

DRAFT FOR PUBLIC DISPLAY

2019-2023
Consolidated Plan
and
Citizen Participation Plan

Community Development Block Grant Program



Williamson County, Texas

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Executive Summary

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

Introduction

The Williamson County, TX Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) for the County to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Con Plan consolidates into a single document the planning and application requirements for the Community Development Block Grant (CDBG) program.

Con Plans must be prepared and submitted to HUD every three to five years. Williamson County uses a five-year Con Plan cycle; this plan covers fiscal years 2019 – 2023. The purpose of the Williamson County Con Plan is to:

- assess the County's affordable housing and community development needs;
- analyze the County's housing markets;
- articulate the County's priorities, goals, and strategies to address identified needs; and
- describe the actions the County will take to implement strategies for affordable housing and community development.

Williamson County's Con Plan for FY 2020 – FY 2023 provides data on trends and conditions related to Williamson County's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the County will undertake to address these needs over the next five years. Annually, the County will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

Williamson County anticipates receiving \$1,467,836 in FY 2019. Assuming the same allocation for each of the four remaining years in the Con Plan, the County will receive \$5,871,344 in additional funding for the remainder of the Con Plan.

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

Housing needs among residents of Williamson County were determined by analyzing housing problems by income level, tenure, and households with special needs. For the Con Plan, sources included the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the

2011-2015 American Community Survey Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and households experiencing cost burden and severe cost burden.

The most significant housing issue identified was cost burden, defined as spending between 30-50% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 16.1% of households in the County are cost burdened, particularly households with incomes from 30-80% AMI. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Williamson County, 10.24% of households are severely cost burdened, particularly households with incomes from 0-50% AMI. Substandard housing (i.e. lack of complete kitchen and/or plumbing) and overcrowding are the most prevalent housing problems after cost burden and severe cost burden, particularly among the lowest-income renter households.

To address the identified housing needs, the County has established the following goals and outcomes to be achieved through the investment of its CDBG resources in the first year:

Goal	Goal Outcome Indicators
Housing rehabilitation	Homeowner Housing Rehabilitated: 25 households
Homeownership assistance	Homeowner housing added: 2 households
Provide housing/services to the homeless/at risk of homelessness	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
Improve public infrastructure	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 280 persons; Public facility or infrastructure activities for Low/Moderate Income housing benefit: 16 persons
Improve public facilities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 34,380 persons
Provide public services	Public service activities other than Low/Moderate Income Housing Benefit: 90 persons
Planning and administration	Other: 1 Other

Evaluation of past performance

The summary of past performance reported below was taken from the County's most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2017 and submitted to HUD.

Goals	Performance
Emergency Shelter Operation	319 persons assisted
Flood Drainage Improvements	1,299 persons assisted
Homeownership assistance	3 households assisted
Public facility improvements	5,165 persons assisted
Public services	20 persons assisted
Sidewalks	4,389 persons assisted
Youth Center improvements	100 persons assisted

Summary of citizen participation process and consultation process

Stakeholder Interviews - A series of stakeholder meetings and interviews was conducted between March 6 – 8, 2019 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

Participants included:

- LifePark Center
- Shepherd's Heart Food Pantry
- Opportunities for Williamson County
- Georgetown Project
- Mobile Outreach Team
- The Caring Place
- Williamson County staff

Public Needs Hearing – A public needs hearing was held on March 6 at 6:00pm at Historical Courthouse, 710 Main Street in Georgetown to educate residents and organizations about the CDBG programs and obtain input on housing and community development needs. A second public needs hearing for the same purpose was held on March 7, 2019 at 6:00pm at Historical Courthouse, 710 Main Street in Georgetown.

Web-based Citizen Survey – The County conducted a web-based survey for the general public from February 25, 2019 to March 31, 2019 which generated 176 responses in total. Questions focused on housing and community development needs.

Consolidated Plan Public Comment Period – A draft of the Consolidated Plan for FY 2019-2023 and the Annual Plan for FY 2019 was placed on public display for 30 days beginning July 1 – 31, 2019.

Public Hearing - The County will hold a public hearing on July 16, 2019 at 5:00pm at the Williamson County Historical Courthouse, 710 S. Main Street, Georgetown, TX to obtain final comments on the proposed Consolidated Plan for FY 2019-2023 and the proposed use of funds for FY 2019.

Summary of public comments

Major needs highlighted during the public participation process include:

Affordable Housing:

- There is a continued demand for affordable housing for low- and moderate-income households.
- The cost of land acquisition is high which makes developing affordable units difficult to impossible.
- There is a significant number of elderly residents on Social Security Income who cannot find affordable homes; elderly housing is needed.

Workforce Development:

- There is a need for skills training for low-income residents as there are jobs that pay living wage, especially in construction, but a major training gap prevents low-income residents from taking advantage.

Infrastructure and Public Facilities:

- Road and sewer infrastructure is a major need for growing cities; the need to build infrastructure slows residential development that is needed to accommodate growth.
- The streets in many towns, especially older towns, are in bad condition.
- The most prominent issues in older towns are related to water and sewer lines. It's too expensive to be proactive about replacing aging infrastructure, so these towns have to be reactive and replace infrastructure where it fails.
- There are significant transportation needs among low-income and elderly persons.

Homelessness:

- There is a need for housing and services for homeless youth, especially those who age out of the foster system and have nowhere to go.
- There is a need for a day shelter to provide a place for persons experiencing homelessness to go during the day.

Health and Social Services:

- There is a need for additional resources for mental health services, including supported housing as many persons in mental health crisis are couch surfing or on the verge of homelessness.
- There is a need for more affordable childcare.

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

All comments and views were accepted. Comments outside the scope of the plan were not addressed.

Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the County.

DRAFT

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Lead Agency	Jurisdiction	Department
Williamson County	Williamson County	Community Development
CDBG Administrator	Williamson County	Community Development

Table 1 – Responsible Agencies

Narrative

The lead agency for the Consolidated Plan is the Williamson County, which administers the CDBG program.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

Introduction

Williamson County developed an outreach effort to maximize input from a large cross-section of stakeholders. The outreach effort included public meetings, stakeholder meetings, published meeting notices, and a web survey conducted in both English and Spanish.

Several housing, social service agencies, and other organizations serving Williamson County were consulted during the development of this Consolidated Plan. The County held stakeholder meetings from March 6-8, 2019. Participants included affordable housing providers, neighborhood organizations, homeless and social service providers, and county staff members.

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)).

Williamson County encourages public communication and agency consultation to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate-income households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the Con Plan. The list of stakeholders is included in the Citizen Participation Comments section.

Based on the public meetings and stakeholder interviews, a set of priorities was established by the Williamson County for the next five years.

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 participates in the Balance of State Continuum of Care (BoS CoC). Stakeholders working with persons experiencing homelessness or who are at risk of experiencing homelessness participated in the process. The County has allocated \$50,000 to a service provider to provide services for persons who are unstably housed. Williamson County expects that similar initiatives will be funded in future years of the Con 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

Service providers that work with persons experiencing homelessness participated in stakeholder meetings as described above. The City does not receive ESG funds.

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

1	Agency/Group/Organization	LifePark Center
	Agency/Group/Organization Type	Services – Children, Elderly, Education, Health
	What section of the Plan was addressed by Consultation?	Non-homeless special needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder meetings
2	Agency/Group/Organization	Opportunities for Williamson County
	Agency/Group/Organization Type	Services – Housing, Children, Elderly, Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-homeless special needs Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings

3	Agency/Group/Organization	The Georgetown Project
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings
4	Agency/Group/Organization	Mobile Outreach Team
	Agency/Group/Organization Type	Government – County
	What section of the Plan was addressed by Consultation?	Services – Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings
5	Agency/Group/Organization	The Caring Place
	Agency/Group/Organization Type	Service – Children, Homeless, Persons with Disabilities, Elderly persons
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings

6	Agency/Group/Organization	Williamson County
	Agency/Group/Organization Type	Government – County
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings
7	Agency/Group/Organization	Shepherd's Heart Food Pantry
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings

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

All entities were considered for consultation.

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

Name of Plan	Lead Organization	How to the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice, 2019	Central Texas Region units of government, including Williamson County	Barriers to affordable housing opportunities from the AI were included in the Con Plan.

Table 2 – 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))

In accordance with 24 CFR 91.100(4), Williamson County will notify adjacent units of local government of the non-housing community development needs included in its Con Plan. Williamson County will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the County's housing and community development activities for the residents being served.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Stakeholder Interviews – A series of stakeholder meetings and interviews was conducted between March 6 – 8, 2019 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

Public Needs Hearing – Two public needs hearings were held at Historical Courthouse, 710 Main Street in Georgetown on March 6, 2019 and March 7, 2019 at 6:00pm. There were three attendees total.

Web-based Citizen Survey – Williamson County conducted a web-based survey for the general public, which generated 176 responses in total. Questions focused on housing and community development needs. The major housing priorities according to survey responses were energy-efficiency improvements, housing for persons with disabilities, senior housing, fair housing and rental assistance. The highest priority economic development priorities identified were job creation/retention, literacy/GED preparedness and workforce development. Mental health, youth transitioning out of foster care, elderly services, veteran services and services for domestic violence victims were the top five priorities identified among special needs.

Consolidated Plan Public Comment Period

[Placeholder until after the Con Plan public comment period is over.]

Public Hearing

[Placeholder until after the final public hearing; comments will be included.]

Citizen Participation Outreach

The following table outlines the various methods of public participation and 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	Online survey	Non-targeted/ broad community	176 responses	See Survey Results in Citizen Participation Comments	None	https://www.surveymonkey.com/r/2019-23-CP-Williamson-Eng https://www.surveymonkey.com/r/2019-23-CP-Williamson-Spanish
2	Public Needs Hearings	Non-targeted/ broad community	3 attendees	See comments in Citizen Participation Comments	None	
3	Stakeholder Meetings	Non-targeted/ broad community		See comments in Citizen Participation Comments	None	
4	Public Display Period	Non-targeted/ broad community	[placeholder until on display]			
5	Public Hearing	Non-targeted/ broad community	[placeholder until public hearing can happen]			

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems across Williamson County by income level among renters, owners, and households with special needs. Needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden/severe cost burden.

Supplemental data were drawn from the 2013-2017 ACS 5-Year estimates, 2011-2015 CHAS and other sources to provide additional context when needed.

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

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Williamson County. There is an increased need for affordable housing options. Between 2000 and 2013, the median income for County residents *declined* by 22% after adjusting for inflation; median rent *declined* by 9.32% and median home values *increased* by 5.84%. Between 2013 and 2017, the median income for County residents *increased* by 4.50% after adjusting for inflation, while median rent *increased* by 10.38% and median home values *increased* by 20.38% indicating that the housing market has gotten significantly more costly since the recession of 2008 ended. The result is that housing costs consume a relatively larger share of household income among residents. Even with an increase in real wages, growth in wages is not keeping pace with housing costs, which translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area's lower-income households often face a choice between deficient housing and cost burden.

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	422,679	308,205	-27%
Households	124,032	103,825	-16%
Median Income	\$69,406.00 (\$94,686, adjusted to 2013 dollars)	\$73,750.00	6% (-22%, adjusted)

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,885	8,809	15,899	11,944	59,245
Small Family Households	2,647	2,975	6,539	5,439	34,335
Large Family Households	449	949	1,734	1,523	6,253
Household contains at least one person 62-74 years of age	1,472	1,725	3,470	2,516	11,194
Household contains at least one person age 75 or older	1,161	1,362	2,282	989	3,709
Households with one or more children 6 years old or younger	1,101	1,428	3,601	2,231	11,539

Table 5 - Total Households Table

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	199	45	95	35	374	59	29	44	34	166
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	55	75	60	275	19	20	54	35	128
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	194	228	125	35	582	55	29	248	164	496
Housing cost burden greater than 50% of income (and none of the above problems)	2,349	1,233	205	84	3,871	2,467	1,657	1,103	288	5,515

	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
Housing cost burden greater than 30% of income (and none of the above problems)	319	1,857	2,473	549	5,198	380	1,334	3,608	1,989	7,311
Zero/negative Income (and none of the above problems)	377	0	0	0	377	530	0	0	0	530

Table 6 – Housing Problems Table

Data Source: 2011-2015 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	2,829	1,563	500	210	5,102	2,607	1,737	1,447	529	6,320
Having none of four housing problems	792	2,432	5,269	3,599	12,092	777	3,048	8,689	7,609	20,123
Household has negative income, but none of the other housing problems	377	0	0	0	377	530	0	0	0	530

Table 7 – Housing Problems 2

Data Source: 2011-2015 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	1,226	1,211	1,144	3,581	845	1,080	2,091	4,016
Large Related	217	384	410	1,011	152	336	439	927
Elderly	861	613	536	2,010	1,259	1,102	1,595	3,956
Other	812	1,171	715	2,698	712	520	603	1,835
Total need by income	3,116	3,379	2,805	9,300	2,968	3,038	4,728	10,734

Table 8 – Cost Burden > 30%

Data Source: 2011-2015 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	1,093	439	45	1,577	807	683	359	1,849
Large Related	188	70	0	258	138	158	110	406
Elderly	728	371	135	1,234	985	507	430	1,922
Other	698	398	60	1,156	644	329	204	1,177
Total need by income	2,707	1,278	240	4,225	2,574	1,677	1,103	5,354

Table 9 – Cost Burden > 50%

Data Source: 2011-2015 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	194	189	155	50	588	59	49	202	139	449
Multiple, unrelated family households	25	69	0	0	94	15	0	99	59	173
Other, non-family households	60	25	45	45	175	0	0	0	0	0
Total need by income	279	283	200	95	857	74	49	301	198	622

Table 10 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

The following table auto-populates with data from HUD's eCon Planning Suite.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 11 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to 2010-2014 CHAS data, 36.42% and 42.40% of owners and renters, respectively, are cost burdened. In the aggregate, 28.41% of households are cost-burdened; single-person households are cost-burdened at higher rates.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Hope Alliance provides shelter to victims of domestic violence and their children. According to their website, there are approximately 3,000 clients served annually, 6,854 nights of shelter were provided and 7,500 volunteer hours to run the program. Hope Alliance reports that there is an increasing need for emergency shelter, though specific numbers are not available.

What are the most common housing problems?

As shown in the tables above, the most significant housing issues identified are cost burden and severe cost burden. Cost burden is defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to 2010-2014 CHAS data, 27.73% of County households are cost burdened. Severe cost burden is defined as spending over 50% of household income on housing; 10.63% of households are severely cost burdened.

With regard to other housing problems, overcrowding and lack of complete plumbing and kitchen facilities are the next most common problems though this is a far less prevalent issue when compared with cost burden and severe cost burden.

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

Cost burden is slightly more common among elderly family and elderly non-family households; 31.27% are cost burdened. Among these households, 64% are owner-occupied. Owner-occupied households are more likely to be cost burdened for all household types except Other and Elderly non-family.

Among renters, the lowest-income households are most affected by housing problems such as cost burden, severe cost burden and substandard housing. Among renters with incomes 0-30% AMI, over half reside in substandard housing.

Among homeowners, the lowest-income households are most likely to have housing problems though there is also a large percentage of households with incomes 50-80% AMI that have housing problems; 26.51% have substandard housing, 42.19% are severely overcrowded, 50.00% are overcrowded and 27.21% are cost burdened. These trends among homeowners suggest that households are buying smaller homes that are still difficult to afford, leading to cost burden and overcrowding.

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

Individuals and families with children who are currently housed but are at risk of becoming unsheltered typically have a combination of financial factors present in their lives including unemployment/loss of employment, high or unexpected medical costs, and high child care costs. Contributing to these factors could be a lack of reliable transportation in the form of a personal vehicle or public transit. Additionally, some individuals and families may have other needs related to mental health, substance abuse, domestic violence, and/or prior experiences of being homeless, among other compounding issues.

Stakeholders identified the following needs for individuals and families with children who are at risk of experiencing homelessness:

- More vouchers to access decent, affordable housing;
- Affordable child care;
- Access to public transit;
- Education of school professionals regarding existing services to assist students who are at risk of or who are known to be living in cars or couch surfing; and
- Credit counseling opportunities as low and bad credit is a contributing factor to being unstably housed.

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:

There is no available estimate of the size of the at-risk population.

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

The following characteristics – identified by stakeholders - are linked to housing instability and an increased risk of homelessness:

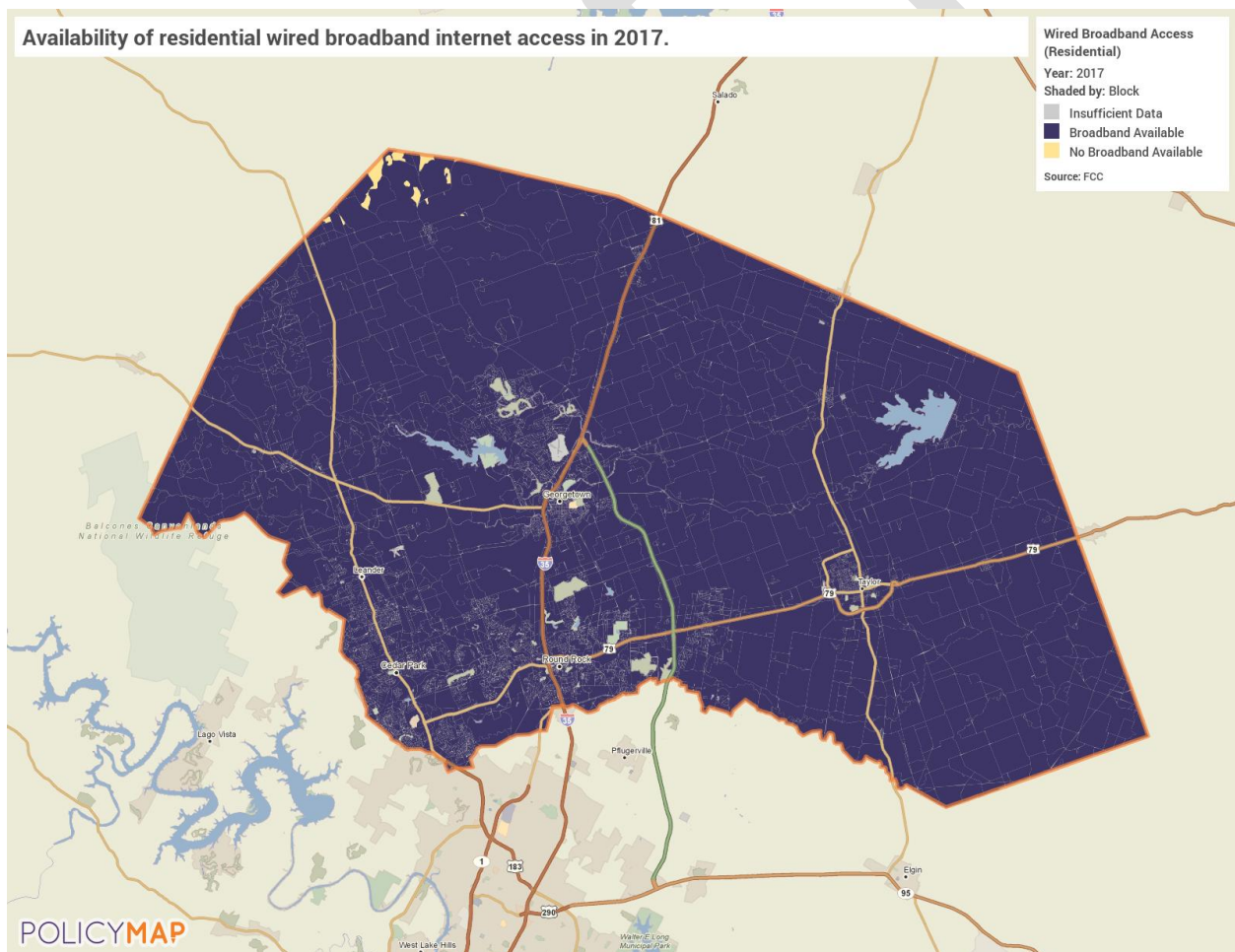
- People move to Williamson County looking for affordable housing but are unable to find employment;
- Housing costs are rising;
- Rising costs in Austin are pushing people who are not stably housed out of the city and into Williamson County in search of affordable housing;
- Households that face an emergency or incur unexpected expenses and, because they have no safety net, become homeless; and
- Low credit scores impact access to housing.

Discussion:

The following section, Narrowing the Digital Divide, is now required by HUD to be included in the Consolidated Plan. This rule amends HUD's Consolidated Plan regulations to require that jurisdictions, including Williamson County, consider two additional concepts in their planning efforts: narrowing the digital divide and natural hazard risk. Note: the Natural Hazard Risk section is in MA-20: Housing Market Analysis Condition of Housing.

Narrowing the Digital Divide (91.210(a)(4)

According to FCC data on residential wired broadband access, there are few areas in the County in which broadband is not available as shown on the following map generated by PolicyMap. All areas with inadequate broadband access are located in the northernmost part of the County (highlighted in yellow on the map below).



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

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points more than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

According to the 2013-2017 ACS, the total populations of Native Hawaiian and American Indian/Alaska Native in Williamson County are 0.1% and 0.3%, respectively. Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error and are therefore unreliable.

In general, the percentage of households with a housing problem is high for the lowest income brackets (0-30% AMI) and decreases as income increases. According to the above definitions:

- Asian households earning 50-80% AMI have disproportionately greater housing problems.

While there are few differences by racial/ethnic group with regard to disproportionate housing need, the data point to significant cost burden. Among households 0-30% AMI, 87.4% are cost burdened. The rate of cost burden declines slightly for households at 30-50% AMI (72.2%). This indicates that this is a problem for all low- and moderate-income households independent of racial/ethnic group.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	87.6%	74.1%	49.8%	28.2%
Black/ African American	82.1%	82.5%	58.2%	27.2%
Asian	81.5%	50.9%	73.8%	21.7%
Hispanic	90.2%	72.2%	47.6%	23.7%
Jurisdiction as a Whole	87.4%	74.0%	50.4%	27.5%

Source: CHAS 2009-2013

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	6,106	878	907
White	3,920	557	592
Black / African American	606	132	30
Asian	44	10	69
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	1,359	148	214

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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	6,498	2,285	0
White	4,422	1,545	0
Black / African American	350	74	0
Asian	119	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,397	539	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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	8,021	7,893	0
White	5,501	5,551	0
Black / African American	403	289	0
Asian	180	64	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	1,719	1,895	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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	3,283	8,663	0
White	2,533	6,442	0
Black / African American	140	374	0
Asian	44	159	0
American Indian, Alaska Native	0	44	0
Pacific Islander	0	0	0
Hispanic	484	1,560	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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

HUD defines a disproportionately greater housing need with severe housing problems when a racial/ethnic group experiences housing problems at a rate over 10 percentage points more than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by various income levels. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Severe overcrowding (more than 1.5 person per room)
- Housing costs greater than 50% of income (i.e. severe cost burden)

According to the 2013-2017 ACS, the total populations of Native Hawaiian and American Indian/Alaska Native in Williamson County are 0.1% and 0.3%, respectively. Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error and are therefore unreliable.

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, the following group in Williamson experiences one or more severe housing problems at a disproportionate level:

- American Indians earning 0-30% of AMI.

However, due to the very small American Indian population in the County, this is not considered a reliable indicator. The most significant finding in the following table is that more than three of every four households at 0-30% AMI are paying more 50% of their income on monthly housing costs.

SUPPLEMENTAL TABLE: Percentage of Households with Severe Housing Problems

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	76.1%	37.4%	12.2%	6.3%
Black/ African American	73.7%	32.7%	15.1%	7.6%
Asian	48.9%	27.9%	12.3%	0.0%
American Indian, Alaska Native	100.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	84.1%	36.9%	12.0%	6.8%
Jurisdiction as a Whole	77.6%	37.6%	12.2%	6.2%

Source: CHAS 2009-2013

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	5,436	1,569	907
White	3,405	1,068	592
Black / African American	542	193	30
Asian	23	24	69
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	1,263	239	214

Table 16 – Severe Housing Problems 0 - 30% AMI

Source: CHAS 2009-2013

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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	3,300	5,480	0
White	2,229	3,728	0
Black / African American	140	288	0
Asian	64	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	715	1,225	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Source: CHAS 2009-2013

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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	1,947	13,958	0
White	1,347	9,682	0
Black / African American	105	592	0
Asian	30	214	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	434	3,180	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Source: CHAS 2009-2013

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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	739	11,208	0
White	564	8,436	0
Black / African American	40	484	0
Asian	0	203	0
American Indian, Alaska Native	0	44	0
Pacific Islander	0	0	0
Hispanic	139	1,917	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Source: CHAS 2009-2013

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points more than that of the corresponding income level as a whole. Cost-burdened is defined as paying more than 30% of income on housing expenses, and severely cost burdened is defined as paying greater than 50% of income on housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various income levels. Based on these definitions, no racial/ethnic group in Williamson County experiences cost burden or severe cost burden at a disproportionate level.

While there are few differences by racial/ethnic group, a significant proportion of the population faces cost burden or severe cost burden. Within the jurisdiction as a whole, 15.5% of households are cost burdened and 9.8% are severely cost burdened.

SUPPLEMENTAL TABLE: Housing Cost Burden/Severe Cost Burden

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
White	76.5%	14.5%	8.9%	0.8%
Black/ African American	64.0%	20.3%	15.6%	0.6%
Asian	87.0%	11.0%	2.0%	2.1%
Hispanic	67.9%	19.5%	12.7%	1.4%
Jurisdiction as a Whole	74.7%	15.5%	9.8%	0.9%

Source: CHAS 2009-2013

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	76,808	15,947	10,058	939
White	59,379	11,287	6,925	627
Black / African American	3,002	952	733	30
Asian	2,918	368	68	69
American Indian, Alaska Native	159	0	30	0
Pacific Islander	30	0	0	0
Hispanic	10,496	3,007	1,957	214

Table 20 – Greater Need: Housing Cost Burdens AMI

Source: CHAS 2009-2013

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?

The impact of housing problems in Williamson County varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the County as a whole:

Housing Problems

- Asian households earning 50-80% AMI

Severe Housing Problems

- American Indians earning 0-30% of AMI

Cost Burden

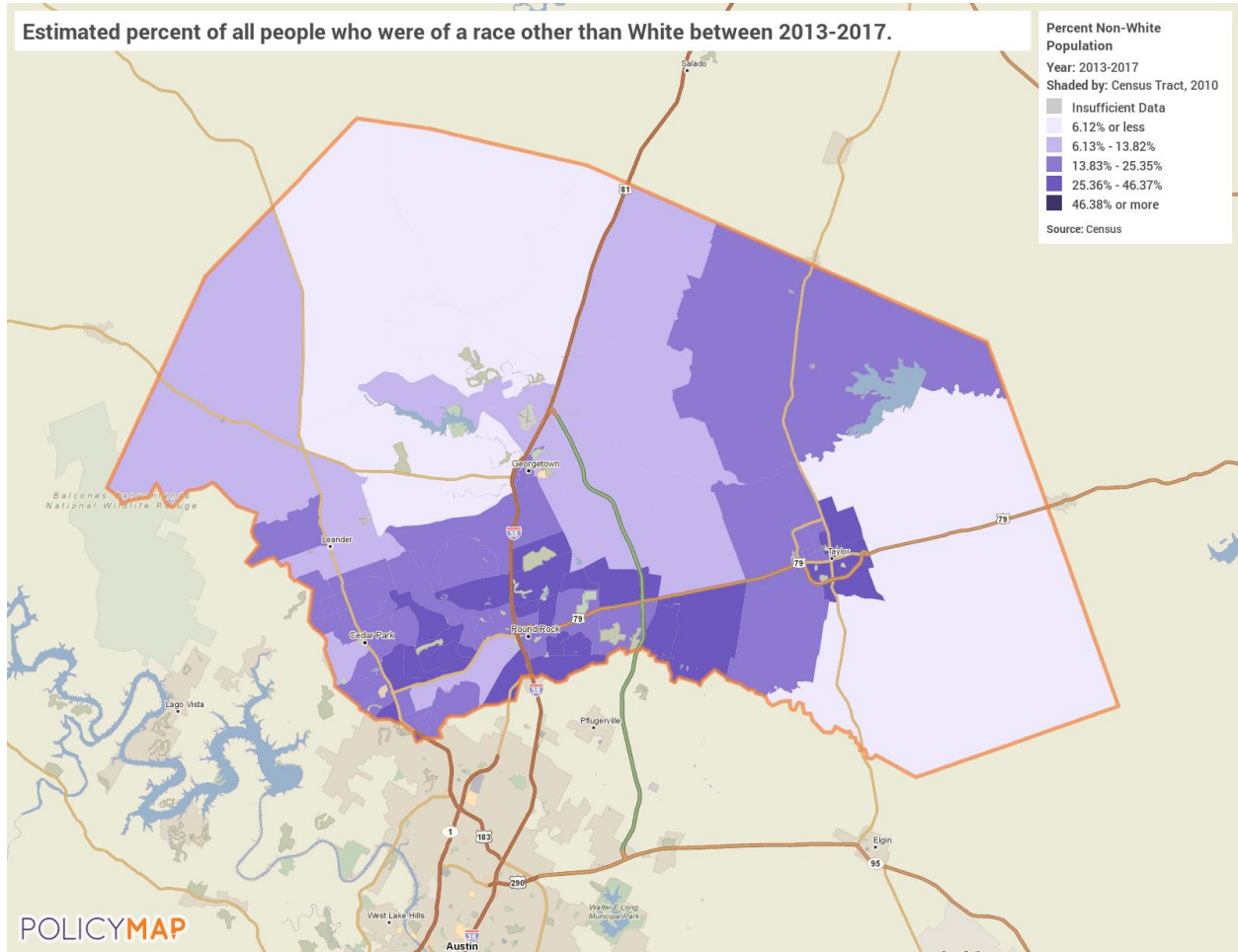
- None

If they have needs not identified above, what are those needs?

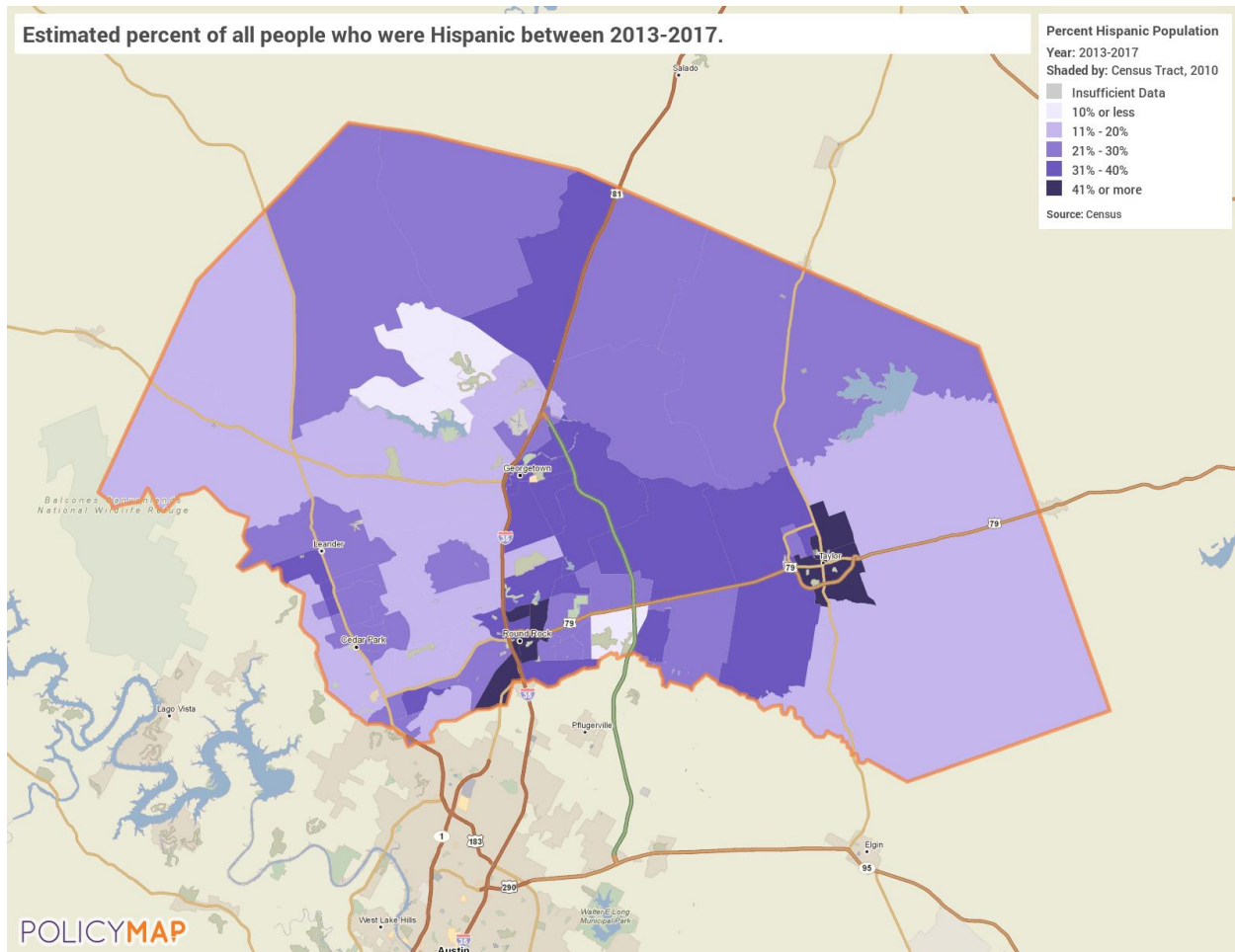
The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

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

The following map from PolicyMap indicates that higher percentages of non-White residents live in census tracts located closer to Georgetown, Round Rock to the south, and in and around Taylor.



The following map shows that Hispanic persons live throughout Williamson County with higher concentrations in Round Rock, Georgetown, and Taylor and in the area just west of I-35.



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. Stakeholders report that residents have significant need for 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, a lack of contractors willing to develop affordable housing, and high development costs are significant barriers.

Georgetown Housing Authority

The largest of the four PHAs, Georgetown Housing Authority (GHA), manages 158 public housing units and 100 tenant-based housing choice vouchers. GHA 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 361 applicants on the waiting list with a two- to four-year wait time.

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 consists of 60 duplex units; the occupancy rate at Shady Oaks is 99%. There are 271 applicants on the waiting list for Shady Oaks with a two-to four-year wait time.

The Housing Choice Voucher waiting list was opened in 2012 for one eight-hour period. During that time, 599 households were added to the waiting list; 255 households remain on the waiting list which has remained closed since 2012.

GHA offers various services to residents in an effort to improve their living environment. Services include 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 personal use.

GHA partners with various home health care agencies and churches to assist residents with household duties and yard work. In addition, GHA hosts family activities in partnership with Georgetown Church of Christ, 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.

GHA 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 focus on self-sufficiency.

The Resident Opportunities and Self-Sufficiency (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 assist residents in achieving their goals.

Round Rock Housing Authority

Established in 1966, the Round Rock Housing Authority's (RRHA) first development was built in 1972. RRHA currently manages 100 public housing units and 216 tenant-based housing choice vouchers. There are three public housing properties 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.

RRHA 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.

To provide more services to public housing residents and enhance the living environment, Round Rock Independent School District, in partnership with RRHA, provides afterschool 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 (THA) manages 43 units of public housing and approximately 210 tenant-based housing choice vouchers. THA offers one- to three-bedroom units and serves the elderly, disabled, and families. Families are the largest population served by THA, creating the need for more two- three-bedroom units. THA has 100 applicants on the public housing waiting list and 50 applicants on the Housing Choice Voucher list. THA is not accepting applications for public housing and will accept new applications for the voucher program as vouchers become available. The waiting period is 9-12 months for public housing and 1-2 years for the Housing Choice Voucher program.

THA currently provides access to WI-FI and a computer for residents at the Mary Olson office. Some of the residents use the computer to access insurance and social security information. THA also has an onsite library where residents can borrow books on an honor system. Residents have been taking advantage of this on a regular basis. THA continues to expand the library through donations of books from the community.

Granger Housing Authority

A small public housing authority, Granger Housing Authority manages 26 units of public housing and does not have a Housing Choice Voucher program. Granger Housing Authority offers one- to three-bedroom apartments to the elderly, persons with disabilities, and families. Because of its size, Granger Housing Authority is only required to have one accessible unit; however, the authority provides reasonable accommodations upon request. Granger Housing Authority's waiting list is closed.

Totals 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	0	0	372	409	0	399	0	0	0

Table 21 - Public Housing by Program Type

Source: PIC (PIH Information Center)

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

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	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	145	80	0	79	0	0
# of Disabled Families	0	0	89	95	0	94	0	0
# of Families requesting accessibility features	0	0	372	409	0	399	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

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	0	0	285	203	0	199	0	0	0
Black/African American	0	0	79	202	0	196	0	0	0
Asian	0	0	7	3	0	3	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table 23 – Race of Public Housing Residents by Program Type

Source: PIC (PIH Information Center)

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

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	0	0	138	83	0	83	0	0	0
Not Hispanic	0	0	234	326	0	316	0	0	0

Table 24 – Ethnicity of Public Housing Residents by Program Type

Source: PIC (PIH Information Center)

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

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

Williamson County's PHAs 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 PHAs offer accessible units for persons with disabilities, however, it is the smallest population served compared with the elderly and families. Georgetown Housing Authority has a very small need for accessible units and often has more accessible and sensory units than has residents/applicants in need. Granger Housing Authority offers one accessible unit; this meets the needs of tenants. Taylor also accommodates persons with disabilities, but the need is mainly for two- and three-bedroom family units. With over 100 tenants with disabilities, Round Rock Housing Authority accommodates the largest number of residents with disabilities. Collectively amongst the four housing authorities, there are approximately 250 residents with disabilities. Of these residents, approximately 20% of them 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 most immediate needs of public housing and Housing Choice Voucher holders are public transit and affordable childcare. Affordable child care is critical to helping families obtain self-sufficiency. Access to transportation is equally important so that residents can get to essential services or to job centers. Most of the PHAs serve very-low and extremely-low income residents, and most residents do not have access to a private vehicle. Many residents are dependent on public transportation for daily tasks.

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

The needs of public housing tenants and Housing Choice Voucher holders are similar – there is a need for affordable, quality childcare; affordable housing; and public transportation.

The cost of child care is on the rise while funding for subsidized child care continues to decrease, limiting options for affordable care. Parents must choose between high child care costs and

unlicensed homes that do not offer safe or quality early childhood activities or curriculum. There is no public transportation system in the County.

Affordable housing is a high priority need in Williamson County. There are long wait times for a household to gain access to a public housing unit or a Housing Choice Voucher and in most cases, the waiting lists are closed due to long wait times.

Public transit is also a significant need, particularly for public housing tenants and voucher holders who are less likely to have access to a private vehicle and therefore rely on public transit to access community resources, commute to employment centers and manage daily activities.

NA-40 Homeless Needs Assessment – 91.205(c)

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):

Williamson County is not a Continuum of Care (COC) designee and is part of the Balance of State (BoS). Within Williamson County, there are no shelters or transitional housing for persons who are experiencing homelessness except for Crisis Center/Hope Alliance which provides emergency shelter for victims of domestic violence and their children. While there are some organizations working to provide wrap-around services for persons experiencing homelessness or who are at risk of becoming homeless, there are no emergency housing providers. Many organizations that serve the homeless are not federally funded and therefore have not been asked to collect and report on those they serve. There is no available information on the number of persons becoming and exiting homelessness each year or the number of days that a person experiences homelessness.

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 or were formerly incarcerated.

Describe the characteristics of special needs populations in your community:

According to the 2013-2017 ACS, there are an estimated 46,975 individuals (9.3%) with one or more disabilities. Among those individuals, 48.2% are over the age of 75 and 21.8% are aged 65 to 74; the most common disability types are ambulatory, self-care and independent living.

The Texas Department of State Health Services reported that in 2015, the most recent year for which data is available, there were 16 opioid related deaths in Williamson County, which places Williamson County as one of the counties in Texas with the highest number of opioid-related deaths; these data do not normalize numbers of opioid deaths relative to the total population.

The Texas Department of State Health Services reported that in 2017, there were 734 individuals in Williamson County living with HIV – 139 females and 595 males, an increase over previous years.

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 were determined by input from service providers and the public through 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. While there have been improvements in recent years regarding collaboration and communication among various agencies and organization, the need remains for Consolidated Williamson County Plan

continued improvement 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 Texas Department of State Health Services reported that in 2017, there were 734 individuals in Williamson County living with HIV – 139 females and 595 males, an increase over previous years. According to the Healthy Williamson County website, which provides health data for the County, there have been a declining number of HIV diagnoses since 2013 with a slight uptick in 2016, the latest year for which there is data.

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 has grown, the need for public facilities has also increased. 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 and 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. Public improvements are a necessity in many of the less developed areas. Many areas within the County 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?

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:

- Transportation services
- Public facility and infrastructure improvements
- Child care services
- Health services
- Mental health services
- Senior services
- Workforce development

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

According to the 2013-2017 ACS, the housing stock in Williamson County is mostly single-family (75.6%) and owner-occupied (68.9%). The median house value throughout the County was \$227,100; the median gross rent was \$1,172. The Real Estate Center at Texas A&M provides market analysis data at the county level. Since 2011, the number of house sales and the median and average sales prices have been increasing. In 2018, the average sales price was \$310,992 and the median sales price was \$280,537. This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2013-2017 ACS, Williamson County had a total of 181,263 housing units, of which 170,051 (93.8%) were occupied; 11,212 (6.2%) were vacant. Williamson County's single family housing units comprised of 136,933 (75.6%) of the total housing units. Mobile homes, boats, RVs and vans comprised 2.7% of all units; the remaining 39,379 units (21.7%) were multifamily dwellings. The most common bedroom sizes for owner-occupied housing units in Williamson County were three- and four-bedrooms, collectively comprising 66.6% of all units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	89,509	81%
1-unit, attached structure	1,917	2%
2-4 units	3,756	3%
5-19 units	5,677	5%
20 or more units	4,609	4%
Mobile Home, boat, RV, van, etc.	4,728	4%
Total	110,196	100%

Table 25 – Residential Properties by Unit Number
Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	247	0%	701	3%
1 bedroom	348	0%	5,363	21%
2 bedrooms	8,299	11%	7,903	31%
3 or more bedrooms	69,571	89%	11,393	45%
Total	78,465	100%	25,360	100%

Table 26 – Unit Size by Tenure
Data Source: 2009-2013 ACS

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

According to PolicyMap, there are 2,436 units of housing through the Low Income Housing Tax Credit (LIHTC) program. Of these, 732 (30%) reach their 15-year period of affordability in the next five years; another 403 units (16.5%) are set to expire in the subsequent five years. LIHTC units are targeted to households with incomes at or below 60% AMI. There are another 259 units of HUD Multifamily subsidized housing in Williamson County that serve households with incomes at or less than 30% AMI.

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

There are 732 units whose 15-year period of affordability expires during the next five years and an additional 403 units in the subsequent five years. There are also 50 units of HUD Multifamily in Chisholm Trail Apartments set to expire in 2019. This development is part of the Section 8 program.

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

There is a significant need for additional affordable housing. Stakeholders reported that Habitat for Humanity (Habitat) is the only nonprofit developer working in Williamson County. Because high taxes are cost prohibitive for low-income households, Habitat must look for low cost land which is increasingly difficult to find and acquire. Stakeholders also stated that as Austin becomes increasingly more expensive, many who are not stably housed are moving to Williamson County in search of affordable housing, putting pressure on the local housing market.

Types of Housing Needed

Several types of housing are needed to meet the demands of the population. There is a need for smaller units to accommodate smaller households and more multifamily units which tend to be more affordable.

Describe the need for specific types of housing:

Stakeholders reported that there are a significant number of elderly persons who rely on Social Security Income and are unable to secure decent affordable housing – they must choose between substandard housing and being cost burdened. There is a shortage of housing for low-wage workers, particularly the lowest-income households. The majority (83%) of units are single-family units, 3% are two- to four-unit dwellings, and 9% with five or more units. More multifamily units are needed as these tend to be more affordable than single-family houses. Additionally, within both the owner and renter markets, the majority of units have three or more bedrooms. While this meets the needs of larger households, it does not leave a range of choices for small households.

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

Introduction

Williamson County's housing market was affected by the recession of 2008; from 2000 to 2013, median home values and median contract rents declined by 14.5% and 15.6%, respectively, when adjusted for inflation. The 2013-2017 ACS data revealed that the median house value and median contract rent were \$227,100 and \$1,000 dollars, respectively. When adjusted for inflation, this corresponds to a decline of 5.1% for both metrics. Between 2013 and 2017, the median household income increased by 4.5% to \$79,123 when adjusted for inflation.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	168,500 (\$229,871 adj to 2013 dollars)	196,500	17% (-14.5% adj)
Median Contract Rent	774 (\$1,056 adj to 2013 dollars)	891	15% (\$-15.6% adj)

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,840	11.2%
\$500-999	12,705	50.1%
\$1,000-1,499	7,626	30.1%
\$1,500-1,999	1,600	6.3%
\$2,000 or more	618	2.4%
Total	25,389	100.2%

Table 28 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	882	No Data
50% HAMFI	3,864	3,599
80% HAMFI	13,092	14,542
100% HAMFI	No Data	24,020
Total	17,838	42,161

Table 29 – Housing Affordability

Data Source: 2009-2013 ACS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	799	968	1,195	1,619	1,948
High HOME Rent	799	968	1,195	1,481	1,633
Low HOME Rent	719	763	916	1,058	1,181

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to CHAS data in the Needs Assessment, there are 16,694 households earning 0-50% AMI and 8,345 housing units affordable to households at those income levels; there are twice as many households that need housing than there are affordable units.

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

According to stakeholders, housing has become less affordable because taxes are high and the cost of homeowners' insurance has increased steeply in recent years making housing less affordable. It is unlikely that taxes and insurance premiums will be lowered. Interest rates have been at historic lows in recent years and will likely rise over time, limiting the purchasing power of buyers.

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

The HOME Rents/ Fair Market Rent table was created using supplemental data sources. Fair Market Rents were found at

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn. HOME rents were found on HUD Exchange and are reported for the Austin-Round Rock MSA.

The high HOME rents are determined as the lesser of the Fair Market Rent or 30% of the income of a household earning 65% AMI. Efficiencies and one- and two-bedroom units have high HOME rents equal to the Fair Market Rent indicating that these units are more affordable, in general, than the larger sized units. With regard to three- and four-bedroom units, what is affordable to a household earning 65% AMI is less than the Fair Market Rent indicating less affordability. These data are for the Austin-Round Rock MSA in which Williamson County is located. Given that Austin has become increasingly costly and there is a segment of the population moving to Williamson County in search of affordable housing, it is important to preserve affordable housing for all types and sizes of units.

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

Introduction

The following data provides an overview on the condition of housing in Williamson County. The following conditions are included in the data that follow: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) overcrowding (more than one person per room), and 4) cost burden (more than 30% of household income spend on housing).

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition: A housing unit lacking complete kitchen and/or plumbing facilities.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,624	21%	9,805	39%
With two selected Conditions	414	1%	803	3%
With three selected Conditions	4	0%	54	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	61,430	78%	14,675	58%
Total	78,472	100%	25,337	100%

Table 31 - Condition of Units

Data Source: 2009-2013 ACS

SUPPLEMENTAL TABLE: Lacking complete kitchen and/or plumbing facilities

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Has incomplete kitchen and/or plumbing facilities	1,545	1.5%	1,110	2.3%

Data Source: 2011-2015 CHAS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	39,134	50%	11,992	47%
1980-1999	29,339	37%	8,937	35%
1950-1979	7,303	9%	3,237	13%
Before 1950	2,677	3%	1,163	5%
Total	78,453	99%	25,329	100%

Table 32 – Year Unit Built

Data Source: 2011-2015 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	9,980	13%	4,400	17%
Housing Units build before 1980 with children present	18,426	23%	13,717	54%

Table 33 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units), 2011-2015 CHAS (Units with Children Present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

According to CHAS data and as shown in the supplemental table, there are 1,545 owner-occupied houses with incomplete kitchen and/or plumbing facilities and 1,110 units with similar problems within the rental market. These units comprise 1.5% and 2.3% in the owner and rental markets, respectively. These units could be potential candidates for rehabilitation depending on the extent to which the problems exist; an individual assessment is required to determine how many of these units are suitable for rehabilitation.

Another indicator for housing stock quality is age of the structures. Among owner-occupied housing, 87% of units were built after 1980 with the majority built after 2000; 82% of units in the rental market were built after 1990 with most built after 2000. The remaining 12% and 18% of owner-occupied and renter-occupied units, respectively, are potential candidates for rehabilitation as older homes tend to need maintenance and upgrades.

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

The following supplemental table, derived from CHAS data, indicates that there are 1,778 low- and moderate-income households with one or more child under the age of six and living in a housing unit built before 1980; this is equivalent to 1.1% of households.

SUPPLEMENTAL TABLE: Housing Units Built Before 1980 w/ One or More Child Age 6 or Younger

	Households		
HAMFI	Owners	Renters	Total
0-30%	19	505	524
30-50%	114	245	359
50-80%	445	450	895
80-100%	254	210	464
>100%	1,120	375	1,495
Total	1,952	1,785	3,737

Data Source: CHAS 2009-2013

According to the Williamson County and Cities Health District, 4,315 children in Williamson County were tested for blood lead levels. Any level exceeding 5µg/dL is considered high. Among those tested, 65 children were reported to have high blood lead levels (1.51% of the sample population). The statewide average is 2.02%; Williamson County has fewer children with high lead blood levels which is likely in large part to having a newer housing stock than other parts of the state.

Discussion:

The following section, Natural Hazard Risks, is now required by HUD to be included in the Consolidated Plan. This rule amends HUD's Consolidated Plan regulations to require that jurisdictions consider two additional concepts in their planning efforts: Natural Hazard Risk and Narrowing the Digital Divide. Note: the Narrowing the Digital Divide section is in NA-10: Needs Assessment.

Natural Hazard Risks (91.210(a)(5))

The Office of Emergency Management (OEM) assists Williamson County in preparing for, responding to, and recovering from disasters. The OEM works year-round with local municipal Departments, regional emergency management and public safety officials, and elected officials to develop a plan to lessen the impact of disasters on County residents.

In 2018, Williamson County drafted the Wildfire Protection Plan (WCWPP). As stated in the WCWPP, Williamson County's population has more than tripled in the last several decades, with a corresponding increase in new development occurring in forested areas that have a high risk of wildfire. Given that resources to address this concern are limited, officials from Williamson County, local fire protection districts, state and federal forest agencies, cities, towns and others have joined forces to develop the Williamson County communities' first wildfire protection plan.

The key objectives of this plan include:

- To reduce the number (prevention) and severity (mitigation) of future wildfires in Williamson County;
- To save hundreds of millions of dollars in property losses, environmental damages, firefighting costs, restoration expenses, infrastructure costs, and other financial impacts associated with catastrophic wildfire;
- To save thousands of residents the pain and suffering associated with losing their home; their possessions; their loved ones; and their sense of place, security, and community;
- To help restore Williamson County forests to good health;
- To effectively and efficiently support the development of strong local Community Wildfire Protection Plan Annexes of individual fire protection districts; and
- To unite all communities of Williamson County in a collaborative effort to reduce the negative impacts of wildfires.

As stated on the Williamson County webpage, flooding in Williamson County is a growing community problem. OEM has developed and implemented the Community Flood Protection Plan (CFPP) with

other jurisdictions and stakeholders within the county and region. Reasons for developing a CFPP include but are not limited to:

- Frame a mitigation and preparedness plan to reduce flood risk within the county and region;
- Flash floods can occur at any time during the year, but history has shown the late summer into fall and spring time to be the most prevalent and destructive;
- After a significant wildfire, vegetation is lost, and soils can harden to repel rather than absorb water;
- Form and maintain collaborative relationships with local stakeholders, emergency response personnel and federal and state agencies BEFORE flooding occurs;
- Develop and refine pre-attack strategies and plans to improve first responder readiness and safety; and
- Establish and document planning activities and identify projects within the scope of the grant.

To help keep residents aware of potential emergencies, Williamson County has partnered with the Capital Area Council of Governments to providing free emergency alerts to a resident's landline, cell phone or email address. The system also utilizes social media during emergencies and public safety events. Residents can register with WarnCentralTexas to receive emergency notifications.

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

Introduction

Totals Number of Units

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			376	336			0	0	0
# of accessible units									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

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 six public housing properties including Stonehaven Apartments, Westwood, Cushing Center, Lance Haven, Taylor Housing Authority, and Granger Housing Authority. Housing choice voucher units are located throughout Williamson County.

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

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

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 the 1950s and 1960s, meaning these buildings are 50 to 60 years old. Deterioration can happen as a building ages, 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. New front and back porches were built for every apartment, new sidewalks were poured, and every unit repainted. Lack of funding makes it impossible to completely renovate all buildings, but each housing authority is committed to maintaining its housing and addressing revitalization needs.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Some revitalization needs identified include HVAC, roofs, bathrooms, kitchens, flooring, foundations, closet doors, upgraded electrical wiring, exterior paint, and front and back porch covers.

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

The housing authorities in Williamson County provide opportunities for improving the living environment of low- and moderate-income households residing in public housing through a variety of initiatives ranging from FSS program and computer labs to informal community libraries. See NA-35 for detailed descriptions.

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

Introduction

This section summarizes information regarding homeless facilities and services within Williamson County.

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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 37 - Facilities and Housing Targeted to Homeless Households

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 organizations that provide services such as food and clothing assistance, mental health services, counseling, etc. to vulnerable populations. Some of the larger organizations that provide services within the County are:

- The Caring Place
- Crisis Center/Hope Alliance
- The Storehouse
- STARRY
- Shepherd's Heart Food Pantry
- Hope Alliance Women's Shelter
- Georgetown Project
- United Way of Williamson County
- Williamson-Burnet County Opportunities, Inc.
- Mobile Outreach Team
- LifePark Center (in planning)

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.

Williamson County, along with 214 other counties, is part of the Balance of State Continuum of Care (BoS CoC). According to stakeholders, there is one homeless shelter in Williamson County – The Crisis Center/Hope Alliance – for victims of domestic violence and their children; 35 beds are available. The Hope Alliance website estimates that 3,000 persons are served each year.

Stakeholders reported that there has been discussion of conducting a Point in Time (PIT) count for Williamson County but without an organization to take the lead, this has not yet come to fruition. Stakeholders commented that there is a need for homeless shelters and transitional units for persons unstably housed. Specifically, stakeholders pointed to the need for shelters and transitional housing for youth who age out of the foster system and are left homeless. It was also stated that there is a growing population living in cars, couch surfing or doubling up.

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

Introduction

The following section describes the facilities and services available to persons with special needs.

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 a range of supportive housing and services. Services for the elderly, frail elderly, and persons with disabilities are located throughout the County in Cedar Park, Granger, Round Rock, and Georgetown. AIDS Services of Austin serves Williamson County and provides a variety of services including: education, interventions, HIV testing, case management for persons with HIV/AIDS, nutrition services, transportation services, legal services and housing assistance (HOPWA).

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 (BoS COC). The County will continue to support the efforts of the BoS 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)

To be determined after projects are selected.

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))

To be determined after projects are selected.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In March 2019, a draft AI for the Central Texas AI Partners was released for public comment. This document describes barriers to affordable housing that exist including:

- County capacity to address fair housing issues is limited.
 - The growing housing crisis throughout the region is taxing city, county, and housing authority staff, as they work to implement new programs and policy changes to address housing needs.
- Affordable rental options in the region are increasingly limited.
 - Growth in the region - particularly demand for rental housing - has increasingly limited the areas where low income households can live affordably.
 - For Housing Choice Voucher holders, the state law that prohibits cities and counties from including Source of Income as a protected class is also a contributing factor.
- Stricter rental policies further limit options.
 - “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support.
 - Onerous criminal look-back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color and persons in recovery.
 - State law that prohibits cities and counties from including Source of Income as a protected class prevents units of local government from allowing renters to claim legal unearned income as eligible for the 3x income threshold.
- Disparities in the ability to access homeownership.
 - Denial rates for Black/African American applicants (24%), Hispanic applicants (20%) and other non-Asian minorities (17%) are significantly higher than for non-Hispanic white applicants (11%) and Asian applicants (11%).
- State regulations and zoning and land use limit housing choice.
 - State regulations prohibit or limit the power of local governments to implement zoning (counties) and inclusionary zoning (cities and counties) that could increase the

supply of affordable housing, benefitting the protected classes that have disproportionate housing needs.

- Educational inequities persist in the region.
 - In the region, African American children are significantly overrepresented in failing high schools, and Hispanic children have largest disparities in school quality across K-12 schools. School district boundaries that are neighborhood-driven and do not truly accommodate open choice drive up housing prices in quality school neighborhoods.
- Public transportation access has not kept up with growth.
 - In addition to lack of affordable housing, lack of public transportation was the most common barrier to economic opportunity mentioned by residents in the outreach conducted for the AI. Lack of resources in outlying areas to address demand for better transportation is a contributing factor, as is the decline in affordable options in areas of the region where jobs are clustered.

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

Introduction

In determining priorities for the allocation of federal funds, the City has recognized the need to foster a competitive local economy that expands economic opportunities for residents. This section describes the local workforce, the nature of current employment and related activities.

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	1,648	1,157	1	2	1
Arts, Entertainment, Accommodations	15,099	8,041	12	14	2
Construction	9,547	6,809	8	12	4
Education and Health Care Services	18,777	9,773	15	17	2
Finance, Insurance, and Real Estate	8,888	2,808	7	5	-2
Information	3,905	717	3	1	-2
Manufacturing	12,150	5,408	10	9	0
Other Services	4,975	2,916	4	5	1
Professional, Scientific, Management Services	14,429	3,688	11	6	-5
Public Administration	0	0	0	0	0
Retail Trade	16,499	9,508	13	16	3
Transportation and Warehousing	2,632	960	2	2	0
Wholesale Trade	9,011	2,220	7	4	-3
Total	117,560	54,005	--	--	--

Table 38 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	155,199
Civilian Employed Population 16 years and over	145,935
Unemployment Rate	5.98
Unemployment Rate for Ages 16-24	15.84
Unemployment Rate for Ages 25-65	3.94

Table 39 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	46,498
Farming, fisheries and forestry occupations	5,439
Service	12,668
Sales and office	35,640
Construction, extraction, maintenance and repair	10,828
Production, transportation and material moving	6,721

Table 40 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	72,579	54%
30-59 Minutes	50,404	38%
60 or More Minutes	10,885	8%
Total	133,868	100%

Table 41 - Travel Time

Data Source: 2009-2013 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	6,795	453	3,369
High school graduate (includes equivalency)	25,055	1,695	7,670
Some college or Associate's degree	41,540	2,526	10,192
Bachelor's degree or higher	52,290	1,793	9,537

Table 42 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	426	865	1,151	2,216	2,104
9th to 12th grade, no diploma	2,727	2,082	1,445	2,829	1,826
High school graduate, GED, or alternative	7,438	8,830	9,486	16,169	9,155
Some college, no degree	9,212	10,646	11,272	17,459	8,473
Associate's degree	441	3,374	4,357	7,384	2,289
Bachelor's degree	1,403	10,025	15,858	18,529	8,291
Graduate or professional degree	53	3,308	6,848	9,385	5,871

Table 43 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	433,249
High school graduate (includes equivalency)	688,778
Some college or Associate's degree	977,658
Bachelor's degree	1,301,379
Graduate or professional degree	1,389,680

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

The three largest employment sectors in Williamson County are Education and Health Care Services (15%); Retail Trade (13%); and Arts, Entertainment, Accommodations (12%). These three sectors tend to have low wages. The top employers are: Dell, Inc. (13,000), Sears Teleserv (1,500), Emerson Process Management (875), Round Rock Premium Outlets (800) and Scott & White Healthcare (750).

Describe the workforce and infrastructure needs of the business community

Stakeholders commented that there are good paying jobs in Williamson County in construction but that there is a skills gap. An effort needs to be made to provide job training to lower income persons to fill the gap. The Nest runs a Summer Youth Employment Program that connects teens to local employers. Stakeholders also commented that businesses that are newer to Williamson County seem to be less invested in the community in terms of local hiring preferences than long-standing businesses.

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.

Apple Inc. plans to establish the Americas Operations Center in 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 sectors. There are plans to open a water park resort that will bring additional jobs to the area, though jobs in hospitality tend to be lower wage jobs.

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

As the level of educational attainment increases, there is a greater likelihood that an individual will participate in the labor market; among those with less than a high school diploma and those with at least a four-year degree, the labor force participation rates are 68.3% and 85.0%, respectively. The unemployment rate also drops for persons with at least a bachelor's degree as compared with unemployment rates for all other levels of educational attainment. 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 issues.

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.

The NEST Empowerment Center is an organization for youth that offers basic needs, counseling, academic and enrichment support for high school students who are homeless, at-risk or living in transition. The Georgetown Project partners with local businesses to offer high school students the opportunity to participate in the Summer Youth Employment Program (SYEP). SYEP is a paid summer internship that offers valuable work experiences in entry-level employment positions for students who have had no work experience. These efforts support the goals of the Consolidated Plan by offering workforce development and access to opportunities for youth who are unstably housed as well as wrap around services such as counseling to meet other needs of this vulnerable population.

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

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

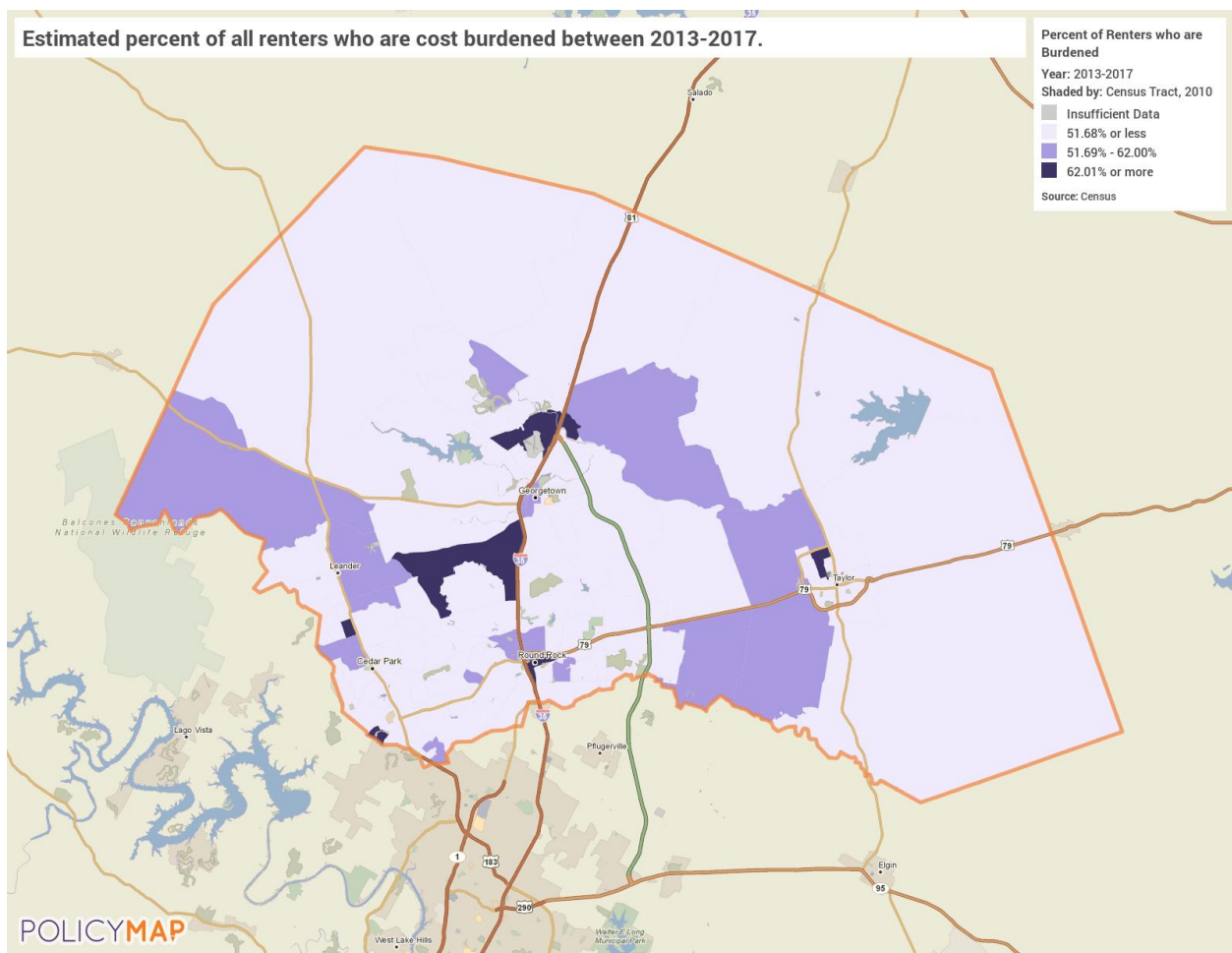
If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

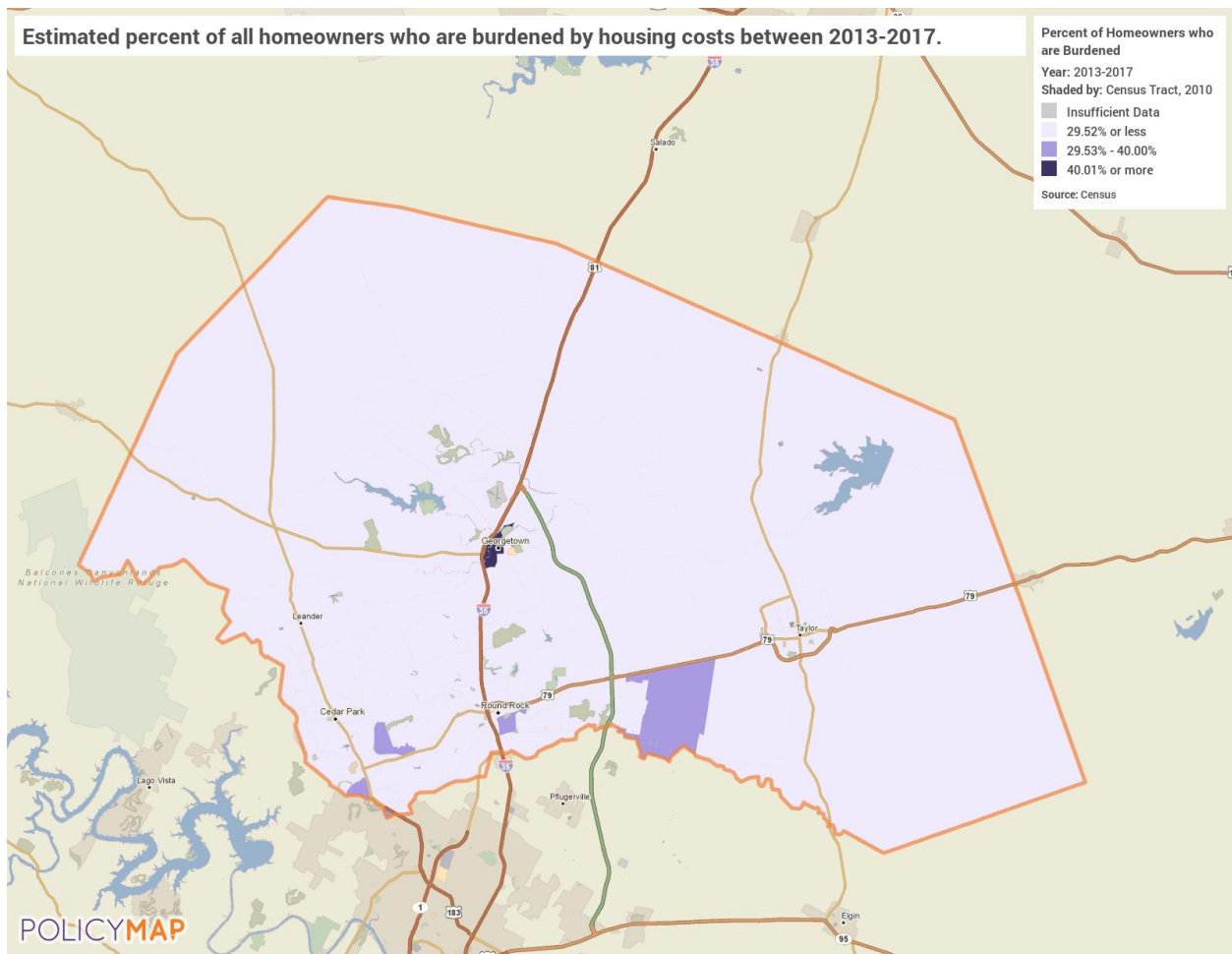
During this Consolidated Plan period, Williamson County will continue to assess and coordinate economic development initiatives in partnership with local workforce boards to implement local or regional economic initiatives.

MA-50 Needs and Market Analysis Discussion

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

The primary housing problem is cost burden. The average incidence of cost burden among renters at the census tract level is 41.68% and 19.52% among homeowners. A “concentrated” area for both renters and owners is defined as a census tract in which the percentage of cost burdened households is more than ten percentage points higher than the average. The following maps from PolicyMap indicate census tracts in which there are concentrations of cost burden among renters and owners.





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

A draft version of the 2019 Central Texas Analysis of Impediments to Fair Housing Choice (AI) which included analysis for Williamson County, used the HUD definition of racially/ethnically concentrated areas of poverty (R/ECAP). HUD's definition of an R/ECAP is:

- A census tract that has a Non-White population of 50 percent or more (for non-urban areas, 20 percent) AND a poverty rate of 40 percent or more; or
- A census tract that has a Non-white population of 50 percent or more AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

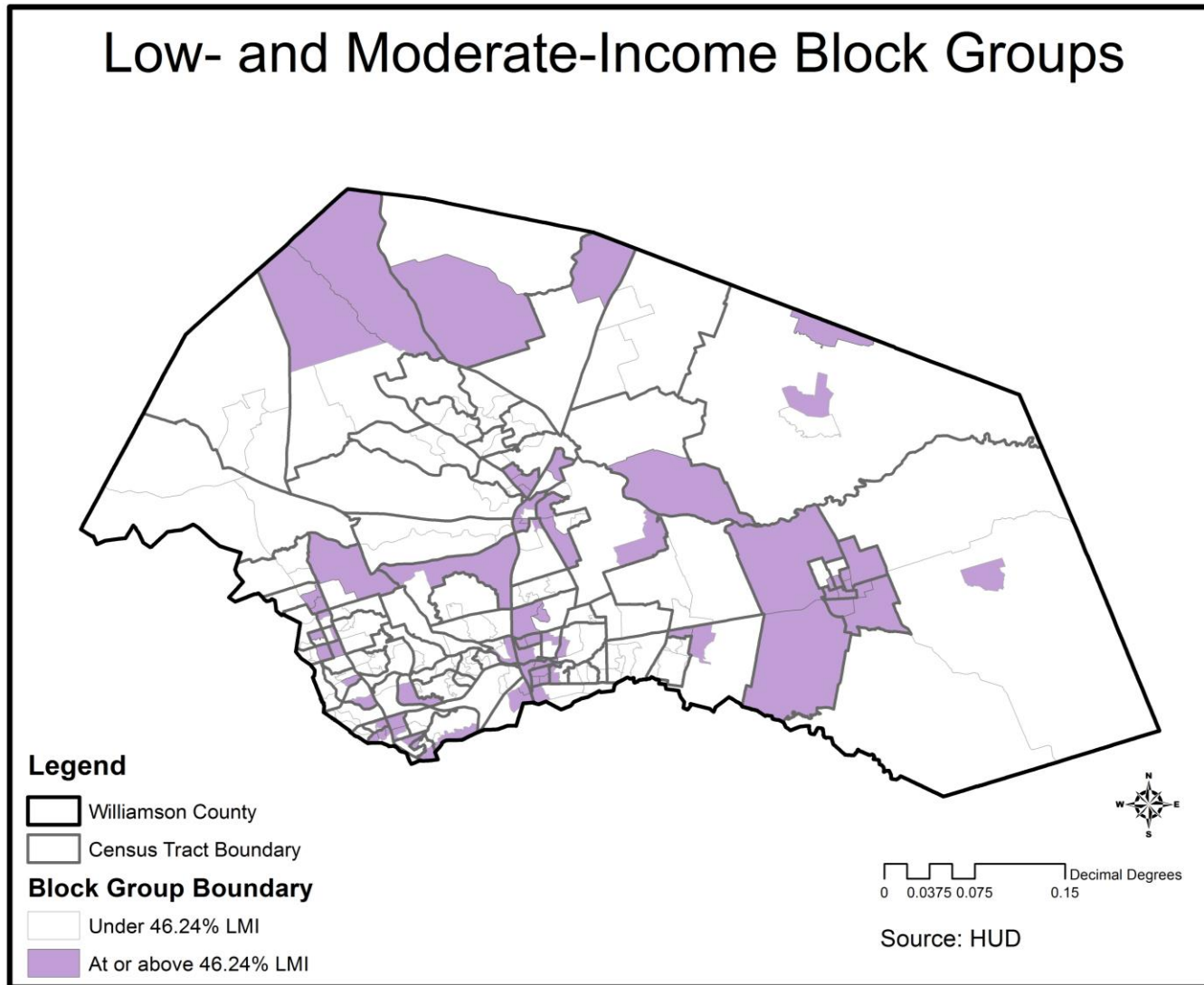
Using this definition, the AFH found six R/ECAPs, none of which were in Williamson County and all of which were in Austin.

Williamson County is a HUD Exception Community; the low- and moderate-income threshold for 2018 is 46.24%. The following table indicates the block groups within Williamson County whose percentage of low- and moderate-income households is at or exceeds the threshold; there are 72 block groups that meet or exceed the LMI threshold set by HUD.

SUPPLEMENTAL TABLE: Low- and Moderate-Income Block Groups

Census Tract	Block Group	Tract Population	Percentage of LMI Persons	Census Tract	Block Group	Tract Population	Percentage of LMI Persons
020113	2	1360	47.06%	020704	2	2205	61.45%
020114	1	2400	66.04%	020704	3	1845	76.96%
020114	2	2110	53.79%	020707	2	2270	64.54%
020114	3	1005	61.69%	020803	2	945	49.74%
020201	1	380	64.47%	020808	1	810	53.70%
020204	1	1340	58.21%	020808	2	870	57.47%
020204	4	760	47.37%	020809	3	2215	47.63%
020302	1	1090	49.54%	020900	2	675	51.85%
020312	1	900	50.00%	021000	1	1075	78.14%
020312	3	2745	59.38%	021000	2	1100	70.00%
020316	2	1865	46.92%	021000	3	485	50.52%
020321	1	895	60.34%	021100	1	1500	61.33%
020322	4	1660	49.70%	021100	2	1475	69.15%
020323	1	2300	47.39%	021201	2	780	79.49%
020325	2	740	62.16%	021202	2	1295	51.74%
020327	2	980	60.71%	021203	1	1310	78.63%
020328	1	4235	47.34%	021203	2	740	54.05%
020403	2	1035	69.57%	021203	3	850	64.12%
020405	1	770	69.48%	021300	1	770	74.03%
020405	2	1785	49.02%	021300	2	705	61.70%
020405	3	1915	53.00%	021401	1	995	74.87%
020406	1	2765	62.21%	021401	4	3240	54.63%
020408	1	2120	51.42%	021402	1	1235	51.82%
020408	2	1915	49.35%	021402	3	590	85.59%
020410	2	2025	66.42%	021402	4	1205	97.51%
020410	4	1430	54.55%	021403	2	1560	56.41%
020411	2	1715	48.40%	021502	1	4305	61.44%
020504	2	1705	69.50%	021502	2	1535	86.97%
020504	3	4655	74.76%	021503	1	1755	62.11%
020508	1	3780	47.22%	021505	3	2575	59.03%
020602	2	790	72.15%	021507	1	3480	57.90%
020604	2	2335	52.89%	021507	3	3695	47.77%
020701	1	825	74.55%	021508	2	2115	52.96%
020701	2	1525	71.15%	021602	1	1590	56.92%
020703	3	630	55.56%	021603	2	680	50.74%
020704	1	2075	65.54%				

The following map uses the most recent HUD data (2015) and shows the geographic distribution of the qualifying block groups throughout Williamson County.



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

The areas that meet the LMI threshold tend to have older housing stock and lower opportunities than other more affluent areas. One significant issue identified during the process is the lack of water resources and poor drainage areas in the County. Many higher poverty areas are less able to leverage resources or attract investments that are necessary to improve the quality of life for residents.

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 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 federal CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

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

Geographic Area

Area Name	Area Type
CDBG Participating Cities and Unincorporated Areas of the County	Other
Countywide	Other
City of Taylor and Surrounding Area	Other
City of Georgetown	Other
City of Leander and Surrounding Area	Other
City of Granger	Other

Table 45 - Geographic Priority Areas

General Allocation Priorities

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

Not all of the housing and community development needs identified in this plan can be addressed over the next five years due primarily to the limited resources available. The selection of non-housing community development priorities within income-eligible areas reflects the County's desire to create appreciable and lasting living environment improvements. Housing priorities reflect the need to affirmatively further fair housing and to broadening the supply of affordable housing in high opportunity areas.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG Programs;
- Meeting the needs of low- and moderate-income residents;
- Focusing on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long-term impact; and
- The ability to demonstrate measurable progress and success.

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

Priority Needs

During the development of the Consolidated Plan, a number of needs were identified including:

Public Facility and Infrastructure Improvements

- Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer and 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 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 households 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

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.

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.

Priority Need Name	PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS
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. 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 and improved drainage throughout the county.

Priority Need Name	PUBLIC SERVICES
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.

Priority Need Name	PLANNING AND ADMINISTRATION and FAIR HOUSING
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	Planning and administration Fair Housing Education and Outreach
Description	Administrative and planning costs to operate the CDBG program successfully and fair housing education and outreach.
Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration. Resources are needed to conduct fair housing education and outreach.

Table 46 – Priority Needs Summary

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)	As subsidized units, including LIHTC units about to expire, the need for TBRA will increase. There is a high level of cost burden among low- and moderate-income households and there is a waiting list for public and subsidized housing.
TBRA for Non-Homeless Special Needs	There is a high level of cost burden among low- and moderate-income households, including non-homeless special needs populations; waiting lists at public housing and subsidized housing.
New Unit Production	Williamson County's housing inventory is dominated by three- and four-bedroom units. While these are suitable for larger families, individuals, young couples, and retired couples and small families may have trouble finding housing that fits within their budget.
Rehabilitation	There are some units within the county with incomplete plumbing and kitchen facilities as well as some older homes that tend to be more affordable for lower-income households who may not be able to afford to make needed upgrades to keep the units up to code.
Acquisition, including preservation	As subsidized units reach the end of the period of affordability, there is a need to preserve these units as there is a high level of cost burden among low- and moderate-income households.

Table 47 – Influence of Market Conditions

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

Introduction

Currently, Williamson County receives CDBG funds for housing rehabilitation initiatives, public services, economic development, and other eligible activities. These funding sources are expected to be available over the next five years.

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	Increase affordable housing, public facilities and infrastructure, public services, decrease homelessness, further fair housing, planning and administration	\$1,280,000	\$0	\$0	\$1,280,000	\$5,120,000	This is an estimated allocation based on historical allocations. The expected amount for the remainder of the Con Plan assumes the same allocation in each subsequent year.

Table 48 - 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 nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

If appropriate, describe publicly 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 utilize publicly owned land or property to address the needs identified in this plan.

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 sub-recipient agreements.

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

Table 49 - 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.

The County has a supportive network of agencies providing essential services to low- and moderate-income residents of Williamson though there is a gap in the institutional delivery system among nonprofits and local agencies. The County's CDBG program staff capacity is limited; Williamson County 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			
		X	X
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 50 - 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)

There is currently an 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 specialized case management 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.

Williamson County is not a Continuum of Care designee but the Balance of State Continuum of Care (BoS CoC) serves residents of Williamson County. One of the primary CoC goals is to ensure that homeless persons are linked to mainstream resources as the individuals are working toward housing stability. Programs funded by BoS CoC are successful in assisting homeless individuals and families in navigating public benefits systems such as Social Security.

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

There are varied and abundant services for homeless persons living with AIDS – but they are segregated from the general homeless population. 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.

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:

- Monitoring to identify program inefficiencies, improve program performance, and ensure regulatory compliance.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Five Years)	Goal Outcome Indicator
1	Housing Rehabilitation	2019	2023	Affordable Housing	Countywide CDBG Eligible areas	Increase Access to Affordable Housing	CDBG: \$500,000	Number of Households benefited: 6 annually (30 total)
2	Home-ownership Assistance	2019	2023	Affordable Housing	Countywide CDBG Eligible areas	Increase Access to Affordable Housing	CDBG: \$375,000	Homeowner Housing Added: 3 Household Housing Unit annually (15 total)
3	Affordable Rental Housing	2019	2023	Affordable Housing	Countywide CDBG Eligible areas	Increase Access to Affordable Housing	CDBG: \$150,000	Number of Households benefited:
4	Provide housing/services to the homeless/at risk of homelessness	2019	2023	Non-Housing Community Development	Countywide	Decrease Homelessness	CDBG: \$100,000	Number of persons benefited:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Five Years)	Goal Outcome Indicator
5	Improve public infrastructure	2019	2023	Non-Housing Community Development	Countywide CDBG Eligible areas	Public Facility and Infrastructure Improvements	CDBG: \$4,385,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:
6	Improve public facilities	2019	2023	Non-Housing Community Development	Countywide CDBG Eligible areas	Public Facility and Infrastructure Improvements	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:
7	Provide public services	2019	2023	Non-Housing Community Development	Countywide	Public Services	\$172,000	Non-housing activities benefiting Low/Moderate Income persons:
8	Fair Housing Activities	2019	2023	Fair Housing Activities	Countywide	Affirmatively Further Fair Housing Choice	CDBG: \$20,000	Other:
9	Planning and Administration	2019	2023	Admin and Planning	Countywide	Planning and Administration	CDBG: \$256,000	Other: 1

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
2	Goal Name	Home-ownership Assistance
	Goal Description	Purchase and develop 3 to 4 lots to build permanent affordable housing for low income families. 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 Projects.
3	Goal Name	Affordable Rental Housing
	Goal Description	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 Projects.
4	Goal Name	Provide housing/services to the homeless/at risk of homelessness
	Goal Description	Provide funds to support shelter operations and transitional housing. Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, veterans, disaster victims, families with children, unaccompanied youth, drug offenders, and formerly incarcerated persons. 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.
5	Goal Name	Improve public infrastructure
	Goal Description	Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, street improvements, and solid waste disposal projects.
6	Goal Name	Improve public facilities
	Goal Description	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.
7	Goal Name	Provide public services

	Goal Description	Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children, childcare services, health and mental health services, transportation, non-homeless special needs and employment training.
8	Goal Name	Fair Housing Activities
	Goal Description	Education and outreach to the public, real estate professionals, landlords, and property managers regarding fair housing laws.
9	Goal Name	Planning and Administration
	Goal Description	Planning and administrative activities to efficiently and successfully manage the CDBG program.

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 91.315(b)(2).

Williamson County does not receive HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The four housing authorities meet their Section 504 requirements.

Activities to Increase Resident Involvements

Refer to NA-35 for a description of activities offered by the four housing authorities to increase resident involvement and quality of life.

Is the public housing agency designated as troubled under 24 CFR part 902?

None of Williamson County's Public Housing Agencies are designated as troubled.

Plan to remove the 'troubled' designation

Not applicable.

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

Barriers to Affordable Housing

In March 2019, a draft AI for the Central Texas AI Partners was released for public comment. This document describes barriers to affordable housing that exist including:

- County capacity to address fair housing issues is limited.
 - The growing housing crisis throughout the region is taxing city, county, and housing authority staff, as they work to implement new programs and policy changes to address housing needs.
- Affordable rental options in the region are increasingly limited.
 - Growth in the region - particularly demand for rental housing - has increasingly limited the areas where low income households can live affordably.
 - For Housing Choice Voucher holders, the state law that prohibits cities and counties from including Source of Income as a protected class is also a contributing factor.
- Stricter rental policies further limit options.
 - "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support.
 - Onerous criminal look-back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color and persons in recovery.
 - State law that prohibits cities and counties from including Source of Income as a protected class prevents units of local government from allowing renters to claim legal unearned income as eligible for the 3x income threshold.
- Disparities in the ability to access homeownership.
 - Denial rates for Black/African American applicants (24%), Hispanic applicants (20%) and other non-Asian minorities (17%) are significantly higher than for non-Hispanic white applicants (11%) and Asian applicants (11%).
- State regulations and zoning and land use limit housing choice.
 - State regulations prohibit or limit the power of local governments to implement zoning (counties) and inclusionary zoning (cities and counties) that could increase the supply of affordable housing, benefitting the protected classes that have disproportionate housing needs.

- Educational Inequities persist in the region.
 - In the region, African American children are significantly overrepresented in failing high schools, and Hispanic children have largest disparities in school quality across K-12 schools. School district boundaries that are neighborhood-driven and do not truly accommodate open choice drive up housing prices in quality school neighborhoods.
- Public transportation access has not kept up with growth.
 - In addition to lack of affordable housing, lack of public transportation was the most common barrier to economic opportunity mentioned by residents in the outreach conducted for the AI. Lack of resources in outlying areas to address demand for better transportation is a contributing factor, as is the decline in affordable options in areas of the region where jobs are clustered.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The draft AI outlines several proposed action items to address the identified barriers. Some proposed action items apply to all 10 jurisdictions that participated in the joint AI and some items are for smaller sub-regions that include Williamson County.

The regional proposed action items include:

- Establish a Central Texas Regional Fair Housing Working Group (Working Group) made up of staff from each of the 10 entities to collaborate and coordinate on regional fair housing goals and affordable housing interests.
- Create a regional resource network for down payment assistance programs that are affirmatively marketed to under-represented homeowners.

Action items that are specific to Williamson County include:

- Receive clarification from the State that health and safety, accessibility improvements and weatherization do not count as improvements that could result in changes to the homeowners' property tax exemptions (School Tax Ceiling).
- Actively market the availability of the homestead exemption and property tax deferral option through social service and advocacy organizations, community and senior centers, and social media to increase awareness of the exemption

- Nurture and drive job growth, commercial and retail development, and supportive services to quickly developing micro-economies in more affordable suburban areas. Engage employers in discussions about affordable housing needs to build the potential for public-private partnerships
- Further a regional transportation vision, focusing on efficient commutes and reducing traffic in and out of Austin. Affirm that "accessible" transportation is more than ADA compliant buses and stops: The type of accessibility needed is the ability for people with health issues to not have to walk/roll too far to a stop, to have shade and benches where wait times typically exceed a certain threshold, and the first and last mile connections from each stop to destinations are ADA compliant.
- Commit to fostering a culture of inclusion for residents with disabilities, including ensuring that equity initiatives include residents with disabilities, reviewing websites and other communications for ease of finding information pertinent to residents with disabilities, increasing resources at jurisdiction festivals and events (i.e., accessible parking spaces, shuttles, other accommodations), and other efforts to signal that people with disabilities are a valued part of the community. Consider adding a Disability and Access component into Master/General Plans.
- Require developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and accept legal unearned income in consideration of the ability to pay rent
- Fund tenant fair housing outreach and education and programs to build renters' rights knowledge, with a focus on reaching vulnerable residents including persons with disabilities and refugees

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 (BoS CoC) to simplify and broaden outreach and assessment efforts for homeless persons in Williamson County. The BoS CoC 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.

Addressing the emergency and transitional housing needs of homeless persons

Williamson County is not a direct recipient of Emergency Solutions Grant funds; the County will, however, continue to partner with the BoS CoC to support emergency and transitional housing needs of persons experiencing homelessness.

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 BoS 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. 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 (The Caring Place) 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

Williamson County is not a direct recipient of Emergency Solutions Grant funds; the County will continue to partner with the BoS 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 Districts to address lead based paint (LBP) hazards. The County will also continue to notify CDBG sub-recipients of LBP requirements and ensure compliance with CDBG requirements.

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

As reported in MA-20, Williamson County has a lower prevalence of high lead blood levels in children as compared to the state. Williamson will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards.

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.

In accordance with lead-based paint requirements, the County will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards as related to housing rehabilitation activities:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

All contractors, sub-recipients, 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

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

According to the 2013-2017 ACS, 7.0% of the population is living below the poverty line; this is up from 5.2% in the 2012 ACS. 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 cost burden among poverty-level families.

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 sign Section 3 Plans and report to the County all Section 3 new hires.

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 sub-recipients 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 sub-recipients for monitoring by reviewing each project's progress and makes note of any concerns regarding implementation. The staff also ensures that the sub-recipients maintain copies of all required documentation and reviews the financial reports. Monitoring results are forwarded to the sub-recipient who must address concerns in a timely manner. The County also provides technical assistance during the monitoring to ensure compliance of regulations by sub-recipients.

Minority Outreach

The County will continue to actively encourage participation by minority and women-owned businesses and organizations in procurement, bid solicitations, requests for proposals and sub-recipient 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.

Expected Resources

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

Introduction

The following table outlines the expected financial resources for FY 2019.

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 Program	Federal	CDBG Eligible activities including public services, housing-related activities, public facilities and infrastructure	\$1,467,836			\$1,467,836	\$5,871,344	The expected amount for the remainder of the ConPlan is four times the first year allocation.

Table 52 - 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

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

If appropriate, describe publicly 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 utilize publicly owned land or property to address the needs identified in this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation	2019	2023	Affordable Housing Public Housing	CDBG Participating Cities and Unincorporated Areas of the County	Increase access to affordable housing	\$150,000	Homeowner Housing Rehabilitated: 25 households
2	Homeownership assistance	2019	2023	Affordable Housing	CDBG Participating Cities and Unincorporated Areas of the County	Increase access to affordable housing	\$100,000	Homeowner housing added: 2 households
3	Provide housing/services to the homeless/at risk of homelessness	2019	2023	Homeless	Countywide	Decrease homelessness	\$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
4	Improve public infrastructure	2019	2023	Non-Housing Community Development	CDBG Participating Cities and Unincorporated Areas of the County	Public facility and infrastructure improvements	\$349,898	Public facility or infrastructure activities for Low/Moderate Income housing benefit: 174 households
5	Improve public facilities	2019	2023	Non-Housing Community Development	CDBG Participating Cities and Unincorporated Areas of the County	Public facility and infrastructure improvements	\$563,000	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 34,380 persons

6	Provide public services	2019	2023	Non-Homeless Special Needs	Countywide	Public services	\$135,000	Public service activities other than Low/Moderate Income Housing Benefit: 90 persons
7	Planning and administration	2019	2023	Other	CDBG Participating Cities and Unincorporated Areas of the County	Planning and Administration and Fair Housing	\$119,938	Other: 1

Table 53 – Goals Summary

Goal Descriptions

1	Housing rehabilitation
Provide assistance to homeowners for rehabilitation of existing structures to improve and maintain the quality of the affordable housing stock.	
2	Homeownership assistance
Provide financial assistance to LMI households to increase access to affordable housing.	
3	Affordable rental housing
Provide financial assistance to LMI households to increase access to affordable housing.	
4	Provide housing/services to the homeless/at risk of homelessness
Provide support for facilities and services that are targeted at those experiencing homelessness and/or are unstably housed.	
5	Improve public infrastructure
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.	
6	Improve public facilities
Improvements to public facilities and infrastructure and facilities that deliver public services. Public facilities include those that serve youth/children, abused and neglected children, seniors, persons with disabilities and other vulnerable populations.	
7	Provide public services
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.	
8	Fair housing activities
Provide education and outreach regarding fair housing laws.	
9	Planning and administration
Administrative and planning costs to operate the CDBG program successfully.	

Projects

AP-35 Projects – 91.220(d)

Introduction

The following table provides the names of the projects funded for FY 2019 utilizing CDBG funds. 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. Please refer to the Appendix for a list and description of alternate projects.

Projects

#	Project Name
1	Bluebonnet Trails Community MHMR Center/Social Service
2	Taylor Dickey Museum and Multipurpose Center
3	City of Georgetown Home Repair Program
4	Georgetown Housing Authority Rehab
5	Granger Housing Authority Rehab
6	Habitat for Humanity of Williamson County/Land Acquisition
7	Habitat for Humanity of Williamson County/Homeowner Rehab
8	Williamson County Crisis Center dba Hope Alliance/Social Service
9	Williamson County Crisis Center dba Hope Alliance/Shelter Rehab
10	Interagency Support Council of Eastern Williamson County, Inc./Social Service
11	City of Leander Senior Activity Center
12	Lone Star Circle of Care Project Headwaters
13	Williamson County EMS Mobile Outreach and Community Health Paramedicine/Social Service
14	The Key2Free/Social Service
15	Program Administration

Table 54 – Project Information

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

There is a need for public services for Williamson County's most vulnerable populations and the need far exceeds the availability of resources. Funding was allocated based on where there is highest demand for services, recognizing that there are other areas within the County in which there is a need for services. Additionally, stakeholder sessions highlighted the need for improved infrastructure and public facilities; funding was allocated to these priorities. Organizations receiving funding have strong internal structure and capacity and will effectively utilize CDBG funds to meet the needs of the communities' residents.

AP-38 Project Summary

Project Summary Information

The following pages provide a description of projects funding utilizing CDBG funds.

1	Project Name	Bluebonnet Trails Community MHMR Center/Social Service
	Target Area	Countywide
	Goals Supported	Provide housing/services to the homeless/at risk of homelessness
	Needs Addressed	Decrease homelessness
	Funding	\$50,000
	Description	Provide Housing First services that assist people in securing permanent housing and achieve housing stability, without preconditions or barriers as a prerequisite for housing. Focus will be on the housing needs of people that are homeless by connecting with local housing authorities, applying for Section 8 or Section 811, finding available rental units and negotiating with property managers. Housing First will also help individuals access employment, psychiatric and primary healthcare, veteran and peer support services, access community resources and apply for Social Security benefits and other benefits such as Supplemental Nutrition Assistance Program (SNAP), as needed.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
	Location Description	
	Planned Activities	

2	Project Name	Taylor Dickey Museum and Multipurpose Center
	Target Area	City of Taylor
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities
	Funding	\$98,000
	Description	Rehabilitation of the Dr. James Lee Dickey House located at 500 Burkett Street in Taylor, TX. Project includes building and foundation repairs, asbestos and lead paint testing and abatement, air testing, concrete walks and ramps (Funded in FY17 in the amount of \$109,160). FY19 funding will be used to complete the exterior restoration of the building.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 4755 persons
	Location Description	
	Planned Activities	

3	Project Name	City of Georgetown Home Repair Program
	Target Area	City of Georgetown
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$75,000
	Description	Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	homeowner housing rehabilitated: 15 households
	Location Description	
	Planned Activities	
4	Project Name	Georgetown Housing Authority Rehab
	Target Area	City of Georgetown
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	\$300,000
	Description	Replacement of deteriorated sewer lines that pose a threat to life, health or safety of public housing residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for Low/Moderate Income housing benefit: 158 households
	Location Description	Georgetown Housing Authority properties
	Planned Activities	

5	Project Name	Granger Housing Authority Rehab
	Target Area	City of Granger
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	\$49,898
	Description	Weatherization through window replacement in approximately 16 units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities for Low/Moderate Income housing benefit: 16 households
	Location Description	Granger Housing Authority properties
	Planned Activities	

6	Project Name	Habitat for Humanity of Williamson County/Land Acquisition
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Homeownership Assistance
	Funding	\$100,000
	Description	Land acquisition for the purpose of building affordable homes for income qualified individuals or families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing added: 2 households
	Location Description	
	Planned Activities	
7	Project Name	Habitat for Humanity of Williamson County/Homeowner Rehab
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$75,000
	Description	Project will assist approximately ten eligible homeowners who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	homeowner housing rehabilitated: 10 households
	Location Description	
	Planned Activities	

8	Project Name	Williamson County Crisis Center dba Hope Alliance/Social Service
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services
	Funding	\$35,000
	Description	Funds will be utilized for "drop in" childcare at undisclosed childcare centers for children of parents in crisis living in the shelter. This allows parents time to complete necessary actions such as doctor visits, search for employment and housing, attend court proceedings, and go to other resources for basic needs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 50 persons
	Location Description	
	Planned Activities	
9	Project Name	Williamson County Crisis Center dba Hope Alliance/Shelter Rehab
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Facilities
	Funding	\$15,000
	Description	Funds will be utilized to update the shelter security system and perimeter fencing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 330 persons
	Location Description	Undisclosed Location
	Planned Activities	

10	Project Name	Interagency Support Council of Eastern Williamson County, Inc./Social Service
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Public Services
	Needs Addressed	Provide public services
	Funding	\$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 Eastern Williamson County. Funding will allow the program to maintain the number of clients served.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 20 persons
	Location Description	
	Planned Activities	
11	Project Name	City of Leander Senior Activity Center
	Target Area	City of Leander and Surrounding Area
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Facilities
	Funding	\$150,000
	Description	Funds will be utilized for a portion of the construction and/or equipment costs associated with the Senior Activity Center. The center will be an 11,000-13,000 Senior Activity Center that will house Meals on Wheels and have an area for the Williamson County Children's Advocacy Center.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 24,525 persons
	Location Description	
	Planned Activities	

12	Project Name	Lone Star Circle of Care Project Headwaters
	Target Area	City of Taylor and Surrounding Area
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Facilities
	Funding	\$300,000
	Description	Funds will be utilized to rehab Taylor's West End School to include a kitchen, food pantry, meal packing and serving area, dining area, multipurpose room, offices and restrooms to accommodate Taylor's Meals on Wheels Program and Senior Center activities. Second floor rehab to include waiting room, program registration area, lab, provider and business office space, a nurse station, procedure room, exam rooms, break room, vitals area and storage for Lone Star Circle of Care.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 4770 persons
	Location Description	
	Planned Activities	

13	Project Name	Williamson County EMS Mobile Outreach and Community Health Paramedicine/Social Service
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Provide Public Services
	Funding	\$16,000
	Description	Provide emergency assistance to low-income persons in crisis who are at risk of homelessness or who are homeless. Recipients will be provided access to temporary emergency housing until a more permanent solution can be found and/or provided medication, psychiatric care, counseling, healthcare or services that reduce the likelihood of homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 10 persons
	Location Description	
	Planned Activities	
14	Project Name	The Key2Free/Social Service
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Public Services
	Needs Addressed	Provide public services
	Funding	\$59,000
	Description	Provide clinical, medical and dental services to victims of human trafficking.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 10 persons
	Location Description	
	Planned Activities	

15	Project Name	Program Administration
	Target Area	CDBG Participating Cities and Unincorporated Areas of the County
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	\$119,938
	Description	Effective and efficient administration and planning activities associated with the CDBG program, fair housing education and outreach.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

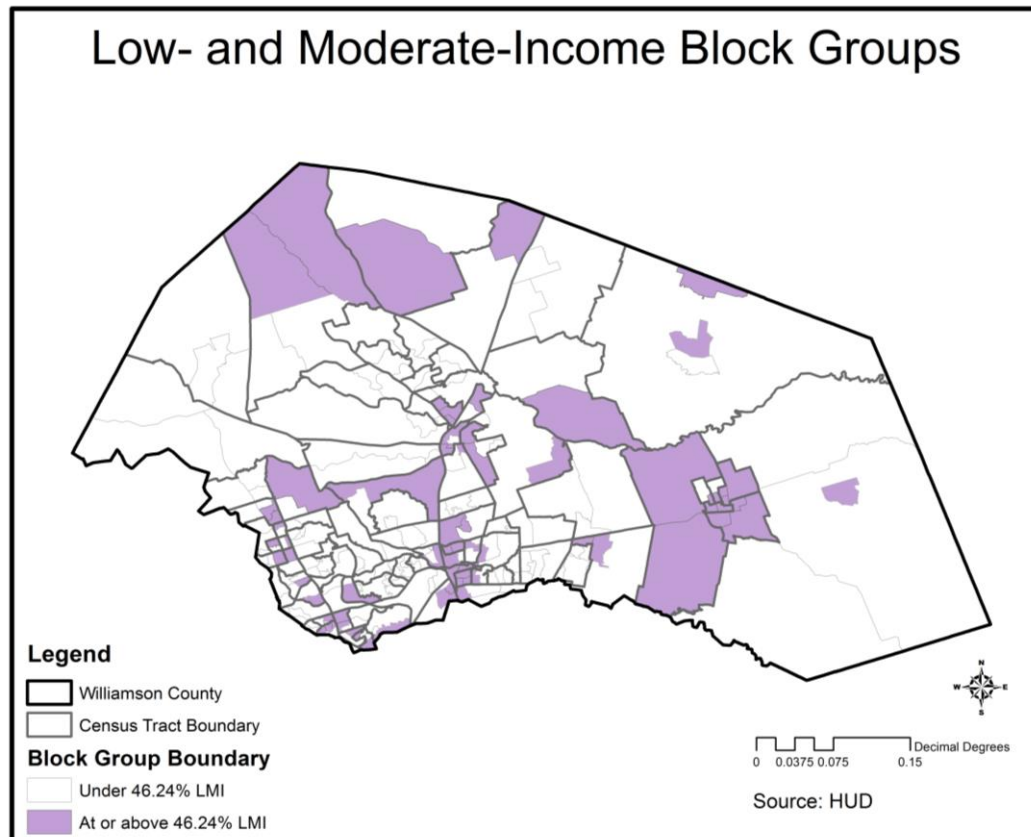
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
CDBG Participating Cities and Unincorporated Areas of the County	19.22%
Countywide	8.61%
City of Taylor and Surrounding Area	29.53%
City of Georgetown	27.82%
City of Leander	11.13%
City of Granger	3.70%

Table 55 - Geographic Distribution

Priority CDBG funding areas in Williamson County include areas where the percentage of low to moderate income (LMI) persons is 46.24% or higher. Williamson County is an exception community and 46.24% is the LMI threshold determined and published by HUD.



Within Williamson County, 39.1% of the population is non-White or Hispanic. The Census Bureau considers race and ethnicity separately which means that a person could identify as being both White (or another race) and Hispanic (ethnicity). A “concentrated” minority area will be defined as any census tract in which at least 50% of the population is non-White or White Hispanic. The following census tracts meet these criteria.

Census Tract	Percent non-White
Census Tract 203.25	50.4%
Census Tract 204.05	51.3%
Census Tract 205.04	59.9%
Census Tract 207.01	68.0%
Census Tract 207.03	58.6%
Census Tract 207.04	53.2%
Census Tract 207.07	53.9%
Census Tract 208.06	53.3%
Census Tract 208.07	56.7%
Census Tract 210	79.3%
Census Tract 211	68.3%
Census Tract 212.03	63.3%
Census Tract 215.02	67.2%
Census Tract 215.03	51.4%
Census Tract 215.05	62.2%
Census Tract 215.06	59.1%
Census Tract 215.07	54.0%

Rationale for the priorities for allocating investments geographically

Williamson County will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons and households. The Cities of Taylor, Georgetown, Granger and Leander, four of the County's more populated areas, are home to many LMI persons and households. Investments in these communities have meaningful impact. Additionally, the County will invest in projects that will have a long-term and lasting impact on the community and residents. This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	43
Special-Needs	
Total	43

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	2
Rehab of Existing Units	41
Acquisition of Existing Units	
Total	43

Table 57 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

As public housing facilities age, investment are needed to maintain and improve the buildings and units to preserve and maintain safe, decent, affordable housing for the County's most vulnerable residents. This section discusses actions taken to address the needs of public housing residents and the units in which they reside.

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

During FY 2019, Williamson County will fund several projects to address the needs to public housing. This includes:

- Funding to Georgetown Housing Authority (\$300,000) to replace deteriorated sewer lines that pose a threat to life, health or safety of public housing residents; and
- Funding to Granger Housing Authority (\$49,898) to weatherize units through window replacement.

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

Georgetown Housing Authority (GHA) offers various services to residents in an effort to improve their living environment. Services include 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 personal use.

GHA 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 focus on self-sufficiency.

The Resident Opportunities and Self-Sufficiency (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 assist residents in achieving their goals.

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

None of the PHAs in Williamson County are designated as troubled.

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

Introduction

The following section outlines Williamson County's goals and actions for the year in ending homelessness.

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

Williamson County EMS Mobile Outreach Team provides emergency assistance to low-income persons in crisis who are at risk of homelessness or who are homeless. Recipients are provided access to temporary emergency housing until a more permanent solution can be found and/or provided medication, psychiatric care, counseling, healthcare or services that reduce the likelihood of homelessness. This service will be funded with a FY19 allocation of \$16,000.

Addressing the emergency shelter and transitional housing needs of homeless persons

Because Williamson County will be funding wraparound services offered by service providers working with persons experiencing homelessness, the service providers are able to leverage their resources to provide emergency shelter to help meet the housing needs of homeless persons. Williamson County has allocated \$16,000 to the Williamson County EMS Mobile Outreach Team, \$25,000 to Interagency Support Council of Eastern Williamson County, \$35,000 to Williamson County Crisis Center dba Hope Alliance, and \$50,000 to Bluebonnet Trails Community MHMR Center. Williamson County is not directly increasing the number of emergency shelter beds but rather is funding the supportive services utilized by persons accessing emergency and transitional housing.

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

Because Williamson County will be funding wraparound services offered by service providers working with persons experiencing homelessness, the service providers are able to leverage their resources to provide emergency shelter to help meet the housing needs of homeless persons. Williamson County has allocated \$16,000 to the Williamson County EMS Mobile Outreach Team, \$25,000 to Interagency

Support Council of Eastern Williamson County, \$35,000 to Williamson County Crisis Center dba Hope Alliance, and \$50,000 to Bluebonnet Trails Community MHMR Center. Williamson County is not directly increasing the number of permanent housing units specifically for persons who have experienced homelessness but rather is funding the supportive services utilized by persons accessing these types of 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

Bluebonnet Trails Community MHMR Center provides Housing First services that assist people in securing permanent housing and achieve housing stability, without preconditions or barriers as a prerequisite for housing. Focus will be on the housing needs of people that are homeless by connecting with local housing authorities, applying for Section 8 or Section 811, finding available rental units and negotiating with property managers. Housing First will also help individuals access employment, psychiatric and primary healthcare, veteran and peer support services, access community resources and apply for Social Security benefits and other benefits such as Supplemental Nutrition Assistance Program (SNAP), as needed. Bluebonnet Trails Community MHMR Center will receive \$50,000 in FY19 for these activities.

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

Introduction

This section describes some of the primary challenges to development of affordable housing.

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

Habitat for Humanity (Habitat) is the only nonprofit housing developer in Williamson County. Habitat must look for low-cost land as high taxes and insurance make much of the land cost prohibitive. Even with Homestead caps, valuations are increasing and hurting mortgage affordability while low-cost land is increasingly difficult to find. It is a priority of Williamson County to acquire land for affordable housing. Stakeholders discussed that development and zoning ordinances make it difficult to develop affordable housing units.

Development costs are also rising for several other reasons:

- Hurricane Harvey raised homeowner insurance costs.
- The cost of building materials is rising due to increased demand (especially as post-Harvey rehab continues).
- There is a labor shortage.

As stated in the 2019 Analysis of Impediments to Fair Housing Choice, “the State of Texas grants authority to municipalities to create zone districts and regulate land development in those zone districts. This includes setbacks, lot coverage, building height, and density. However zoning powers are not granted to counties, with a few exceptions for specific listed areas of counties in specific areas of the state.” As such, Williamson County has limited power to guide development but will continue to encourage inclusive ordinances.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The primary impediment to Williamson County's ability to meet underserved needs is limited availability of funding to address identified priorities; the need exceeds the availability of resources. The County will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

Actions planned to foster and maintain affordable housing

Williamson County is committed to fostering and maintaining affordable housing. This fiscal year, Williamson County will commit CDBG funds to acquire land for use by Habitat for Humanity to develop two affordable housing units. Additionally, Williamson County has allocated \$300,000 for sewer line replacements for the benefit of public housing residents as well as funding a weatherization project in 16 public housing units.

Actions planned to reduce lead-based paint hazards

Williamson County will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards. The County will also continue to notify CDBG sub-recipients of LBP requirements and ensure compliance with CDBG requirements.

Williamson County's CDBG policies and procedures comply with the federal lead-based paint regulations at 24 CFR Part 35.

In accordance with lead-based paint requirements, the County will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards as related to housing rehabilitation activities:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

All contractors, sub-recipients, 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.

Actions planned to reduce the number of poverty-level families

The Bluebonnet Trails MHMR Center project works to address the underlying causes of unstably housed persons, some of who are living in poverty. By connecting these individuals to services and housing, these individuals have a better likelihood of achieving stability and self-sufficiency. The Williamson County Crisis Center dba Hope Alliance allows parents in crisis to have safe childcare while they attend job interviews, court hearings, etc. to become stable.

Other activities such as City of Leander Senior Activity Center (\$150,000 in FY19) and Lone Star Circle of Care Project Headwaters (\$300,000 in FY19) will build the physical facilities needed to provide supportive services.

Actions planned to develop institutional structure

Because Williamson County has relationships with public housing authorities and agencies such as Habitat for Humanity and Hope Alliance, there are opportunities for continued dialogue and support for advancement of institutional structure. Additionally, as a sub-recipient of CDBG funds, the receiving entities must maintain a high level of reporting which requires a strong institutional structure. Williamson County will provide technical assistance as needed to ensure that sub-recipients are in compliance with CDBG regulations.

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

Williamson County will continue to support and encourage efforts of the four public housing authorities and agencies such as Habitat for Humanity to collaborate to increase and preserve the number of affordable housing units. Williamson County will also encourage public housing authorities to offer services to residents in financial literacy and planning and to encourage residents to participate in programs designed to increase self-sufficiency.

Program Specific Requirements

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

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

Appendix: Alternate Projects for FY19 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

City of Georgetown Sidewalk Project

Construction of approximately 2673 feet of five foot wide sidewalk, approximately 345 square yards of driveway approach, one curb ramp and on GoGeo (fixed route) bus shelter. Project to be located on Scenic Drive from West 17th Street to West 22nd Street in Georgetown, TX.

Funding Requested: \$325,000

Estimated Funding for FY19: \$0

Annual Goals: Public Facilities and Infrastructure Improvements

Target Areas: City of Georgetown

Priority Needs Addressed: Improve Public Infrastructure

Goal Outcome Indicator: 565 People

City of Liberty Hill Sidewalk Project

Construction of approximately 4950 linear feet of sidewalk with ADA accessible curb ramps at street intersection and erosion and sedimentation control during and immediately after construction.

Project to be located Grange Street, Munro Street, Barton Drive, Hickman Street, Hillcrest Lane, Loop 332, Lynn Lane, Panther Path, and Barrington Drive in Liberty Hill, TX.

Funding Requested: \$398,000

Estimated Funding for FY19: \$0

Annual Goals: Public Facilities and Infrastructure Improvements

Target Areas: City of Liberty Hill

Priority Needs Addressed: Improve Public Infrastructure

Goal Outcome Indicator: 377 People

City of Taylor Victoria Street Reconstruction and Water/Wastewater Improvements

Remove and replace 2245 square yards of pavement, 865 linear feet of curb and gutter replacement, 389 linear feet of 18 inch RC pipe, 543 linear feet of 10" wastewater main, 70 linear feet of 12" wastewater main, wastewater service lines with clean-outs at right of way, 736 linear feet of 8" C900 water main, water services lines 4 water valves and fittings, two wastewater manholes, two fire hydrants and associated appurtenances.

Funding Requested: \$643,000

Estimated Funding for FY19: \$0

Annual Goals: Public Facilities and Infrastructure Improvements

Target Areas: City of Taylor

Priority Needs Addressed: Improve Public Infrastructure

Goal Outcome Indicator: 3795 People

The Key2Free Land Acquisition

Purchase of land for transitional housing for survivors of human trafficking.

Funding Requested: \$274,000

Estimated Funding for FY19: \$0

Annual Goals: Decrease Homelessness

Target Areas: CDBG Participating Cities and Unincorporated Areas of the County

Priority Needs Addressed: Provide housing/services to the homeless/at risk of homeless

Goal Outcome Indicator: 9-12 People

The Key2Free/Social Service

Provide housing to survivors of human trafficking.

Funding Requested: \$60,000

Estimated Funding for FY19: \$0

Annual Goals: Public Services

Target Areas: CDBG Participating Cities and Unincorporated Areas of the County

Priority Needs Addressed: Provide Public Services

Goal Outcome Indicator: 10-12 People

Citizen Participation Plan

**WILLIAMSON COUNTY
CITIZEN PARTICIPATION PLAN**

Regarding the Use of Grant Funds from the U.S. Department of Housing and Urban Development

This Citizen Participation Plan was prepared in accordance with Section 104(a) of the Housing and Community Development Act of 1974, as amended. The 24 CFR 91.105 federal regulations outline the “citizen participation” requirements.

The plan is to be used to address citizen participation in the Community Development Block Grant (CDBG) Program. Currently, Williamson County does not receive an entitlement grant under the HOME Investment Partnerships (HOME) Program, the Emergency Shelter Grant (ESG) Program, or the Housing Opportunities for Persons with AIDS (HOPWA) Program. However, if the County should receive funds from these programs in the future, the programs will be included under this Citizen Participation Plan.

The Citizen Participation Plan (CPP) sets forth the County’s policies and procedures for citizen participation in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments to these plans, the Consolidated Annual Performance and Evaluation Report (CAPER) and the Citizen Participation Plan itself. This Citizen Participation Plan also includes policies and procedures for citizen participation in the development of Williamson County’s Assessment of Fair Housing (AFH) and any subsequent amendments to the AFH.

Certification of Compliance

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

- provides for and encourages citizen participation with particular emphasis on participation by persons who are residents of slum and blighted areas, by residents in low and moderate income neighborhoods, or targeted revitalization areas as defined by the County;
- provides for and encourages citizen participation of residents of public and assisted housing developments, as well as provides information to the public housing authorities with jurisdiction in Williamson County, about Consolidated Plan activities related to its developments;
- provides for and encourages citizen participation of persons with disabilities as well as provides documents in a format accessible to persons with disabilities, upon request;
- provides for and encourages citizen participation of all Williamson County citizens, including minorities and non-English speaking persons, and identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

- provides citizens with reasonable and timely notification and access to local meetings, information, and records relating to the County's proposed and actual use of federal Community Development Block Grant funds;
- provides for technical assistance to groups/organizations representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the County;
- provides for public hearings to obtain citizen views; to respond to proposals and questions at all stages of the community development program, including at least the development of needs; and the review of proposed activities, and review of program annual performance. This will also include the development and evaluation of the Williamson County Assessment of Fair Housing (AFH) and any subsequent amendments to the AFH. The hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodations for the disabled; and,
- provides for a timely written response to written complaints and grievances where applicable.

Consolidated Plan/Annual Action Plan

The Consolidated Plan serve as the five-year planning framework for funding under the CDBG, HOME, ESG, and HOPWA Programs. The County will make available to citizens, public agencies and interested parties information that includes:

- The estimated amount of assistance the jurisdiction expects to receive, including grant funds and program income; and
- The range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate- income.

The Annual Action Plan serves as the framework to HUD under the CDBG, HOME, ESG, and HOPWA Programs. The annual Action Plan states the amount of assistance the County expects to receive (including grant funds and program income) from each of the federal programs and includes a description of the activities and related funding allocations that the County will undertake to address the needs and priorities established in the Consolidated Plan.

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

First Public Hearing

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

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

Second Public Hearing

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

Consolidated Annual Performance and Evaluation Report (CAPER)

The CAPER describes the accomplishments achieved with federal funds during the previous year, including how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate income residents. The fiscal year for expenditure of HUD funds begins October 1 and ends September 30 of the following year. This report will be submitted to HUD within 90 days of the close of the program year.

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

Substantial Amendment Process

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

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

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

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

Citizens may register complaints regarding any aspect of the Community Development Block Grant (CDBG) Program by telephoning the County CDBG Office at (512) 943-3757 or by writing to the Williams County CDBG Office at 710 Main Street, Georgetown, TX 78626. All complaints received will be addressed within fifteen (15) working days.

Citizens wishing to object to HUD approval of the final Consolidated Plan/Annual Action Plan may send written objections to the HUD Area Office located at H.F. Garcia Federal Bldg/U.S. Courthouse 615 E. Houston Street, Suite 347 San Antonio, TX 78205. Objections should be made within thirty (30) days after Williamson County has submitted the plan to HUD. Objections made and submitted to HUD must be based on the following reasons:

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

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

Assessment of Fair Housing (AFH)

The Assessment of Fair Housing is a planning document prepared in accordance with HUD regulations at 24 CFR 91.105 and 24 CFR 5.150 through 5.166. This plan includes an analysis of fair housing data,

assesses fair housing issues and contributing factors, and identifies Williamson County's fair housing priorities and goals for affirmatively furthering fair housing.

The process for development of the AFH and the process for citizen participation for the AFH are the same as the processes for development and citizen participation for the Consolidated Plan, Action Plan, and their Substantial Amendments with regard to public hearings, public comment periods, and public notices, with the additional requirement that HUD-required data and other local data and information that the County intends to use in preparing its AFH will be made available to the public as soon as possible.

The Assessment of Fair Housing must be submitted to HUD at least 270 days prior to the beginning of the program year for which a new Consolidated Plan is due.

Revisions to Assessment of Fair Housing

The County shall amend and revise its approved Assessment of Fair Housing whenever one of the following situations occurs:

1. A material change occurs. A material change is a change in circumstances in Williamson County that affects the information on which the AFH is based, to the extent that the AFH analysis, its priorities and goals, and the fair housing contributing factors, no longer reflect actual circumstances. Examples of a material change may include:

- Significant demographic changes;
- New significant contributing factors in the jurisdiction that create, perpetuate, contribute to, or increase restrictions on fair housing choice or access to opportunity;
- Presidentially-declared disasters within the jurisdiction that are of such a nature as to significantly affect the County's efforts to affirmatively further fair housing;
- Civil rights findings, determinations, settlements (including Voluntary Compliance Agreements), or court orders.

2. Upon HUD's written notification specifying that a material change has occurred.

Whenever a Revision to the Assessment of Fair Housing is proposed, it will be available for public comment for a period of thirty (30) days before Commissioners Court approval, as applicable. A Revision to the Assessment of Fair Housing will not be implemented until the conclusion of the 30-day public comment period. A summary of all comments or views received during the comment period, will be attached to the Revision upon submission to HUD.

Citizen Access to Information

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

- Records of Public Hearings/Meetings

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

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

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

- Williamson County Court House, 710 Main Street, Georgetown, TX
- Georgetown Housing Authority, 210 West 18th Street, Georgetown, TX 78626
- Hutto City Hall, 401 West Front Street, Hutto, TX 78634
- Jarrell City Hall, 161 Town Center Blvd, Jarrell , TX 76537
- Granger City Hall, 214 East Davilla Street, Granger, TX 76530
- Granger Housing Authority, 500 North Commerce Street, Apt. 28, Granger, TX 76530
- Coupland City Hall, 403 FM 1466, Coupland, TX 78615
- Taylor City Hall, 400 Porter Street, Taylor, TX 76574
- Taylor Housing Authority, 309 Avery Drive, Taylor, TX 76574
- Cedar Park City Hall, 600 North Bell Boulevard, Cedar Park, TX 78613
- Georgetown City Hall, 113 East 8th Street, Georgetown, TX 78626
- Leander City Hall, 200 West Willis Street, Leander, TX 78646
- Liberty Hill City Hall, 2801 Ranch Road 1869, Liberty Hill, TX 78642
- Weir City Hall, 2205 South Main Street, Weir, TX 78674

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

Reasonable accommodations for people with disabilities and for non-English speaking populations will be made upon request and as appropriate. Call 512-943-3757 or write to the address below to request information, documents, records or accommodations.

Williamson County CDBG Office
710 Main Street, Ste 101
Georgetown TX 78626

Technical Assistance

Technical assistance may be requested in writing by appropriate neighborhood organizations, county-wide advisory groups, project area organizations, groups of low and moderate income persons and/or groups of residents of blighted neighborhoods/communities. This assistance may be requested for the purposes of adequately participating in planning, implementing and assessing the program; developing proposals; or in carrying out CDBG Program activities. The level and type of necessary assistance will be determined by Williamson County. If necessary, assistance will be provided by specialists selected by the County.

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

Use of Alternate Projects

Williamson County will use Alternate Projects in the Annual Action Plans. 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.

Section 108 Loans

Applications for assistance filed by Williamson County for Section 108 loan guarantee assistance authorized under HUD regulation 24 CFR Part 570, Subpart M, are subject to all provisions set forth within this Citizen Participation Plan. Such applications for Section 108 loan guarantee may be included as part of the process for obtaining CDBG Entitlement funds, or may be undertaken separately anytime during the program year. The required public hearing to inform citizens of program requirements will be carried out by the Williamson County CDBG Office.

In the Event of a Disaster

In the event of a federally declared disaster where program funds covered by this Plan may be expended to carry out eligible activities to address the County's disaster response, the County's requirements under this Plan will be streamlined in accordance with any/all applicable HUD waivers, to include:

- a) A 7-day public display and comment period to amend the Con Plan
- b) A minimum of one public hearing shall be held to receive comments on the proposed amendment