

Executive Summary

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

1. Introduction

The Williamson County Community Development Block Grant (CDBG) program currently has ten participating cities. The cities include Cedar Park, Coupland, Georgetown, Granger, Hutto, Jarrell, Leander, Liberty Hill, Taylor, and Weir. A five year Consolidated Plan was developed in 2014 in an effort to address needs of low to moderate income persons living within Williamson County.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The County has been awarded CDBG funds in the amount of \$1,283,203 for Fiscal Year 2017. In accordance to the priorities identified and outlined in the County's Consolidated Plan, three infrastructure projects, two public facility projects, and one social service project were identified for FY17 allocations. The projects will serve low to moderate income areas and households throughout the County. The Action Plan covers the period of October 1, 2017 through September 30, 2018. The projects meet national goals and supports ongoing efforts in the community to address the growing population.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Williamson County CDBG Program identified priorities and needs during the 2014-2018 Consolidated Planning Process, which is utilized in identifying projects to be funded.

The Williamson County CDBG program is currently utilizing funds allocated to projects that are in line with past and current priorities. These projects are monitored as they are being implemented as to ensure progress and eligible spending. In administering a CDBG program, an entitlement community must meet a timeliness threshold of not more than 1.5 times its annual allocation in its line of credit 60 days prior to the end of the program year. The Williamson County CDBG program has met the timeliness threshold over the last several years and expects to do the same in upcoming years.

A 2017 Single Audit was conducted on the Williamson County CDBG Program. Internal Audits have been conducted in 2010, 2013, 2015, 2016 and 2017 with favorable reports.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The CDBG citizen participation plan indicates that all federal regulations regarding public comment periods and participation will be followed by the Williamson County CDBG Office. The CDBG Office encourages the public to review documents concerning the CDBG program and provide feedback when desired and needed.

Representatives of participating cities, County Commissioners, and other stakeholders were notified of funding and information was posted on the Williamson County web site at www.wilco.org. Notification was also posted in local newspapers. Notices were published in both English and Spanish. A public hearing was held on January 31, 2017 to gather input regarding the CDBG program and potential projects.

Project funding was approved by the Williamson County Commissioners' Court on July 11, 2017. The FY17 Annual Action Plan was made available for public comment July 21, 2017- August 4, 2017. An announcement of the the notice of a 15-day comment period was published in local newspapers and on the County website.

The final draft, along with any public comments was presented to the Williamson County Commissioners Court on August 8, 2017.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Please see Citizen Participation Comments.

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

No comments were not accepted.

7. Summary

Please see Citizen Participation Comments.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WILLIAMSON COUNTY	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the Annual Plan is the CDBG Office in Williamson County. The major public agencies responsible for administering projects covered by this Annual Plan include the cities of Weir, Jarrell, Granger, and Taylor, the Interagency Support Council of Eastern Williamson County and the Blackshear/O.L. Price Ex-Stuent Association. Other public agencies include Georgetown Housing Authority, Granger Housing Authority, Taylor Housing Authority, and Round Rock Housing Authority.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Williamson County CDBG Office is the lead agency in implementing the Consolidated Plan and Annual Plan. The CDBG Administrator works closely with local social service agencies and other county agencies and committees to meet the needs of LMI residents. These efforts will continue in 2016.

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(l))

Concerns regarding public housing include inconsistencies regarding available programs within the County, limited information regarding the current status of available subsidized housing, and lengthy waiting lists.

The County will collaborate with the public housing authorities and other social organizations to compile accurate information regarding public housing and distribute the information to current residents and others who are eligible for assistance. The County will also continue to support organizations that promote affordable and decent housing. Public Housing Authorities will be encouraged to request citizen participation in the management of the Housing Authorities.

CDBG funds will be utilized by the Georgetown Housing Authority to rehab existing units. The Taylor Housing Authority will utilize funds to provide homeownership assistance. The program will provide pre and post purchase counseling and homebuyer assistance to income qualified individuals and families.

Calls from residents regarding affordable housing options are directed to the local public housing authorities in Austin, Georgetown, Taylor, Granger and Round Rock. Those looking for assistance are also encouraged to contact the Capital Area Housing Finance Corporation to discuss affordable housing options and home buyers assistance.

Williamson County has launched a new community resources website that will allow people to search online for needed resources such as health care, mental health services, housing, food, and other community resources. The new Williamson County Community Resources website was designed to empower residents with information about resources in the Williamson County area so that they can connect with available services. The site can be found at www.wilco.org/communityresources.

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 included in the Texas Balance of State Continuum of Care managed through Texas Homeless Network (THN). The mission of THN is to provide solutions to end homelessness in Texas communities through education, resources and advocacy. Through the Williamson County Consumer Housing Coalition, the needs of residents in Williamson County are assisted as follows:

More housing vouchers for Williamson County

Assistance to low-income, the elderly and the disabled in obtaining more housing options

Increased opportunities in Williamson County to remove architectural barriers

Collaborations & partnerships with Williamson County organizations and consumers

Provide information on affordable housing

Growing coalition efforts through collaboration

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

The County does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Texas Homeless Network
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.

2	Agency/Group/Organization	WILLIAMSON BURNET COUNTIES OPPORTUNITIES (WBCO)
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.

3	Agency/Group/Organization	Georgetown Resource Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.

4	Agency/Group/Organization	ARCIL, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
5	Agency/Group/Organization	Habitat for Humanity of Williamson County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
6	Agency/Group/Organization	City of Cedar Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
7	Agency/Group/Organization	City of Georgetown
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
8	Agency/Group/Organization	City of Jarrell
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
9	Agency/Group/Organization	City of Leander
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.

10	Agency/Group/Organization	City of Liberty Hill
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
11	Agency/Group/Organization	CITY OF TAYLOR, TX
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
12	Agency/Group/Organization	City of Weir
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
13	Agency/Group/Organization	GRANGER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
14	Agency/Group/Organization	HUTTO
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
15	Agency/Group/Organization	City of Coupland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
16	Agency/Group/Organization	Taylor Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
17	Agency/Group/Organization	Georgetown Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
18	Agency/Group/Organization	Granger Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.

19	Agency/Group/Organization	Interagency Support Council of Easter Williamson County
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.
20	Agency/Group/Organization	Blackshear/O.L. Price Ex-Student Association
	Agency/Group/Organization Type	Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Public Facilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearings were held on February 2, 2016 and June 28, 2016. Research via web.

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

Requests for projects and public hearings are open to all agencies and agency types. No agency type was omitted.

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		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Williamson County CDBG funds are awarded to participating cities and local social service agencies through the County's CDBG program. Williamson County calls for potential projects to be submitted for funding. Applications are reviewed and a recommendation is developed based on the projects submitted, the amount of money the County has available to fund projects, eligibility of potential projects and how these projects coincide with the priorities set in the Consolidated Plan.

Each city and/or agency determines the projects that are submitted for consideration. These projects can be determined via a city comprehensive plan, public input and/or staff recommendation. Comprehensive plans are developed through a network of public meetings, public announcements, and staff and engineer recommendations. Members of the Commissioners Court gather input from constituents and discuss potential projects with the CDBG Administrator.

The County also hosts public meetings and makes draft plans available for review prior to final approval.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The CDBG citizen participation plan indicates that all federal regulations regarding public comment periods and participation will be followed by the Williamson County CDBG Office. The CDBG Office encourages the public to review documents concerning the CDBG program and provide feedback when desired and needed.

Representatives of participating cities, County Commissioners, and other stakeholders were notified of funding and information was posted on the Williamson County web site at www.wilco.org. Notification was also posted in local newspapers. Notices were published in both English and Spanish. A public hearing was held on January 31, 2017 to gather input regarding the CDBG program and potential projects.

The project proposal was approved by the Williamson County Commissioners Court on July 11, 2017. The Annual Action Plan was made available for public comment at city halls of participating cities and the Housing Authorities of Georgetown, Granger and Taylor. A second public hearing was held on July 25, 2017.

Participating cities and agencies are encouraged to submit applications to the Williamson County CDBG office for projects that meet the priorities and goals outlined in the Consolidated Plan. Project applications are determined via the use of comprehensive plans, public input and/or city staff/management. During the planning process, cities may hold public input meetings as well post information for review by the public. County Commissioners receive input from constituents and discuss potential projects with the CDBG Administrator. The CDBG Administrator guides potential applicants in the application process and is available to meet to discuss processes, projects and funding.

The Action Plan was posted on the Williamson County web site, sent to the local public housing authorities and all participating cities for review and comment. No comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	One representative in attendance.	Discussion of potential projects and funding process.	No comments received.	
2	Newspaper Ad	Non-targeted/broad community		No comments received.		
3	Internet Outreach	Non-targeted/broad community		No comments received.		
4	Public Meeting	Non-targeted/broad community		No comments received.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,283,203	0	0	1,283,203	2,462,134	CDBG funds will be used for priority projects in eligible areas and will leverage other federal, state, local and private funds.

Table 5 - 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 received an increased amount from 2016 of \$1,283,203 (an increase of \$52,136 compared to 2016). The County anticipates funding levels to remain level. For anticipated allocations for the remainder of the Consolidated Plan, Williamson County reflects a level allocation from the 2017 amount. The County has historically received CDBG funds and expects to continue to receive funding.

The following are leveraged funds per project:

City of Weir	\$124,454
City of Jarrell Wastewater	\$11,000
Taylor Dickey Museum	\$453,849
City of Granger Drainage Project	\$11,000
City of Taylor	\$300,000
Interagency Support Council of Eastern Williamson County	\$603,400

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 within the

jurisdiction.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2014	2018	Non-Housing Community Development	City of Taylor City of Weir	Public Facility and Infrastructure Improvements	CDBG: \$409,160	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5165 Persons Assisted
2	Water/Sewer Improvements	2014	2016	Non-Housing Community Development	City of Jarrell City of Granger City of Taylor	Public Facility and Infrastructure Improvements	CDBG: \$611,003	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7609 Persons Assisted
3	Public Services	2014	2018	Non-Housing Community Development	Countywide	Public Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Administration	2014	2018	Admin and Planning	Countywide	Public Facility and Infrastructure Improvements Public Services	CDBG: \$256,640	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facility Improvements
	Goal Description	City of Weir Community Center. Funding amount is \$300,000. Taylor Dickey Museum and Multipurpose Center. Funding amount is \$109,160.
2	Goal Name	Water/Sewer Improvements
	Goal Description	Wastewater project will take place in the City of Jarrell. Funding amount \$199,300. Wasterwater project will take place in the City of Granger. Funding amount \$329,500. Water/wastewater and street reconstruction in the City of Taylor. Fundng amount \$82,203.
3	Goal Name	Public Services
	Goal Description	Interagency Support Council of Eastern Williamson County mental health services. Project to be funded \$25,000.
4	Goal Name	Administration
	Goal Description	Program administration.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

100% of funding will be utilized to assist low-mod income areas and/or households.

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:

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.

During FY16, Williamson County will undertake the following projects to implement these strategies.

#	Project Name
1	City of Weir Community Center
2	City of Jarrell Wastewater Improvements
3	Taylor Dickey Museum and Multipurpose Center

#	Project Name
4	City of Granger Sewer Project
5	City of Taylor Water/Wastewater and Street Reconstruction
6	Interagency Support Council of Eastern Williamson County
7	Program Administration

Table 8 – Project Information

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. 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.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	City of Weir Community Center
	Target Area	City of Weir
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$300,000
	Description	Construction of a 5000 square foot Community Center with kitchen and bathrooms located at 375 FM 1105, Weir TX. The Center will become the civic, social and cultural heart of the City of Weir as well as provide emergency shelter in disasters and evacuations.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Area based project: 410 people 46.34% low-mod
	Location Description	375 FM 1105 Weir TX
2	Planned Activities	See project description.
	Project Name	City of Jarrell Wastewater Improvements
	Target Area	City of Jarrell

	Goals Supported	Water/Sewer Improvements
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$215,850
	Description	Installation of approximately 1800 linear feet of 8-inch PVC SDR 26 wastewater line, including manholes, services, testing, and asphalt roadway/driveway replacement. Construction will be on CR 306 and CR 309 in Jarrell, TX.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Area based project: 1000 people 56% low-mod
	Location Description	CR 309 and CR 306 Jarrell, TX
	Planned Activities	See project description.
3	Project Name	Taylor Dickey Museum and Multipurpose Center
	Target Area	City of Taylor
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$109,160
	Description	Rehabilitation of the Dr. James Lee Dickey House located at 500 Burkett Street in Taylor, TX. Project includes, but is not limited to, building and foundation repairs, asbestos and lead paint testing and abatement, air testing, concrete walks and ramps.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Area based project: 4755 people 70.76% low-mod
	Location Description	500 Burkett Street Taylo TX
	Planned Activities	See project description.
4	Project Name	City of Granger Sewer Project
	Target Area	City of Granger
	Goals Supported	Water/Sewer Improvements
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$294,650
	Description	Replacement of existing lift station located on Roswell Avenue with a prepackaged lift station. Project will include replacement of forcemain and gravity line relocation, and associated project incidentals.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Area based project: 1245 people 51.41% low-mod
	Location Description	CR 347 and Roswell Avenue Granger TX
5	Planned Activities	See project description
	Project Name	City of Taylor Water/Wastewater and Street Reconstruction
	Target Area	City of Taylor
	Goals Supported	Water/Sewer Improvements

	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$82,203
	Description	Construction on West 3rd Street from Vance to Howard in Taylor, TX. 6732 square yards of recycled pavement (12" deep with cement), 6120 square yards of 2.5" HMA, 1355 linear feet of curb and gutter replacement, 340 linear feet of 8" wastewater main, 1750 linear feet of wastewater service lines with clean-outs at right of way, 2500 linear feet of 8" C900 water main, 1050 linear feet of water service lines 6 water valves and fittings, 3 wastewater manholes, 2840 linear feet of trench protection, 7 fire hydrants and associated appurtenances.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Area based project: 5725 people 73% low-mod
	Location Description	West 3rd Street between Vane and Howard Taylor TX
	Planned Activities	See project description
	6	
	Project Name	Interagency Support Council of Eastern Williamson County
	Target Area	City of Jarrell City of Granger City of Taylor
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000

	Description	Provide individual and group therapy, small and large group presentations, crises intervention, psychiatric care, medication monitoring and family therapy to participating schools in Easter Williamson County. Funding will allow the program to maintain the number of clients served.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	20-30 unduplicated income qualified clients.
	Location Description	Schools in Taylor, Granger and Jarrell
	Planned Activities	
7	Project Name	Program Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$256,640
	Description	Planning and administration.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following projects are a part of the geographic areas of the entitlement which include Weir, Jarrell, Taylor, and Granger.

Weir Community Center was funded 23.4% of allocation.

Jarrell Wastewater Project was funded 16.8% of allocation.

Taylor Dickey Museum and Multipurpose Center was funded 8.5% of allocation.

Granger Sewer Project was funded 22.9% of allocation.

Taylor Water/Wastewater and Street Rehabilitation was funded 6.4% of allocation.

Interagency Support Council of Eastern Williamson County was funded 1.9% of allocation.

Program Administration was funded 20% of allocation.

Geographic Distribution

Target Area	Percentage of Funds
City of Taylor, Census Tracts 210.00 and 211.00	
City of Jarrell	
City of Liberty Hill, Census Tract 203.01, Block Group 1 and 3	
City of Georgetown, Census Tract 201.02, Block Groups 1 and 2	
City of Granger, Census Tract 213, Block Group 2 and 3	
Countywide	

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Submitted proposals were reviewed and projects were proposed to Commissioners' Court based on priorities outlined in the Consolidated Plan, budget details, timelines and specific needs of the project.

Discussion

Geographic location is not utilized in project selection other than to ensure that the area that is

benefitting is income qualified. Projects are reviewed based on need, how a projects corresponds with established priorities and goals, and available funding resources. All funding is utilized to improve low to moderate income households and/or areas.

Specific geographic distribution can be found in AP38 along with the attached maps of each selected project.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The lack of affordable rental units was a common thread. 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	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 11 - 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	0
Acquisition of Existing Units	0
Total	0

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

No projects that directly affect affordable housing will be funded in 2017. However, all public facility/improvement projects are in low-mod income areas and will improve neighborhoods and living conditions. This includes Weir, Jarrell, Taylor and Granger.

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

In 2016, the County awarded the Taylor Housing Authority Home Ownership Program \$100,000. The project provides pre and post purchase counseling and homebuyer assistance to income qualified individuals and families. The Georgetown Housing Authority was funded \$166,610 to rehab approximately 28 units. These projects are currently underway.

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

The County continues to encourage the local public housing authorities to continue its current programs and collaborate with other agencies that assist with homeownership. Georgetown and Round Rock Housing Authorities have Resident Commissions on their boards in an effort to encourage participation. Taylor Housing Authority provides access to wi-fi and holds community workshops for residents to broaden skills in business, work and personal development.

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.

Discussion

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

Introduction

In 2016, the County awarded the Taylor Housing Authority Home Ownership Program \$100,000. The project provides pre and post purchase counseling and homebuyer assistance to ten income qualified individuals and families. The Georgetown Housing Authority was awarded \$166,610 to rehab approximately 28 units. These activities support approximately 38 households and are underway.

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

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.

Over the next annual action plan period, the County will continue to support local social service agencies, such as Capital Idea, San Gabriel Crisis Service Center, Bluebonnet Trails, MHMR, Hope Alliance, Starry 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.

The County is not utilizing CDBG funds to address emergency shelter or transitional housing need of homeless persons. However, County staff will direct residents in need of this type of service to the community resources website at www.wilco.org/communityresources.

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.

Discussion

At this time the County does not utilize CDBG funds for homeless or other special needs activities. However, the County will support these types of initiatives provided by other entities as well as guide individuals to the agencies that can assist.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance

Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

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 (if any) of public policies that serve as barriers to affordable housing in 2017.

Additionally, the County will continue to increase partnerships with local units of government to ensure equitable zoning practices as they relate to fair housing and the development of affordable housing. Currently, the County has 10 participating communities which include Cedar Park, Coupland, Georgetown, Granger, Hutto, Jarrell, Leander, Liberty Hill, Taylor and Weir.

Discussion

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. 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 (when applicable) 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

To the greatest extent practicable, Williamson County will work with local agencies 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.

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.

The County awarded the Taylor Housing Authority Home Ownership Program \$100,000 in FY16. The project provides pre and post purchase counseling and homebuyer assistance to ten income qualified individuals and families. The Georgetown Housing Authority was awarded \$166,610 in FY16 to rehab approximately 28 units. These projects are currently underway.

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 Community Development Administrator 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 2017 CDBG allocation.

The County is currently working with the Georgetown Housing Authority and the Taylor Housing Authority on projects funded in 2016. These projects will rehab current facilities and provide homeownership assistance to qualified residents.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

Attachments

Citizen Participation Comments

No comments have been received to date.

Grantee Unique Appendices

Alternate Project

Alternate Project FY17 CDBG Funding

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.

Alternate Projects

Breaking All Chains

Acquisition of 3 to 4 acres of land in Leander TX, construction of a 5000-square foot building to serve as a community center, office and computer lab space, and equipment acquisition. Breaking All Chains would utilize the space to provide services to youth aging out of the foster care system.

Funding Requested: \$466,000

Estimated Funding for FY17: \$0

Annual Goals: Neighborhood Facilities

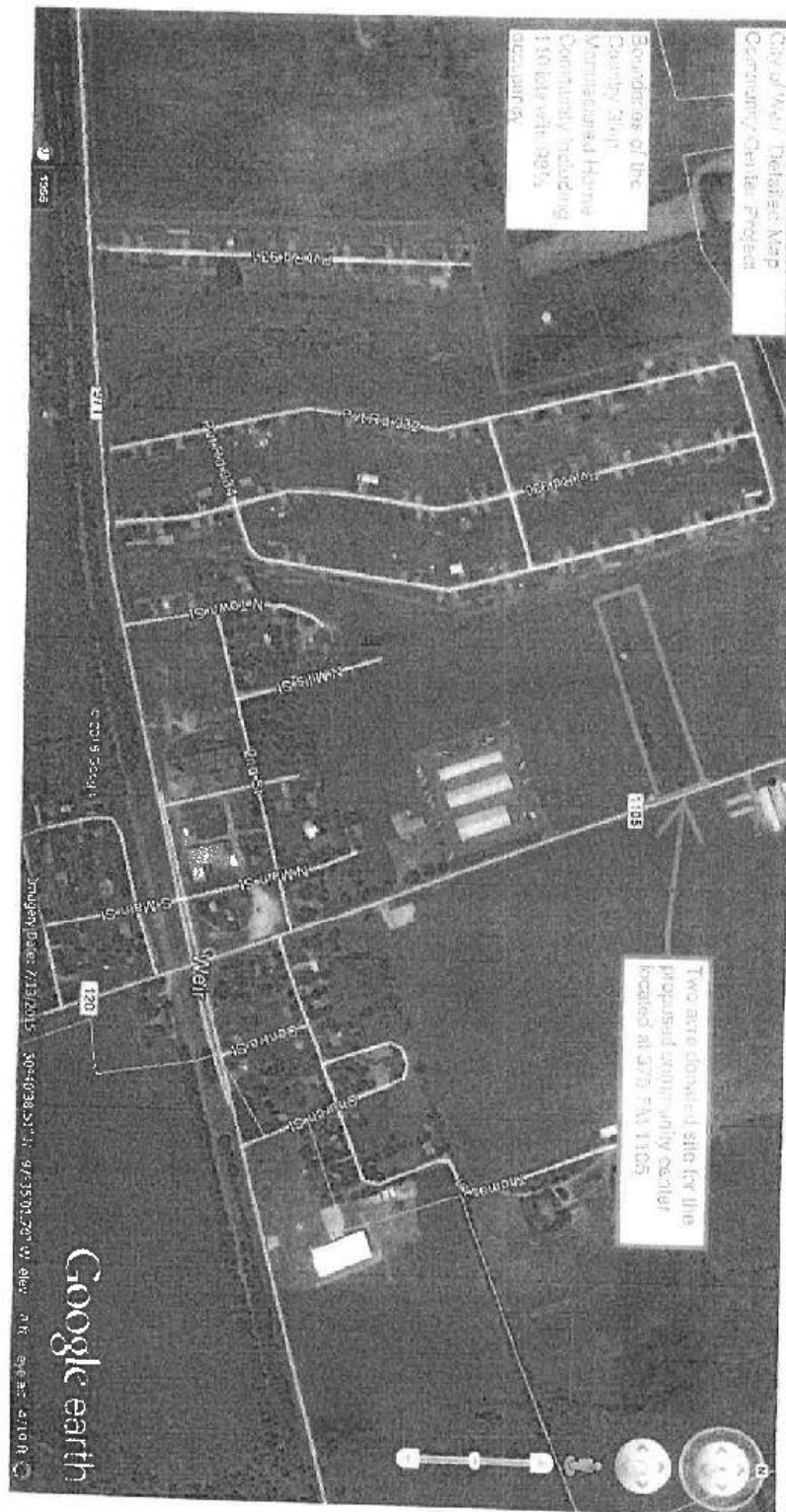
Target Areas: Williamson County

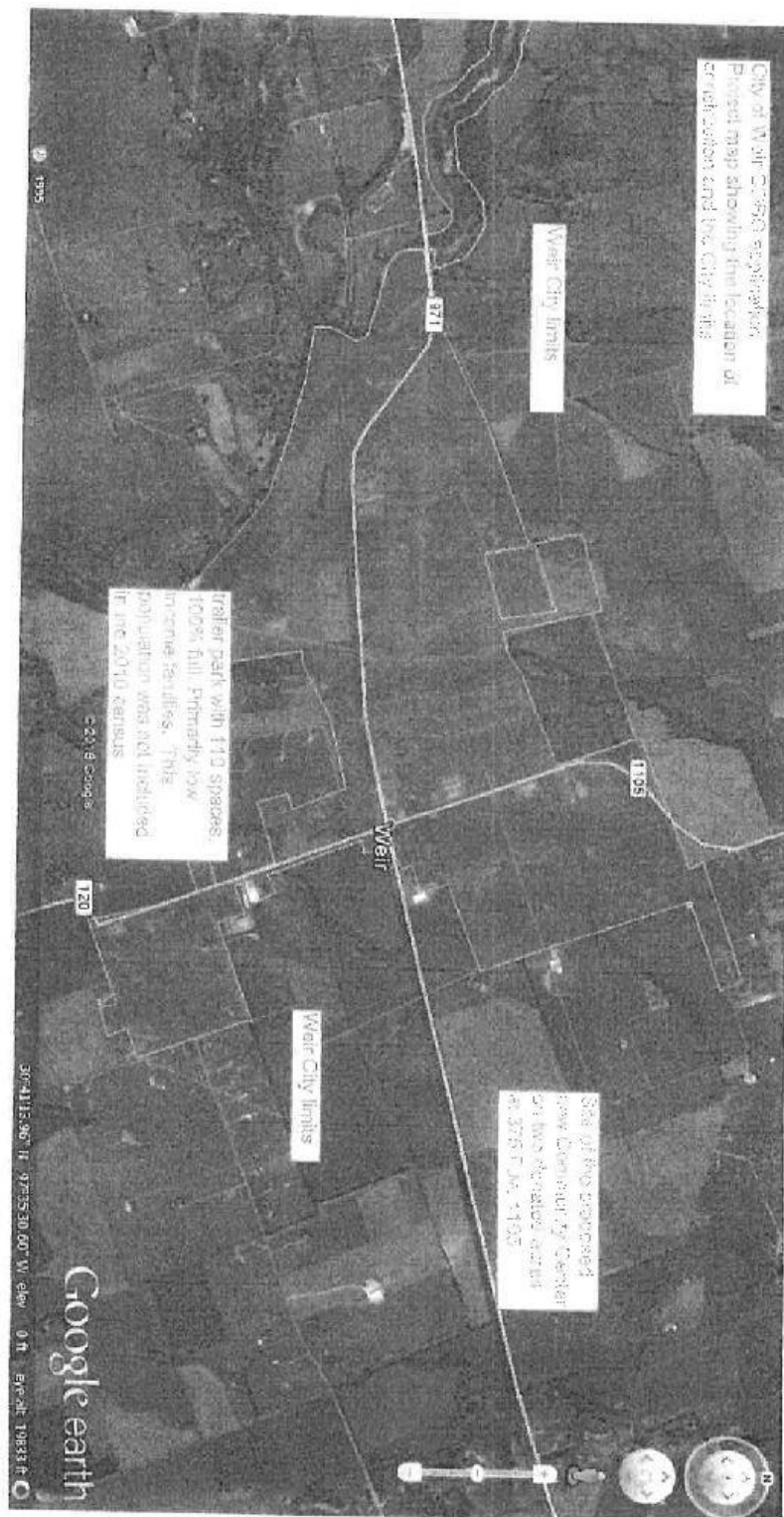
Priority Needs Addressed: Public Facilities/Improvements

Goal Outcome Indicator: 1 Facility

Project Maps

City of Weir Community Center



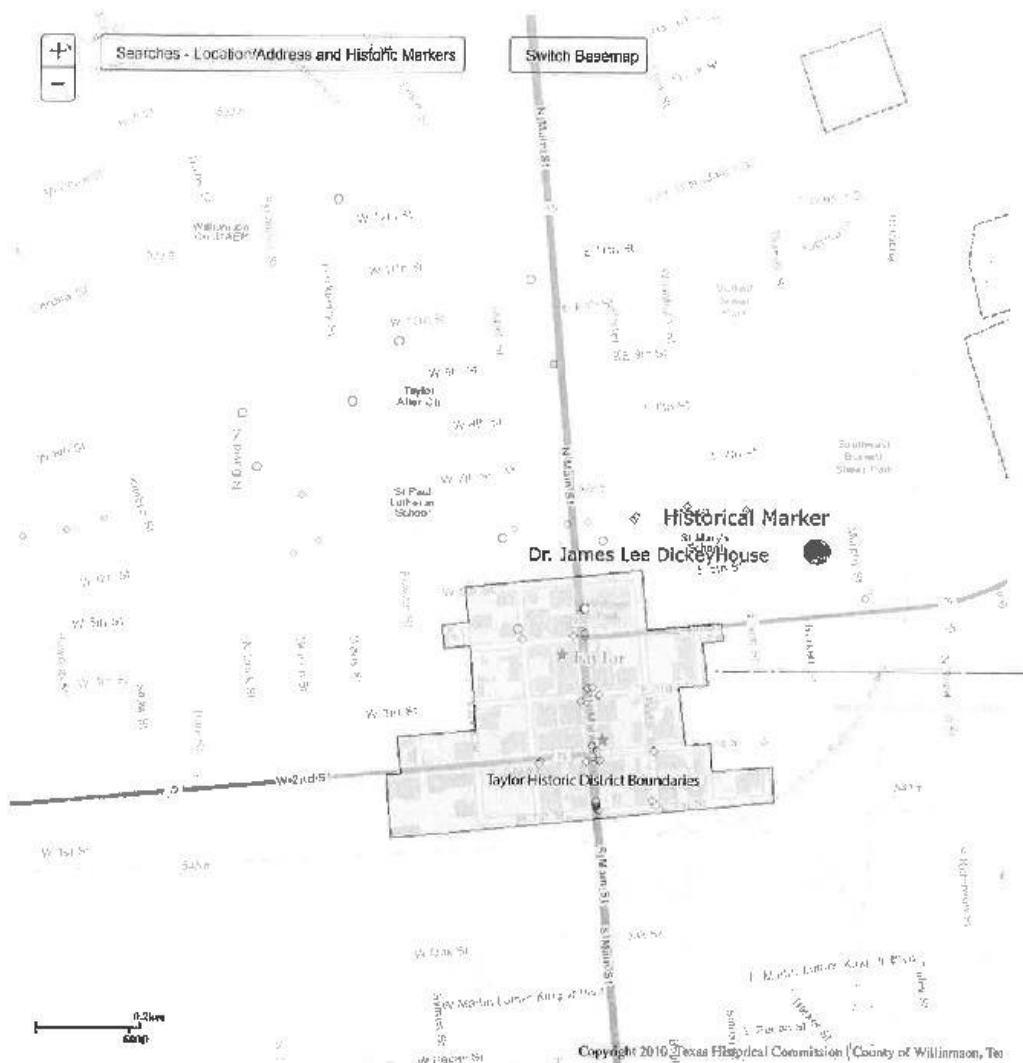


City of Jarrell Wastewater Improvements

Taylor Dickey Museum and Multipurpose Center

[HOME \(/\)](#) [ATLAS MAP \(/MAP\)](#) [ATLAS DATA \(/ABOUT/ATLASDATA\)](#) [TEXSITE \(/ABOUT/TEXSITE\)](#) [FAQ \(/ABOUT/FAQ\)](#)

[ABOUT ATLAS \(/ABOUT\)](#)



City of Granger Sewer Project



City of Taylor Water/Wastewater and Street Reconstruction



Interagency Support Council of Eastern Williamson County

East Williamson County



**Breaking All Chains
(Alternate Project)**

Public Notices

*Williamson County [RE]
710 Main Street, Ste 101
Georgetown, TX 78626
512-943-3757*

**NOTICE OF PUBLIC HEARING
AND CALL FOR PROJECTS FOR
WILLIAMSON COUNTY/HUD CDBG PROGRAM**

Williamson County will be awarded a Community Development Block Grant (CDBG) FY17 (October 1, 2017-September 30, 2018) funding allocation to successfully support community development and affordable housing efforts in low and moderate income areas throughout the County. The County is requesting eligible potential projects to submit applications for consideration. Application packets can be obtained at <http://www.wilco.org> or by calling 512-943-3757. A public hearing will be held by the Williamson County CDBG office on Tuesday, January 31, 2017 at 5:00pm at the Williamson County Courthouse located at 710 Main Street, Georgetown, TX 78626 (Please use 8th Street entrance). The purpose of the hearing is to announce the CDBG award, receive public comments concerning the CDBG program, and to answer any questions regarding the application process. Comments and concerns will be considered in the development of the 2017 CDBG Action Plan which describes how funds will be utilized.

Dan Gattis, County Judge

Condado de Williamson [RE]
710 Main Street, Ste 101
Georgetown, TX 78626
512-943-3757

**AVISO DE AUDIENCIA PÚBLICA Y CONVOCATORIA DE PROYECTOS PARA
LA PROGRAMA HUD CDBG / DEL CONDADO DE WILLIAMSON**

El Condado de Williamson se ha adjudicado una Beca de Bloque del Desarrollo de Comunidad (Community Development Block Grant (CDBG)) FY17 (1 octubre 2017 a 30 septiembre 2018) la asignación de fondos para apoyar con éxito el desarrollo de la comunidad y los esfuerzos de vivienda asequible en áreas de bajos y moderados ingresos en todo el Condado. El Condado está solicitando posibles proyectos elegibles para presentar las solicitudes para su consideración. Los paquetes de solicitud pueden obtenerse en <http://www.wilco.org> o llamando al 512-943-3757. Una audiencia pública se llevará a cabo por la oficina del Condado de Williamson CDBG el Martes, 31 de enero 2017 a las 5:00 pm en el Palacio de Justicia del Condado de Williamson ubicado en 710 Main Street, Georgetown, TX 78626 (Utilice la entrada de la calle ocho). El propósito de la audiencia es para anunciar el premio CDBG, recibir comentarios del público sobre el programa CDBG, y para responder a cualquier pregunta relacionada con el proceso de solicitud. Comentarios y preocupaciones serán consideradas en el desarrollo del Plan de Acción CDBG 2017 que describe cómo se utilizarán los fondos.

Dan Gattis, Juez del Condado