

2014-2018 Consolidated Plan and Program Year 1 Annual Action Plan

Williamson County, TX

Prepared By
WFN Consulting, Inc.
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

As a recipient of federal grant funds, Williamson County is required by HUD to produce a Consolidated Plan and Annual Action Plan. Williamson County has contracted with WFN Consulting for the production of these planning documents. These plans serve as the application for funding for the Community Development Block Grant which is a federal entitlement program that serve low-income individuals and/or families.

Williamson County's Five-Year Consolidated Plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions that grantees must respond to in order to be compliant with the Consolidated Planning Regulations.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following is an outline of the strategic priorities identified in this Consolidated Plan.

1. Public Facility and Infrastructure Improvements

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, and street improvements.
- Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.

2. Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

3. Decrease Homelessness

- Provide funds to support shelter operations and transitional housing.

- Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

4. Public Services

- Fund projects that provide supportive services to low and moderate income household as well as persons with special needs.
- Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.

5. Affirmatively Further Fair Housing

- Support improved access to community resources.
- Continue to operate in compliance with protected class definitions found in federal regulations.

Evaluation of past performance

Each year, Williamson County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Williamson County has consistently satisfied program mandates and expended funds in a timely manner. Further, Williamson County has successfully targeted funds to benefit low and moderate income persons and communities. A copy of the CAPER is available through the Williamson County Community Development Block Grant Office.

In addition to the accomplishments reported in the CAPER, participants in public meetings were asked for examples of past projects that had been successful and why those projects were successful. Additionally, input from County staff was used to determine which past strategies worked and which needed to be revised. Emerging from this multi-faceted evaluation of past performance was a consensus that the goals and priorities contained in this Consolidated Plan embrace prudence and steadfastness to address needs in the community.

Summary of citizen participation process and consultation process

Citizen participation was achieved through several methods during the consolidated planning process. The methods included an online survey for citizen input on the Needs Assessment and an intensive charrette process with local organizations and members of the public. The following methods were used to garner public and private input: x

- Beginning, February 28, 2014, a public survey was conducted seeking input regarding the Needs Assessment. The survey was available electronically and paper copies were also available. The survey received 36 survey responses.
- On Wednesday, March 19, 2014, a kickoff meeting was held where the public was openly invited to come and participate in the planning process.

- On Wednesday, March 19, 2014, a public meeting was held where the public was openly invited to come and participate in the planning process.
- On Wednesday, March 19, 2014, a meeting was held with local organizations to discuss issues and needs relating to affordable and fair housing.
- On Thursday, March 20, 2014, a meeting was held with local organizations to discuss issues and needs relating to Homeless Assistance.
- On Thursday, March 20, 2014, a meeting was held with local organizations to discuss issues and needs relating to Social Services.
- On Thursday, March 20, 2014, a public meeting was held where the public was openly invited to come and participate in the planning process.
- On Thursday, March 20, 2014, a meeting was held with local organizations to discuss issues and needs relating to Transit.
- Individual interviews with various stakeholders were held during March, 2014.

Summary of public comments

Public comments on the draft Consolidated Plan and Annual Action Plan will be received throughout the 30-day Public Comment Period, which runs from June 6 to July 6, 2013. Comments received will be summarized here.

Summary of comments or views not accepted and the reasons for not accepting them

If public comments are received during the Public Comment Period and are not accepted by Williamson County, the comments will be summarized here along with Williamson County's reasons for not accepting them.

Summary

This five-year plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. Using CDBG funds and by leveraging other public and private investment, Williamson County will:

1. Make Public Facility Improvements
2. Increase Access Affordable Housing
3. Decrease Homelessness
4. Increase Support for Public Services
5. Affirmatively Further Fair Housing Choice

The identification of these strategic priorities is a product of extensive consultation with community stakeholders combined with data from the U.S. Census and other sources that indicates specific housing and community development needs in Williamson County.

WEN Consulting Draft

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Williamson County Community Development Block Grant Office is the lead agency for the development, administration, and review of the Consolidated Plan.

Agency Role	Name	Department/Agency
Lead Agency	Williamson County	Community Development Block Grant Office

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Williamson County Community Development Block Grant Office
Sally Bardwell
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Georgetown, TX 78626
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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

Introduction

Williamson County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The County held a kickoff meeting and two public meetings through its charrette process prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Georgetown Housing Authority, Round Rock Housing Authority, Taylor Housing Authority, and the Granger Housing Authority make up the four public housing agencies in Williamson County. Each of these public housing agencies were consulted in the preparation of this plan. The agencies provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development.

In addition to the public housing agencies, the County consulted with other private and governmental agencies, mental health, and service agencies was instrumental in developing priorities and the preparation of this plan. These agencies also provided input during the charrette process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Williamson County is a part of the Texas Homeless Network (THN) which is the State of Texas Continuum of Care program. THN's is to provide solutions to end homelessness in Texas communities through education, resources, and advocacy. In consultation to develop this plan, Williamson County consulted with the Texas Homeless Network to gain access to all CoC data. The County was provided data from the Homeless Management Information System (HMIS), Point-in-Time Count (PIT), the Housing Inventory Count, and information from the Annual Homeless Assessment Report (AHAR). Through this collaboration, the County ensures that CoC goals and the County's Consolidated Plan priorities are integrated into the plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Williamson County is not an Emergency Solutions Grant recipient.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Agency/Group/Organization Name	Agency/Group/Organization Type	Consolidated Plan Section Consulted	How Consulted?
Williamson County Commissioners Court	Other Government – Local	All	Interview
Habitat for Humanity	Housing	Housing Needs Assessment	Interview
City of Georgetown	Other Government – Local	All	Interview
Georgetown Housing Authority	PHA	Public Housing Needs	Interview
Taylor Housing Authority	PHA	Public Housing Needs	Interview
Cap Metro Transit	Transportation	Transportation	Interview
Granger Housing Authority	PHA	Public Housing Needs	Interview
Round Rock Housing Authority	PHA	Public Housing Needs	Interview
City of Leander	Other Government – Local	All	Interview
City of Liberty Hill	Other Government – Local	All	Interview
City of Austin Social Services	Services	Homeless Needs; Anti-Poverty Strategy; Other Education; Non-Homeless Special Needs	Interview
Capital Area Housing Finance Corporation	Housing	Housing Needs Assessment	Interview
Mobile Outreach Team	Services		Interview
Williamson County & Cities Health District	Health Agency	Homeless Needs; Anti-Poverty Strategy; Other Education; Non-Homeless Special Needs	Interview
Crisis Center	Homeless, Domestic Violence	Homeless	

		Needs; Anti-Poverty Strategy; Other Education;	Interview
United Way of Williamson County	Services	Homeless Needs; Anti-Poverty Strategy; Other Education; Non-Homeless Special Needs	Interview
Williamson County Children's Advocacy Center	Services - Children	Non-Homeless Special Needs	Interview
Williamson-Burnet County Opportunities	Services	Non-Homeless Special Needs	Interview
Texas Homeless Network	Homeless	Homeless Needs; Anti-Poverty Strategy	Interview
Lone Star Circle of Care	Mental Health Services	Non-Homeless Special Needs	Interview
Williamson County Veterans Administration	Other Government -Local	Homeless Veterans Needs	Interview
City of Jarrell	Other Government – Local	All	Interview
City of Taylor	Other Government – Local	All	Interview
Williamson County Realtors	Housing	Housing Needs Assessment	Interview
City of Cedar Park	Other Government – Local	All	Interview
Caring Place	Homeless, Services	Homeless Needs; Anti-Poverty Strategy; Other Education; Non-Homeless Special Needs	Interview

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broadly as possible with community stakeholders. No particular agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	Coordinating homelessness services with Continuum of Care priorities

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Williamson County will continue to partner with local government agencies to ensure full and complete implementation of the Consolidated Plan.

PR-15 Citizen Participation

Summary of citizen participation process and how it impacted goal-setting

Citizen participation was achieved through several methods during the consolidated planning process. The methods included an online survey for citizen input on the Needs Assessment and an intensive charrette process with local organizations and members of the public. The following methods were used to garner public and private input: x

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- Individual interviews with various stakeholders were held during March, 2014.

Needs Assessment for Participating Cities and Unincorporated Areas of the County

NA-05 Overview

Needs Assessment Overview

Based on HUD provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level. The current economic recession has substantially increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This “special tabulation” data provides counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income) and household types of particular interest to planners and policy-makers. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process.

Assessing the specific housing needs of Williamson County is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the County’s affordable rental and single family homes was conducted based on available demographic, economic and housing data for Williamson County. The assessment utilized HUD’s new eCon Planning Suite downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of this assessment are provided in this section.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs in the Participating Cities and Unincorporated Areas of the County

Population estimates in the following table reflect the population count in the participating cities and unincorporated areas of Williamson County. According to the 2006-2010 American Community Survey estimates, Williamson County has population 254,406 residents and 90,991 households, which was an increase from the 2000 Census. According to the 2006-2010 estimates, the median income was \$65,140.00.

Demographics	Base Year: 2000	Most Recent Year: 2006-2010	% Change
Population	166,675	254,406	53%
Households	57,016	90,991	60%
Median Income	\$60,642.00	\$65,140.00	7.4%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	6,259	7,105	13,625	10,605	53,405
Small Family Households *	1,908	2,725	4,870	4,795	32,495
Large Family Households *	687	894	2,154	1,399	5,273
Household contains at least one person 62-74 years of age	1,033	1,294	2,637	2,166	7,873
Household contains at least one person age 75 or older	1,090	1,066	1,552	842	2,571
Households with one or more children 6 years old or younger *	1,491	1,934	3,205	2,390	10,547

* HAMFI [HUD Area Median Family Income]

Table 5 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<i>*AMI- [Area Median Income]</i>										
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	109	10	65	45	229	54	15	24	15	108
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	65	125	25	250	0	65	200	4	269
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	163	144	210	84	601	73	84	404	148	709
Housing cost burden greater than 50% of income (and none of the above problems)	2,426	1,030	145	30	3,631	1,492	1,364	1,334	305	4,495
Housing cost burden greater than 30% of income (and none of the above problems)	364	1,814	1,865	445	4,488	414	1,054	3,137	2,604	7,209

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	229	0	0	0	229	319	0	0	0	319

Table 6 – Housing Problems Table

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,737	1,250	545	184	4,716	1,632	1,529	1,954	467	5,582
Having none of four housing problems	654	2,300	4,210	2,633	9,797	679	2,015	6,920	7,304	16,918
Household has negative income, but none of the other housing problems	229	0	0	0	229	319	0	0	0	319

Table 7 – Housing Problems 2

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	981	1,315	815	3,111	518	1,059	2,046	3,623

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	533	439	220	1,192	114	284	759	1,157
Elderly	588	289	250	1,127	925	908	1,052	2,885
Other	998	937	854	2,789	467	249	893	1,609
Total need by income	3,100	2,980	2,139	8,219	2,024	2,500	4,750	9,274

Table 8 – Cost Burden > 30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	922	510	95	1,527	434	695	585	1,714
Large Related	453	105	0	558	84	119	95	298
Elderly	379	115	35	529	676	473	460	1,609
Other	884	305	14	1,203	383	144	309	836
Total need by income	2,638	1,035	144	3,817	1,577	1,431	1,449	4,457

Table 9 – Cost Burden > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	188	169	220	109	686	73	129	423	66	691
Multiple, unrelated family households	20	40	100	0	160	0	20	174	85	279
Other, non-family households	0	0	15	0	15	0	0	0	0	0
Total need by income	208	209	335	109	861	73	149	597	151	970

Table 10 – Crowding Information

Data Source: 2006-2010 CHAS

What are the most common housing problems?

The most common housing problem in the Williamson County is cost burden, where residents are paying more than 30% of the gross income on housing costs. According to the 2006-2010 CHAS Cost Burden tables, there were 19,783 households who were cost burdened. Of the total cost burdened households, 16,441 were low-to-moderate income households and 7,791 of cost burdened low-to-moderate households were severely cost burdened households, paying more than 50% of their gross income on housing costs.

Overall, homeowners were more likely to be cost burdened than renters. As noted in the 2006-2010 CHAS Cost Burdened tables, there were 11,704 homeowners that were cost burdened while only 8,119 renters were cost burdened. Of these households, homeowners were more likely to pay more than 50% of their monthly income on housing costs. The data shows that while 8,795 homeowners under 80% HAMFI paid over 50% on their monthly income housing costs, only 7,644 renters at this income level paid more than 50% of their monthly income housing costs.

Substandard housing and overcrowding, as defined by the Census and HUD, are not significant issues when compared to cost burden in the County. Of all housing problems, overcrowding was the second most common housing problem with only 1.4% of all households experiencing overcrowding. There were less than 1% of households that were experiencing either severe overcrowding or substandard housing.

Are any populations/household types more affected than others by these problems?

Moderate income owner households and extremely low-income renter households are more affected by housing problems. CHAS data on housing problems indicated that 54.2% of all households with one or more housing problems were homeowners; and 35.01% of those families were between 50-80% HAMFI. The data also indicated that 45.8% of renters had one or more housing problems; and 58.0% of those families were under 30% AMI.

The distribution of need among household types differs for renters and homeowners. The highest level of need among renters is in the "other" category which is predominately single people. There was a total of 63.4% of renters that paid more than 30% of their monthly income towards housing costs and 59.0% of those renters paid more than 50% of their monthly income on housing costs. Also, 65.19% of all large related renter households (consisting of 5 or more persons) were cost burdened by paying more than 50% of their monthly income on housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to The Caring Place, individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives. Of these financial factors, unemployment and inability to pay rent/mortgage were the two most common factors that contribute to a family becoming at risk for homelessness. Other factors included high child care costs, medical costs, and lack of adequate transportation. Beyond these immediate needs, some of these

families may require additional assistance with domestic violence, mental health issues, chemical dependency, prior episodes of homelessness, or difficulty accessing services.

Through extensive interviews with Williamson County stakeholders, the stakeholders identified the following needs for low-income individuals and families close to homelessness:

- Subsidies and vouchers to improve access to stable and affordable housing.
- Affordable and accessible child care.
- Improved public transportation.
- Increased Department of Social Services allowances for persons at risk of homelessness.
- Educating school teachers about referral services and social service processes to assist students at risk.

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:

Williamson County has not provided an estimate of the at-risk population as the County will not propose any funding for prevention activities for persons at-risk of homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:

The lack of affordable housing units for those who earn very low incomes is linked with increased risk of becoming homeless. The typical measure of housing affordability is whether tenants are paying more than 30% of their gross income on rent or mortgage. According to the Balance of State Continuum of Care Annual Point in Time Count for 2012, inability to pay rent or mortgage was the top reason for people becoming homeless. Unemployment and domestic violence also ranked high on the reasons that people become homeless.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs are based primarily on the condition of existing homes and on the ability of residents to maintain and repair their homes, as well as on their ability to afford the costs of rental or home mortgage payments. HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at rate 10% or more of the income group as a whole. For the purposes of this analysis, HUD's definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,800	750	680
White	4,215	475	505
Black / African American	560	129	80
Asian	200	0	25
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	1,745	145	75

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

Asians and American Indian/Alaska natives have a greater likelihood of having housing problems than white residents and other minority residents. The 2006-2010 CHAS data tables show that 81.77% of all residents experience housing problems but 100% of Asian and American Indian/Alaska native residents experienced one of the four housing problems. Asian and American Indian/Alaska native residents were disproportionately affected by housing problems in the County.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,925	1,990	0
White	5,145	1,475	0
Black / African American	735	95	0
Asian	390	14	0
American Indian, Alaska Native	15	0	0
Pacific Islander	20	0	0
Hispanic	2,530	400	0

Table 12 - Disproportionally Greater Need 30 - 50% AMI
Data Source: 2006-2010 CHAS

Asians, American Indian/Alaska natives, and Pacific Islanders are more likely to experience housing problems than white residents and other minority residents. The 2006-2010 CHAS data tables show that 81.77% of all residents experienced one or more housing problems while 96.53% of Pacific Islander natives and 100% of Asian and American Indian/Alaska native residents experienced one of the four housing problems. These racial groups are disproportionately affected by housing problems in the County.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,135	9,190	0
White	7,630	6,455	0
Black / African American	1,195	555	0
Asian	75	210	0
American Indian, Alaska Native	60	55	0
Pacific Islander	0	0	0
Hispanic	2,070	1,850	0

Table 13 - Disproportionally Greater Need 50 - 80% AMI
Data Source: 2006-2010 CHAS

African Americans have a greater likelihood of experiencing housing problems than white residents and other minority residents. The 2006-2010 CHAS data tables show that 54.78% of all residents with

50-80% AMI experienced one or more housing problems while 68.29% of African Americans in this same income category experienced housing problems.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,250	10,340	0
White	3,820	7,440	0
Black / African American	315	285	0
Asian	165	205	0
American Indian, Alaska Native	25	25	0
Pacific Islander	15	35	0
Hispanic	905	2,250	0

Table 14 - Disproportionally Greater Need 80 - 100% AMI
Data Source: 2006-2010 CHAS

The jurisdiction as a whole has 5,250 residents with incomes 80% to 100% AMI experienced 1 or more housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The disproportionately greater need of racial or ethnic groups is based on the level of severe housing problems defined as overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms) and households with cost burdens at more than 50% of their household income. As noted in the 2006-2010 CHAS data, Williamson County as a whole has a total of 39,430 households at the income range of 80% or less AMI for all races that have at least one or more of the four housing problems.

HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at a rate of 10% or more of the income group as a whole. For the purposes of this analysis, HUD's definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,915	1,635	680
White	3,625	1,065	505
Black / African American	485	205	80
Asian	200	0	25
American Indian, Alaska Native	25	10	0
Pacific Islander	0	0	0
Hispanic	1,535	350	75

Table 15 – Severe Housing Problems 0 - 30% AMI
Data Source: 2006-2010 CHAS

Asians have a greater likelihood of experiencing severe housing problems than white residents and other minority residents. The 2006-2010 CHAS data tables show that 71.87% of all residents with 0-30% AMI experienced one or more housing problems while 88.89% of Asians in this same income category experienced housing problems.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,280	6,635	0
White	2,320	4,300	0
Black / African American	495	340	0
Asian	135	265	0
American Indian, Alaska Native	0	15	0
Pacific Islander	20	0	0
Hispanic	1,300	1,630	0

Table 16 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

African Americans and Pacific Islanders have a greater likelihood of experiencing housing problems than white residents and other minority residents. The 2006-2010 CHAS data tables show that 39.21% of all residents with 30-50% AMI experienced one or more housing problems while 59.28% of African Americans in this same income category experienced housing problems and 100% of Pacific Islanders experienced housing problems.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,790	17,540	0
White	1,760	12,320	0
Black / African American	285	1,460	0
Asian	10	280	0
American Indian, Alaska Native	10	110	0
Pacific Islander	0	0	0
Hispanic	715	3,200	0

Table 17 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

The jurisdiction as a whole has a total of 2,790 residents with incomes 80% to 100% AMI who have experienced 1 or more housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	14,710	0
White	560	10,700	0
Black / African American	10	590	0
Asian	45	320	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	50	0
Hispanic	260	2,890	0

Table 18 – Severe Housing Problems 80 - 100% AMI
Data Source: 2006-2010 CHAS

Discussion

The jurisdiction as a whole has a total of 875 residents with incomes 80% to 100% AMI who have experienced 1 or more housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs (including utilities) exceeding 30% of monthly income. As noted in the 2006-2010 CHAS data, Williamson County as a whole has a total of 39,430 households at the income range of 80% or less AMI for all races that have at least one or more of the four housing problems.

HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at a rate of 10% or more of the income group as a whole. For the purposes of this analysis, HUD's definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	87,065	24,245	11,980	740
White	66,695	16,935	7,695	505
Black / African American	3,785	1,890	1,110	80
Asian	3,225	660	375	45
American Indian, Alaska Native	250	115	35	0
Pacific Islander	60	35	0	0
Hispanic	12,235	4,345	2,700	110

Table 19 – Greater Need: Housing Cost Burdens AMI
Data Source: 2006-2010 CHAS

Discussion:

African Americans have a greater likelihood of experiencing housing cost burden than white residents and other minority residents. The 2006-2010 CHAS data tables show that 29.21% of all residents paid more than 30% of their monthly income on housing costs. However, African Americans were disproportionately represented in this group with 43.70% paying more than 30% of their monthly income on housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Minority populations often experience a greater likelihood of having more housing problems and a greater cost burden than White residents. As noted in the following FFIEC table, census tracts with the highest percentage of minority populations also have lower incomes.

Tract Code	Tract Population	Minority Population	Tract Minority %	2013 Est. Tract Median Family Income
0201.05	3640	267	7.34	\$78,412
0201.06	3529	542	15.36	\$125,780
0201.07	4846	190	3.92	\$64,174
0201.08	2925	273	9.33	\$93,769
0201.09	3306	486	14.70	\$98,527
0201.10	3468	506	14.59	\$115,100
0201.11	2878	497	17.27	\$70,023
0201.12	2847	366	12.86	\$105,349
0201.13	2909	1065	36.61	\$63,069
0201.14	4935	1740	35.26	\$69,979
0201.15	2576	365	14.17	\$93,777
0202.01	1749	449	25.67	\$77,182
0202.02	5142	817	15.89	\$85,300
0202.03	2838	107	3.77	\$77,094
0202.04	5116	1082	21.15	\$78,053
0203.01	5657	1164	20.58	\$82,987
0203.02	3046	680	22.32	\$72,688
0203.10	2500	378	15.12	\$95,628
0203.11	2727	1112	40.78	\$94,318
0203.12	7199	3118	43.31	\$67,659
0203.13	8548	2524	29.53	\$86,683
0203.14	4932	1785	36.19	\$72,197
0203.15	3686	1206	32.72	\$111,345
0203.16	3115	975	31.30	\$74,679
0203.17	3708	1426	38.46	\$90,270
0203.18	8798	2386	27.12	\$84,978
0203.19	4910	1556	31.69	\$82,138
0203.20	6638	1640	24.71	\$84,304
0203.21	1755	520	29.63	\$62,688
0203.22	8249	2272	27.54	\$71,311
0203.23	2844	1035	36.39	\$91,017
0203.24	5840	1561	26.73	\$97,685
0203.25	2944	1474	50.07	\$58,780
0203.26	5948	1399	23.52	\$101,814
0203.27	2326	664	28.55	\$68,757
0203.28	6467	1929	29.83	\$83,316
0204.03	1803	527	29.23	\$64,240
0204.04	3394	965	28.43	\$92,437
0204.05	6444	2987	46.35	\$57,740
0204.06	6250	2514	40.22	\$55,647
0204.08	4563	1563	34.25	\$77,424
0204.09	3954	1227	31.03	\$71,692
0204.10	5611	2147	38.26	\$78,017
0204.11	5474	1857	33.92	\$88,806

Tract Code	Tract Population	Minority Population	Tract Minority %	2013 Est. Tract Median Family Income
0205.03	4588	953	20.77	\$93,689
0205.04	8362	4709	56.31	\$52,858
0205.05	2775	592	21.33	\$124,557
0205.06	7988	2824	35.35	\$96,851
0205.07	3381	1351	39.96	\$104,339
0205.08	4448	1766	39.70	\$83,009
0205.09	6921	2425	35.04	\$113,760
0205.10	9220	3287	35.65	\$125,867
0206.02	5175	2289	44.23	\$78,295
0206.03	8596	2454	28.55	\$133,575
0206.04	4693	1613	34.37	\$101,045
0206.05	6447	1664	25.81	\$101,236
0207.01	2533	1730	68.30	\$59,446
0207.03	9998	5726	57.27	\$65,324
0207.04	5873	3469	59.07	\$65,756
0207.06	3908	1319	33.75	\$108,607
0207.07	4509	2185	48.46	\$56,196
0207.08	7271	3151	43.34	\$110,444
0208.03	4037	1426	35.32	\$65,236
0208.04	7711	2119	27.48	\$112,201
0208.05	6534	2729	41.77	\$80,205
0208.06	2126	1030	48.45	\$65,836
0208.07	6872	3558	51.78	\$69,364
0208.08	1479	470	31.78	\$45,713
0208.09	5885	2518	42.79	\$73,551
0209.00	4601	1018	22.13	\$67,556
0210.00	3425	2845	83.07	\$36,688
0211.00	2628	1700	64.69	\$47,097
0212.01	2862	1029	35.95	\$68,706
0212.02	3229	1214	37.60	\$75,513
0212.03	2597	1240	47.75	\$45,435
0213.00	4697	2235	47.58	\$56,613
0214.01	8603	3401	39.53	\$69,262
0214.02	4689	2524	53.83	\$50,061
0214.03	3284	1634	49.76	\$54,607
0215.02	4911	3260	66.38	\$44,637
0215.03	4198	2203	52.48	\$53,487
0215.04	5569	2256	40.51	\$107,941
0215.05	7488	4294	57.35	\$72,607
0215.06	3019	1466	48.56	\$71,677
0215.07	9196	4586	49.87	\$87,364
0215.08	6531	2870	43.94	\$79,122
0216.01	3278	1143	34.87	\$51,050
0216.02	2857	1006	35.21	\$60,353
0216.03	1653	574	34.72	\$60,061

Source: FFIEC: <http://www.ffiec.gov/census/report.aspx?year=2013&state=48&msa=&county=491&tract=&report=income>

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the 2012 FFIEC Census Report, Williamson County has a number of census tracts with high concentrations of Hispanic populations ranging from 50% - 80% of the total tract population. Williamson County also has several census tracts with high concentrations of African American populations at 20% or higher of the total tract population.

NA-35 Public Housing – 91.205(b)

Introduction

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. There are currently four public housing authorities managing almost 400 public housing units and over 450 housing choice vouchers throughout Williamson County. In consultation with Williamson County's public housing authorities, data has determined the needs of residents to include access to transportation and affordable child care. Affordable housing is the greatest need throughout the County with over 500 applicants on the public housing waiting lists and well over 600 applicants waiting to receive assistance through the housing choice voucher program. The need for additional affordable housing units is crucial for Williamson County residents, but the lack of developable land and contractors willing to develop affordable housing is a barrier.

Georgetown Housing Authority

The largest of the four PHA's, the Georgetown Housing Authority (GHA), manages 158 public housing units and 95 tenant-based housing choice vouchers. Georgetown Housing Authority manages one public housing property at Stonehaven Apartments. Stonehaven was built between 1967 and 1973 and offers one, two, three, and four bedroom units available to elderly residents, disabled residents, and families. The public housing occupancy rate is currently at 99%. There are 382 applicants on the waiting list with an 18 to 24 month wait.

Housing choice voucher units are located throughout Georgetown including the Mariposa at River Bend Apartments and Shady Oaks Apartments. Shady Oaks also offers one to four bedroom units available for the elderly, disabled, and for families. Shady Oaks was built in 1974 and has been renovated to include new kitchens, bathrooms, and floors. A new front and back porch was built for every apartment, new sidewalks were poured, and every unit repainted. The occupancy rate at Shady Oaks is 99%. There are 471 applicants on the housing choice voucher waiting list with up to a four year wait.

Georgetown Housing Authority offers various services to residents in an effort to improve their living environment. Services include numerous classes and activities for families such as nutrition and health classes; exercise groups; medical, hearing and prescription medicine screenings; defensive driving; financial literacy as well as classes about protection from identity fraud/theft. Computer labs and

tutors are available to residents for job search activities, resume building, and emailing so they may reach out to family and friends.

Georgetown Housing Authority partners with various home health care agencies and churches to provide assistance to residents with household duties and yard work. In addition, GHA hosts family activities in partnership with the Georgetown Church of Christ, the First Baptist Church of Georgetown, and Celebration Church. The housing authority also partners with the Boys and Girls Club and the Stonehaven Senior Center annually to celebrate holidays, new resident dinners, neighborhood night out events and other activities.

Georgetown Housing Authority also offers the Family Self-Sufficiency (FSS) Program, a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. In partnership with welfare agencies, schools, businesses, and other local partners, GHA has developed a comprehensive program that gives participating FSS family members the skills and experience to assist them in obtaining employment that pays a living wage and focuses on enabling residents to live without any form of public assistance.

The ROSS program is another essential service provided through GHA. This program allows residents to receive one-on-one assistance and support from a ROSS Coordinator to identify goals and current needs and to find free or low cost resources to help residents achieve their goals.

Round Rock Housing Authority

Established in 1966, the Round Rock Housing Authority's (RRHA) first development was built in 1972. Round Rock Housing Authority currently manages 100 public housing units and 216 tenant-based housing choice vouchers. There are three public housing properties operated by the RRHA including Westwood, Cushing Center, and Lance Haven. Of the 100 public housing units, Westwood offers 28 units for the elderly while both Cushing Center and Lance Haven have approximately 30 units available for family households. The estimated wait for public housing is 18 to 24 months and RRHA is not currently accepting applications.

Round Rock Housing Authority also has scattered single family units currently occupied by tenants receiving voucher assistance. The housing choice voucher waiting list is closed and applications are no longer being accepted.

In an effort to provide more services to public housing residents and enhance the living environment, the Round Rock Independent School District in partnership with RRHA will provide after-school academic support and enrichment through a Neighborhood Outreach Center. The goal of this partnership is to create an after-school resource center that provides educational support for K-12 students and their families who currently reside in public housing. This partnership supports the district goal to accelerate Texas Assessment of Knowledge and Skills gains for economically disadvantaged, African American, and Hispanic students to reduce the achievement gap.

Taylor Housing Authority

Taylor Housing Authority manages 116 units of public housing and 142 tenant-based housing choice vouchers. Taylor Housing Authority offers 1-3 bedroom units and serves the elderly, disabled, and families. Families are the largest population served by THA, creating the need for more 2-3 bedroom units. Taylor Housing Authority has 100 people on the public housing waiting list and 50 people on the housing choice voucher list. Taylor is accepting applications, however, the waiting period to be housed is 9-12 months for public housing and 1-2 years for the housing choice voucher program. At this time THA does not offer resident services, but contingent on funding, is working on implementing new programs to enhance the living environment for residents.

Granger Housing Authority

A small public housing authority, Granger manages 26 units of public housing and does not have a housing choice voucher program. The Granger Housing Authority offers one, two, and three bedroom apartments available to the elderly, disabled, and to families. Because of its size, Granger Housing Authority is only required to have one handicapped accessible unit, however, makes reasonable accommodations upon request. Granger's waiting list is closed.

Total Public Housing Units in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	453		398	453		453			

Table 20 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission			2					
# of Elderly Program Participants (>62)	109		187	109		109		
# of Disabled Families			130	113		113		
# of Families requesting accessibility features	12		33	12		12		
# of HIV/AIDS program participants								
# of DV victims								

Table 21 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	347		425	347		347			
Black/African American	519		149	519		519			
Asian	12		19	12		12			
American Indian/Alaska Native	3		1	3		3			
Pacific Islander			5						
Other									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	154		243	154		154			
Not Hispanic	162		236	162		162			
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Williamson County's PHA's currently have a waiting list for public housing of over 500 applicants and over 600 for the housing choice voucher program. Waiting lists are open to the elderly, disabled, and families. Both Granger and Round Rock Housing Authorities have closed their waiting list and Georgetown and Taylor have an 18-24 month waiting period to be housed.

All four PHA's offer accessible units for the disabled, however, it is the smallest population served compared with the elderly and families. Georgetown Housing Authority has a very small need for handicapped units and often has more handicap and sensory units than has residents/applicants in need. Granger Housing Authority offers one handicapped accessible unit but does not currently have any disabled residents. Taylor also accommodates the disabled, but the need is mainly for 2-3 bedroom units for families. Round Rock Housing Authority accommodates the largest amount of disabled residents at 124. Collectively amongst the four housing authorities, there are 243 disabled residents. Of the 243 disabled residents, only 45 have requested accessibility features to include better wheelchair access, the need for more ramps, and accessible hand rails. Each PHA strives to provide suitable living environments for all its residents and will make reasonable accommodations upon request.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The immediate needs of public housing and housing choice voucher residents seem to be consistent among Williamson County's PHA's and include lack of adequate child care and lack of public transportation. Affordable child care is imperative to helping families obtain self-sufficiency. Without child care, many families would be unable to work or even pursue career opportunities, keeping them dependent on federal or state resources for income. Further, access to transportation is equally important so that residents can get to essential services or to their jobs. Most of the PHA's serve very-low and extremely-low income residents, eliminating privately owned transportation as an option. Many residents are dependent on public transportation for daily tasks. Many of the original public housing developments were built years ago. Since then, cities have developed, changing transportation patterns and also scattering locations of major employers and social service providers.

The ability to provide a suitable living environment to residents is directly linked to the ability to provide essential services. The larger PHA's are able to provide several services focused on assisting residents to achieve economic independence and self-sufficiency. However, continually decreasing funding allocations limits access to certain types of services including child care and transportation, particularly for smaller PHA's.

How do these needs compare to the housing needs of the population at large

Compared to the population at large in Williamson County, transportation is a greater need for public housing or housing choice voucher residents. Less than 1% of the population utilizes public transportation in Williamson County, however, for public housing or housing choice voucher residents, access to public transportation is vital.

Affordable child care is a common need for residents receiving housing assistance and the population at large. Without affordable, quality child care, many families would be unable to obtain the jobs they need to raise their children out of poverty, specifically for low-income families. The cost of child care is on the rise affecting even moderate-income families. Funding for subsidized child care continues to decrease, limiting options for affordable care. Further, parents who choose not to enroll their children in licensed childcare settings or preschool, will instead often leave them in unsafe environments or unlicensed homes that do not offer quality early childhood activities or curriculum. Cost is often the reason. Affordable child care is essential for families to obtain self-sufficiency and for early childhood development.

The need for affordable housing is a nationwide problem that also relates to Williamson County. Lack of affordable housing has resulted in a considerable amount of public housing or housing choice voucher applicants who cannot be served. PHA waiting periods are 24 months or more and some PHA's have closed their waiting lists due to the number of applicants. Vouchers are limited, however, Williamson County PHA's continue the effort to obtain more vouchers when possible.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section provides a general assessment of the County's homeless population and its needs. This data is derived from the Williamson-Burnet County 2012 Point-in-Time Count.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Over the past years, organizations in Williamson County have only collected basic demographic information when a person presents for services. Many of the organizations that service the homeless are not federally funded and therefore have not been asked to collect and report on length of stay for shelter residents because Williamson County does not have an emergency shelter within the county boundaries.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations of Williamson County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

Characteristics of Special Needs Populations

According to the 2012 ACS, 27,583 (6.0%) of Williamson County residents were elderly (62+), and 17,178 (3.8%) residents were frail elderly (75+). There were 45,208 (10.0%) persons with disabilities in Williamson County based on the 2012 ACS 1-Year Estimate.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2011 for the Austin-Round Rock MSA. Within the MSA in 2011 approximately 4,373 persons were living with HIV and approximately 5,891 persons were living with AIDS.¹

An annual survey sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older.² In 2011, an estimated 20.6 million persons in the U.S. were classified with substance dependence or abuse in the past year (8.0 percent of the population aged 12 or older). Of these, 2.6 million were classified with dependence or abuse of alcohol and illicit drugs, 3.9 million had dependence or abuse of illicit drugs but not alcohol, and 14.1 million had dependence or abuse of alcohol but not illicit drugs. In 2011, the rate of substance dependence or abuse for persons aged 12 or older in the South was 7.0 percent. Applying an average of the national (8.0%) and regional (7.0%) rates of drug and alcohol abuse to Williamson County provides a rough estimate of the scale of these problems on a local level. Approximately 34,000 (7.5%) of Williamson County residents struggle with drug and/or alcohol dependence.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction,

¹Centers for Disease Control and Prevention. *HIV Surveillance Report, 2010*; vol. 22. <http://www.cdc.gov/hiv/topics/surveillance/resources/reports>. Published March 2012.

² Substance Abuse and Mental Health Services Administration, *Results from the 2011 National Survey on Drug Use and Health: Summary of National Findings*, NSDUH Series H-44, HHS Publication No. (SMA) 12-4713. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2012.

victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education among Williamson County's agencies and nonprofits in order to serve the various special needs subpopulations more efficiently and comprehensively.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The EMSA is comprised of the following counties: Bastrop, Caldwell, Hays, Travis, and Williamson.

According to the 2010 Census, the population within the Austin-Round Rock- San Marcos EMSA was 1,731,777, or 6.6% of the state's total population. In 2010, the total number of persons living with HIV/AIDS (PLWHA) in Texas was approximately 72,932, according to the Texas HIV Surveillance Report conducted by the Texas Department of State Health Services.³ Within the Williamson County, approximately 27 people were living with HIV/AIDS in 2012 (18 living with HIV and 9 living with AIDS).

³. 2012Texas HIV Surveillance Report, TX; Texas Department of State Health Services, 2012. Available at <http://www.dshs.state.tx.us/hivstd/reports/default.shtm>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities and how were these needs determined:

As Williamson County continues to grow and becomes more diverse, the need for public facilities has become more evident. Public Facility needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Senior Centers
- Homeless Facilities
- Child Care Centers
- Neighborhood Facilities
- Park, Recreational Facilities

Describe the jurisdiction's need for Public Improvements and how were these needs determined:

Williamson County is a diverse county with a mix of urban and rural areas. In many parts of the less developed areas of the County, public improvements are a necessity. There are many areas within the County that lack infrastructure to sustain the growth that the County has experienced in recent years.

Public Improvement needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Water/Sewer Improvements
- Flood Drainage Improvements
- Street Improvements
- Sidewalks

Describe the jurisdiction's need for Public Services and how were these needs determined:

There are nonprofit service organizations in Williamson County committed to serving the needs of low-income and special needs populations. However, with better collaboration among the various service providers and government agencies, Williamson could ensure that funds and resources are being allocated more efficiently so as to avoid duplication of services and lost opportunities for more strategic and comprehensive initiatives.

Public Service needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Senior Services
- Transportation Services
- Child Care Services
- Health Services
- Mental Health Services

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The 2012 American Community Survey estimates Williamson County had 167,203 housing units. Of these, 67% were owner-occupied and 33% were renter-occupied. Approximately 67% of the owner-occupied stock was single-family dwellings. While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low-income households, preventing citizens of the area from meeting their other basic needs. Like the rest of the country, the County has been impacted by the recent housing crisis.

According to Realty Trac's January 2014 Sales Report for Williamson County, the number of home sales for January were down 39 percent compared with the previous month, and down 33 percent compared with a year ago. The median sales price of a non-distressed home was \$106,000. The median sales price of a foreclosure home in Williamson County was \$127,000.

MA-10 Number of Housing Units

Introduction:

According to the 2010 Census, Williamson County had a total of 162,773 housing units, of which 152,606 or 93.8% were occupied-housing units and 10,167 or 6.2% were vacant housing units. In 2012, the County had a total of 167,203 housing units of which 156,215 or 93.4% were occupied-housing and 10,988 or 6.6% were vacant.

In 2012, Williamson County's single family housing units comprised of 126,790 or 75.8% of the total housing units. While, 34,468 or 20.6% were multi-family housing units, and less than 1% [5,890] were mobile homes structures. The most common bedroom size for owner-occupied housing units in Williamson County is three bedrooms at 43.3% of the total units.

All residential properties by number of units *Total Housing Units

HOUSING UNITS IN STRUCTURE		
Property Type	Number	%
Total housing units	167,203	100%
1-unit, detached	123,547	73.9%
1-unit, attached	3,243	1.9%
2 units	2,503	1.5%
3 or 4 units	4,213	2.5%
5 to 9 units	4,886	2.9%
10 to 19 units	9,352	5.6%
20 or more units	13,514	8.1%
Mobile home	5,890	3.5%
Boat, RV, van, etc.	55	0.00%

Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates

	Owners		Renters	
	Number	%	Number	%
No bedroom	209	0.20%	1,129	2.19%
1 bedroom	491	0.48%	13,197	25.54%
2 bedrooms	8,937	8.70%	17,092	33.08%
3 bedrooms	54,400	52.97%	13,990	27.08%
4 bedrooms	31,857	31.02%	5,515	10.67%
5 or more bedrooms	6,810	6.63%	746	1.44%
Total	102,704	100%	51,669	100%

Source: U.S. Census Bureau, 2010-2012 American Community Survey 3-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to HUD's Low-Income Housing Tax Credit (LIHTC) database, the County has a total of 2,245 of subsidized housing units. Of which 2,081 units were state subsidized LIHTC developments consisting of renters households that do not pay more than 30% of their income on rental expenses. These units are targeted to households at or below 50% of the median income and are affordable housing options to very low incomes households.

Most new subsidized housing in the County has been created through the Low-Income Housing Tax Credit Program. In tax credit developments, the developer receives a subsidy to assist with the construction costs. The subsidy allows the developer to charge a rent that is below market rate, but that rent cost is a fixed amount and not a percentage of the household's income. These units are targeted to households at or below 60 percent of the median income. Some developments have additional subsidies which allow them to target a portion of the units to lower incomes. However, they are generally not as affordable as public housing or the subsidized units described in the paragraph above.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The County does not expect to lose any affordable housing units from its inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

Census data was used to assess the ability of the County's current housing stock to meet the needs of its population. Williamson County housing stock can accommodate families with children, but more so with owner-occupied units than rentals.

Describe the need for specific types of housing:

Census data and anecdotal evidence from needs assessment data was used to assess the ability of the County's current housing stock to meet the needs of its population. Households in the market for moderate- to high-priced rentals, affordable homeownership opportunities, and owner-occupied homes with three or more bedrooms have multiple of options. Renters with low-incomes or who need three or more bedrooms, and disabled households are likely to find more limited options. While rents are comparatively low in the County, the incomes of renters are often lower. According to the 2012, ACS estimates, 40.1% of the renters in Williamson County are expending more than 30% of their household incomes on rental expenses.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in Williamson County. These tables use 2005-2009 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	\$123,900	\$175,000	41.2%
Median Contract Rent	\$676	\$970	43.4%

Table 24 - Cost of Housing

Data 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)
Source:

Rent Paid	Number	%
Less than \$500	3,189	14.6%
\$500-999	12,566	57.3%
\$1,000-1,499	5,347	24.4%
\$1,500-1,999	560	2.6%
\$2,000 or more	254	1.2%
Total	21,916	100.0%

Table 25 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	624	No Data
50% HAMFI	3,189	2,946
80% HAMFI	11,790	12,226
100% HAMFI	No Data	20,289
Total	15,603	35,461

Table 26 - Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$643	\$788	\$992	\$1,343	\$1,627
High HOME Rent	\$643	\$788	\$992	\$1,249	\$1,374
Low HOME Rent	\$643	\$712	\$855	\$986	\$1,101

Table 27 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The previous tables in this section provided data on the existing housing supply. Assessing the existing and future housing demand are more complicated than outlining the existing supply. Demand is a function of the unmet demand of the existing population, the changing needs of the existing population, and the needs of future residents. One group that may have particular trouble finding sufficiently-sized rental units is households with children. A rule of thumb for determining whether there are an adequate number of rental units for households with children are the number of units with three or more bedrooms.

How is affordability of housing likely to change considering changes to home values and/or rents?

Owner occupied housing is at historically affordable levels within the County. More recent Census data (2012 ACS) shows a steady increase in median home values at \$179,600 for Williamson County since 2010, which is 2.6 percent increase. The increase in home values can lead to citizens being in a position to not be able to afford a home and/or rent. It is expected that owner-occupied housing will remain affordable during the period covered by this Plan but increases in interest rates could affect affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents are comparable to the average units in the community. HOME rents are by their nature more affordable but are still at a level that HOME units are attractive to developers and affordable to tenants with a moderate level of HOME subsidy.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section outlines “selected” housing conditions as defined by the Census. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to household, not the housing unit. The Census defines a “selected” condition as:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs greater than 30% of household income

Definitions

Standard condition means a housing unit that meets or exceeds HUD’s Housing Quality Standards (HQS) (24 CFR 982.401) and all state and local codes and zoning ordinances.

Substandard means a housing unit lacking complete plumbing and kitchen facilities.

Substandard suitable for rehabilitation means a housing unit, or in the case of multiple unit buildings the building or buildings containing the housing units, which have at least three major systems in need of replacement or repair and the estimated cost of making the needed replacements and the repairs is less than 75% of the estimated cost of new construction of a comparable unit or units.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	17,537	25%	9,046	41%
With two selected Conditions	442	1%	597	3%
With three selected Conditions	34	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	51,062	74%	12,248	56%
Total	69,075	100%	21,916	100%

Table 28 - Condition of Units
Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,856	36%	9,053	41%
1980-1999	32,967	48%	8,516	39%
1950-1979	8,466	12%	3,402	16%
Before 1950	2,786	4%	945	4%
Total	69,075	100%	21,916	100%

Table 29 - Year Unit Built
Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,252	16%	4,347	20%
Housing Units build before 1980 with children present	5,304	8%	37,260	170%

Table 30 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,981	0	8981
Abandoned Vacant Units	2,007	0	2,007
REO Properties*	0	0	0
Abandoned REO Properties*	0	0	0

Table 31 - Vacant Units

Source: 2012 ACS Estimates: Vacant Units/Abandon Units

*Information on REO Properties was not available

Need for Owner and Rental Rehabilitation

Age is an important determinant in the condition of housing stock. Typically, the older housing is, the more likely it is to need maintenance or rehabilitation. Data from the 2012 American Community Survey indicate that 141,524 or 84.6% of the County's owner-occupied units were built before 1970. While the County, only has 25,679 or 15.3% of its housing stock that was built after 1969. In general housing stock that is more than 50 years old demonstrates a need for rehabilitation and updating major systems.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Although lead based paint was banned for use in residential structures after 1978, many older homes still contain lead hazards. Lead is the most dangerous to young children (age 6 or younger) as exposure in early years causes long term health and developmental difficulties. The *Risk of Lead-Based Paint Hazard* table shows there are 16,556 households in Williamson County with children who live in housing built before 1980. National statistics suggest that 83% of pre-1980 housing may include lead-based paint, while only 25% of these homes are a danger to children due to the condition of the paint. Using this national data, it is estimated that 4,139 pre-1980 housing unit with children present have a lead hazard.

Discussion

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.

MA-25 Public and Assisted Housing – 91.210(b)

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	453		398	453		453			
# of accessible units			7						

Describe the Supply of Public Housing Developments

Williamson County has four public housing authorities supplying over 400 units of public housing and over 450 housing choice vouchers. Combined, the housing authorities manage 6 public housing properties including Stonehaven Apartments, Westwood, Cushing Center, Lance Haven, Taylor Housing Authority, and Granger Housing Authority. In addition, housing choice voucher units are scattered throughout Williamson County.

Please see detailed description of housing developments under NA-35.

Describe the number and physical condition of public housing units in jurisdiction/Describe the restoration and revitalization needs of public housing.

Williamson County has over 400 public housing units being managed by four Public Housing Authorities. Most of the public housing developments in Williamson County were built prior to 1950's and 1960's, meaning these buildings are 50 to 60 years old. The age of the buildings causes deterioration, however, each housing authority is charged with maintaining their developments and assuring a safe environment for their residents. The housing authorities have maintenance crews on duty to accommodate residents and resolve maintenance requests. Some developments have been completely renovated, such as Shady Oaks Apartments. Shady Oaks was built in 1974 and has been renovated to include new kitchens, bathrooms, and floors. A new front and back porch was built for every apartment, new sidewalks were poured, and every unit repainted. Some revitalization needs identified include HVAC, roofs, bathrooms, kitchens, flooring, foundations, closet doors, upgraded electrical wiring, exterior paint, and front and back porch covers. Lack of funding makes it impossible

to completely renovate all buildings, but each housing authority continues to make an effort to maintain its housing and address revitalization needs.

Describe the public housing agency's strategy for improving the living environment of low-and moderate-income families in public housing.

Please see description of each public housing agency under NA-35.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section summarized the homeless facilities and services. It was completed with data from the Continuum of Care (CoC) and in partnership with the CoC.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	292	0	200	63	0
Households with Only Adults	3,763	0	380	466	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	102	0	22	0	0

Table 32- Facilities and Housing Targeted to Homeless Households

Source: Homeless Data Exchange: <http://www.hudhdx.info/PublicReports.aspx>

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

There are a myriad of mainstream services that are available to the community as a whole as well as persons experiencing homelessness in Williamson County. Homeless services providers will make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, and addiction counseling.

The focus of case managers who work with the homeless is to connect them to mainstream resources and services to help them from move toward self-sufficiency. All case managers complete a client assessment at intake to determine eligibility for mainstream resources and services. They then work

with the client to develop individualized plans with specific action steps, including how to apply for and access benefits and programs. Case managers follow up with clients to insure they follow the steps outlined in their plan and assist them if they encounter difficulties accessing programs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The STARRY organization, located in Round Rock, Texas, encompasses an Emergency Shelter which serves children who need immediate protection; typically after being removed from their homes by court order due to life threatening abuse and neglect. The organization provides emergency shelter for children referred by families who match the mission and programs of STARRY.

HOPE Alliance is another organization that provides assistance to those affected by family and sexual violence by providing services and developing partnerships that renew hope, highlight possibilities and change futures, while working to prevent these crimes from occurring. The organization is one of few in the Williamson County, Texas area which provides Emergency Shelter and Transitional Housing. The following is a list of the largest facilities and service providers in the County's homeless delivery system:

Homeless Service Providers in Williamson County, Texas	
Caring Place	Hope Alliance Women's Shelter
Crisis Center	Georgetown Project
The Storehouse	United Way of Williamson County
Annunciation Maternity Home	Williamson – Burnet County Opportunities, Inc.
STARRY (Services to At-Risk Runaway youth)	LifeSteps/Coalition on Underage Drinking
Shepherd's Heart Food Pantry	Mobile Outreach Team

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Williamson County has a wide range of supported housing options and services for special needs populations. The following is a summary of these options for a variety of special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The County's elderly and frail are served by an extensive range of supportive housing and service network. Services for the elderly, frail elderly, and persons with disabilities are located throughout the County in Cedar Park, Granger, Round Rock, and Georgetown. In addition, as it relates to persons with HIV/AIDS and their families, there are a complex and abundant homeless services tied to medical services for those living with HIV/AIDS. The Williamson County Community Action Clinic which is located in Georgetown, Texas provides housing assistance for low income persons with HIV/AIDS and their families through HUD's Housing Opportunities for People with AIDS (HOPWA) Program.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Williamson County is not a Continuum of Care designee but participates in the Balance of State Continuum of Care (COC). The County will continue to support the efforts of the COC which provides programs in the community to include transitional housing, safe haven, permanent supportive housing, and support services programs.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Williamson County will continue to work with local nonprofit agencies and the COC to provide housing and supportive services needs for persons who are not homeless but may have other special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During this Consolidated Plan period, the County will assess the housing and supportive needs with respect to persons who are not homeless or who may have special needs and utilized CDBG funding to address the needs of non-homeless persons with special needs.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As noted in the County's 2011 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for Williamson County include the following:

- Fair housing complaints data demonstrated that housing discrimination persists in Williamson County.
- Units of local government that participate in the Urban County's entitlement grant program does not understand their responsibility to affirmatively further fair housing choice.
- The results of testing in Williamson County indicated newly constructed multi-family rental properties do not always comply with the applicable design and construction standards for accessibility.
- Residents with limited English proficiency do not have adequate access to county programs and services.
- Policy documents used by Williamson County and local public housing authorities in the administration of housing programs should be improved to include additional fair housing aspects.
- Williamson County is not served by a large, fixed-route transit provider.
- Housing Choice Voucher holders have limited housing options outside of impacted areas.
- Mortgage lending data from 2008 to 2010 suggested that racial minorities are more likely to experience mortgage application denial or high-cost lending than white applicants.
- Discrimination has been noted to appear in real estate advertisements in locally circulated "green sheets" and appearing in unregulated online listings.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section outlines the employment, labor force, educational attainment data which informed the priorities in this Plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,114	946	1	2	1
Arts, Entertainment, Accommodations	11,347	5,565	11	12	1
Construction	7,339	5,888	7	13	5
Education and Health Care Services	14,409	7,255	14	15	1
Finance, Insurance, and Real Estate	7,336	3,314	7	7	0
Information	2,811	317	3	1	-2
Manufacturing	9,787	3,816	10	8	-2
Other Services	4,181	2,549	4	5	1
Professional, Scientific, Management Services	9,954	3,398	10	7	-3
Public Administration	238	221	0	0	0
Retail Trade	12,778	6,764	13	14	2
Transportation and Warehousing	2,233	1,113	2	2	0
Wholesale Trade	9,793	1,511	10	3	-7
Total	93,320	42,657	--	--	--

Table 33- Business Activity

Data Source:2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	132,190
Civilian Employed Population 16 years and over	123,843
Unemployment Rate	6.31
Unemployment Rate for Ages 16-24	17.46
Unemployment Rate for Ages 25-65	4.27

Table 34- Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	39,069
Farming, fisheries and forestry occupations	4,649
Service	8,756
Sales and office	21,245
Construction, extraction, maintenance and repair	9,852
Production, transportation and material moving	6,128

Table 35- Occupations by Sector
Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	64,029	56%
30-59 Minutes	42,982	37%
60 or More Minutes	7,769	7%
Total	114,780	100%

Table 36- Travel Time
Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,325	709	2,791
High school graduate (includes equivalency)	21,151	1,554	5,919
Some college or Associate's degree	36,151	2,286	7,737
Bachelor's degree or higher	41,984	1,250	7,459

Table 37- Educational Attainment by Employment Status
Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	589	1,179	1,191	1,657	2,532
9th to 12th grade, no diploma	2,867	1,694	1,592	2,512	1,552

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
High school graduate, GED, or alternative	6,281	7,810	7,794	13,020	6,612
Some college, no degree	7,009	8,834	9,840	16,034	5,554
Associate's degree	473	2,798	3,473	5,451	1,179
Bachelor's degree	1,487	9,294	12,610	14,545	5,485
Graduate or professional degree	127	2,718	4,980	6,822	3,358

Table 38- Educational Attainment by Age

Data Source:2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 39– Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors with the Williamson County area include: education and healthcare services, retail trade, and the arts, entertainment, and accommodations industry. The industry of education and healthcare employ 14,409 workers, while the retail industry employs 12,778 workers. The arts, entertainment, and accommodations industries employ 11,347 of workers in the County.

Describe the workforce and infrastructure needs of the business community:

Economic growth and prosperity cannot be sustained by population growth (particularly migration) alone. It is imperative that the business community encompass a workforce which develops the talent and potential of all of its citizens. The County will continue to allocate resources to enhance self-sufficiency and economic opportunity for low and moderate-income residents. Additionally, the County will also continue to address infrastructure improvements such as roads, public waters, and public sewers in my low income residential areas, including rural areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to HUD's 2012 Housing Market Profile, the Austin-Round Rock-San Marcos metropolitan area which consists of Bastrop, Caldwell, Hays, Travis, and Williamson Counties in central Texas will experience significant economic growth over the next five year. As noted in the report, General Motors Company opened an Information Technology Innovation Center in the city of Austin that created 500 jobs in the professional and business services sector in 2013. Additionally, Apple Inc. plans to establish the Americas Operations Center in the city of Austin, a \$300 million investment that is expected to create 3,600 jobs during the next 10 years and will contribute to growth in the professional and business services and the information sectors⁴.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is no specific data on the match between the skills of the current workforce and the employment opportunities in the County.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Over the next Consolidated Plan period, the County will continue to partner with the Workforce Solutions Capital Area Workforce Board to address economic gaps in the community. According to the Workforce Solutions 2012 Austin-Round Rock Metropolitan Statistics Area Report, which consists of Bastrop, Caldwell, Hays, Travis, and Williamson Counties, there continues to be a need for academic and supportive services for persons with lower levels of education who may have challenges including but not limited to poor physical and mental health, and housing related issues⁵. The Board has adopted initiatives such as, regional cooperation and collaboration among other workforce development, educational, and economic development entities to address the needs of low and moderate income residents in the community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Williamson County does not participate in a Comprehensive Economic Development Strategy (CEDS).

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

During this Consolidated Plan period, Williamson County will continue to assess and coordinate economic development initiatives in partnership with local workforce boards to implement local or regional economic initiatives.

⁴ HUD, Policy, Development & Research, http://www.huduser.org/portal/periodicals/USHMC/reg/USHMC%20Regional%20Reports%20Q3%202012/06%20Southwest%20region/AustinTx_3q12.pdf

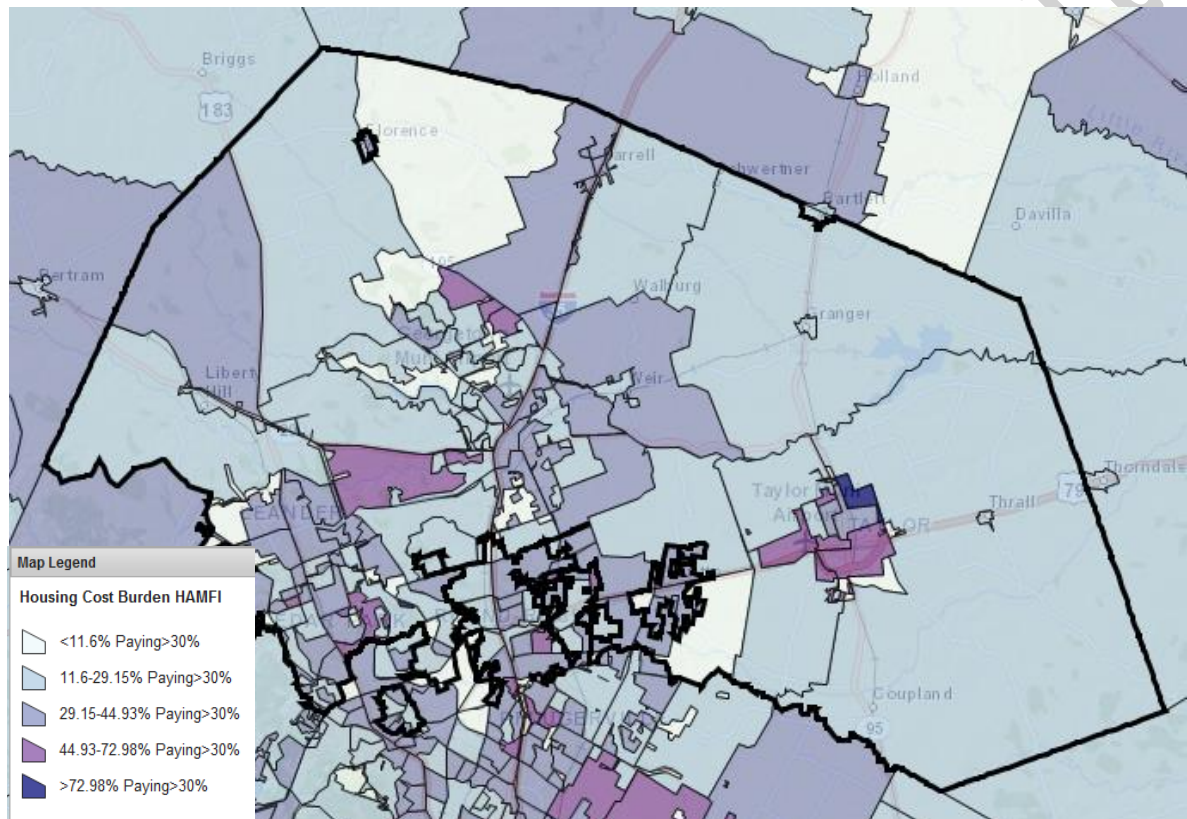
⁵ Workforce Solutions Capital Area Workforce Board, <http://www.wfscapitalarea.com/Portals/0/all-content/News-Resources/WFSCAStateOfTheWorkforce2012.pdf>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas of housing problem concentrations include household that expend more than 30% of their income on housing related costs. The most critical housing problem in Williamson County is extent to which low and moderate-income residents are cost-burdened. The map below reflects the concentration of cost-burdened residents in the County.

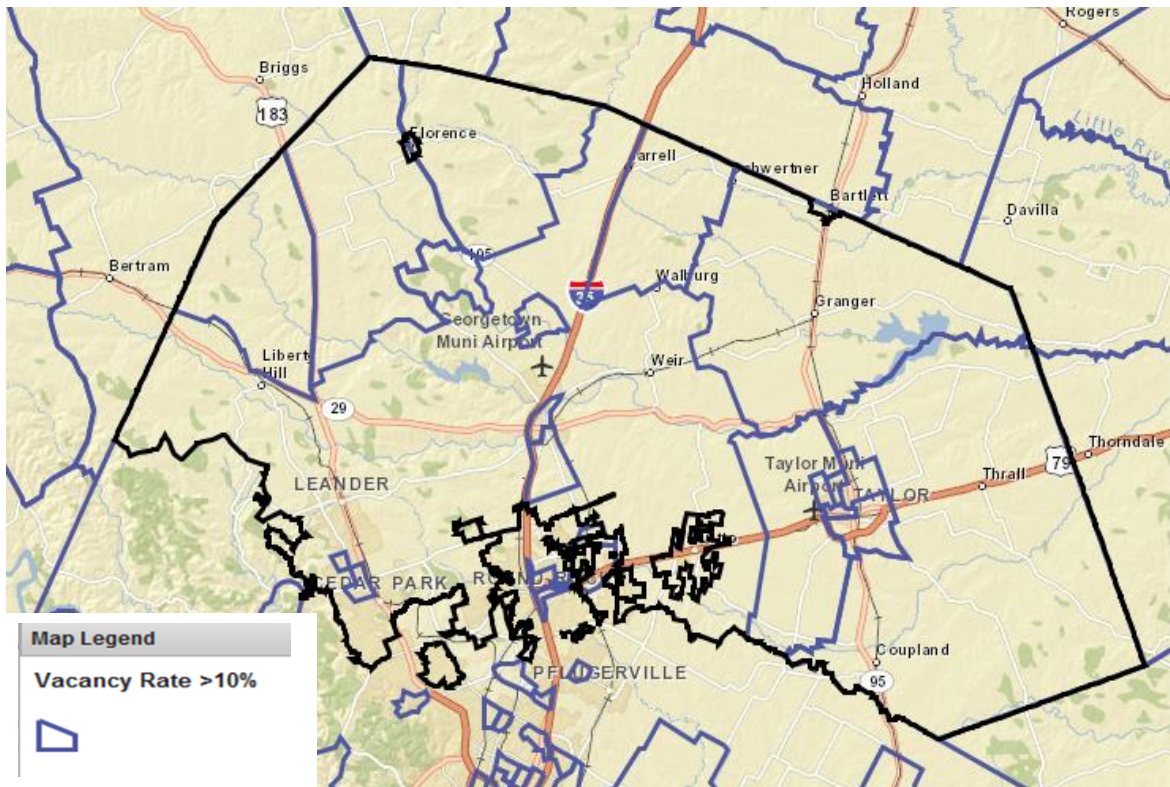
Williamson County Cost Burden Households



Source: HUD CPD Mapping Tool, <http://egis.hud.gov/cpdmaps/#>

Although not part of the required market analysis, it appears that the vacancy rate is an important indicator of a neighborhood's distress. The following map identifies the areas in the County where the vacancy rate exceeds 10%.

Williamson County Vacancy Rates Exceeding 10 Percent



Source: HUD CPD Mapping Tool, <http://egis.hud.gov/cpdmaps/#>

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In Williamson County, minority residents comprise 32.6% of the County's population. HUD's 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. As noted in the following table, the County has a significant number of census tracts with high concentrations of racial and minority populations.

Williamson County, TX Racial and Minority Concentrations

Tract Code	Tract Population	Tract Minority %	Number of Families	# of Households	Non-Hisp White Population	Tract Minority Population	American Indian Pop-ulation	Asian/ Hawaiian/ Pacific Islander Population	Black Pop-ulation	H Po
204.05	6444	46.35	1553	2703	3457	2987	28	808	459	
213	4697	47.58	928	1356	2462	2235	10	32	298	
212.03	2597	47.75	718	1065	1357	1240	7	38	209	
208.06	2126	48.45	428	492	1096	1030	10	40	291	
207.07	4509	48.46	1061	1678	2324	2185	18	134	538	
215.06	3019	48.56	557	740	1553	1466	9	82	291	
214.03	3284	49.76	751	1072	1650	1634	8	38	106	
215.07	9196	49.87	2110	2984	4610	4586	18	425	1172	
203.25	2944	50.07	754	920	1470	1474	8	97	213	
208.07	6872	51.78	1678	1977	3314	3558	7	106	1060	
215.03	4198	52.48	935	1555	1995	2203	22	63	331	
214.02	4689	53.83	661	1354	2165	2524	6	38	674	
205.04	8362	56.31	1761	3369	3653	4709	26	372	874	
207.03	9998	57.27	2462	3579	4272	5726	20	627	1539	
215.05	7488	57.35	1778	2407	3194	4294	25	215	1085	
207.04	5873	59.07	1309	2048	2404	3469	13	129	569	
211	2628	64.69	674	958	928	1700	7	15	164	
215.02	4911	66.38	1245	1608	1651	3260	8	70	499	
207.01	2533	68.3	573	820	803	1730	3	29	171	
210	3425	83.07	779	1050	580	2845	14	23	588	

Source: FFIEC, <http://www.ffiec.gov/census/default.aspx>

What are the characteristics of the market in these areas/neighborhoods?

Many of the most distressed neighborhoods have older housing stock, a high vacancy rate, and are areas of low and moderate income concentration, as well as minority concentrations. In addition, these communities often have higher crime rates and quality of life issues like poor lawn maintenance.

Are there any community assets in these areas/neighborhoods?

In low and moderate income communities racial, ethnic, and socio-economic diversity could be a source for enhancing quality of life for residents. The majority of the areas located within these communities have limited access to local and regional public transportation.

Are there other strategic opportunities in any of these areas?

During this Consolidated Plan period, the County will continue to encourage funding alternatives to increase strategic opportunities in low and moderate income areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined in the following sections addresses market conditions, the resources expected to be available to meet community needs, the structure in place for delivering services, goals, barriers to meeting the goals, and how those barriers may be overcome. The Strategic Plan also includes a discussion of public housing, homelessness and lead-based paint and describes Williamson County's anti-poverty initiatives and plans to monitor performance and compliance.

The priorities are based on the previous needs assessment, market analysis and CDBG eligibility requirements. The County will focus their priorities on the types of projects and programs that meet program eligibility requirements, have long term impacts on low and moderate income residents, and help address other federal, state and local priorities, such as fair housing choice and sustainability.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The County will allocate CDBG resources to low and moderate income areas as defined by the census and HUD's 2013 exception criteria for Williamson County, which is 47.7%. The following table and map displays the qualified census tracts for low and moderate income populations in Williamson County.

Low to Moderate Income Estimates

COUNTYNAME	TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
Williamson County	020200	1	458	862	53.1
Williamson County	020303	2	360	580	62.1
Williamson County	020306	1	998	2049	48.7
Williamson County	020306	4	448	899	49.8
Williamson County	020504	3	361	557	64.8
Williamson County	020504	4	96	164	58.5
Williamson County	020900	2	509	723	70.4
Williamson County	021000	1	694	950	73.1
Williamson County	021000	2	1130	1555	72.7
Williamson County	021000	3	511	675	75.7
Williamson County	021100	1	918	1344	68.3
Williamson County	021100	2	847	1419	59.7
Williamson County	021202	1	492	1002	49.1
Williamson County	021203	1	160	292	54.8
Williamson County	021203	3	480	731	65.7

Williamson County	021300	1	18	31	58.1
Williamson County	021300	2	465	653	71.2
Williamson County	021300	3	503	745	67.5
Williamson County	021401	1	253	418	60.5
Williamson County	021402	1	295	412	71.6
Williamson County	021402	2	670	1162	57.7
Williamson County	021402	3	438	572	76.6
Williamson County	021402	4	787	937	84
Williamson County	021403	2	503	1052	47.8
Williamson County	021600	1	942	1973	47.7
Williamson County	021600	2	782	1252	62.5

Source: HUD Low and Moderate Summary Income Data
<http://www.hud.gov/offices/cpd/systems/census/tx/index.cfm>

A significant issue identified during the planning process is the lack of water resources and drainage in the County. Many high poverty neighborhoods are not able to leverage resources or attract investment that is necessary improve quality of life for its residents. To help address this issue, Williamson County will continue to utilize CDBG resources to improve access to water and to improve drainage for its residents.

SP-25 Priority Needs - 91.215(a)(2)

Narrative:

During the development of the Consolidated Plan, a number of priority needs were identified. The funding priorities and guidelines for addressing these priority needs are summarized below:

Funding Priorities and Guidelines

- High priorities are those activities that will be considered for funding with CDBG funding during the five-year consolidated plan period of 2014 through 2018 prior to low priority projects.
- Low priorities are those activities that will be considered for funding with CDBG funding during the five-year consolidated plan period of 2014 through 2018 following the consideration of high priorities.
- The County will consider providing certification of consistency and supporting applications submitted by other entities for non-County funds for projects not funded with CDBG funding during the five-year consolidated plan period of 2014 through 2018.

Williamson County Funding Priorities for 2014-2018

Public Facility and Infrastructure Improvements

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, and street improvements.

- Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.

Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

Decrease Homelessness

- Provide funds to support shelter operations and transitional housing.
- Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

Public Services

- Fund projects that provide supportive services to low and moderate income household as well as persons with special needs.
- Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.

Affirmatively Further Fair Housing

- Support improved access to community resources.
- Continue to operate in compliance with protected class definitions found in federal regulations.

Priority Need Name	Priority Level	Goals Addressing	Population Category
Increase Access to Affordable Housing	High	Rehabilitation of existing units	- Extremely Low/Low - Moderate - Elderly - Families with Children - Large Families
		Homeownership Assistance	
		Affordable Rental Housing	
Decrease Homelessness	High	Emergency Shelters	- Families with Children - Individuals - Victims of Domestic Violence - Unaccompanied Youth
		Transitional Housing	
		Permanent Supportive Housing	
Public Facilities/ Improvements	High	Neighborhood Facilities	- Non-Housing Community Development - Extremely Low - Low - Moderate
		Solid Waste Disposal Improvements	
		Flood Drain Improvements	
		Water/Sewer Improvements	
		Street Improvements	
		Sidewalks	
		Homeless Facilities	
		Youth/Childcare Centers	
		Senior Centers	
		Abused and Neglected Children Facilities	
		Handicapped Centers	
		Parks, Recreational Facilities	
Public Services	High	Senior Services	- Extremely Low - Low - Moderate
		Handicapped Services	
		Youth Services	
		Transportation Services	- Non Homeless Special Needs - Persons with Disabilities - Elderly - Victims of Domestic Violence - Homeless - Families with Children
		Battered and Abused Spouses	
		Employment Training	
		Fair Housing Activities	
		Child Care Services	
		Health Services	
		Abused and Neglected Children	
		Mental Health Services	
Affirmatively Further Fair Housing	High	Fair Housing Activities	- Extremely Low - Low - Moderate

SP-30 Influence of Market Conditions – 91.215 (b)**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burden among many low-income households; waiting lists at existing public and subsidized housing; and the concentrations of public and subsidized housing
TBRA for Non-Homeless Special Needs	The high level of cost burden among many low-income households, including non-homeless special needs populations; waiting lists at existing public and subsidized housing; as well as the concentrations of public and subsidized housing.
New Unit Production	The age of the housing stock, the low vacancy, and the waiting lists at existing public and subsidized housing in the County.
Rehabilitation	Age of housing stock
Acquisition, including preservation	The number of tax delinquent and foreclosed properties.

Table 40 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	-Acquisition -Admin and Planning -Housing -Public Improvements -Public Services	\$1,254,965	\$0	n/a	\$1,279,965	\$6,274,825	With the complexity of the political and economic environment at the federal level, it is difficult to project the amount of CDBG funds for the 2015-19 Con Plan period.

Table 41 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The federal funding listed above is funding which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the County has historically received these funds and expect to continue to receive CDBG funds for the period covered by this Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Williamson County does not intend to address the needs identified in this plan with publically owned land or property located with the Jurisdiction.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

As during previous planning periods, Williamson County will continue to work with various local agencies to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. Several of these programs will be carried out through oversight by the Williamson County CDBG Coordinator and work will be conducted through the issuance of subrecipient agreements.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Williamson County Housing & Urban Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Williamson County

Table 42- Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Williamson County has a capable housing and community development delivery system. While the primary responsibility for the administration of CDBG Program lies with the County, several public agencies, for profit entities, and non-profit organizations all assist with providing housing, community development, homeless, and other public services throughout Williamson County.

Although the County has a supportive network of agencies providing essential services to low and moderate income residents of Williamson, there is a gap in the institutional delivery system as the County's CDBG program staff capacity is significantly limited. Williamson County only has one staff person directly assigned to the CDBG program who is responsible for the implementation, management and administration of the program for the entire county.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	X
Legal Assistance		X	X
Mortgage Assistance		X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills			
Mental Health Counseling	X		X
Transportation			
Other			
Other			

Table 43- Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Persons with HIV/AIDS

There is currently a wide array of services directed towards the needs of persons living with HIV/AIDS. Since there is a longstanding approach to HIV/AIDS from a medical perspective, services for these clients become medically driven: case management, primary care, pharmacology, treatment, and mental health. In addition, there is also a vast amount of specialized case management (soon to be managed by Medicaid reimbursed “care coordinators”), and complex and abundant homeless services tied to medical services for those living with HIV/AIDS.

The Williamson County Community Action Clinic, 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. Other facilities receiving HOPWA funding in the region includes: 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 State of Texas HOPWA program provides tenant-based rental assistance, short-term rent, mortgage, utilities assistance, supportive services and permanent housing placement services.

Homeless Population

Williamson County is not a Continuum of Care designee but the Balance of State Continuum of Care serves residents of Williamson County. One of the primary Continuum of Care goals is to ensure that homeless persons are linked to mainstream resources rather than create another service system to provide what should be community based services specifically for the homeless. In order for persons to successfully exit the homeless system they have to have access to stable housing and that most often means the need for a stable source of income. It is therefore crucial that case management services are available to assist homeless persons in navigating public benefit systems such as Social Service and Social Security. The CoC funded programs in the community (transitional housing, safe haven, and permanent supportive housing and support services programs) are very successful at making these linkages.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Persons with HIV/AIDS

There are varied and abundant services for homeless persons living with AIDS – but they are currently highly segregated from the general homeless population. HIV/AIDS services are just starting to become “mainstreamed” – integrating HIV/AIDS medical services into homeless situations with coexisting diagnoses will allow other diagnoses to take the lead in treatment. Another identified gap in service is the lack of providers and the limited collaboration between HIV/AIDS providers. Very few agencies are dedicated to serving people living with AIDS (PLWA) that do not provide housing. For many agencies HIV/AIDS funding (including HOPWA) appears as a development option rather than a means of supporting their core mission. In addition, there is limited collaboration amongst HIV/AIDS providers, which is costing these providers money as they are duplicating services.

Homeless Population

With implementation of the HEARTH Act, the CoC is currently in the process of re-tooling the homeless system to develop a coordinated entry system using a common assessment form that will result in ensuring that placements are made based on the needs of the homeless person(s), rather than on where there might be an empty bed. A common eligibility criteria for each housing type needs to be developed in coordination with the homeless agencies to ensure that homeless persons have the same access to programs and services regardless of where they enter the system. The lack of permanent, affordable housing is the largest gap faced by persons experiencing homelessness as well as the low income community.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The County will utilize its network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the County expects to overcome gaps in the institutional structure and delivery system by:

- Training and capacity building for non-profit organizations.
- Monitoring to identify program inefficiencies, improve program performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.

SP-50 Public Housing Accessibility and Involvement

Need to increase the number of accessible units

See discussion on 504 needs above under NA-35.

Activities to increase resident involvement

Please see description of each public housing agency and their activities under NA-35.

Is the public housing agency designated as troubled.

None of Williamson County's Public Housing Agency's are designated as troubled and all score at a satisfactory or high performance level.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As noted in the County's 2011 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for Williamson County include the following:

- Fair housing complaints data demonstrated that housing discrimination persists in Williamson County.
- Units of local government that participate in the Urban County's entitlement grant program does not understand their responsibility to affirmatively further fair housing choice.
- The results of testing in Williamson County indicated newly constructed multi-family rental properties do not always comply with the applicable design and construction standards for accessibility.
- Residents with limited English proficiency do not have adequate access to county programs and services.
- Policy documents used by Williamson County and local public housing authorities in the administration of housing programs should be improved to include additional fair housing aspects.
- Williamson County is not served by a large, fixed-route transit provider.
- Housing Choice Voucher holders have limited housing options outside of impacted areas.
- Mortgage lending data from 2008 to 2010 suggested that racial minorities are more likely to experience mortgage application denial or high-cost lending than White applicants.
- Discrimination has been noted to appear in real estate advertisements in locally circulated "green sheets" and appearing in unregulated online listings.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove or ameliorate the barriers to affordable housing in Williamson County include:

- The County will consider an annual allocation equivalent to 1% of its CDBG budget for pure fair housing activities, such as education, outreach, testing and enforcement.
- The County will prepare and distribute a letter to grantees clarifying zoning best practices as they relate to fair housing, with particular reference to allowing opportunities for the development of affordable housing types and avoiding discrimination against group homes for persons with disabilities.

- The CDBG Office will adopt a written policy of refusing to grant CDBG funds to municipalities that it determines are engaging in unlawful discrimination. The county could extend this policy to apply to all of the grants it awards to municipalities, including those from non-CDBG sources.
- The County will continue to require all CDBG recipients to certify that they will affirmatively further fair housing.
- The County will encourage cities to ensure that multi-family housing developments, as they are proposed, are reviewed by the appropriate city or state agency for compliance with accessibility laws.
- The CDBG Office will evaluate the extent to which County programs and services meet the needs of populations with limited English proficiency by conducting the four-factor analysis.
- The County will take steps to ensure that its fair housing policy extends to all aspects and departments of county government, not just its HUD programs. The CDBG office should create and take advantage of opportunities to educate department heads and elected officials on the county's responsibility to affirmatively further fair housing.
- The County will encourage the Georgetown Housing Authority to protect the same classes from discrimination in both its Housing Choice Voucher and public housing programs.
- The County will seek to engage all four housing authorities in discussions related to countywide fair housing issues, to include an evaluation of portability between jurisdictions and comparison of payment standards, with the eventual goal of securing participation by all agencies in the next AI.
- The County will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, to ensure to the extent possible that they have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised; the county should work with its community partners to increase its availability and use.
- The County will continue to monitor the actions of advocacy groups relative to discriminatory advertising and, in the case of discrimination, distribute a letter to publishers to inform them of their responsibilities under the Fair Housing Act.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County supports the efforts of the Balance of State Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Williamson County. The Continuum will work to create a better communication system for service providers to stay in contact with both schools and hospitals to avoid homeless persons (or those at risk of homelessness) from falling through the cracks of the system. As part of the annual point-in-time count, the CoC conducts outreach. Not only are homeless people counted, particularly unsheltered persons, but representatives from various agencies are available to answer questions and provide information about available resources. The CoC has begun to conduct a smaller version of the Point in Time Survey mid-year to provide additional outreach to the homeless population.

Over the next consolidated plan period, the County will continue to support local social service agencies, such as Capital Idea, San Gabriel Crisis Service Center, Bluebonnet Trails MHMR and the Georgetown Project that provide a wide array of support services for homeless persons.

Addressing the emergency and transitional housing needs of homeless persons

While Williamson County is not a direct recipient of Emergency Solution Grant funds, the County will continue to partner with the Balance of State COC to support emergency and transitional housing needs of homeless persons in the County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Balance of State COC works to ensure that homeless individuals make the transition to permanent housing and independent living is prioritizing safe and stable housing and making affordable housing options more accessible to homeless individuals. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness and substance addiction. Recent trends through the Homeless Prevention and Rapid Re-housing program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. During this consolidated plan period, Williamson County will continue to support local organizations, such as the Georgetown Community Service Center to assist homeless person with transitional and permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

While Williamson County is not a direct recipient of Emergency Solution Grant funds, the County will continue to partner with the Balance of State COC to support efforts made to implement local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Williamson County will continue to support the efforts of the Williamson County and Cities Health District and local nonprofit agencies to address LBP hazards. The County will also continue to notify subrecipients of LBP requirements and ensure compliance with CDBG requirements.

How the actions are listed above related to the extent of lead poisoning and hazards?

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead paint itself that causes the hazards, but rather the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

The risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home originally built before 1978

In Williamson County, 84.6 percent of existing homes have been built since 1980; 12.5 percent of the homes were built between 1950 and 1979; and only 2.8 percent of the housing stock was built before 1950. As a result, it is estimated only 13.5 percent of housing units in Williamson could potentially contain lead based paint.

Year House Built	Total Units	Percentage
Built 2010 or later	4,430	2.6%
Built 2000-2009	71,316	42.0%
Built 1990-1999	37,160	22.2%
Built 1980-1989	28,618	17.1%
Built 1970-1979	15,327	9.2%
Built 1960-1969	3,064	1.8%
Built 1950-1959	2,481	1.5%
Built 1940-1949	1,405	0.8%
Built 1939 or earlier	3,402	2.0%
Total Units Built	167,203	100.0%

Source: American Community Survey 1-Year Estimates, 2012 US Census

According to the Texas Department of State Health Services from 2007 to 2011, Williamson County has had less than 0.1 percent of the population diagnosed with lead-based paint exposure.



Texas Children Tested for Lead in Williamson County, TX													
Year	Location ²	Children Younger than 6 Years of Age						Children Younger than 15 Years of Age					
		Population ³	Tested	% Tested	≥ 10 mcg/dL ⁴	% ≥ 10 mcg/dL ⁵	% Diagnostic ⁶	Population ³	Tested	% Tested	≥ 10 mcg/dL ⁴	% ≥ 10 mcg/dL ⁵	% Diagnostic ⁶
2011	Williamson	40,617	5,855	14.4%	14	0.2%	0.1%	102,874	6,422	6.2%	15	0.2%	0.1%
2010	Williamson	40,617	5,292	13.0%	19	0.4%	0.0%	102,874	5,832	5.7%	19	0.3%	0.1%
2009	Williamson	33,142	4,220	12.7%	28	0.7%	0.0%	91,976	4,807	5.2%	30	0.6%	0.0%
2008	Williamson	32,647	3,820	11.7%	22	0.6%	0.1%	90,109	4,127	4.6%	26	0.6%	0.0%
2007	Williamson	31,511	2,788	8.8%	10	0.4%	0.1%	n/a	n/a	n/a	n/a	n/a	n/a

¹Unduplicated children age 0-5 years and 0-14 years of age at date of test. Updated 08/15/2012.

²"Missing" location refers to children for which no residence address was reported. All children with a blood lead level ≥ 10 mcg/dL have an address.

³U.S. Census 2010 population counts.

⁴Children with a blood lead level ≥ 10 mcg/dL (capillary, unknown, or venous sample type). Counties with 1-4 children shown as "< 5" to protect identity.

⁵Percentage of children tested, with a blood lead level ≥ 10 mcg/dL. ~ designates 0 children tested.

⁶Percentage of children tested, with a diagnostic (venous) blood lead level ≥ 10 mcg/dL. ~ designates 0 children tested.

Source: <https://www.dshs.state.tx.us/lead/Data-Statistics-and-Surveillance.shtm>

How are the actions listed above integrated into housing policies and procedures?

Williamson County's CDBG policies and procedures comply with the federal lead-based paint regulations at 24 CFR Part 35. All Contractors, subrecipients, and other community partners are advised of the lead-based paint regulations. Additionally, the County's CDBG Office will continue to distribute information and literature on lead hazards to households who may be at risk of exposure.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2012 American Community Survey, 5.2% of Williamson County's households are living below the poverty level. Over the next Consolidated Plan period, Williamson County will continue to work with service providers to obtain resources and further create new partnerships to foster the development of affordable housing to reduce the number of poverty-level families residing in Williamson County.

Additionally, the County will continue to ensure compliance with Section 3 requirements which requires to the greatest extent possible contractors on projects utilizing CDBG funds provide job training, employment and contract opportunities to low and very low-income residents. All contractors are will be required to signed Section 3 Plans and report to the County all Section 3 new hires.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

The County will continue to combat poverty by supporting incentives to attract, retain, and expand businesses; to advocate for improved employment-affordable housing and public transportation links; to support organizations and programs that provide job training, education, and placement services; to support youth and adult literacy programs; and to preserve, increase, and improve affordable housing options as part of its strategy to prevent and alleviate poverty in Williamson County.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Under the CDBG Program, the County conducts on-site monitoring of subrecipients including municipalities and public service agencies. The County's CDBG Office has developed standards and procedures for ensuring recipients of CDBG funds are in compliance with HUD regulations and that the funds are disbursed in a timely manner.

The County identifies subrecipients for monitoring by reviewing each project's progress and any concerns regarding implementation. The staff also ensures that the subrecipients maintain copies of all required documentation and reviews the financial reports. Monitoring results are forwarded to the subrecipient who must address concerns in a timely manner. The County also provides technical assistance during the monitoring to help subrecipients with the timely and accurate implementation of their projects.

Minority Outreach

The County will continue to actively encourage participation by minority and women-owned among subrecipients who may be procuring goods and services and ensure subrecipient contract opportunities are incorporated into bid solicitations, requests for proposals, and subrecipient contracts.

Performance Measures

In accordance with HUD's Community Planning and Development Notice 03-09, the County has developed the following Performance Measurement System designed to measure both the productivity and impact of the CDBG Program:

The County has adopted HUD's recommended outcome performance measurements system. One of the following statutory goals will be selected for each activity:

- Creating suitable living environments
- Providing decent housing
- Creating economic opportunities

Once the goal is selected, a program outcome (the expected result of the objective the grantee seeks to achieve) is then identified. One of the following outcomes will be selected for each activity:

- Availability/Accessibility
- Affordability
- Sustainability

The County will prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that will include a review process to determine whether the specific objectives are being met.

Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	- Public Facilities - Emergency Shelters - Administration and Planning	\$1,254,965	\$0	n/a	\$1,254,965	\$6,274,825	CDBG funds will be used for priority projects in eligible areas and will leverage other federal, state, local, and private funds

Table 44 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Williamson County anticipates funding levels to remain level with those provided in 2014. The amount expected if funding remains level is \$1,254,965. For anticipated allocations for the remainder of the Consolidated Plan, Williamson County reflects a level allocation from the 2014 amount. In an attempt to offset reductions in funding amounts, the County will continue to investigate and make application for additional funding streams that remain consistent with the County's goals for the Consolidated Plan.

AP-35 Projects – 91.220(d)

Introduction

The Strategic Plan outlined five (5) priorities identified during the extensive planning process and the strategies for addressing these priorities. The following is a summary of the priorities identified in the Strategic Plan:

1) Public Facility and Infrastructure Improvements

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, and street improvements.
- Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.

2) Increase Access to Affordable Housing

- Fund activities that expand the supply and improve the condition of housing affordable to lower income households.
- Fund activities that leverage other public and private resources such as Low Income Tax Credit Projects.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

3) Decrease Homelessness

- Provide funds to support shelter operations and transitional housing.
- Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

4) Public Services

- Fund projects that provide supportive services to low and moderate income household as well as persons with special needs.
- Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.

5) Affirmatively Further Fair Housing

- Support improved access to community resources.
- Continue to operate in compliance with protected class definitions found in federal regulations.

During FY14, Williamson County will undertake the following projects to implement these strategies.

Projects

City of Taylor Street Rehabilitation Project

Description: 7920 square yards of street reconstruction on 4th Street from Sloan to Howard. 1100 linear feet of 8 inch wastewater main and 3180 linear feet of 8 inch water main, 10 manholes and 8 fire hydrants, trench safety and associated services, erosion controls, barricades, valves and fittings.

Funding
Requested: \$800,000 (2 year project)

FY14 Funding: \$350,000

Annual Goals: Water/Sewer Improvements and Street Improvements

Target Areas: City of Taylor, Census Tracts 210.00 and 211.00

Priority Needs
Addressed: Public Facilities/Improvements

Goal Outcome
Indicator: 6329 people

City of Jarrell Wastewater Improvements

Description: Installation of approximately 1700 linear feet of 6 inch gravity wastewater pipe, four manholes, 23 wastewater service connections and all associated incidentals required for construction.

Funding
Requested: \$237,850 (3 year project/Phase 1 in process)

FY14 Funding: \$237,850

Annual Goals: Water/Sewer Improvements

Target Areas: City of Jarrell

Priority Needs
Addressed: Public Facilities/Improvements

Goal Outcome
Indicator: 23 income qualified homes

City of Liberty Hill Downtown Sidewalk Improvements

Description: Installation of approximately 29,800 linear feet of 5 foot wide sidewalk with ADA accessible curb ramps at street intersections. In addition, the project will include erosion and sedimentation control during and immediately after construction.

Phase 1: 9635 linear feet of 5 foot sidewalk, 2490 linear feet of silt fence and 16 sidewalk ramps.

Project will completely or partially cover the following streets, Forrest Street, RR 1869, E Myrtle Lane, Hickman Street, Church Hill Lane, Loop 332 / Main Street, Young Street, Grove Street, Church Street, and CR 279.

Phase 2: 7383 linear feet of 5 foot sidewalk, 1846 linear feet of silt fence and 12

sidewalk ramps. Project will completely or partially cover the following streets, West Myrtle Lane, Grange Street, Munro Street, Barton Drive, Aynsworth Street, RR 1869, Loop 332 / Main Street, CR 279, Fallwell Street.

Phase 3: 12,826 linear feet of 5 foot sidewalk, 3207 linear feet of silt fence and 22 sidewalk ramps. Project will completely or partially cover the following streets, Snyders Trail, Bryson Bend, RR 1869, Loop 332 / Main Street, Lynn Lane, Panther Path, Barrington Drive.

Funding
Requested: \$948,000 (3 phases, funded engineering for Phase 1 in FY13)

FY14 Funding: \$287,000

Annual Goals: Sidewalks

Target Areas: City of Liberty Hill, Census Tract 203.01 Block Group 1 and 3

Priority Needs
Addressed: Public Facilities/Improvements

Goal Outcome
Indicator: 1032 People

City of Georgetown Sidewalk Project

Description: 860 feet of sidewalk, 150 feet of driveway approach and 24 handicapped ramps on 2nd Street from Austin Avenue to College Street. Approximately 1825 feet of sidewalk, 200 feet of driveway approach and 26 handicapped ramps on Scenic Drive from Blue Hole Road to MLK Street, MLK Street from Scenic Drive to 3rd Street, and 3rd Street from MLK Street to Austin Avenue.

Funding
Requested: \$260,000 (funded engineering in 2013)

FY14 Funding: \$160,000

Annual Goals: Sidewalks

Target Areas: City of Georgetown, Census Tract 201.02 Block Groups 1 and 2

Priority Needs
Addressed: Public Facilities/Improvements

Goal Outcome
Indicator: 2052 People

City of Granger Drainage Improvements Project

Description: Demolition of approximately 1200 square yards of roadway, three CMP drainage pipes and associated structures. Construction of a new creek crossing to provide access to the Granger ISD campus will be requested in 2015.

Funding Requested: \$54,400 (Anticipated \$250,000 will be requested in 2015 to complete the project)

FY14 Funding: \$54,400

Annual Goals: Flood Drainage Improvements

Target Areas: City of Granger, Census Tract 213 Block Groups 2 and 3

Priority Needs Addressed: Public Facilities/Improvements

Goal Outcome Indicator: 1299 People

Williamson Burnet County Opportunities Harris Ross Head Start Gutters and French Drain Project

Description: Installation of French drains and gutters to divert water away from the facility. Seamless gutters will be installed across the back of the building and play area and tie into PVC pipes with down spouts. The French drain system will have a series of drain boxes into which all spouts will channel water away from the facility. The contractor will improve the grade of the property to assist in proper drainage.

Funding Requested: \$23,000

FY14 Funding: \$23,000

Annual Goals: Youth Center and Flood Drain Improvements

Target Areas: Limited Clientele

Priority Needs Addressed: Public Facilities/Improvements

Goal Outcome Indicator: 100 People Served Annually

Williamson County Crisis Center/Hope Alliance

Description: Rehab of emergency shelter. Project will be completed in conjunction with the City of Round Rock CDBG. Project consists of replacing 5,500 square feet of flooring; replacing 27 windows and one sliding glass door; rehab kitchen, replacing countertops, cabinetry, appliances and vent hood; install attic insulation; replace closet doors and shelving in bedrooms, pantry and play areas. Williamson County funding will be utilized for materials and attic insulation.

Funding Requested: \$20,000

FY14 Funding: \$20,000
Annual Goals: Emergency Shelters
Target Areas: Limited Clientele
Priority Needs
Addressed: Decrease Homelessness
Goal Outcome
Indicator: 400 People Served Annually

Habitat for Humanity of Williamson County

Description: Purchase and develop approximately 3 to 4 lots to build permanent affordable homes for low income families.

Funding
Requested: \$250,000

FY14 Funding: \$100,000

Annual Goals: Homeownership Assistance

Target Areas: Williamson County

Priority Needs
Addressed: Increase Access to Affordable Housing

Goal Outcome
Indicator: 3 to 4 Income eligible households

Alternate Projects for FY14

Additionally, this document includes a list of alternate projects for public review. If a funded project has cost savings, slows down or discovers a barrier to being completed, an alternate project from the current Annual Action Plan may be selected to continue the timely spending of grant funds. Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

Alternate Projects contain the same level of information that funded projects contain in the Annual Action Plan to ensure appropriate review by the public. Project descriptions also include the maximum dollar amount the Commissioners Court will consider if funding becomes available. Approval by the Williamson County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not:

- The increase or decrease exceeds 50% change in federal funding where the project is \$25,000 or less, or
- The increase or decrease exceeds 25% change in federal funding where the project is

more than \$25,000.

These actions will not require a substantial amendment since the alternate projects will have gone through a public review process. Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

During FY14, Williamson County has identified the following projects as alternate projects:

Literacy Council of Williamson County Digital Health Literacy for Seniors (Alternate Project)

Description: Equipment, supplies, travel and salary for instructor to build internet skills among seniors, age 62 and above within the context of finding reliable health and wellness information from quality websites at the National Institutes of Health. The course will total 20 instruction hours.

Funding

Requested: \$12,340

Annual Goals: Senior Services

Target Areas: Limited Clientele

Priority Needs

Addressed: Public Service

Goal Outcome

Indicator: 124 People Served Annually

City of Leander Bagdad Road Sidewalk Project (Alternate Project)

Description: 2840 feet of 6 inch foot wide concrete sidewalk along the east side of Bagdad Road within the public right-of-way from Los Vista Drive to Eagles Way.

Funding

Requested: \$180,000

Annual Goals: Sidewalks

Target Areas: City of Leander, Census Tract 203.03 Block Groups 1 and 2

Priority Needs

Addressed: Public Facilities/Improvements

Goal Outcome

Indicator: 1780 People

City of Liberty Hill Jenks Branch Drainage Improvements (Alternate Project)

Description: Design and construction of 1400 linear feet of a 40 foot wide concrete drainage channel to mitigate flooding conditions due to poor drainage in the Jenks Branch Subdivision. There is an existing drainage easement throughout the project.

Funding
Requested: \$475,250

Annual Goals: Flood Drain Improvements

Target Areas: City of Liberty Hill, Jenks Branch Subdivision

Priority Needs
Addressed: Public Facilities/Improvements

Goal Outcome
Indicator: 78 People/27 Households

City of Granger Wastewater Improvements Project (Alternate Project)

Description: Installation of a new packaged lift station and approximately 900 linear feet of 2 inch force main line.

Funding
Requested: \$200,800

Annual Goals: Water/Sewer Improvements

Target Areas: City of Granger, Census Tract 213 Block Groups 2 and 3

Priority Needs
Addressed: Public Facilities/Improvements

Goal Outcome
Indicator: 1299 People

Williamson County and Cities Health District Mosquito Management Project (Alternate Project)

Description: Mosquito Dunk 6-pack and printed educational brochures to be given out to Williamson County residents in need, based on 2950 low income household plus elderly and infirm. Construction services such as backfilling and ditching and household aid such as gutter debris removal will be available for qualifying low income or elderly/infirm residents.

Funding
Requested: \$80,000

Annual Goals: Health Services

Target Areas: Williamson County

Priority Needs

Addressed: Public Service

Goal Outcome

Indicator: 2950 Households

Williamson County and Cities Health District Sewage Assurance Project (Alternate Project)

Description: Five On Site Sewage Facility design and installations for 3 bedroom single family residences serving up to four people each (20 total people). On Site Sewage Facility yearly preventative maintenance repairs for 100 single family homes (400 people total).

Funding

Requested: \$139,810

Annual Goals: Water/Sewer Improvements

Target Areas: Williamson County

Priority Needs

Addressed: Public Facilities/Improvements

Goal Outcome

Indicator: 105 Households

Welfare Worker Club/City of Taylor (Alternate Project)

Description: Renovation of the Community Center located in Robinson Park. Renovation to include update of bathrooms and entrance ramp to ADA standards, enlarge kitchen, replace electrical system, level foundation, replace outside walls and repair roof.

Funding

Requested: \$150,000

Annual Goals: Parks, Recreational Facilities

Target Areas: City of Taylor

Priority Needs

Addressed: Public Facilities/Improvements

Goal Outcome

Indicator: 13,575 People

Family Eldercare Money Management Program (Alternate Project)

Description: Part-time case manager who will provide case management and money management services for low-income older adults and adults with disabilities. The case manager will utilize Family Eldercare's Georgetown office to see clients and make appointments in the community. The Director of Money Management supervises the Case Manager.

Funding

Requested: \$23,130

Annual Goals: Senior Services

Target Areas: Williamson County

Priority Needs

Addressed: Public Services

Goal Outcome

Indicator: 20 People/Limited Clientele

Williamson County Association of Realtors Web Resource Project (Alternate Project)

Description: Develop WCLIFE, which is a website that would assist in communicating, bringing awareness and availability of programs, issues and services to the low income and middle income residents in Williamson County. Funds would be used to purchase software, stock pictures, labor, courseware and instructors for classes.

Funding

Requested: \$150,000

Annual Goals: Potentially all services

Target Areas: Williamson County

Priority Needs

Addressed: Public Services

Goal Outcome

Indicator: Access for all Individuals County wide

CASA Child Advocacy Project (Alternate Project)

Description: Used to offset salary for Case Supervisors. CASA provides trained, court appointed volunteers who advocate for the best interest of the children.

Funding

Requested: \$20,000

Annual Goals: Abused and Neglected Children

Target Areas: Williamson County

Priority Needs

Addressed: Public Service

Goal Outcome

Indicator: 107 Limited Clientele

ARCIL Round Rock Home Repair Program (Alternate Project)

Description: Provide home repair and removal of architectural barriers for homeowners. The program will benefit 10 households per year based on an average expenditure of \$10,000 per household. A qualifying household must meet the income criteria and include a family member with a disability.

Funding

Requested: \$146,013

Annual Goals: Rehabilitation of existing units

Target Areas: Williamson County

Priority Needs

Addressed: Increase Access to Affordable Housing

Goal Outcome

Indicator: 10 income eligible households

Taylor Housing Authority Community Resource Center Project (Alternate Project)

Description: The Community Resource Center will be housed in 1000 square foot metal warehouse owned by the Taylor Housing Authority. The building will include two ADA compliant bathrooms, a kitchen sink with a cabinet and a large open classroom/community area that will house a computer lab. Rehab will include build out walls, insulation, flooring, plumbing, doors, windows, HVAC, electricity, installation of commercial glass entry doors.

Funding

Requested: \$50,000

Annual Goals: Neighborhood Facilities

Target Areas: Taylor Housing Authority

Priority Needs

Addressed: Public Facilities/Improvements

Goal Outcome

Indicator: 775 residents and others in community

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were based upon the Needs Assessment undertaken as part of the planning process and demand for projects and services in the past. For example the need for infrastructure projects far exceeds the amount of CDBG funding available and it will continue receive a majority of funding. The primary obstacle to addressing underserved needs is the limited resources available to address such needs throughout the County. The County encourages CDBG applicants to seek other resources from other public and private entities in an effort to leverage the limited amount of CDBG funds available.

AP-50 Geographic Distribution – 91.220(f)**Geographic Distribution**

Target Area	Percentage of Funds
City of Taylor – Census Tract 210.00 and 211.00	27.89%
City of Jarrell – All Census Tracts	18.95%
City of Liberty Hill – Census Tract 203.01, Block Group 1 and 3	22.87%
City of Georgetown – Census Tract 201.02, Block Groups 1 and 2	20.72%
City of Granger – Census Tract 213, Block Groups 2 and 3	4.33%
Countywide	3.43%

Table 45 - Geographic Distribution**Rationale for the priorities for allocating investments geographically**

A significant issue identified during the planning process is the lack of water resources and drainage in the County. Many high poverty neighborhoods are not able to leverage resources or attract investment that is necessary improve quality of life for its residents. To help address this issue, Williamson County will continue to utilize CDBG resources to improve access to water and to improve drainage for its residents.

AP-55 Affordable Housing – 91.220(g)**Introduction:**

The lack of affordable rental units was a common thread among all discussions during the planning process. The greatest need is among renter households with very low incomes and families. As a result, affordable housing programs are designed to meet those needs.

One Year Goals for the Number of Households to be Supported	
Homeless	400
Non-Homeless	0
Special-Needs	0
Total	400

Table 46 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	27
Acquisition of Existing Units	0
Total	27

Table 47 - One Year Goals for Affordable Housing by Support Type

Discussion:

The County does not propose to undertake any affordable housing activities in this program year. However, the County has identified Habitat for Humanity's land acquisition project as an alternate project that could receive funding should an approved project has cost savings or becomes a stalled project.

AP-60 Public Housing – 91.220(h)**Introduction**

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. There are currently four public housing authorities managing almost 400 public housing units and over 450 housing choice vouchers throughout Williamson County. In consultation with Williamson County's public housing authorities, data has determined the needs of residents to include access to transportation and affordable child care. Affordable housing is the greatest need throughout the County with over 500 applicants on the public housing waiting lists and well over 600 applicants waiting to receive assistance through the housing choice voucher program. The need for additional affordable housing units is crucial for Williamson County residents, but the lack of developable land and contractors willing to develop affordable housing is a barrier.

Actions planned during the next year to address the needs to public housing

Williamson County's public housing authorities will continue to seek additional funding to address public housing needs and will apply for additional housing choice vouchers when available. Lack of funding is a barrier in addressing public housing needs and has created lengthy waiting lists and long waiting periods to be housed. Housing authorities will continue to provide housing assistance and social service needs to residents and will maintain efforts to implement more programs if funding allows.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Williamson County will not use any CDBG funding to encourage public housing residents to become involved in management and to participate in homeownership activities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Georgetown Housing Authority, Round Rock Housing Authority, Taylor Housing Authority, and Granger Housing Authority are all standard performers and not considered troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Williamson County will support the following goals and actions for reducing and ending homelessness.

- 1) Provide funds to support emergency shelter renovations
- 2) Provide funds to support shelter operations and transitional housing.
- 3) Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County supports the efforts of the Balance of State Continuum of Care (CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Williamson County. The Continuum will work to create a better communication system for service providers to stay in contact with both schools and hospitals to avoid homeless persons (or those at risk of homelessness) from falling through the cracks of the system. As part of the annual point-in-time count, the CoC conducts outreach. Not only are homeless people counted, particularly unsheltered persons, but representatives from various agencies are available to answer questions and provide information about available resources. The CoC has begun to conduct a smaller version of the Point in Time Survey mid-year to provide additional outreach to the homeless population.

Over the next consolidated plan period, the County will continue to support local social service agencies, such as Capital Idea, San Gabriel Crisis Service Center, Bluebonnet Trails, MHMR and the Georgetown Project that provide a wide array of support services for homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

While Williamson County is not a direct recipient of Emergency Solution Grant funds, the County will continue to partner with the Balance of State CoC to support emergency and transitional housing needs of homeless persons in the County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Balance of State CoC works to ensure that homeless individuals make the transition to permanent housing and independent living is prioritizing safe and stable housing and making affordable housing options more accessible to homeless individuals. Many homeless that struggle to transition into

permanent housing and independent living suffer from mental illness and substance addiction. Recent trends through the Homeless Prevention and Rapid Re-housing program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. During this consolidated plan period, Williamson County will continue to support local organizations, such as the Georgetown Community Service Center to assist homeless person with transitional and permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

While Williamson County is not a direct recipient of Emergency Solution Grant funds, the County will continue to partner with the Balance of State COC to support efforts made to implement local coordinated discharge policies for individuals or families who are being discharged from a publicly funded institution.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Barriers to affordable housing can encompass a wide array of aspects, to include but not limited to banking, finance, and insurance industry regulations, socio-economic situations, neighborhood conditions, and public policy legislation and fair housing enforcement. The County will continue to work with nonprofit agencies in the community to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing in 2014.

Additionally, the County will also continue to increase partnerships with local units of government to education equitable zoning practices as they relate to fair housing and the development of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Listed below are the actions planned to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting all of the identified needs is the lack of funding resources. Significant funding cuts in previous years and minimal funding increases does not account for the overall budgetary restrictions the County has seen in its CDBG program. Typically, applicant request amounts are much higher than the entitlement amount which further escalates the budgetary constraints in meeting the undeserved needs. However, the County will continue to partner, when feasible, with other nonprofit organizations to leverage the County's CDBG allocation.

Actions planned to foster and maintain affordable housing

The County will continue to encourage the development of affordable housing by being flexible as possible with the developers to build this type of housing and ensure profitability which allows the developer and the contractor to remain in business.

Actions planned to reduce lead-based paint hazards

In 2014, the County's CDBG Coordinator will continue to distribute information and literature on lead hazards to households who may be at risk of exposure and work with local organizations to reduce lead-based paint hazards through lead testing and implementing abatement procedures.

Actions planned to reduce the number of poverty-level families

The County will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses, advocate for improved employment-affordable housing options and support organizations and programs that provide job training, education, and placement services.

Actions planned to develop institutional structure

Williamson County will continue to work with various local agencies to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. These programs will be carried out through oversight by the Williamson County CDBG Coordinator in which work will be conducted through the issuance of sub-recipient agreements.

Actions planned to enhance coordination between public and private housing and social service agencies

While Williamson County has limited resources to address the priorities identified, the County will continue to seek partnerships and establish cooperative working relationships to leverage its 2014 CDBG allocation.

WFN Consulting Draft

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. Estimated % of CDBG funds that will be used for activities that benefit low and moderate income persons.	98.18%