

# **Williamson County, TX**

## **Community Development Consolidated Annual Performance and Evaluation Report Fiscal Year 2022**

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Williamson County was awarded CDBG funds in the amount of \$1,712,437 for Fiscal Year 2022 (October 1, 2022 through September 30, 2023). In accordance to the priorities identified and outlined in the County's Consolidated Plan, four social service projects, two public facilities projects, two home repair projects, and three infrastructure projects were identified for FY22 allocation. The projects serve low to moderate income areas and households throughout the County. The projects meet national goals and supports ongoing efforts in the community to address the growing population. All projects are identified as a high priority in the Five-Year Consolidated Plan.

CDBG-CV funds in the amount of \$2,283,010 will also be addressed.

The County's Strategic Plan outlines the following as high priority projects.

#### **Public Facility and Infrastructure Improvements**

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

#### **Increase Access to Affordable Housing**

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

#### **Decrease Homelessness**

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

#### **Public Services**

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

#### **Affirmatively Further Fair Housing**

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

The Consolidated Annual Performance and Evaluation Report (CAPER) is required by the U.S. Department of Housing and Urban Development (HUD) to report on the annual performance of the Williamson County FY22 CDBG program. This report identifies the progress made regarding active projects and those projects that have been completed that received Williamson County funds, as well as other accomplishments the County has made in meeting the objectives and priorities outlined in the five year Consolidated Plan. Project progress can be found in the attachment section of this document. See FY22 Funded Project Information, Previously Funded Project Information and CDBG-CV Cares funding.

It is required that this report be available for review for a minimum of 15 days. The review period was December 4 – December 18, 2023. A public hearing was held on December 12, 2023.

#### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	174	41	23.56%			
Fair Housing Activities	Fair Housing Activities	CDBG: \$	Other	Other	1	0	0.00%			
Home-ownership Assistance	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		25	0	0.00%
Home-ownership Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	12	0	0.00%
Home-ownership Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	10		130	26	20.00%
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	55	44.00%	40	24	60.00%
Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				

Housing Rehabilitation	Affordable Housing Public Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40950	13024	31.80%	1815	680	37.47%
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Improve public facilities	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Improve public facilities	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Improve public infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	800	5636	704.50%			
Planning and Administration	Administration and Planning	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Provide housing/services to the homeless/at risk	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	71	71.00%			

Provide housing/services to the homeless/at risk	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	40				
Provide housing/services to the homeless/at risk	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	25				
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	450	1180	262.22%	175	89	50.86%
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	8				
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

All activities funded are identified as High Priority projects. Please see attached documents outlining projects funded and progress in 2022 (FY22 Funded Project Information, Previously Funded Project Information and CDBG-CV Cares funding).

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	116
Black or African American	39
Asian	8
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	1
<b>Total</b>	<b>166</b>
Hispanic	71
Not Hispanic	95

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Numbers in Table 2 of CR-10 represent the numbers for the following projects:

Habitat for Humanity Home Repair

Georgetown Home Repair

Key2Free

Granger Housing Authority

Georgetown Housing Authority

Sacred Heart

The chart does not represent those identified as other. One individual identified as Other.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,712,437	939,955

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Participating Cities + Unincorporated Areas of County			
City of Georgetown			
City of Granger			
City of Leander			
City of Taylor			
Countywide			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Percent of CDBG funds allocated to each project:

Habitat for Humanity Home Repair 8.75%

Georgetown Home Repair 8.75%

Helping Hands of Georgetown/Food Pantry 1.75%

Key2Free 4.56%

Impact Counseling 2.9%

Granger Water Project 5.6%

Georgetown Housing Authority 17.5%

Georgetown 21st Street Project 7.1%

Granger Housing Authority 7.1%

Hutto Resource Center 2.9%

Jarrell Water Project 20.3%

Administration 12.7%

Williamson County does not allocate CDBG funds based on identified target areas. The County receives applications for funding from participating cities and local organizations for projects that fit within the County's priorities. Applications are reviewed by the Community Development Administrator who then makes a recommendation to Commissioners Court based on need and funding allocation. Commissioners Court reviews the recommendation and either approves or requests modifications.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Matching funds are not required in the CDBG program.

The following are leveraged funds per FY22 project. Sources include private, local, state, other federal funds.

Habitat for Humanity Home Repair \$265,000 Local and Grant Funding

Key2Free \$547,400 Local and Grant Funding

Impact Counseling \$800,586 Local and Grant Funding

Granger Water Project \$10,000 General Fund

Georgetown Housing Authority \$338,820 Local and Grant Funding

Jarrell Water Project \$10,000 General Fund

Williamson County does not use publicly owned land or property to address identified needs. Williamson County does not receive HOME or ESG funds.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	6
Number of Non-Homeless households to be provided affordable housing units	195	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>195</b>	<b>6</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	25	0
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	170	78
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>207</b>	<b>78</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The homeless population was supported by Key2Free (6 clients). Granger Housing Authority rehabbed 34 units and Georgetown Housing Authority rehabbed 20. Habitat for Humanity rehabbed 16 homes and Georgetown rehabbed 8 homes during FY22.

A second Georgetown Housing Authority project is still in progress as is the Habitat and Georgetown Housing Rehab projects. Habitat for Humanity is working with Georgetown to complete infrastructure

for the 12 new housing units proposed. Non-Homeless will be addressed by Helping Hands of Georgetown, Key2Free, Impact Counseling, The Crisis Center and the Hutto Resource Center. These programs are late starting because of the substantial amendment needed to fund the projects.

**Discuss how these outcomes will impact future annual action plans.**

The success of these programs has been instrumental in assisting low-mod income households to remain in their homes and thus prevent homelessness. It is expected that these programs will continue.

The CDBG office meets with the homelessness coalition to discuss options to increase affordable housing to low-mod income families.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	68	0
Low-income	4	0
Moderate-income	6	0
<b>Total</b>	<b>78</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The Habitat Home Repair program assisted 16 families with its rehab program. Three are moderate income, four are low income and nine are extremely low income. The Georgetown Home Repair program assisted 8 households. Five households are extremely low, one is moderate income and two are very low income. The Georgetown Housing Authority rehabbed it's facility. In FY21, 57 households have returned to updated homes. An additional 20 extremely low income households have been assisted. The Granger Housing Authority has rehabbed 34 units. All households are extremely low income.

Key2Free assisted six new homeless individuals in FY22.

The county continues to work with the Taylor Housing Authority in its down payment assistance program. Unfortunately, the costs associated with home ownership in Williamson County has increased, making it difficult to identify eligible clients. In FY21, one low income client was assisted with home ownership. No assistance was provided in FY22.

The local Housing Authorities provide affordable housing to low income individuals and families. The number of units available is greatly outnumbered by the number of those in need. Families and individuals are encouraged to contact local organizations for rental assistance and other needs.

Worst case needs are addressed through the Habitat for Humanity and Georgetown home repair programs. These programs allow for the repair of homes so that low-income residents can remain housed in homes that are no longer substandard. The Granger Housing Authority and the Georgetown Housing Authority completed rehab projects on their facilities, which house extremely low income residents. Key2Free assists homeless individuals with obtaining temporary and permanent housing.

In an effort to maintain affordable housing, Habitat for Humanity and Georgetown home repair programs are funded to ensure that homes of low income individuals are repaired and that they can remain housed. Both the Granger and Georgetown Housing Authorities have rehabbed units for low income residents, also ensuring that individuals remain housed. Habitat for Humanity receives funding to purchase land for affordable housing.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Georgetown Housing Authority rehabilitation project repaired housing for twenty extremely low income households.

Habitat Home Repair program assisted 16 households in FY22, allowing individuals to remain in their homes and avoid homelessness. The Georgetown Home Repair program assisted 8 households in FY22.

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

The County continues to support local social service agencies, such as Capital Idea, San Gabriel Crisis Service Center, Bluebonnet Trails, MHMR and the Georgetown Project that provide a wide array of support services for homeless persons. Examples of support include, but are not limited to, employees serving as board members, collaboration during special projects, and public recognition of services provided.

Another organization addressing homelessness is the Georgetown Project. The Georgetown Project opened the NEST in 2011 as an outreach to Georgetown ISD teens in 9th-12th grade that were homeless or living in transition. The NEST Program now includes The NEST Host Home, an overnight safe haven for youth living in transition, and The NEST Empowerment Center, an after school safe haven for all Georgetown ISD high school teens who are in need of free resources.

Bluebonnet Trails 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.

Key2Free was funded in FY19. The program assisted six new low income homeless individuals in FY22 and had 87 individual encounters. The program provides clinical, medical and dental services to victims of human trafficking.

Williamson County Commissioners approved a proclamation designating November 11 -18, 2023 as National Hunger and Homeless Awareness Week in Williamson County. The Williamson County Homeless Coalition hosted a Homeless Awareness event to assist the community in learning about homelessness in Williamson County. This was also an opportunity to learn about different programs that assist the homeless community.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The CDBG Program Administrator participates in the Williamson County Homeless Coalition. The coalition is made up of local organizations who assist the homeless. The group meets to discuss how better to address the homeless population in Williamson County. The County also funds Bluebonnet Trails, Key2Free and the Crisis Center. These organizations work directly with the homeless population and assist with transitional housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Georgetown Housing Authority utilized funding to rehabilitate existing units. This project is complete. The rehabilitation of these units allows the extremely low income households to remain housed, ultimately, preventing homelessness.

Habitat Home Repair program has assisted 16 low income households with repairs that allow them to remain housed. The Georgetown Home Repair program assisted 8 in FY22.

Bluebonnet Trails Community Services has several programs. The Mobile Crisis Outreach Team (MCOT) is made up of an array of qualified and highly trained mental health professionals who are available for immediate response 24 hours a day, 7 days a week throughout 8 counties. MCOT services focus on providing timely crisis assessments and development of a plan to resolve the crisis. MCOT provides services where the crisis is taking place and provides housing assistance to victims of domestic violence.

Bluebonnet Trails offers a Diversion Center to provide triage and 23-48 hour observation services to those in crisis. The unit provides services to individuals residing in Bastrop, Burnet, Caldwell, Fayette, Gonzales, Guadalupe, Lee, and Williamson Counties. The Diversion Center offers voluntary and involuntary admission for individuals in crisis who need short-term care to achieve stabilization. Once

admitted, individuals are seen by a doctor within the first hour to ensure appropriate medications are provided. Licensed nurses monitor symptoms and provide support 24/7. Up to 48 hours of care is offered, working with the individual to fulfill a step-down care plan to decrease the need for inpatient hospitalization.

The Crisis Respite Units (CRU) have a 16-bed CRU located in Georgetown, TX, and a 10-bed Seguin CRU located in Seguin, TX. Both operate 24 hours a day, 7 days a week. The primary objective of crisis respite services is crisis stabilization and resolution for the participant or the participant's family/caregiver. Staff assists individuals in crisis, through assessments and evaluations to determine the most suitable care plan for recovery. Respite services include linking to resources, skills training, group therapy, and psychiatric stabilization for individuals to return back to their community successfully. The length of stay is determined by need and can be as little as a few hours or as long as 14 days or more.

The Crisis Center provides housing assistance to victims of domestic violence.

Williamson County has a community resources website that allows people to search online for needed resources such as health care, mental health services, housing, food, and other community resources. The Williamson County Community Resources website was designed to empower residents with information about resources in the Williamson County area so that they can connect with available services. Residents can go to [www.wilco.org/communityresources](http://www.wilco.org/communityresources) and enter their zip code to search for services near their location. All searches are confidential.

**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 CDBG Program Administrator participated in the Williamson County Homeless Coalition. The coalition is made up of local organizations who assist the homeless. The group meets to discuss how better to address the homeless population in Williamson County.

The Balance of State CoC works to ensure that homeless individuals make the transition to permanent housing and independent living, is prioritizing safe and stable housing and making affordable housing options more accessible to homeless individuals. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness and substance addiction. Recent trends through the Homeless Prevention and Rapid Re-housing program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. Williamson County continues to support local organizations, such as the Georgetown Project to assist homeless youth with transitional and permanent housing. This is done through Williamson County Juvenile Services.

Williamson Burnet County Oppotunities (WBCO) provides services such emergency assistance, headstart, case management to transition out of poverty, adult education program for job skills, and rapid re-housing program.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

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

The Georgetown Public Housing Authority manages Shady Oaks Apartments and Stonehaven Apartments. The Shady Oaks Apartments are Section 8 and offer 60 duplex apartments to qualified residents. The Stonehaven Apartments are public housing and offer 158 housing units to qualified residents. The Georgetown Housing Authority also manages a Section 8 (Housing Choice Voucher) program.

The Georgetown Housing Authority also provides a Family Self Sufficiency Program which is a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. They work with welfare agencies, schools, businesses, and other local partners to develop 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 hopefully, enable them to live without any form of public assistance.

The Taylor Housing Authority owns and manages the Mary Olson property and the Avery property. These properties are public housing facilities and offer 46 units and 70 units respectively. The Taylor Housing Authority also administers a Section 8 Housing Choice Voucher program that assists approximately 142 families. The Voucher program is a rental subsidy program where families choose where they want to live (based on certain stipulations) and the rental subsidy is paid to the landlord. The Taylor Housing Authority also administers 3-year housing vouchers for those exiting the foster care system.

The Taylor Housing Authority was awarded \$100,000 in CDBG funds for their Home Ownership Program to assist income eligible families with purchasing a home. Three families have been assisted to date (one in FY21). The down payment assistance available to families was increased in an effort to make home purchases affordable to income qualified households.

The Granger Housing Authority operates and manages 26 units available to qualified residents.

Williamson County works with the Georgetown Housing Authority to conduct required reviews and approvals in order for the Housing Authority to receive federal funding. All Housing Authorities are invited to participate in the development of the annual action plan and the 5-year consolidated plan. The Williamson County CDBG office assists, as requested, the housing authorities with funding

options and any other needs.

The Granger Housing Authority completed rehab of 34 units utilizing CDBG funds. Projects included updated ventilation and AC systems. The Georgetown Housing Authority utilized CDBG funds for rehab of 134 units. This project is complete. The renovations allow for improved housing for low income households.

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

Williamson County does not use CDBG funding directly to encourage public housing residents to become involved in management and to participate in homeownership activities. However, the County encourages the local public housing authorities to continue its current programs and collaborate with other agencies that assist with homeownership. The local Housing Authorities have Resident Commissions on their boards in an effort to encourage participation. Also, all documents requiring public review are provided to local housing authorities.

### **Actions taken to provide assistance to troubled PHAs**

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

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

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

The County continues to increase partnerships with local units of government to ensure equitable zoning practices as they relate to fair housing and the development of affordable housing.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The major obstacle to meeting all of the identified needs is the lack of funding resources. Typically, applicant request amounts are much higher than the entitlement amount which further escalates the budgetary constraints in meeting the undeserved needs. However, the County continues to partner, when feasible, with other nonprofit organizations to leverage the County's CDBG allocation.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

To the greatest extent practicable, Williamson County works with local agencies to help eliminate the hazard of lead poisoning due to the presence of lead based paint. The County also disseminates information on lead based paint hazards to CDBG subrecipients who receive entitlement funds for housing activities where lead based paint may be an issue.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

While Williamson County has limited resources to address the priorities identified, the County continues to seek partnerships and establish cooperative working relationships to leverage its annual CDBG allocations. This typically comes in the form of matching city funds or other grant funds (which are not required).

The Williamson County Homeless Coalition hosted a Homelessness Event to bring awareness to the homeless and programs that can assist them. Williamson County Commissioners Court proclaimed November 11-18, 2023 as National Hunger and Homelessness Awareness Week. The proclamation encourages all citizens to recognize that many people do not have housing and need support for residents and private/public non profit service entities alike.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Central Texas Fair Housing Assessment was completed in 2019.

Williamson County participates in the Williamson County Homelessness Coalition. The Coalition meets monthly to gather information on the homelessness population, affordable housing and other needs of the low income population.

**Identified Impediments to Fair Housing:**

**City and county capacity for addressing fair housing challenges is limited.**

**The harm caused by segregation is manifested in disproportionate housing needs and differences in economic opportunity.**

**Affordable rental options in the region are increasingly limited.**

**Stricter rental policies further limit options.**

**Disparities in the ability to access homeownership.**

**State regulations and zoning and land use limit housing choice.**

**Educational Inequities persist in the region.**

**Public transportation access has not kept up with growth.**

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Community Development Administrator uses monthly progress reports submitted by each project to identify any problems or potential problems. Contact with each project manager assists in ensuring that projects are progressing, following appropriate regulations and utilizing CDBG funds efficiently and effectively. The Community Development Administrator also conducts meetings and/or communicates via email and phone with project managers regarding specifics of projects.

The Community Development Administrator conducts desk monitorings of each project to ensure compliance and progression. Monitorings are ongoing as Williamson County requires all documents to support progress, payment, and reports to be submitted. If file documentation is not submitted, the County will not process payment to a project.

Meeting with representatives from the projects ensures that regulations are being followed. The Community Development Administrator provides HUD guidance, County forms, labor forms and Davis Bacon information, and information on how to access funds.

The Community Development Administrator works closely with the Williamson County Auditors office in an effort to ensure appropriate and accurate financial documents are submitted for payment and that funds are spent in a timely manner. The Community Development Administrator and Grants Accountant work closely to improve procedures and to make certain that current procedures are efficient and adequate. All documents submitted with draw requests are thoroughly examined by the Community Development Administrator to ensure funding is being expended on eligible expenses and that funds are being utilized efficiently. Signatures by the CDBG office, County Judge and the Auditor's office are required and identified on all payment requests.

The subrecipient agreements includes a section addressing women and minority-owned business enterprises. The section reads:

Subrecipient will use its best efforts to afford minority and women-owned business enterprises (at least fifty-one (51) percent owned and controlled by minority group members or women) the maximum practicable opportunity to participate in the performance of this Agreement.

CDBG-CV funded projects are monitored under the same guidelines as current CDBG projects. All payment requests are reviewed by the CDBG administrator for eligibility prior to processing. Ineligible payment requests will not be paid by the CDBG office. Personal files are held by the agencies administering the programs and are available review upon request.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

All notices are published in local newspapers in English and Spanish to inform citizens of public comment periods and public meetings. A 15 day comment period, December 4 – December 18, 2023, was provided during the CAPER process. No comments were received. A public hearing was held on December 13, 2023. Public meetings are held in conjunction with each phase of the CDBG program to allow for citizen input.

Williamson County is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications are provided upon request. Reasonable accommodations for people with disabilities and for non-English speaking populations are made upon request and as appropriate.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes have been made to the Williamson County CDBG program.

Williamson County does not have an existing Section 108 guaranteed loan program.

There were no situations where non-coronavirus activities were affected or defunded because of the coronavirus.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes have been made to the Williamson County CDBG program.

Williamson County does not have an existing Section 108 guaranteed loan program.

There were no situations where non-coronavirus activities were affected or defunded because of the coronavirus.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	11	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative

**Funding for FY22  
Community Development Block Grant  
Allocation \$1,712,437**

**Habitat for Humanity of Williamson County Home Repair Program**

Activity 135

Project will assist approximately twenty eligible households 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. Project is underway.

FY22: \$150,000

CDBG Funds Utilized to Date: \$136,795.86

Income Qualified Households

**City of Georgetown Home Repair Program**

Project will assist approximately twenty eligible households who are in need of home repairs within Georgetown city limits, including the San Jose and TRG neighborhoods. 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. Program is utilizing prior funding.

FY22: \$150,000

CDBG Funds Utilized to Date: \$0

Income Qualified Households

**Helping Hands of Georgetown/Social Service Food Pantry**

Food pantry services to qualified clients. Action Plan amended to include project. New management to begin program.

FY22: \$30,000

CDBG Funds Utilized to Date: \$0

Limited Clientele, Location and Nature

**Key2Free/Social Service Medical Services**

Medical, psychiatric, therapeutic, case management and rental assistance for victims of human trafficking. Action Plan amended to include project.

FY22: \$78,200

CDBG Funds Utilized to Date: \$0

Limited Clientele

**Impact Counseling Services/Social Service**

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 and potentially increase the number of clients served. Program under new management and is underway.

**FY22:** \$50,000

CDBG Funds Utilized to Date: \$0

Limited Clientele

**City of Granger Water System Improvements****Activity 134**

Project to include the survey of water assets, modeling of water distribution system, and installation of 12-inch and 8-inch water lines. Locations within Granger to be determined. This is for engineering only and is approaching completion.

**FY22:** \$96,000

CDBG Funds Utilized to Date: \$82,100

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 50.50%

Percent Minority: 39.51%

**Georgetown Housing Authority**

Project amended and recently approved. Updated project description:

Project will rehabilitate 104 units at Stonehaven Public Housing with required electrical upgrades.

Including but not limited to, provide and install new meter bases, new meters, and new main disconnect switches at the service entry to each dwelling unit. Provide and install new copper ground wire and rod at each service to comply with current code. Upgrade any existing ungrounded circuits to three-wire grounded circuits. Extend larger service wiring from new meter base to the existing location of the load center (breaker panel) inside the unit. Provide and install a new 100-amp (or larger) load center in units where there is presently a 70-amp load center, complete with all new circuit breakers for existing circuits. Replace all switches and plugs. Install GFCI's. Replace riser pipes to meter cans. Install smoke detectors in bedrooms. Replacement of Exterior pad-mounted fused distribution panels. Upgrade the exterior pad-mounted fused distribution panels adjacent to pad-mounted transformers. In addition, some of the conduits entering the panels on pad-mounted transformers and into metering enclosures were observed to be corroded and exposes conductors to unauthorized personnel. The external metal service entrance conduits need to be grounded at the panels and conduit needs to be reworked.

Improvements to HVAC system and removing gas heaters.

**FY21:** \$330,000

**FY22:** \$300,000

CDBG Funds Utilized to Date: \$0

100% Low Mod

**Georgetown 21st Street Project**

Activity 113

Design and construct a water and wastewater line for Shepherd's Village, a 12 unit condominium development of homes located at 502 W 21st Street, Georgetown to be sold to potential homeowner's earning between 60 to 80% of the Area Median Income. Project is nearing completion.

**FY20: \$97,000**

**FY22: \$121,712**

CDBG Funds Utilized to Date: \$40,872.40

Income Qualified Households

**Granger Housing Authority Rehab**

Electrical and furnace improvements to support central air conditioning installation. Project located at the Granger Housing Authority. Project is moving forward with obtaining cost analysis information.

**FY22: \$121,330**

CDBG Funds Utilized to Date: \$0

100% Low Mod

**Hutto Resource Center/Social Service Mortgage Assistance**

The Hutto Resource Center will provide rental and mortgage assistance to those in need in Hutto or within the Hutto ISD attendance zone. Program under new management. Program details are requirements are being determined.

**FY22: \$50,000**

CDBG Funds Utilized to Date: \$0

Income Qualified Households

**Jarrell Water System Improvements**

Installation of up to 2,100 linear feet of 16-in PVC C900 water line, 4 fire hydrants, and 2 gate valves. The service area is residences along CR 305, bounded by CR 307 to the east and up to CR 396 to the west, including the Double Creek Estates subdivision and Jarrell Memorial Park in Jarrell TX. Project will combine funds with remaining funds from a completed CDBG project. And amendment will be completed once the final dollar amount is confirmed.

**FY22: \$347,195**

CDBG Funds Utilized to Date: \$0

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

**Program Administration**

Activity 133

**FY22: \$218,000**

CDBG Funds Utilized to Date: \$144,031.42

## Previously Funded Project Information

### Habitat for Humanity of Williamson County Home Repair Program

#### Activity 123

**Accomplishments:** 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. This is the final time this project will be reported in a CAPER.

FY21 \$150,000

CDBG Funds Utilized to Date: \$150,000

25 Income Qualified Households

### City of Georgetown Home Repair Program

#### Activity 124

**Accomplishments:** 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. Project is underway.

FY21 \$100,000

CDBG Funds Utilized to Date: \$63,540.18

Income Qualified Households

### Granger Colorado Street Wastewater Line Replacement

#### Activity 89

**Accomplishments:** Replacement of existing 8 inch clay wastewater line with new PVC wastewater line and associated manholes. Project to include the repair of asphalt streets and concrete sidewalks and will take place on Colorado Street south of FM917 to East Mesquite, Colorado Street north of FM971 to East Ash, east on East Ash Street to North Alligator Road, north on Mustang Street from East Ash Street to before East Walnut. Engineering funded in 2018 is complete. Construction portion of the project was funded in 2021. This project is being combined with a larger ARPA funded project. Final environmental reviews and requirements are being completed.

FY18 \$55,400

FY21 \$344,050

CDBG Funds Utilized to Date: \$55,400

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 50.50%

Percent Minority: 39.51%

### Liberty Hill Sidewalk Project

#### Activity 131

**Accomplishments:** Design and installation of approximately 5800 linear feet of sidewalk with ADA accessible curb ramps at street intersections, and erosion and sedimentation control during and immediately after construction. Project will also include approximately 3600 linear feet of drainage improvements to mitigate existing drainage issues. Project will be located on portions of Hillcrest Lane

and Loop 332 and on Lynn Lane, Panther Path and Barrington Drive. Engineering and design are underway for this project. Delayed due to new city management for this project. Construction to begin early 2024.

FY21 \$488,000

CDBG Funds Utilized to Date: \$0

Low Mod Area determined by survey

#### Jarrell Water System Improvements

##### Activity 127

Accomplishments: Installation of 16" water line including valves, fittings and fire hydrants. Work to be completed on 1<sup>st</sup> Street, between Avenue I and Avenue E in Jarrell TX. Engineering complete.

Construction is complete. Final payments are being processed. Remaining funds to be reallocated to another Jarrell project.

FY21 \$467,000

CDBG Funds Utilized to Date: \$227,895.46

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

#### Habitat for Humanity 21<sup>st</sup> Street Project

##### Activity 112

Accomplishments: Site development engineering and architectural design and construction documents for the development of 6-12 for sale workforce units developed at 502 W. 21<sup>st</sup> Street, Georgetown TX. Engineering and planning are complete. Construction is underway through the City of Georgetown.

Project is nearing completion.

FY20 \$133,500

CDBG Funds Utilized to Date: \$116,927.00

Income Qualified Households

#### Jarrell Water System Improvements

##### Activity 114

Accomplishments: Installation of approximately 2400 feet of 12" water line including valves, fittings and fire hydrants. Work to be completed on East Avenue A, between North 2<sup>nd</sup> Street and North 10<sup>th</sup> Street in Jarrell TX. Agreement in place. Engineering and planning are complete. Construction is complete. This is the final time this project will be reported in a CAPER.

FY20 \$355,520

CDBG Funds Utilized to Date: \$355,520

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

#### City of Taylor Water System Improvements Old Coupland Road

##### Activity 115

Accomplishments: Funding for engineering and planning for water project. Project is underway.

FY20 \$160,000

CDBG Funds Utilized to Date: \$83,276.27

Census Tract 210 (Block Group 2)

Percent Low-Mod: 70%

Percent Minority: 81.34%

Williamson County Crisis Center dba Hope Alliance/Social Service Transitional Housing  
Activity 111

Accomplishments: CDBG funds will be utilized to offer financial assistance to survivors of domestic violence participating in other life-saving services offered by Hope Alliance. Assistance would be provided in the form of monies paid directly to landlords and utility companies. Financial assistance would be provided for items such as deposits, rent, and utilities.

This assistance will allow survivors to remain in their current safe housing or obtain new housing after fleeing from unsafe, abusive, and violent environments.

Program delayed in getting started. Will begin early 2024.

FY20 \$35,000

CDBG Funds Utilized to Date: \$0

Limited Clientele

Taylor Housing Authority Home Ownership Program

Activity 79

Accomplishments: Down payment assistance was provided to one low income family in 2017 and one low income family in 2018. Homes are located in Taylor TX. 2019: \$20,000 committed to a homebuyer who is purchased a Habitat home. 2021: \$20,000 utilized by income eligible household. The remaining funds have not been committed to date.

FY16 \$100,000

CDBG Funds Utilized to Date: \$75,000

Percent Low-Mod: 100%

Percent Minority: 100%

City of Granger Sewer Project

Activity 80

Accomplishments: Replacement of existing lift station located on Roswell Avenue with a prepackaged lift station. Project will include replacement of forcemain and gravity line relocation, and associated project incidentals. Engineering for the project is complete. Completion of easement documentation and engineering is underway. Due to unexpected costs incurred by the City of Granger caused by a major water leak, the original design of the project had to be redesigned and rebid. Project is underway. This project is being combined with a larger ARPA funded project. Final environmental reviews and requirements are being completed.

FY17 \$294,350

CDBG Funds Utilized to Date: \$44,501.31

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 49.83%

Percent Minority: 39.51%

Georgetown Housing Authority FY18

Activity 92

Accomplishments: Modernization of 134 dwelling buildings, office/community building, management/maintenance buildings, gazebos and fences. Rehab of entries by removing deteriorated wood on fascia boards, trim, soffits, wood siding, wood fencing and paint exterior surfaces. Project to take place at the Georgetown Housing Authority Stonehaven location. 2019: Stonehaven Apartments

experiences critical levels of persistent sewage back-up within its dwelling units. Old, corroding and disintegrating sanitary sewer lines are continually failing, creating sewage blockage and subsequent back-ups into the residential units. It has also been discovered through testing by Terracon Consultants, Inc. that asbestos exists within the VCT flooring and adhesive, the undercoating of the kitchen sinks and the drywall. The asbestos materials will be significantly disturbed while remedying the sewage issues, therefore will need to be abated in accordance with the National Emission Standards for Hazardous Air Pollutants, 40 CFR Part 61, Subpart M, Asbestos, Demolitions and Renovations. Project is complete. This is the final time this project will be reported in a CAPER.

FY18 \$282,603

FY19 \$300,000

CDBG Funds Utilized to Date: \$582,603

Housing Authority Rehab 100% low-mod

The Key2Free/Social Service

Activity 95

Accomplishments: Provide clinical, medical and dental services to victims of human trafficking. Program assisted seven new clients and had 160 encounters in FY19. Program assisted 9 new clients and had 197 encounters in FY20. Program assisted 8 new clients and had 99 encounters in FY21. In FY22, program assisted 6 new clients and had 87 encounters.

FY19 \$59,000

CDBG Funds Utilized to Date: \$48,865.19

Percent Low-Mod: Limited Clientele

## **Williamson County CDBG-CV CARES Funding**

**\$939,026 and \$1,343,984**

Taylor Water Project/Repair Water lines: \$800,000

Tieback: Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers. Engineering and planning are nearing completion. Project is underway.

CDBG Funds Utilized to Date: \$280,182.96

Granger Housing Authority/Install Central Air: \$157,000

Tieback: Rehabilitation of buildings and improvements (including interim assistance). Rehabilitate a commercial building or public facility such as a school building to improve indoor air quality and ventilation to improve public health and prevent spread of coronavirus by replacing the HVAC and other building systems or to add operable windows and other improvements that could ensure the building's continued usefulness during an outbreak.

Project is complete. Twenty-six units rehabbed. This is the final time this project will be reported in a CAPER.

CDBG Funds Utilized to Date: \$143,834.78

Habitat for Humanity/Land Acquisition to build affordable housing: \$636,000

Tieback: Acquisition of property for housing. Respond to residential over-crowding associated with coronavirus spread and with more severe coronavirus disease and poorer post-COVID health outcomes by acquiring property for new construction of affordable housing funded from another source. Two have been purchased for affordable housing. Additional properties are being identified.

CDBG Funds Utilized to Date: \$352,795.26

Sacred Heart/Medical care for low income: \$640,000

Tieback: Provide testing, diagnosis, vaccination, or other health services to low/mod person at a mobile location. The clinic has provided 1,011 appointments for low-income individuals throughout the County in FY21. In FY22, 83 new patients were assisted and 1403 appointments were provided to new and established patients.

CDBG Funds Utilized to Date: \$262,175.75

Program Administration: \$50,010

CDBG Funds Utilized to Date: \$12,368.41