areas.
 - **Objective:** Assist with infrastructure improvements in areas throughout the county to benefit LMI residents.
- **Public facility improvements:** Work with local communities and nonprofit organizations to provide financial assistance in the construction, expansion and repair of valuable community facilities necessary to preserve and enhance the quality of life for LMI households.
 - **Objective:** Assist with public facility improvements and renovations to benefit LMI neighborhood residents.
- **Homeless Activities:** Work with local nonprofit organizations and social service agencies to explore the feasibility of establishing an emergency shelter and/or a domestic violence shelter in the county. If the feasibility is positive, provide financial assistance.
 - **Objective:** Explore the feasibility of establishing an emergency shelter and/or a domestic violence shelter in the county.

Funding to Implement the Plan

Several potential funding sources have been identified to implement the strategies contained in the 2009–2013 Consolidated Plan. These sources include, but are not limited to:

- Federal CDBG funds covered under the Consolidated Plan
- Funds provided under other HUD programs, the Department of Commerce, the Federal Emergency Management Agency, and other federal agencies
- State funds provided under various programs of the Texas Department of Housing and Community Development and the Texas Housing Finance Agency
- State and federal tax credits
- The County General Fund, and
- Matching funds from local units of government.

One of the main obstacles the county will continue to face in meeting its housing and community development needs is inadequate resources. State and federal funding sources for housing and community development programs, although slightly higher in 2009 than in previous years, will remain limited for the immediate future.

Evaluation of Past Performance

Williamson County was awarded \$1,110,780 in CDBG funds to invest in projects for FY 2007 (October 1, 2007 through September 30, 2008). Infrastructure was identified as the county's highest priority in the previous five-year Consolidated Plan developed for FY 2004–FY 2009. Thus, the projects chosen to receive the majority of FY 2007 funds were those that would improve and extend infrastructure services throughout areas in participating cities in the county. Funding was also allocated to the County Mobile Outreach Team, a social service assisting low-income residents with situations involving mental health.

The following is a summary of the performance on the five projects funded with FY 2007 CDBG funds:

- City of Jarrell, City Sewer System—In FY 2007, \$146,181 in CDBG funds were budgeted for this multi-year project. Construction contract was conditionally approved in September 2008. In October 2008, the Texas Water Development Board considered and approved a request from the City of Jarrell for a loan in the amount of \$1,520,000 from the Clean Water State Revolving – Disadvantaged Communities Program to finance wastewater system improvements. This supporting effort will provide the additional funds required to complete the wastewater system. Monies spent to date were used for engineering costs and activity delivery costs. A portion of the FY05, FY06 and FY07 CDBG funds are to be used for first time connection fees for low-mod households. Connections to approximately 106 low-moderate income households will be accomplished.
- City of Liberty Hill, Old Town Sewer System—In FY 2007, \$125,805 in CDBG funds were authorized for this multi-year infrastructure project. The Texas Water Development Board reviewed and approved the construction documents and allowed the city to proceed. The construction of collection lines, grinder pumps and 78 service connections are included in the construction documents. Construction began earlier this year.

- City of Taylor, Dickey Street Drainage Project (Phase III and IV)—In FY 2007, \$100,000 in CDBG funds were allocated to this multi-year project. Plans have been completed and construction is anticipated to begin in 2009.
- City of Georgetown, Leander and 22nd Street Improvements—In FY 2007, \$250,000 in CDBG funds was allocated to this multi-year project. Construction was completed in June 2009.
- Williamson County Mobile Outreach Team, Social Service—In FY 2007, \$79,194 in CDBG funds were awarded to continue this public service activity. The MOT has assisted 67 low income clients over a seven-month period. A review and modification of the billing method has improved the efficient use of CDBG funds for this activity.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

It is the mission of Williamson County to invest its limited federal funds in ways that will garner long-term, sustainable results for low and moderate income households.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

5 Year Strategic Plan General Questions response:

1. Description of the Geographic Area

Williamson County will invest its CDBG funds primarily in areas where the percentage of low and moderate income (LMI) persons is 47% or higher. Generally, the LMI percentage required for CDBG eligibility is 51%. However, due to a more affluent population in the City of Georgetown, HUD has established an "exception criteria" that lowers the LMI percentage requirement for Williamson County to 47%. In addition, the county will fund projects in areas of racial or ethnic concentration as identified in this narrative.

Between 1990 and 2008, the proportion of minorities in Williamson County increased steadily. In 1990, there were 17,575 minority persons in the county, accounting for 12.6% of the population. From 1990 to 2000, the minority population increased more than 150% to 44,011, representing 16.9% of the total population. According to estimates for 2008, the minority population increased by 83.8% since 2000 to 80,908, and now represents 20.6% of the total population.

Persons of Hispanic origin may give their race as white, black or other minority. Therefore, the number of Hispanic persons is not added to the total number of minority persons. In 1990, 20,004 persons of Hispanic origin represented 14.3% of the population. From 1990 to 2000, Hispanics increased by 22,986, 114.9% percent, to 42,990. From 2000 to 2008, Hispanic residents increased by an additional 37,622 to number 80,612, representing 20.5% of the total population in Williamson County.

The following table shows changes in the population by race and Hispanic origin.

Population by Race and Hispanic Origin, 1990 - 2008

	Total Population	White		Minority							Hispanic Origin	
		Total	% of Total Population	Total Minority	% of Total Population	Black	Am. Ind. Eskimo	Asian, Pacific Islander	Other Race	Two or More Races	Total	% of Total
1990												
Williamson County	139,483	121,908	87.4%	17,634	12.6%	6,862	508	1,844	8,420	*	20,004	14.3%
Austin-Round Rock MSA	846,702	648,549	76.6%	197,651	23.3%	79,591	3,071	18,965	96,024	*	176,864	20.9%
Texas	16,987,754	12,774,791	75.2%	4,211,624	24.8%	2,021,643	65,867	319,347	1,804,767	*	4,339,921	25.5%
2000												
Williamson County	260,422	205,994	79.1%	43,973	16.9%	12,790	1,130	6,793	17,976	5,284	42,990	16.5%
Austin-Round Rock MSA	1,249,613	905,970	72.5%	343,793	27.5%	99,432	7,092	44,899	159,378	32,992	327,760	26.2%
Texas	20,844,373	14,799,505	71.0%	6,052,315	29.0%	2,404,566	118,362	576,753	2,438,001	514,633	6,669,666	32.0%
2008												
Williamson County	392,755	306,742	78.1%	81,022	20.6%	22,288	3,093	16,095	30,148	9,398	80,612	20.5%
Austin-Round Rock MSA	1,593,609	1,059,750	66.5%	532,889	33.4%	118,131	6,758	75,943	264,463	67,594	488,970	30.7%
Texas	24,361,647	16,906,983	69.4%	7,454,575	30.6%	2,817,534	109,071	891,768	2,957,606	678,596	8,956,963	36.8%

* Not reported in 1990

Source: DemographicsNow

Concentrations of Minority and Hispanic Persons

The following table presents population by race and Hispanic origin. The data is presented by census tract for the 249,967 residents in Williamson County in 2000. HUD defines areas of racial or ethnic concentration as geographical areas where the percentage of minorities or ethnic persons is 10 percentage points higher than the percentage in the county overall.

In Williamson County, minority residents comprised 17.6% of the population. Therefore, an area of racial concentration would include the census tracts where the percentage of minority residents is 27.6% or higher. Seven census tracts met this criteria in 2000; of these, five tracts were wholly contained within the Urban County (i.e., outside of Round Rock). These areas of racial concentration included:

- **Census tract 205.04** at the southern tip of Round Rock and including a portion of the unincorporated area of the county - 28.9%
- **Census tract 207.03** at the southern tip of Round Rock and including a portion of the unincorporated area of the county - 31.6%
- **Census tract 210** in Taylor – 58.1%
- **Census tract 211** in Taylor – 32.7%
- **Census tract 214.02** in Georgetown – 33.5%.

In addition, persons of Hispanic origin represented 17.2% of the population. Therefore, an area of ethnic concentration would include the census tracts where the percentage of Hispanics is 27.2% or higher. Nine census tracts met this criteria in 2000; of these, six tracts were wholly contained within the Urban County (i.e., outside of Round Rock). These areas of ethnic concentration included:

- **Census tract 205.04** at the southern tip of Round Rock and including a portion of the unincorporated area of the county - 31.7%
- **Census tract 210** in Taylor – 46.2%
- **Census tract 211** in Taylor – 48.9%
- **Census tract 212.03** in Taylor – 28.0%
- **Census tract 214.02** in Georgetown – 40.5%
- **Census tract 214.03** in Georgetown – 39.1%.

Following the chart is a map illustrating the location of the county's census tracts and incorporated municipalities.

Population by Race and Hispanic Origin by Census Tract, 2000
Williamson County, TX

Census Tract	Total	White	Minority					Percent Minority	Hispanic Origin	
			Black	Am. Ind. Eskimo	Asian	Other	Two or More		Total	% of Total
All Tracts	249,967	205,994	12,790	1,130	6,595	18,174	5,284	17.6%	42,990	17.2%
201.01	8,715	8,479	51	11	37	71	66	2.7%	350	4.0%
201.02	6,158	5,235	240	28	34	483	138	15.0%	1,076	17.5%
201.03	5,041	4,800	46	21	41	80	53	4.8%	312	6.2%
201.04	4,154	3,913	35	12	15	133	46	5.8%	362	8.7%
202.00	7,982	7,474	53	46	14	322	73	6.4%	866	10.8%
203.01	3,186	2,885	17	27	12	188	57	9.4%	395	12.4%
203.02	2,298	2,056	60	11	20	97	54	10.5%	220	9.6%
203.03	3,828	3,099	118	52	14	451	94	19.0%	816	21.3%
203.05	3,757	3,382	88	19	22	173	73	10.0%	531	14.1%
203.06	9,653	8,171	401	39	158	662	222	15.4%	1,684	17.4%
203.07	11,162	9,763	343	33	353	438	232	12.5%	1,202	10.8%
203.98	8,625	7,460	296	16	317	376	160	13.5%	944	10.9%
203.09	7,510	6,628	190	28	134	383	147	11.7%	981	13.1%
203.10	2,608	2,433	52	8	26	55	34	6.7%	180	6.9%
204.02	6,803	5,775	320	28	193	321	166	15.1%	778	11.4%
204.03	1,612	1,359	74	7	89	35	48	15.7%	180	11.2%
204.04	3,871	3,377	93	20	127	143	111	12.8%	482	12.5%
204.05	5,671	4,638	283	29	236	289	196	18.2%	968	17.1%
204.06	4,233	3,393	236	19	194	284	107	19.8%	610	14.4%
204.07	11,199	8,694	542	34	1,259	420	250	22.4%	1,235	11.0%
205.01	9,610	7,857	410	18	748	359	218	18.2%	936	9.7%
205.02	9,029	7,467	392	32	689	294	155	17.3%	892	9.9%
205.03	4,789	4,384	109	18	81	132	65	8.5%	459	9.6%
205.04	5,317	3,779	366	35	146	845	146	28.9%	1,684	31.7%
206.01	6,843	5,867	346	16	170	316	128	14.3%	691	10.1%
206.02	5,208	4,054	338	12	126	580	98	22.2%	1,208	23.2%
207.01	2,555	1,611	186	29	34	632	63	36.9%	1,291	50.5%
207.03	7,352	5,029	1,032	35	280	765	211	31.6%	1,705	23.2%
207.04	5,322	4,055	453	39	86	520	169	23.8%	1,481	27.8%
207.05	6,305	4,981	497	25	236	380	186	21.0%	1,026	16.3%
208.01	6,410	5,477	201	37	18	538	139	14.6%	1,160	18.1%
208.02	4,760	4,293	120	16	101	165	65	9.8%	393	8.3%
209	3,983	3,608	79	19	1	222	54	9.4%	591	14.8%
210	3,564	1,492	1,243	15	3	729	82	58.1%	1,645	46.2%
211	2,825	1,900	199	18	16	616	76	32.7%	1,382	48.9%
212.01	2,128	1,876	56	9	3	159	25	11.8%	373	17.5%
212.02	2,216	1,849	171	12	4	139	41	16.6%	393	17.7%
212.03	2,702	2,060	188	15	20	367	52	23.8%	756	28.0%
213	4,409	3,209	659	9	13	457	62	27.2%	1,054	23.9%
214.01	5,088	4,214	155	22	75	485	137	17.2%	922	18.1%
214.02	3,960	2,632	386	22	13	800	107	33.5%	1,603	40.5%
214.03	2,192	1,715	27	19	1	390	40	21.8%	858	39.1%
215.01	10,652	8,151	883	77	258	991	292	23.5%	2,306	21.6%
215.02	4,464	3,118	373	14	59	745	155	30.2%	1,525	34.2%
215.03	4,134	3,121	293	31	107	469	113	24.5%	1,099	26.6%
216	6,084	5,181	90	48	12	675	78	14.8%	1,385	22.8%

Note: Shading indicates a tract that meets the definition of a racial or ethnic concentration.

Source: U.S. Census Bureau, Census 2000, Summary File 1 (P3, P4)

Low Moderate Income Areas

The following table presents information regarding low-moderate income (LMI) persons in Williamson County. LMI persons, as determined by HUD, have incomes at or below 80% of the area median income. In its 2008 estimates, HUD determined that there were 74,621 LMI persons in Williamson County. This was equivalent to 30.4% of the population for which low-moderate income status is determined. The following table provides a breakdown of LMI persons by census tract using HUD's FY2007 estimates.

Census tracts in Williamson County that are designated as LMI census tracts include those census tracts where the percentage of low-moderate income persons is 47% or higher. A total of nine census tracts meet this criteria; however, two of these census tracts are located wholly within the City of Round Rock. The remaining seven LMI census tracts, where Williamson County could invest its CDBG funds, include the following:

- **Census tract 205.04** at the southern tip of Round Rock and including unincorporated areas south of Round Rock – 47.6%
- **Census tract 209** in the eastern part of the county and including Thrall – 47.3%
- **Census tract 210** containing part of Taylor – 74.1%
- **Census tract 211** in central Taylor – 63.9%
- **Census tract 213**, a swath of mostly unincorporated land in the northeastern part of the county and including Granger and part of Bartlett – 60.5%
- **Census tract 214.02** in central Georgetown – 71.0%
- **Census tract 216** in the north central area of the county and including Jarrell, Weir and part of Georgetown – 49.7%

**Low Moderate Income Persons by Census Tract, 2008
Williamson County, TX**

Census Tract	Low Moderate Income Persons		Census Tract	Low Moderate Income Persons	
	Number	Percent		Number	Percent
201.01	1,797	20.6%	205.04	2,530	47.6%
201.02	2,348	38.8%	206.01	1,206	17.6%
201.03	1,007	20.0%	206.02	1,761	33.8%
201.04	1,116	27.1%	207.01	1,519	62.3%
202.00	2,979	37.5%	207.03	2,314	31.8%
203.01	1,191	37.2%	207.04	2,033	38.2%
203.02	509	22.7%	207.05	1,067	16.9%
203.03	1,593	41.6%	208.01	2,331	36.4%
203.05	1,036	28.0%	208.02	337	7.1%
203.06	2,874	30.1%	209	1,885	47.3%
203.07	2,148	19.3%	210	2,355	74.1%
203.08	1,606	18.6%	211	1,765	63.9%
203.09	2,022	27.1%	212.01	648	29.6%
203.10	415	15.7%	212.02	996	45.0%
204.02	1,710	25.1%	212.03	1,165	46.7%
204.03	514	33.0%	213	2,039	60.5%
204.04	799	20.6%	214.01	1,339	33.5%
204.05	2,161	38.1%	214.02	2,190	71.0%
204.06	1,701	40.5%	214.03	764	35.5%
204.07	2,327	21.0%	215.01	2,247	21.5%
205.01	1,349	14.2%	215.02	2,150	48.2%
205.02	1,320	14.7%	215.03	1,714	42.3%
205.03	719	15.0%	216	3,025	49.7%

Note: Shading indicates low-moderate income census tracts.

Source: U.S. Housing and Urban Development

Concentrations of LMI Persons, Minority Persons and Hispanics

Of the seven LMI census tract areas in Williamson County, four were noted also to be areas of racial and/or ethnic concentrations. These four areas are listed in the chart below.

**Areas of Concentration of LMI Persons, Minority Persons and Hispanics, 2000
Williamson County, TX**

Municipality	Census Tract	% LMI	% Racial Minority	% Ethnic Minority
Unincorporated Area (south of Round Rock)	205.04	47.6%	28.9%	31.7%
Taylor	210	74.1%	58.1%	46.2%
Taylor	211	63.9%	32.7%	48.9%
Georgetown	214.02	71.0%	33.5%	40.5%

Source: U.S. Census Bureau; HUD

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

5 Year Strategic Plan Managing the Process response:

1. Lead Agency

The lead agency for the Consolidated Plan is the CDBG Office in Williamson County. The CDBG Office initiated the contracting, administration, organization and preparation of the CP. The major public agencies which may be responsible for administering programs covered by the CP over the next five years include the cities of Georgetown, Taylor, Weir, Liberty Hill, Leander, Cedar Park, Granger, Jarrell, and Thrall. Other public agencies include Georgetown Housing Authority, Mobile Outreach Team (MOT), and Williamson Cities and County Health District. Private agencies which may receive CDBG funds and be responsible for administering programs over the next five years include Williamson County Habitat for Humanity, The Georgetown Project, Williamson-Burnet Counties Opportunities, Inc., Life Steps, and Boys and Girls Club of Georgetown.

2. Significant Aspects of the Process

The development of the CP was initiated in March 2009 with the hiring of Mullin & Lonergan Associates, Inc. to serve as the consultant to the project. A project schedule was developed with the goal of submitting the adopted CP to HUD on or before August 15, 2009.

The first task undertaken in the process was the solicitation of citizen participation and agency consultation. A list of stakeholders was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to lower income households and persons.

A Public Needs Hearing was scheduled and held on March 9, 2009 in the County Court House. One individual attended.

A community online survey was developed and posted on the Williamson County website to encourage residents to offer their opinions on how CDBG funds should be

invested and how affordable housing and community development needs should be prioritized in the County.

The CP was developed using reliable data from sources such as the US Census Bureau, HUD's State of the Cities Data System (CHAS data tables), the National Low Income Housing Coalition, and DemographicsNow. Additionally, public and private agencies which were identified as stakeholders in the process were asked to complete written questionnaires to provide data on special needs populations such as the elderly, youth, persons with HIV/AIDS, persons with disabilities and the homeless. Detailed written questionnaires were also sent to the four public housing authorities with jurisdiction in Williamson County.

Based on a series of focus group sessions and one-on-one interviews, results from the community online survey, the Public Needs Hearing and a review of the CDBG Program implemented in Williamson County, a set of priorities was established by the Williamson County Court. These priorities were publicized and used as the basis upon which local CDBG applications for funding would be approved.

By the end of March, a preliminary draft of the Strategic Plan (including the Housing Market Analysis and the Housing and Homeless Need Assessment sections) was prepared. The CDBG Office continued the CP process in mid-April by disseminating local CDBG funding application packets to public and private agencies across Williamson County.

In May, the CDBG Office reviewed and recommended to the County Court a list of proposed CDBG projects that were eligible for funding and met the priorities established by the county for the five-year period of 2009 through 2013. The Strategic Plan and Annual Plan for 2009 were then completed. A complete draft of the Five-Year Consolidated Plan and the Annual Plan, along with the proposed Citizen Participation Plan, was placed on public display from July 1 through July 31.

3. Jurisdiction's Consultations

Williamson County engaged in an extensive consultation process with local agencies, municipalities, and nonprofit organizations in an effort to develop a community-driven CP. On March 9 and 10, the CDBG Administrator and the consulting team met with the Williamson County Judge and the County Court to identify current issues and trends occurring in the County.

On March 9, two focus group sessions were hosted by the CDBG Office for the purpose of engaging public agencies and private nonprofit organizations in the development of the CP. During the first session, homeless assistance and human service providers were encouraged to discuss how the current economic crisis was impacting their ability to deliver services to their clients, what type of needs (relative to housing and community development) were they being asked to provide, and how could the Williamson County CDBG Program assist them in their respective missions. A similar session was hosted for local government and community development entities. A summary of the comments received at all meetings, interviews and focus group sessions is included in Additional Information—Appendix C. The following chart includes a listing of the stakeholders identified and invited to the focus group sessions.

**Stakeholders Identified and Invited to Participate in the
Consolidated Planning Process
Williamson County, TX**

Community Development (Focus Group Session)	Kathy Grimes	Williamson County
	Bob Lemon	City of Cedar Park
	Brenda Eivens	City of Cedar Park
	Yvonne Lane	City of Cedar Park
	George Garver	City of Georgetown
	Paul Brandenburg	City of Georgetown
	Jennifer Bills	City of Georgetown
	Edward Broussard	City of Hutto
	David Beiger	City of Hutto
	Troy Clawson	City of Jarrell
	Mel Yantis	City of Jarrell
	John Cowman	City of Leander
	Anthony Johnson	City of Leander
	Connie Fuller	City of Liberty Hill
	Marv Hornbeck	City of Liberty Hill
	Rod Hortenstine	City of Taylor
	Jim Dunaway	City of Taylor
	Mervin Walker	City of Weir
	Jerry Lalla	City of Granger
	Troy Marx	City of Thrall
Homeless Assistance / Health & Human Service Providers (Focus Group Session)	Mona Ryan	City of Round Rock
	Arthur White	City of Bartlett
	Katie Ryan	Homeless Task Force
	Don Loving	Caring Place
	Gene Davenport	Georgetown Project
	Andrew Shell	Williamson-Burnet County Opportunities, Inc.
	Shelly James	Williamson County Sheriff's Office/Victims' Assistance
	Leo Dela Garza	Bluebonnet Trails MHMR
	Brenda Staples	Williamson County Children's Advocacy Center
	LeAnn Powers	United Way of Williamson County
	Bebe Johnson	Life Steps/Coalition on Underage Drinking
	Marty Griffith	Community Servision & Correction Department
	Cynthia Guerrero	Williamson County & Cities Health District
	Anita Martinez	Williamson County & Cities Health District
	Patty Conner	Crisis Center
	Becky Harris	Crisis Center
	Pat Chalaire	Life Steps
	Jen Rodosta	Lone Star Circle of Care
	Su Knight	District Attorney's Office
	Dean Higginbotham	Williamson County Sheriff's Office/Victims' Assistance
	Annie Burwell	Mobile Outreach Team
	Jill Smith	Williamson County Children's Advocacy Center
	Marge Tripp	Interagency Support Council East Williamson County
	Daniel Anstee	Boys and Girls Club of Georgetown

One-on-one interviews were conducted with the four public housing authorities with jurisdiction in Williamson County. These included Georgetown Housing Authority, Taylor Housing Authority, Granger Housing Authority and Round Rock Housing Authority. A one-on-one interview was also conducted with Williamson County Habitat for Humanity.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

5 Year Strategic Plan Citizen Participation response:

1. Summary of Citizen Participation Process

Williamson County developed the idea of an online community survey to solicit citizen participation for the CP. The online survey was developed and registered at www.zoomerang.com for a period of approximately one month. A copy of the survey is included in Additional Information—Appendix D. A press release was distributed to local media outlets and the public was encouraged to participate. An analysis of the online survey is provided below.

2. Summary of Citizen Comments

The Williamson County Housing and Community Development Needs Survey was available on the Internet via www.zoomerang.com, an online survey tool. The survey posed a total of 32 questions. The survey was officially launched on March 20, 2009 and closed on April 30, 2009, giving area stakeholders and residents over 5 weeks to complete the survey. The link was advertised on the county's website (www.wilco.org) and was also announced in a press release that was posted on the website. A total of 237 responses were received and analyzed.

Methodology

The Williamson County Housing and Community Development Needs Survey contained 32 questions. The first three questions requested specific information about the individual filling out the survey. The majority of survey questions posed a series of statements on human service needs, housing needs, infrastructure needs, and neighborhood needs, asking survey participants to express their level of agreement or disagreement with the statements provided. There were also three open-ended questions that provided comment boxes for participants to express their comments and concerns. A full list of responses received for the open-ended comment box questions can be found in Additional Information - Appendix D of this document. Survey participants were not required to answer every question. Therefore, some questions contained fewer than 237 responses.

Analysis of Survey Results

The first three questions inquired if the survey participant was a resident of Williamson County, if they owned a business in the County, and if they represented a service provider or public agency in the county. Of the 237 respondents, 236 (99.6%) were county residents; only one respondent was not a resident. In addition, 40 respondents, or 17%, owned their own business in the county while 48 respondents, or 21%, represented a public agency or service provider.

Housing Needs

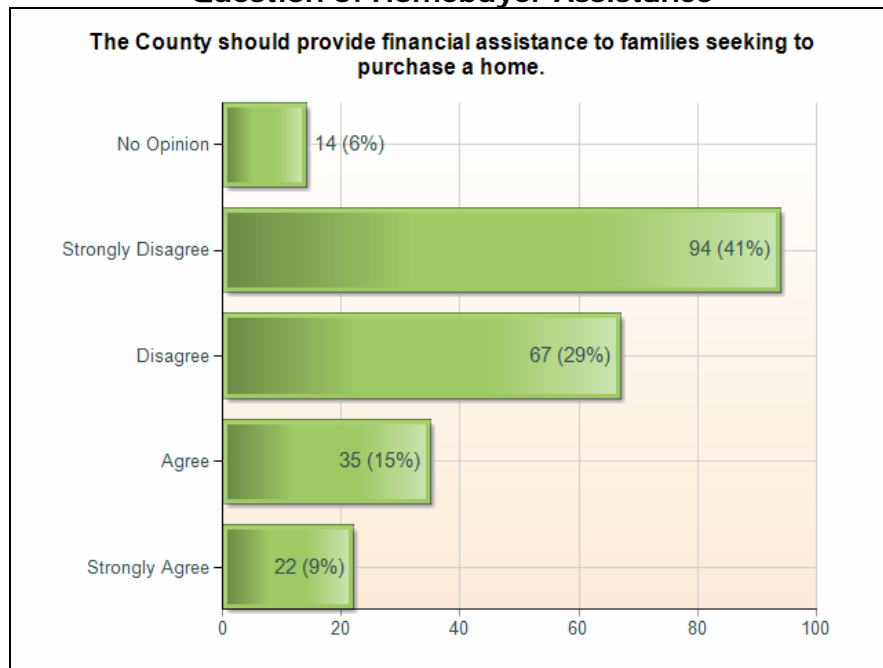
Question 4: The county needs more programs to help homeowners repair their homes.

Of the 231 responses received, 30% agreed that the county needs more programs to help homeowners repair their homes. In addition, 16% strongly agreed with this statement. Overall, the number of participants that agreed was only slightly higher than those that disagreed. Specifically, 61 respondents (26%) disagreed and another 43 (19%) strongly disagreed. Nine percent (9%) of respondents had no opinion. Overall, survey responses indicated a moderate level of support for home repair programs.

Question 5: The county should provide financial assistance to families seeking to purchase a home.

Almost 41% of respondents strongly disagreed with the statement posed in question 5, indicating they do not believe the county should provide financial assistance to families interested in purchasing a home in Williamson County. In addition, 29% disagreed with the statement. On the contrary, 15% of participants agreed with the statement while 9% strongly agreed. The remainder of respondents expressed no opinion on the subject. In summary, a significant amount of disagreement was received from respondents regarding the statement posed in question 5, signifying an overall lack of support to provide financial assistance to families seeking to purchase a home. The following figure highlights the results to survey question 5.

Question 5: Homebuyer Assistance



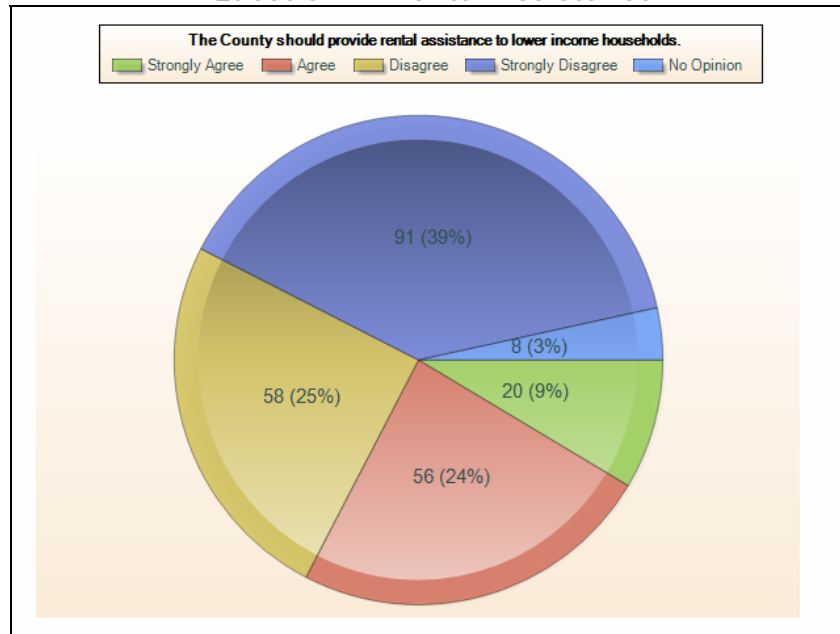
Question 6: The county should expand the supply of rental housing for low-wage households.

Almost 33% of respondents strongly disagreed with the statement posed in question 6, indicating they do not agree Williamson County should expand the supply of rental housing for low-wage households. In addition, 25% disagreed with the statement. On the contrary, 22% of respondents agreed while only 14% strongly agreed. Fourteen respondents, or 6%, had no opinion. In general, there is more disagreement surrounding the statement posed in question 6 than agreement, signaling a lack of support to supply rental housing for low-wage households using federal funds.

Question 7: The county should provide rental assistance to lower income households.

Of the 233 responses received, 39% strongly disagreed that the county should use federal funds to provide rental assistance to lower income households. Additionally, 25% disagreed with the statement while 24% agreed. Only 9% of respondents strongly agreed with this statement and 3% expressed no opinion on the subject. Overall, there is a high level of disagreement with the statement posed in question 7, indicating a lack of support for rental assistance programs for lower income households in Williamson County. The following figure provides a graphic illustration of the results received for survey question 7.

Question 7: Rental Assistance



Question 8: The county needs more programs that prevent individuals from becoming homeless.

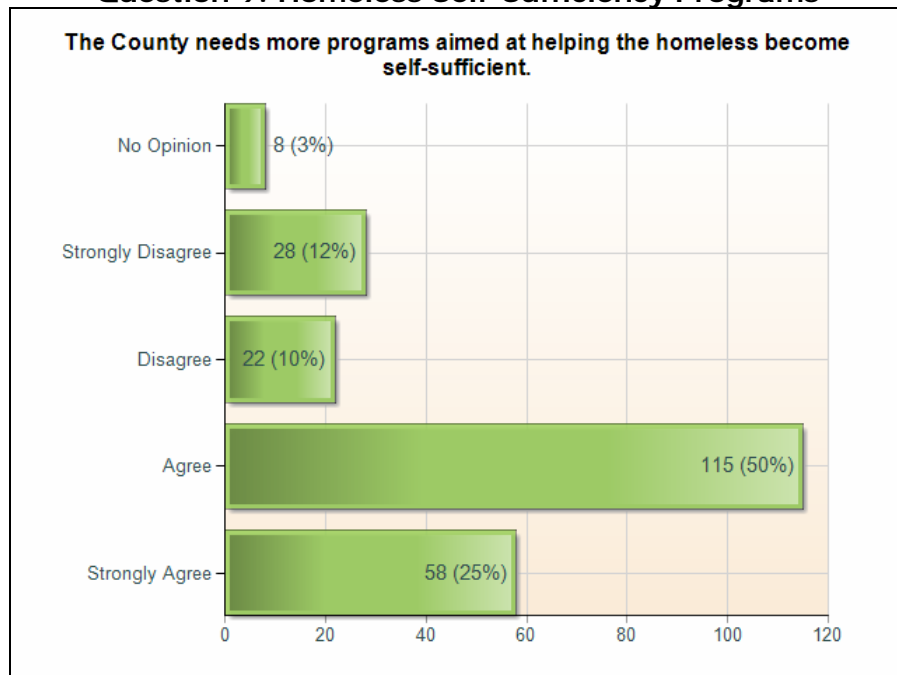
Over 36% of respondents to question 8 indicated that they agree the county needs more programs that prevent individuals from becoming homeless.

Furthermore, 19%, or 45 respondents, strongly agreed with the statement. On the contrary, 20% strongly disagreed and another 16% disagreed. Overall, there is a significant amount of support from county residents and service providers regarding the need for homeless prevention programs.

Question 9: The county needs more programs aimed at helping the homeless become self-sufficient.

Almost 50% of survey respondents agreed that the county needs more programs to help the homeless become more self-sufficient. In addition, 25% strongly agreed. On the contrary, only 12% of the participants strongly disagreed and just 10% disagreed. The remaining respondents had no opinion. Overall, there is a high level of support for programs aimed at helping the homeless become more self-sufficient. The following figure summarizes the results for question 9.

Question 9: Homeless Self-Sufficiency Programs



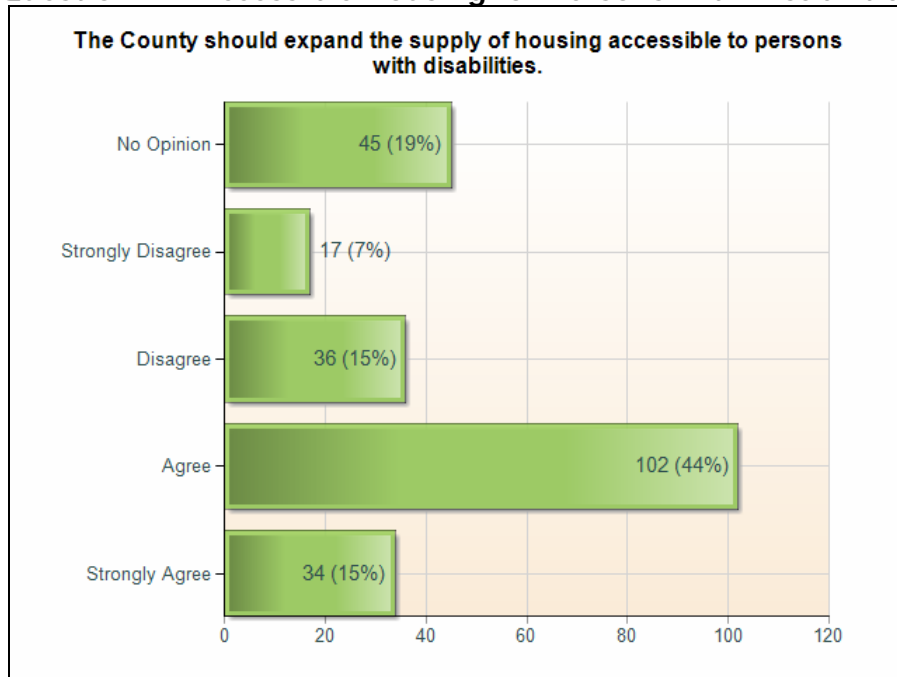
Question 10: The county should expand programs aimed at overcoming housing discrimination.

Overall, 25% of respondents disagreed and another 19% strongly disagreed that the county should expand programs aimed at overcoming housing discrimination. In addition, 29% of survey participants agreed with this statement while 13% strongly agreed. Overall, there was slightly more disagreement than agreement from survey participants regarding the need for programs aimed at overcoming housing discrimination.

Question 11: The county should expand the supply of housing accessible for persons with disabilities.

Over 43% of participants agreed that the county should expand its supply of housing accessible for persons with disabilities. Fifteen percent (15%) of respondents indicated they strongly agreed with this statement while an additional 15% disagreed. Only 7% of respondents strongly disagreed with the statement posed in question 11. In addition, 19% of respondents had no opinion. Overall, the survey responses indicate there is a strong need for accessible housing in Williamson County. The following figure provides a summary of the results received for question 11.

Question 11: Accessible Housing for Persons with Disabilities



Recreation and Public Infrastructure Needs

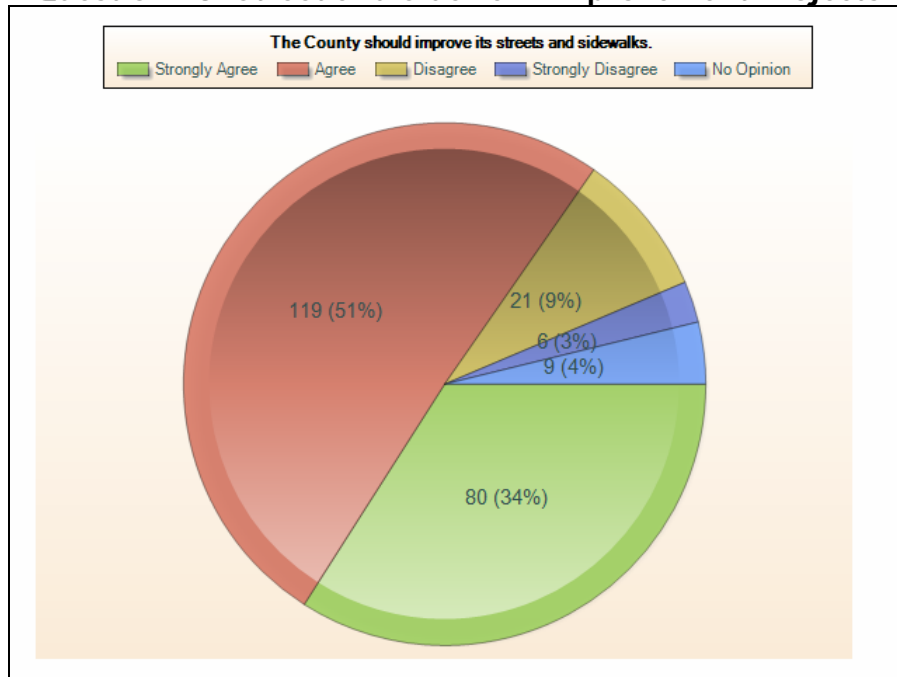
Question 12: The county should improve its parks and recreation facilities.

Over 43% of survey respondents agreed, and another 20% strongly agreed, that there is a need for the county to improve its parks and recreation facilities. Only 6% of respondents strongly disagreed with this statement while 19% disagreed. The remaining 11% of respondents had no opinion. Overall, the survey responses indicate there is strong support for parks and recreation improvements in Williamson County.

Question 13: The county should improve its streets and sidewalks.

Almost 51% of respondents agreed, and an additional 34% strongly agreed, that the county should focus on improving its streets and sidewalks. Only 3% of participants strongly disagreed with this statement while another 9% disagreed. In addition, 4% of respondents expressed no opinion. Overall, there is a very strong level of support for street and sidewalk improvements in Williamson County. The following figure highlights the results for question 13.

Question 13: Street and Sidewalk Improvement Projects



Question 14: The county should expand or improve water and sewer service.

Almost 44% of survey respondents agreed that the county should expand or improve water and sewer service. In addition, 22% strongly agreed with this statement. On the contrary, 12% disagreed while just 5% strongly disagreed. Thirty-nine (39) participants, or 17%, had no opinion on the subject. Overall, the survey responses indicate a high level of support for water and sewer improvement projects.

Human Service Needs

Question 15: More community centers are needed in the county.

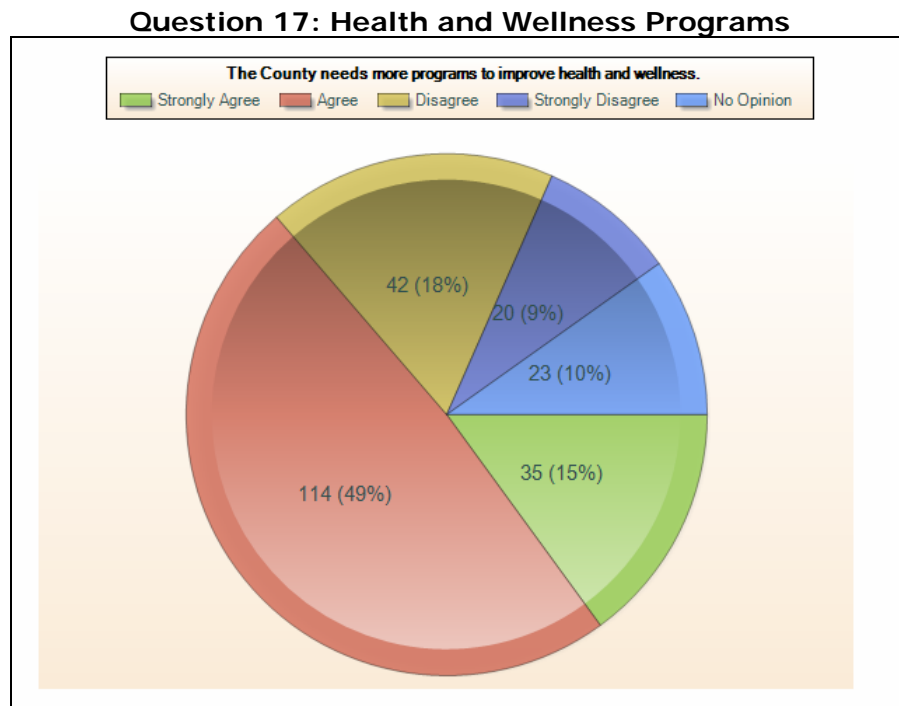
Thirty-five percent (35%) of survey participants agreed, and an additional 9% strongly agreed, there is a need for more community centers in the county. On the contrary, 30% disagreed with this statement and 10% strongly disagreed. The remaining 15% of respondents indicated no opinion on the subject. Overall, there is moderate support for more community centers in Williamson County.

Question 16: The county needs more programs for seniors.

Almost 37% of survey respondents agreed that there is a need for more programs for seniors in the county. Additionally, 12% strongly agreed with this statement while 8% strongly disagreed. Twenty-one percent (21%) of respondents disagreed while the remaining 22% had no opinion. In summary, the survey results indicate a moderate level of support for additional senior programs.

Question 17: The county needs more programs to improve health and wellness.

Almost 49% of survey respondents agreed, and an additional 15% strongly agreed, that the county needs more programs to improve health and wellness. On the contrary, 42 respondents disagreed (18%) while 20 respondents (9%) strongly disagreed. Ten percent (10%) of participants had no opinion on the subject. The following figure provides a summary of the results received for question 17.

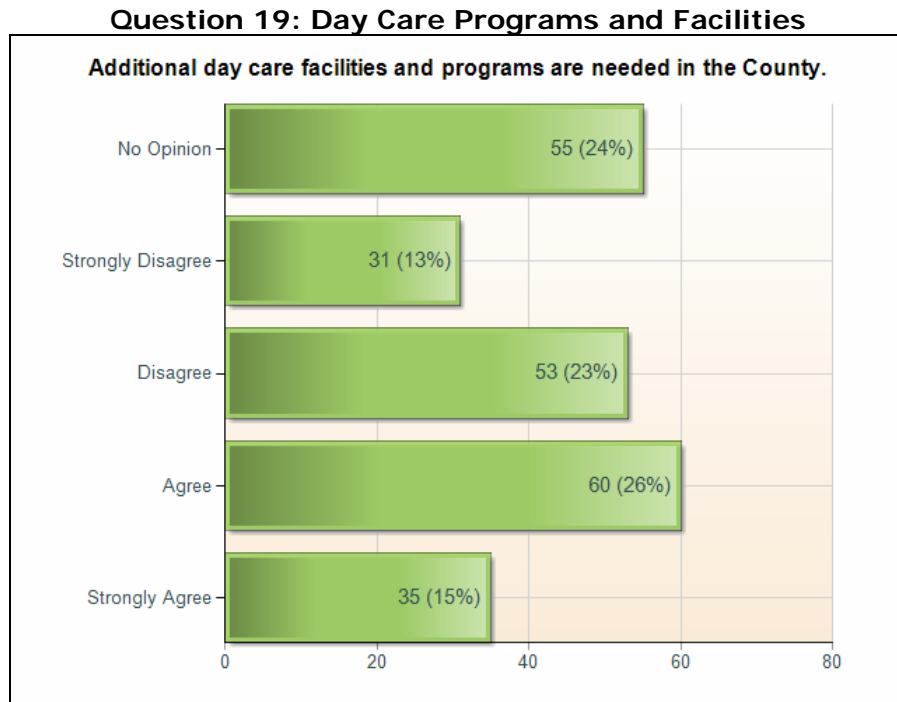


Question 18: The county needs more programs for youth.

Over 43% of survey respondents agreed, and an additional 23% strongly agreed, that the county needs more programs for youth. Only 18% of respondents disagreed while another 6% strongly disagreed. There were 24 respondents, or 10%, that expressed no opinion. Overall, the survey responses indicate support for additional youth programs throughout Williamson County.

Question 19: Additional day care facilities and programs are needed in the county.

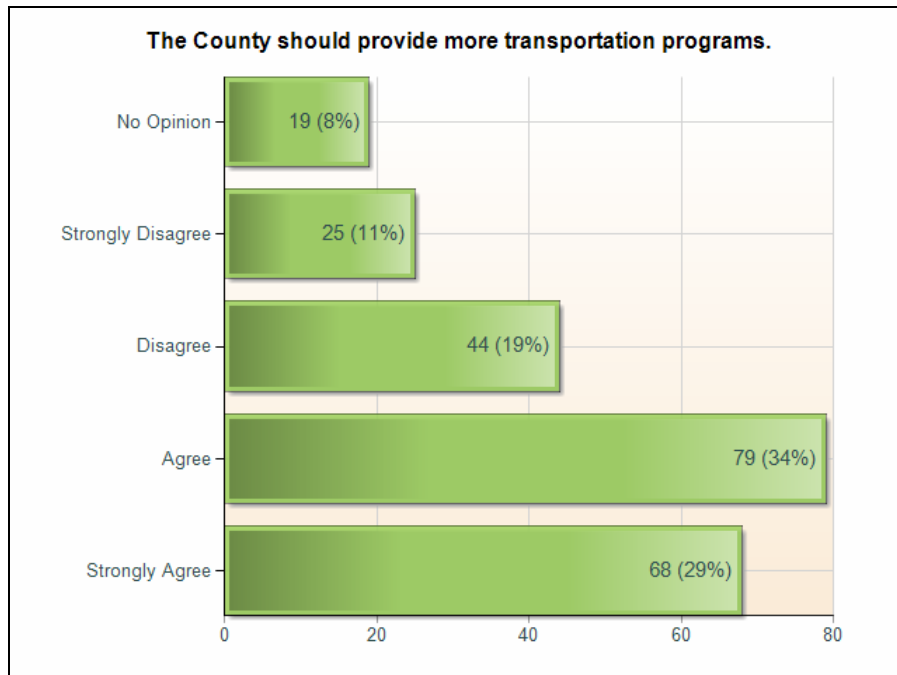
Twenty-six percent (26%) of survey respondents agreed, and an additional 15% strongly agreed, that additional day care facilities are needed in the county. On the contrary, 23% of respondents disagreed and 13% strongly disagreed with the need for more day care services. Almost 24% of participants indicated no opinion. Overall, there is moderate support for additional day care facilities and programs in Williamson County. The following figure highlights the results from question 19.



Question 20: The county should provide more transportation programs.

Thirty-four percent (34%) of survey participants agreed, and an additional 29% strongly agreed, that the county should provide more transportation programs. On the contrary, 19% disagreed and another 11% strongly disagreed. The remaining 8% of respondents expressed no opinion. Overall, the survey results indicate very strong support for additional transportation programs. The following figure provides a summary of the results for question 20.

Question 20: Transportation Programs



Economic Development Needs

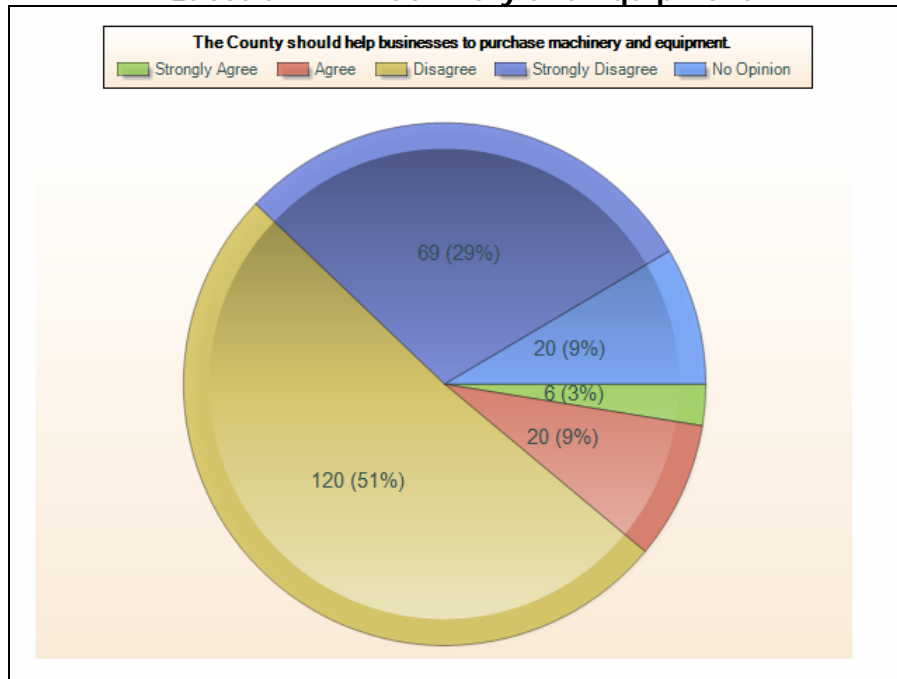
Question 21: The county should provide financial assistance to upgrade existing commercial buildings.

Over 43% of survey respondents disagreed, and an additional 24% strongly disagreed, that the county should provide financial assistance to upgrade existing commercial buildings. Only 4% of participants strongly agreed with this statement and 18% agreed. The remaining 11% had no opinion. Overall, the survey responses indicate a strong lack of support for financial assistance programs to upgrade existing commercial structures in the county.

Question 22: The county should help businesses to purchase machinery and equipment.

Over 51% of survey respondents disagreed, and an additional 29% strongly disagreed, that the county should help businesses purchase machinery and equipment. On the contrary, only 3% of respondents strongly agreed with this statement while 9% agreed. The additional 9% of participants had no opinion on the subject. Overall, the survey responses indicate a strong lack of support for programs aimed to help businesses purchase machinery and equipment. The following figure highlights the results for question 22.

Question 22: Machinery and Equipment



Question 23: The county should provide employment training.

Over 45% of survey respondents agreed that the county should provide employment training opportunities for residents. In addition, 14% strongly agreed. On the contrary, 24% of respondents disagreed and an additional 11% strongly disagreed. Six percent (6%) of respondents expressed no opinion. Overall, the survey responses indicate there is a high level of support for employment training programs.

Neighborhood Needs

Question 24: The county should provide financial assistance to preserve historic homes and buildings.

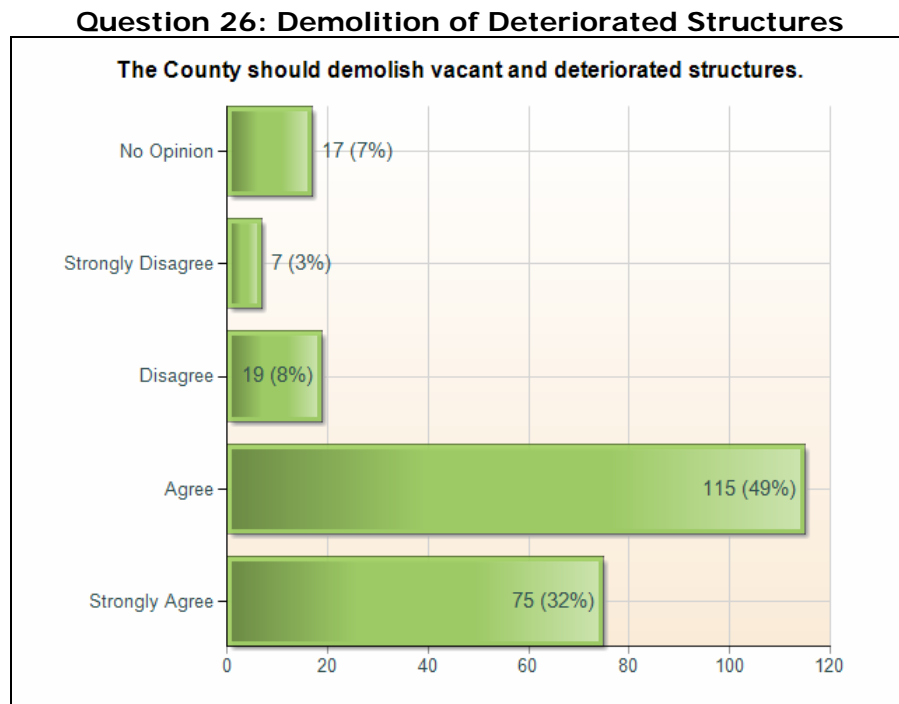
Forty-two percent (42%) of survey participants agreed, and an additional 12% strongly agreed, that the county should provide financial assistance to preserve historic homes and buildings. On the contrary, 25% disagreed and an additional 15% strongly disagreed. The remaining 6% of respondents had no opinion. Overall, survey responses indicate a strong level of support for the historic preservation of homes and buildings throughout Williamson County.

Question 25: The county should provide a higher level of code enforcement.

Almost 38% of survey respondents agreed that the county needs to provide a higher level of code enforcement. Additionally, 19% strongly agreed with this statement while just 4% strongly disagreed. A total of 52 respondents, or 22%, disagreed with this statement and 38 respondents, or 16%, had no opinion on the subject. Overall, there is a high level of support for stronger code enforcement efforts in Williamson County.

Question 26: The county should demolish vacant and deteriorated structures.

Over 49% of survey respondents agreed, and an additional 32% of respondents strongly agreed, that the county should demolish vacant and deteriorated structures. On the contrary, only 3% of respondents strongly disagreed with this statement while 8% disagreed. There were 17 respondents, or 7%, that had no opinion. Overall, there is a high level of support for demolition projects. The following figure highlights the results for question 26.



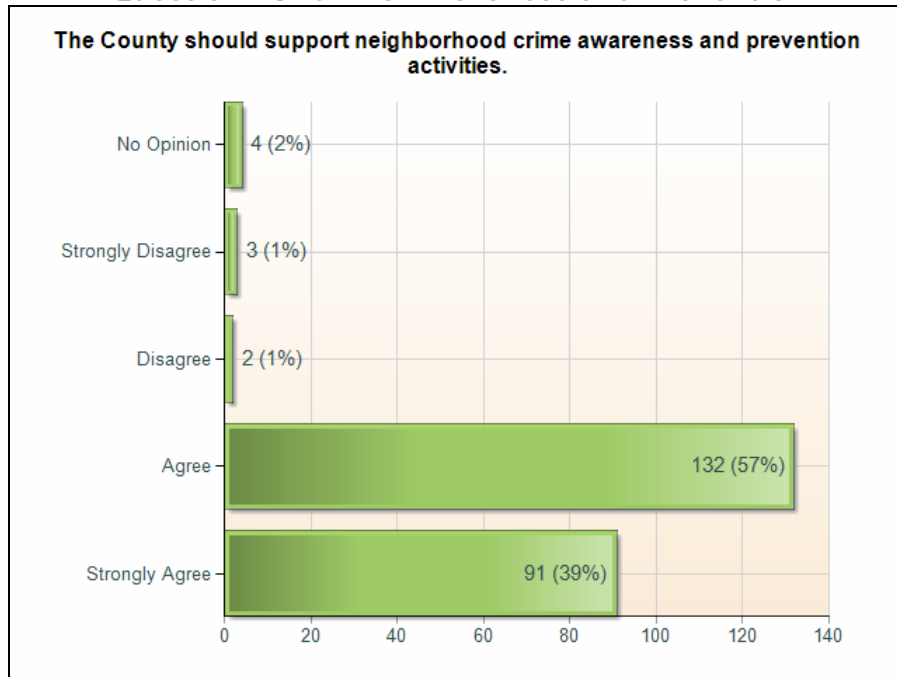
Question 27: The county should undertake targeted neighborhood revitalization projects.

Almost 47% of survey respondents agreed that the county needs to undertake targeted neighborhood revitalization projects. In addition, 14% strongly agreed with this need. However, 20% disagreed and 8% strongly disagreed. The remaining 12% of respondents indicated no opinion. Overall, the survey results indicate a high level of support for targeted revitalization strategies and projects in Williamson County.

Question 28: The county should support neighborhood crime awareness and prevention activities.

The survey results indicated overwhelming support for neighborhood crime awareness and prevention activities in Williamson County. Specifically, 57% of respondents agreed with the need for such activities while another 39% strongly agreed. A total of 2% of respondents disagreed, including strongly disagreed, while another 2% indicated they had no opinion on the statement. The following figure highlights the results of question 28.

Question 28: Crime Awareness and Prevention



Question 29: What other kinds of housing and community development needs require attention in the county?

A total of 81 responses were received for question 29. Some of the additional needs identified or reemphasized included the following: the need for emergency home repair/rehabilitation grants, more senior housing, more programs for the mentally disabled populations, more bicycle lanes, more public transit services, and new community parks, including dog parks. These are just a few of the additional needs identified. A full list of answers received for question 29 is included in Appendix A.

Question 30: Which statement comes closest to expressing your budget and program priorities? Check only one box.

Seventy-nine percent (79%) of respondents indicated they believe funds should be distributed somewhat uniformly throughout the county so that all residents can enjoy the benefits of public investment. On the contrary, 21% said they believe federal funds should be concentrated in deteriorated neighborhoods or areas.

Question 31: Which areas or neighborhoods within the county require revitalization? Please list specific locations.

A total of 102 responses were received for question 31. Some areas commonly identified by survey participants as areas in need of reinvestment include the following: Taylor, Hutto, Georgetown, Round Rock, the San Jose neighborhood in Georgetown, Granger, Bartlett, Quail Valley, Crystal Knoll, East Georgetown, and Liberty Hill. A full list of the responses to question 31 is included in Additional Information - Appendix D.

Question 32: In your opinion, what is the most significant issue facing the county in the next five years?

A total of 174 responses were received for question 32. Some of the issues raised by survey participants include the following: rising crime rates, overgrowth, traffic management, affordable housing, local job opportunities, stagnant wages, affordable healthcare for the underinsured, transportation alternatives, activities for youth, overcrowding, street and road improvements, gentrification, high property taxes, and additional schools for the increasing population, to name a few. A full list of the responses to question 32 is included in Additional Information - Appendix D.

Summary of Findings and Conclusions

The Williamson County Housing and Community Development Needs survey was developed to gather feedback from area residents, business owners, and service providers on the most critical housing and community development needs facing the county. Based on the analysis of survey responses, the following conclusions can be made regarding the level of support for specific programs and services:

Housing Needs

- There is a strong level of support for homeless prevention programs and programs aimed at helping the homeless become more self-sufficient. However, there is an overall lack of support for rental assistance or expanding the supply of affordable rental housing for lower income households, which are primary strategies for assisting homeless persons and households to become self-sufficient.
- There is strong support for more accessible housing for persons with disabilities.
- There is moderate support for programs to help homeowners repair their homes.
- There is an overall lack of support for programs aimed at overcoming housing discrimination and providing homebuyer assistance.

Recreation and Public Infrastructure Needs

- There is a strong level of support for improvements to parks and recreation facilities, street improvements, sidewalk improvements, and water and sewer expansion and improvement projects.

Human Service Needs

- There is a high level of support for more programs for seniors, additional programs to improve health and wellness, more programs for youth, and more transportation programs.
- There is a moderate level of support for more community centers and for additional day care services and facilities.

Economic Development Needs

- There is a high level of support for employment training programs.
- There is an overall lack of support for providing financial assistance to upgrade existing commercial buildings and to help businesses purchase machinery and equipment.

Neighborhood Needs

- There is significant support for the demolition of vacant and deteriorated structures and for crime awareness and prevention programs.
- There is a high level of support for targeted neighborhood revitalization initiatives and for providing a higher level of code enforcement.
- There is moderate support for historic preservation activities.

In addition to the online community survey, the required Public Needs Hearing was held on March 9. One individual attended and requested information on how to access CDBG funds for a nonprofit affordable housing organization that would also provide construction training to young adults. (The nonprofit organization is not in existence.) The CDBG Administrator and the consulting team provided information on the eligibility of activities.

A second public hearing will be held on July 28, 2009. Comments received at this public hearing will be included in the final draft.

3. Summary of Efforts

The CDBG Office notified the list of stakeholders via e-mail of the Public Needs Hearing and the second Public Hearing. The stakeholders were requested to place notices and distribute the information to their board members, consumers and clients. The director of Georgetown Housing Authority reported that notices of the public hearings were placed in conspicuous places at Shady Acres and Stone Haven units.

4. Explanation of Comments Not Accepted

All comments received at the second public hearing but not accepted will be explained in the final draft.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

1. Institutional Structure

The County Court, comprised of five elected members, is the overall governing and management body of Williamson County. There are eleven major departments within the county structure, including the CDBG office. All activities of the county are carried out in accordance with applicable federal, state and local laws.

In 2004, Williamson County developed its CDBG Program to ensure better accountability and stability for currently managed grants. The Commissioners hired a CDBG Coordinator to manage and administer the HUD entitlement program for the county. The CDBG Coordinator is responsible to the County Court for all functions associated with the program including: 1) preparation of the Five-Year Consolidated Plan, 2) preparation of the Annual Plan, 3) preparation of the annual Consolidated Annual Performance and Evaluation Report (CAPER), 4) sub-recipient monitoring, and 5) overall program management.

The Williamson County Auditor's Office currently has the organizational program structure to support the management of over \$1 million in CDBG grant funds received annually.

2. Strengths and Gaps in the Delivery System

Strengths

There is a strong and committed community of nonprofit organizations in Williamson County that strive to provide housing and support services to lower income households and persons with special needs. Given the current recession, their services are needed now more than ever to fill the gap created by unemployment and rising prices.

Gaps

Currently, the CDBG Coordinator for Williamson County is the sole staff person responsible for the implementation, management and administration of the program over the entire county. While the incorporated municipalities in the county have support staff to apply for CDBG funds and implement approved projects in their communities, the vast majority of the county is unincorporated. Any CDBG activities implemented in these areas are the complete responsibility of the CDBG Coordinator.

3. Strengths and Gaps in the Delivery System for Public Housing

Williamson County has four public housing authorities within its jurisdiction. These include Georgetown Housing Authority, Granger Housing Authority, Taylor Housing Authority and Round Rock Housing Authority. The elected body within each jurisdiction appoints the board members to the respective authority. Each authority is solely responsible for the hiring and termination of its employees. The four authorities have good relationships with the county and local jurisdictions in which their public housing is located. The authorities will continue to maintain existing public housing units utilizing Capital Fund Grants provided by HUD.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

1. Monitoring Procedures

Performance monitoring is an important component in the long-term success of the county's CDBG Program. The CDBG Office has developed standards and procedures for ensuring that the recipients of entitlement funds meet the purposes of the appropriate legislation and regulations, and that the funds are disbursed in a timely manner.

The CDBG Office will be responsible for all performance measurement activities. The office will incorporate objective standards and methods into the process of awarding funds, allocating resources to programs and agencies, and obtaining progress and completion reports from those programs and agencies. The monitoring requirements and procedures will build upon existing monitoring systems and experience in administering federal and state programs and funds.

The office's standards and procedures for monitoring are designed to ensure that:

- 1) The objectives of the National Affordable Housing Act are met
- 2) The program activities are progressing in compliance with the specifications and schedule for each program, and
- 3) The recipients are in compliance with other applicable laws, regulations, and the requirements to affirmatively further fair housing and minimize displacement of low income households.

The CDBG Office reviews all proposed activities for eligibility under statutory and regulatory requirements, and for meeting identified needs in this plan. Activities will be monitored through the use of checklists and forms to facilitate uniform monitoring of program activities. The office has identified performance measures in advance of allocating funds. Each description of projects and activities contains the specific measures by which the project will be evaluated.

Fiscal monitoring will include review and approval of budgets, compliance with executed grant agreements, review and approval of vouchers, review of fiscal reports on a monthly basis, and a review of municipal and nonprofit audits on an annual basis.

Monitoring will occur through on-site monitoring visits. These visits will occur as necessary, but will be conducted at least once a year. There are monitoring responsibilities that go beyond the time of completion of various activities. For community development, public facilities and housing projects, site visits will be conducted at least every other year to assure benefit to low-income residents.

All subrecipients must identify the personnel working on the project, keep accurate records and filing systems to document program benefits and compliance, maintain an appropriate financial management system, submit to an audit, and submit a final report as a closeout procedure.

Annually, in the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), the county will review whether the specific objectives outlined in this strategic plan are being met. Further, this review will be an opportunity to assess if the strategic plan goals continue to address community priorities and if adequate resources are available to meet the objectives. Community input will be sought in this analysis.

Performance Measurement Plan

In accordance with HUD's Community Planning and Development Notice 03-09, the county has developed a Performance Measurement System designed to measure both the productivity and impact of the CDBG Program. In accordance with the HUD Training Manual and Guidebook *Community Planning and Development Outcome Performance Measurement Framework*, Williamson County has developed the following system.

For each activity carried out with CDBG funds, the county is required to indicate the Objective and Outcome as per the new guidelines, these being:

Objectives:

- Creating Suitable Living Environments
- Providing Decent Affordable Housing
- Creating Economic Opportunities

Outcomes:

- Availability/ Accessibility
- Affordability
- Sustainability

The combination of these creates an Outcome Statement for each activity. The Outcome Statement is also indicated on the individual Project Activity forms under Proposed Outcome. Additionally, the county will indicate the Specific Outcome Indicators that are required to be reported to HUD for each activity.

Subrecipient agreements established during the initial contracting period provide the following oversight controls: a clear scope of services, a project schedule, a project budget, an objective and outcome statement, project indicators, an outline of compensation and method of payment, terms and conditions, performance and reporting, an outline of other reports, audits and inspections, and financial and administrative requirements.

In order to ensure long-term compliance with program and comprehensive planning requirements, Williamson County will annually prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that will include a review process to determine whether the specific objectives are being met. Further, this review will be

an opportunity to assess if the strategic plan goals continue to address community priorities for housing and community development and if adequate resources are available to meet the objectives.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Basis for Assigning Priorities

The priorities presented below were developed by:

- Weighing the severity of the need among all groups and sub groups,
- Analyzing the current social, housing and economic conditions
- Analyzing the relative needs of low-moderate income persons and households, and
- Assessing the resources likely to be available over the next five years.

2. Obstacles to Meeting Underserved Needs

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in the Consolidated Plan.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

5 Year Strategic Plan Lead-based Paint response:

1. Estimated Number of Units Containing Lead-based Paint

HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions; reading and learning

disabilities; decreased attention span; hyperactivity and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

Using data provided by HUD, it is possible to *approximate* the number of housing units that may contain lead based paint and that are occupied by LMI households. The significance of this data is that LMI owner households who are cost burdened may not have the resources to abate lead based paint in their homes. LMI renter households may not even be aware that their leased units contain lead based paint, or they may be hesitant to ask their landlord to abate the problem for fear of being evicted or having their rent increased. The following table provides an estimate of the number of housing units estimated to contain lead based paint by income level of the households. This data is matched against the number of units built before 1970 to estimate the number of units that potentially contain lead based paint.

**Estimated Housing Units by Income Group Containing Lead-based Paint, 2000
Williamson County, TX**

Housing Units by Affordability	Total Occupied Units
0-<30% of MFI	
Occupied Units	2,509
Built Prior to 1970	1,059
Estimated # of Units w/ Lead-Based Paint	794
30-<50% of MFI	
Occupied Units	17,375
Built Prior to 1970	4,639
Estimated # of Units w/ Lead-Based Paint	3,479
50-<80% of MFI	
Occupied Units	42,809
Built Prior to 1970	1,901
Estimated # of Units w/ Lead-Based Paint	1,426

Source: U.S. Census Bureau; U. S. Dept. of HUD, SOCDs Data

The following analysis is based on the above table:

0%-<30% of MFI:

Of the 2,509 housing units occupied by LMI households, HUD estimated that 1,059 were built prior to 1970. Of these 1,059 units, HUD estimated that 794 contain lead-based paint. This is equivalent to 32% of the housing stock occupied by and affordable to households with incomes of less than 30% of the MFI.

30%–<50% MFI:

Of the 17,375 housing units occupied by LMI households, HUD estimated that 4,639 were built prior to 1970. Of these 4,639 units, HUD estimated that 3,479 contain lead-based paint. This is equivalent to 20% of the housing stock occupied by and affordable to households with incomes between 30% and 50% of the MFI.

50%-<80% MFI:

Of the 42,809 housing units occupied by LMI households, HUD estimated that 1,901 were built prior to 1970. Of these 1,901 units, HUD estimated that

1,426 contain lead-based paint. This is equivalent to 3% of the housing stock occupied by and affordable to households with incomes between 50% and 80% of the MFI.

2. Proposed Actions

Activities aimed at addressing lead based paint hazards are in response to federal requirements for the CDBG Program. To the greatest extent practicable, Williamson County will work with the Williamson County and Cities Health District to help eliminate the hazard of lead poisoning due to the presence of lead based paint. The county will also disseminate information on lead based paint hazards to CDBG subrecipients who receive entitlement funds for housing activities where lead based paint may be an issue.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

1. Estimated Housing Needs: Demographic Profile and Overview of Housing Needs

Williamson County represents one of the fastest growing jurisdictions in a region that has experienced sustained and significant population growth since 1990. The county is part of the five-county Austin-Round Rock Metropolitan Statistical Area (MSA) and includes 15 incorporated areas, six of which extend into neighboring counties. Georgetown, the county seat, is situated about 30 miles north of Austin. Williamson County contains 1,135 square miles of land area, across which 249,967 people were spread in 2000 at a density of 223 people per square mile.

The strong surge in the county's population in recent decades can be attributed to in-migration driven by sustained employment growth, according to the 2004 HUD Comprehensive Market Analysis Report for the Austin-Round Rock MSA. The region is the trade center of central Texas and has seen particularly rapid economic growth related to the high-tech and service industry sectors. As the influx of in-migration centered on Austin has caused the cost of housing in the region to rise, Williamson County has emerged as an affordable area to locate, within reasonable commuting distance to many jobs.

The 2000 Census reports on the previous locations of persons who moved to the county between 1995 and 2000. In those five years, the total inflow to Williamson County was 91,110 persons and outflow was 42,441 persons, resulting in a net migration gain of 48,669. Of those who moved to Williamson County, nearly one-third (28,193) relocated from neighboring Travis County. An additional 18,890, or 20.7% of total inflow, relocated from other Texas counties.

Population Trends, 1950 – 2008

	Williamson County		Austin-Round Rock MSA*		Texas	
	Total	% Change	Total	% Change	Total	% Change
1950	38,853		256,645		7,711,194	
1960	35,044	-9.8%	301,261	17.4%	9,579,677	24.2%
1970	37,305	6.5%	398,938	32.4%	11,198,655	16.9%
1980	76,521	105.1%	585,051	46.7%	14,225,513	27.0%
1990	139,551	82.4%	846,227	44.6%	16,986,510	19.4%
2000	249,967	79.1%	1,249,763	47.7%	20,851,820	22.8%
2008	387,764	55.1%	1,592,639	27.4%	24,361,558	16.8%

**The definition of the MSA containing Austin changed in 2003 when the Austin-San Marcos MSA became the Austin-Round Rock MSA. All data is based on the 2005 MSA (CBSA) definition.*

Source: U.S. Census Bureau for 1950 - 2000 data; DemographicsNow for 2008 data

The following table shows population change in the nine incorporated areas contained entirely within the county. Population data from the six incorporated areas that extend into surrounding counties are combined into a remainder that includes the county's unincorporated territory.

Between 1990 and 2008, all areas of the county experienced an increase in population, most of them substantially. Georgetown grew 166%, driving the countywide growth rate of 177.9%. By comparison, the rapidly expanding Austin-Round Rock MSA increased 88.9% and Texas grew 43.4%.

Population Trends by Municipality, 1990 – 2008
Williamson County, TX

	1990	2000	2008	Change 1990-2008
Williamson County	139,551	249,967	387,764	177.9%
Florence	829	1,054	1,290	55.6%
Georgetown	14,842	28,339	39,515	166.2%
Granger	1,190	1,299	1,298	9.1%
Hutto	630	1,250	8,327	1221.7%
Liberty Hill	907	1,409	1,807	99.2%
Taylor	11,472	13,575	14,949	30.3%
Thrall	550	710	1,677	204.9%
Weir	220	591	798	262.7%
Remainder	108,911	201,740	318,103	192.1%
Austin-Round Rock MSA	846,227	1,249,763	1,598,639	88.9%
Texas	16,986,510	20,851,820	24,361,558	43.4%

Note: Remainder includes unincorporated territory as well as sections of Bartlett, Cedar Park, Leander and Round Rock that are only partially in Williamson County.

Source: U.S. Census Bureau for 1990 and 2000 data; DemographicsNow for 2008 data

Population Projections

DemographicsNow projections indicate that the population of Williamson County will increase by 82,863 to 470,627 residents between 2008 and 2013. The projected rate of growth during those years for the county, 21.4%, exceeds the projected rate for the Austin-Round Rock MSA (12.9%) and the state (8.8%). As illustrated in the following table for incorporated cities contained entirely within the county, estimates indicate that strong growth will continue in Georgetown, the county seat, and that some of the county's smaller cities will be some of its fastest gainers. Hutto is expected to grow by one-third, gaining almost 3,000 new residents.

**Population Projections, 2008 – 2013
Williamson County, TX**

	2008	2013	# change	% change
Williamson County	387,764	470,627	82,863	21.4%
Florence	1,290	1,463	173	13.4%
Georgetown	39,515	47,075	7,560	19.1%
Granger	1,298	1,348	50	3.9%
Hutto	8,327	11,210	2,883	34.6%
Liberty Hill	1,807	2,088	281	15.6%
Taylor	14,949	16,168	1,219	8.2%
Thrall	1,677	2,259	582	34.7%
Weir	798	941	143	17.9%
Remainder	318,103	388,075	69,972	22.0%
Austin-Round Rock MSA*	1,592,639	1,797,360	204,721	12.9%
Texas	24,361,558	26,494,505	2,132,947	8.8%

Note: Remainder includes unincorporated territory as well as sections of Bartlett, Cedar Park, Leander and Round Rock that are only partially in Williamson County.

Source: DemographicsNow

Age of Population

The median age of Williamson County residents has increased from 30.1 in 1990 to 32.5 in 2000. According to DemographicsNow estimates, the median age continued to rise to 34.1 in 2008 and will reach 35.5 in 2013. This reflects a similar trend in the Austin-Round Rock MSA, as the median age in the five-county region rose from 29.6 in 1990 to 31 in 2000 and is projected at 33.4 in 2008 and 35.1 for 2013.

In Williamson County, the fastest growing age group was the work force population. The following provides a review of recent changes in population by age in the county.

- For 2008, the preschool age cohort, including persons age 4 and under, is estimated to include 30,133, or 7.8% of the total population. From 1990 to 2000, the preschool population increased 74% from 12,247 to 21,322. Between 2000 and 2008, it grew 41.3%.
- The school-age population, consisting of persons age 5 to 19, increased from 35,012 in 1990 to 59,880 in 2000 and 86,003 in 2008. Over the 18-year span since 1990, this amounts to a change of 145.6%.
- The work force population, consisting of persons age 20 to 64, is the largest age group with 238,622 in 2008, or 61.5% of the total population. It is also the most rapidly expanding age group. From 1990 to 2000, the work force population increased 84.2% from 81,638 to 150,376. The group's size is estimated to have increased by 88,246, or 58.7% between 2000 and 2008. The largest gain was in persons age 55 to 64, a group that increased 345% from 7,783 in 1990 to 34,610 in 2008.
- In 2008, there were 32,976 elderly persons age 65 and up, accounting for 8.5% percent of the total population. From 1990 to 2000, the elderly population increased by 7,760 to 18,389. From 2000 to 2008, it increased by 14,587, or 79.3%. The most growth occurred in the 85+ age group, which expanded from 1,190 persons in 1990 to 4,075 in 2008, an increase of 242.4%.

Households

As of 2000, there were 86,766 households in the county, of which 43.9% had children under age 18 living with them, 64% were married couples living together, 9.6% had a female householder with no husband present, and 22.8% were non-family households. Single individuals account for 17.6% of all householders, and 4.6% of households consist of someone living alone who was 65 years of age or older.

The number of households in Williamson County increased 77.8% from 48,790 in 1990 to 86,766 in 2000. Current estimates for 2008 show an increase to 125,650 total households, a gain of 157.5% since 1990. Persons per household in the county increased slightly from 2.81 in 1990 to 2.82 in 2000

Persons per Household, 1990 - 2000

	1990	2000
Williamson County	2.81	2.82
Austin-Round Rock MSA	2.48	2.57
Texas	2.73	2.74

Source: U.S. Census Bureau

Income and Poverty

Adjusted to 2008 dollars, the median household income in Williamson County increased from \$55,506 in 1990 to \$75,821 in 2000, and to an estimated \$78,317 in 2008. This amounts to a 58.6% increase during those 18 years. The adjusted median income and its growth have been consistently higher for Williamson County than in the MSA and the state. The adjusted median income in the Austin-Round Rock MSA was \$46,174 in 1990, \$61,296 in 2000 and an estimated \$63,802 in 2008, a total increase of 38.2%. The statewide adjusted median income was \$44,540 in 1990, \$49,929 in 2000 and an estimated \$51,025 in 2008, a total increase of 14.6%.

The strong growth in the county's median household income can be largely attributed to a change in the distribution of households by income. The following table illustrates a decreasing number of poor households and an increasing proportion of wealthy residents. The 324 households making more than \$150,000 represented only 0.7% of the county's total households in 1990, but increased by 16,025 by 2008 to represent 13.0% of all households. Most notably, however, there will remain over 11,000 households with incomes below \$25,000 in 2008 in Williamson County.

**Household Income, 1990 – 2008
Williamson County, TX**

	1990		2000		2008	
	Total	% of Total	Total	% of Total	Total	% of Total
Less than \$10,000	5,554	11.4%	3,054	3.8%	4,976	4.0%
\$10,000 to \$14,999	3,715	7.6%	2,364	3.0%		
\$15,000 to \$24,999	8,141	16.7%	3,276	4.1%	6,084	4.8%
\$25,000 to \$34,999	7,962	16.3%	7,944	10.0%	7,548	6.0%
\$35,000 to \$49,999	10,553	21.6%	9,410	11.8%	14,734	11.7%
\$50,000 to \$74,999	9,165	18.8%	22,375	28.2%	26,106	20.8%
\$75,000 to \$99,999	2,458	5.0%	14,897	18.7%	22,857	18.2%
\$100,000 to \$149,999	971	2.0%	11,475	14.4%	27,084	21.5%
More than \$150,000	324	0.7%	4,659	5.9%	16,349	13.0%
Total	48,843	100.0%	79,454	100.0%	125,738	100.0%
Median Household Income	\$55,506*		\$75,821*		\$78,317	

* Adjusted to 2008 dollars

Source: Census 1990, Summary File 3, P080, P080A; Census 2000, Summary File 3, P52, P53;
DemographicsNow for 2008 data

The number of persons living below the poverty level in Williamson County decreased between 1990 and 2000, despite the county's strong population growth. In 1990, there were 13,811 persons living in poverty, which was 10.1% of all persons for whom poverty was determined. By 2000, this number fell to 11,735, accounting for 4.8% of persons for whom poverty was determined.

Likewise, poverty rates during those years decreased in the Austin-Round Rock MSA and the state. In the MSA, persons living in poverty fell from 115,330 (15.3%) in 1990 to 134,589 (11.1%) in 2000. In Texas, persons living below poverty declined from 3,000,515 (18.1%) in 1990 to 3,117,609 (15.4%) in 2000.

The following table breaks down the population by poverty level among various county jurisdictions.

**Percent of Persons Below Poverty Level, 1990 – 2000
Williamson County, TX**

	1990		2000	
	Persons below poverty level	Percent below poverty level	Persons below poverty level	Percent below poverty level
Williamson County	13,811	10.1%	11,735	4.8%
Florence	184	23.6%	162	14.7%
Georgetown	2,436	17.9%	1,872	7.2%
Granger	380	33.4%	149	12.0%
Hutto	108	17.5%	58	4.6%
Liberty Hill	*	*	119	7.9%
Taylor	2,435	21.9%	1,831	14.2%
Thrall	127	23.5%	136	19.2%
Weir	10	5.1%	32	5.2%
Remainder	8,131	6.6%	7,376	3.0%
Austin-Round Rock MSA	115,330	15.3%	134,589	11.1%
Texas	3,000,515	18.1%	3,117,609	15.4%

* The 1990 Census does not include Liberty Hill as an incorporated place.

Source: Census 2000, Summary File 3, DP-3; Census 1990, SF 3, DP-4

Cost Burden and Housing Problems

The following provides an estimate of the number and type of households in need of housing assistance. The review considers needs for the households by income as follows.

- Extremely low income households (income less than 30% of MFI)
- Very low income households (income between 30% and 50% of MFI)
- Low income households (income between 50% and 80% of MFI)
- Households with income above 80% of MFI (moderate, middle and high income households).

Also considered are the needs for owners and renters, elderly households, small households and large households.

The description of housing needs contained in this part includes discussion of cost burden and severe cost burden, overcrowding and substandard housing conditions being experienced by income category. For the income categories enumerated, any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category as a whole are identified.

Housing Needs of Extremely Low, Very Low and Low Income Households

Much of the data reported in this portion of the Williamson County CP was derived from CHAS Data 2000. CHAS Data 2000 is a special tabulation prepared for HUD by the Census Bureau. HUD reports that the Census Bureau uses a special rounding scheme on special tabulation data. As a result, there may be discrepancies between the data reported by CHAS Data 2000 and data reported by Census 2000 Summary File 3, which is the source of much of the data in other parts of the CP.

Using CHAS Data 2000, the following table reports on households with any housing problem. Information is presented for renters and owners. As defined by CHAS Data

2000, any housing problem includes 1) cost burden greater than 30% of income, and/or 2) overcrowding, and/or 3) without complete kitchen or plumbing facilities. The table also identifies cost-burdened households. Cost burden is distinguished by households paying from 30% to 50% of their income and households paying more than 50%. Households paying more than 50% are classified as severe cost burden.

(See also "Housing Needs Table" in Additional Information – Appendix E, HUD Tables.)

Households with Housing Problems by Income, 2000 Williamson County, TX

Income Category of Household	Total			Cost Burden				Other Housing Problems**	
				30% to 50%		More than 50% (Severe)			
		Any Housing Problem*							
		Total	%	Total	%	Total	%	Total	%
Renter Households									
Extremely Low (0-30% MFI)	1,860	1,376	74.0%	1,352	72.7%	1,003	53.9%	24	1.8%
Very Low (30 to 50% MFI)	1,882	1,413	75.1%	1,208	64.2%	369	19.6%	205	14.5%
Low (50 to 80% MFI)	2,633	1,116	42.4%	848	32.2%	100	3.8%	269	24.1%
Above 80% MFI	5,531	420	7.6%	105	1.9%	6	0.1%	315	75.0%
Total Renters	11,906	4,327	36.3%	3,513	29.5%	1,477	12.4%	813	18.8%
Owner Households									
Extremely Low (0-30% MFI)	1,598	1,114	69.7%	1,083	67.8%	754	47.2%	30	2.7%
Very Low (30 to 50% MFI)	2,556	1,452	56.8%	1,375	53.8%	818	32.0%	77	5.3%
Low (50 to 80% MFI)	6,070	3,254	53.6%	3,053	50.3%	619	10.2%	200	6.2%
Above 80% MFI	37,009	3,516	9.5%	2,887	7.8%	185	0.5%	629	17.9%
Total Owners	47,233	9,335	19.8%	8,407	17.8%	2,362	5.0%	928	9.9%
All Households									
Total All Households	59,139	13,662	23.1%	11,921	20.2%	3,839	6.5%	1,741	12.7%

* Any housing problem: Cost burden greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing.

** Other housing problems: Overcrowding, and/or without complete kitchen or plumbing.

Source: HUD State of the Cities Data System (SOCDS) CHAS Data 2000

As shown in the table above, CHAS Data 2000 reports 59,139 households in Williamson County (exclusive of Round Rock) with 11,906 (20%) renters and 47,233 (80%) owners. Notably:

- 13,662 (23.1%) households have housing problems.
- 9,726 (71.2%) households with housing problems are low income, with annual incomes at or below 80% of the median family income (MFI). Lower income households are most likely to have housing needs due to limited resources.
- 4,327 (36.3%) renter households have housing problems. Renters comprise 31.7% of the 13,662 households with housing problems.
- Of the 11,906 renter households, 6,375 (53.5%) have incomes classified as low, very low or extremely low. Of the 4,327 renter households with housing problems, 3,907 (90.3%) have incomes at or below 80% of MFI.
- 9,335 (19.8%) owner households have housing problems. Owners comprise 68.3% of the 13,662 households with housing problems.
- Of the 47,233 owner households, 10,224 (21.6%) have incomes at or below 80% of MFI. Of the 9,335 owner households with a housing problem, 5,819 (62.3%) are low income.

The table above also provides information regarding cost burden by income category. According to data, a total of 11,921 (20.2%) households pay 30% or more of their income for housing. Of these cost-burdened households, 3,839 (32.2%) pay more than 50% of their income for housing.

Cost-burdened renters need decent, affordable housing. Extremely low income households have the greatest need for continued assistance in the form of a subsidy or an affordable unit. Very low income and low income renters with a housing problem need assistance with supportive services, such as childcare, health care or transportation services. Assistance with supportive services reduces demands on their incomes, freeing up income to pay for housing. Very low income and low income renters who are provided assistance with other services may be able to save money that can be used for a down payment and closing costs on an owner unit. Because the majority of the low income renters are experiencing cost burden, all would benefit from improved economic opportunities. To take advantage of higher-skilled jobs that pay more and provide the potential for advancement, there will be the need for education and job training.

Low income owners who are cost-burdened need assistance with maintenance and upkeep of their units so that they do not deteriorate. Low income owners also need assistance with supportive services that reduce the competing demands on their limited incomes. Finally, low income owners would benefit from improved economic opportunities.

Through the use of CHAS Data 2000, it is possible to calculate the number of households by household income with "Other Housing Problems." Other housing problems exclude cost burden but include overcrowding, in addition to a lack of complete kitchen or plumbing facilities. The previous CHAS table identifies the following characteristics about other housing problems in Williamson County.

- Of the 13,662 households with housing problems, 1,741 (12.7%) are classified as having housing problems other than cost burden.
- 797 (45.8%) of the 1,741 households with other housing problems are low income, with annual incomes at or below 80% of MFI.
- 813 (46.7%) of the 1,741 low income households with housing problems other than cost burden are renters.

Housing Needs of Elderly Households, Small Households, Large Households and All Other Households

This section considers housing needs based on type of households. For the purposes of this section, elderly households are one- or two-person households, either person 62 years old or older. Small households consist of two to four persons. Large households have 5 or more persons. All other households are those that do not fall into one of the three previous categories.

The following table shows the 11,906 renter households reported in Williamson County (exclusive of Round Rock) by CHAS Data 2000. The households are distinguished by household type and income category. The table also shows the 4,323 renter households with housing problems, as previously reported, by household type and income category. The table reports the following characteristics:

- There are 1,201 elderly households, which is 10% of the total renters. Of these, 953 (79.4%) are low income. 521 (43.4%) of the total elderly

households have housing problems. 517 (99.2%) of the low income elderly households have housing problems.

- There are 5,852 (49.2%) small households. Of these, 2,939 (50.2%) are low income. 1,757 (30.1%) of the total small households have housing problems. 1,632 (55.5%) of the low income small households have housing problems.
- There are 1,325 (11.1%) large households. Of these, 651 (49.1%) are low income. 761 (57.4%) of the total large households have housing problems. 551 (41.6%) of the low income large households have housing problems.
- The remaining 3,528 households (29.6%) are classified as "all other households." Of these, 1,832 (51.9%) are low income. 1,284 (36.9%) have housing problems.

While small households represent the largest number of households with housing problems, a greater percentage of large households (57.4%) and elderly households (43.4%) have housing problems, particularly among those that are low income. Low income large households could be overcrowded and need assistance with obtaining a larger unit. Low income elderly households often live on fixed incomes and need assistance, as housing costs can exceed their ability to pay.

Renter Households by Household Type and Income with Housing Problems, 2000 Williamson County, TX

	Total	Elderly Households			Small Households			Large Households			All Other Households		
		Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
Extremely Low (0% to 30% MFI)	1,860	470	230	48.9%	675	541	80.1%	151	147	97.4%	564	458	81.2%
Very Low (30 to 50% MFI)	1,882	340	192	56.5%	818	590	72.1%	224	206	92.0%	500	426	85.2%
Low (50 to 80% MFI)	2,633	143	95	66.4%	1,446	502	34.7%	276	198	71.7%	768	322	41.9%
Above 80% MFI	5,531	248	4	1.6%	2,913	125	4.3%	674	210	31.2%	1,696	78	4.6%
Total Renters	11,906	1,201	521	43.4%	5,852	1,757	30.1%	1,325	761	57.4%	3,528	1,284	36.9%

Source: HUD State of the Cities Data System (SOCDS) CHAS Data 2000

The following table shows the 47,233 owner households reported in Williamson County (exclusive of Round Rock) by CHAS Data 2000. The households are distinguished by household type and income category. The data table reports the following relative to owner households:

- There are 7,889 elderly households, which is 16.7% percent of the total owner households. Of these, 3,311 (42%) are low income and 1,375 (82.7%) of the low income elderly households have housing problems.
- There are 28,568 (60.5%) small households. Of these, 4,138 (14.5%) are low income and 2,626 (63.5%) of the low income small households have housing problems.
- There are 5,797 (12.3%) large households. Of these, 1,385 (23.4%) are low income and 926 (16%) of the low income large households have housing problems.

- The remaining 4,979 (10.5%) are classified as “all other households.” Of these, 1,391 (28%) are low income households and 891 (17.9%) have housing problems.

Numerically, small owner households represent the largest number of housing problems, but a greater percentage of large households (27.3%), elderly households (21.1%) and other households (30.9%) have housing problems, particularly among those that are low income. Low income owners of all types continue to need assistance to make housing affordable.

**Owner Households by Household Type and Income with Housing Problems, 2000
Williamson County, TX**

	Total	Elderly Households			Small Households			Large Households			All Other Households		
		Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
Extremely Low (0% to 30% MFI)	1,598	744	450	60.5%	414	310	74.9%	150	146	97.3%	290	208	71.7%
Very Low (30 to 50% MFI)	2,556	1,100	422	38.4%	855	589	68.9%	291	232	79.7%	310	210	67.7%
Low (50 to 80% MFI)	6,070	1,467	502	34.2%	2,869	1,727	60.2%	943	549	58.2%	791	474	59.9%
Above 80% MFI	37,009	4,578	288	6.3%	24,430	1,930	7.9%	4,413	658	14.9%	3,588	646	18.0%
Total Owners	47,233	7,889	1,663	21.1%	28,568	4,556	15.9%	5,797	1,584	27.3%	4,979	1,537	30.9%

Source: HUD State of the Cities Data System (SOCDS) CHAS Data 2000

2. Disproportionately Greater Housing Problems

Using CHAS Data 2000, the following considers the housing needs for all households in comparison to the households by race in Williamson County. Also considered are the housing needs of Hispanic households in comparison to all households. The review serves to consider disproportionately greater need. As defined by HUD, a disproportionately greater need among any racial or ethnic group exists when a particular racial or ethnic group has housing problems at a rate higher than the percentage of persons in that category as a whole.

There are a total of 6,375 renter households in the county with incomes at or below 80% of MFI. The following table compares the percentage of households with housing problems for white non-Hispanic, black non-Hispanic and Hispanic households. The data table reports the following characteristics in Williamson County:

- 60.3% of all low income renters have housing problems. Black non-Hispanic and Hispanic households have disproportionately greater instances of problems, at 72.3% and 64.3%, respectively.
- 55.5% of all low income elderly renters have housing problems. Black non-Hispanic and Hispanic households have disproportionately greater instances of problems, at 75.5% and 58%, respectively.
- 58.6% of all low income family renters have housing problems. Black non-Hispanic and Hispanic households have disproportionately greater instances of problems, at 76.7% and 64.6%, respectively.
- 65.7% of all low income renters categorized as “all other households” have housing problems. White non-Hispanic and Hispanic households have comparable rates while black non-Hispanic households had a lower rate at 53.1%.

**Renter Households with Incomes below 80% of MFI
with any Housing Problems by Race and Hispanic Origin, 2000
Williamson County, TX**

	All Households 0%-80% of MFI		Elderly Households 0%-80% of MFI			Family Households 0%-80% of MFI			All Other Households 0%-80% of MFI		
	Total	% with a Housing Problem	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
White Non-Hispanic	4,244	59.1%	792	430	54.3%	2,000	1,113	55.7%	1,452	964	66.4%
Black Non-Hispanic	452	72.3%	49	37	75.5%	322	247	76.7%	81	43	53.1%
Total Non-Hispanic	4,696	60.3%	841	467	55.5%	2,322	1,360	58.6%	1,533	1,007	65.7%
Hispanic	1,441	64.3%	100	58	58.0%	1,098	709	64.6%	243	160	65.8%

Information regarding other races not reported.

Source: HUD State of the Cities Data System (SOCDS) CHAS Data 2000

There are a total of 10,224 owner households with income at or below 80% of MFI in the county. The following table compares the percentage of households with housing problems for white non-Hispanic, black non-Hispanic and Hispanic households. The data reveals the following characteristics:

- 55.5% of all low income owners have housing problems. Black non-Hispanic and Hispanic households have disproportionately greater instances of problems, at 64.5% and 59.3%, respectively.
- 41% of all low income elderly owners have housing problems. Black non-Hispanic households have a disproportionately greater instance of problems at 53.2% while Hispanic households have the lowest rate at 38.4%.
- 63.8% of all low income family owners have housing problems. White non-Hispanic households and Hispanic households experienced comparable rates of housing problems while black non-Hispanic households have a lower incidence at 58%.
- 63.5% of all low income owners categorized as "all other households" have housing problems. Black non-Hispanic had a significantly higher incidence at 100% while Hispanic households had a much lower rate of 54.2%.

**Owner Households with Incomes below 80% of MFI
with any Housing Problems by Race and Hispanic Origin, 2000
Williamson County, TX**

	All Households 0%-80% of MFI		Elderly Households 0%-80% of MFI			Family Households 0%-80% of MFI			All Other Households 0%-80% of MFI		
	Total	% with a Housing Problem	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
White Non-Hispanic	8,322	55.1%	3,062	1,244	40.6%	4,064	2,605	64.1%	1,196	734	61.4%
Black Non-Hispanic	391	64.5%	94	50	53.2%	226	131	58.0%	71	71	100.0%
Total Non-Hispanic	8,713	55.5%	3,156	1,294	41.0%	4,290	2,736	63.8%	1,267	805	63.5%
Hispanic	1,346	59.3%	172	66	38.4%	1,078	680	63.1%	96	52	54.2%

Information regarding other races not reported.

Source: HUD State of the Cities Data System (SOCDS) CHAS Data 2000

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

1. Priority Housing Needs and Activities

In light of the limited amount of CDBG funds available to Williamson County, not all of the county's housing and community development needs can be addressed over the next five years. Therefore, priorities must be established to ensure that scarce resources are directed to the most pressing housing and community development needs in the county.

A multi-step process was used to establish the priorities for the county. First, data relative to each need was collected and grouped into one of four major categories: housing needs, homeless needs, non-homeless special needs, and non-housing community development needs.

Second, the county consulted with a diverse group of public agencies, nonprofit organizations and community development entities to determine the needs as perceived by the consumers of these groups.

During the public outreach process, six underlying themes were repetitively voiced by the participants in the interviews and focus group sessions. These themes included the following:

- Public infrastructure improvements such as roads, public water and public sewers are needed in residential areas, especially in the rural and unincorporated areas of the county.
- The recession has substantially impacted contributions to local nonprofit organizations. Resources are at an all-time low. The ability of these organizations to provide supportive services to their clientele is substantially impaired. However, consumers are dependent upon these public services as a safety net now more than ever.

- There is a diverse and highly motivated nonprofit community in Williamson County that collectively possesses the organizational capacity to provide housing, services and facilities to lower income households and persons. However, adequate funding to fully finance their programs and initiatives is lacking.
- There is a need for affordable housing for extremely low income and very low income households and persons. This need has increased recently due to employment layoffs, cutback in hours, and rising fuel and food prices.
- The needs of homeless persons and families in Williamson County are not being adequately served.
- The relative absence of public transportation throughout Williamson County impedes the movement of people to employment centers.

Finally, the data were analyzed and priorities were established by the county using the following definitions:

- **High priorities** are those activities that will be considered for funding with CDBG funds during the five-year period of 2009 through 2013 prior to medium and low priorities.
- **Medium priorities** are those activities that will be considered for funding with CDBG funds during the five-year period of 2009 through 2013 following the consideration of high priorities.
- **Low priorities** are those activities that will NOT be funded with CDBG funds by the county; however, the county will consider providing certifications of consistency and supporting applications submitted for non-county funds by other entities.

Medium and low priority activities are not unimportant or are not to be understood as being unnecessary in Williamson County. Rather, it is perceived that those needs may have other, more appropriate funding sources. For example, housing rehabilitation funds could conceivably be secured through the State's HOME Program.

Williamson County has identified a limited number of priorities to provide a focus for activities that will be funded. If a high priority proposal is not received during the local CDBG application process, a medium priority project may be funded. There are a sufficient number of medium priority needs to ensure that funds can be spent in a timely manner.

The CP ensures that an adequate performance evaluation system is in place to monitor progress toward accomplishing each priority. The county is committed to tracking its progress in addressing each of the high priority needs. The complete CP will include established goals and benchmarks for each identified priority need.

Funding Guidelines

Williamson County will utilize the following guidelines to prioritize the use of funds:

- Focus funding on those households with the greatest need (i.e., extremely low income households at 0-30% of median income and very low income households at 30%-50% of median income).
- Fund non-housing community development proposals that eliminate a threat to public health and safety. An example of this type of activity might involve the extension of a water line to an area served by lower income households whose private wells have been contaminated.
- Fund activities that expand the supply of housing affordable to low and moderate income households, especially when these projects are undertaken in conjunction with public infrastructure improvements. Housing production allows for units to be added to the market under the assumption that they will provide long-term assistance. Carrying out infrastructure improvements (such as sidewalk, curb, drainage, water, sewer and/or street improvements) in the immediate vicinity of new housing production will capitalize on the housing investment and add value to a larger residential area.
- Fund public facility and infrastructure proposals that benefit extremely low income and very low income households and persons, and persons with special needs.
- Fund projects that provide housing and supportive public services to lower income households and persons, as well as persons with special needs (15% of the county's non-administrative CDBG budget can be used for public services).
- Fund activities that revitalize residential neighborhoods and stabilize business districts that are located within walking distance of residential neighborhoods.
- Fund projects that leverage other public and private resources.

The following charts reflect the county's priorities for CDBG funding over the next five years.

HOUSING NEEDS		
Extremely Low Income (0% up to 30% of MFI)		
		2009-2013 Funding Priority
Renters	Elderly	Low
	Small Related	Low
	Large Related	Low
	All Other	Low
Owners	Elderly	High
	Small Related	High
	Large Related	High
	All Other	High
Very Low Income (30% up to 50% of MFI)		
		2009-2013 Funding Priority
Renters	Elderly	Low
	Small Related	Low
	Large Related	Low
	All Other	Low
Owners	Elderly	High
	Small Related	High
	Large Related	High
	All Other	High
Low Income (50% up to 80% of MFI)		
		2009-2013 Funding Priority
Renters	Elderly	Low
	Small Related	Low
	Large Related	Low
	All Other	Low
Owners	Elderly	High
	Small Related	High
	Large Related	High
	All Other	High

HOMELESS NEEDS		
Families	Housing Type	2009-2013 Funding Priority
	Emergency Shelters	High
	Transitional Housing	Medium
	Permanent Supportive Housing	Medium
Individuals	Housing Type	2009-2013 Funding Priority
	Emergency Shelters	Medium
	Transitional Housing	Low
	Permanent Supportive Housing	Low

NON-HOMELESS SPECIAL NEEDS		
	Special Needs Population	2009-2013 Funding Priority
Housing Needs	Frail Elderly	Low
	Persons w/ Mental Illness	Medium
	Developmentally Disabled	Medium
	Physically Disabled	Medium
	Alcohol/Other Addiction	Medium
	Persons w/ HIV/AIDS	Low
	Public Housing Residents	Low
Supportive Services Needs	Special Needs Population	2009-2013 Funding Priority
	Frail Elderly	High
	Persons w/ Mental Illness	High
	Developmentally Disabled	High
	Physically Disabled	High
	Alcohol/Other Addiction	High
	Persons w/ HIV/AIDS	Low
	Public Housing Residents	High

2. Basis for Determination

The rates of housing problems among homeowners who were elderly, small or large families with incomes below 80% of the MFI were significantly high (40%, 63% and 65%, respectively). The county determined that these rates of housing problems would be the focus of its limited financial resources available to provide affordable housing assistance.

Williamson County is not currently a member of the Austin Continuum of Care. As such, it is difficult for the county to obtain funding for homeless facilities such as transitional housing and permanent supportive housing facilities. Nonetheless, the lack of an emergency shelter and domestic violence shelter in the county have been recognized as housing needs that should be addressed through other means.

The supportive housing needs of non-homeless persons with special needs, if addressed to some degree by the county, may assist in preventing homelessness among lower income individuals and households who lack the safety net to maintain independent living and self-sufficiency.

The vast rural nature of Williamson County increases the need for adequate public facility and infrastructure improvements, particularly in unincorporated areas of the county. Quality water and sewer service, along with drainage improvements, can significantly enhance the quality of life for lower income households.

3. Basis for Assigning Priority

The priorities presented below were developed by:

- Weighing the severity of the need among all groups and sub groups,
- Analyzing the current social, housing and economic conditions
- Analyzing the relative needs of low and moderate income persons, and
- Assessing the resources likely to be available over the next five years.

4. Obstacles to Meeting Underserved Needs

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

1. Characteristics of the Housing Market

In a trend consistent with the county's steadily increasing population, the county's housing stock has expanded significantly since 1990. In 1990, there were 54,466 total housing units in Williamson County, 57.3% of which were owner-occupied. By 2000, the stock increased 65.8% to 90,325 units, 71.3% of which were owner-occupied. DemographicsNow estimates that the number of housing units in the county reached 91,157 in 2008, an additional increase of 41.6% since 2000. Despite this expansion, the availability of housing units in the county has not entirely kept pace with recent population increases. Between 1990 and 2000, the number of households in the county rose 78% from 48,790 to 86,766. DemographicsNow estimates the number of households in 2008 was 125,650, an increase of 45% since 2000. Consequently, household growth is slightly outpacing housing unit growth.

Williamson County's housing stock increased at a greater rate than the housing stock across the entire Austin-Round Rock MSA. In 1990, there were 370,307 units in the MSA. By 2000, the stock increased 33.9% to 496,004 units. DemographicsNow estimates that the housing stock in the MSA rose another 31.1% to 650,488 units in 2008.

HUD's State of the Cities Data System maintains data on local building permits. As shown in the table below, the majority of units for which permits were issued

between 2000 and 2007 were for units in single-family detached or attached structures. In 2007, such units represented 68.9% of all permits issued.

**Residential Building Permits Issued, 2000 – 2007
Williamson County, TX**

Units by structure type	2000	2001	2002	2003	2004	2005	2006	2007
Single-family (attached or detached)	4,664	3,685	4,339	4,418	4,209	5,444	5,738	3,907
Multi-family	1,027	1,819	312	368	125	555	1,716	1,764
Two-unit	12	10	4	2	8	20	52	12
Three- and four-unit	42	41	4	0	17	0	146	11
Five or more units	973	1,768	304	366	100	535	1,518	1,741
Total	5,961	5,504	4,651	4,786	4,334	5,999	7,454	5,671

Source: U.S. Department of Housing and Urban Development, SOCDS Building Permits Database

The 2000 Census reported 90,325 units, 70,815 of which (78.4%) were single-family attached or detached units. An additional 14,904 of the units (16.5%) were contained in multi-family structures with two or more units. There were 4,606 mobile homes, accounting for 5.1% of all units.

The following table provides a review of units per structure and mobile homes for the county in 2000.

**Housing Units per Structure, 2000
Williamson County, TX**

	Total Units	Single-family units (detached and attached)	Multi-family units					Mobile home	Boat, RV, van, etc.
			2 to 4	5 to 9	10 to 19	20 or more	Total		
Williamson County	90,325	78.4%	5.5%	3.1%	3.2%	4.7%	16.5%	5.1%	0.1%
Austin*	5,535	42.5%	9.0%	11.7%	15.1%	21.4%	57.3%	0.3%	0.0%
Bartlett*	318	91.2%	2.8%	0.0%	0.0%	0.0%	2.8%	6.0%	0.0%
Cedar Park*	8,679	87.5%	2.3%	2.4%	0.8%	2.1%	7.6%	4.8%	0.1%
Florence	427	70.3%	6.6%	0.5%	0.7%	0.0%	7.7%	22.0%	0.0%
Georgetown	11,036	78.1%	8.9%	4.2%	3.5%	4.7%	21.3%	0.5%	0.0%
Granger	569	80.7%	7.4%	0.0%	0.9%	0.0%	8.3%	11.1%	0.0%
Hutto	444	94.4%	2.7%	0.0%	0.0%	0.0%	2.7%	2.9%	0.0%
Leander*	2,597	89.1%	2.3%	0.0%	0.0%	0.0%	2.3%	8.7%	0.0%
Liberty Hill	504	61.9%	7.3%	0.0%	0.0%	0.0%	7.3%	30.8%	0.0%
Round Rock*	21,122	75.6%	7.7%	4.1%	4.0%	8.3%	24.1%	0.3%	0.0%
Taylor	5,068	81.4%	8.5%	2.6%	0.9%	3.4%	15.4%	3.2%	0.0%
Thrall	261	90.0%	0.0%	0.8%	0.0%	0.0%	0.8%	9.2%	0.0%
Weir	234	38.9%	0.0%	0.0%	0.0%	0.0%	0.0%	61.1%	0.0%
Unincorporated areas	33,531	82.6%	3.2%	1.4%	2.0%	1.2%	7.8%	9.3%	0.3%
Austin-Round Rock MSA	496,004	60.9%	7.7%	4.7%	6.4%	13.3%	32.2%	6.6%	0.2%
Texas	8,157,575	66.5%	5.4%	4.4%	4.3%	10.0%	24.2%	9.0%	0.4%

* Includes data for only those parts of the incorporated area that fall within Williamson County

Source: Census 2000, Summary File 3, H30

Occupancy and Tenure of Housing Units

In 2000, Williamson County contained 86,766 occupied housing units and 3,559 vacant units, a vacancy rate of 3.9%. This represents a significant drop in vacancy from 1990, when the Census reported 5,674 vacant units and a vacancy rate of 10.4%. The drop can likely be attributed to the influx of in-migration that increased the demand for housing in the county in the 1990s. However, DemographicsNow

estimates that the number of vacancies has rebounded considerably since 2000 to 8,851 in 2008, a vacancy rate of 6.6%.

Williamson County has maintained a relatively high proportion of owner-occupied housing. The 2000 Census reported that 64,391 (74.2%) of the county's 90,325 housing units were owner-occupied, while the remaining 22,375 (25.8%) were renter-occupied. The rate of owner-occupancy rose from 57.3% in 1990. By comparison, the rate of owner-occupancy in the Austin-Round Rock MSA was 45.1% in 1990 and 55.4% in 2000, and the rate of owner-occupancy statewide was 52.7% in 1990 and 57.8% in 2000.

The rate of home ownership varied by municipality, ranging from 38.5% in the portion of Austin that stretches into Williamson County to 91.9% in the small city of Weir. The following table breaks down occupancy and tenure for all incorporated cities in the county.

Housing Occupancy and Tenure, 2000
Williamson County, TX

	Housing Units		Owner Occupied		Renter Occupied		Vacant	
	Total	Occupied	Total	% of Occupied	Total	% of Occupied	Total	% of Total
Williamson County	90,325	86,766	64,391	74.2%	22,375	25.8%	3,559	3.9%
Austin*	5,535	5,274	2,030	38.5%	3,244	61.5%	261	4.7%
Bartlett*	318	295	231	78.3%	64	21.7%	23	7.2%
Cedar Park*	8,679	8,383	7,228	86.2%	1,155	13.8%	296	3.4%
Florence	427	401	276	68.8%	125	31.2%	26	6.1%
Georgetown	11,036	10,430	7,241	69.4%	3,189	30.6%	606	5.5%
Granger	569	501	378	75.4%	123	24.6%	68	12.0%
Hutto	444	406	343	84.5%	63	15.5%	38	8.6%
Leander*	2,597	2,506	2,200	87.8%	306	12.2%	91	3.5%
Liberty Hill	504	504	362	71.8%	142	28.2%	0	0.0%
Round Rock*	21,122	20,463	13,597	66.4%	6,866	33.6%	659	3.1%
Taylor	5,068	4,714	3,135	66.5%	1,579	33.5%	354	7.0%
Thrall	261	252	210	83.3%	42	16.7%	9	3.4%
Weir	234	221	203	91.9%	18	8.1%	13	5.6%
Unincorporated areas	33,531	32,416	26,957	83.2%	5,459	16.8%	1,115	3.3%
Austin-Round Rock MSA	496,004	471,855	274,869	58.3%	196,986	41.7%	24,149	4.9%
Texas	8,157,575	7,393,354	4,717,294	63.8%	2,676,060	36.2%	764,221	9.4%

* Includes data for only those parts of the incorporated area that fall within Williamson County

Source: Census 2000, Summary File 3, H6, H7

(See also "Housing Market Analysis Table" in Additional Information – Appendix E, HUD Tables.)

The following tables show housing tenure in Williamson County in 2000 by race of the household and for Hispanic households. White households in the county own their housing units at a rate of 87.9%, significantly higher than the 74.2% rate of all households countywide, minority households and Hispanic households own their housing units at far lower rates.

**Owner Occupancy by Race and Ethnicity of Household, 2000
Williamson County, TX**

	Total Occupied Units	Percent Owner-Occupied Units							
		Total	White	Black	American Indian/ Alaskan Native	Asian/ Pacific Islander	Other Race	Two or More Races	Hispanic
Williamson County	86,766	74.2%	87.9%	4.0%	0.4%	2.0%	4.4%	1.3%	10.7%
Austin*	5,274	38.5%	86.1%	6.9%	0.0%	3.3%	2.8%	1.0%	5.6%
Bartlett*	295	78.3%	67.1%	14.7%	1.3%	1.7%	15.2%	0.0%	27.7%
Cedar Park*	8,383	86.2%	88.3%	3.2%	0.5%	2.0%	4.8%	1.2%	9.8%
Florence	401	68.8%	92.8%	0.0%	0.7%	0.0%	6.2%	0.4%	10.1%
Georgetown	10,430	69.4%	92.9%	1.7%	0.1%	0.3%	3.8%	1.2%	8.5%
Granger	501	75.4%	79.6%	11.4%	0.5%	0.0%	7.4%	1.1%	21.4%
Hutto	406	84.5%	79.9%	4.4%	0.9%	0.0%	14.0%	0.9%	21.3%
Leander*	2,506	87.8%	90.0%	2.0%	0.9%	0.6%	4.8%	1.7%	11.9%
Liberty Hill	504	71.8%	97.0%	0.0%	0.0%	0.0%	3.0%	0.0%	9.1%
Round Rock*	20,463	66.4%	82.6%	7.5%	0.6%	2.0%	5.6%	1.7%	14.7%
Taylor	4,714	66.5%	78.7%	9.5%	0.2%	0.8%	9.8%	1.0%	21.5%
Thrall	252	83.3%	70.0%	9.0%	1.9%	0.0%	16.7%	2.4%	22.9%
Weir	221	91.9%	94.1%	2.0%	0.0%	1.5%	0.0%	2.5%	14.3%
Unincorporated areas	32,416	83.2%	90.5%	2.1%	0.3%	2.8%	3.1%	1.1%	6.9%
Austin-Round Rock MSA	471,855	58.3%	83.0%	5.8%	0.5%	2.2%	6.9%	1.6%	15.6%
Texas	7,393,354	63.8%	80.7%	8.3%	0.5%	2.0%	6.9%	1.7%	21.3%

* Includes data for only those parts of the incorporated area that fall within Williamson County

Source: Census 2000, Summary File 3, H11, H12

**Renter Occupancy by Race and Ethnicity of Household, 2000
Williamson County, TX**

	Total Occupied Units	Percent Renter-Occupied Units							
		Total	White	Black	American Indian/ Alaskan Native	Asian/ Pacific Islander	Other Race	Two or More Races	Hispanic
Williamson County	86,766	25.8%	79.4%	7.3%	0.4%	2.2%	8.6%	2.1%	19.5%
Austin*	5,274	61.5%	84.1%	6.7%	0.8%	2.5%	4.3%	1.6%	11.2%
Bartlett*	295	21.7%	75.0%	20.3%	0.0%	0.0%	4.7%	0.0%	26.6%
Cedar Park*	8,383	13.8%	82.6%	5.3%	0.0%	1.9%	8.1%	2.1%	18.5%
Florence	401	31.2%	84.8%	4.8%	1.6%	0.0%	6.4%	2.4%	13.6%
Georgetown	10,430	30.6%	80.3%	4.0%	0.2%	1.7%	10.8%	3.0%	21.9%
Granger	501	24.6%	69.1%	29.3%	0.0%	0.0%	1.6%	0.0%	16.3%
Hutto	406	15.5%	76.2%	1.6%	0.0%	0.0%	22.2%	0.0%	23.8%
Leander*	2,506	12.2%	85.9%	6.5%	1.6%	0.0%	5.9%	0.0%	11.4%
Liberty Hill	504	28.2%	73.2%	5.6%	0.0%	0.0%	15.5%	5.6%	26.8%
Round Rock*	20,463	33.6%	76.4%	7.7%	0.3%	2.7%	10.7%	2.1%	23.2%
Taylor	4,714	33.5%	61.2%	21.8%	0.5%	0.0%	14.4%	2.0%	33.5%
Thrall	252	16.7%	76.2%	11.9%	0.0%	0.0%	0.0%	11.9%	11.9%
Weir	221	8.1%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unincorporated areas	32,416	16.8%	84.5%	4.8%	0.4%	2.5%	5.7%	2.0%	10.7%
Austin-Round Rock MSA	471,855	41.7%	69.6%	9.5%	0.6%	4.7%	12.8%	2.8%	24.4%
Texas	7,393,354	36.2%	64.9%	16.8%	0.7%	3.2%	11.8%	2.7%	29.3%

* Includes data for only those parts of the incorporated area that fall within Williamson County

Source: Census 2000, Summary File 3, H11, H12

Housing Value and Rent

In 2000, the median value of owner-occupied housing in Williamson County was \$125,800. During the 1990s, median value increased 32.4% from \$94,993, after adjusting for inflation. The increase in housing value was comparable to the increase in median household income (36.2%, adjusted) during the same period. Median housing values in the county's incorporated areas ranged from \$51,300 in Granger to \$140,600 in Georgetown.

The National Low Income Housing Coalition provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in each county in the U.S. In Williamson County, the 2008 FMR for a two-bedroom apartment was \$781. HUD estimates that the 2008 median income in the county was \$69,100, or \$5,758 per month. Renters, who comprised an estimated 27% of all households in Williamson County in 2008, had a 2008 median income of \$45,307, or \$3,775 per month. In order to afford a two-bedroom unit at the FMR of \$781 without paying more than 30% of income on housing, a renter household must have an annual income of \$31,241, or \$2,603 per month. In Williamson County, 40% of renters do not earn sufficient income to meet those criteria.

Housing for Persons with HIV/AIDS

The Texas Department of State Health Services reports annually on the incidence of reported cases of HIV and AIDS. In 2007, the latest full year for which data were available, the department reported that there were 275 persons in Williamson County living with HIV/AIDS. Of these, 26 were AIDS cases reported in 2007 and 17 were HIV cases reported in 2007.

Community Action of Williamson County, located in Georgetown, provides housing assistance for low income persons with HIV/AIDS and their families through HUD's Housing Opportunities for People with AIDS (HOPWA) Program. The Texas Department of State Health Services lists four other facilities affiliated with HOPWA in the public health region that includes Williamson County: AIDS Services of Austin, Brazos Valley Community Action Agency, United Way of the Greater Fort Hood Area and the Waco-McLennan County Public Health District.

The HOPWA program in Texas provides tenant-based rental assistance, short-term rent/mortgage/utilities assistance, supportive services and permanent housing placement services.

Housing for Persons with Disabilities

The 2000 Census reported disability status for non-institutionalized persons age 5 and over. The enumeration excludes institutionalized disabled persons, which consists of persons under formally authorized, supervised care or custody in institutions. As defined by the Census Bureau, a disability is a physical, mental or emotional condition lasting at least six months that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering.

In 2000, there were 224,981 non-institutionalized persons age 5 and over in Williamson County. Of those, 28,818 (12.8%) reported a disability. This represents a significant increase in the county's population of disabled persons since 1990, when

they totaled 8,543, or 8.6% of 99,051 non-institutionalized persons age 5 and over.

The increase in the county's population of disabled persons translates to an increased need for accommodating services and appropriate housing.

Housing Condition – Age of Unit, Lacking Complete Facilities, Year Built

Using indicators of housing deficiency available from the 2000 Census, the following provides an overview of the condition of the housing stock in Williamson County.

A structure's age is used to demonstrate the amount of time a unit has been in the housing inventory and the duration of time over which substantial maintenance is necessary. In the absence of routine maintenance, older housing becomes substandard. The age threshold used to signal a potential deficiency is 50 years or more.

The 2000 Census reported that 1,651 units in Williamson County, 2.6% of the total owner-occupied housing stock, were built prior to 1950. The following table summarizes deficiency types for all areas in the county. The percentage of units built before 1950 varies among cities, from 0.9% in the portion of Austin located in Williamson County to 10.4% in the portion of Bartlett that falls in the county. The county has a lower percentage of older housing stock than the Austin-Round Rock MSA (4.2%) and the state (6.3%). A higher proportion of the county's renter-occupied units were located in older structures. Of 22,375 rental units, 2,159, or 9.6%, were built prior to 1950.

The Census Bureau defines complete plumbing facilities as hot and cold piped water, a bathtub or shower, and a flush toilet. Units without complete plumbing facilities generally indicate substandard housing conditions.

Among owner units in Williamson County, 175 (0.3%) lacked complete plumbing in 2000. About one-third of these units (59) were located in the portion of Round Rock that falls within the county, and an additional 37.7% (66 units) were in unincorporated territory. Of the county's 22,375 renter properties, 83 or 0.3% lacked complete plumbing in 2000.

Overcrowding is directly related to the wear and tear sustained by a housing unit. More than one person per room (1.01 persons or more) is used as the threshold for defining living conditions as overcrowded. In 2000, there were 1,651 owner housing units (2.6%) with more than one person per room. The rate among rental units was much higher at 9.2%, or 2,053 of the county's 22,375 renter-occupied properties.

Housing Quality Indicators among Owner-Occupied Units, 2000
Williamson County, TX

	Total Owner occupied Units	Units Older than 50 Years		Units Lacking Complete Facilities		Overcrowded Units	
		#	%	#	%	#	%
Williamson County	64,391	1,651	2.6%	175	0.3%	1,651	2.6%
Austin*	2,030	18	0.9%	14	0.7%	18	0.9%
Bartlett*	231	24	10.4%	3	1.3%	24	10.4%
Cedar Park*	7,228	148	2.0%	0	0.0%	148	2.0%
Florence	276	8	2.9%	3	1.1%	8	2.9%
Georgetown	7,241	134	1.9%	5	0.1%	134	1.9%
Granger	378	33	8.7%	9	2.4%	33	8.7%
Hutto	343	15	4.4%	4	1.2%	15	4.4%
Leander*	2,200	65	3.0%	0	0.0%	65	3.0%
Liberty Hill	362	8	2.2%	8	2.2%	8	2.2%
Round Rock*	13,597	392	2.9%	59	0.4%	392	2.9%
Taylor	3,135	166	5.3%	4	0.1%	166	5.3%
Thrall	210	15	7.1%	0	0.0%	15	7.1%
Weir	203	2	1.0%	0	0.0%	2	1.0%
Unincorporated areas	26,957	623	2.3%	66	0.2%	623	2.3%
Austin-Round Rock MSA	274,869	11,675	4.2%	1,155	0.4%	11,675	4.2%
Texas	4,717,294	294,991	6.3%	29,689	0.6%	294,991	6.3%

* Includes data for only those parts of the incorporated area that fall within Williamson County

Source: Census 2000, Summary File 3, H20, H36, H48)

Vacant For-Sale Units Affordable to Households with Income at or below 80% of MFI

The Comprehensive Housing Affordability Strategy (CHAS) data prepared by HUD based on the 2000 Census reported 1,085 vacant for-sale units in the county. (While this data is outdated, it is the only source of such data and is required by HUD to be included in the CP.) The following table lists the number of vacant for-sale units that were affordable to low, very low, and low income households in 2000, illustrating the following:

- None of the units were affordable to households with incomes from 0% to 30% of the median family income.
- 325 (30.0%) were affordable to households with incomes between 31% and 50% of the median.
- 385 (35.5%) were affordable to households with incomes between 51% and 80% of the median.

Vacant For-Sale Units Affordable to Households with Incomes below 80% of MFI, 2000

Unit Size	Number Affordable to Households with Incomes		
	0-30% of Median	31-50% of Median	51-80% of Median
0-1 bedroom	0	35	10
2 bedrooms	0	110	95
3 bedrooms	0	180	280
Total	0	325	385

Source: HUD SOCDS CHAS Data 2000

Vacant For-Rent Units Affordable to Households with Income at or below 80% of MFI

CHAS data from 2000 reported 804 vacant for-rent units in the county. The following table lists the number of vacant for-rent units that were affordable to low, very low, and low income households in 2000, illustrating the following:

- 125 units (15.5%) were affordable to households with incomes from 0% to 30% of the median family income.
- 235 (29.2%) were affordable to households with incomes between 31% and 50% of the median.
- 425 (52.9%) were affordable to households with incomes between 51% and 80% of the median.

Vacant For-Rent Units Affordable to Households with Incomes below 80% of MFI, 2000

Williamson County, TX

Unit Size	Number Affordable to Households with Incomes		
	0-30% of Median	31-50% of Median	51-80% of Median
0-1 bedroom	40	55	120
2 bedrooms	65	90	225
3 bedrooms	20	90	80
Total	125	235	425

Source: HUD SOCDs CHAS Data 2000

2. Assisted Housing Inventory

Williamson County's CDBG funding for housing assistance has been primarily targeted towards infrastructure improvements in support of affordable housing with organizations that include Williamson County Habitat for Humanity and several municipalities within the county. In 2008, the county utilized CDBG funds to construct water and wastewater lines for 20 Habitat homes. CDBG resources were utilized for infrastructure improvements to complete a portion of the Old Mill Village project via an award to the City of Georgetown. Additional funding was provided for the second phase of the Old Mill Village Neighborhood Revitalization. This has resulted in additional units of affordable housing in Williamson County.

Williamson County has a variety of assisted housing units throughout the county. These assisted units target extremely low, very low, and low income households of all races and sizes. Housing is available for families, individuals, the elderly, and the disabled population. Housing for the homeless is a need that exists in the county.

In addition to the public housing authorities that manage public housing, one of the housing authorities has two nonprofit organizations that own market rent units. Taylor Housing Authority's properties include Mallard Run Apartments, owned by the Mallard Run Development Corporation. Although the 40 units are market rate, they charge \$40 to \$50 less per month than other market rate units in the area. In addition, there are 64 units within Sunset Apartments. Although the units were previously Section 8 new construction, they are now market rate apartments.

Habitat for Humanity operates in Williamson County and serves households between 30% and 50% of median household income. Habitat offers a 0% interest mortgage

for 20 or 30 years. The three to four-bedroom homes range in sales price from \$50,000 in Taylor to \$80,000 in Round Rock. They are working towards expanding into the western part of the county. Habitat is on track to build 9 units per year, but will only build 6 in 2009 due to the recession. Habitat's 5-year plan includes completing 100 houses by 2013, which includes 34 existing units. Georgetown Housing Authority has expressed interest in partnering with Habitat to create homeownership opportunities for public housing residents in Georgetown.

3. Use of Funds Related to Overall Housing Market Conditions

The housing market in Williamson County has been strong, due to the fast economic growth and resulting increase in jobs the county has experienced over the last decade. The regional economy of Williamson County is stronger than the state and national economies. For the past decade, the county's annual unemployment rate has been lower than the national rate and significantly lower than the state rate. However, nearly three-fourths of the jobs in Williamson County are in the service sector industries which pay the lowest wages. And, projections indicate future job growth will occur in the sectors which have experienced minimal increases or actual decline in wages over the last five years. Growth in lower-skill, lower-wage jobs will continue to exert demand for lower cost housing to support the area's predominantly service industry workforce.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

1. Priorities and Objectives

Williamson County expects to focus its CDBG entitlement funds toward improving the quality of life in local municipalities for extremely low, very low and low income households, and to retain and increase the stock of affordable owner and renter housing units. With this in mind, the following priorities and objectives have been established for the next five years:

- **Development/provision of affordable housing:** Utilize local CHDOs and nonprofit organizations to provide financial and technical assistance in developing housing for extremely low, very low and low income renters and homebuyers.
 - **Objective:** Acquisition of land for the development of new single family housing units by Habitat for Humanity throughout Williamson County.
 - **Objective:** Continuation of the Section 8 Housing Choice Voucher Program at participating public housing authorities.

- **Objective:** Continuation of the provision of public housing by participating public housing authorities to income-eligible households.

2. Funds Reasonably Expected to be Available

Currently, Williamson County has only been granted CDBG funds from HUD. The county is scheduled to receive additional CDBG-Recovery funds through the American Recovery and Reinvestment Act (ARRA), as are the local public housing authorities. While Williamson County may be eligible for HOME funds at some time in the future, participation in the HOME Program is limited currently to applying for funds from the state.

The public housing authorities anticipate receiving Capital Funds from HUD to continue planned renovation and maintenance activities on existing units. Taylor Housing Authority also anticipates receiving Section 8 Housing Choice Voucher funds.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

Public Housing Units

The following table lists the public housing authorities with jurisdiction in Williamson County and the number and type of housing assistance available by program.

**Public Housing Authority Programs, 2009
Williamson County, TX**

	Public Housing Units	Section 8 Units	Section 8 Housing Choice Vouchers	Public Housing Homeownership Program	Public Housing Waiting List
Georgetown	158	87	0	N/A	N/A
Round Rock	100	0	78	N/A	N/A
Granger	26	0	0	N/A	16
Taylor	118	0	144	24	30
Total:	402	87	222	24	46

N/A: Not available

Source: 2008 HUD PHA Plans; Interviews with PHA representatives

The following information on each of the public housing authorities in Williamson County is derived from both one-on-one interviews conducted with housing authority directors, the PHA plans submitted by the housing authorities to HUD in 2008, and written surveys sent to each authority in the county. In addition, some of the information was obtained from the PHA websites.

Georgetown Housing Authority

Georgetown Housing Authority has the largest number of public housing units (158) and the largest number of Section 8 Housing Choice Vouchers (87) of all of the housing authorities in Williamson County. The housing authority has a homeownership initiative through the Family Self-Sufficiency (FSS) program. The program, in its third year, currently has 12 participants with a goal of 25 by the end of the fifth year. The authority plans to apply for additional funds through the upcoming SuperNOFA to be issued by HUD. The authority is also exploring a partnership with Habitat to provide additional homeownership opportunities.

Georgetown Housing Authority has identified a number of public housing needs. These include capital improvements and public housing modernization efforts to enhance the livability of the housing units. Public housing improvements include replacing a gas line throughout Stone Haven and a possible energy performance contract in conjunction with other housing authorities to identify additional savings and efficiency improvements. The housing authority utilizes Capital Funds of about \$190,000 to \$200,000 annually for capital projects. These funds will be used for sidewalk and ADA curb cut improvements, central AC, and other energy improvement efforts. In addition, the housing authority is anticipating \$140,000 in American Recovery and Reinvestment Act (ARRA) funds for transportation improvements.

Round Rock Housing Authority

Round Rock Housing Authority has the third largest number of public housing units (100) as well as 78 Section 8 vouchers, some of which are used in Cedar Park and Leander. No project-based vouchers exist at this time. Of the 100 public housing units, 28 units in Westwood are mainly for the elderly, with some family households. Both Cushing Center and Lance Haven have 30 units for family households. In addition, there are 12 scattered single family units currently occupied by Section 8 tenants. The housing authority would like to sell these through a Section 8 home ownership program. All of the units are considered to be in very good condition. No public housing home ownership initiative currently exists.

The housing authority currently receives \$126,911 in Capital Funds annually. They would like to use development funds to acquire/rehab/resell reduced priced homes to public housing residents.

Granger Housing Authority

Granger Housing Authority has 26 units of public housing. The housing authority does not have a Section 8 program or home ownership program. Of the 26 units of public housing, 19 are for the elderly and seven for the non-elderly. There is a waiting list of 16 applicants for the units. The housing units are considered to be in very good condition. According to HUD, Granger is a small public housing authority

and is required to have only one handicap-accessible unit. The authority will, however, make reasonable accommodations when a request is made.

The housing authority receives about \$42,000 annually in Capital Funds. The funds are used primarily for operations, including replaced window screens, repaired sidewalks, etc. Granger expects another \$42,000 in ARRA funds that will probably be used to finance central AC in the units.

Taylor Housing Authority

Taylor Housing Authority (THA) manages 118 units of public housing, 144 housing vouchers under the Section 8 Housing Choice Voucher (HCV) program, and administers 24 subsidized units under the Section 8 Homeownership Program (16 of the units are market-rate). Of the 118 units of public housing, 48 are for the elderly and 70 are family units. The waiting period for a public housing unit is about 6 months to 1 year depending upon bedroom size with 30 turnovers a year. The waiting list for the HVC program is closed but they anticipate opening the list during the summer of 2009. Thirty applicants are currently on the waiting list with a turnover of 6 to 7 per year. THA is in the process of completing a Section 504 assessment, but at this time 5% of the units are handicapped accessible. THA will complete the sensory accessibility upon request.

In addition, THA's HCV program provides 40 units of housing in a new subdivision, with 24 subsidized and 16 market-rate units. THA provided \$9,000 in down payment assistance. The purchase price ranged from \$90,000 to \$120,000 per unit.

The housing authority receives about \$169,000 annually in Capital Funds. THA's five-year plan includes continuing modernization of their units and sidewalk improvements.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

1. Improving the Living Environment

There are 402 public housing units throughout Williamson County, in addition to the 87 units of Section 8 housing. In addition, there are 222 Section 8 Housing Choice vouchers and 24 units under the Section 8 Homeownership program.

Preference for public housing and Section 8 vouchers is given to families and/or individuals that are involuntarily displaced, homeless families as defined by HUD guidelines, veterans, families that are cost burdened and paying more than 40% of their income for rent and utilities, and for families with children that have elevated blood levels due to exposure to lead-based paint. These preferences help to ensure that affordable housing is accessible to the lowest income tenants and not just those at or near 80% of the area median income.

In regard to maintaining a suitable living environment for its residents, the housing authorities strive to maintain high quality management and operation of its public housing programs and units. The housing authorities use various HUD devised manuals in implementing its management and maintenance policies including Admissions and Continued Occupancy Handbook, PH Maintenance Plan Document, FSS Action Plan, Public Housing Assessment System Manual, Section 8 Administrative Plan, Housing Inspection Manual, Section 8 and Voucher Program Master Book, and HUD Handbook 7420.7.

The housing authorities have identified several priority program areas to address over the next few years. High priority areas include capital improvements, Section 504 assessment and compliance, public housing modernization, homeownership, resident services and family self-sufficiency, and safety, crime prevention, and drug elimination. The overall objectives are to expand homeownership among low income

households, to improve existing housing stock among low income renter households, and to provide adequate and efficient services to existing public housing residents.

The following provides an overview on strategies within each housing authority within Williamson County to improve the living environment for residents.

Georgetown Housing Authority

Georgetown Housing Authority has a number of programs to improve the environment. These include participation in the Quail Valley neighborhood revitalization plans, a resident council at Stone Haven that has been in place for four years, and a partnership with the Georgetown Project on Homeless Children. In addition, the authority has applied for 25 vouchers from the “Youth Aging Out of Foster Care” Program for young adults 18-24 years of age to assist with their transition into society. GHA receives approximately \$200,000 annually in Capital Funds from HUD for the maintenance and renovation needs of its public housing inventory. This year, for example, GHA will devote these funds to sidewalk and ADA curb cut improvements, central AC, and energy efficient improvements. GHA also is trying to invest its reserve funds in its units.

Round Rock Housing Authority

Round Rock Housing Authority receives approximately \$127,000 annually in Capital Funds from HUD to provide for the maintenance and renovation needs of its public housing stock, which it considers to be in good condition. RRHA would like to use its development funds to acquire/rehab/resale reduced-priced homes to public housing residents. Currently, there are no public housing homeownership initiatives in place either under the public housing program or the Section 8 program.

Granger Housing Authority

Granger Housing Authority has a resident council that meets 3-4 times annually. Projects include a mailbox station for residents, outside security lights, outdoor benches, a flagpole, and gardens planted by residents. In addition, the authority works with non-elderly tenants on self-sufficiency, including money management and savings for a car in order to drive to work. As the majority of residents are elderly, there is no interest in homeownership activities.

Taylor Housing Authority

Taylor Housing Authority receives approximately \$130,000 annually in Capital Funds from HUD for modernization activities. THA administers a Section 8 Homeownership Program at a new subdivision in Taylor, with 24 of the 40 units sold below market to income-eligible homebuyers. The authority also provides a homeownership counselor with its Section 8 Program to work with interested voucher holders.

2. Addressing Management and Public Housing Resident Homeownership Needs

Williamson County will assist Habitat for Humanity with the acquisition of lots across the county for development of new single family housing units. Because Habitat targets households with incomes between 30% and 50% of are median income, public housing residents may qualify to participate in the program. Furthermore,

Georgetown Housing Authority is interested in partnering with Habitat to help qualify public housing residents for homebuying opportunities through Habitat's program.

3. There are no troubled public housing agencies with jurisdiction in Williamson County.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

5 Year Strategic Plan Barriers to Affordable Housing response:

1. Public Policy Impacts on Affordable Housing

Affordable housing barriers for Williamson County's low and moderate income populations are a result of a combination of factors. Some of the barriers include zoning laws, title clearing and delinquent property taxes as well as adaptable, appropriate and affordable land for adequate construction. This means utilities, roads, and other infrastructure must be in place to support the housing development. Other barriers include permit fees, closing costs and other move-in expenses such as utility deposits.

According to a recent affordable housing study conducted for the City of Georgetown, barriers to affordable housing in the city were identified through interviews and focus group meetings, in addition to primary research. These included 1) zoning, including a relative absence of developable land for options other than single family housing, 2) impact fees assessed on every residential unit constructed in the city, regardless of the cost to construct the unit or the sales price of the unit, and 3) a general decline in state and federal funding resources directed towards affordable housing.

In addition, there are a combination of market barriers and physical barriers that impact the development of affordable housing. Market barriers include the rising cost of land and construction, and a strong housing market that is focused on market rate housing, with fewer developers and land opportunities available for affordable housing. Physical barriers include limitations due to poor soil, an aquifer, and the quarries outside of the city.

For the county as a whole, barriers include a lack of county-wide public transit which limits access to housing options to higher cost areas where most of the job centers

are located. It also means more disposable income is spent on transportation for gas and to maintain a car with less available for housing. The recession has caused lay-offs and cutbacks in hours, meaning less income for housing and basic necessities.

According to Habitat for Humanity, which builds affordable housing in most of Williamson County, land acquisition for new home construction is a major need for additional affordable housing. In addition, about a third of their clients have poor credit, as well as spotty work histories. Still, demand for their services is on the rise in the county.

2. Strategies to Remove or Ameliorate Public Policy Impacts on Affordable Housing

Several of the public policies that negatively impact affordable housing in Williamson County are not under the control of the county. For example, zoning regulations enforced in the cities of Georgetown and Round Rock cannot be influenced by the county. The following strategies proposed by the county are those which fall within the jurisdiction and authority of the county:

- Identify revitalization areas in rural areas of the county for concentrated investment
- Consider capitalizing a county-wide Housing Trust Fund.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

Nature and Extent of Homelessness

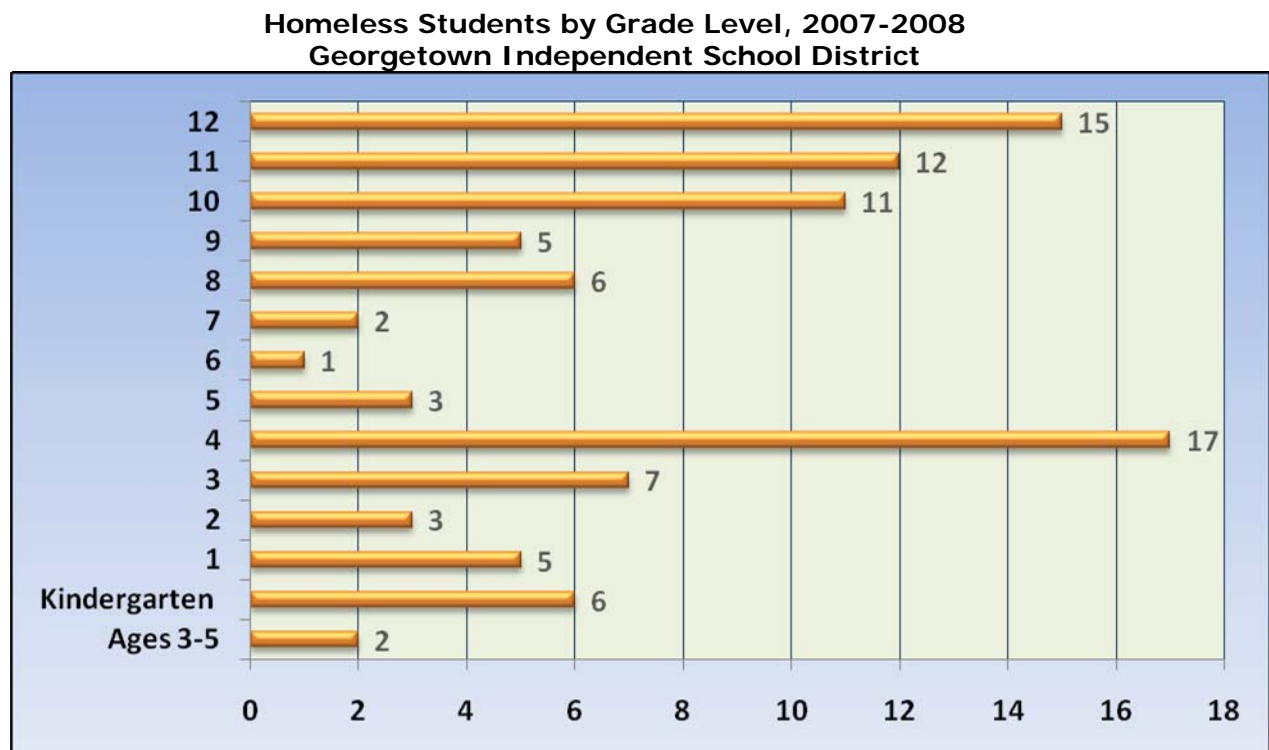
Currently, Williamson County is not a Continuum of Care designee but does participate at times with the Austin Continuum of Care. As a result, the county is not required to

conduct a point-in-time count. Furthermore, there is very limited documented information from credible sources on the nature of homelessness in Williamson County. The following narrative focuses primarily on youth homelessness as identified by The Georgetown Project.

The term “homeless” can have various definitions, such as when parents leave the area, leaving the student displaced. Other examples of homelessness are students that are forced out of their home, or choose to runaway from home. Evicted families may be forced to live in a family vehicle, lacking the means to eat proper meals or maintain personal hygiene. Student homelessness, no matter what the case may be, can create barriers to learning for such students, and creates significant challenges for teachers.

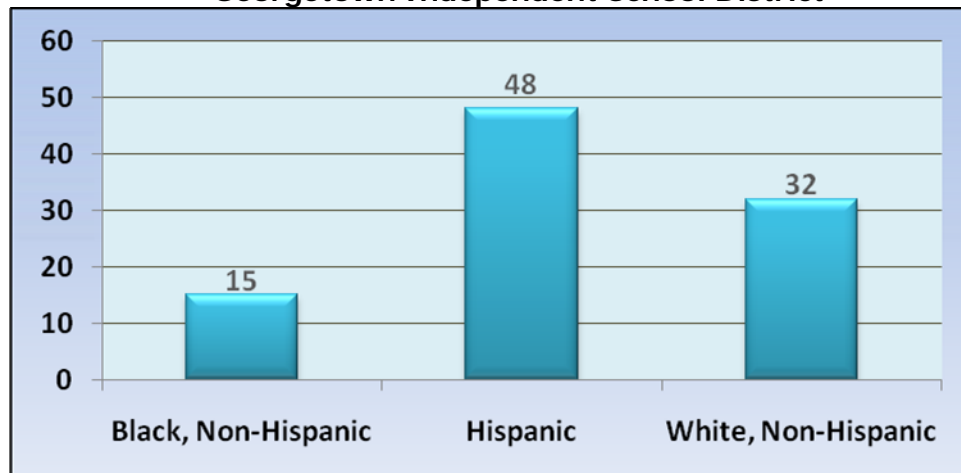
During the 2007-2008 academic year, a report conducted by the Georgetown Independent School District (GISD) found that 95 out of 10,231 students were considered to be homeless (about 1% of total district enrollment). Data for each grade level found that the 4th grade had 17 homeless students, the highest out of any other grade, while the highest concentration of students was at the secondary level, a total of 43 students.

When considering race, Hispanics comprised 48 students (51%), white non-Hispanic totaled 32 (34%), and black non-Hispanics had 15 students (15%). A gender analysis found that males outnumbered females, with a total of 55 males and 40 females.



Source: Georgetown Independent School District, Homeless Indicator Report, 2007-2008 Academic Year

Homeless Students by Ethnicity, 2007-2008
Georgetown Independent School District



Source: Georgetown Independent School District, Homeless Indicator Report, 2007-2008 Academic Year

The Georgetown Project (TGP) addresses the needs of homeless teenagers and youth with assistance from GISD to track homeless students. Also, TGP has partnered with the Georgetown Housing Authority to help combat against problems stemming from homelessness. According to the most recent data available by TGP, homelessness in GISD is around 300 students and families. Many local organizations have begun discussions aimed at addressing this problem, such as municipal, county, religious, and service organizations. TGP is committed to helping coordinate community efforts toward alleviating the problems associated with homelessness. As a critical starting point, TGP will host a community summit that is aimed at illuminating the problem itself and help create a Community Action Plan.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:

1. Homeless and Homeless Prevention Priorities

See the narrative on youth homelessness above.

2. Chronically Homeless Persons

Williamson County is not a participant in a continuum of care and was not required to participate in the Point-in-Time survey count of homeless persons and families.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

Williamson County has a number of social service agencies that provide a network of services that range from addressing homeless school-age children to families and homeless individuals. The county will continue to support efforts to end chronic homelessness through coordinated efforts with Habitat for Humanity of Williamson County, the Caring Place and other nonprofit organizations and social service agencies that provide homeless assistance. These programs, while not all directed specifically towards homeless families and individuals, provide support services for those who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.

The County supports Capital Idea which trains residents of Williamson County in skills that will prepare them to move out of poverty and enter the high-skill workforce.

The County also supports the San Gabriel Crisis Service Center, a 24-hour community-based respite center available to individuals experiencing a severe crisis, but who are not at risk of harm to themselves or others. The primary objective of the crisis respite center is to stabilize and resolve a crisis situation before it escalates to the point of requiring an in-patient hospitalization or involvement in the criminal justice system. Crisis respite treatment involves hourly or 24-hour care that is generally short-term and offered to individuals who are at risk of psychiatric crises due to a housing challenge and/or severe stressors in the family. Bluebonnet Trails MHMR, working in partnership with Williamson County and five local hospitals, was awarded a grant for a crisis respite center to be located in Williamson County.

In addition, there are programs that help to address other aspects of homelessness. The Georgetown Project addresses the needs of homeless teenagers. The Project works with the Georgetown Intermediate School District to track homeless students.

The Boys and Girls Club of Georgetown serves low income children, up to 300 kids, with an average of 70 per day. The Williamson-Burnett County (WBC) Opportunities program operates 8 of the 13 Head Start programs in the county, as well as senior service centers and Meals on Wheels. WBC Opportunities carries out homeless assistance activities through two affordable family housing facilities that they own.

While not a direct provider of homeless services, the Georgetown Community Resource Center is a multi-tenant resource center that provides low cost/no cost space for non-profit organizations, many of them serving low income families that are at risk for homelessness. The center currently hosts 8 agencies, most of which serve Williamson County. The center would like to expand the variety of supportive services in Williamson County, including those targeted towards affordable housing and homelessness.

The county has expressed a need for a homeless shelter and a shelter for victims of domestic violence.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

1. Strategy to Address Homelessness

Williamson County is not part of the Austin Continuum of Care. Limited available resources to Williamson County allow scant ability to address the homeless needs of families and individuals in the area. However, there is a network of faith-based and social service organizations that coordinate to locate the immediate resources needed. Organized permanent shelters for homeless do not exist in the county; the

primary source of assistance is based upon an assessment of need which is ultimately addressed (where possible) through this network coordination. If the need can not be met locally, the county seeks assistance from other resources in Austin.

A gap identified by the Williamson County and Cities Health District during the development of the CP is the lack of coverage across the county. Population concentrations in the south and south central portions of the county mean limited access to programs and assistance in the rural areas to the north and northwest.

The lack of a full understanding about the number of homeless population within Williamson County is a serious barrier to adequately addressing the situation. There are numerous and varied definitions of homelessness offered by organizations sponsoring assistance. Two studies were performed to better understand the homeless situation within the County. Information is compiled from data retrieved from the Bluebonnet Trails Community MHMR Center and the Williamson County Crisis Center.

Homeless people interviewed by the Bluebonnet Trails Community MHMR Center showed that 56 individuals were served between September 2002 and August 2003. All were diagnosed as having severe and persistent mental illness where 45 claimed to be in a family size of one, 11 claimed to be in a family size from 2 to 4 persons. Nineteen (19) of the total reviewed were youth. In terms of services needed, 16 required case management, all required medical assistance (indicating medication was necessary) and three needed counseling.

Another study performed of persons at the Williamson County Crisis Center (family emergency crisis center) for the month of October 2003 reported that of 27 shelter residents, one was a substance abuser, two were alcohol abusers, seven had no transportation, nine were unemployed, three were disabled, two had mental health issues and three were Spanish-speaking only.

2. Chronic Homelessness

Williamson County is not a Continuum of Care designee and therefore, was not required to participate in the point-in-time count of homeless persons and families. Furthermore, the county was not required to prepare a ten-year plan to end chronic homelessness.

3. Homelessness Prevention

Williamson County consistently supports organizations that better the lives of its residents. The Georgetown Community Service Center assists homeless clients with transitional housing. The Round Rock Area Serving Center and Habitat for Humanity of Williamson County also utilize County Public Assistance funds (general funds) to assist Williamson County residents with transitional housing and affordable permanent housing, respectively.

4. Institutional Structure

See response to #3 above.

5. Discharge Coordination Policy

Williamson County is not a Continuum of Care designee and does not receive McKinney-Vento funds. Consequently, the county was not required to develop and implement discharge coordination policies.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

5 Year Strategic Plan ESG response: **Not applicable.**

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

5 Year Strategic Plan Community Development response:

1. Priority Non-Housing Community Development Needs

Owing to the diverse nature of Williamson County communities, the non-housing community development needs within the county are varied and disparate, but there are some common elements. There are needs for public infrastructure reconstruction and public facility improvements in much of the county. There are significant social service needs that are not adequately addressed.

As in many rural areas throughout the country, public transit is lacking, making transportation for those with lower income and/or without cars a significant problem. There are also economic development needs in the county, however, the limited amount of CDBG resources and the extensive competing demands for these resources severely restricts the number and type of projects that can be undertaken. Beyond these broad categories, there are specific needs within communities such as business district revitalization, water / sewer system improvements, flood protection, and roadway and sidewalk improvements.

The following non-housing community development priorities were established by Williamson County. The list below includes priorities that the county and participating municipalities expect to address during the next five years using resources from the CDBG Program as well as other resources as available.

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS	
Public Facilities and Improvements	2009-2013 Funding Priority
Handicapped Centers	Low
Homeless Facilities	Medium
Youth Centers	Medium
Neighborhood Facilities	High
Parks, Recreational Facilities	Low
Parking Facilities	Low
Solid Waste Disposal Improvements	High
Flood Drain Improvements	High
Water/Sewer Improvements	High
Street Improvements	High
Sidewalks	High
Child Care Centers	Medium
Tree Planting	Low
Fire Stations/Equipment	Low
Health Facilities	Medium
Abused and Neglected Children Facilities	Medium
Asbestos Removal	Low
Facilities for AIDS Patients	Low
Operating Costs of Homeless/AIDS Patients Programs	Low
Economic Development	2009-2013 Funding Priority
Commercial/Industrial Rehabilitation	Medium
Commercial/Industrial New Construction	Low

2. Basis for Assigning Priorities

A multi-step process was used to establish the priorities for the county. First, data relative to each need was collected and grouped into one of four major categories: housing needs, homeless needs, non-homeless special needs, and non-housing community development needs. Second, the county consulted with a diverse group of public agencies, nonprofit organizations and community development entities to determine the needs as perceived by the consumers of these groups. Finally, the data were analyzed and priorities were established by the county.

These included:

- **High priorities** are those activities that will be considered for funding with CDBG funds during the five-year period of 2009 through 2013 prior to medium and low priorities.
- **Medium priorities** are those activities that will be considered for funding with CDBG funds during the five-year period of 2009 through 2013 following the consideration of high priorities.
- **Low priorities** are those activities that will NOT be funded with CDBG funds by the county during the five-year period of 2009 through 2013; however, the county will consider providing certifications of consistency and supporting applications submitted by other entities for non-county funds.

Medium and low priority activities are not unimportant or are not to be understood as being unnecessary in Williamson County. Rather, it is perceived that those needs may have other, more appropriate funding sources. Williamson County has identified a limited number of priorities to provide a focus for activities that will be funded. If a high priority proposal is not received during the local CDBG application process, a medium priority project may be funded. There are a sufficient number of medium priority needs to ensure that funds can be spent in a timely manner.

3. Obstacles to Meeting Underserved Needs

The principle obstacle to meet underserved needs is a lack of adequate funding. The allocation of federal funds, while significant, is well below levels required to meet the needs of the region's LMI households and communities.

4. Objectives

The following non-housing community development priorities and objectives were established by Williamson County for the next five years:

- **Infrastructure improvements:** Work with local communities to provide financial assistance in the construction and replacement of infrastructure elements necessary to preserve existing affordable residential areas.
 - **Objective:** Assist with infrastructure improvements across the county to benefit LMI residents.
- **Public facility improvements:** Work with local communities and nonprofit organizations to provide financial assistance in the construction, expansion and repair of valuable community facilities necessary to preserve and enhance the quality of life for LMI households.
 - **Objective:** Assist with public facility expansions and improvements across the county to benefit LMI neighborhood residents.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

1. Goals, Programs and Policies

Poverty is a function of income, which is related to education, job training and employment. Williamson County remains committed to addressing the needs of its citizens who live at or below the poverty level. It is also recognized that the presence of poverty and the related social and economic problems are a destabilizing element in some communities.

Williamson County will work with service providers to pursue resources and innovative partnerships to support the development of affordable housing, homelessness prevention, and emergency food and shelter.

2. Reduction of Poverty

In Williamson County, organizations such as Round Rock Area Serving Center provide assistance to low-income county residents by offering food vouchers, Fresh Food for Families program, coordinate the Coats for Kids program and provide financial assistance for utilities, rents, prescriptions, temporary lodging and gasoline. Capital Idea provides services to ensure that county residents succeed in training so that they may move out of poverty and enter the high-skill workforce. The Literacy Council of Williamson County provides services such as tutoring in English as a second language, basic literacy and GED preparation to adults throughout the County. These projects have received financial allocations (non-CDBG) from Williamson County in recent years.

Williamson County also will continue to support the economic development initiatives of entities such as the Georgetown Chamber of Commerce, the cities of Georgetown and Taylor and other organizations which promote job creation and job training for county residents.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

5 Year Strategic Plan LIHTC Coordination response: **Not applicable.**

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Non-homeless Special Needs Analysis response:

1. Priorities and Objectives

The following non-homeless special needs priorities and objectives were established by Williamson County for the next five years:

- **Public service activities:** Collaborate with local nonprofit organizations and social service agencies to provide for the supportive service needs of LMI residents.
 - **Objective:** Assist LMI persons with special needs through the provision of supportive services provided by established public agencies and private nonprofit organizations.

2. Resources Expected to be Available

Williamson County will allocate CDBG funds to local nonprofit organizations that provide such services to persons with mental illness. In addition, the county will support the actions of the Texas Department of State Health Services, Community Mental Health Programs.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

5 Year Non-homeless Special Needs Analysis response:

1. Need for Supportive Housing

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, public housing residents, and persons living with HIV/AIDS. Many persons with such special needs also have very low incomes. It is very difficult to determine the number of individuals with special needs in Williamson County.

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The needs of Williamson County's special needs subpopulations, to the extent the information was

made available, are described below. In most cases, survey responses received did not provide specific data on the number of persons who needed housing assistance.

Elderly and Frail Elderly

When a person has one or more limitations on activities of daily living, he or she may need assistance to perform routine activities such as bathing and eating. Therefore, elderly persons that need supportive housing are considered frail. Elderly persons typically need housing assistance for financial reasons or for supportive service to complete their daily routines. Supportive housing is needed when an elderly person is both frail and very low income. Elderly persons that are living on fixed, very low incomes also need affordable housing options.

An estimate of the number of non-homeless elderly and frail elderly requiring supportive services and/or housing was unavailable for Williamson County.

Mentally Ill

Severe mental illness includes the diagnosis of psychoses and major affective disorders such as bipolar disorder and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

The lack of a full understanding about the number of homeless population within Williamson County is a serious barrier to adequately addressing the situation. There are numerous and varied definitions of homelessness offered by organizations sponsoring assistance. Two studies were performed to better understand the homeless situation within the County. Information is compiled from data retrieved from the Bluebonnet Trails Community MHMR Center and the Williamson County Crisis Center.

Homeless persons interviewed by the Bluebonnet Trails Community MHMR Center showed that 56 individuals were served between September 2002 and August 2003. All were diagnosed as having severe and persistent mental illness where 45 claimed to be in a family size of one, 11 claimed to be in a family size from 2 to 4 persons. Nineteen (19) of the total reviewed were youth. In terms of services needed, 16 required case management, all required medical assistance (indicating medication was necessary) and three needed counseling.

Another study performed of persons at the Williamson County Crisis Center (family emergency crisis center) for the month of October 2003 reported that of 27 shelter residents, one was a substance abuser, two were alcohol abusers, seven had no transportation, nine were unemployed, three were disabled, two had mental health issues and three were Spanish-speaking only.

Developmentally Disabled

The base definition of developmental disability is an IQ score of less than 70. Within Williamson County, it is unknown how many non-homeless developmentally disabled individuals are in need of supportive services and affordable housing.

Physically Disabled

Physically disabled individuals usually require modifications to their living space, including the removal of physical barriers. Generally, accommodations can be made to adapt a residential unit for use by wheelchair bound persons or persons with hearing or vision impairments. It is difficult to identify private rental units that have been adapted. While it is likely that many residents in Williamson County have physical disabilities, it is unknown how many non-homeless physically disabled persons are in need of housing and supportive services.

Persons with Alcohol and Other Drug Addictions

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment, be identified by current symptomatology or by an assessment of current intake, or by some combination of these approaches. While it is likely that there are residents in Williamson County with substance abuse problems, it is unknown how many of these individuals may be in need of housing and supportive services.

Public Housing Residents

Persons living in public or assisted housing may want to leave public housing if their living situation is stabilized or if homeownership opportunities were available. Family self-sufficiency programs and homeownership programs provide such opportunities.

Georgetown Housing Authority has the largest number of Section 8 Housing Choice Vouchers (87) of all of the housing authorities in Williamson County. GHA has a homeownership initiative through the Family Self-Sufficiency (FSS) program. The program, in its third year, currently has 12 participants with a goal of 25 by the end of the fifth year. The authority plans to apply for additional funds through the upcoming SuperNOFA to be issued by HUD. The authority is also exploring a partnership with Habitat to provide additional homeownership opportunities.

2. Priority Housing and Supportive Service Needs

Typically, the non-homeless special needs populations have a wide range of service needs including transitional housing, supportive housing, counseling, case management, transportation to health care facilities and employment, and more. Through the interviews and focus group sessions conducted for the CP, the non-homeless special needs for populations in Williamson County were identified.

The following table reflects the priorities for the non-homeless special needs in Williamson County.

NON-HOMELESS SPECIAL NEEDS		
	Special Needs Population	2009-2013 Funding Priority
Housing Needs	Frail Elderly	Low
	Persons w/ Mental Illness	Medium
	Developmentally Disabled	Medium
	Physically Disabled	Medium
	Alcohol/Other Addiction	Medium
	Persons w/ HIV/AIDS	Low
	Public Housing Residents	Low
Supportive Services Needs	Special Needs Population	2009-2013 Funding Priority
	Frail Elderly	High
	Persons w/ Mental Illness	High
	Developmentally Disabled	High
	Physically Disabled	High
	Alcohol/Other Addiction	High
	Persons w/ HIV/AIDS	Low
	Public Housing Residents	High

3. Basis for Assigning Priority

A multi-step process was used to establish the priorities for the county. First, data relative to each need was collected and grouped into one of four major categories: housing needs, homeless needs, non-homeless special needs, and non-housing community development needs. Second, the county consulted with a diverse group of public agencies, nonprofit organizations and community development entities to determine the needs as perceived by the consumers of these groups. Finally, the data were analyzed and priorities were established by the county.

These included:

- **High priorities** are those activities that will be considered for funding with CDBG funds during the five-year period of 2009 through 2013 prior to medium and low priorities.
- **Medium priorities** are those activities that will be considered for funding with CDBG funds during the five-year period of 2009 through 2013 following the consideration of high priorities.
- **Low priorities** are those activities that will NOT be funded with CDBG funds by the county during the five-year period of 2009 through 2013; however, the county will consider providing certifications of consistency and supporting applications submitted by other entities for non-county funds.

Medium and low priority activities are not unimportant or are not to be understood as being unnecessary in Williamson County. Rather, it is perceived that those needs may have other, more appropriate funding sources. Williamson County has identified a limited number of priorities to provide a focus for activities that will be funded. If a high priority proposal is not received during the local CDBG application process, a medium priority project may be funded. There are a sufficient number of medium priority needs to ensure that funds can be spent in a timely manner.

4. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs of the non-homeless special needs populations will be a considerable lack of public and private resources to fully

address the priorities identified.

5. HOME Funds

Not Applicable.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

5 Year Strategic Plan HOPWA response: **Not applicable.**

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Specific HOPWA Objectives response: **Not applicable.**

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Not applicable.

Part 2

APPENDICES

Appendix A

Proposed Citizen Participation Plan

PROPOSED

CITIZEN PARTICIPATION PLAN

FOR

WILLIAMSON COUNTY, TEXAS

BY:

**Williamson County
CDBG Office
710 Main Street
Georgetown, TX 78626
Telephone 512.943.3757
Fax 512.943.1552**

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CITIZEN PARTICIPATION PLAN**

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CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

This Citizen Participation Plan (“the Plan”) was prepared in accordance with Section 104(a) of the Housing and Community Development Act of 1974, as amended. The 24 CFR 91.105 federal regulations outline the “citizen participation” requirements. This document has been established in order for Williamson County to be in conformance with the requirements of the regulations.

The Plan sets forth the County’s policies and procedures by which it encourages local citizens to participate and comment on various federally funded programs. The programs include the Community Development Block Grant (CDBG) Program. Currently, Williamson County does not receive an entitlement grant under the HOME Investment Partnerships (HOME) Program, the Emergency Shelter Grant (ESG) Program, or the Housing Opportunities for Persons with AIDS (HOPWA) Program. However, if the County should receive funds from these programs in the future, the programs will be included under this Citizen Participation Plan.

II. CERTIFICATION OF COMPLIANCE

The County is certifying to the U. S. Department of Housing and Urban Development (HUD) that the County is following an approved Citizen Participation Plan, which:

- (a) provides for and encourages citizen participation with particular emphasis on participation by persons who are residents of slum and blighted areas, by residents in low and moderate income neighborhoods, or targeted revitalization areas as defined by the County;
- (b) provides for and encourages citizen participation of residents of public and assisted housing developments, as well as provides information to the public housing authorities with jurisdiction in Williamson County, about Consolidated Plan activities related to its developments;
- (c) provides for and encourages citizen participation of persons with disabilities as well as provides a copy of the Plan in a format accessible to persons with disabilities, upon request;
- (d) provides for and encourages citizen participation of all Williamson County citizens, including minorities and non-English speaking persons, and identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;
- (e) provides citizens with reasonable and timely notification and access to local meetings, information, and records relating to the County’s proposed and actual use of federal Community Development Block Grant funds;
- (f) provides for technical assistance to groups/organizations representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the County;

- (g) provides for public hearings to obtain citizen views; to respond to proposals and questions at all stages of the community development program, including at least the development of needs; and the review of proposed activities, and review of program annual performance. The hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodations for the disabled; and,
- (h) provides for a timely written response to written complaints and grievances where applicable.

III. COMMUNITY DEVELOPMENT PUBLIC NEEDS HEARINGS

The Williamson County CDBG Office will, at a minimum, convene two (2) public needs hearings conducted during the development of the Five-Year Consolidated Plan and/or Annual Action Plan to obtain citizens' views and to respond to proposals and questions. The first public hearing will be held during the development of the Five-Year Consolidated Plan and/or Annual Action Plan before the proposed Plan is published for comment. In addition, the County may hold public needs meetings in various communities throughout the County during the development of the plan. The second public hearing will be held during the 30-day public comment period and prior to submission to HUD.

First Public Hearing

The County will hold the first Public Hearing to obtain citizen views on community development and housing needs and to provide citizens important program information as part of the planning process for the coming program year. At the Public Hearing the following information will be made available:

- The amount of the entitlement grant, program income, and other funds expected to be available during the program year;
- The range of activities that may be undertaken with CDBG funds.
- The estimated amount of those funds to be used for activities that will benefit low and moderate income persons;
- A description of CDBG activities likely to result in displacement, plans for minimizing such displacement, and the type and level of assistance that will be made available to persons displaced; and,
- The process to be followed in determining the use of CDBG funds, including the schedule of meetings at which the County's CDBG Office will recommend projects for funding, and when the County Court will adopt the Plan.

Second Public Hearing

Once drafted and before the Five-Year Consolidated Plan and/or Annual Action Plan is adopted, the document(s) will be made available to interested parties for a public comment period of no less than 30 days. A public meeting will be conducted during the 30-day comment period to gather comments on the proposed plan. A summary of these comments or views shall be attached to the final Consolidated Plan.

IV. MUNICIPAL FUNDING ALLOCATIONS AND COMPETITIVE APPLICATIONS

It is Williamson County's policy to provide various municipalities/activities throughout the County with an allocation of funding. The funding allocations must also meet a national objective as defined by the various federal programs implemented by the County.

Requests for additional information related to these programs are to be submitted, in writing, to the Williamson County CDBG Office. All written requests for information will be responded to within fifteen (15) working days from receipt.

V. CITIZEN ACCESS TO INFORMATION

The Williamson County CDBG Office will provide for full public access to program information and will make adequate information available to citizens. Program records are available for citizen review, upon written request, to the Williamson County CDBG Office. Such documents include the following:

- Records of Public Hearings/Meetings
- All key public documents, including prior applications, letters of approval, grant agreements, the Citizen Participation Plan, annual performance reports, and other reports required by the U. S. Department of Housing and Urban Development
- Copies of the regulations and issuances governing the program(s)
- Documents regarding other aspects of the program such as contracting requirements, environmental procedures, fair housing and other equal opportunity requirements and relocation policies.

Williamson County will publish a Notice of Needs Assessment Hearing in a newspaper of general circulation, including the schedule of Public Needs Hearings and other meetings that may be sponsored by the County. Also, notices will be published announcing the availability for public view and comments of such documentation relating to the Consolidated Annual Performance Report (CAPER), the Citizen Participation Plan, the Five-Year Consolidated Plan and/or Annual Action Plan, all amendments to the Plan and use of CDBG funds. These notices will appear in the classified section of the newspaper.

In addition, Williamson County will make available all public information related to the Five-Year Consolidated Plan and/or Annual Action Plan during regular working hours at the following locations, which are conveniently located for persons affected by the program as well as being accessible to the handicapped.

- Williamson County Court House, 710 Main Street, Georgetown, TX
- Georgetown Housing Authority, 210 West 18th Street, Georgetown, TX 78626
- Hutto City Hall, 401 West Front Street, Hutto, TX 78634
- Jarrell City Hall, 1633 County Road 305, Jarrell, TX 76537
- Granger City Hall, 214 East Davilla Street, Granger, TX 76530
- Granger Housing Authority, 500 North Commerce Street, Apt. 28, Granger, TX 76530
- Thrall City Hall, 104 South Main Street, Thrall, TX 76578
- Taylor City Hall, 400 Porter Street, Taylor, TX 76574
- Taylor Housing Authority, 309 Avery Drive, Taylor, TX 76574
- Cedar Park City Hall, 600 North Bell Boulevard, Cedar Park, TX 78613

- Georgetown City Hall, 113 East 8th Street, Georgetown, TX 78626
- Leander City Hall, 200 West Willis Street, Leander, TX 78646
- Liberty Hill City Hall, 2801 Ranch Road 1869, Liberty Hill, TX 78642
- Weir City Hall, 2205 South Main Street, Weir, TX 78674

Williamson County also offers, to all non-speaking English persons and upon written request, translated versions of all public documents and public hearing notices. Non-English speaking persons who desire translated public documents or public notices should formally request these items from the Williamson County CDBG Office during normal business hours.

VI. PERFORMANCE REPORTS

Before the Consolidated Annual Performance Report (CAPER) is submitted to HUD, it will be made available to interested parties for a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through notification in a newspaper of general circulation. The notification will be published on or before the day the CAPER comment period begins. Comments will be considered from individuals and/or groups received in writing. A summary of the written comments and a summary of those not accepted and the reasons therefore will be included in the final CAPER.

VII. AMENDMENT PROCESS

Williamson County will consider the following criteria as constituting a substantial change to the Consolidated Five-Year or Annual Plan thereby requiring an amendment:

- An activity and/or strategic priority added to or deleted from the Five-Year Consolidated Plan and/ Annual Plan;
- A change in the purpose, scope, location, or beneficiaries of an activity previously described;
- A fifty (50) percent change in federal funding where the project is \$25,000 or less, or
- A twenty-five (25) percent change in federal funding where the project is more than \$25,000.

In the event of an amendment to the Consolidated Plan, the proposed amended Consolidated Plan will be made available to interested parties for a comment period of no less than 30 days. Citizens will be notified of the amended Consolidated Plan's availability through newspaper notification in a newspaper of general circulation. The notification will be published on or before the day the amended Consolidated Plan comment period begins.

VIII. COMPLAINT/OBJECTION PROCESS

Citizens may register complaints regarding any aspect of the Community Development Block Grant (CDBG) Program by telephoning the County CDBG Office at (512) 943-3757 or by writing to the Williams County CDBG Office at 710 Main Street, Georgetown, TX 78626. All

complaints so received by the Office will be referred to a staff person who will investigate all complaints. All written complaints will be addressed within fifteen (15) working days.

Citizens wishing to object to HUD approval of the final Consolidated Plan may send written objections to the HUD Area Office located at 106 South St. Mary's Street, Suite 406, San Antonio TX 78205. Objections should be made within thirty (30) days after Williamson County has submitted the plan to HUD. Objections made and submitted to HUD must be based on the following reasons:

- The applicant's description of needs and objectives is plainly inconsistent with available facts and data;
- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant;
- The application does not comply with the requirements of the Community Development Block Grant (CDBG) Program or other applicable laws; and/or
- The application proposed activities which are otherwise ineligible under the program regulations.

Objections should include both an identification of requirements not met and available facts and data.

IX. TECHNICAL ASSISTANCE

Technical assistance may be requested in writing by appropriate neighborhood organizations, county-wide advisory groups, project area organizations, groups of low and moderate income persons and/or groups of residents of blighted neighborhoods/communities.

This assistance may be requested for the purposes of adequately participating in planning, implementing and assessing the program; developing proposals; or in carrying out CDBG Program activities. The level and type of necessary assistance will be determined by Williamson County. If necessary, assistance will be provided by specialists selected by the County.

All written correspondence requesting technical assistance should be addressed to the Williamson County CDBG Office, 710 Main Street, Georgetown, TX 78626. All requests should specify the name of the group or organization as well as a contact person, the nature of technical assistance requested, immediate problems and the reason for the request.

X. COUNTY'S RESPONSIBILITY

The requirement for citizen participation does not restrict the responsibility or authority of the County for the development and execution of its Consolidated Plan.

XI. SECTION 108 LOAN PROGRAM

Applications for assistance filed by Williamson County for Section 108 loan guarantee assistance authorized under HUD regulation 24 CFR Part 570, Subpart M, are subject to all

provisions set forth within this Citizen Participation Plan. Such applications for Section 108 loan guarantee may be included as part of the process for obtaining CDBG Entitlement funds, or may be undertaken separately anytime during the program year. The required public hearing to inform citizens of program requirements will be carried out by the Williamson County CDBG Office.

Appendix B

Evidence of Citizen Participation

**NOTICE OF PUBLIC NEEDS HEARING
COUNTY OF WILLIAMSON, TEXAS
FIVE YEAR CONSOLIDATED PLAN FOR FY 2009-2013 AND FY 2009 ANNUAL ACTION PLAN**

In accordance with the Williamson County Citizen Participation Plan, the County will hold a Public Hearing to solicit input on the community development and housing needs in Williamson County. This public hearing is being held to develop the County's priorities for its Consolidated Plan for FY 2009-FY 2013 and its Annual Action Plan for FY 2009. The location and time of the public hearing is listed below.

Location

Williamson County Courthouse
710 Main Street
Georgetown, TX 78626

Date and Time

Monday, March 9, 2009
6:00 pm

All locations are accessible to the handicapped. Persons requiring special accommodations can make arrangements by contacting the Williamson County Grants Coordinator, 710 Main Street, Georgetown, TX 78626 (Phone 512.943.3757).

The purpose of the public hearing is to:

1. Obtain the views and comments of individuals and organizations concerning the County's housing and community development needs over the next five years. The information gathered will be used in the preparation of the Five-Year Consolidated Plan for FY 2009-2013 and for the FY 2009 Annual Plan.
2. Review the County's Community Development Block (CDBG) Program and allow for the public to comment on program performance and priorities.
3. Summarize the Five-Year Consolidated Plan and Annual Plan process and obtain the views of citizens, public agencies and others interested in the housing and community development needs of the County.

Williamson County anticipates the publication of its proposed Five-Year Consolidated Plan for FY 2009-FY 2013 and Annual Action Plan for 2009 on or about July 1, 2009. Both the Five-Year Consolidated Plan for FY 2009-FY 2013 and the Annual Action Plan for FY 2009 will be placed on public display for a thirty (30) day review period on or about July 1, 2009.

The County will consider comments on the proposed plan prior to adoption by the Williamson County Commission. Proper notice of the display dates and subsequent public hearing will be advertised. The County expects to submit the adopted Five-Year Plan for FY 2009-FY 2013 and Annual Action Plan for 2009 to the U.S. Department of Housing and Urban Development (HUD) on or before August 15, 2009.

PUBLIC NEEDS HEARING

MARCH 9, 2009

6:00P WILLIAMSON CO. COURT HOUSE

Name

Affiliation

Jack Johnson

Uplink Construction Services

Appendix C

Evidence of Agency Consultation

Williamson County Five-Year Consolidated Plan
Kickoff meeting with County Court
March 9, 2009

In attendance:

- Judge Dan Gattis
 - Commissioner Cynthia Long
 - Commissioner Ron Morrison
 - Sally Bardwell, Williamson County CDBG Administrator
 - Eric Fulmer, M&L
 - Marjorie Williams, M&L
-

- Infrastructure in underserved areas still a need
- Possible CDBG-R projects:
 - Wastewater facilities in Liberty Hill, Jarrell
 - Waterline in Thrall
- Neighborhood Stabilization Program (HUD)
 - County is in Tier 2 for funds to be distributed by TX; pro-rata, non-competitive amount of about \$1M
 - County considering allowing cities to apply directly to State; County does not want to apply or administer grant
- Five-year priorities might include:
 - TexHealth – insurance company for small businesses; need start-up costs; need \$215,000 over 3 years
 - Other infrastructure priorities in Copeland, Taylor (drainage projects), Georgetown (drainage and sidewalks)
 - Mobile Outreach Team (MOT) – mental health outreach and crisis team; diversion from jail, pay for meds; need to add follow-up component which would fulfill expansion requirement for PS activity
 - Community centers
 - Over the Hill Gang Community Center in Liberty Hill—needs money to acquire their current facility; county owns building but would like to transfer ownership
 - Housing – duplicate a project similar to Habitat’s Old Mill in Georgetown in Taylor where infrastructure is already in place
 - County would prefer single-family assistance/development over multi-family

- There may be some eligible areas in Weir, Granger and Leander where housing would complement infrastructure projects
- County rescinded \$250,000 from Sierra Ridge project (FY 2008 funds) and needs to reallocate this amount ASAP
- Williamson County at 47% LMI (upper quartile)
- County has timeliness issue—infrastructure projects have moved slowly but are expected to drawdown significant funds within the next couple of months as work pace picks up

Williamson County Five-Year Consolidated Plan
Interview with Debbie Hoffman, WC Habitat for Humanity
March 9, 2009

In attendance:

- Debbie Hoffman, Habitat
 - Marjorie Williams, M&L
-

- Habitat keeping sales prices stable to July 2010
 - Homes constructed in Taylor:
 - 3-bdrm sells for \$50,000
 - 4-bdrm sells for \$60,000
 - Homes constructed in Georgetown:
 - 3-bdrm sells for \$60,000
 - 4-bdrm sells for \$70,000
 - Homes constructed in Round Rock:
 - 3-bdrm sells for \$70,000
 - 4-bdrm sells for \$80,000
 - 20-year mortgages at 0%, some are 30-year mortgages; PIT runs about \$400-\$550/month with some payments as high as \$750/month
 - Still, these are good deal when compared to \$1,000/monthly rent payments in Georgetown, Round Rock and western areas of county
 - Difference between costs and mortgage payments due to garage requirements, impact fees, cost of land, etc. except in Taylor where the city donates the land to Habitat and waives all fees
- Serving households between 30% and 50% of median household income
- Starting to see a need for services in smaller communities (Thrall, Bartlett, Granger); there's no one else doing this type of project in those areas
- Also working to expand in western areas of county (Cedar Park, Liberty Hill, Leander, Andice)
- Meeting with Taylor and Hutto officials to develop a multi-municipal application for NSP funds from state
- Only 1 foreclosure in 36 closings since 1999; very strict application qualification and review process in place
 - Has a 6-step process in place to prevent foreclosure
 - Opening financial management classes for applicants who were denied

- On track to build 9 units/year but will build only 6 in 2009 due to decreasing donations resulting from economic conditions
 - Individual donors have halved their donations
 - Same level of volunteers but seeing a decreasing amount of building materials
- ReStore has 12-16% annual growth
- Now has professional builder on staff resulting in a decreased build-time from 5-7 months to 14 weeks; more Energy Star homes built
- Need process in place to begin rehabilitation of homes—primarily concerned about how a family would contribute sweat equity
- 5-year plan includes:
 - Consolidate ReStore with a construction warehouse and family services offices (may need county CDBG to acquire building)
 - Complete 100 houses by 2013 (includes 34 existing units)
 - Begin rehabilitation and pre-fabrication (by Habitat)
 - Increase collaboration with youth organizations and government entities such as juvenile justice and adult justice systems

Williamson County Five-Year Consolidated Plan
Interview with Steve Shorts, Taylor Housing Authority ED
March 9, 2009

In attendance:

- Steve Shorts, Taylor HA ED
 - Sally Bardwell, Williamson County CDBG Administrator
 - Eric Fulmer, M&L
 - Marjorie Williams, M&L
-

- Jurisdiction extends 5 miles beyond city limits; has cooperation agreement with Round Rock
- Two THA residents sit on Board
- Receives \$130,000 annually in Capital Funds
- 118 units total:
 - Constructed in 1952: 70 units (family)—duplexes and four-plexes; 7 vacancies due to modernization activities; no chronic vacancies
 - Constructed in 1968: 48 units (elderly)—duplexes; full occupancy
 - 22 have been modernized
- Section 504 assessment not completed but 5% of units are handicapped accessible; THA will complete sensory accessibility accommodations upon request
- Five-year plans include continuing modernization of units and sidewalk improvements
- Wait for THA units is about 6 months-1 year depending upon bedroom size with 30 turnovers/year
- THA's nonprofits own other properties:
 - Mallard Run Apts. (owned by Mallard Run Development Corp.)
 - Previously an RTC property
 - 40 units
 - Market rate but charge \$40-\$50/month less than other market rate apts.
 - Considered nicest apartments in Taylor
 - Use cash flow to rehab units; has healthy reserves
 - Sunset Apts. (owned by Sunset Housing Development Corp.)
 - 64 units
 - Previously Section 8 New Construction, now market rate apts.
- Administers Section 8 Homeownership Program in Taylor in a new subdivision

- 16 of 40 units are market-rate
 - Federal Reserve Bank grant financed infrastructure
 - Sold lots to private builders and provided buyers to builders
 - Proceeds from lot sales paid off loan
 - THA provided \$9,000 in down payment assistance
 - Purchase price of \$90,000-\$120,000/unit
- Section 8 Housing Choice Voucher (HCV) Program
 - 144 vouchers total
 - Waiting list is closed but anticipate opening this summer; 30 applicants on waiting list with turnover of 6-7/year
 - Homeownership counselor on staff to work with interested voucher holders

Williamson County Five-Year Consolidated Plan
Focus Group Session with Homeless Assistance and Human Service Providers
March 9, 2009

In attendance:

- Scott Ferguson, WBC Opportunities
- Brenash Tucker, WBS Opportunities
- Bride Roberts, WC & Cities Health District
- Rhonda Hohmann, LifeSteps
- Gene E. Davenport, The Georgetown Project
- LeAnn Powers, United Way of WC
- Shelly James, WC Sheriff's Office
- Daniel Anstee, Boys & Girls Club of Georgetown
- Dusty Nelms, Boys & Girls Club of Georgetown
- Bill Stanley, Boys & Girls Club of Georgetown
- Susan Hoyt, Boys & Girls Club of Georgetown
- Naomi Walker, Georgetown Housing Authority
- Kenneth Poteete, Georgetown Health Foundation
- Barbara Zwernemann, Georgetown Health Foundation
- Barbara Pearce, Georgetown Community Resource Center
- Sally Bardwell, Williamson County CDBG Administrator
- Eric Fulmer, M&L
- Marjorie Williams, M&L

- **The Georgetown Project** addresses the needs of homeless teenagers
 - Works with Georgetown ISD to track homeless students (about 100-250 presently); students must self-report homelessness
 - Students are considered homeless if they doubling-up, couch-surfing
 - Has a recent publication of data (provided copy)
- **Boys & Girls Club of Georgetown** is the only organization of its kind in WC
 - Existing club serves low income children, up to 300 kids; everyday 70 kids use the facility
 - Need program support; expect numbers to increase this summer when school is out; family pays only \$10/year and basically gets child care
 - Long-range goal is to provide smaller clubs in smaller neighborhood facilities
 - Find it difficult to recruit employees from outside the area due to lack of quality affordable housing
 - Suggested county budget full 15% cap for public service activities
- **Williamson Burnet County Opportunities** provides many services:
 - Head Start (8 of the 13 in WC)

- Senior center services (6 in WC)
- Meals on Wheels
- Carries out homeless assistance activities—already own 2 affordable housing facilities (family)
 - Potential for additional affordable housing in Hutto with donation of land
 - Proposed Section 202 (elderly) housing development along with senior activity center/neighborhood outreach center, and charter school targeted to pregnant teens; need infrastructure for this project (a street, utility connections to nearby services)
- General comments:
 - Construction can't find work, need assistance with paying utilities and rent
 - Bluebonnet MHMR wants to pursue a Section 811 project.
 - County should place less emphasis on infrastructure and more emphasis on housing and human services

HOMELESS & HUMAN SERVICE PROVIDERS

March 9, 2009

NAME	AFFILIATION	EMAIL
Scott Ferguson	WBC Opportunities	sferguson@wbco.net
Brenash Tucker	WBC Opportunities	btucker@wbco.net
Brenda Roberts	Williamson Co. & Cities Health District	broberts@wcchd.org
Rhonda Hohmann	LifeSteps	rhonda@lifestepsCouncil.org
Gene E. Davenport	The Georgetown Project	davenportg@georgetownproject.com
LeAnn Powers	United Way of Williamson Co.	leann@unitedway-wc.org
Shelly James	Williamson County Sheriff's Office	sjames@wilco.org
Daniel Anisette	Boys - Girls Club of Georgetown	danisette@bcgcb.org
Dusty Nelms	" " " " "	dustynelms@suddenlink.net
Bill Stapley	" " " " "	billstap55@verizon.net
Susan Hoyt	" " " " "	busepu@msn.com
Naomi Walker	GHA	naomi@georgetownha.org
Kenneth Potete	Georgetown Health FDN	KenP@GeorgetownHealth.org
Barbara Zwernemann	Georgetown	barbaraz@gthf.org
Barbara Pearce	Community Resource Center	BBPTx@aol.com

Williamson County Five-Year Consolidated Plan
Focus Group Session with Local Government & Community Development Entities
March 9, 2009

In attendance:

- Mel Yantis, City of Jarrell
- Debbie Hoffman, Habitat for Humanity
- Bob Van Til, City of Taylor
- Will Guerin, City of Hutto
- Jeff Sabin, City of Hutto
- Barbara Zwernemar, Georgetown Health Foundation
- Ken Poteete, Georgetown Health Foundation
- Hartly Sappington, Bluebonnet Trails MHMR
- Barbara Pearce, Georgetown Community Resource Center
- Jennifer Bills, City of Georgetown
- Sally Bardwell, Williamson County CDBG Administrator
- Eric Fulmer, M&L
- Marjorie Williams, M&L

- **Georgetown Community Resource Center** is a multi-purpose center for nonprofit organizations
 - An effective way of delivering services to the nonprofits in Georgetown and Williamson would be to establish a one-stop center for them
- **City of Taylor**
 - Needs include:
 - Water service / sewer service
 - Street and drainage improvements
 - Transportation to employment locations outside of Taylor
 - Infrastructure improvements in support of economic development
 - Urban renewal / revitalization in downtown
 - New housing construction and housing rehab
 - Code enforcement
 - Public services
 - On the fringe of the metro area so achievable rents and sales price of housing are lower
- **City of Hutto**—growth has been astounding: population of 1,250 in 2000, up to 17,000 in 2008 (according to city) since new toll road opened
 - Development is sprawling out from city center

- No sewer infrastructure or drainage
- Old Town is bisected by railroad
- Needs include sidewalks, curbs, gutters, preserving economic activity in Old Town (conducted a downtown study)
- **City of Jarrell** needs:
 - Substandard owner-occupied housing needs to be rehabbed or removed
 - Water improvements
- **City of Georgetown** needs:
 - Home repairs
 - Sidewalks and street lighting
- **Liberty Hill** needs:
 - Water and wastewater
- County-wide issues:
 - Foreclosed homes—need to be able to acquire/rehab/resale
 - Housing for persons with mental disabilities
 - Transportation—County is large and people who live in the rural areas cannot access jobs in the urban areas
 - Service will soon be initiated to Leander

Local Government & Community Development Providers

March 9, 2009

<u>NAME</u>	<u>AFFILIATION</u>	<u>E MAIL</u>
Mel Yantis	City of Jarrell	cm@jarrelltx.us
Debbie Hoffman	Habitat for Humanity of WC	debbieh@williamsonhabitat.org
Bob Van Til	City of Taylor	bob.vantil@ci.taylor.tx.us
Will Guerin	City of Hutto	william.guerin@huttotx.gov
Jeff Sabin	City of Hutto	jeffrey.sabin@huttotx.gov
Barbara Greenman	Htn Health Jctn	barbarag ⁽²⁾ @gthf.org
Ken Pateete	" " "	kenp@gthf.org
Hartley Sapperton	Bluebonnet Trade MthM	hartleysapp@larrison.net
Barbara Pearce	Georgetown Community Resource Ctr	BBPTx@aol.com
Jennifer Bills	City of Georgetown	j.bills@georgetowntx.org

**Williamson County Five-Year Consolidated Plan
Public Needs Hearing, Williamson County Court House
March 9, 2009 at 6:00 p.m.**

In Attendance:

- Jack Johnson, Uplink Construction Services
- Sally Bardwell, Williamson County CDBG Administrator
- Eric Fulmer, M&L
- Marjorie Williams, M&L

The public hearing was opened at 6:00 p.m.

Introductions were made by Sally Bardwell. A sign-in sheet was provided.

Eric Fulmer began presenting an overview of the CDBG Program.

Mr. Johnson inquired about how he could access CDBG funds for a nonprofit affordable housing organization that also provided construction training to young adults. Ms. Bardwell and Mr. Fulmer provided information on the eligibility of activities to Mr. Johnson.

The public hearing was adjourned at 6:30 p.m.

PUBLIC NEEDS HEARING

MARCH 9, 2009

6:00P WILLIAMSON CO. COURT HOUSE

<u>Name</u>	<u>Affiliation</u>
Jack Johnson	Uplink Construction Services.

Williamson County Five-Year Consolidated Plan
Interview with Naomi Walker, Georgetown Housing Authority ED
March 10, 2009

In attendance:

- Naomi Walker, Georgetown Housing Authority ED
 - Eric Fulmer, M&L
 - Marjorie Williams, M&L
-

- Home ownership initiatives:
 - FSS Program
 - 12 participants currently; goal is 25 and will apply for additional funds through the SuperNOFA
 - Third year of program
 - Exploring partnership with Habitat (to prioritize GHA residents)
 - Public housing—not a high priority
 - Section 8—none
- Public housing improvements
 - Replacing gas line throughout Stone Haven
 - Possible energy performance contract in conjunction with other housing authorities to identify additional savings and efficiency improvements
 - Resident Council at Stone Haven in place 4 years now; trying to increase resident initiatives
- Quail Valley neighborhood revitalization plans, development on vacant lots in a multi-family neighborhood
- Partnering with The Georgetown Project on homeless school children
- Applied for 25 vouchers from Youth Aging Out of Foster Care (18-24 years old)
- Capital Funds include \$190,000-\$200,000/annually
 - Plus \$140,000 anticipated in ARRA funds
 - Will devote these funds to sidewalk and ADA curb cut improvements, central AC, and energy efficient improvements
 - Trying to invest reserves in public housing units.
- Interested in submitting an NSP application to the state

Williamson County Five-Year Consolidated Plan
Interview with Commissioner Lisa Birkman
March 10, 2009

In attendance:

- Commissioner Lisa Birkman
 - Sally Bardwell, Williamson County CDBG Administrator
 - Eric Fulmer, M&L
-

- Williamson County's current 5 Year CP emphasizes public infrastructure projects; not much room for other activities
- Need to establish a broader framework of needs and priorities in the new 5 Year CP
- How does Williamson County carry out CDBG projects in unincorporated areas? We need to address this in the Plan. Typically, there are no neighborhood organizations or other contracting entities in unincorporated areas that could serve as a pass-through of CDBG funds. Therefore, the County must serve as the contracting entity for these projects. Examples of potential projects in unincorporated areas:
 - **Blessing mobile home court:**
 - located in Round Rock ETJ
 - there is no interest in annexation at this time
 - an economically disadvantaged area
 - roads are privately owned and in poor condition
 - **Forest North:**
 - located in Austin ETJ
 - there is an abundance of rental housing in this area
 - neighborhood is plagued by an aging septic system
 - an existing Austin sewer line is located nearby
 - the correct solution is to extend Austin public sewer service to Forest North
 - Austin has little interest in extending service to this area
- CDBG projects in Williamson County have lagged; can't seem to spend the money rapidly enough
- Need to consider multi-jurisdictional issues
- Senior centers are already in place in Williamson County and are well-served; no need for CDBG assistance for senior projects
- There is a need for a homeless shelter and a shelter for victims of domestic violence

Williamson County Five-Year Consolidated Plan
Interview with Arthur Lopez, Granger Housing Authority ED
March 10, 2009

In attendance:

- Arthur Lopez, Granger Housing Authority ED
 - Marjorie Williams, M&L
-

- 26 units of public housing, built in 1968 and in very good condition:
 - 16 units – 1 bdrm
 - 8 units – 2 bdrm
 - 2 units – 3 bdrm
- 26 households:
 - 19 elderly
 - 7 non-elderly
- Waiting list:
 - 8 applicants for 1-bdrm units
 - 8 applicants for 2-bdrm units
 - Turnover of 1-2 units/year
- According to HUD, GHA is a small public housing authority and is required to have only 1 handicap-accessible unit. GHA will, however, make reasonable accommodation if a request is made.
- Receive about \$42,000/year in Capital Funds and invests it in operations (replaced window screens, repaired sidewalks); expects another \$42,000 in ARRA funds which will probably finance central AC in the units
- Has a Resident Advisory Council of 8 members that meet 3-4 times annually; projects include a mailbox station for the residents, outside security lights, outdoor benches, a flagpole and gardens planted by the residents
- Work with non-elderly tenants on self-sufficiency (money management and savings for a car to be able to drive to a job)
- Relationship with County involves primarily use of sheriff's department to maintain safety
- City of Granger appoints its 5 Board members; 2 new members as of last night
- Receives no funding from the City of Granger or Williamson County; began paying taxes in 2008 (making payments in lieu of until 2007)

Williamson County Five-Year Consolidated Plan
Telephone Interview with Debra Williams, Round Rock Housing Authority
Conducted by Eric Fulmer, M&L
March 10, 2009

- 100 units of public housing:
 - Westwood – 28 units mainly elderly, some family households
 - Cushing Center – 30 units of family households
 - Lance Haven – 30 units of family households
 - Scattered site single family units – 12; want to sell these through a Section 8 home ownership program (currently these units are occupied by Section 8 tenants)
 - Waiting list for public housing is 18-24 months
 - All units are in very good condition
 - Would like to use development funds to acquire/rehab/resale reduced priced homes to public housing residents
 - Could go outside of Round Rock into Williamson County with public housing
- No public housing home ownership initiatives currently
- Capital Funds of \$126,911 annually
- Section 8 Program
 - 78 vouchers with some portables; some used in Cedar Park and Leander in WC
 - No home ownership program yet but would like to initiate one
 - No project-based vouchers at this time

**Williamson County
GENERAL SURVEY**

2009-2013 FIVE YEAR CONSOLIDATED PLAN

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Please complete this survey and mail it no later than March 20, 2009 to the address below. Kindly attach any additional information (statistics, surveys, studies, reports, applications, observations, annual reports, etc.) that will help the County to identify affordable housing needs, including barriers to affordable housing and employment issues.

Thank you for your prompt response to this survey and for assisting the Williamson County with completing its consolidated planning responsibilities. If you have any questions regarding the survey, please contact:

**Sally Bardwell
Williamson County
Community Development Block Grant Program
710 Main Street
Georgetown, TX 78626
V: 512-943-3757
F: 512-943-1662**

GENERAL SURVEY

1. Name of organization: _____
2. Name of person completing this survey: _____
3. Title of person completing this survey: _____
4. Mailing address: _____
5. Telephone Number: _____ Fax Number: _____
6. E-mail address: _____
7. What are the mission, principal activities, and service area of your organization? Attach a brochure, if available.

8. What special needs classification of persons and/or households does your organization serve? (Example: persons with physical disabilities, persons with visual impairments, etc.)

9. In your opinion, what is the major unmet housing and/or supportive service need *faced by your organization*?

10. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.

11. In your opinion, what is the major unmet housing and/or supportive service need in **Williamson County**?

12. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.

13. Does your organization **develop** housing? Yes_____ No _____

14. If yes, please provide details in the chart below of the housing developments planned by your organization for the next five years. Attach additional sheets if necessary.

Check all that apply	Type of housing	No. of units	Neighborhood Location	Type of residents served
	Rental			
	For sale			
	Other (assisted living, etc.)			

15. Does your organization **manage** housing? Yes_____ No _____

16. If yes, please check the type of housing your organization manages and the total number of units.

☐ Rental # _____

☐ Other # _____

17. ***If your organization develops or manages housing***, please complete the chart below (Priority Housing Needs). This information will assist the City in identifying the number of low-moderate income persons and households with disabilities, who are in need of housing

EXPLANATION OF CHART:

Current Need: Number of housing units needed to meet your current demand

Current Inventory: Number of housing units you currently have available to meet your demand

Unmet Need/Gap: Difference between the current need and current inventory

Goals to Address Unmet Need/Gap: Number of new housing units you plan to develop and make available **over the next five years** to address your unmet need/gap

Priority Need Level: Describes need level to meet your unmet need/gap as high, medium, or low priority

MFI = Median Family Income

PRIORITY HOUSING NEEDS (households)			Current Need	Current Inventory	Unmet Need/Gap	Goals to Address Unmet Need/Gap	Priority Need Level (High, Medium, Low)
Example			20	10	10	5	Medium
Renter	Small Related Family (2-4 persons)	0-30% of MFI					
		31-50% of MFI					
		51-80% of MFI					
	Large Related Family (5 or more persons)	0-30% of MFI					
		31-50% of MFI					
		51-80% of MFI					
	Elderly (Age 62+)	0-30% of MFI					
		31-50% of MFI					
		51-80% of MFI					
	All Other	0-30% of MFI					
		31-50% of MFI					
		51-80% of MFI					
Owner		0-30% of MFI					
		31-50% of MFI					
		51-80% of MFI					
Special Needs		0-80% of MFI					
Total Goals							

18. Please describe any partnerships you may undertake to implement your housing projects.

Thank you for completing this survey. Please attach any additional thoughts or information (studies, surveys, reports, statistics, etc.) that may assist the County in completing its affordable housing and supportive services needs assessment.

Please complete this survey and mail it no later than March 20, 2009 to Sally Bardwell.

**Williamson County
AFFORDABLE HOUSING PROVIDER /
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) SURVEY
2009-2013 FIVE YEAR CONSOLIDATED PLAN**

Williamson County is in the process of preparing its Five-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan will serve as a blueprint for the expenditures of federal funds in Williamson County from September 1, 2009 August 31, 2014.

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AFFORDABLE HOUSING PROVIDER & COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) SURVEY

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2. Name of person completing this survey: _____
3. Title of person completing this survey: _____
4. Mailing address: _____
5. Telephone number: _____ Fax number: _____
6. E-mail address: _____
7. What are the mission, principal activities, and service area of your organization? Attach a brochure, if available.

8. What special needs classification of persons and/or households does your organization serve? (Example: persons with disabilities, persons with HIV/AIDS, etc.)

9. Please describe the housing and/or supportive service needs of the area in which you are based.

10. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.

11. In your opinion, what is the major unmet housing and/or supportive service need *faced by your organization*?

12. In your opinion, what is the major unmet housing and/or supportive service need in *Williamson County*?

13. Does your organization *develop* housing? Yes _____ No _____

14. If yes, please describe the housing developments planned by your organization *for the next five years*. (Please indicate the type of housing, location, type of residents served, number of units, etc.) Use additional sheets if necessary.

Check all that apply	Type of housing	No. of units	Neighborhood Location	Type of residents served
<input type="checkbox"/>	Rental			
<input type="checkbox"/>	For sale			
<input type="checkbox"/>	Other (assisted living, etc.)			

15. Does your organization *manage* housing? Yes _____ No _____

16. If yes, please check the type of housing your organization manages and the total number of units.

☐ Rental # _____

☐ Other # _____

17. If your organization manages or develops housing, please complete the chart below (Priority Housing Needs) if your organization develops and/or manages housing.

EXPLANATION OF CHART:

Current Need: Number of housing units needed to meet your current demand

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Owner		0-30% of MFI					
		31-50% of MFI					
		51-80% of MFI					
Special Needs		0-80% of MFI					
Total Goals							

18. Does your organization have any new projects or initiatives planned for the next five years? Please describe the nature, location, anticipated beneficiaries, anticipated cost of the projects, and funding sources.

19. For each of the projects listed in #18, please describe any partnerships you may undertake to implement the projects (example: Georgetown Housing Authority, other nonprofit organization, etc.)

Thank you for completing this survey. Please attach any additional thoughts or information (studies, surveys, reports, statistics, etc.) that may assist the County in completing its affordable housing and supportive services needs assessment.

Please complete this survey and mail it no later than March 20, 2009 to Sally Bardwell.

**Williamson County
HOMELESS ASSISTANCE PROVIDER /
HEALTH & HUMAN SERVICE PROVIDER SURVEY
2009-2013 FIVE YEAR CONSOLIDATED PLAN**

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**Williamson County
PUBLIC HOUSING AUTHORITY SURVEY**

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**Williamson County
PUBLIC HOUSING AUTHORITY SURVEY**

NOTE: This information is being sought in support of the City's 2009-2013 CONSOLIDATED PLAN for submission to HUD.

PUBLIC HOUSING

1. Total number of public housing units owned and managed by your Authority: _____
Please provide a breakdown of units by public housing development, type of resident (elderly or family), bedroom configuration, occupancy rate and unit turnovers. Attach additional sheets if necessary.

Example for breakdown format:

Development Name	Municipality	# elderly units	# family units	# bedrooms					current occupancy rate	annual turnover of units
				0	1	2	3	4+		

2. Are any of the Authority's public housing developments experiencing chronic vacancies?
Yes ___ No ___
a. If yes, please identify the development(s) and indicate the Authority's strategy to increase occupancy rates. _____

3. What is the date of the Authority's most recent Physical Needs Assessment (PNA) of its housing stock? _____ (year)

4. Based on the results of the PNA or other objective data, Please summarize the overall condition and needs of the Authority's public housing stock. Attach additional sheets if necessary.

[illegible]

5. When did your Authority last update its Section 504 needs assessment and transition plan?
_____ (year)
 - a. What is the status of the Authority's transition plan? _____

6. Of the total public housing units owned and managed by your Authority, how many units currently meet UFAS accessibility standards?
 - a. Number of accessible units for persons with mobility disabilities? _____
 - b. Number of accessible units for persons with sight and hearing disabilities? _____
7. Are accessible units in family public housing available to disabled families with children?
Yes ____ No ____
8. Of the total number of accessible units reported in Question 6, how many are currently occupied by persons/households with disabilities? _____
9. Number of non-elderly persons with disabilities currently living in elderly public housing units:

10. Please complete the attached **Table A** and return it with your survey response. (This table is similar to the one the Authority must complete for its Agency Plan.)
11. What is the average amount of time that an applicant remains on the waiting list for public housing?

12. Is the public housing waiting list currently open? Yes ____ No ____
a. If no, when was your waiting list last opened and for how long? _____

13. Do you have any local preferences for admission of eligible applicants?
Yes ____ No ____
a. If yes, specify preference(s): _____

14. Please list the top three public housing resident initiatives being carried out by your Authority.
a. _____
b. _____
c. _____
15. Please describe the major unmet public housing needs in your jurisdiction: (For example, an additional 50 three- and four-bedroom public housing units are needed to meet the housing needs of Somali immigrants.)

16. Have you received, or do you plan to apply for, any of the following federal program funds during FY 2009?
- | | <u>Amount of Funding</u> |
|---|--------------------------|
| ____ Annual Contributions for Section 8 Housing Choice Voucher Assistance | \$ _____ |
| ____ Public Housing Capital Fund | \$ _____ |
| ____ Public Housing Operating Fund | \$ _____ |
| ____ Replacement Housing Factor | \$ _____ |
| ____ HOPE VI | \$ _____ |
| ____ Mixed Finance without HOPE VI | \$ _____ |
| ____ Capital Fund Financing Program | \$ _____ |
| ____ Energy Performance Contract | \$ _____ |
| ____ Public Housing Operating Fund Program | \$ _____ |
| ____ Other (List: _____) | \$ _____ |
17. If you have received or plan to apply for any federal funds in FY 2009, please describe briefly what activities will be undertaken with these funds and at which public housing communities.

18. Describe actions to be undertaken in FY 2009 by your Authority to improve the management and operations of public housing and the living environment of public housing residents. If no actions are proposed, clearly so state.

19. Describe the efforts to be undertaken in FY 2009 by your Authority to ensure no net loss in the public housing inventory as a result of demolition, by prepayment or voluntary termination of federally assisted mortgages or any other actions.

20. During the period 2009-2013, does the Authority expect to lose any public housing units through:
- Conversion to private market housing? Yes ___ No ___
If yes, how many units? _____
 - Demolition? Yes ___ No ___
If yes, how many units? _____
 - Conversion or modernization involving increases or decreases in the existing number of units? Yes ___ No ___
If yes, how many units? _____
 - Disposition? Yes ___ No ___
If yes, how many units? _____
 - Other (Specify _____) Yes ___ No ___
If yes, how many units? _____

21. For the period 2009-2013, does the Authority anticipate adding public housing units to its inventory via acquisition and new construction or rehabilitation of rental units? Yes ___ No ___
If yes, please list the proposed projects by name, location, number of units, bedroom size, and funding source(s). (See sample format below.)

Name	Municipality	No. of Units	Funding Source(s)
_____	_____	___ - 1 bedroom	_____
_____	_____	___ - 2 bedrooms	_____
_____	_____	___ - 3 bedrooms	_____
_____	_____	___ - 4 or more bedrooms	_____

22. How would you describe the status of the Authority's transition to site-based management?

23. Please complete the “Priority Public Housing Needs” table below.

EXPLANATION OF TABLE:

High Priority Need Level: Category **will** be funded

Medium Priority Need Level: Category **may** be funded

Low Priority Need Level: Category **very unlikely** to be funded

PRIORITY PUBLIC HOUSING TABLE

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address Category
Restoration and Revitalization		
Capital Improvements		
Modernization		
Rehabilitation		
Other (Specify)		
Management and Operations		
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination		
Other (Specify)		
Economic Opportunity		
Resident Services/ Family Self Sufficiency		
Homeownership		
Other (Specify)		
Total		

RESIDENT INITIATIVES

24. Does each public housing community have a resident council?
Yes ___ No ___ If no, please list projects that have resident councils:

25. Do resident councils have input/involvement in:
- | | | | |
|----|----------------------------------|---------|--------|
| a. | Management operations? | Yes ___ | No ___ |
| b. | Modernization needs? | Yes ___ | No ___ |
| c. | Family self-sufficiency program? | Yes ___ | No ___ |
| d. | Homeownership program? | Yes ___ | No ___ |

For each yes response, please indicate the nature of the resident council's involvement.

26. Describe activities to be undertaken in FY 2009 by your Authority to increase the involvement of PHA residents in management. If no such activities are proposed, clearly so state.

27. Does the Authority operate a public housing homeownership program?
Yes ___ No ___
If yes, how many homeownership transactions have been completed to date? _____

28. Describe activities to be undertaken in FY 2009 by your Authority to expand public housing homeownership opportunities. If no such activities are proposed, clearly so state.

29. Does the Authority operate a Section 8 homeownership program?
Yes ___ No ___ If yes, how many homeownership transactions have been completed to date?

30. Describe activities to be undertaken in FY 2009 by your Authority to expand public housing homeownership opportunities. If no such activities are proposed, clearly so state.

31. Describe the efforts to be undertaken in FY 2009 by your Authority to ensure no net loss of public housing units as a result of conversion of units to homeownership, if applicable.

LEAD BASED PAINT ABATEMENT

32. Does your PHA implement a lead-based paint abatement program for its units?

Yes ____ No ____

If yes, please provide a copy of your Lead Based Paint Abatement Program.

33. Please estimate the number of PHA units suspected or known to contain LBP: ____

Are any of these units currently occupied? Yes ____ No ____ If yes, how many? ____

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

34. Total number of Section 8 housing choice vouchers administered by your Authority: ____
Please complete attached **Table B** and provide details about current HCV holders.

35. Number of Section 8 housing choice vouchers that are actually utilized: ____

36. What is the Authority's Section 8 payment standard? (i.e., 100% of FMR, 110% of FMR, etc.)

37. As a result of its Section 504 needs assessment, has the Authority made any changes to its Section 8 Administrative Plan or other policies to address the needs of persons with disabilities? If so, please describe. ____

38. How many private rental units have been modified to meet the needs of Section 8 tenants with disabilities? ____

39. Do participating Section 8 landlords make accessibility accommodations for persons with disabilities voluntarily, or are special incentives provided? Please describe.

40. Please complete the attached **Table A** on the Section 8 HCV waiting list.
41. Is the Section 8 HCV waiting list currently open? Yes ___ No ___
42. Of the total applicants on the Section 8 HCV waiting list, how many are public housing residents?

43. Does the Authority have any local preferences for admission of Section 8 eligible applicants?
Yes ___ No ___ If yes, specify preference(s): _____

44. What is the approximate time period that a new Section 8 applicant will remain on the waiting list before receiving a voucher? _____
45. Please describe the single most important unmet need of your Authority's Section 8 Housing Choice Voucher program: (For example, insufficient supply of standard rental units in private marketplace, landlords can achieve equal or higher rents without Section 8 assistance, etc.)

46. During the period 2009-2013, does the Authority expect to lose any Section 8 units from its assisted housing inventory through:
a. Landlord withdrawal from Section 8? Yes ___ No ___ If yes, how many units? _____
b. Other? (Specify: _____) Yes ___ No ___ If yes, how many units? _____
47. What percentage of the Authority's housing choice vouchers are project-based? _____%
48. Does the Authority intend to increase the number of project-based units over the next five years?
Yes ___ No ___ If yes, how many units? _____
49. During 2009-2013, does your PHA expect to apply for additional Section 8 housing choice vouchers? Yes ___ No ___ If yes, how many vouchers? _____
50. Are there any other housing activities that you are planning (e.g., tax credit units, resident initiatives, etc.) which are not discussed above? If so, please provide a brief summary of these activities such as the activity, the location, the number of units, the total project cost, the funding sources, etc.

ORGANIZATIONAL STRUCTURE

For questions 51-57, feel free to submit copies of an annual report, previous grant application, or other materials that could provide the requested information.

51. Please describe your agency's relationship with the County, including the appointing authority for the commissioners or board of your PHA.

52. Please describe any relationships the Authority has established with special needs housing organizations.

53. Has the Authority created a related nonprofit affiliate or instrumentality? If yes, what activities have been carried out by this organization?

54. Please describe the provision of services to your PHA that are funded by the County. (i.e., public service activities, public safety activities, etc.)

55. Please describe the County's role in reviewing your PHA (a) proposed development sites, (b) comprehensive plans, (c) and any proposed demolition or disposition of public housing developments.

56. Does the Authority currently have an ownership interest in or manage non-public housing rental units? If yes, please describe.

57. Does the Authority intend to participate in any non-public housing residential development or preservation activities during the next four years? If yes, please describe the nature, location and status of any proposed project.

Thank you for your assistance in defining public housing and related needs in Williamson County.

Please mail your completed survey no later than March 20 to Sally Bardwell.

Table A

Public Housing Authority Public Housing and Section 8 HCV Waiting Lists

February 2009

	Public Housing		Section 8	
	No. of families	% of total families	No. of families	% of total families
<i>Waiting list total</i>				
Extremely low income (<30% AMI)				
Very low income (>30% but <50% AMI)				
Low income (>50% but <80% AMI)				
Small families (2-4 members)				
Large families (5 or more members)				
Elderly (1 or 2 persons)				
Non-elderly individuals				
Individuals/families with disabilities				
White				
Black				
Hispanic				
Other race				
Characteristics by bedroom size (public housing only)				
0 BR				
1 BR				
2 BR				
3 BR				
4 BR				
5 BR				
5 + BR				

Table B

Public Housing Authority Current Public Housing Tenants & Section HCV Holders

February 2009

	Public Housing		Section 8	
	No. of families	% of total families	No. of families	% of total families
<i>Total number of Current Tenants/HCV Holders</i>				
Extremely low income (<30% AMI)				
Very low income (>30% but <50% AMI)				
Low income (>50% but <80% AMI)				
Small families (2-4 members)				
Large families (5 or more members)				
Elderly (1 or 2 persons)				
Non-elderly individuals				
Individuals/families with disabilities				
White				
Black				
Hispanic				
Other race				
<i>Characteristics by bedroom size</i>				
0 BR				
1 BR				
2 BR				
3 BR				
4 BR				
5 + BR				

Appendix D

Online Resident Survey Instrument and Analysis

FOR IMMEDIATE RELEASE

CONTACT: Sally Bardwell
Williamson County CDBG Coordinator
512.943.3757

March 20, 2009 – Beginning today, all Williamson County residents are invited to participate in an online survey that will help shape housing and community development priorities for the next five years. The survey includes 32 questions on housing and community development needs. The survey can be accessed at <http://www.zoomerang.com/Survey/?p=WEB228XMS32TY9> through the end of April.

By completing the survey, residents can play a role in shaping Williamson County's Five-Year Consolidated Plan, an important part of the county's application for federal funds from the U.S. Department of Housing and Urban Development (HUD). Preparation of the Five-Year Consolidated Plan is currently underway. The HUD funds can be used to finance housing rehabilitation programs, water and sewer line facilities, public service activities as well as recreational facilities and economic development initiatives. The Williamson County Court encourages all residents to become involved in the planning process, as public feedback is essential to ensure that the county's most critical needs are identified.

The results of the survey will be published in June with the Draft Consolidated Plan and will be available on the county's official website, www.wilco.org.

In order to be eligible for Community Development Block Grants and other HUD funding, urban counties such as Williamson County are required to submit a Five-Year Consolidated Plan and Annual Action Plan that explain goals for how the funding will be used. The county anticipates that both the Five-Year Consolidated Plan for FY 2009-FY 2013 and the Annual Action Plan for 2009 will be ready for public review on or about July 1, 2009. At that time, the county will consider comments on the proposed plan prior to adoption by the Williamson County Court. The county expects to submit the adopted Consolidated Plan to HUD on or before August 15, 2009.

For more information, contact Sally Bardwell at 512.943.3757.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS SURVEY
WILLIAMSON COUNTY, TEXAS

Williamson County (the County) is in the process of applying for federal funds from the U.S. Department of Housing and Urban Development. By completing this survey, you will help to ensure that funds are directed to the most critical needs in the County. The results of this survey will enable county officials to establish budget and program priorities. Thank you for participating in this survey.

Instructions: Place an [X] in the box that comes closest to representing your opinion on these statements.

TELL US ABOUT YOURSELF:

- | | | | | |
|--|--------------------------|-----|--------------------------|----|
| 1. I am a resident of Williamson County. | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 2. I own and operate a business in Williamson County. | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 3. I represent a public agency or service provider in Williamson County. | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

HOUSING NEEDS

	Strongly agree	Agree	Disagree	Strongly disagree	No opinion
4. The County needs more programs to help homeowners repair their homes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The County should provide financial assistance to families seeking to purchase a home.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The County should expand the supply of rental housing for low-wage households.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The County should provide rental assistance to lower income households.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The County needs more programs that prevent individuals from becoming homeless.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. The County needs more programs aimed at helping the homeless become self-sufficient.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The County should expand programs aimed at overcoming housing discrimination.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The County should expand the supply of housing accessible to persons with disabilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECREATION AND PUBLIC INFRASTRUCTURE NEEDS					
12.	The County should improve its parks and recreation facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	The County should improve its streets and sidewalks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	The County should expand or improve water and sewer service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HUMAN SERVICE NEEDS					
15.	More community centers are needed in the County.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	The County needs more programs for seniors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	The County needs more programs to improve health and wellness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	The County needs more programs for youth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Additional day care facilities and programs are needed in the County.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	The County should provide more transportation programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ECONOMIC DEVELOPMENT NEEDS					
21.	The County should provide financial assistance to upgrade existing commercial buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	The County should help businesses to purchase machinery and equipment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	The County should provide employment training.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NEIGHBORHOOD NEEDS					
24.	The County should provide financial assistance to preserve historic homes and buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.	The County should provide a higher level of code enforcement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	The County should demolish vacant and deteriorated structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27.	The County should undertake targeted neighborhood revitalization projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	The County should support neighborhood crime awareness and prevention activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER	
29. What other kinds of housing and community development needs require attention in the County?	
30. Which statement comes closest to expressing your budget and program priorities? (check only one box)	<input type="checkbox"/> I believe that federal funds should be distributed somewhat uniformly throughout the County so that all residents can enjoy the benefits of the public investment. <input type="checkbox"/> I believe that federal funds should be concentrated in deteriorated areas or neighborhoods.
31. Which areas or neighborhoods within the County require revitalization? (please list specific locations)	
32. In your opinion, what is the most significant issue facing the County in the next five years?	
<p>Thank you for participating in this survey. Your input is valuable to us.</p> <p>The results of this survey will be published on the County's official website at www.wilco.org.</p>	

Williamson County, Texas - Housing & Community Development Needs Survey

Results Overview



Date: 5/20/2009 10:56 AM PST

Responses: Completes

Filter: No filter applied

29. What other kinds of housing and community development needs require attention in the County?

#	Response
1	support rebates for energy efficient improvements from utility companies; recognize that rural residents pay the same tax rate as everyone else but benefit less from county services and projects.
2	There needs to be a stronger presence of our Sheriff's dept in neighborhoods that border city limits. Increase size and let them play more of an active role in the neighborhoods.
3	There are not enough moderately priced houses (\$95,000-\$115,000) for single income families in decent neighborhoods.
4	With all the new developments in the County, I think there should be policies to protect citizens from moving into new construction with low rates from being subjected to crippling increases in rents when the initial lease term is up. There should be caps on how much of an increase is allowed (if there is not already).
5	Crystal Knoll Subdivision needs a community park. The possibilities of sidewalks, more street lights and speed bumps too many speeders.
6	Helping out first time buyers
7	Some of the money that is in excess of the needs of the county should be returned to it's Citizens not spent by the County.
8	we need better & safer sidewalks that are linked with crosswalks.
9	I think there should be more programs for youth in rural areas. Places like Liberty Hill, Florence, Thrall, etc. seem to have no kind of place for kids to stay busy and keep themselves out of trouble. If there were more rec. centers and county sponsored youth programs in rural areas it might cut down on youth crime and drug use.
10	more controll on subdivision with manufacture homes. Not allow homes older than 6 yrs in a subdivision, and condition of appearance.
11	Looks to me that the minority famlies live in more unsutable homes than others, I myself have experienced prejudice from white bankers and home sellers.
12	As a senior with limited income, I would like to see more programs for housing assistance for people like me. It must be tied to income AND age; putting low-income families and low-income seniors together just doesn't work for either demographic. I'd like to see more teeth in anti-gang/anti-criminal-activity regs in neighborhoods.
13	Emergency Home Repair/Rehabilitation
14	All the low income and trashy neighborhoods should be demolished. Lets clean up the county and the people. Trashy neighborhoods are where all the trouble and drugs are or start.
15	<p>1.The County needs more programs for the physically and mentally disabled. Please don't forget about also offering programs/assistance to people with long-term chronic "invisible" disabilities like lupus, fibromyalgia, MS, and bipolar disorder just to name a few! (People often forget about the illnesses that they can't see, and that's unfortunate---we need to offer help to everyone with disabilities.)</p> <p>2. WILCO desperately needs a 24-hour noise ordinance, barking ordinance and ban on fireworks for the health, safety and well-being of all residents who live in this rapidly growing county. It is inexcusable as week as well as dangerous in several ways to allow drunk neighbors to set off booming fireworks until 2 am for two weeks straight with no recourse.</p> <p>By making this the law, enforcing it and heavily fining those who break it--- in the long run, it will mean less</p>

	phone calls to your busy and already overburdened sheriffs' departments.
	THANK YOU!!
16	more focus on mixed-use communities, specifically targeting the lower end of the housing market, and facilitating alternative transportation (ie improving or expanding sidewalks, bike lanes, trails) as well as implementing a cohesive network of mass transit that can tie into the mass transit systems in neighboring counties and metro areas.
17	Lower income housing is not a thing Williamson County need to get involved with.
18	In time, there will be a huge lot of Seniors seeking housing similar to the Stonehaven cottages in Gtown. More of those type housing needs are important. Younger people can still work, earn, and provide for themselves. Seniors won't be able to.
19	Remove HOA bylaws, and have the county monitor the subdivisions.
20	More blending and integration of social classes. It doesn't help that house builders post signs saying, "from the 200s." We end up with everything being divided along socio-economic lines. It doesn't foster cooperation and understanding, especially where school systems are involved.
21	Fill the potholes on my county road, police the area, and THEN we can talk about more stuff! PRIORITIES FOLKS!
22	The "poor" have enough assistance. Try helping the true middle class. These questions seem to be worded for a yes answer rather than being un-biased
23	What law does the County presume to grant them authority to collect and redistribute (communism) the assets and monies of one person and give it to another for their pet projects? Freedom is the right of the individual (not the government or the "collective" community) to determine what their needs are. Nice try, but the nanny state is what actually hinders free market corrections and real development. The County has already determined their need for this taxpayer "grant". Show me the majority of the County taxpayers that asked for this. Where are they? Who are they? Elected bodies are there to represent us not manage us. Question #30 is particularly misleading as it has NO option to reject federal TAXPAYER money. This is a typical biased survey aimed at steering the user and not aimed at getting honest data. Thanks
24	community based organizations that provide critical services such as after-school programs for children and youth must be a priority for the county. Providing these programs is much cheaper than maintaining or expanding a juvenile justice system. In addition, programs that support families in Williamson County should also be of interest. We have a very diverse community that has various needs. Focusing on areas like family support and child care/after school programs allow our families to be more healthy and productive, thereby increasing the ability of our residents to live productively and safely.
25	Within the city of Georgetown there are some drainage issues, particularly at the intersection of Church and 8th St and toward 9th St. that needs attention. Water pools between 8th and 9th allowing a breeding place for mosquitoes.
26	EMERGENCY HOUSING for families and children
27	I believe the County should focus on ensuring that neighborhoods are not developed to the point where the risk of neighborhood deterioration is increased as a result. ex: when fast food, banks, and other businesses move into a neighborhood, more litter is created as well as busy streets driving property value and quality way down.
28	Lack of affordable housing is a huge issue. It will directly effect the economy in a negative way.
29	low income townhomes
30	woods park should have a tennis court.
31	More small business support; especially low interest loans and training. Also, more employers that create jobs for people with college degrees!
32	The county should invest in organizations that work to build a better quality of life for youth, creating a web of support that nurtures healthy, thriving young people who have the skills to make healthy choices for their life.
33	Bond programs/down payment assistance geared towards 1st-time homebuyers
34	There are currently existing deteriorated neighborhoods in every corner and spread throughout Williamson County.
35	The county needs a public transportation system partnership with Austin to make commuting easier

36	NEED MORE BICYCLE LANES
37	Need more affordable housing communities
38	We should provide more open spaces, (IE park, trails, and open land. Responceable development of land is the key.
39	We need sidewalks and bike paths -- much more than more streets and roads, Esp. bike paths along the river corridors so that bikes and cars can avoid each other. Neighborhoods need easy access to the river to access the paths. regarding 30 (below) - a common sense balance is needed depending on conditions.
40	Sidewalk needed from Katy Crossing subdivision (FM 971) to San Gabriel Park (Georgetown).
41	Funds for disabled and low income to purchase homes.
42	We need more public transit. We could stop spending so much to widen roads and build new roads if people took the bus or train instead. Public transit also slows urban sprawl which slows the need to expand water and sewage treatment.
43	The county should have more zoning control and needs the state government to pass laws giving it this power. Most of the items in this survey are not county business and that should stay out of such business. This survey is an attempt to get permission to pursue a liberal agenda. Let Travis county do that. The county should focus on zoning, infrastucture, law enforcement and growth control. Let the cities in the county focus on the issues in this survey.
44	I do not want the people to come in who raise the property taxes so high that the old people and longtime residents can no longer live there. NO GENTRIFICATION!
45	economic development strategies for smaller towns (like Liberty Hill, Florence, Andice, etc. so that they can be ready, viable, and successful as the Austin metro area expands)
46	I believe affordability is priority one
47	Bus and train service.
48	Restrict movement of teenagers after 11 p.m. when they become bored and looking for something to do, which leads to destruction of property
49	None
50	NEW URBANISM, MIXED USE, HIGH DENSITY, VERTICALLY ENHANCED MODELS OF BUILDING. OUR TOWNS AND CITIES NEED MUCH HIGHER DENSITIES, WITH ATTENTION TO ALTERNATIVE MODES OF TRANSPORTATION, WALKING, BIKING AND RAIL. WHY ARE WE COVERING SOME OF THE MOST FERTILE SOIL IN THE U.S. WITH UGLY LOW DENSITY HOUSES AND COMMERCIAL STRUCTURES (THINK HUTTO)? THAT LAND SHOULD BE FARMED OR KEPT AS WILDLIFE CORRIDORS, NOT SUBURBS. HIGH DENSITY, HIGH DENSITY, HIGH DENSITY.
51	We need to let the private sector perform the development and renewal that this survey describes. No government money or meddling is needed.
52	The county should reduce taxes and get rid of entitlement programs. The county should not be responsible for peoples housing needs. People should take care of themselves.
53	Emergency Housing Housing for Homeless Housing for Children who are homeless
54	Younger families are moving into the area, there needs to be more entertainment, activities and businesses that cater to the "young moms and dads", such as all ages live music venues, and restaurants/cafes that have music and family friendly environment and entertainment.
55	Public Transportation
56	Community revitalization -- make communities friendly, walkable.
57	Most of these issues are best handled by municipalities.
58	Public transportation should be strengthened so that people going to jobs in Austin can use these services. This would cut down dependence on imported oil and improve environment

	Incentives should be provided (similar to Austin City) to help install solar panels on houses.
59	We already have enough sidewalks in our neighborhoods, please stop putting them in our parks and greenbelts. Keep natural areas natural or use crushed granite for pathways. Neighborhoods that back up to what are now major roads should be surrounded with sound barrier walls.
60	YMCA services for youth enhanced with pay scales to fit families budget etc...
61	shut the barking dogs up!
62	expand streets
63	community gardens and farmer's markets
64	Selection for question #30 should have (where it will do the most good)
65	affordable housing for older adults
66	Please limit the concentration of apartment complexes around neighborhood developments - they contribute to road congestion and crime in the neighborhoods. Large apartment complexes are unsightly - as in the ones along Pond Springs and Anderson Mill Rd - we don't need anymore in this area.
67	More hike & bike trails, better and more timely road repair, less high density housing developments, stricter rules regarding the destruction of vegetation and trees by developers.
68	limiting the rapid increase of apartment complexes
69	Maintenance of the median on Anderson Mill.
70	None
71	Anything that does not require tax dollars or bonds.
72	Abolish the no smoking ordinance; allow liquor sales on Sunday; extend drinking hours to align with Austin.
73	Efficient public transportation from the Cap Metro stations in WilCo into Austin needs to be improved, especially to downtown and Zilker Park areas on weekends. Ridership doesn't have a chance to grow if the service isn't there in the first place.
74	Enforce standards of maintaining homes looking good, tidy, enforce fines for houses amd yards that aren't kept up.
75	Better roads, replace "all-way: stop signs with regular stop signs or traffic signals in intersections that has disproportionate amount of traffic causing too much traffic backup in one direction while no/minimum traffic in other direction during peak hours. Maintain cleaner sidewalks. More parks and recreation facilities.
76	None
77	Dog Parks.
78	More programs for seniors
79	Williamson County has entirely too much Government assisted rental properties. It's increasing crime and bringing down property values. Especially in Georgetown, the problems have gotten bad.
80	Schools
81	I live in Georgetown and our family currently has one car. There is a huge need for public transportation and/or bike/footpaths in this area. This seems to be a city and county issue.

Williamson County, Texas - Housing & Community Development Needs Survey

Results Overview



Date: 5/20/2009 10:58 AM PST

Responses: Completes

Filter: No filter applied

31. Which areas or neighborhoods within the County require revitalization? (please list specific locations)

#	Response
1	any area where the residents will actually take care of the revitalized property...
2	Neighboring rural communities and towns
3	lets not get the county concerned where it has no place going, like the whole United States. Individuals have to be responsible for self help, must we cater to the disfunctional at our own tax dollars expense because people over extend themselves, and then do not take care of what is their responsibilities. Lets quit being responsible for being inablers, and expect people to do their part in taking care of their own neighborhoods & properties-they stuck their necks out and wanted to be property owners/renters and bought/rented property where they are.
4	Taylor, Hutto (downtown)
5	East highway 29 between Georgetown and Jonah. Very poor looking neighborhoods with trailers.
6	Certain areas of Crystal Knoll Subdivision. Evergreen area.
7	Hart St. Cottonwood Dr. Scenic Dr. Park Ln. Janis Dr.
8	Georgetown, Hutto, Taylor
9	no opinion
10	Granger, Bartlett, portions of Taylor; to a lesser degree portions of Georgetown and Liberty Hill
11	Neighborhoods next to downtown Round Rock
12	Not sure of a specific neighborhoods
13	Round Rock east side of the Highway, however the money should be returned to the Citizens.
14	17th Street, Green Acres, Area before entering Weir on FM 971. CR-100
15	The area commonly referred to as 'San Jose' in georgetown definately needs attention. On the border of Austin near Lakeline Mall also needs attention.
16	Taylor
17	area near carver elem. in Georgetown &
18	I think that it would show great community involvement if the County had some programs that helped the elderly and disabled in our rural areas with their housing needs. Some of the county's residents are unable to physically keep up with the structural needs of their housing.
19	bell meadows off cr 105 in the back
20	Taylor. Particularly streets.
21	Quail Valley Dr. Area, Georgetown TX 78626 Hedgewood Area, Georgetown TX 78628
22	Florence and, Granger and Taylor?
23	Hwy 79/I-35 corridor

24	Neighborhoods with elderly living on fixed income and the trailer park on leander and railroad as well as handicapped individuals that are on fixed income
25	All the low income neighborhoods and government assisted housing areas.
26	You should rely on the the planning and zoning folks to decide that issue.
27	I am unsure.
28	I live in Round Rock, so I only know about areas of Round Rock. There's a section of Sam Bass between Chisolm Trail and the four way stop at the Woods that is getting really nasty, at least by appearances. Also the neighborhoods near downtown don't do a credit to Round Rock. Downtown itself could stand some improvement. Give people a reason to spend time there.
29	Old Downtown and south east Round Rock
30	East Georgetown: older homes near the square, homes/neighborhood near O'Reillys
31	unknown
32	Williams Drive
33	Any neighborhood that the county can actually fore see financial gain.
34	Why is anything required? Where does this idea come from? It's totally arbitrary. Let's use your logic here to prove the fallacy: "The wealthy neighborhoods and businesses are not as opulent and profitable as they desire to be so the County is applying for TAXPAYER money to make this desire come true." It makes you mad doesn't it? Me too.
35	Granger, Taylor, Jarrell, east and southeast Georgetown, some east Round Rock, much of Hutto, Liberty Hill, some of Cedar Park...
36	Quail Valley GT, parts of Taylor & Hutto
37	Neighborhood behind "downtown" Round Rock, Neighborhood between 17th street and Univerity Ave. and Scenic and Austin Ave. in Georgetown.
38	Taylor; TRG neighborhood; Quail Valley neighborhood; Crystal Knoll neighborhood; Jarrell
39	
40	Gattis School Road side neighborhoods
41	Taylor
42	South West quadrant of Georgetown.
43	not sure
44	Areas where ownership of housing is <70% and areas where housing is significantly less than the median \$/ sq ft value for the county. Lastly, Central TX has always ignored the areas east IH 35. When are we going to utilize this vast area more strategically?
45	Quail Valley, San Jose, TRG neighborhoods of Georgetown.
46	FLORENCE ANDICE
47	Mc Neil neighborhood in RR. Low-income streets in Georgetown. All of Taylor.
48	Leander, Round Rock (close-in), Georgetown (close-in)
49	Cedar Park, Leander, Hutto, Taylor, Georgetown, rural and urban; every locale in this county has some blight and residents who need help.
50	Liberty Hill, Leander
51	Georgetown needs to have a better transportation system for people to get around
52	Shenandoah
53	East Williamson County, Taylor, Thrall, Granger, Coupland.
54	Taylor

55	Quail Valley
56	East side of Georgetown
57	Southeastern Round Rock near Stony Point High School; the City of Taylor
58	West of Austin Ave. South of University
59	Some of the cities have areas needing revitalization. The county does not.
60	downtown Liberty Hill
61	THE ENTIRE EAST SIDE OF THE COUNTY. WE HAVE NO SOCIAL SERVICES AND I AM STILL OUTRAGED ABOUT THE PEOPLE IN GEORGETOWN A FEW YEARS AGO. THEY TOLD THE AUSTIN AMERICAN STATESMAN THAT THEY WERE PROUD TO PROVIDE NO SOCIAL SERVICES IN WILLIAMSON COUNTY, TEXAS " WE SEND OUR TRASH TO TRAVIS COUNTY!" I AM NOT TRASH. I AM A RECENTLY DISABLED 59-YEAR OLD LADY AND I LIVE AND I VOTE IN WILLIAMSON COUNTY, TEXAS! NOT ONLY THAT, I BLOG AND I LOBBY. I WAS OUTRAGED WITH THE COUNTY JUDGE AND COMMISSIONERS WANTING TO BE ON THE TOLL ROAD BOARD AND NOT LOOKING TO THE FUTURE FOR TH GOOD OF THE COUNTY AND ALL OF ITS CITIZENS
62	downtown Liberty Hill
63	Taylor
64	LEt the free market determin revitalization, but be sure we do not put road blocks for redevelopment by codes and restrictions
65	parts of Old Town, along Williams Drive
66	Pond Springs, Mill Wood
67	None
68	Don't know.
69	Chisholm Trail Road in Round Rock needs to be fixed.
70	IH-35 on the west, Leander Road on the south and Hwy 29 on the north.
71	Quail Valley
72	blue hole in Georgetown
73	Don't really know
74	Unknown
75	N/A
76	unsure
77	Taylor, Hutto, East/Central Georgetown, Central Round Rock
78	Granger, Off Bowman in Round Rock
79	unknown
80	the empty old HEB center
81	Old town
82	Don't know.
83	taylor
84	Do not Know
85	No idea
86	Downtown and the area around 79 and North Mays
87	Florence is in desparate need of assistance.
88	no suggestions
89	Forest North
90	No opinion

91	need more updated information to make that choice
92	Downtown Round Rock
93	Forest North is an older neighborhood that's deteriorating -- potholed roads with few sidewalks, no street lights, vacant lots and a few dilapidated houses mixed in with nicer homes. There are two abandoned convenience stores on the north end of the neighborhood, facing 620, that are targets for vandalism and burglary. The area has the potential to improve or to become a dump over the next few years--seems like it could really go either way right now.
94	Turtle Rock
95	Downtown Leander
96	None during this economic downturn.
97	not aware of any
98	Streets off Pond Springs Road need paving help; Pond Springs Road needs leveling, smoothing, paving.
99	Forest North
100	Lake Georgetown needs to be bigger.
101	Cedar Park Ranchettes
102	Apartment complexes that offer Government assisted rents (Welfare). STOP PUTTING LOW INCOME HOUSING IN WITH ESTABLISHED NEIGHBORHOODS. It drives property values down and causes people to move away.

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Williamson County, Texas - Housing & Community Development Needs Survey

Results Overview



Date: 5/20/2009 11:00 AM PST

Responses: Completes

Filter: No filter applied

32. In your opinion, what is the most significant issue facing the County in the next five years?

#	Response
1	realizing that a lot of the people who voted for all of the parks improvements are--with the economy the way it is now--wishing that they had not...and...angry people who are taxed to pay for parks that they don't use...
2	Growth within large cities encompassing the neighboring rural communities and towns
3	overgrowth, becoming like all the places people are moving here to get away from--big overcrowded places, cities/states up north, and losing its small, friendly, country being from around here atmosphere. It already has
4	rising crime rates
5	Traffic jams. Not enough roads to handle it.
6	Staying on top of our economical status and maintaining what the residents have become accustomed to. Keeping up with the growth and crime rates that our bound to happen because of current employment statuses.
7	Public utilities, roads and water supply in some areas may not be able to keep up with the growth.
8	Maintaining infrastructure and supporting elderly issues including mental health.
9	1. Affordable housing 2. Local job opportunities 3. Affordable healthcare for the underinsured.
10	Stagnant wages/hiring freezes coupled with increases in cost of living.
11	no opinion
12	Roads
13	The relationship between transportation and economic prosperity.
14	Transportation & road development to prevent congestion; ahead of population growth curve.
15	Keeping jobs, able to pay for homes
16	Overcrowding is becoming a issue for the county. If you continue to build on every piece of land and place people right on top of each other there will be problems with gangs, drugs, anger and more Ghetto situations.
17	Need more and better streets, widening of existing FM roads FM-1460, FM-971, CR-110, Univ. Blvd to CR-110
18	The rapid growth of low-income housing and the amount of crime it brings to our county.
19	Growth
20	recession & traffic
21	Traffic and roads
22	population growth without increasing taxes due to flat or dropping property values & a drop in personal spending. Also the way the county has traditionally developed favoring sprawling developments, which increases the burden on roadways without any real return on the \$ spend to build and maintain such a system

23	Pretty much anything that relates to the health and well being of our county's youth, elderly, and disabled. Caring for our elderly and disabled is a huge issue in Wilco. Youth programs are also very important. Compared to Travis Co. we are very behind the times. (I do realize that Travis Co. has a larger population, but they have programs for everything under the sun that are VERY accessible to the general public all over their county. I think it's a shame that we haven't been more progressive in that area. Sometimes it seems that "people in charge" are more concerned with their own pocket books than they are with asking "what could I do to help". Heck, I have a family of 4 living off of one income and I have the United Way donation drafted out of my check. Not to mention the fact that I work for the county in one of the "public service" areas.)
24	population growth, transportation to people who commute to work in Austin, and bring more business to keep people working locally to cut down on transportation cost.
25	The population surpassing the construction of roads and bridges. Unfortunately, there seems to be a lot of waste in this area.
26	economy restore credit lines
27	I feel the most significant issue we will be facing is illegal aliens. I feel that the county and city should be taking more initiative/action when an illegal alien enters the criminal system. Not only should the county and city take action on the criminals but their should be more done when illegal aliens are renting or attempting to purchase homes. Their should be more requirements for documentation. Landlords need to be strict with their requirements and rules. I say all this because when issues such as these are not looked at, that is when we as county fall into a slump of poverty. I do not want to see Williamson County turn into poverty. I have been a resident here for 28 years and would really like to see Williamson County stay beautiful and enjoyable.
28	Population and the high cost of land in Williamson county only the well to do can afford to live here, I know police officers that have moved out of our county to survive!
29	Issues relating to the gap between Georgetown (and similar areas) low-paying jobs and increasing costs of housing, food, and transportation.
30	youth
31	Transportation alternatives
32	adjusting to the growth of the county.
33	housing, roads to keep up with the growth, public transportation and schools to keep up with the growth.
34	<p>We need a noise ordinance, barking ordinance and "no fireworks" ordinance. Our tremendous population growth requires it. We're densely populated now, and neighbors aren't so neighborly sometimes and don't know how to do the right thing. If neighbors continually have a barking dog or are noisy late at night, it literally makes a home unlivable. Furthermore, the home can't be resold. I have spoken to various people at WILCO about this who agree. These issues can be tremendously improved if we enact a noise ordinance.</p> <p>WILCO's resources are probably thin enough without the population having to waste the sheriff department's time with noise calls. With a noise ordinance enacted, the calls will diminish over time once people realize the ordinance is being enforced. The sheriff's department will be able to focus on more important things like violent crime as our population keeps growing. Let's stop thinking about it and DO IT.</p>
35	positioning for renewed growth: improving infrastructure and supporting systems
36	Crime and drug issues and road connectivity.
37	I think that as things get tighter, there will be an increase in crimes against property, such as thefts, and robberies, etc. Some people had rather steal than work for what they need. I think that law enforcement will need to be a priority, as well as places like the Serving center to help those who are truly in need of help.
38	Rising school and special interest taxes and transportation or flow of traffic
39	Managing county growth
40	Transportation is most important. Everything from traffic to the impact of traffic on the existing roadways to the need for better roadways to the need for better public transportation.
41	Enough Schools and Roads to handle Growth.
42	Rising crime

43	The fact that the parks/rec dept. summer programs fill up the SAME day that registration starts speaks volumes about what is needed in our county: more affordable childrens programs. We should build a YMCA in Georgetown.
44	Fix roads, widen Hwy 29, plan for public transportation
45	Population growth
46	Traffic, Road and Bridge
47	Handling growth.
48	TAXATION WITHOUT REPRESENTATION. TAXING THOSE WHO PAY THE LIONS SHARE OUT OF EXISTENCE. IF THE GOVERNMENT ALLOWED THE TAX SLAVE TO DISTRIBUTE THEIR OWN MONEY TO FRIENDS, FAMILY AND NEIGHBORS (whom they know best the need) COMMUNISM WOULD DIE ITS UGLY DEATH. Just wait until your parents and grandparents and you need to go into assisted living. Just WHO can afford that? Try imagining that RIGHT NOW and then again in 5-10 years.
49	children and youth. In many of our school districts we can detect emerging gang or quasi-gang activity. After-school programs like Boys and Girls Clubs, a national model but we only have one in the whole county) and other afterschool programs perform a public safety function; a productivity function (so parents can work); an educational function (increasing retention and decreasing dropout %s) as well as an opportunity for our residents to volunteer. Many of our NPOs have significant value to our county and I hope that the County can consider these important programs as a value-add to our communities.
50	affordable housing for lower income families
51	Lack of intracity transportation and housing accessibility
52	Prviding funding to non-profits that are providing services not currently being provided by the county.
53	WATER, Supply and Quality
54	Infrastructure
55	growth and accompanying socio-economic diversity
56	supporting transportation issues/public bus system and an oppotunity for public transport to austin proper for those that must travel to make their livable wage
57	Fiscal sustainability in a growing county.
58	Increased crime due to devalued neighborhoods and homes as a result of increased traffic and businesses.
59	Affordable child care
60	Transportation
61	Affordable housing and trasportation.
62	Public health
63	Roads - capacity, quality, safety.
64	New road expansion. Keep current roads, but provide funds for repair and maintenance. DO NOT REBUILD HWY 29
65	affordable housing for low income families
66	Employment. Equal powers for county-municipality management of infrastructure growth and the associated resource needs.
67	Growth far surpassing the infrastructure. Transportation a huge issue for many residents and for youth needing accessing to positive programming, healthcare, and important resources in the community.
68	affordable housing, affordable childcare, regional public transportation connecting communities to each other and to Austin
69	PUBLIC TRANSPORTATION
70	Housing crisis: insufficient number of loans to potential homeowners and increased number of individuals looking for subsidized housing and insufficient funding in that area.
71	Transportation needs
72	Traffic

73	Water
74	Transportation
75	Health Care for low and middle income adults needs to be more accessible. People who dont qualify for medicaid,cant afford to buy insurance and can't get an appointments at the Lone Star Circlce of Care are left without options when they are sick or there is a medical emergency.
76	Growth, new road construction, education
77	Most of the county money has gone to the Western part of Williamson County over the last decade. I believe for growth to continue the county must focus more on the Eastern part of the county. To me Parks are the biggest concern in the Eastern part of the county. The road sustem is very important as well but I believe the county has stayed on top of that. The quality of housing is another concern. If the county keeps allowing the sub standard builders continue to build in the Eastern part of the county then five years down the road we will have a whole lot of revitalization going on to repair the sub standard homes...Hutto & Taylor in particular. There is so much room to really make the Eastern part of the county a vital part of the community, if the county can provide the amenities to bring the business & people here.
78	Growth of its population: planning, traffic congestion and thoroughfare development, infrastructure upgrades and expansions, housing quality and selection for all incomes, and economic development.
79	Traffic and employment
80	Roads/transportation
81	maintaining its budget
82	Need more housing
83	Need to set codes and standards for devlopment not to detrack from the natural beauty of the area.
84	the need for good public transportation (light rail, bike paths, sidewalks), protecting the environment and water supplies, having sufficient water, early education for children at risk, protecting utility grid
85	Infrastructure -- roads, water, etc. -- Many people move here from California, etc. They aren't moving right now b/c of the economy and home sales in their area. When are able to move, there will likely be an exponential increase in the population in a short time. Intersections like Williams & Austin and Austin & University show wer are woefully unprepared for that increase. If we can be prepared and promote responsible businesses, we will have an attractive place for people to live. I don't see the need for more low income housing. Let people live in smaller cities such as Leander or Jarrell if they can't afford to live in the larger cities.
86	water
87	Affordable healthcare
88	Business and Employment programs and assistance for Economic growth and lower unemployment rates.
89	Transportation. The county's growth projections are staggering and we need to address the issue not only with more roads, but with other public transportation options. Probably over 1/2 of our county's residents work in Travis County and there needs to be systems in place to reduce commute times. A great number of our residents work in and around the 360 corridor and there are no bus options, no rail options, and no speedy regular road options either. Transportation needs to be the primary focus for the county in coming years.
90	Growth and growth of lower income individuals who cannot afford housing.
91	Growth. We need to start seriously considering public transit so we don't spend millions of dollars every year building new roads and widen roads and expanding services out beyond current city limits. We are also loosing valuable ranch and farm land. Expansion and sprawl are not the only the response to population growth.
92	Road Repair
93	Too much growth before the infrastucture to handle it is in place.
94	economic problems
95	I SEE A LOT OF EXTREMELY SERIOUS ISSUES BASED ON DEMOGRAPHICS,PLUS I GO AROUND AND TALK TO THE LOCAL PEOPLE (MY DAD WAS A POLITICAL PARTY PRECINCT CHAIRMAN) SO I THINK I HAVE A RATHER GOOD IDEA OF WHAT IS GOING ON. PEOPLE ARE CONCERNED ABOUT: ANOTHER GREAT DEPRESSION,

	<p>WE NEED JOBS THAT WE DO NOT HAVE TO COMMUTE TO AUSTIN TO GET</p> <p>WE NEED MASS TRANSIT TO GET TO AUSTIN,GEORGETOWN,TAYLOR, ETC.</p> <p>BASTROP COUNTY HAS THE BUS BUT IT DOES NOT COME WHERE I LIVE! IF MY CAR BREAKS DOWN, I WILL BE TRAPPED WITHOUT A PHONE --UNABLE TO SUMMON MEDICAL HELP!</p> <p>HOMELESS OLDER PEOPLE,</p> <p>MORE HOMELESS SINGLE LADIES OF ALL AGES,</p> <p>STOPPING PSYCHOPATHIC REAL ESTATE DEVELOPERS TO TAKE PEOPLE'S PROPERTY WITHOUT PAYING THEM,</p> <p>GENTRIFICATION</p> <p>MASSIVE UNEMPLOYMENT</p> <p>PROPERTY TAXES TOO HIGH TO PAY AND THE OLD PEOPLE LOSING THEIR HOMES!</p> <p>GENTRIFICATION!</p> <p>IT'S ALL ABOUT ECONOMICS. WE NEED MORE JOBS,MASS TRANSPORTATION, ASSISTANCE FOR OLD PEOPLE TO MAINTAIN THEIR HOMES SO THEY CAN BE SOLD FOR MORE MONEY AND GET MORE PROPERTY TAXES AFTER THE OLD PEOPLE DIE AND IF THEIR HEIRS WANT TO SELL THEIR HOMES.</p> <p>PEOPLE ARE ANGRY AND THEY ARE AFRAID.</p> <p>I WOULD LIKE TO SEE A MAPP-STYLE PROGRAM LIKE AUSTIN HAS FOR LOWER INCOME PERSONS BUT TO BE A LOT Surer THAT THIS SERVICE IS ONLY FOR AMERICAN CITIZENS! UNDOCUMENTED IMMIGRANTS HAVE PUSHED AMERICAN CITIZENS OUT OF THE PUBLIC HEALTH AND LOW INCOME MEDICAL CLINICS. IT IS IMPOSSIBLE FOR NATIVE AMERICANS, TEJANOS, AFRICAN AMERICANS AND WHITE PEOPLE TO GET TREATED AT THOSE CLINICS IN AUSTIN,TX.</p> <p>SOCIAL SERVICES WILL BE NEEDED WITH AN AGING POPULATION.</p>
96	keeping up with growth - road and sewer infrastructure
97	Roads
98	Maintain the charm of Williamson County, while fostering growth, otherwise we will be an extension of Austin having no charm just part of a big city.
99	smart growth through out the entire county, strong infrastructure, with community preservation and involvement
100	traffic, rapid (possibly out-of-control) growth
101	Water shortage.
102	The downturn in economy will cause the county to lose law enforcement and crime will be on the rise.
103	In appropriate use of funds.
104	OVERSUBURBIZATION, I.E. SINGLE FAMILY HOMES EATING UP PRECIOUS LAND, WATER, ETC. BUILD HIGHER AND DENSER, OR WHEN GAS IS \$6 A GALLON, AND WE PAY THE TRUE PRICE FOR WATER, EVERYTHING WILL COME TO A SCREECHING HALT.
105	Roads and infastructure
106	Too much government.
107	Road improvements and traffic congestion. Roads need to be improved. Mass Transit via buses and trains is not the solution.
108	public transportation
109	keep crime rate low

110	Planning for the growth with housing and ways to move people in and out of the area. Transportation being a big question. With more people comes the question of jobs. The need to attract companies and business to our area with sacrificing the local smalltown feeling.
111	Low Income Housing Places for Low Income Youth to get Wholesome recreation Public Transportation
112	roads, bridges, traffic.
113	Holding our Taxes down so we can continue to live in Williamson County
114	traffic from new residents entering the county
115	Williamson County needs to bring more business into the county, so that people can live and work outside of Austin, and create a niche in the market. I understand alot of that depends on the city, but the county can help foster the idea and provide incentive.
116	Transportation
117	Funding
118	Overcrowding/traffic.
119	Transportation, specifically alleviating traffic congestion
120	Crime
121	too much growth
122	traffic, changing demographics, water supply, increased population adding strain on city/county services
123	Traffic conjestion due to population growth
124	Transportation and law enforcement
125	Traffic; due to overcrowding of highways from commuting.
126	Finishing Chandler Road to HWY 95
127	affordable housing
128	population growth
129	managing growth without giving up the character of county in term of recreational facilities. Manage transportation make it easy to use public transportation. Support Austin Metro project. Reduce property taxes or at least do not increase them.
130	Public services (police, fire, etc) keeping up with growth in certain areas of the county.
131	City of Hutto water services need to be revamped similar small towns does not have such high water prices for all of the services this is concern of many residents and often deter others from moving to Hutto once they are told of water services from neighbors as they do ask.
132	Taxes are already too high
133	roads
134	Illegal immigrants causing our taxes to increase.
135	water
136	Jobs
137	With the increase of population and more housing for these people to live--how is the County going to pay for it and even more important--how will the County fund these new programs--tax all residentsor tax only the new residents.
138	Roads
139	transportation
140	unemployment & the working poor
141	Diversifying our revenue with different businesses and being our own footprint on the map instead of being considered a suburb of Austin. I see us heading in the right direction with new schools, hospitals and retail. I'd like to see that continue.

142	Its need to manage growth in a responsible manner.
143	foreclosures reducing overall value of honest hard-working (or those lucky enough to not have lost their job) folks homes
144	Growth, tax ratesd, and Lake Creek Flood Plain.
145	The taxes are too high
146	High property taxes
147	maintaining infrastructure as expansion demands. Anticipating and maintaining law enforcement with todays technology to assist each officer.
148	Ability to keep up with population growth.
149	uncontrolled growth of both retail and apartment complexes. There should be stricter environmental rules on the number of trees cut for development
150	Infrastructure.
151	Maintenance of existing programs & infrastructure without significantly raising taxes
152	Adjusting to the growth of housing, and therefore more cars on the road; maintenance of smooth traffic patterns.
153	Traffic due to lack of good paying jobs in the Leander area.
154	Population growth and the traffic and other problems associated with it.
155	Population boom with no infrastructure or public safety to keep up with it. Building with no plan--just sprawl; shopping center here, shopping center there and in 10 years they will be vacant and falling down. Not enough lanes on the highways to support all the traffic.
156	The blight of one-acre parcels and sprawling sub divisions replacing Ranches and Farm Land. These city people move to the county bringing their cars, kids, dogs and cats. They clear cut the land, plant a city yard, saturate the soil with septic, drive the wild life out, park on the edge of roads, want their kids picked up in front of the house by school buses, lock dogs up to bark all day and night then turn their cats loose to kill an breed! Then the roads, schools and shopping are not good enough so debt bonds are forced down our wallets for decades to make these people happy and cater to developers.
157	Keeping up with a rising population and providing services to the homeless and indigent people, as well as services for the young people in need of help, are important issues.
158	Survival! Illegal imigrants need to have their handouts discontinued so that US citizens can recover from this economic mess. Taxes are out of control and the government wants to spend money making the county look pretty - now is not the time for pretty.
159	increasing unemployment leading to foreclosures; also services to unincorporated areas within Austin city limits
160	Additional Schools and quality improvement.
161	Dealing with the traffic congestion on 183. The toll road is great for those who use it but many still don't. The stretch of highway between Duvall and where the toll road starts is still a mess during rush hours.
162	Adequate and affordable transportation/infrastructure
163	Population growth, thus road improvements
164	budget
165	Annexation by Austin.
166	Too many people moving into county
167	Traffic
168	the ratio of rich retired people to family's
169	Too much welfare housing. Low income neighborhoods (single parents with multiple and under-supervised kids, rental properties with high concentrations of illegal immigrants, etc) typically increase the levels of crime and deterioration of property and neighborhoods. I'm seeing this BIG-TIME in Georgetown.
170	public transportation connecting cities to each other, affordable housing, affordable childcare

171	Road Improvement
172	Transportation
173	Healthcare, unemployment, rental assistance. We need more job development, training and transportation to make people more self-supporting and less reliant on "the system".
174	poor planning, transportation conditions, losing greenspace

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Appendix E

HUD Tables

Jurisdiction

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory

[Affordability Mismatch](#)

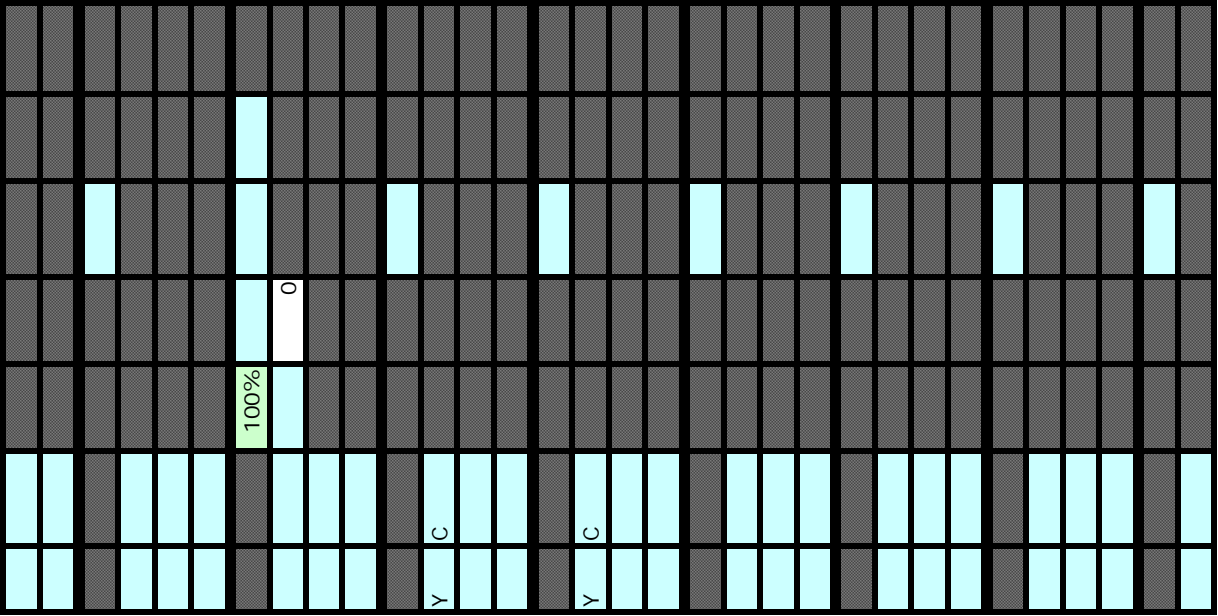
Occupied Units: Renter
Occupied Units: Owner
Vacant Units: For Rent
Vacant Units: For Sale
Total Units Occupied & Vacant
[Rents: Applicable FMRs \(in \\$s\)](#)

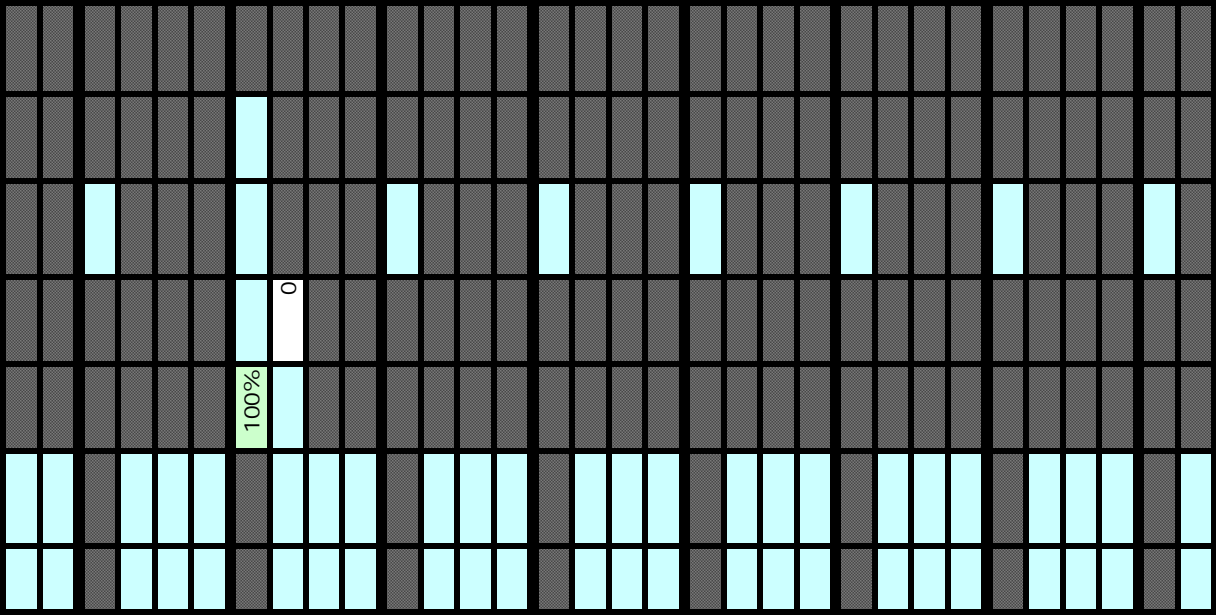
Rent Affordable at 30% of 50% of MFI
(in \$s)

Public Housing Units

Occupied Units
Vacant Units
Total Units Occupied & Vacant
Rehabilitation Needs (in \$s)

Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
	3002	4391	3526	10919	unknown
	699	3503	26209	30411	unknown
4%	74	272	127	473	unknown
2%	24	171	334	529	unknown
	3799	8337	30196	42332	0
	749	912	1,228		
	641	825	916		
	64	128	210	402	0
	0	0	0	0	0
	64	128	210	402	0
	unk	unk	unk	0	





HSGNeed

Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities									
				Year 1		Year 2		Year 3		Year 4		Year 5	
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
01 Acquisition of Real Property 570.201(a)	0	0	0	10		10		10		10		50	0
02 Disposition 570.201(b)	0	0	0									0	0
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0									0	0
03A Senior Centers 570.201(c)	0	0	0									0	0
03B Handicapped Centers 570.201(c)	0	0	0									0	0
03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0									0	0
03D Youth Centers 570.201(c)	0	0	0	1								1	0
03E Neighborhood Facilities 570.201(c)	0	0	0									0	0
03F Parks, Recreational Facilities 570.201(c)	0	0	0									0	0
03G Parking Facilities 570.201(c)	0	0	0									0	0
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0									0	0
03I Flood Drain Improvements 570.201(c)	0	0	0									0	0
03J Water/Sewer Improvements 570.201(c)	0	0	0	2		2		2		2		10	0
03K Street Improvements 570.201(c)	0	0	0									0	0
03L Sidewalks 570.201(c)	0	0	0	1		1		1		1		5	0
03M Child Care Centers 570.201(c)	0	0	0									0	0
03N Tree Planting 570.201(c)	0	0	0									0	0
03O Fire Stations/Equipment 570.201(c)	0	0	0									0	0
03P Health Facilities 570.201(c)	0	0	0									0	0
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0									0	0
03R Asbestos Removal 570.201(c)	0	0	0									0	0
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0									0	0
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0									0	0
04 Clearance and Demolition 570.201(d)	0	0	0									0	0
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0									0	0
05 Public Services (General) 570.201(e)	0	0	0									0	0
05A Senior Services 570.201(e)	0	0	0									0	0
05B Handicapped Services 570.201(e)	0	0	0									0	0
05C Legal Services 570.201(E)	0	0	0									0	0
05D Youth Services 570.201(e)	0	0	0									0	0
05E Transportation Services 570.201(e)	0	0	0									0	0
05F Substance Abuse Services 570.201(e)	0	0	0									0	0
05G Battered and Abused Spouses 570.201(e)	0	0	0									0	0
05H Employment Training 570.201(e)	0	0	0									0	0
05I Crime Awareness 570.201(e)	0	0	0									0	0
05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	0	0	0									0	0
05K Tenant/Landlord Counseling 570.201(e)	0	0	0									0	0
05L Child Care Services 570.201(e)	0	0	0									0	0

Public Services

Public Facilities and Improvements

