



**WILLIAMSON COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM GUIDELINES and PRIORITIES**

FUNDING FOR FY2019 (OCT. 1, 2019 – SEPT. 30, 2020)

Williamson County was awarded Entitlement County status by the U.S. Department of Housing and Urban Development (HUD) in August 2003. The County applied for and received funding through the Community Development Block Grant (CDBG) program. Funds are intended to primarily benefit low- to moderate-income persons in Williamson County. This area is comprised of the unincorporated area of the County and the incorporated cities that have joined the urban County designation. These cities include Cedar Park, Coupland, Georgetown, Granger, Hutto, Jarrell, Leander, Liberty Hill, Taylor, and Weir.

The following information is designed to provide you with a better understanding of activities which can be funded through the Williamson County CDBG program.

Please contact Sally Bardwell, Williamson County Community Development Administrator, for assistance.  
512-943-3757  
[sbardwell@wilco.org](mailto:sbardwell@wilco.org)

**Applications are due by 5pm on May 22, 2019.**

**ELIGIBILITY REQUIREMENTS**

PROJECTS MUST BE DESIGNED TO MEET AT LEAST ONE OF THE FOLLOWING NATIONAL OBJECTIVES:

- Benefit low to moderate income persons (see income guidelines below) or areas. Abused children, elderly persons, battered spouses, homeless persons, adults meeting Bureau of Census' definition of severely disabled persons, illiterate adults, persons living with AIDS, and migrant farm workers qualify as Limited Clientele.
- Eliminate slums and/or blight.
- Meet an urgent community development need as in disaster relief.

**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 2019 through 2023 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 2019 through 2023 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 2019 through 2023.

**Williamson County Funding Priorities for 2019-2023**  
**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 Housing Tax Credit (LIHTC) 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 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.

1	Priority Need Name	INCREASE ACCESS TO AFFORDABLE HOUSING
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide CDBG Eligible
	Associated Goals	Housing rehabilitation Homeownership assistance Affordable rental housing
	Description	Provide assistance to homeowners and renters to increase access to affordable housing and to extend the life of existing units.
	Basis for Relative Priority	High housing costs reduce economic opportunities and access to prosperity.
2	Priority Need Name	DECREASE HOMELESSNESS
	Priority Level	High
	Population	Families with Children Elderly Families Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Provide housing/services to the homeless/at risk of homelessness
	Description	Provide support for facilities and services that are targeted at those experiencing homelessness and/or at risk of homelessness

	Basis for Relative Priority	Homelessness has been increasing and there is a need to provide shelter and support for persons experiencing homelessness or who are at risk of becoming homeless. This includes persons who are living in cars, doubled up or couch surfing. Support could come in the form of emergency shelters, transitional housing, permanent supportive housing and services related to health and mental health, substance abuse issues, etc.
3	Priority Need Name	<b>PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS</b>
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Non-housing Community Development
	Geographic Areas Affected	CDBG Eligible Countywide
	Associated Goals	Improve public infrastructure Improve public facilities
	Description	Improvements to public facilities and infrastructure and facilities that deliver public services. Infrastructure improvements include: solid waste disposal, flood drains, water/sewer, streets, sidewalks, neighborhood facilities, and parks and recreational facilities. Examples of public facilities include those that serve youth/children, abused and neglected children, seniors, persons with disabilities and other vulnerable populations.
	Basis for Relative Priority	There is a need to make improvements, particularly in low- and moderate-income areas in which the local jurisdictions are less able to leverage resources or attract investments that are necessary to improve the quality of life. There is a significant need for water resources, wastewater and improved drainage throughout the county.
4	Priority Need Name	<b>PUBLIC SERVICES</b>
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Non-homeless special needs Persons with disabilities Victims of domestic violence Homeless Families with children Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Provide public services
	Description	Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children as well as childcare services, health and mental health services, transportation, non-homeless special needs

		and employment training.
	Basis for Relative Priority	A variety of public services are needed including services for seniors, youth and children, those needing mental health services, health services, services for persons with disabilities, services for victims of domestic violence and non-homeless special needs. Public transportation is a significant need to enable individuals to access services.
5	Priority Need Name	AFFIRMATIVELY FURTHER FAIR HOUSING CHOICE
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Families with Children Elderly Families Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Fair housing activities
	Description	Provide education and outreach to the community regarding fair housing laws
	Basis for Relative Priority	There is the continued need for education and outreach for the general public, those in the real estate industry, landlords and property managers regarding fair housing laws.
6	Priority Need Name	PLANNING AND ADMINISTRATION
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income
	Geographic Areas Affected	Countywide
	Associated Goals	Planning and administration
	Description	Administrative and planning costs to operate the CDBG program successfully.
	Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration.

## SELECTION GUIDELINES

1. The project must meet one or more of the three national objectives.
2. The project must be a Consolidated Plan Priority activity.
3. The project or segment of a phased project must be ready to begin when funds become available on or after October 1, 2019 and be completed within one year or a reasonable amount of time.
4. When required, leveraged funds must be available at start of project.
5. Documentation of income eligibility and other demographic information is required.
6. The project sponsor must be able to meet all Williamson County requirements for insurance coverage.

### 2018 Adjusted HOME Income Limits

Please use the latest available Adjusted HOME Income Limits found at  
<https://www.hudexchange.info/programs/home/home-income-limits/>

Household Size	30% Limits	Very Low Income (50%)	60% Limits	Low Income (80%)
1 Person	\$18,100	\$30,100	\$36,120	\$48,200
2 Persons	\$20,650	\$34,400	\$41,280	\$55,050
3 Persons	\$23,250	\$38,700	\$46,440	\$61,950
4 Persons	\$25,800	\$43,000	\$51,600	\$68,880
5 Persons	\$27,900	\$46,450	\$55,740	\$74,350
6 Persons	\$29,950	\$49,900	\$59,880	\$79,850
7 Persons	\$32,000	\$53,350	\$64,020	\$85,350
8 Persons	\$34,100	\$56,800	\$68,160	\$90,850